

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

VISION STATEMENT

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

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

September 15, 2026

A. CALL TO ORDER/ROLL CALL

B. INVOCATION: John Pulsipher: Interfaith CDA

C. PLEDGE OF ALLEGIANCE

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

E. PRESENTATION:

1. Proclamation: Arts and Humanities Month – October 2026

Accepted by: Mary Lee Ryba, Arts Commission Chair

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

G. ANNOUNCEMENTS:

1. City Council
2. Mayor

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

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

1. Approval of Council Minutes for the August 31 and September 1, 2026, Council Meetings.
2. Setting of a Public Works Committee Meeting on September 21, 2026.
3. Approval of Bills as Submitted.
4. Approval of Financial Report.
5. Final Plat, for SS-26-04, CD Hotel Group Acres.

As Recommended by the City Engineer

6. **Resolution No. 26-074** - Approval of

- a. Acceptance of Easement and Agreement for public street trees from Benjamin Paulus, Blue Fern Homes 08, LLC. for property located at 2nd Street and Garden Avenue

As Recommended by the Urban Forester

- b. Final Plat, Acceptance of Improvements, Approving a Maintenance/Warranty Agreement, Landscape Work Agreement and Approving Security for S-4-24-Juniper Ridge.

As Recommended by the City Engineer

- c. First Amendment to Solid Waste for Billing Services Agreement with Kootenai County.

As Recommended by the Finance Director

I. OTHER BUSINESS:

1. **Resolution No. 26-075** - Proposed classification and compensation plan amendments to include Building Maintenance Superintendent from Pay Grade 14 to 15; Human Resources Specialist from Pay Grade 11 to 12; and Street Maintenance Worker from Pay Grade 8 to 9.

Staff Report: Melissa Tosi, Human Resources Director

2. **Council Bill No. 26-1015** - Approving the creation of Municipal Code Chapter 9.27, entitled "Regulation of Kratom."

Staff Report: Randy Adams, City Attorney

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

1. (Legislative) Legislative – Amendment to Fiscal Year 2025-2026 Annual Appropriation

Staff Report by: Katie Ebner, Finance Director

- a. **Council Bill No. 26-1016-** Approving the Amendments to the Annual Appropriations for Fiscal Year 2025-2026.

K. EXECUTIVE SESSION: Pursuant to Idaho Code § 74-206A (1) (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

L. ADJOURNMENT

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

Coeur d'Alene CITY COUNCIL MEETING

September 15, 2026

MEMBERS OF THE CITY COUNCIL:

Daniel K. Gookin, Mayor

Council Members English, Evans, Miller, Wood, Gabriel, Sheckler

PRESENTATIONS

PROCLAMATION

WHEREAS, the City of Coeur d'Alene recognizes that the arts and humanities are essential to a vibrant, healthy, and thriving community, enriching the lives of residents and visitors alike; and

WHEREAS, the Coeur d'Alene Arts Commission actively promotes and supports visual arts, performing arts, literary arts, and humanities programs that foster creativity, cultural understanding, and civic pride; and

WHEREAS, artists, educators, students, organizations, and arts supporters throughout Coeur d'Alene contribute significantly to the cultural, educational, and economic vitality of the community; and

WHEREAS, the annual Coeur d'Alene Arts Awards, now in its 30th year, exemplifies the community's commitment to recognizing excellence, leadership, and meaningful impact in the arts; and

WHEREAS, the celebration of the arts encourages greater awareness, participation, and appreciation of creative expression in all its forms, strengthening community identity and connection; and

WHEREAS, the month of October provides a meaningful opportunity to highlight and honor the contributions of those who advance the arts and humanities in Coeur d'Alene; and

WHEREAS, the City of Coeur d'Alene values the role of the arts and humanities in education, community engagement, and the overall quality of life for all who live in and visit our city;

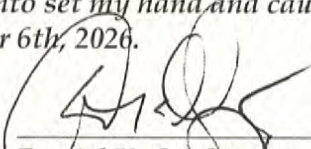
NOW, THEREFORE, I Daniel K. Gookin, Mayor of the City of Coeur d'Alene, Idaho, do hereby proclaim the month of October 2026, as

"ARTS AND HUMANITIES MONTH"

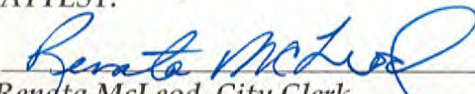
in Coeur d'Alene, Idaho, and encourage all citizens to celebrate, support, and participate in the arts and humanities throughout our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of Coeur d'Alene to be affixed this October 6th, 2026.




Daniel K. Gookin, Mayor

ATTEST:


Renata McLeod, City Clerk

ANNOUNCEMENTS

CONSENT CALENDAR

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

August 31, 2026

The Mayor and Council of the City of Coeur d' Alene met in a continued session of said Council at the Coeur d' Alene Library Community Room on August 31, 2026, at 5:07 p.m., there being present upon roll call a quorum:

Dan Gookin, Mayor

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

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

Mayor Gookin noted that Council will conduct a de novo administrative appeal hearing of the preliminary plat known as Coeur Terre 2 Subdivision (S-2-26). He asked Councilmembers if they have received or exchanged information related to this subdivision request that is not included in the Council packet. Councilmembers stated that they received a couple of E-mails but did not reply to them.

STAFF REPORT: Senior Planner Sean Holm explained the procedures for holding a de novo public hearing. The application is a preliminary plat to subdivide +/- 202 acres into 284 single-family and 36 multi-family lots, a public park, a public-school site, and associated non-buildable tracts zoned R-3, R-8, & R-17, known as Coeur Terre 2 Subdivision (S-2-26). The property is located in the southern portion of the Coeur Terre master planned community, north of W. Woodside Avenue, south of the future W. Nez Perce Road extension, east of N. Huetter Road, and West of N. Buckskin Road. The owner of the property is LREV 33 through LREV 39, LLCs while the applicant is Connie Krueger, AICP. Mr. Holm explained that the purpose of the hearing is for the City Council to reevaluate the subdivision proposal independently of the Planning and Zoning Commission's July 14, 2026, decision and Council will make the final decision whether the preliminary plat meets existing subdivision design and improvement standards. An appeal of the Commission's decision was filed by Madelyn Knutson pursuant to Municipal Code § 16.25.050(A). Mr. Holm outlined the Coeur Terre 2 Subdivision request: 320 residential lot preliminary plat with 21 tracts (with up to 213 multi-family dwelling units in R-17), a public park and public-school site, across seven phased additions within 202 gross acres, within a larger annexed area previously approved in 2023 with up to 2,800 ERUs and 20 to 30-year build-out period. He detailed prior actions such as annexation, development agreement, short plat, amendments to Exhibit E, Planned Unit Development (PUD) and landscaping plan approvals.

Councilmember Wood recalled that during discussion in 2023, there was supposed to be a police substation that the developer had agreed to provide. She asked whether the commitment had been overlooked and Mr. Holm explained that the police substation remains part of the Development Agreement and included in the staff report.

Mr. Holm then discussed that the City Council shall base its findings on the Statement of Facts A1-A21 (pages 14-16 of the staff report), the full staff report, applicant presentation, public testimony, and all other evidence received at the hearing. The required subdivision findings include: (1) that all of the general preliminary plat requirements have been met as attested by the City Engineer; (2) provisions for sidewalks, streets, alleys, right-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities are adequate; (3) the proposed preliminary plat comply with all subdivision design and improvement standards; and (4) lot sizes and frontages in R-3, R-8, and R-17 meet applicable zoning requirements.

Mr. Holm presented findings supporting the preliminary plat application, noting that the City Engineer had confirmed all general plat requirements were met. The proposed subdivision includes areas zoned R-3, R-8, and R-17, with planned residential development, a future park, a future school site, and connections to future phases. Sidewalks, multi-use trails, and pedestrian connections are planned throughout the development, while stormwater will be managed through on-site infiltration. Construction traffic for future phases will be restricted from existing neighborhoods and will access the site from Huetter Road as required by the Development Agreement. All proposed streets, rights-of-way, easements, and utility infrastructure meet city standards and the requirements of the Development Agreement. A traffic impact analysis projected approximately 4,896 daily vehicle trips and identified required mitigation measures, including a roundabout at Huetter Road and a northbound left-turn lane at Huetter and Wilbur roads. He also clarified that future Atlas Road improvements were not included in the original traffic model but are anticipated before projected traffic volumes are reached. Utility systems, including water and sewer infrastructure, will be extended and upgraded according to Development Agreement requirements, while Police and Fire Departments reviewed the project and provided service-related comments. The Development Agreement requires the provision of parks, trail connections, and affordable housing equal to 5% of the total housing units across various housing types. The 32 proposed project conditions include standard code-related requirements and a specific condition requiring a buffer adjacent to Lot 245 to prevent a double-frontage lot. Mr. Holm concluded that the preliminary plat complies with applicable subdivision design standards, improvement standards, zoning requirements, and the Development Agreement.

The Clerk swore in the applicants, the appellant, and all members of the public who would be providing testimony during the hearing.

APPLICANT PRESENTATION: Melissa Wells, President of Kootenai County Land Company, stated that Coeur Terre 2 is consistent with the Development Agreement established through the annexation process and does not request rezoning, increased density, variances, or deviations from subdivision standards. She noted that city staff and the Planning and Zoning Commission found the proposal compliant with applicable requirements. Ms. Wells highlighted that the project includes housing, affordable housing, a 12-acre park, a 10-acre school site, open space, and trail connections, and that all infrastructure planning has been coordinated with city departments and professional consultants in accordance with the Development Agreement.

Sean Messner, PNW Director at CivTech Inc., summarized the traffic analysis completed for Coeur Terre 2 and explained that the project builds upon the master traffic study completed during the annexation process and the subsequent Coeur Terre 1 traffic analysis. He stated that traffic projections were prepared using nationally recognized Institute of Transportation Engineers (ITE) standards, which account for accessory dwelling units, and that the proposed elementary school was also evaluated independently for traffic impacts. The study included traffic counts at 12 intersections, projected future growth, and incorporated traffic from the previously approved Coeur Terre 1 development. Mr. Messner reported that all analyzed intersections are projected to operate at Level of Service C or better, exceeding regional standards, and that the development complies with City and regional transportation policies. He noted that required transportation improvements include a roundabout at Huetter Road, a northbound left-turn lane at Huetter and Wilbur roads, traffic-calming measures, pedestrian safety enhancements, and impact-fee contributions toward future roadway improvements. He also stated that traffic volumes on Nez Perce and Appaloosa roads remain well below roadway capacity and that construction traffic will be prohibited from using existing neighborhoods, with enforcement measures included in contractor agreements. Mr. Messner stated that the traffic distribution assumptions for Coeur Terre 2 are consistent with previous studies and were developed in coordination with the City and Kootenai Metropolitan Planning Organization (KMPO). He explained that the roadway network is designed to direct traffic toward Huetter Road and Hanley Avenue, with the Huetter connection serving as the primary route for construction and future residents.

Councilmember Wood questioned traffic study assumptions regarding accessory dwelling units (ADUs), the exclusion of future Atlas Road improvements from the original traffic model, and the projected increase in traffic on Nez Perce Road. Mr. Messner explained that ADUs are inherently incorporated into national trip-generation standards used in the analysis. He explained that the study evaluated existing roadway conditions, projected future traffic growth, and identified improvements, including a future left-turn lane. He also noted that nearby residents may use the new roadway connections to access Huetter Road. He confirmed that current traffic volumes on Nez Perce Road are approximately 1,400 vehicles per day and are projected to increase to about 5,000 vehicles per day at full buildout.

Councilmember English asked about the developer's experience managing construction traffic and the need for enforcement measures related to contractor compliance. Mr. Messner explained that construction traffic management is addressed through project planning, contractor meetings, and ongoing monitoring. Gabe Gallinger, Licensed Civil Engineer with Kootenai County Land Company, added that the Development Agreement requires efforts to keep construction traffic out of existing neighborhoods. The project will implement new measures, including subcontractor compliance requirements and specialized signage, to enforce these restrictions.

Councilmember Gabriel asked for clarification on proposed traffic-calming measures associated with the development. Mr. Messner and Mr. Gallinger explained that measures under consideration include stop signs, raised pedestrian crossings, and rapid flashing beacons for pedestrian crossings, with final measures dependent on city approval. Councilmember Wood noted concerns about potential impacts to traffic on Nez Perce and Appaloosa roads and stated she would follow up with staff on the measures to be considered for those corridors.

Councilmember Sheckler questioned the Development Agreement's limits on roadway connections to adjacent neighborhoods and whether they could be modified in the future. Mr. Messner explained that multimodal connections were removed by Council during the Development Agreement process. Councilmember Sheckler also asked about ADUs and traffic modeling, and Mr. Messner responded that ADUs are already accounted for within the national trip-generation standards used in the traffic analysis. Councilmember English noted that the number and location of roadway connections to neighboring subdivisions had been an evolving issue throughout the planning process, with changes largely driven by public input. Mr. Messner added that the trip-generation rates used in the analysis account for a wide range of housing types, including homes of varying sizes and bedroom counts, which is why accessory dwelling units are considered inherently included in the traffic projections.

Mr. Gallinger explained that the internal street layout for Coeur Terre 2 was intentionally designed to comply with Development Agreement condition 4.3 and direct traffic toward Huetter Road rather than through existing neighborhoods. He stated that roadway connections shown in earlier master plans were removed or modified to discourage eastbound travel on Nez Perce and Appaloosa roads while maintaining required connections and preserving emergency access, pedestrian and bicycle connectivity, and overall network functionality. He stated that sound transportation planning does not support disconnecting streets in a manner that compromises connectivity and the long-term functionality of the street network. He maintained that Coeur Terre 2 should not be required to sacrifice connectivity, safety, or the long-term effectiveness of its internal street network to address traffic concerns raised by an adjacent neighborhood. Lastly, Mr. Gallinger noted that the proposed street system reflects what was presented to the City Council during the annexation which satisfies the Development Agreement, reviewed and approved by city staff.

Councilmember Wood clarified that while there was a Development Agreement, there was never any final decision on the connector levels. She noted that the legacy neighborhood has concern about the traffic. She noted that, despite the Development Agreement, the Council has not made a final decision on street connections and must address neighborhood concerns about cut-through traffic onto Appaloosa and Nez Perce, which she views as streets not designed for heavy volumes. Mr. Gallinger replied that the internal street layout already directs residents toward Huetter as the closest arterial to any home. He explained that, as one of the conditions, Coeur Terre 2 will include a 20-foot gated emergency-access connection to Woodside, noting that the connection is a condition by the Development Agreement. He added that Appaloosa is a local street with a capacity limit of roughly 3,000 vehicles per day, and it is only projected at about 1,800 by 2035.

Mischelle Fulgham, Land Use Attorney, explained that the subdivision request fully complies with all required criteria. She noted that the annexation order and Development Agreement, including the negotiated condition limiting connections to Nez Perce Road and Appaloosa Road, are final, recorded, and legally binding on both the City and the developer. She stated that the neighborhood previously opposed five connector streets, leading to a negotiated condition in the Development Agreement limiting connections to Nez Perce Road and Appaloosa Road. She stated that the preliminary plat requirements are met; streets, sidewalks, and related improvements match city code and the Development Agreement and the City Engineer confirm the street network and Nez Perce/Appaloosa connections meet standards; the design and construction standards in the city code are satisfied; and all lots meet zoning standards. On traffic, she noted that the mitigation

measures in the traffic impact analysis are based on the expert analysis of a licensed traffic engineer, Mr. Messner. Because no other licensed traffic expert has presented contrary data, Ms. Fulgham contends his analysis is the only competent scientific evidence in the record, supports the conclusion that required mitigation fully addresses this development's traffic impacts, and leaves no rational basis to demand additional mitigation beyond what the code and Development Agreement already require.

Councilmember Wood reminded the Council that the matter before is an appeal hearing and noted that the Council has the authority to consider solutions and impose additional requirements. City Attorney Randy Adams explained that under Municipal Code §16.25.050, it is the City Council that must make the final findings based on facts presented at this hearing. Ms. Fulgham agreed but stressed that those findings must rest on substantive evidence presented. She explained that if the Council imposes mitigation beyond what is supported by a rational nexus (under Nollan/Dolan takings doctrine), it risks unconstitutional regulatory taking.

Councilmember Sheckler inquired whether Finding B2 is supported, noting there is no completed stormwater management plan and asked what evidence shows the soils can handle on-site infiltration. Mr. Gallinger confirmed no formal stormwater analysis or soil sampling has been done yet, explaining that the city does not require it at this stage and that they are relying on anecdotal evidence and prior nearby projects where on-site infiltration has worked, with detailed drainage reports to be provided and reviewed at construction-plan stage. Councilmember Sheckler then raised a similar concern about fire protection and the lack of a hydraulic study. Mr. Gallinger explained that the Water Department commissioned a hydraulic study from JUB Engineering for the entire Coeur Terre site, that the developer funded it, that it is complete and approved, and that the subdivision's water main layout and sizing for Coeur Terre 1 and Coeur Terre 2 are based on and compliant with that study.

Ms. Fulgham explained that Idaho Code § 67-6539, does not materially affect this subdivision because ADUs were already allowed in all applicable zones, the lots are generally not sized to support many ADUs, and ADUs were already accounted for in the traffic modeling. She reiterated that the plat should be approved as meeting all required subdivision findings.

APPELLANT TESTIMONY: Madelyn Knutson, Coeur d'Alene, explained that her neighborhood is not trying to stop development or change the Nez Perce/Appaloosa connections, but are appealing the Planning and Zoning Commission's (P&Z) approval of Coeur Terre 2 and request Council to enforce the Development Agreement and ensure roads, intersections, sidewalks, bike lanes, and emergency access keep pace with development. She stated that the P&Z has been directed by staff on multiple occasions to evaluate each plat in a vacuum, with no consideration of impacts or influences outside of it, ignoring the broader Development Agreement that governs all of Coeur Terre. She said that the P&Z has been instructed by the City Attorney to ignore the Development Agreement and consider a compartmentalized analysis.

Ms. Knutson contends P&Z's July 14, 2026, approval relied on flawed findings (A8, A12, A13, A19, A21, B1, B2), including a traffic impact analysis that effectively omits more than 293 by-right ADUs from trip generation even though they count toward sewer capacity and are now easier to construct under Idaho Senate Bill 1354, which protects ADUs by right in the R3, R8, and R17 zones. Ms. Knutson argued that the traffic impact analysis (TIA) and related findings improperly

rely on future, unbuilt improvements and underestimate Coeur Terre 2's traffic effects, especially on Appaloosa Road. She says the TIA assumes Atlas Road widening is in place by the 2030 build-out which violates the Development Agreement requiring each phase to have independent utility without depending on later projects. She contends the current street network and phasing push at least half of Coeur Terre traffic east through Indian Meadows, lack required west/north connections and sidewalks, and create serious safety issues on a road already carrying about 1,598 daily trips toward a 3,000-trip capacity. Her math suggests that with Coeur Terre 2 build-out, likely ADUs, regional growth, and cut-through traffic, Appaloosa would far exceed capacity. Ms. Knutson argued that Coeur Terre 2's flexible phasing and current street layout let the developer legally delay the Nez Perce connection, forcing nearly all eastbound traffic onto Appaloosa Road and the Atlas/Appaloosa intersection before Atlas is widened, on a corridor with no sidewalks or bike lanes that is already acknowledged as difficult to widen. She says this creates serious safety risks for pedestrians and cyclists, and could ultimately shift sidewalk and safety costs onto Indian Meadows homeowners.

Ms. Knutson asked Council to deny Coeur Terre 2 without prejudice and requested the following actions: (1) require revisions to the internal street network to eliminate the eastern-exit bias and discourage through traffic; (2) require updated TIA and KMPO models, factoring in realistic build timelines and by-right ADUs, to prove residential roads and intersections will not fail; (3) require the Nez Perce connection to be fully operational prior to the issuance of the 225th Coeur Terre 2 residential building permit to prevent Appaloosa Road from failing; and (4) the City secure funding and plans for safety improvements before opening residential connections, shielding existing homeowners from out-of-pocket sidewalk installation costs.

DISCUSSION: Mayor Gookin asked Ms. Knutson to clarify her claim that the City Attorney told P&Z to ignore the Development Agreement; to which she noted that it happened in the P&Z meetings. Mr. Adams explained that his guidance was only that P&Z could not modify the Development Agreement and that its amendment was not before them or the Council, not that they should ignore its provisions. Mayor Gookin asked Ms. Knutson if they did some traffic research and what is their methodology. Ms. Knutson replied that another neighbor did the research and would be able to present later in the hearing. Mayor Gookin also clarified that Council cannot send the matter back to P&Z and must make a final decision.

Councilmember Wood asked about neighborhood-developer meetings; Ms. Knutson stated that there was just one meeting early in annexation, around 2022, and since then neighbors have only had limited public comment opportunities.

Councilmember Miller asked for clarification on the neighborhood's request from Council regarding when Appaloosa fails and noted that it sounds like the neighborhood is now asking for more connections into Coeur Terre, even though the original five connections were reduced under pressure from Indian Meadows. Ms. Knutson clarified that they currently only have Huetter to the west and Appaloosa to the east; she is asking Council to require opening Nez Perce, adding a Hanley North connection, and possibly one more Huetter connection so traffic can distribute west and north instead of being funneled almost entirely down Appaloosa.

Mayor Gookin called for a recess at 7:26 p.m. Council resumed at 7:36 p.m.

PUBLIC TESTIMONY: Mayor Gookin opened the public testimony portion of the hearing.

Brad Marshall, Coeur d'Alene, spoke in support of the Coeur Terre 2 subdivision, citing the strong track record of the Kootenai Land Company and highlighting Coeur Terre's expected benefits: job creation, a larger tax base, and a 12-acre public park and trail system. He stated that Coeur Terre will provide a diverse mix of housing types and price points, including workforce housing through partnership with Panhandle Area Housing Association (PAHA). He added that traffic, water, and wastewater studies have been completed, the layout has been adjusted to route traffic to Huetter and Seltice, and Planning and Zoning found the application met the Development Agreement and city code standards.

Allyson Crose, Coeur d'Alene, said neighbors support the Coeur Terre project but oppose the traffic impacts. She argued that phase-by-phase traffic studies ignore full build-out and nearby development, sharply increasing volumes and safety risks on Nez Perce, where driveways front directly onto the street. Citing an alternative layout that avoids straight-through east-west routes, she asked the Council to deny the current plan and require a design that reduces cut-through traffic in existing neighborhoods.

Brian Rogers, Coeur d'Alene, objects to the expectation that citizens must hire their own expert witnesses to challenge professionals whose work their taxes already fund. He argues that existing codes and standards were not designed for the current scale of housing and road growth and that intersections and roundabouts near Hanley are nearing their safe and functional capacity.

Joshua Tripp, Spokane WA, testified in support of the project and the Kootenai Land Company. He noted that the project encompasses many phases into a long, careful approval process and that the current phase is consistent with the company's community-minded record. He stated that he supports the development and is in favor of the project.

Nathan Armon, Post Falls, spoke in support of the development, focusing on its workforce housing component. He shared that he remained in the area because he was able to purchase a home through a workforce housing program, alongside neighbors in similar situations. Seeing that this project includes workforce housing, he praised the Council's efforts to ensure those options are included. He urged them to consider how the development will give community members a real chance to have a place to live as the town grows.

Dan Gardiner, Coeur d'Alene, explained that in R-1 zoning his family is allowed two large animals and they keep a pony and mini horse, which they use on neighborhood roads in Indian Meadows because there are no sidewalks. He fears increased traffic will make their activities dangerously unsafe and fundamentally change its character. He asked the Council to reconsider and instead use the existing Industrial Park as the primary east-west corridor.

Bridget Sundahl, Coeur d'Alene, opposed the project's current traffic and standards approach for existing neighborhoods. She argued the developer's expert relied on minimum, outdated national standards and two-year-old data that don't reflect Coeur d'Alene's conditions. Indian Meadows is being asked to absorb impacts without being brought up to the same sidewalk and street standards as Coeur Terre.

Pam Holcomb, Coeur d'Alene, raised concerns about safety in the Indian Meadows area. She noted that, unlike Coeur Terre, which was required to provide sidewalks on both sides of its streets, the Nez Perce and Appaloosa roadways lack continuous sidewalks and bike paths despite serving as major eastern access routes expected to accommodate approximately 10,000 vehicles per day. Ms. Holcomb stated that the Planning & Zoning Commission acknowledged these safety concerns but did not require corrective measures. She urged the Council to modify the internal street connections to include a western outlet to Huetter Road, require a funded safety improvement plan including sidewalks, pedestrian crossings, and traffic signals before Phase 2 development proceeds, and, if necessary, impose a temporary construction moratorium until the needed infrastructure improvements are in place.

Linda Robinson, Coeur d'Alene, spoke in opposition to the development. She cited worsening traffic as evidence that everyone is already impacted by growth.

Shannon Tait, Post Falls, is in support of the development because 5% of its units are dedicated to workforce housing, similar to the shared-equity program that allowed her to own a home. She described how homeownership has provided stability and opportunity for her family.

Thomas Hauser, Post Falls, stated that developments with shared-equity and workforce housing help keep local families rooted in the area. While he shares concerns about rapid growth, he believes 5% for workforce housing is better than none and urged approval to give others the same chance at stable homeownership.

Tom Sanner, Coeur d'Alene, stated that based on the information presented, the Council has sufficient facts and evidence before it to make the right decision.

Brian Tilley, Coeur d'Alene, noted that safety for current residents, not new development, must be the priority, and questioned relying on a two-year-old traffic impact analysis when conditions have worsened. He urged that roads and safety infrastructure be upgraded before allowing further development so drivers and cyclists can move through the area safely.

Maggie Lyons, Hayden, Executive Director of PAHA, spoke in strong support of the project's 5% workforce housing commitment, praising Coeur d'Alene and the developer for undertaking a difficult but important shared-equity model that's been 14 years in the making. She explained that the homes will be fee-simple, owner-occupied units with deed restrictions and a resale formula that builds wealth for families while keeping the homes affordable for future buyers, serving essential workers who need to live where they work.

Suzane Knutson, Coeur d'Alene, stated that this appeal is the only process available to those most affected and that the Coeur Terre subdivision has not followed the Development Agreement's direction, particularly the requirement to discourage eastbound traffic under Section 4.3. She criticized the compartmentalized process, the use of national traffic assumptions instead of Idaho-specific ones, and reliance on signage as traffic calming, saying signs neither slow cars nor change routes. She emphasized that neighbors are not trying to stop Coeur Terre but want the internal street network redesigned.

Jason Fletcher, Coeur d'Alene, said he wanted to correct the idea that the neighborhood agreed Appaloosa and Nez Perce should be the "sacrificial" connections as he was never asked and opposes that approach. He argued it is unfair to restrict five potential connections down to two, leaving Appaloosa to bear the brunt of Phase 1 traffic for an unknown number of years while the entire west side of the project borders Huetter, a corridor already planned as a major north-south route. Mr. Fletcher questioned why traffic is being funneled through Appaloosa instead of using the existing Industrial Loop to improve flow.

Rob Knutson, Coeur d'Alene, reminded Council regarding a specific provision in the city's development agreement code, adopted on July 5, 2022. He quoted the language stating that the City may, without incurring liability, take actions that would otherwise breach a Development Agreement if, after a public hearing, the Council determines such action is necessary to address a substantial risk to public health, safety, or general welfare. Mr. Adams confirmed that the ordinance does allow the City to take actions that would otherwise breach a Development Agreement if necessary to address a substantial risk to public health, safety, or general welfare, and noted this language comes from state statute. However, he emphasized that this authority applies when the Development Agreement itself is noticed and considered in a public hearing, and that the current hearing is not agendized as a development agreement hearing. On that basis, Mr. Adams advised the Council that this particular provision could not be invoked in the context of the current proceeding.

Nate Dyk, Coeur d'Alene, argued that the traffic study assumes Nez Perce will open early to distribute volumes, but the phasing language in the findings, staff report, and development agreement makes that connection effectively optional and possibly delayed until the end. He warned that if Nez Perce is delayed, Appaloosa could rise from its 3,000-trip capacity to as many as 5,800 trips per day. He also highlighted that ADUs are not itemized in the Traffic Impact Analysis or concurrency analysis and arguing that, under new ADU law, cities must track ADUs in much finer detail in infrastructure development.

Ethan Holcomb, Coeur d'Alene, stated that traffic on a neighborhood street never built as a collector is projected to increase roughly tenfold to over 10,000 cars per day, rapidly degrading already under-maintained roads and shifting costs onto existing residents. He argued that citizens should not have to pay to make Nez Perce safe for traffic generated by new development and formally requested a 180-day emergency moratorium on construction so the city can reevaluate its planning and zoning process.

Keith Wells, Coeur d'Alene, said he has observed the Coeur Terre process for over a decade and spoke about the character and professionalism of the developer. He described them as a team that cares deeply about parks, trails, and long-term neighborhood quality, and that often makes costlier choices to create better communities while treating the city relationship as a partnership. He said the developers have followed the rules and acted responsibly, and he urged the Council to treat them fairly under the rules and allow the project to move forward.

Jennie Marquez, Coeur d'Alene, state that she is opposed to the development. She urged Councilmembers to see current traffic conditions themselves and that her main concern is public health, especially drinking water quality and wastewater treatment capacity.

Mayor Gookin called for a recess at 8:48 p.m. Council resumed at 9:02 p.m.

APPLICANT REBUTTAL: Ms. Fulgham argued that appellant's testimony about traffic route is personal opinion, while the project's traffic design is based on licensed engineers' analysis and complies with city code and the existing Development Agreement. She emphasized that the interior street network meets all City and Development Agreement standards, that connecting to Hanley is allowed, and that traffic is being directed toward Huetter and northward rather than overloading Appaloosa and Nez Perce. She further stated that the application vested before July 2026, so new state rules for ADUs cannot be imposed mid-hearing without amending the code. Finally, she noted that speculative hypotheticals about future phasing or neighborhood issues not caused by this project are not substantive evidence.

Ms. Wells reiterated that Coeur Terre's application meets city standards and is fully supported by staff, engineers, department heads, fire/emergency services, and by the Planning and Zoning Commission. She noted that traffic studies accounted for future growth, schools, and ADUs through 2030–2035, show operations within standards, and will be updated every two years with each phase. She stated that the appellant's traffic numbers are inaccurate and overly hypothetical compared to professional analyses, stressing the project is only responsible for its own impacts and that Coeur Terre's street network improves overall connectivity, especially west to Huetter. She noted that the final access points, including Appaloosa and Nez Perce, were selected at the city's direction, reflecting a balance of neighborhood concerns, engineering, and emergency response.

Councilmember Wood asked whether the Coeur Terre project complies with the Development Agreement's requirement for independent utility, given traffic concerns raised in the appeal. Mr. Messner explained that a master traffic study was completed for the full buildout of the property and its connection points, and then separate phase-specific traffic studies are done as each phase comes forward. He stated that this is standard practice in many communities and is designed to evaluate the detailed impacts of each phase alongside previously approved phases. The traffic distribution assumptions were coordinated with KMPO using collected traffic counts and are based on realistic travel patterns. He concluded that, within this framework, the phasing and traffic studies do follow the Development Agreement's intent to direct traffic toward Hanley and Huetter. In response to a follow-up question about whether one-way traffic on Appaloosa or Nez Perce was considered during the development study, Mr. Messner stated there was no discussion of one-way traffic. Councilmember English noted the use of Industrial Loop being mentioned during public testimony.

Councilmember Gabriel asked when Nez Perce will be built out and opened, with Mr. Gallinger stating that the construction will begin at the south end of Coeur Terre and then proceed northward, with Nez Perce located toward the north and therefore coming near the end of the phasing. The timing will depend heavily on market conditions and home sales. Addressing Councilmember English's earlier comment about Industrial Loop, Mr. Gallinger added that although that connection was not required in the original annexation and Development Agreement, the developer has since acquired that property and has now proposed the Industrial Loop connection in the Coeur Terre 1 plan set currently under city review.

Councilmember Miller asked why City Engineer Chris Bosley sought to reclassify Nez Perce from arterial to a collector, and whether that change occurred; Mr. Messner explained that Nez Perce had been designated a minor arterial, but given Coeur Terre Boulevard is planned as a collector, it makes better planning and connectivity sense to have a collector tie into a collector, which then feeds the arterial Atlas, so that motivated the requested downgrade.

Councilmember Miller discussed the concern regarding ADUs, if all 435 possible ADUs were built and all trips funneled out Appaloosa, the street would fail, but that scenario unrealistically assumes every ADU is built and uses only Appaloosa, whereas the traffic study shows no road failures even in full ADU buildout. Mr. Messner explained they used Institute of Transportation Engineers (ITE) trip generation rate of 210 for single-family residential, 10 trips/day per dwelling, regardless of size, and that ADUs are already captured in that land-use category based on hundreds of national traffic counts. Mr. Messner added that he did not independently analyze the appellant's figures but noted that the appellant used 9 trips/day while he used 10 trips/day, meaning his method is slightly more conservative.

Councilmember Miller confirmed with Mayor Gookin that under city code, if a property owner pulls a permit to do an improvement anywhere in the City, they can be required to install sidewalk if there is a sidewalk within the applicable distance, and this is a general code rule, not specific to Indian Meadows.

With no more comments received and no new evidence presented during rebuttal, Mayor Gookin closed public testimony.

DISCUSSION: Mayor Gookin asked Mr. Holm to review the Council's action alternatives. Mr. Holm explained that the Council will need to consider the subdivision request and make separate findings to approve with conditions, approve without conditions, deny, deny without prejudice, or defer the action on the request until the next scheduled hearing in order to review additional information that it deems necessary in order to render a final decision. Mayor Gookin asked what a condition is, and Mr. Holm explained that conditions are add-on requirements often used with PUDs when a developer is asking for flexibility in the code. Mr. Adams noted that while Council can impose conditions, the applicant can refuse them.

Councilmember Miller suggested a possible condition to keep all access points physically unobstructed and wide enough for future streets so if traffic problems arise decades later, more connections could be opened. Mr. Holm noted this could affect utilities and lot layout, and Mr. Adams noted that if it is a proposed condition, it is not a change in the Development Agreement, but it allows for a future change of the Development Agreement. He cautioned that conditions imposed without the applicant's agreement can result in a takings issue and potential city liability.

Councilmember Wood raised the points brought forward by the appellant that the City hasn't complied with the Development Agreement regarding the ADUs and traffic. Mr. Holm clarified that the agreement caps total living units at 2,800 and that even though state law has changed to allow ADUs, the City is not required to permit them if utilities cannot support them. He added that the applicant does not expect many ADUs and that the City will need to track ADUs carefully as lots are sold.

Councilmember Miller asked Mr. Bosley to confirm why Nez Perce was proposed to be reclassified from an arterial to a collector. Mr. Bosley explained that it functions like a collector feeding Atlas and the change mostly adjusts its federal functional classification.

Councilmember Wood raised whether Hanley connectivity and phased traffic requirements are being considered. Mr. Bosley noted a Hanley connection already exists from Coeur Terre 1, but there is a current gap because the developer jumped to the south; full buildout should satisfy the agreement, though he's unsure if continuous north-to-south buildout was required. Mr. Adams read the Development Agreement § 4.3, emphasizing that owners, in consultation with the City, must design connections and traffic-calming that encourage Coeur Terre traffic toward Hanley and Huetter, and it is up to Council to decide if current designs are sufficient given the project is not fully built. Councilmember Wood raised the concern about the impact on Appaloosa over the next 5–10 years.

Councilmember Evans inquired about Appaloosa's safety as a designated bike/ped corridor. Mr. Bosley confirmed it's in the Comprehensive Plan but noted steep drop-offs in some areas make it challenging, though over time the City hopes to improve space for walkers and cyclists, with Buckskin as an alternate route. Councilmember Evans then asked about traffic calming, and Mr. Bosley explained that the City follows a policy of using the least restrictive measure, typically speed-feedback signs, because the traffic-calming budget is only about \$40,000/year, making more expensive measures harder to fund. He confirmed that new traffic studies are required with each phase or every two years, so any emerging issues on Appaloosa or Nez Perce should appear in those updates. Finally, Councilmember Evans asked if the Development Agreement could be revisited in the future for traffic safety. Mr. Adams stated that any agreement can be modified, but enforcing changes for public safety must be analyzed case-by-case to avoid the risk of a taking of an existing right.

Councilmember Gabriel asked Mr. Bosley to confirm that Appaloosa's safety issue will be actively addressed. Mr. Bosley explained that Appaloosa lacks a federal functional classification, so major upgrades would likely require City funds or special grants; full road reconstruction as an arterial for traffic would cost a few million dollars.

Councilmember Wood stated she supports the development but wants stronger traffic mitigation and suggested making Appaloosa or Nez Perce one-way to reduce volumes at low cost. Mr. Bosley noted they have not previously discussed converting them to one-way, and notes such changes are challenging for existing residents who may need different access routes. He confirmed that a one-way designation would be a separate City decision that could be made regardless of how the subdivision is decided tonight.

Councilmember Wood acknowledged the applicant for following Council direction, scaling back density, donating 12.3 acres for a community park and land for schools, minimizing construction impacts on existing neighborhoods, and designing Coeur Terre to push traffic toward Huetter and Industrial Loop, rather than neighborhood streets like Appaloosa and Nez Perce. However, because Council must protect the whole community, she believes traffic impacts on neighborhood streets are not fully resolved and proposed to defer action and that Council direct staff to bring back additional mitigation options.

Mayor Gookin requested Mr. Adams to explain how a deferral works. Mr. Adams explained that Council can defer action to the next hearing to review additional information needed for a final decision. Councilmember Wood explained she would like staff to return with options for one-way traffic mitigation and reiterated her support for the project's affordable housing component. Mayor Gookin asked Mr. Adams whether Council's decision tonight must stay focused on subdivision issues and whether they can address streets requirements; Mr. Adams confirmed that one of the required findings is that streets and sidewalks are adequate, so Council can consider determining the adequacy.

Councilmember Miller commented that, based on earlier clarification, Council can decide the subdivision tonight and still have the City Engineer later examine a one-way option as a separate matter. Mr. Adams noted that it could be a condition to the approval to ask staff to look into one-way options and discuss them with the applicant, although both of the streets are outside the development, so it wouldn't be up to the applicant to make them one-way streets.

Councilmember Gabriel stated that he doesn't want to add conditions or slow the project but wants residents to know the Council is listening, especially about making Industrial Loop a viable outlet. Mr. Holm clarified that Coeur Terre 1, to the north, is a separate entitlement with its own plans to connect to Industrial Loop, and that connection won't help the southern phase until the north-south link is built.

Councilmember Wood reiterated her concern on the huge impact to the community when the subdivision is approved by Council without stronger mitigation options. Mayor Gookin stated that Council could designate a one-way street as a separate city action. Councilmember Sheckler noted that there is already a plan that has been engineered to distribute traffic to Huetter and to Hanley and that Council should decide whether the subdivision meets the required findings criteria, leaving any future one-way decisions to later policy discussions. Councilmember Wood maintained that traffic mitigation under the Development Agreement is a core concern and that Council effectively has a chance to defer and address neighborhood impacts before approval. Councilmember English stated that, although he initially thought a pause might be wise, the testimony convinced him the applicant has met the requirements, so he favors moving ahead, adding that converting to one-way streets is complex and could not realistically be solved in a month or six months, so the focus should remain on the decision currently before them.

FIRST MOTION: Motion by Wood to defer action on the request until the next scheduled hearing and that Council direct staff to bring back additional options for one-way traffic mitigation. Motion died due to a lack of a second.

SECOND MOTION: Motion by Evans, seconded by Miller, to approve with conditions S-2-26AA, a preliminary plat to subdivide 202 acres into 284 single-family and 36 multi-family lots, a public park, a public school site, and associated non-buildable tracts zoned R-3, R-8, & R-17, known as Coeur Terre 2 Subdivision, and to add placing an item on the future Council agenda to review one-way street options, supported by a feasibility report from the City Engineer, and that staff discuss with the development team to consider leaving connecting access roads available for potential future use.

DISCUSSION: Councilmember Wood clarified that any one-way traffic discussion should apply only to Coeur Terre, not for the rest of the subdivision. However, she cannot support the added condition about keeping potential access roads available, as she believes it reverses years of work and prior direction to limit access to two roads. She also disagrees with Finding A13 and is skeptical on Finding A12, concluding that unresolved issues about lasting traffic impacts and neighborhood effects leave her unable to support the project despite her respect for the developer's high-quality work.

AMENDMENT TO SECOND MOTION: Motion by Sheckler, seconded by Wood, to amend Councilmember Evans' motion by removing the condition related to one-way streets, stating that he did not support including such a condition.

DISCUSSION: Councilmember Wood opposed Councilmember Sheckler's amendment of the motion and clarified that Councilmember Evans had framed it as a discussion item rather than a formal condition. Councilmember Miller explained that she is not proposing to open the connector roads now but wants the City and developer to preserve the option to consider opening them in the future depending on how schools, traffic, churches, and parks evolve. Mr. Adams advised that if these items are merely directions to staff, they should not be listed as project conditions and can instead be handled by the Mayor instructing staff, while the Council keeps to the listed conditions.

AMENDED MOTION: Motion by Evans, seconded by Miller, to approve with 32 conditions S-2-26AA, a preliminary plat to subdivide 202 acres into 284 single-family and 36 multi-family lots, a public park, a public school site, and associated non-buildable tracts zoned R-3, R-8, & R-17, known as Coeur Terre 2 Subdivision, based on the attached findings and conclusions, which are established by the undisputed evidence set forth in the staff report, during presentations, and the testimony of the applicant.

DISCUSSION: Councilmember Gabriel stated he will vote in favor of the project, emphasizing that he agrees with Councilmember Wood that the Council's work is not finished and pledging to help make the streets safer as the project moves forward.

Mayor Gookin then explained that while a moratorium has been mentioned, such action requires a very high threshold of demonstrated public safety risk, citing a past moratorium related to the imminent demolition of Roosevelt Inn as an example. He reflected on how traffic problems often emerge only after multiple approved developments and noted that the opportunity to fully prevent impacts was effectively lost at the annexation stage despite earlier efforts by him and Councilmember Wood to protect surrounding neighborhoods. He emphasized that, even within those constraints, the City and developer will work to preserve neighborhood character and maintain residents' quality of life, and assured the public that their concerns and the development's impacts will definitely be on the radar.

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

ADJOURNMENT: Motion by Miller, seconded by Evans, that there being no other business of the City Council, this meeting is adjourned. **Motion carried.**

The meeting adjourned at 10:20 p.m.

Daniel K. Gookin, Mayor

ATTEST:

Jo Anne Mateski
Executive Assistant

DRAFT

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

S-2-26AA

INTRODUCTION

This matter came before the City Council on August 31, 2026, to consider S-2-26AA, pursuant to an administrative appeal of the Planning and Zoning Commission's approval of a preliminary plat to subdivide +/- 202 acres into 284 single-family and 36 multi-family lots, a public park, a public school site, and associated non-buildable tracts on property zoned R-3, R-8, and R-17, known as Coeur Terre 2 Subdivision. Pursuant to Municipal Code § 16.25.050(A), the City Council held a de novo public hearing on the applicant's subdivision request.

APPELLANT: Madelyn Knutson

APPLICANT: Connie Krueger, AICP

OWNER: LREV 33, LLC through LREV 39, LLC (Lakeside Companies)

LOCATION: Property located in the southern portion of the Coeur Terre master planned community, north of W. Woodside Ave., south of the future W. Nez Perce Rd. extension, east of N. Huetter Rd., and West of N. Buckskin Rd.

A. FINDINGS OF FACT:

The City Council finds that the following facts, A1 through A26, have been established on a more probable than not basis, as shown on the record before it, and on the testimony and exhibits presented at the public hearing. The testimony was conflicting and the City Council determines that the more credible and convincing evidence establishes the following:

- A1. Planning and Zoning Commission Public Hearing: The Planning and Zoning Commission held a public hearing on this matter on July 14, 2026, and considered testimony and evidence presented on the record and at the hearing.
- A2. Planning and Zoning Commission Public Hearing Notice - Publication: Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on June 27, 2026, seventeen days prior to the hearing.
- A3. Planning and Zoning Commission Public Hearing Notice - Posting: Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). Four notices were posted on the property on July 7, 2026, seven days prior to the hearing.
- A4. Planning and Zoning Commission Public Hearing Notice - Mailing: Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). One hundred and fifty-one (151) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on June 24, 2026.
- A5. Planning and Zoning Commission Public Hearing Notice — Political Subdivisions & Pipeline Companies: Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in

charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on June 24, 2026. Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on June 24, 2026.

- A6.** Property Location and Size: The Coeur Terre 2 preliminary plat boundary encompasses approximately 202.01 gross acres (126.351 developable acres) in the southern portion of the Coeur Terre Master Planned Community, north of Interstate 90 on the west side of Coeur d'Alene.
- A7.** Zoning: The subject property is zoned R-3 (20.185 acres), R-8 (74.844 acres including park lot), and R-17 (30.428 acres including the school lot).
- A8.** Proposed Density by Zoning District: R-3 at 2.4 du/acre (max 3 du/acre), R-8 at 3.2 du/acre (max 8 du/acre), and R-17 at 7.3 du/acre (max 17 du/acre). All proposed densities are within the maximums permitted by the underlying zoning and the Development Agreement.
- A9.** Lot Size and Frontage: R-3 lots meet the minimum 11,500 sq. ft. lot size and 75-ft. frontage. R-8 lots meet the minimum 5,500 sq. ft. lot size and 50-ft. frontage. R-17 lot sizes and frontages vary, but all meet the minimum zoning performance standards of a minimum of 7,500 sq. ft and 50-ft. frontage. All lots front on public streets.
- A10.** No Design Deviations: The applicant is not requesting any deviations from City Subdivision Code standards. The Coeur Terre 2 Subdivision request is not associated with a Planned Unit Development and is therefore only subject to the Subdivision Findings.
- A11.** Subdivision Application Checklist: The applicant has submitted a completed Chapter 16.15 Subdivision Design Standards checklist indicating compliance with each applicable standard, including street and path conformance, continuity of the street network, local street design, pedestrian connectivity, and all other applicable design standards.
- A12.** Traffic Impact Analysis (TIA): A TIA prepared by CivTech (April 2026) evaluated 2030 and 2035 horizon conditions. Project improvements (100% developer responsibility) include the Huetter Road/Access A roundabout and the Huetter/Mullan northbound left-turn lane addition, both of which are in the Post Falls Highway District. These improvements are anticipated to be completed by 2030. The TIA also identifies additional proportionate-share system improvements, such as turn lane extensions to ease congestion, to be completed by the City.
- A13.** Internal Street Network: The proposed street system is designed to align with the Master Plan and Development Agreement. The internal street network avoids creating a direct route through the subdivision to discourage through-traffic. Stop-controlled intersections will be identified on the construction plans with school safety and traffic flow in mind. Collector streets include Coeur Terre Boulevard and Nez Perce Road. Street alignments, intersection geometry, grades, rights-of-way, and easements are designed to City standards.
- A14.** Pedestrian and Bicycle Facilities: Sidewalks are proposed throughout the development. Perimeter trail systems include a 12-foot asphalt multi-use path along the eastern boundary and a 10-foot asphalt path along the southern boundary. Mid-block walkway tracts are provided where block lengths exceed 600 feet.
- A15.** Public Utilities: Water systems include distribution mains sized for fire flow and spacing standards. Sewer systems connect to the municipal system. Stormwater management is via on-site infiltration with water quality treatment. All utilities are designed to City standards.

- A16.** Appaloosa Trunk Main: Shall be extended prior to the 454th equivalent residential unit (ERU) connection per Development Agreement Section 3.2.1.3, as amended.
- A17.** Community Park: A 12.309-acre centrally located community park lot is proposed with baseline improvements. The park lot and improvements shall be dedicated to the City per Development Agreement Section 4.7.2.
- A18.** Public School Site: A 10.065-acre lot is designated for an elementary school, to be donated to the Coeur d'Alene School District pursuant to a Memorandum of Understanding (Exhibit F of the Development Agreement).
- A19.** Phasing: The Coeur Terre 2 subdivision is proposed in seven phases: Addition (87 units), 1st Addition (90), 2nd Addition (47), 3rd Addition (69), 4th Addition (park lot), 5th Addition (school lot), and 6th Addition (27 lots / 213 units), with phasing flexibility allowed per the Development Agreement.
- A20.** Affordable Housing: A minimum of 26 affordable/workforce housing units (approximately 5% of total units) are proposed. The Development Agreement commits the applicant to providing affordable housing as part of the Master Planned Community.
- A21.** Concurrency Analysis: The applicant has submitted a Concurrency Analysis Matrix (Appendix A to the project narrative), evaluating the proposed preliminary plat against each applicable term of the Development Agreement (Sections 1.3, 1.4, 1.5, 1.6, 1.7, 2.3, and 17.7, as described in the matrix). The matrix confirms each term is satisfied for Coeur Terre 2, consistent with Development Agreement.
- A22.** Appeal: An appeal of the Planning and Zoning Commission's July 14, 2026 decision was timely filed with the Planning Director on July 24, 2026, which is within fifteen (15) days of the decision, pursuant to Municipal Code § 16.25.050(A). Pursuant to Municipal Code § 16.25.050(B). The City Council is holding a de novo public hearing on the proposal on August 31, 2026.
- A23.** City Council Hearing Notice — Publication: Notice of the August 31, 2026 City Council public hearing was published in the Coeur d'Alene Press, the official newspaper of the City, on August 14, 2026, which is more than fifteen (15) days prior to the hearing, in compliance with Municipal Code § 17.09.120(B) and Idaho Code § 67-6509(a).
- A24.** City Council Hearing Notice — Posting: Notice of the public hearing was posted by the appellant on the subject property on August 15, 2026, which is more than the required one (1) week prior to the hearing, in compliance with Municipal Code § 17.09.120(B).
- A25.** City Council Hearing Notice — Mailing: Notice of the public hearing was mailed to 152 property owners of record within three hundred feet (300') of the external boundaries of the subject property on August 12, 2026, in compliance with Municipal Code § 17.09.120(B).
- A26.** City Council Hearing Notice — Political Subdivisions: (include only if political subdivision notices went out for this hearing — confirm) Notice of the public hearing was sent to all political subdivisions providing services within the planning jurisdiction, including School Districts #271 and #273, at least fifteen (15) days prior to the public hearing, in compliance with Idaho Code § 67-6509(a).

B. CONCLUSIONS OF LAW:

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

- B1.** That all of the general preliminary plat requirements for a formal plat, contained in M.C. § 16.20.030, **have** been met as determined by the City Engineer.
- B2.** That the provision for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities **are** adequate.
- B3.** That the proposed plat **does** comply with all of the requirements of the subdivision design standards (contained in Municipal Code Chapter 16.15) and all of the subdivision improvement standards (contained in Municipal Code Chapter 16.40).
- B4.** The lots proposed in the plat **do** meet the requirements of the applicable zoning districts.

C. DECISION

The City Council, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the preliminary plat **does** comply with the required evaluation criteria, and the request should be **approved subject to the following 32 conditions.**

PROJECT CONDITIONS:

Fire:

- 1. Landscaping must not cover or hide fire protection systems such as fire hydrants, FDC's or PIV's.
- 2. Secondary means of egress shall be constructed and accepted by the City prior to the issuance of building permits for more than 30 single-family dwellings or more than 200 multi-family dwelling units as required by the International Fire Code (IFC). This includes emergency access to Woodside Park which is currently out of compliance with IFC.
- 3. Minimum fire department access road width is 20' for buildings up to 30' in height and 26' for buildings over 30' in height.
- 4. No parking on roadways less than 26' in width.

Planning:

- 5. **NEW:** Lot 245 shown in the 3rd Addition must extend the buffer on the north side of the proposed parcel to ensure a double frontage lot is not created.
- 6. The 12-acre park site shall be designated as a tract when the final plat is recorded in anticipation of a future City asset.
- 7. A homeowner's association (HOA) will be required to ensure the perpetual maintenance of private open space/connectivity tracts, stormwater assets, and all other private common areas.
- 8. Open space/stormwater tracts associated with the phasing must be completed or bonded for (at 150%) as specified by the Development Agreement, or at the time of plat recordation, whichever comes first.
- 9. The applicant must provide current counts for all homes and rental units in Coeur Terre to ensure the 5% affordable/workforce housing requirement is met.

Wastewater:

- 10. An unobstructed City-approved "all-weather" access shall be required over all public sewers.
- 11. All public sewer plans require IDEQ or QLPE Approval prior to construction.
- 12. Sewer Policy #716 requires all legally recognized parcels within the City to individually connect and discharge into (1) public sewer connection.
- 13. Any utility easement for the public sewer shall be dedicated to the City prior to building permits.
- 14. Coeur Terre Surcharge Fees will be applied as well as all applicable Sewer Cap Fees at time of building permit.
- 15. The Appaloosa Trunk Main must be upsized prior to 454th ERU or as required by the City Wastewater Department.
- 16. ERU tracking and construction timing/phasing must be timely reported to the Wastewater utility.

Water:

17. Relocation of Existing 24" Transmission Main (Nez Perce): The existing 24" transmission main currently located in Nez Perce will need to be relocated. The final alignment has not yet been determined and must be coordinated with the City and design engineers.
18. Timeline for Relocation: The relocation must be planned and completed prior to any construction activity. All work related to relocation must occur during the off-season (non-peak demand period) to avoid service impacts.
19. Design Requirement: Detailed design work is required for the transmission main relocation. No construction may begin until the design is complete and approved.
20. Hydraulic Study (JUB Engineering): JUB must complete a hydraulic study to confirm:
 - a. The new line and proposed well are adequately sized
 - b. Supply is sufficient for projected demand
 - c. Whether an additional well or water tank is necessary as stated in the water dep comp plan.
21. Service Connections: No individual services will be allowed on the transmission main.
22. Timing of Main Activation: The relocated transmission main must be activated only during the off-season to minimize risk during high-demand periods.
23. **Secondary Irrigation System Requirements:**

If a separate irrigation system is proposed:

 - A certified operator is required to manage it
 - The irrigation provider must be registered with 811
 - Separation of potable and non-potable lines must follow DEQ standards (minimum 10-foot horizontal separation) and any lots that have access to auxiliary water will be required to have an approved RPBA installed on the supply line immediately downstream of the water meter.
 - All irrigation valves must be clearly marked to identify the system.
24. Tree Setbacks: A 10-foot minimum separation is required between trees and all water infrastructure.
25. Tie-In at W. Arrowhead Rd.: A system tie-in is needed on W. Arrowhead Rd. To facilitate this, Lot 33 must be shifted north to create an open space between Lots 32 and 33.
26. W. Woodside Ave. Transmission Main & PRV on N. Hutter Rd.:
 - The transmission main exiting W. Woodside must be relocated to accommodate the new layout.
 - The Pressure Reducing Valve (PRV) on N. Hutter Rd. must also be relocated to function correctly with the updated pressure zones and development layout.
27. Abandonment of Unused Stubs: Any unused water stubs out of W. Woodside Ave. must be abandoned at the main.
28. Design Submittals for Hydraulic Review: All water system designs must be submitted to JUB for review to determine:
 - Adequate incoming water supply
 - The need for an additional well
 - The need for a storage tank
29. Easements
 - Provide a minimum 20-foot easement centered over the water main or 30-foot combined sewer and water easement where applicable.
30. Development Water Study Compliance
 - Contractor is required to complete all upgrades and requirements identified in the Lakeside Development Water Study.

Parks:

31. The 12.3-acre community park and the supporting parking lot shall be designed in a joint effort between the developer and the Parks Department at the time of development per the Development Agreement (199th acre) or by phasing, whichever comes first.

Engineering:

32. As described in the Traffic Impact Assessment (TIA), the developer will be responsible for adding a left turn lane on Huetter Road at Mullan Road and a roundabout at Access A (Halide Ave).

Motion by Councilmember Evans, seconded by Councilmember Miller, to adopt the foregoing Findings and Order and **approve S-2-26AA with conditions**.

ROLL CALL:

EVANS	Voted	Aye
GABRIEL	Voted	Aye
MILLER	Voted	Aye
ENGLISH	Voted	Aye
WOOD	Voted	Nay
SHECKLER	Voted	Aye

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

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

September 1, 2026

The Mayor and Council of the City of Coeur d'Alene met in a regular session of said Council at the Coeur d'Alene City Library Community Room on September 1, 2026, at 6:00 p.m., there being present the following members:

Dan Gookin, Mayor

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

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

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

AMENDMENTS TO THE AGENDA: MOTION: Motion by Evans, seconded by Miller, to amend the agenda to enter Executive Session Pursuant to Idaho Code § 74-206A (1) (a) To consider a labor contract offer or to formulate a counteroffer. **Motion carried**

SUICIDE PREVENTION AND AWARENESS MONTH: Councilmember English read the proclamation declaring the month of September as Suicide Prevention and Awareness Month in the City of Coeur d'Alene. Kate Dolan, President & Family Support Group Facilitation at National Alliance on Mental Illness (NAMI), accepted the proclamation. Ms. Dolan noted that mental illness is highly prevalent, affecting nearly one in four Idahoans, and closely linked to suicide, which she stressed is preventable with proper support and education. She outlined NAMI Coeur d'Alene's weekly peer-led support groups for individuals and families, social "NAMI nights out" to reduce isolation, a monthly mental health literacy series from September through April at North Idaho College, and the third annual NAMI Walk at Riverstone Park on September 19th to raise awareness and connect residents with resources.

Councilmember Evans thanked NAMI for all the work they do in the community and across the State of Idaho.

PUBLIC COMMENTS:

Greg Keim, Coeur d'Alene, noted that the approved Coeur Terre 2 subdivision design will add significant cut-through traffic to Indian Meadows, creating a serious safety risk that he views as

disregard for residents' safety. He urged the Council to reconsider access design and recommended emergency-services-only access gates as a practical solution.

Christopher Barton, Coeur d'Alene, shared that the loss of his mother was deeply significant because a personal pact to stay alive until her passing had previously kept him from attempting suicide again. He credited his ongoing stability to a combination of housing support through St. Vincent de Paul, mental and medical care from Heritage Health, and peer support through NAMI, where he now co-facilitates a weekly peer-to-peer connections group. Emphasizing that suicide affects families and communities, not just the individual, he thanked the Council for its suicide prevention proclamation and their attention to the issue.

Darin McNeil, Coeur d'Alene, raised concerns about current water meter and sub-meter installations and their potential to increase water-damage risks and costs for residents. Citing rising material costs and higher average insurance claims for water damage, he requested an addendum to the adopted plumbing code and adjustments to EMRAP funds so that plumbing repair funding could be increased to \$10,000. He also asked that any additional meters or line size changes be subject to clearer code requirements and enforcement.

Jeanette Laster, Coeur d'Alene, expressed deep concern over a sharp rise in regional drownings and argued that eliminating lifeguards from city budgets has significantly weakened water safety. She explained common factors that cause bystanders to fail in rescue attempts such as the bystander effect, lack of training, hazardous lake conditions, and unrealistic reliance on delayed EMS response. She emphasized that current practices create a false sense of security. Ms. Laster urged restoration of trained water-safety personnel at public beaches and proposed low- or no-cost steps to rebuild a water safety culture, including free life-jacket stations, hosted public water-safety days, and multi-agency training partnerships.

Max El-Kacemi, Coeur d'Alene, noted the city's lack of a survey requirement for building permits, hence, inspectors must approximate property lines and setbacks. He also mentioned repeated delays and lack of clear responses to his public records requests.

ANNOUNCEMENTS:

Councilmember Wood, in response to Mr. El-Kacemi's public comment, stated that she has checked with the City Clerk, who stated that all public record request has been filled

Mayor Gookin announced that the City is seeking high school students ages 14–18 to serve as student representatives on several committees: Parks & Recreation, Ped/Bike, Urban Forestry, and CDA TV, with applications due by Friday, September 18, 2026. Applications can be found at the City's website www.cdaid.org/volunteer/student-representative. He also announced the current vacancy at the Planning and Zoning Commission and applications are due by September 18, 2026. He also mentioned the upcoming vacancy in the Library Board with applications due by September 4, 2026. Other current Committee vacancies for the public include the Pedestrian and Bicycle Advisory Committee, Urban Forestry Committee, and Personnel Appeals Board. Applications can be found on the Volunteer Opportunities page of the city website www.cdaid.org/government/departments/municipal-services/volunteer-opportunities.

Mayor Gookin also announced the creation of an ad hoc committee to investigate streets, traffic, and public safety in Indian Meadows, specifically with regards to the full buildout of Coeur Terre. Councilmember Wood will head this committee. The committee's task is to examine the current traffic, streets, and safety conditions in the neighborhood. They are to compare them with the effects of the full buildout of Coeur Terre. The goal is to find a way to remediate the issues and create solutions to be presented to Council. Mayor Gookin will work with Councilmember Wood, staff, and neighbors to set up the first meeting and establish the mission statement and goals. He hopes that this effort can address the concerns brought up in the Coeur Terre 2 subdivision appeal hearing and work toward an acceptable solution for the neighborhood.

Mayor Gookin introduced Konner Petticolas, who will assume Jo Anne Mateski's role for Council meetings and will start full-time on September 14, as Ms. Mateski transfers to the Legal Department. He thanked Ms. Mateski on behalf of the Council for her years of service clerking meetings and welcomed Mr. Petticolas in the role.

Lastly, Mayor Gookin clarified a newspaper article today stating that as Mayor, he does not abstain from voting but is allowed to vote only in the event of a tie.

CONSENT CALENDAR:

1. Approval of Council Minutes for the August 18, 2026 Council Meeting.
2. Approval of Bills as Submitted.
3. Approval of General Services Meeting for September 8, 2026.

MOTION: Motion by Evans, seconded by Gabriel, to approve the Consent Calendar as presented.

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

**APPROVAL OF FINANCIAL SUPPORT FOR THE UNIVERSITY OF IDAHO RIVERVIEW
GALLERY AND LIVING LAKE LECTURE SERIES**

STAFF REPORT: Adam Rouse, Parks and Recreation Director and Liaison to the Arts Commission, introduced a request for one-time funding not to exceed \$8,000 from Arts Commission funds to support the Living Lake Project in partnership with the University of Idaho (U of I). He clarified that the funding would not be recurring and introduced Jake Garringer, Director of Strategic Engagement, and Dr. Andy Fields, Center Executive Director.

Mr. Garringer requested support of the University of Idaho's Living Lake Project, a collaborative initiative that brings together artists, scientists, tribal partners, environmental organizations, and community groups to increase public awareness of Lake Coeur d'Alene watershed issues through art, education, and public engagement. They requested \$8,000 from the Lake District arts funds to cover gallery display materials and support the project's art and science initiatives. He emphasized that the project aligns with both the City Arts Commission's education/collaboration goals and U of I's research and community engagement mission.

DISCUSSION: Councilmember Wood inquired how long did U of I has been studying the water and if it is being done in partnership with the Tribe. Dr. Fields explained that the Idaho Water Resources Research Institute (IWRRI) was revitalized about four years ago by merging it with the local Community Water Resource Center. IWRRI focuses on research to inform water policy, partnering with DEQ, the Coeur d'Alene Tribe, and others, and engaging the public through programs like Bay Watchers, collaborations with the Our Gem Collaborative, and the project with high school students, where youth measure snowpack, conduct water-quality sampling, and present research at a spring Youth Water Summit. He emphasized the institute's strong community engagement and educational role around water issues. Councilmember Evans encouraged everyone to go out and learn about University of Idaho's work on this topic.

Councilmember Miller inquired on the background of the Arts Commission funding. Mayor Gookin clarified that a significant portion of the arts funds was originally dedicated through urban renewal in the Lake District and is restricted to art uses in that area. Municipal Services Director Renata McLeod explained that the fund is also replenished by an additional 3% from public works capital projects, pursuant to an ordinance championed by former Councilmember Nancy Sue Wallace. Councilmember Miller emphasized for the public that these are restricted funds that cannot simply be shifted into the general fund.

MOTION: Motion by Evans, seconded by Wood, to approve Financial Support for the University of Idaho Riverview Gallery and Living Lake Lecture Series.

DISCUSSION: Councilmember English noted that the Council had received an email from a community member claiming the proposed use of arts funds for the Living Lake Project was improper and unnecessary. He stated for the record that he disagreed, emphasizing that he believes this is an appropriate and beneficial use of dedicated arts funds, reflecting the community's longstanding priority on arts and humanities.

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

RESOLUTION NO. 26-072

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A HOST VENUE AGREEMENT WITH THE WORLD TRIATHLON CORPORATION AND THE NORTH IDAHO SPORTS COMMISSION FOR IRONMAN®-BRANDED TRIATHLON EVENTS IN 2027, 2028, AND 2029.

STAFF REPORT: Municipal Services Director Renata McLeod requested Council approval of a three-year agreement with World Triathlon Corporation (WTC) and the North Idaho Sports Commission to continue hosting the IRONMAN® 70.3® Coeur d'Alene events in 2027, 2028, and 2029, noting the dates do not conflict with Car d'Alene events. Coeur d'Alene has partnered with IRONMAN events since 2003 and that the proposed agreement incorporates previously negotiated terms reviewed by City departments, with most details moved into exhibits. Ironman will reimburse the City for all public safety costs, including overtime, based on actual expenses. Ms. McLeod clarified that the \$25,000 annual payment is made by the North Idaho Sports Commission to Ironman, while the City is reimbursed separately for its direct public safety costs.

She added that WTC is eager to secure the three-year term so they can open registration for the 2027 race.

DISCUSSION: Councilmember Miller questioned if the payment includes the work of the street department. Ms. McLeod explained that the City only has public safety costs that are reimbursed while Ironman has their own traffic control contract and they put all barricades and man intersections for this race.

Councilmember Wood asked if the Police and Fire Departments had been consulted in developing the new Ironman agreement. Ms. McLeod confirmed that both chiefs reviewed the contract, raised a few questions, and that those concerns were addressed with appropriate language included in the final document.

MOTION: Motion by Evans, seconded by Miller, to approve Resolution No. 26-072, approving an agreement with World Triathlon Corporation and North Idaho Sports Commission for the three years of IRONMAN ® 70.3® Coeur d'Alene (2027-2029) events.

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

COUNCIL BILL NO. 26-1014

AN ORDINANCE ENTITLED "THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026" APPROPRIATING THE SUM OF \$154,825,839 TO DEFRAY THE EXPENSES AND LIABILITIES OF THE CITY OF COEUR D'ALENE FOR SAID YEAR; LEVYING A SUFFICIENT TAX UPON THE TAXABLE PROPERTY WITHIN SAID CITY FOR GENERAL REVENUE PURPOSES FOR WHICH SUCH APPROPRIATION IS MADE; LEVYING SPECIAL TAXES UPON THE TAXABLE PROPERTY WITH SAID CITY FOR SPECIAL REVENUE PURPOSES WITHIN THE LIMITS OF SAID CITY OF COEUR D'ALENE, IDAHO; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE HEREOF.

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

Section 1

That the sum of \$154,825,839 be and the same is hereby appropriated to defray the necessary expenses and liabilities of the City of Coeur d'Alene, Kootenai County, Idaho, for the fiscal year beginning October 1, 2026.

Section 2

That the objects and purposes for which such appropriations are made are as follows:

**FY 2026-27
PROPOSED**

GENERAL FUND EXPENDITURES:

Mayor/Council	287,326
Administration	255,770
Finance Department	2,075,382
Municipal Services	3,114,643
Human Resources	542,261
Legal Department	1,582,106
Planning Dept	907,058
Building Maintenance	1,156,319
Police Department	21,814,217
Police Grants	591,369
Fire Department	15,717,349
Streets/Engineering	7,487,473
Parks Department	3,331,246
Recreation Dept.	806,116
Building Inspection	1,496,167
General Government	226,885
TOTAL GENERAL FUND EXPENDITURES:	\$61,391,686

SPECIAL REVENUE FUND EXPENDITURES:

Library Fund	2,241,539
2025 Bond Expenditures	9,921,970
CDBG	277,561
Impact Fees	1,750,000
Parks Capital Imp.	2,597,500
Annexation Fees	477,408
Cemetery Fund	474,303
Cemetery Perpetual Care	19,700
Jewett House	39,500
Reforestation	77,500
Public Art Fund	96,000
TOTAL SPECIAL FUNDS:	\$17,972,981

ENTERPRISE FUND EXPENDITURES:

Street Lighting Fund	\$844,334
Water Fund	17,009,161
Wastewater Fund	28,951,235
Water Cap Fees	5,001,000
WWTP Cap. Fees	6,485,400

Sanitation Fund	5,764,356
Public Parking Fund	1,918,050
Drainage Utility Fund	2,311,442
TOTAL ENTERPRISE EXPENDITURES:	<u>\$68,284,977</u>
 FIDUCIARY FUNDS:	 \$3,734,445
STREET CAPITAL PROJECTS FUNDS:	1,479,000
DEBT SERVICE FUNDS:	1,962,750
GRAND TOTAL OF ALL EXPENDITURES:	<u><u>\$154,825,839</u></u>

Section 3

That a General Levy of \$29,636,507 on all taxable property within the City of Coeur 'Alene be and the same is hereby levied for general revenue purposes for the fiscal year commencing October 1, 2026.

Section 4

That a Special Levy upon all taxable property within the limits of the City of Coeur d'Alene in the amount of \$4,333,358 is hereby levied for special revenue purposes for the fiscal year commencing October 1, 2026.

Section 5

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 there from.

Section 6

This ordinance shall take effect and be in full force upon its passage, approval, and publication in one (1) issue of the Coeur d'Alene Press, a newspaper of general circulation published within the City of Coeur d'Alene and the official newspaper thereof.

STAFF REPORT: Finance Director Katie Ebner noted that the proposed Fiscal Year 2026-27 Annual Appropriation establishes total expenditure authority of \$154,825,839 and includes appropriations for the General Fund, Special Revenue Funds, Enterprise Funds, Fiduciary Funds, Street Capital Project Funds, and Debt Service Funds. Ms. Ebner noted that the general fund is the main area of Council discretion and the backbone of City operations, while utility funds make up about 44% of the total budget; property taxes provide about 50% of general fund revenue and

support core services such as public safety, public works, permitting, parks, recreation, etc., clarifying that a 3% property tax increase affects only that half of revenues, not the entire budget. Other major revenues are intergovernmental include state sales tax, liquor revenues, highway user revenues, plus smaller grants.

Councilmember Wood asked about legal restrictions on utility budgets. Ms. Ebner explained that utility fees must be tied to the cost of operating each specific utility; the City cannot raise water or sewer rates to fund unrelated services like police. There is no ability to freely move surplus utility money into the general fund.

Ms. Ebner explained that in Idaho's property tax, the City can increase the property tax levy amount by up to 3% per year. In past years, Council often did not vote to take the full 3% because the state's formula was already generating more than a 3% revenue increase automatically, so the extra capacity became "foregone" taxing authority that can be recaptured later. Using a hypothetical \$100M in new growth, Ms. Ebner calculated that in 2016 that growth would have automatically added about \$585,000 to the levy, but by 2026 the same \$100M would add only about \$218,000, largely because rapidly rising valuations pushed the levy rate down and later legislative limits further constrained growth. Mayor Gookin noted that in Idaho, since value is in the denominator, more growth and higher valuations lower the levy rate. He noted the formula favors homeowners, which is a benefit of living here but forces the City to be very frugal.

Councilmember Miller inquired about the legislative changes that affected the property tax system. Ms. Ebner explained that the most significant impact was a sharp drop in the levy rate, driven by rapidly increasing property valuations. Legislation has restricted revenue growth by allowing cities to use only 90% of the growth calculated by the formula starting in FY2023, capping how much new construction revenue can flow into the budget. She noted that in years when Council did not take the full 3% levy increase, that unused authority accumulated as foregone taxes. The City's current foregone balance is just under \$6.5 million, and if Council recaptured it at only 1% per year, it would take about 19 years to recapture. Councilmember Wood clarified that there has been no policy or discussion adopted by Council to recapture all the foregone for the next 19 years.

Ms. Ebner explained that the City has seen significant growth with \$244 Million in new construction compared to just \$80 Million last year. However, this will generate just under \$600,000 in new property tax revenue, which helps but does not eliminate the ongoing deficit and the City needs to provide services to support the additional growth. The recommendation is to build the FY27 levy from last year's maintenance-and-operations base by adding new construction, a 3% levy increase, 1% foregone recapture for ongoing Maintenance and Operation, and an additional 3% one-time foregone recapture for capital. Mayor Gookin asked if this is the same percentages that the City of Post Falls adopted last month. Ms. Ebner confirmed and explained every city would need to take as much as they could because of how the formulas has changed to keep with the services. Mayor Gookin reiterated that this is due to the House Bill 389 legislation. Ms. Ebner explained the impact on taxpayers, noting that the projected increase would be approximately \$93.50 tax bill increase per year, or about \$7.80 per month, for an average homeowner with a property assessed at \$550,000 and a taxable value of \$425,000. A commercial property owner of \$1.5 Million would not have a homeowner's exemption and would see an annual increase on their tax bill of \$330.00 for the city's portion of taxes.

In terms of general fund expenditures, Ms. Ebner explained that about 80% of the general fund is personnel, driven by negotiated wages, a 16% health insurance premium increase, and necessary staffing additions. She also noted increases in supplies and services. Councilmember Wood inquired about the provision in the contracts that when a health insurance premium increases, it will be negotiated with the three collective bargaining entities. Ms. Ebner explained that the way that the language in the contracts reads, the City would still bear the majority of large premium increase. The net budget impact to the City is about 12%. She added that they are using the health benefits trust to help offset some of this increase and reduce the impact on employees for this year.

Ms. Ebner stated that the proposed budget still relies on about \$1.9 million of fund balance to support ongoing operations and recommends keeping reserves at 20–25% of expenditures to maintain financial health. Councilmember Wood pointed out that the national standard is two months or 18%. Ms. Ebner explained that although the Government Finance Officers Association (GFOA) has recently lowered its formal recommendation to about 18%, she views 25% or three months as preferable. City Administrator Michael Dominguez reinforced Ms. Ebner's recommendation, noting that GFOA still prefers a three-month (25%) reserve, and that the reduction to two months is just a reflection of tightening economic constraints nationally with inflation.

Ms. Ebner proceeded to explain the ongoing and one-time budget items: ongoing items include the 3% allowable property tax increase, the 1% or \$307,761.00 of foregone for maintenance and operations, wages and benefits, and operating costs, which make up most of the budget growth. One-time items include the foregone increase for capital projects, which Council would have to decide to do again and which is intended to cover existing ongoing capital for just one year, not new projects; these must be reported to the Idaho State Tax Commission and must be capital assets with at least a seven-year life. She also noted that annexation fees and use of fund balance are one-time resources.

Councilmember Miller pointed out that the multi-year chart assumes no new FTEs, no added services, and ongoing savings from unfilled positions, even though the City already has fewer employees than 10 years ago. Ms. Ebner stated that the model is meant to illustrate the structural gap, noting prior analysis shows FTEs per 1,000 population are significantly lower than in past decades. Councilmember Miller stated that the chart shows a community with growing demand and fewer staff and not expected to add any or fill all the positions.

Councilmember Wood inquired whether the projections include the closure of an urban renewal district or impact fees. Ms. Ebner estimated that the river district closure could add about \$800,000 ongoing and building fee updates roughly \$575,000, though she is not confident to say that fees alone can close the gap. She emphasized the projection as a surface-level tool and building a more sophisticated long-range model would require deeper policy discussions about expectations for state revenues and local fees.

Mayor Gookin stated that Council will be holding a workshop in the fall for long range budget plans.

PUBLIC TESTIMONY: Mayor Gookin opened the public testimony portion of the hearing.

Max El-Kacemi, Coeur d'Alene, noted that based on his quick review of Idaho Code 63-301A or the Tax Commission guidance, issuance of a municipal certificate of occupancy is not required to trigger tax collection, and that those taxes are collected immediately instead.

With no more comments received, Mayor Gookin closed public testimony.

DISCUSSION: Councilmember Wood reminded that at Council's direction, staff identified nearly \$1 Million in cuts to both staff positions and capital items the City actually needs, and that these cuts are not reflected in the current proposal, which still assumes the full 4% foregone plus 3% ongoing (total of 7%). Councilmember Wood argued that with the City not filling positions and deferring needs, that should translate into at least some property tax relief for residents. She therefore asked Council to consider reducing the foregone portion from 4% to 3%, for a total tax increase of 6% instead of 7%, to mirror the cuts they agreed to.

MOTION: Motion by Wood to reduce the foregone from 4% to 3%, for a total tax increase of 6% instead of 7%. **Motion dies due to a lack of second.**

DISCUSSION: Councilmember Gabriel shared Councilmember Wood's intent to reduce the tax burden for residents but believes the extra 1% in foregone taxes is needed to help close the ongoing budget gap. Councilmember Miller stated that she also dislikes raising taxes, but points to a volatile state policy environment and a long history of the City not taking the full 3% during years of growth. She noted that changes such as the cap on Lake District urban renewal revenue further constrain resources. Given that context, she argued the City can't forego the additional revenue. Councilmember Wood stated that foregone taxes should be reserved for one-time needs or a major catastrophe or must-fund obligation, not as a routine tool. She believes a 6% total increase is sufficient given the City's healthy fund balance and national standards. She requested Council to reconsider supporting her motion.

Councilmember English asked what the 1% change actually represents. Ms. Ebner clarified that 1% foregone equals about \$307,761 in the general fund and notes that, even with or without that 1%, the City still faces roughly a \$1.9 Million deficit, so the 1% only changes the deficit by that amount. Mayor Gookin reminded Council that the budget currently does not include a COLA for the Police Officers Association, which will add to the deficit. Ms. Ebner further explained that the foregone is a one-time amount that can only be used for existing capital costs already in the budget.

Councilmember English proposed to reduce the foregone increase to be budgeted from 4% to 3%, for a total tax increase of 6%.

MOTION: Motion by English, seconded by Wood, to approve **Resolution No. 26-073** – Certifying the amount of foregone increase to be budgeted for fiscal year 2026-2027, specifically in the amount of three hundred seven thousand seven hundred sixty-one dollars (\$307,761.00) for maintenance and operations and six hundred fifteen thousand five hundred twenty-two dollars (\$615,522.00) for capital projects pursuant to Idaho Code 63-802(1)(e).

DISCUSSION: Councilmember Sheckler stated that the City must invest in capital improvements, noting there are roads needing chip seal and aging playground equipment and infrastructure that are becoming unsafe. He stressed that issues like this exist throughout the City, and that, despite concerns about taxes and other pressures, the City still needs to spend on these capital needs. Councilmember Miller asked clarification if the 1% one-time foregone is removed, the City would lose that dedicated capital funding, and the same already-budgeted capital projects would instead need to be paid from the general fund. Ms. Ebner confirmed that it will be drawn from the fund balance.

Councilmember Gabriel noted that the issue is cumulative effect, stating that repeatedly not taking the full 3% in past years has left the City in a bind. Ms. Ebner explained that there are two distinct pieces in the recommendation: 1% ongoing foregone for maintenance and operations, and 3% one-time foregone for capital; the motion would reduce the capital portion from 3% to 2%. She stated that the 1% reduction would increase this year's deficit by \$307,761.00 and leave no ongoing budget increase from that capital foregone next year unless Council chooses to do it again.

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

MOTION: Motion by Evans, seconded by English, to dispense with the rule and read **Council Bill No. 26-1014** once by title only.

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

MOTION: Motion by Evans, seconded by Gabriel, to adopt **Council Bill 26-1014**.

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

RESOLUTION NO. 26-073

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, CERTIFYING, PURSUANT TO IDAHO CODE § 63-802(1)(E), THE AMOUNT OF FOREGONE INCREASE TO BE BUDGETED FOR FISCAL YEAR 2026-2027, SPECIFICALLY 1% FOREGONE TAXES IN THE AMOUNT OF THREE HUNDRED SEVEN THOUSAND SEVEN HUNDRED SIXTY-ONE DOLLARS (\$307,761) FOR MAINTENANCE AND OPERATIONS AND 3% FOREGONE TAXES FOR CAPITAL EXPENDITURES IN THE AMOUNT OF NINE HUNDRED TWENTY-THREE THOUSAND TWO HUNDRED EIGHTY-TWO DOLLARS (\$923,282).

MOTION: Motion by Evans, seconded by Gabriel, to approve **Resolution No. 26-073** – Certifying the amount of foregone increase to be budgeted for fiscal year 2026-2027, specifically in the amount of three hundred seven thousand seven hundred sixty-one dollars (\$307,761) for maintenance and operations and nine hundred twenty-three thousand two hundred eighty-two dollars (\$923,282) for capital projects pursuant to Idaho Code 63-802(1)(e).

DISCUSSION: Mayor Gookin explained that state legislations, especially House Bill 389 and the closure of the Lake District urban renewal area wiped out major ongoing revenue the City had planned on, and the legislature also prevents Coeur d'Alene from taxing tourism, shifting costs onto residents. He noted his property taxes rose only 13% in 10 years while inflation rose 37%, and that comparable homes pay much more tax in nearby cities and states. He refuted the claim that the City isn't living within its means, pointing out that staff are stretched already, the City is below inflation, and cutting pay would drive away valuable employees, yet residents still get strong value in public safety, parks, and streets.

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

Motion carried.

EXECUTIVE SESSION: MOTION: Motion by Evans, seconded by Miller, to enter Executive Session Pursuant to Idaho Code § 74-206A (1) (a) To consider a labor contract offer or to formulate a counteroffer.

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

Motion carried.

The Council entered Executive Session at 8:19 p.m. Those present were the Mayor, City Council, City Administrator, City Attorney, Finance Director, and Human Resources Director. Council exited Executive Session at 9:03 p.m.

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

The meeting ended at 9:03 p.m.

Daniel K. Gookin, Mayor

ATTEST:

Jo Anne Mateski
Executive Assistant



**City of Coeur d'Alene
Cash and Investments
8/31/2026**

Description	Balance
U.S. Bank	
Checking Account	\$ 152,385
Checking Account	94,138
Checking Account	1,623,034
Investment Account - Police Retirement	420,220
Investment Account - Cemetery Perpetual Care Fund	1,358,868
Idaho State Investment Pool	
State Investment Pool Account	67,276,227
State Investment Pool Account - Bond Proceeds	9,671,890
Spokane Teacher's Credit Union	
Certificate of Deposit	4,572,600
Numerica Credit Union	
Certificate of Deposit	14,539,999
Money Market	17,546,109
Cash on Hand	
Treasurer's Change Fund	1,350
Total	\$ 117,256,822

I hereby swear under oath that the amounts reported above, on the cash basis are true and correct to the best of my knowledge.

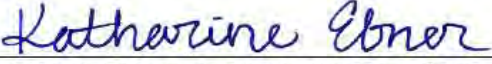
Katharine Ebner, Finance Director, City of Coeur d'Alene, Idaho



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

FUND NAME	BALANCE 7/31/26	RECEIPTS	DISBURSEMENTS	BALANCE 8/31/26	8/31/2025
<u>General-Designated</u>	\$ 3,510,512	\$ 520	\$ 1,320	3,509,712	3,765,547
<u>General-Undesignated</u>	13,810,207	13,360,733	13,422,480	13,748,460	14,372,498
<u>Special Revenue:</u>					-
Library	556,170	13,681	156,207	413,644	256,341
CDBG	(8,253)	2,495	11,456	(17,214)	(16,246)
Cemetery	(159,821)	38,411	61,445	(182,855)	11,792
Parks Capital Improvements	1,960,289	34,088	136,527	1,857,849	1,381,869
Impact Fees	11,176,317	366,085	2,283	11,540,119	9,187,610
Annexation Fees	1,060,563	6,494	-	1,067,057	1,030,421
American Recovery Plan	-	-	-	-	1,857,213
Cemetery P/C	1,380,545	12,547	2,370	1,390,722	1,326,603
Jewett House	178,716	19,654	11,588	186,783	156,776
Street Trees / Reforestation	88,429	12,739	900	100,268	175,052
Public Art Fund	32,259	198	5,000	27,456	66,126
Public Art Fund - ignite	448,688	2,747	2,000	449,436	420,064
Public Art Fund - Maintenance	191,331	1,172	896	191,607	186,038
<u>Debt Service:</u>					-
2015 G.O. Bonds	149,592	9,743	-	159,335	154,138
<u>Capital Projects:</u>					-
Street Projects	2,980,634	18,252	122,999	2,875,887	3,147,229
2025 Fire Department Bond	9,122,707	62,521	137,358	9,047,870	(954,130)
Riverstone Mill Site Project	-	-	-	-	-
<u>Enterprise:</u>					-
Street Lights	108,954	73,480	126,460	55,974	74,510
Water	5,960,468	1,312,692	525,818	6,747,341	2,529,750
Water Capitalization Fees	7,856,378	266,595	18,294	8,104,679	7,713,502
Wastewater	30,629,324	1,821,306	1,019,597	31,431,033	22,009,627
Wastewater-Capital Reserve	6,696,000	-	-	6,696,000	6,696,000
WWTP Capitalization Fees	12,873,364	526,524	87,730	13,312,158	11,359,652
WW Property Mgmt	77,993	478	-	78,470	72,766
Sanitation	1,091,514	831,317	795,860	1,126,971	803,287
Public Parking	2,766,031	208,441	95,356	2,879,116	1,739,016
Drainage	1,240,048	113,536	88,094	1,265,490	1,014,945
Wastewater Debt Service	323,751	1,982	2,794,220	(2,468,487)	1,032,745
<u>Fiduciary Funds:</u>					-
Kootenai County Solid Waste Billing	326,332	369,190	-	695,521	329,672
KCEMSS Impact Fees	7,791	8,883	-	16,674	5,534
Police Retirement	506,318	14,140	22,935	497,523	486,351
Sales Tax	2,590	3,639	2,588	3,641	4,429
BID	433,206	6,862	-	440,067	437,893
Homeless Trust Fund	431	409	-	840	390
City Employee - Fundraised for Events	8,286	256	870	7,672	-
GRAND TOTAL	\$ 117,387,663	\$ 19,521,810	\$ 19,652,650	117,256,822	92,835,009

I hereby swear under oath that the amounts reported above, on the cash basis are true and correct to the best of my knowledge.


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



CITY OF COEUR D'ALENE
BUDGET STATUS REPORT
ELEVEN MONTHS ENDED
August 31, 2026

GENERAL FUND

REVENUE

	DESCRIPTION	ORIGINAL BUDGET	RECOGNIZED THROUGH 08/31/26	PERCENT OF BUDGET
	Taxes	\$ 27,246,507	\$ 26,991,788	99%
	Licenses and Permits	7,114,300	6,095,071	86%
	Intergovernmental	16,793,275	12,139,643	72%
	Charges for Services	346,100	473,873	137%
	Fines and Forfeits	377,700	347,614	92%
	Investment Income	750,000	531,355	71%
	Miscellaneous	127,800	276,927	217%
	Operating transfers in	4,111,198	2,291,353	56%
	Fund Balance Reserves	1,847,182	-	0%
Total General Fund	Revenues	58,714,062	49,147,624	84%

EXPENDITURES

	DESCRIPTION	ORIGINAL BUDGET	THROUGH 08/31/26	PERCENT OF BUDGET
Mayor/Council	Personnel Services	\$ 277,659	\$ 251,700	91%
	Services/Supplies	9,150	8,793	96%
Administration	Personnel Services	257,089	316,569	123%
	Services/Supplies	2,590	1,335	52%
Finance	Personnel Services	882,574	788,450	89%
	Services/Supplies	1,031,103	1,034,024	100%
Municipal Services	Personnel Services	1,897,474	1,619,650	85%
	Services/Supplies	1,176,287	921,013	78%
	Capital Outlay		-	
Human Resources	Personnel Services	406,714	360,666	89%
	Services/Supplies	141,405	182,804	129%
Legal	Personnel Services	1,371,251	1,161,172	85%
	Services/Supplies	76,000	39,147	52%
Planning	Personnel Services	771,180	687,680	89%
	Services/Supplies	43,200	38,031	88%
	Capital Outlay		-	
Building Maintenance	Personnel Services	647,043	478,607	74%
	Services/Supplies	261,950	220,425	84%
	Capital Outlay	20,000	45,561	228%

DESCRIPTION		ORIGINAL BUDGET	THROUGH 08/31/26	PERCENT OF BUDGET
Police	Personnel Services	18,993,740	16,045,110	84%
	Services/Supplies	2,121,325	1,900,401	90%
	Capital Outlay	350,500	745,542	213%
Fire	Personnel Services	13,884,452	13,020,841	94%
	Services/Supplies	1,159,340	875,400	76%
	Capital Outlay	-	30,248	
General Government	Services/Supplies	70,810	1,049	1%
	Capital Outlay		-	
Police Grants	Personnel Services	567,458	445,057	78%
	Services/Supplies	-	3,370	
	Capital Outlay	-	42,775	
Streets	Personnel Services	3,771,643	3,237,336	86%
	Services/Supplies	3,104,350	1,246,417	40%
	Capital Outlay	140,000	157,250	112%
Parks	Personnel Services	2,292,543	1,868,087	81%
	Services/Supplies	796,350	718,104	90%
	Capital Outlay	170,000	150,776	89%
Recreation	Personnel Services	678,589	520,633	77%
	Services/Supplies	160,250	125,218	78%
Building Inspection	Personnel Services	1,124,512	989,276	88%
	Services/Supplies	55,536	34,520	62%
	Capital Outlay	-	-	
Total General Fund Expenditures		58,714,062	50,313,032	86%
General Fund - Revenues Net Expenditures		-	(1,165,409)	

DESCRIPTION	ORIGINAL BUDGET	THROUGH 08/31/26	PERCENT OF BUDGET
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SPECIAL REVENUE FUNDS

Library	Revenue	2,140,076	2,113,919	99%
	Expenditures:			
	Personnel Services	1,699,077	1,388,913	82%
	Services/Supplies	231,000	187,865	81%
	Capital Outlay	210,000	177,277	84%
	Total Expenditure	2,140,076	1,754,054	82%
	Library - Revenues Net Expenditures	-	359,866	
CDBG	Revenue	342,971	275,267	80%
	Expenditures:			
	Personnel Services	114,379	101,530	89%
	Services/Supplies	228,592	190,952	84%
	Total Expenditure	342,971	292,482	85%
	CDBG - Revenues Net Expenditures	-	(17,215)	
Cemetery	Revenue	366,421	260,613	71%
	Expenditures:			
	Personnel Services	183,494	265,955	145%
	Services/Supplies	147,927	132,003	89%
	Capital Outlay	35,000	20,639	59%
	Total Expenditure	366,421	418,596	114%
	Cemetery - Revenues Net Expenditures	-	(157,983)	
Impact Fees	Revenue	965,000	2,711,219	281%
	Expenditures:			
	Services/Supplies	-	-	
	Total Expenditure	-	-	
	Impact Fees - Revenues Net Expenditures	965,000	2,711,219	
Annexation Fees	Revenue	580,000	31,744	5%
	Expenditures:			
	Services/Supplies	580,000	-	0%
	Total Expenditure	580,000	-	0%
	Annexation Fees - Revenues Net Expenditures	-	31,744	
Parks Capital Improv.	Revenue	781,100	341,195	44%
	Expenditures:			
	Capital Outlay	781,100	349,100	45%
	Total Expenditure	781,100	349,100	45%
	Parks Capital Improv. - Revenues Net Expenditures	-	(7,905)	

DESCRIPTION		ORIGINAL BUDGET	THROUGH 08/31/26	PERCENT OF BUDGET
Cemetery Perpetual Care	Revenue	1,334,327	71,164	5%
	Expenditures:			
	Services/Supplies	19,700	19,761	100%
	Total Expenditure	19,700	19,761	100%
Cemetery Perpetual Care - Revenues Net Expenditures		<u>1,314,627</u>	<u>51,403</u>	
Jewett House	Revenue	60,000	85,823	143%
	Expenditures:			
	Services/Supplies	33,115	60,093	181%
	Total Expenditure	33,115	60,093	181%
Jewett House - Revenues Net Expenditures		<u>26,885</u>	<u>25,730</u>	
Street Trees	Revenue	137,000	53,279	39%
	Expenditures:			
	Services/Supplies	137,000	116,432	85%
	Total Expenditure	137,000	116,432	85%
Street Trees - Revenues Net Expenditures		<u>-</u>	<u>(63,154)</u>	
Public Art Fund	Revenue	201,000	21,759	11%
	Expenditures:			
	Services/Supplies	201,000	45,386	23%
	Total Expenditure	201,000	45,386	23%
Public Art Fund - Revenues Net Expenditures		<u>-</u>	<u>(23,627)</u>	
2025 Fire Bond Expenditures	Revenue	16,336,161	372,464	2%
	Expenditures:			
	Capital Outlay	16,336,161	6,837,463	42%
	Total Expenditure	16,336,161	6,837,463	42%
2025 Fire Bond Expenditures - Revenues Net Expenditures		<u>-</u>	<u>(6,464,999)</u>	
Total Special Revenue Funds Revenues		23,244,056	6,338,446	27%
Total Special Revenue Funds Expenditures		20,937,544	9,893,367	47%
Special Revenue Funds - Revenue Net Expenditures		<u>2,306,512</u>	<u>(3,554,921)</u>	

DESCRIPTION	ORIGINAL BUDGET	THROUGH 08/31/26	PERCENT OF BUDGET
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Debt Service Fund

Revenue	1,791,067	1,813,601	101%
Expenditures:			
Debt Payments	1,791,067	1,794,567	100%
Total Expenditure	1,791,067	1,794,567	100%
Debt Service Fund - Revenues Net Expenditures	-	19,035	

Capital Projects

Revenue	2,440,000	217,441	9%
Expenditures:			
Atlas - Kathleen to Newbrook Capital Outlay	-	-	
Traffic Calming Capital Outlay	40,000	-	0%
Public Transit Sidewalk Accessibilit Capital Outlay	-	-	
Ramsey Road Rehabilitation Capital Outlay	-	-	
15th Street Capital Outlay	2,300,000	20,099	1%
LHTAC Pedestrian Safety Capital Outlay	-	-	
Atlas Waterfront Project Capital Outlay	-	-	
Wilbur / Ramsey Project Capital Outlay	-	150,138	
Government Way Capital Outlay	100,000	153,851	154%
LaCrosse Ave. Improvements Capital Outlay	-	-	
Total Expenditure	2,440,000	324,088	13%
Capital Projects - Revenues Net Expenditures	-	(106,646)	

Enterprise Funds

Street Lights	Revenue	883,820	776,670	88%
	Expenditures:			
	Services/Supplies	883,820	711,698	81%
	Total Expenditure	883,820	711,698	81%
Street Lights - Revenues Net Expenditures	-	64,972		
		-	-	
Water	Revenue	16,451,233	8,339,926	51%
	Expenditures:			
	Personnel Services	3,179,931	2,610,402	82%
	Services/Supplies	5,961,712	2,026,416	34%
	Capital Outlay	7,309,590	1,422,420	19%
	Total Expenditure	16,451,233	6,059,238	
Water - Revenues Net Expenditures	-	2,280,688		

DESCRIPTION		ORIGINAL BUDGET	THROUGH 08/31/26	PERCENT OF BUDGET
Water Capitalization Fees	Revenue	3,220,000	2,244,901	70%
	Expenditures:			
	Services/Supplies	3,220,000	-	0%
	Total Expenditure	3,220,000	-	0%
	Water Capitalization Fees - Revenues Net Expenditures	-	2,244,901	
Wastewater	Revenue	28,835,380	16,931,269	59%
	Expenditures:			
	Personnel Services	3,387,820	3,097,694	91%
	Services/Supplies	8,978,571	3,353,708	37%
	Capital Outlay	10,926,000	1,673,595	15%
	Debt Service	5,542,989	1,799,837	32%
	Total Expenditure	28,835,380	9,924,833	34%
	Wastewater - Revenues Net Expenditures	-	7,006,436	
WW Capitalization	Revenue	5,350,000	3,921,057	73%
	Expenditures:			
	Services/Supplies	5,350,000	-	0%
	Total Expenditure	5,350,000	-	0%
	WW Capitalization - Revenues Net Expenditures	-	3,921,057	
WW Property Management	Revenue		2,492	
	Expenditures:			
	Services/Supplies	-	-	
	Total Expenditure	-	-	
	WW Property Management - Revenues Net Expenditures	-	2,492	
Sanitation	Revenue	5,625,199	5,205,076	93%
	Expenditures:			
	Services/Supplies	5,625,199	4,449,346	79%
	Total Expenditure	5,625,199	4,449,346	79%
	Sanitation - Revenues Net Expenditures	-	755,730	

DESCRIPTION		ORIGINAL BUDGET	THROUGH 08/31/26	PERCENT OF BUDGET
Public Parking	Revenue	1,834,020	985,016	54%
	Expenditures:			
	Services/Supplies	1,759,020	342,150	19%
	Capital Outlay	75,000	73,871	98%
	Total Expenditure	1,834,020	416,022	23%
	Public Parking - Revenues Net Expenditures	-	568,995	
Drainage	Revenue	2,251,951	1,393,636	62%
	Expenditures:			
	Personnel Services	253,798	229,072	90%
	Services/Supplies	1,358,154	596,435	44%
	Capital Outlay	640,000	196,846	31%
	Total Expenditure	2,251,951	1,022,353	45%
	Drainage - Revenues Net Expenditures	-	371,283	
Total Enterprise Funds Revenues		64,451,603	39,800,043	62%
Total Enterprise Funds Expenditures		64,451,603	22,583,489	35%
Enterprise Funds - Revenue Net Expenditures		-	17,216,553	

Fiduciary Funds

Kootenai County Solid Waste				
	Revenue	3,270,000	3,570,117	109%
	Expenditures	3,270,000	2,895,804	89%
	Kootenai County Solid Waste - Revenues Net Expenditures	-	674,313	
Kootenai County EMS Impact Fees				
	Revenue	55,000	68,398	124%
	Expenditures	55,000	51,724	94%
	Kootenai County EMS Impact Fees - Revenues Net Expenditures	-	16,674	
Police Retirement				
	Revenue	149,000	156,454	105%
	Expenditures	149,000	135,681	91%
	Police Retirement - Revenues Net Expenditures	-	20,773	

DESCRIPTION	ORIGINAL BUDGET	THROUGH 08/31/26	PERCENT OF BUDGET
Business Improvement District			
Revenue	237,800	109,368	46%
Expenditures	131,200	100,000	76%
Business Improvement District - Revenues Net Expenditures	106,600	9,368	
Homeless Trust Fund			
Revenue	6,000	5,944	99%
Expenditures	6,000	5,576	93%
Homeless Trust Fund - Revenues Net Expenditures	-	368	
City Employee - Fundraised			
Revenue	-	11,089	
Expenditures	-	3,418	
City Employee - Fundraised - Revenues Net Expenditures	-	7,672	
Total Fiduciary Funds Revenues	3,717,800	3,921,371	105%
Total Fiduciary Funds Expenditures	3,611,200	3,192,202	88%
Fiduciary Funds - Revenue Net Expenditures	106,600	729,169	

Grand Total - All Funds

Grand Total Revenue	154,358,588	101,238,526	66%
Grand Total Expenditure	151,945,475	88,100,745	58%
Grand Total Revenues Net Expenditures	\$ 2,413,113	\$ 13,137,781	

I hereby swear under oath that the amounts reported above, on the cash basis are true and correct to the best of my knowledge.

Katharine Ebner

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

CITY COUNCIL STAFF REPORT

DATE: September 15, 2026
FROM: Dennis Grant, Engineering Project Manager
SUBJECT: **SS-26-04, Cda Hotel Group Acres: Final Plat Approval**

DECISION POINT

Staff is requesting the following:

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

HISTORY

- a. Applicant: Nancy Nick, Project Coordinator
H2 Surveying, LLC
7600 N. Mineral Drive, Suite 120
Coeur d'Alene, ID 83815
- b. Location: 164 W. Lee Ct. & 1234 W. Appleway Ave. (Lee Ct. between I-90 & Appleway Ave.)
- c. Previous Action:
 1. Preliminary plat approval, June 17, 2026

FINANCIAL ANALYSIS

There are no financial issues with this development.

PERFORMANCE ANALYSIS

This commercial development is a re-plat of existing tax numbered lots located in Coeur d'Alene. This subdivision created two (2) lots. The conditions will be taken care of at the building permit stage; therefore, the document is ready for approval and recordation.

DECISION POINT RECOMMENDATION

City Council approval of the final plat document

CDA HOTEL GROUP ACRES

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK _____, PAGE _____

INSTRUMENT # _____

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: THAT 208 APPLEWAY PARTNERS, LLC. AND REACH AMERICA INC. ARE THE RECORD OWNERS OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS CDA HOTEL GROUP ACRES.

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11, TOWNSHIP 50 NORTH, RANGE 4 WEST, FROM WHICH THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11 BEARS SOUTH 88°54'14" EAST, A DISTANCE OF 2672.70 FEET;

THENCE SOUTH 88°54'14" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 11, A DISTANCE OF 951.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF APPLEWAY AVENUE, AND THE POINT OF BEGINNING;

THENCE SOUTH 88°54'14" EAST CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF APPLEWAY AVENUE, AND SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, A DISTANCE OF 136.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 70°48'22" EAST, A CHORD DISTANCE OF 138.43 FEET;

THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF APPLEWAY AVENUE, AND SAID NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 509.32 FEET, THROUGH A CENTRAL ANGLE OF 15°37'14", AN ARC DISTANCE OF 138.86 FEET;

THENCE SOUTH 88°54'14" EAST CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF APPLEWAY AVENUE, A DISTANCE OF 112.21 FEET;

THENCE SOUTH 01°05'28" WEST LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF APPLEWAY AVENUE, A DISTANCE OF 346.14 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 90, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 72°56'08" WEST, A CHORD DISTANCE OF 293.73 FEET;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF INTERSTATE 90, AND SAID NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1332.39 FEET, THROUGH A CENTRAL ANGLE OF 12°39'24", AN ARC DISTANCE OF 294.33 FEET;

THENCE NORTH 66°36'54" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF INTERSTATE 90, A DISTANCE OF 105.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 28°55'53" WEST, A CHORD DISTANCE OF 297.01 FEET;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF INTERSTATE 90, AND SAID NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 481.76 FEET, THROUGH A CENTRAL ANGLE OF 35°54'30", AN ARC DISTANCE OF 301.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LEE COURT;

THENCE SOUTH 88°54'14" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LEE COURT, A DISTANCE OF 92.97 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 79°42'39" EAST, A CHORD DISTANCE OF 56.85 FEET;

THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LEE COURT AND SAID TANGENT CURVE TO THE LEFT WITH A RADIUS OF 143.99 FEET, THROUGH A CENTRAL ANGLE OF 22°46'14", AN ARC DISTANCE OF 57.22 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 11, AND THE POINT OF BEGINNING;

CONTAINING 144,072 SQUARE FEET, OR 3.307 ACRES

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

RIGHT-OF-WAY EASEMENT FOR WASHINGTON WATER POWER COMPANY, PER BOOK 172 OF DEED, PAGE 178, RECORDS OF KOOTENAI COUNTY, IDAHO.

NOTICE TO TITLE PER INSTRUMENT #1642501, RECORDS OF KOOTENAI COUNTY, IDAHO REGARDING 80' COMMUNICATIONS POLE.

20' WATER LINE EASEMENT, PER INSTRUMENT #2776009000, RECORDS OF KOOTENAI COUNTY, IDAHO.

20' SEWER LINE EASEMENT, PER INSTRUMENT #2779065000, RECORDS OF KOOTENAI COUNTY, IDAHO.

20' UTILITY EASEMENT, PER INSTRUMENT #2876317000, RECORDS OF KOOTENAI COUNTY, IDAHO.

GRANTING:

15' UTILITY EASEMENT, AS SHOWN ON THE FACE OF THIS PLAT.

BE IT FURTHER KNOWN THAT:

WATER SERVICE ON LOTS 1 AND 2 IS PROVIDED BY THE CITY OF COEUR D'ALENE.

SANITARY SEWER SERVICE ON LOTS 1 AND 2 IS PROVIDED BY THE CITY OF COEUR D'ALENE.

GARY BROWN, PRESIDENT/COB
REACH AMERICA, INC.

DATE

JORDAN REDMAN, COB
208 APPLEWAY PARTNERS, LLC.

DATE

ACKNOWLEDGMENT

STATE OF Idaho)
COUNTY OF Kootenai) ss.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,
ON THE 26 DAY OF August, 2026.

GARY BROWN, PRESIDENT/COB
REACH AMERICA, INC.

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT Post Falls, Idaho

DANICA RYAN
NOTARY PUBLIC-STATE OF IDAHO
COMMISSION NUMBER 20171065
MY COMMISSION EXPIRES 12-6-2029

ACKNOWLEDGMENT

STATE OF Idaho)
COUNTY OF Kootenai) ss.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,
ON THE 21 DAY OF August, 2026.

JORDAN REDMAN, COB
208 APPLEWAY PARTNERS, LLC.

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT Post Falls, Idaho

DANICA RYAN
NOTARY PUBLIC-STATE OF IDAHO
COMMISSION NUMBER 20171065
MY COMMISSION EXPIRES 12-6-2029

PANHANDLE HEALTH DISTRICT APPROVAL

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

HEALTH DISTRICT SIGNATURE W.C. [Signature]

DATE: 9/2/2026

CITY OF COEUR D'ALENE

THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COEUR D'ALENE.

ATTEST:
CITY CLERK

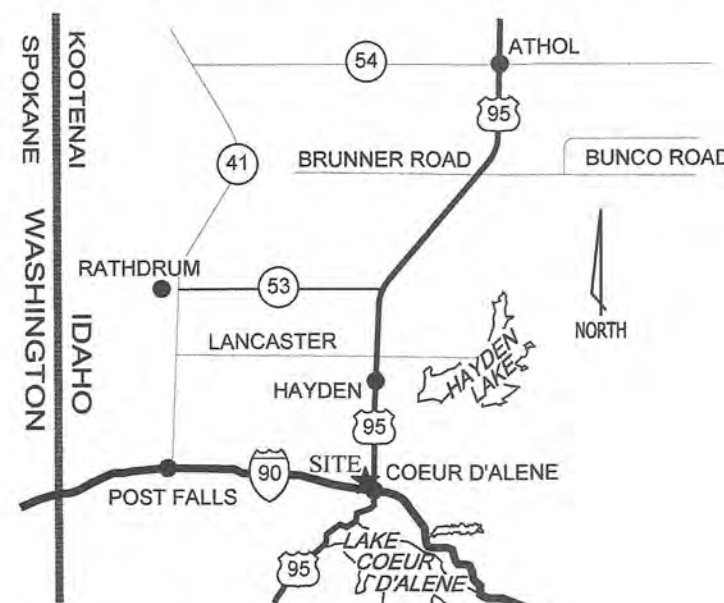
DATE

CITY OF COEUR D'ALENE ENGINEER

I HEREBY CERTIFY THIS 15th DAY OF September, 2026 THAT I HAVE EXAMINED THIS SUBDIVISION PLAT AND APPROVED THE SAME FOR FILING.

Christy W. Boly
ENGINEER, CITY OF COEUR D'ALENE P-10804

9/15/26
DATE



VICINITY MAP

NOT TO SCALE

KOOTENAI COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO AT THE REQUEST OF 208 APPLEWAY PARTNERS, LLC. AND REACH AMERICA INC..

THIS _____ DAY OF _____, 2026, AT _____ M. AND DULY RECORDED IN

BOOK _____ OF PLATS AT PAGE(S) _____ AS INSTRUMENT

NUMBER _____

FEE: \$ _____

BY DEPUTY: _____

KOOTENAI COUNTY CLERK: JENNIFER LOCKE

KOOTENAI COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS

CERTIFICATE HAVE BEEN PAID THROUGH December 31, 2025

THIS 4th DAY OF September, 2026.

MT Mobulek Deputy Treasurer
KOOTENAI COUNTY TREASURER

KOOTENAI COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET

DATED THIS _____ DAY OF _____, 2026.



SURVEYOR'S CERTIFICATE

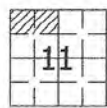
I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS CERTIFICATE AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT.



7600 N. MINERAL DR., STE. 120 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

DATE: AUGUST, 2026
PROJECT NUMBER: 2026-036

SHEET 1 OF 2

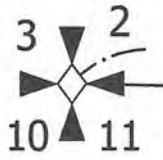


CDA HOTEL GROUP ACRES

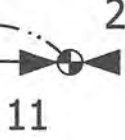
A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____

SECTION CORNER
FOUND 3" BRASS CAP
PER CP&F #2189634000



QUARTER CORNER
FOUND 2 1/2" ALUMINUM CAP PER
CP&F #2670073000



LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- ◇ = FOUND 3 1/4" BRASS CAP
- = FOUND 2 1/2" ALUMINUM CAP
- = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 5289"
- H● = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 17407 HMH-ENG"
- L● = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 13259"
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
- = BOUNDARY LINE
- - - = EXISTING PROPERTY LINE
- - - = PROPOSED LOT LINE
- - - = CENTER LINE
- - - = EASEMENT LINE
- - - = SETBACK LINE
- - - = RIGHT-OF-WAY LINE
- - - = SECTION LINE

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, BEARS SOUTH 88°54'14" EAST, BETWEEN FOUND MONUMENTS, AS SHOWN ON R5 & R6.

RECORD INFORMATION

- R1 - G.L.O. PLAT OF TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, DATED JULY 23, 1881.
- R2 - RECORD OF SURVEY, BOOK 18, PAGE 499, INSTRUMENT #1491973, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R3 - RECORD OF SURVEY, BOOK 22, PAGE 289, INSTRUMENT #1854542, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R4 - RECORD OF SURVEY, BOOK 30, PAGE 415, INSTRUMENT #2679730000, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R5 - RECORD OF SURVEY, BOOK 31, PAGE 340, INSTRUMENT #2752600000, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R6 - RECORD OF SURVEY, BOOK 31, PAGE 475, INSTRUMENT #2779763000, RECORDS OF KOOTENAI COUNTY, IDAHO.
- D1 - QUITCLAIM DEED, INSTRUMENT #2913928000, RECORDS OF KOOTENAI COUNTY, IDAHO.
- D2 - WARRANTY DEED, INSTRUMENT #2863713000, RECORDS OF KOOTENAI COUNTY, IDAHO.

LINE TABLE

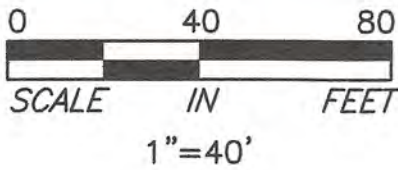
LINE	BEARING	DISTANCE
L1	N 44°00'43" W	13.42

CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	138.86	509.32	15°37'14"	S 70°48'22" E	138.43
C2	294.33	1332.39	12°39'24"	N 72°56'08" W	293.73
C3	301.93	481.76	35°54'30"	N 28°55'53" W	297.01
C4	57.22	143.99	22°46'14"	N 79°42'39" E	56.85
C5	153.03	1332.39	06°34'51"	N 75°58'25" W	152.95
C6	141.29	1332.39	06°04'33"	N 69°38'43" W	141.23
C7	194.16	481.76	23°05'29"	N 35°20'24" W	192.85
C8	107.77	481.76	12°49'00"	N 17°23'09" W	107.54

SURVEYOR'S NOTES

- THE PURPOSE OF THIS PROJECT WAS TO SUBDIVIDE THE PROPERTY SHOWN HEREON INTO TWO (2) LOTS.
- THE FIELDWORK FOR THIS PROJECT WAS STARTED ON OCTOBER 28, 2022.
- SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION. THE RECORD INFORMATION SHOWN HEREON WAS VERIFIED AND THERE WERE NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS, UNLESS OTHERWISE NOTED.



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

DATE: AUGUST, 2026
PROJECT NUMBER: 2026-036

RESOLUTION NO. 26-074

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ACCEPTANCE OF EASEMENT AND APPROVING AN AGREEMENT FOR PUBLIC STREET TREES FROM BENJAMIN PAULUS, BLUE FERN HOMES 08, LLC, FOR PROPERTY LOCATED AT 2ND STREET AND GARDEN AVENUE; APPROVING THE FINAL PLAT, AN AGREEMENT TO PERFORM SUBDIVISION WORK, AN AGREEMENT TO PERFORM LANDSCAPE WORK, AND SECURITY FOR JUNIPER RIDGE (S-4-24); AND APPROVING THE FIRST AMENDMENT TO SOLID WASTE BILLING SERVICES AGREEMENT WITH KOOTENAI COUNTY.

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

- A) Acceptance of an Easement and approving an Agreement for public street trees from Benjamin Paulus, Blue Fern Homes 08, LLC, for property located at 2nd Street and Garden Avenue;
- B) Approving the Final Plat, an Agreement to Perform Subdivision Work, an Agreement to Perform Landscape Work, and Security for Juniper Ridge (S-4-24);
- C) Approving the First Amendment to Solid Waste Billing Services Agreement with Kootenai County;

AND

WHEREAS, it is deemed to be in the best interests of the City of Coeur d'Alene and the citizens thereof to enter into such agreements and take the other actions described herein.

NOW, THEREFORE,

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

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

DATED this 15th day of September, 2026.

Daniel K. Gookin, Mayor

ATTEST:

Renata McLeod, City Clerk

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

ROLL CALL:

COUNCIL MEMBER EVANS Voted

COUNCIL MEMBER MILLER Voted

COUNCIL MEMBER SHECKLER Voted

COUNCIL MEMBER ENGLISH Voted

COUNCIL MEMBER GABRIEL Voted

COUNCIL MEMBER WOOD Voted

was absent. Motion .

**CITY COUNCIL
STAFF REPORT**

DATE: September 15, 2026
FROM: Monte McCully, Urban Forester
RE: Request to Approve Street Tree Easement from Benjamin Pauls, Blue Fern Homes, 207 E. Garden Avenue

DECISION POINT: Should the City Council approve the street tree easement abutting 207 E. Garden Avenue, along the east side of N 2nd Street from E. Garden Avenue north to the alley, so the City can manage the street trees planted there?

HISTORY: The property lines in the City vary wildly from neighborhood to neighborhood. Some properties have property lines directly up to the back of the sidewalk or curb, and some have them 15 or 20 feet into their property. In an effort to have an evenly balanced street tree inventory, the department is making an effort to get tree easements where the property lines are too close to the sidewalk and give up tree easements where the property lines are too wide. The only way to do this is when properties come in for project review or a building permit.

FINANCIAL / PERFORMANCE ANALYSIS: The only cost is staff time to write and file easements. The benefits will be an even, more recognizable street tree program. The property owner doesn't lose any property; they only give us the authority to manage the street trees according to City ordinances.

DECISION POINT/RECOMMENDATION: The City Council should approve the street tree easement abutting 207 E. Garden Avenue, along the east side of N 2nd Street from E. Garden Avenue north to the alley, so the City can manage the street trees planted there.

EASEMENT AND AGREEMENT REGARDING PUBLIC STREET TREES

KNOW ALL MEN BY THESE PRESENTS, that **Benjamin Paulus, manager of Blue Fern Homes 08 LLC**, and authorized representative of the property owner, owning property legally described below and located in, Coeur d'Alene, Kootenai County, Idaho, hereinafter referred to as Grantor, for value received, does hereby grant unto the CITY OF COEUR D'ALENE, Kootenai County, Idaho, a municipal corporation of the State of Idaho, 710 Mullan Avenue, Coeur d'Alene, Idaho 83814, Grantee, and its successors and assigns, an easement for public purposes set forth below and the right to go upon, occupy, and use a strip of land together with the right of ingress and egress to and from said property situated in Kootenai County, Idaho and being more particularly described on Exhibit "1", attached hereto and incorporated herein.

Said strip of land shall be used for the purpose of complying with the provisions of the Urban Forestry Ordinance of the City of Coeur d'Alene, Municipal Code Section 12.36.005, et seq., and of the landscape provisions of the Zoning Ordinance, Municipal Code Section 17.06.805, et seq., particularly provisions requiring environmental landscaping and installation and use of street trees including appurtenances thereto such as irrigation systems and other landscaping for the purpose of reducing noise, glare, sun, and air pollution adjacent to commercial uses. Street trees are public trees as defined in Municipal Code Section 12.36.015 and must be of a variety approved by the City.

Said Grantor agrees to plant the public street trees and install other landscaping as may be required by the above-stated ordinances and install irrigation systems or other appurtenances thereto at Grantor's sole expense. Grantor further agrees to repair, maintain and replace the same when necessary to maintain compliance with the above-stated ordinances. This includes, but is not limited to, replacing public street trees within the easement that are dead, diseased, or that constitute a hazard.

This conveyance is a grant of an easement for the above-stated public purposes, and if at any time the above-stated purposes are no longer required by Grantee and therefore said parcel of land ceases to be used for public street trees by the Grantee herein, or its successors or assigns, then in that event this conveyance shall become null and void and of no effect between the Parties hereto, or their successors or assigns.

It is expressly intended that these burdens and restrictions shall run with the land and shall bind the Grantor, its successors and assigns except as stated in the paragraph above.

Grantor agrees that this agreement shall be recorded by the City of Coeur d'Alene at Grantor's expense or by Pioneer Title Company at Grantor's sole expense and no later than September 4, 2026, at which time the fully executed original, with recordation number stamped, shall be presented to the City of Coeur d'Alene.

IN WITNESS WHEREOF, the Grantor has set its hand and seal this 1st day of September, 2026.



Ben Paulus, Manager
Blue Fern Homes 08, LLC

STATE OF WASHINGTON

)

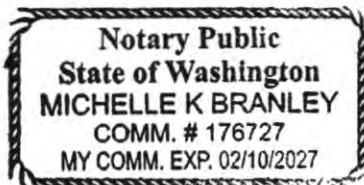
)ss

COUNTY OF KING

)

On this 1st day of September, 2026, personally appeared before me Benjamin P. Paulus to me known to be the Manager of the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument for said limited liability company and that the seal affixed is the corporate seal of the said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

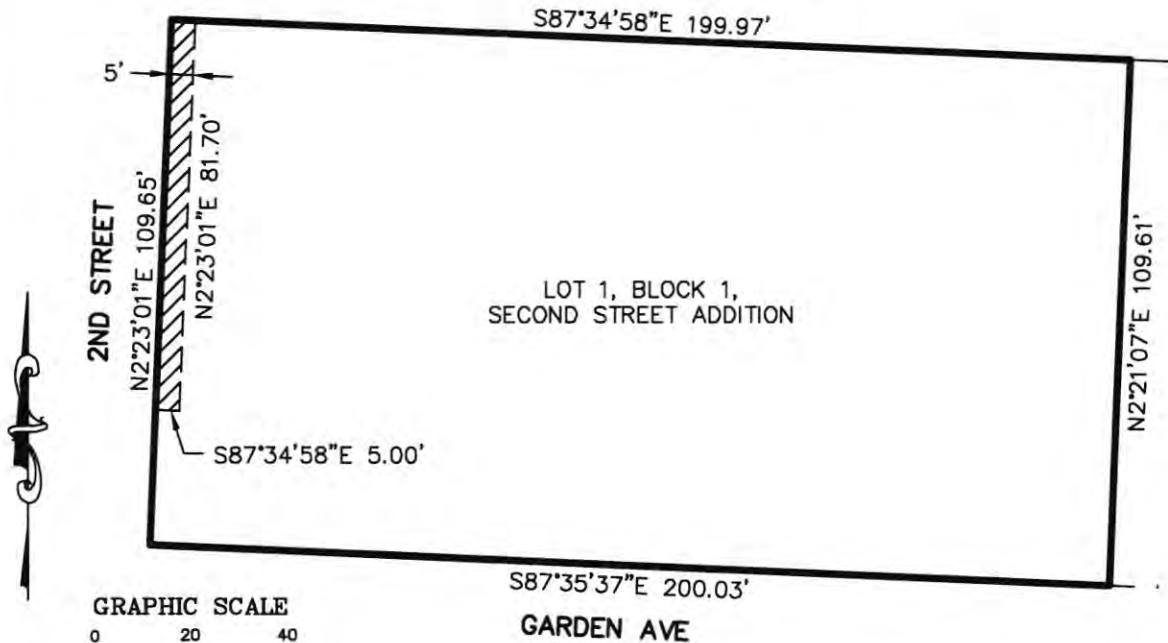




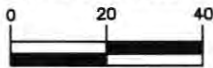
Notary Public in and for the State of
Washington, residing at Seattle.
My appointment expires February 10, 2027.

LANDSCAPE EASEMENT EXHIBIT

A PORTION OF LOT 1, BLOCK 1, SECOND STREET ADDITION
(BOOK M OF PLATS, PAGES 133-133A)
LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, W.M.,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



GRAPHIC SCALE



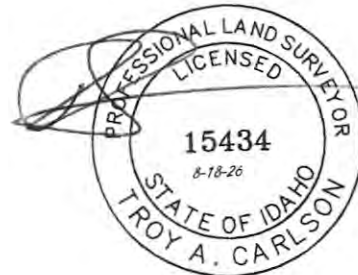
(IN FEET)

1 inch = 40 ft.

LEGEND

- SUBJECT PARCEL BOUNDARY
- EASEMENT LINE
- EASEMENT AREA

1. THE BOUNDARY SHOWN IS PER LEGAL DESCRIPTIONS, SURVEY RECORDS, AND FOUND MONUMENTS IN THE AREA. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, NO PROPERTY CORNERS WERE SET.
2. THE PURPOSE OF THIS EXHIBIT IS TO DEPICT A LANDSCAPE EASEMENT.



24-272 ESMT.dwg 8.5x11 ESMT



510 east third avenue | spokane, washington 99202
p 509.242.1000

LANDSCAPE EASEMENT

LOT 1 BLOCK 1, SECOND STREET ADDITION
KOOTENAI COUNTY, ID

DRAWN	LEE	DATE	08/17/2026	EXHIBIT	1
CHECKED	TAC	SCALE	1" = 40'	PROJECT	24-272

LANDSCAPE EASEMENT LEGAL DESCRIPTION

THE NORTH 81.70 FEET OF THE WEST 5.00 FEET OF LOT 1, BLOCK 1, SECOND STREET ADDITION, RECORDED IN BOOK M OF PLATS, PAGES 133 AND 133A, RECORDS OF KOOTENAI COUNTY, IDAHO, WITHIN SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO.

SITUATE IN THE COUNTY OF KOOTENAI, STATE OF IDAHO.



CITY COUNCIL STAFF REPORT

DATE: September 15, 2026
FROM: Dennis J. Grant, Engineering Project Manager
SUBJECT: **Juniper Ridge: Final Plat, Subdivision Improvement Agreement and Security Approval, and Landscape Work Agreement and Security Approval**

DECISION POINT

Staff is requesting the following:

1. Approval of the final plat document, a four (4) lot, two (2) tract residential development.
2. Approval of the subdivision improvement agreement and accompanying security.
3. Approval of the landscape work agreement and accompanying security.

HISTORY

- a. Applicant: Brad Hobson, Member
JBR Landholdings, LLC
1108 N. C Street
Coeur d'Alene, ID, 83814
- b. Location: West of 15th Street between Lunceford Lane and Mary Lane.
- c. Previous Action:
 1. Preliminary plat approval, Juniper Ridge (November 12, 2024).

FINANCIAL ANALYSIS

The developer is furnishing security in the amount of \$235,909.50 which covers the outstanding cost of the uninstalled infrastructure installations that are required for this development. Additionally, the developer is furnishing security in the amount of \$87,375.00 which covers the outstanding cost of the uninstalled open space items that are required for this development.

PERFORMANCE ANALYSIS

The developer has completed the necessary subdivision agreement and is bonding for the outstanding infrastructure items (Storm water drainage facilities, signs, concrete curb and sidewalk, and street improvements) in order to receive final plat approval. The installation of the agreement and security enables the developer to receive final plat approval and sell platted lots, however, occupancies will not be allowed until all infrastructure installation has been completed, and, the improvements accepted by the City. The developer has stated that all infrastructure installations will be complete by September 15, 2027. Additionally, the developer has completed the necessary landscape agreement and is bonding for the outstanding open space landscape items. The developer has stated that all open space landscaping installations will be completed by September 15, 2027.

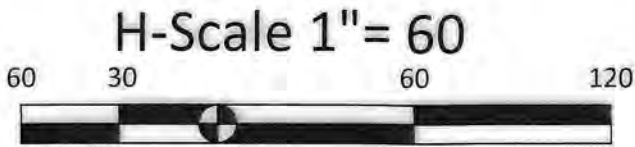
DECISION POINT RECOMMENDATION

1. Approve the final plat document.
2. Approve the subdivision improvement agreement and accompanying security.
3. Approve the landscape work agreement and accompanying security.

JUNIPER RIDGE

A PLANNED UNIT DEVELOPMENT OF A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK PAGE
INST. #



LEGEND

- FOUND 1" IRON PIPE, OR AS NOTED
- ◇ FOUND 5/8" NO CAP
- ⊙ FOUND 5/8" REBAR WITH YPC, P.L.S. 4194
- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- ◆ SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- CALCULATED POSITION, NOTHING FOUND OR SET
- # CENTER SECTION CORNER AS NOTED
- ⊕ E-W 1/4 SECTION CORNER AS NOTED
- ⊕ SECTION CORNER AS NOTED
- CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)
- T.P.O.B. TRUE POINT OF BEGINNING

NOTES

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

TITLE DOCUMENTS

THESE ARE DOCUMENTS IN TITLE REPORT COMMITMENT KT-501063, ISSUED BY KOOTENAI COUNTY TITLE COMPANY, DATED: JUNE 14, 2023 THAT FOR THE REASON INDICATED, CAN NOT BE DISPLAYED ON THE MAP.

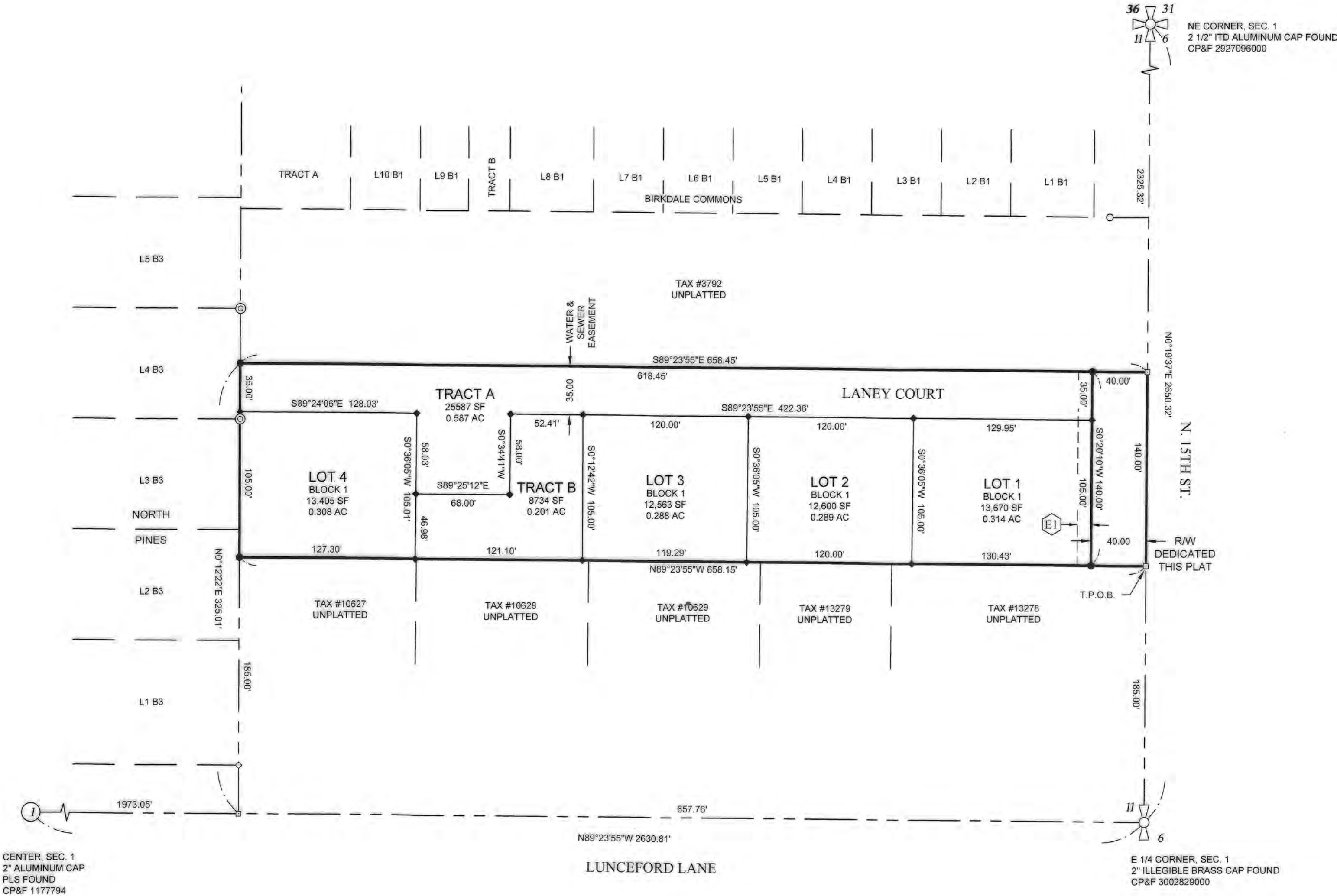
- EX 9 BK 93 OF DEEDS, PG 513 - POLE/WIRE EASEMENT. NON-LOCATABLE OVER THE S1/2 N1/2 SECTION 1.
EX 10BK 123 OF DEEDS, PG 442 - PHONE/LINES/ROAD EASEMENT. NON-LOCATABLE OVER THE S1/2 N1/2 SECTION 1.

BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (1103). PROJECT COORDINATES WERE TRANSLATED TO WEST ZONE AT A JOHNSON SURVEYING BASE POINT LOCATED AT (N: 2,201,704.21, E: 2,374,791.84) AND WERE POST PROCESSED USING NGS OPUS WITH A HORIZONTAL REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000) AND A VERTICAL DATUM OF NAVD88 (GEOID 18). ALL BEARINGS SHOWN ARE GRID. ALL DISTANCES SHOWN ARE GROUND (US SURVEY FEET), WITH A COMBINED SCALE FACTOR OF 1.00009783 APPLIED AT THE BASE POINT. GEODETIC NORTH IS AN ANGULAR ROTATION OF - 00°45'02"

SURVEYOR'S NARRATIVE

THE PURPOSE FOR THIS SURVEY IS TO PERFORM A 4 LOT SUBDIVISION OF THE PROPERTY HEREON DEPICTED.
ALL MONUMENTATION DEPICTED HEREON WAS FOUND AT THE TIME OF SURVEY AND MONUMENTS WERE HELD AS DEPICTED HEREON.



COEUR D'ALENE CITY COUNCIL APPROVAL

THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF COEUR D'ALENE, IDAHO.

THIS _____ DAY OF _____, 20 _____

COEUR D'ALENE CITY CLERK

COEUR D'ALENE CITY ENGINEER'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

THIS 15th DAY OF September, 2026

Christa W. Brady
COEUR D'ALENE CITY ENGINEER

EASEMENT LEGEND

- E1 10' UTILITY, SIDEWALK & DRAINAGE EASEMENT AND EXISTING RIGHT-OF-WAY EASEMENT TO THE WASHINGTON WATER POWER PER BOOK 266 OF DEEDS, PAGE 183.

REFERENCES

IN RECORDS OF KOOTENAI COUNTY, IDAHO:

- R-1 PLAT OF NORTH PINES BY JON P. MONACO, PLS 4194, RECORDED IN BOOK I OF PLATS, PAGE 145.
R-2 RECORD OF SURVEY BY JON P. MONACO, PLS 4194, RECORDED IN BOOK 19 OF SURVEYS, PAGE 482, UNDER INSTRUMENT NO. 1583513.
R-3 PLAT OF BIRKDALE COMMONS BY DAVID SCHUMANN, PLS 4182, RECORDED IN BOOK I OF PLATS, PAGE 923, UNDER INSTRUMENT NO. 2989780000.



JUNIPER RIDGE				
A PLANNED UNIT DEVELOPMENT OF A PORTION OF THE SE1/4 NE1/4 SECTION 1, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO				
DATE SURVEYED: JULY 2026	DRAFTED BY: KLK	PLLOT DATE: 08/31/2026	SHEET	P.O. Box 2544 Post Falls, ID 83877 208-660-2351 johnsonsurveyingnw.com
FILE NAME: 23-124 SURVEY	CHECKED BY: CJJ	PROJECT No.: 23-124	1 2	

JUNIPER RIDGE

A PLANNED UNIT DEVELOPMENT OF A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT JBR LANDHOLDINGS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "JUNIPER RIDGE P.U.D.", SAID PROPERTY DESCRIBED PER WARRANTY DEED RECORDED 06/30/2023 UNDER INSTRUMENT NUMBER 2940858, RECORDS OF KOOTENAI COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 325 FEET, LESS THE SOUTH 185 FEET, OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 2" ILLEGIBLE BRASS CAP FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 00°19'37" EAST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 185.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°23'55" WEST 658.15 FEET TO A 5/8 INCH REBAR AND PLS 9367 CAP; THENCE NORTH 00°12'22" EAST 140.00 FEET TO A 5/8 INCH REBAR AND PLS 9367 CAP; THENCE SOUTH 89°23'55" EAST 658.45 FEET TO THE EAST LINE OF SAID SECTION 1; THENCE SOUTH 00°19'37" WEST, 140.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.116 ACRES, MORE

THE OWNER HEREBY DEDICATES 40-FOET OF RIGHT-OF-WAY ADJACENT TO 15TH STREET AS SHOWN HEREON TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D' ALENE.

THE OWNER HEREBY DEDICATES A 10-FOOT UTILITY, SIDEWALK AND DRAINAGE EASEMENT, AS SHOWN HEREON AS E-1, ADJACENT TO ALL DEDICATED RIGHTS-OF-WAY AS SHOWN, IS HEREBY GRANTED TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D' ALENE.

TRACTS A AND B SHALL BE DEEDED TO THE JUNIPER RIDGE HOME OWNER'S ASSOCIATION BY SEPARATE INSTRUMENT NUMBER.

A SEWER AND WATER EASEMENT, AS SHOWN HEREON OVER TRACT A, IS HEREBY GRANTED TO THE CITY OF COEUR D'ALENE.

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

WATER SERVICE TO BE PROVIDED BY CITY OF COEUR D'ALENE PER I.C. 50-1334(2).

LOTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS, CODES AND RESTRICTIONS RECORDED UNDER INSTRUMENT NO. _____ RECORDS OF KOOTENAI COUNTY, REQUIREMENTS OF THE JUNIPER RIDGE HOME OWNER'S ASSOCIATION, TOGETHER WITH ANY AND ALL AMENDMENTS MADE THEREAFTER.

Roger Dunteman
ROGER DUNTEMAN, MD, MEMBER
JBR LANDHOLDINGS, LLC

9-4-2026
DATE

Brad Hobson
BRAD HOBSON, MEMBER
JBR LANDHOLDINGS, LLC

9-2-2026
DATE

Josh Meyer
JOSH MEYER, MEMBER
JBR LANDHOLDINGS, LLC

9/02/2026
DATE

NOTARY PUBLIC

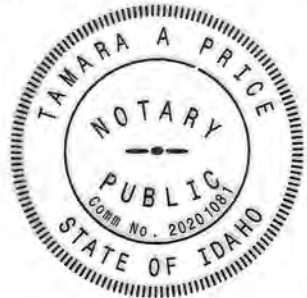
ACKNOWLEDGMENT

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

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS 4th DAY OF September, IN THE YEAR OF 2026, BY ROGER DUNTEMAN, MD, AS MEMBER OF JBR LANDHOLDINGS, LLC.

NOTARY PUBLIC: Tamara A. Price

MY COMMISSION EXPIRES : 03/26/32



NOTARY PUBLIC

ACKNOWLEDGMENT

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

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS 2 DAY OF September, IN THE YEAR OF 2026, BY BRAD HOBSON, AS MEMBER OF JBR LANDHOLDINGS, LLC.

NOTARY PUBLIC: Tamara A. Price

MY COMMISSION EXPIRES : 03/26/32



NOTARY PUBLIC

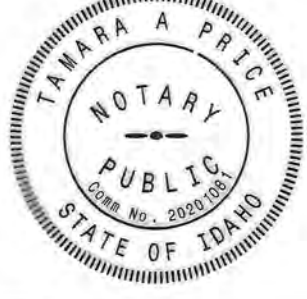
ACKNOWLEDGMENT

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

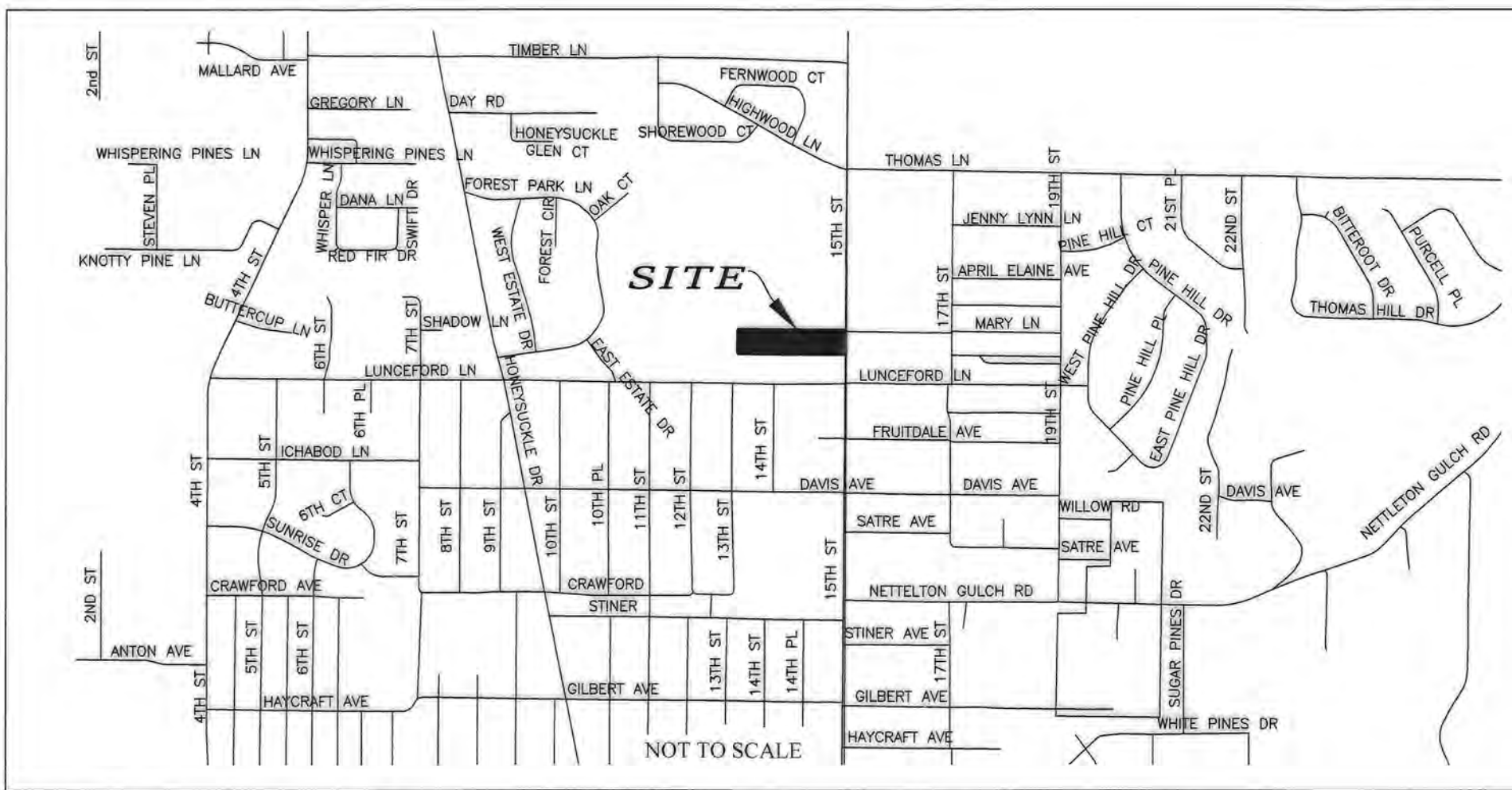
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS 2 DAY OF September, IN THE YEAR OF 2026, BY JOSH MEYER, AS MEMBER OF JBR LANDHOLDINGS, LLC.

NOTARY PUBLIC: Tamara A. Price

MY COMMISSION EXPIRES : 03/26/32



VICINITY MAP



TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS 2nd DAY OF September, 2026, THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH

DECEMBER 31st, 2025

Deputy Treasurer
KOOTENAI COUNTY TREASURER

PANHANDLE HEALTH DISTRICT

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

2026
PANHANDLE HEALTH DISTRICT

9/2/2026
DATE

RECORDER'S CERTIFICATE

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

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

JENNIFER LOCKE
KOOTENAI COUNTY CLERK

BY: _____
DEPUTY CLERK

FEE PAID

COUNTY SURVEYOR'S CERTIFICATE

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

RODNEY E. JONES PLS 12463
KOOTENAI COUNTY SURVEYOR



SURVEYOR'S CERTIFICATE

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

Chad J. Johnson
CHAD J. JOHNSON PLS 9367
DATE



JUNIPER RIDGE

A PLANNED UNIT DEVELOPEMNT OF A PORTION OF THE SE1/4 NE1/4
SECTION 1, TOWNSHIP 50 NORTH, RANGE 4 WEST,
B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: JULY, 2026

DRAFTED BY: KLK

PLOT DATE: 08/31/2026

SHEET

FILE NAME: 23-124 SURVEY

CHECKED BY: CJJ

PROJECT No.: 23-124

2

Johnson
Surveying

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

AGREEMENT TO PERFORM LANDSCAPE WORK

Juniper Ridge

THIS AGREEMENT made this 15th day of September, 2026 between JBR Landholdings LLC, whose address is 1108 N. C Street, Coeur d'Alene, ID 83814, with Brad Hobson, Member, hereinafter referred to as the "**Developer**," and the city of Coeur d'Alene, a municipal corporation and political subdivision of the state of Idaho, whose address is City Hall, 710 E. Mullan Avenue, Coeur d'Alene, ID 83814, hereinafter referred to as the "**City**";

WHEREAS, the City has approved, subject to completion of the required improvements, the subdivision plat of Juniper Ridge, a four (4) lot, two (2) tract residential development in Coeur d'Alene, located in the Southeast ¼ of the Northeast ¼ of Section 1, Township 50 North, Range 4 West, Boise Meridian, City of Coeur d'Alene, Kootenai County, Idaho; NOW, THEREFORE,

IT IS AGREED AS FOLLOWS:

The Developer agrees to complete the following improvements: Open space landscape improvements, as required under Title 17 of the Coeur d'Alene Municipal Code, on or before the 15th day of September, 2027. Said improvements are more particularly described on the submitted estimate dated August 7, 2026, attached as Exhibit 'A', and, shown on the Open Space Plans on file in the City of Coeur d'Alene Planning Department's office and incorporated herein by reference.

The Developer, prior to recording the plat, shall deliver to the City, security in the amount of Eighty-seven Thousand Three Hundred Seventy-five and 00/100 Dollars (\$87,375.00) securing the obligation of the Developer to complete the landscape open space improvements referred to herein. Should the Developer noted herein fail to complete the improvements within the time herein provided, the City may utilize the funds to complete or have the improvements completed. In the event the City completes the improvements as a result of the Developer's default, the Developer shall be responsible for any costs that exceed the installed security for the public improvements noted herein.

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

City of Coeur d'Alene

Developer

Daniel K. Gookin, Mayor

Brad Hobson, Member

ATTEST:

Renata McLeod, City Clerk

EXHIBIT 'A'

Juniper Ridge PUD

Landscape Bond - Cost Estimate
Improvements to be Constructed After Plat Recordation

CONTRACTOR:

ENGINEER: Van Houten Consulting and Design

REFERENCE PLAN SET: Juniper Ridge PUD, dated 3/23/2026

SCOPE OF WORK: Subdivision Infrastructure & Public Improvements

DATE: August 7, 2026

ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	COST PER UNIT	TOTAL ITEM COST
Common Area					
1	Turf Grass	LS	1	\$ 12,900.00	\$ 12,900.00
2	Trees	EA	22	\$ 600.00	\$ 13,200.00
3	Bushes	LS	1	\$ 4,600.00	\$ 4,600.00
4	Irrigation System	LS	1	\$ 7,000.00	\$ 7,000.00
5	Bench w/ Concrete Pad	EA	1	\$ 2,400.00	\$ 2,400.00
6	Picnic Table w/ Concrete Pad	EA	1	\$ 2,400.00	\$ 2,400.00
7	Lights	EA	3	\$ 2,200.00	\$ 6,600.00
Pet Area					
8	Turf Grass	LS	1	\$ 2,100.00	\$ 2,100.00
9	Irrigation System	LS	1	\$ 1,800.00	\$ 1,800.00
10	Fencing	LF	150	\$ 25.00	\$ 3,750.00
11	Pet Waste Receptacle	EA	1	\$ 1,500.00	\$ 1,500.00
Total					\$ 58,250.00
Bond Amount (150%)					\$ 87,375.00

GENERAL NOTES:

1. The quantities presented are an engineer's opinion of probable values associated with the project.
2. Van Houten Consulting and Design makes no claims about actual construction costs incurred.
3. Costs include labor.

AGREEMENT TO PERFORM SUBDIVISION WORK

Juniper Ridge

THIS AGREEMENT made this 15th day of September, 2026 between JBR Landholdings LLC, whose address is 1108 N. C Street, Coeur d'Alene, ID 83814, with Brad Hobson, Member, hereinafter referred to as the "**Developer**," and the city of Coeur d'Alene, a municipal corporation and political subdivision of the state of Idaho, whose address is City Hall, 710 E. Mullan Avenue, Coeur d'Alene, ID 83814, hereinafter referred to as the "**City**";

WHEREAS, the City has approved, subject to completion of the required improvements, the subdivision plat of Juniper Ridge, a four (4) lot, two (2) tract residential development in Coeur d'Alene, located in the Southeast ¼ of the Northeast ¼ of Section 1, Township 50 North, Range 4 West, Boise Meridian, City of Coeur d'Alene, Kootenai County, Idaho; NOW, THEREFORE,

IT IS AGREED AS FOLLOWS:

The Developer agrees to complete the following public improvements: Storm water drainage facilities, signs, concrete curb and sidewalk, and street improvements, as required under Title 16 of the Coeur d'Alene Municipal Code, on or before the 15th day of September, 2027. Said improvements are more particularly described on the submitted estimate of probable construction costs dated August 11, 2026, attached as Exhibit 'A', and, shown on the civil engineering drawings titled "Juniper Ridge PUD Civil Construction Drawings", dated July 23, 2025, stamped and signed by Merle J. Van Houten, PE, #12523 of Van Houten Consulting & Design, LLC, whose address is 401 ½ E. Sherman Avenue, Suite 211, Coeur d'Alene, ID 83814, on file in the City of Coeur d'Alene Engineering Department's office and incorporated herein by reference.

The Developer, prior to recording the plat, shall deliver to the City, security in the amount of Two Hundred and Thirty-five Thousand Nine Hundred Nine and 50/100 Dollars (\$235,909.50) securing the obligation of the Developer to complete the subdivision improvements referred to herein. Should the Developer noted herein fail to complete the improvements within the time herein provided, the City may utilize the funds to complete or have the improvements completed. In the event the City completes the improvements as a result of the Developer's default, the Developer shall be responsible for any costs that exceed the installed security for the public improvements noted herein.

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

City of Coeur d'Alene

Developer

Daniel K. Gookin, Mayor

Brad Hobson, Member

ATTEST:

Renata McLeod, City Clerk

EXHIBIT 'A'

Juniper Ridge PUD

Performance Bond - Cost Estimate
Improvements to be Constructed After Plat Recordation

CONTRACTOR:

ENGINEER: Van Houten Consulting and Design

REFERENCE PLAN SET: Juniper Ridge PUD, dated 3/23/2026

SCOPE OF WORK: Subdivision Infrastructure & Public Improvements

DATE: August 11, 2026

ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	COST PER UNIT	TOTAL ITEM COST
LANDSCAPING					
1	15th St ROW & Tract A Private Road (Trees, shrubs, grass, irrigation)	LS	1	\$ 33,000.00	\$ 33,000.00
CONCRETE					
2	Curb - 6" Standard	LF	91	\$ 28.00	\$ 2,548.00
3	Curb & Gutter (Includes Curb Aprons)	LF	100	\$ 35.00	\$ 3,500.00
4	Concrete Sidewalks, 4" Thickness	SY	558	\$ 52.00	\$ 29,016.00
AGGREGATES AND ASPHALT					
5	Crushed Aggregate Base - 3/4" Minus - Includes Roads, Curbs, Sidewalks	CY	391	\$ 55.00	\$ 21,505.00
6	SP3 Asphalt Pavement	TN	403	\$ 168.00	\$ 67,704.00
Total					\$ 157,273.00
Bond Amount (150%)					\$ 235,909.50

GENERAL NOTES:

1. The quantities presented are an engineer's opinion of probable values associated with the project.
2. Van Houten Consulting and Design makes no claims about actual construction costs incurred.



A handwritten signature in black ink, appearing to read "Merle J. Van Houten".

08/11/2026

CITY COUNCIL STAFF REPORT

DATE: September 15, 2026
FROM: Katie Ebner, Finance Director/Treasurer
SUBJECT: First Amendment to Solid Waste Billing Services Agreement with Kootenai County

DECISION POINT: Should approve Resolution No. 26-074 authorizing the First Amendment to Solid Waste Billing Services Agreement with Kootenai County and authorize the Mayor to execute the Amendment on behalf of the City?

HISTORY: The City of Coeur d'Alene and Kootenai County entered into a Solid Waste Billing Services Agreement on September 6, 2022. Under the agreement, the City provides solid waste billing services on behalf of Kootenai County Solid Waste for customers within City limits. This is done as a convenience for City customers, consolidating County waste management fees and City-provided utilities into one monthly bill for some customers. The parties wish to continue the existing arrangement by extending the agreement through October 1, 2027.

FINANCIAL ANALYSIS: The amendment extends the term of the existing agreement but does not modify the compensation or other financial provisions. All remaining provisions of the September 6, 2022, agreement remain in full force and effect. The agreement is contingent upon Kootenai County receiving the funding necessary to meet its obligations.

PERFORMANCE ANALYSIS: Approval of the amendment will allow the City to continue providing billing services for the County's Solid Waste Department without interruption. Either party may terminate the agreement for any reason upon ninety days' written notice. The agreement may also be extended for one additional one-year term by mutual agreement of the parties.

DECISION POINT: Council should approve the First Amendment to Solid Waste Billing Services Agreement with Kootenai County and authorize the Mayor to execute the Amendment.

**FIRST AMENDMENT TO SOLID WASTE BILLING SERVICES AGREEMENT
CITY OF COEUR D'ALENE**

THIS AMENDMENT is made and effective this ____ day of _____, 2026, by and between Kootenai County, a political subdivision of the State of Idaho (hereinafter "the County"), and the City of Coeur d'Alene, a municipal corporation organized pursuant to the laws of the State of Idaho (hereinafter "City"), an independent contractor.

WHEREAS, the County and City entered into a Solid Waste Billing Services Agreement (hereinafter "Contract") on September 6, 2022, for the provision of billing services for the Kootenai County Solid Waste Department; and,

WHEREAS, the County and Contractor deem it to be of benefit to both parties to amend certain provisions of the Contract, to-wit: amending the Contract to extend the term to October 1, 2027.

NOW, THEREFORE, in consideration of their mutual benefit and the covenants, conditions, agreements, and terms herein, the parties agree as follows:

1. Term and Termination

Term: This Agreement shall commence on October 1, 2022, and end on October 1, 2027. The agreement may be extended by the parties for one (1) additional one (1) fiscal year term by mutual agreement between the parties upon the same terms as this agreement.

This agreement is contingent upon the County receiving the necessary funding to cover the obligations of the County. In the event that such funding is not received or appropriated, the County's obligations under the Contract shall cease and each party shall be released from further performance without any liability to the other party.

Termination: Unless the parties mutually agree to extend the term of this agreement, it will automatically terminate on October 1, 2027. Either party may terminate this agreement for any reason by providing 90 days' written notice to the address for each party contained herein.

2. This amendment is effective as of the ____ day of _____, 2026.
3. This amendment incorporates and includes all changes agreed to by the parties and supersedes and replaces any oral discussions, representations, or stipulations previously entered into by the parties.

4. All other provisions of the Contract, and attachments thereto, dated September 6, 2022, shall remain in full force and effect and shall not in any way be modified, changed, or altered by this amendment.

DATED this _____ day of _____, 2026.

**KOOTENAI COUNTY
BOARD OF COMMISSIONERS**

ATTEST:

JENNIFER LOCKE, CLERK

DATED this _____ day of _____, 2026.

**CONTRACTOR
CITY OF COEUR D'ALENE**

By: _____
Dan Gookin, Mayor

Coeur d'Alene Solid Waste Billing Services Agreement

This agreement is entered into this 6th day of September, 2022, for the mutual benefit of the respective parties hereto: KOOTENAI COUNTY, a political subdivision of the State of Idaho, whose mailing address is P.O. Box 9000, Coeur d'Alene, ID 83816, hereinafter referred to as County and CITY OF COEUR D'ALENE, a municipal corporation organized pursuant to the laws of the State of Idaho, whose mailing address is 710 E. Mullan Ave., Coeur d'Alene, ID 83814, hereinafter referred to as City.

Purpose

This contract is for the billing services for waste disposal fees of commercial solid waste accounts within the city limits of the City. Garbage service for the City will be accomplished through a contract administered and managed by the City. County waste disposal fees for commercial businesses collected under said contract shall be billed through the City's Finance Department.

Definitions

City: The City of Coeur d'Alene, a political subdivision of the State of Idaho, whose mailing address is 710 Mullan Avenue, Coeur d'Alene, ID 83814.

Commercial Account or Commercial Customer: All properties, used for other than residential purposes by the property owner, that generate garbage for disposal in the County's solid waste system.

Commercial Waste: All types of solid waste generated by entities including, but not limited to, stores, offices, restaurants, warehouses and other non-manufacturing activities, excluding residential and industrial waste.

County: Kootenai County, a political subdivision of the State of Idaho, whose mailing address is PO Box 9000, Coeur d'Alene, ID 83816.

Residence: A building or other suitable structure that is used as a dwelling and is inhabited by a person or persons. For solid waste fee purposes, said dwelling may be constructed to provide living space for a single family up to 4 families (fourplex) per building regardless of the number of structures per lot. Single-family through fourplex dwellings will be assessed a single residential solid waste fee for each dwelling space. Multi-family dwellings larger than a fourplex are classed as commercial property and will fall under commercial billing procedure and are not classified as a residence.

Residential Solid Waste: All types of waste generated from a private household or dwelling to sustain living or quality of life for a family residing at that residence. Generally, waste quantities will not exceed 96 gallons (3 garbage cans) per week.

Term and Termination

Term: This Agreement shall commence on October 1, 2022, and end on October 1, 2026. The agreement may be extended by the parties for two (2) additional one (1) fiscal year terms by mutual agreement between the parties upon the same terms as this agreement.

This agreement is contingent upon the County receiving the necessary funding to cover the obligations of the County. In the event that such funding is not received or appropriated, the County's obligations under the Contract shall cease, and each party shall be released from further performance without any liability to the other party.

Termination: Unless the parties mutually agree to extend the term of this agreement, it will automatically terminate on October 1, 2026. Either party may terminate this agreement for any reason by providing 90 days' written notice to the address for each party contained herein.

City's Responsibility

The City shall:

- Establish all new accounts after the effective date of this Agreement.
- Provide billing for all County waste disposal fees on a monthly basis.
- Provide customer service staff during business hours to answer questions and concerns about accounts.
- Maintain a billing system that allows the County and the contracted solid waste collector to reconcile charges for solid waste collections.
- Work with the County and Customers to resolve past due payments.
- The City may charge a late charge or fee for all delinquent accounts in accordance with the established City policies and procedures. All late fees collected by the City shall be retained by the City.
- Provide the County with a monthly list of all delinquent accounts.
- Provide the County, upon request, account information maintained by the City for any delinquent account.
- In the event that the City shuts off an account, the City will notify the County of the shutoff within 1 business day. The City will subsequently notify the County within 1 business day of the account being reactivated.
- On or before the 20th day of each month, the City will make payment to the County for funds collected on behalf of the County for the previous month.
- Provide a monthly comprehensive account status report of all accounts to the County's Solid Waste Department.
- Indemnify, defend and hold the County harmless from any and all liability, loss, damage or claims, of any description, which result from the acts of the City and its employees, officers and/or agents arising out of or in connection with this agreement.

County's Responsibility

The County shall:

- Maintain a billing interface between the contracted solid waste collector and the City to assist in reconciliation of accounts and to notify customers of any billing changes.
- Coordinate delinquent accounts with the City so that solid waste disposal services are not provided to delinquent accounts until such time as they are no longer delinquent.
- In exchange for the City's provision of the contracted billing services, the County will pay to the City the sum of Fourteen Thousand Six Hundred and no/100 Dollars (\$14,600.00) per fiscal year on or before December 31st of each year.

- Provide City staff with training on the County's solid waste billing procedures and fee structures.
- Provide the City with at least 30 days' notice of all rate changes and/or adjustments.
- Provide the City with a monthly report detailing all adjustments or changes to accounts for the next month's bill. To ensure that the City has sufficient time to prepare bills, the County will provide the report to the City no later than the 5 days following the County's receipt of the information from the City's contracted solid waste collector.
- Indemnify, defend and hold the City harmless from any and all liability, loss, damage or claims, of any description, which result from the acts of the County and its employees, officers and/or agents arising out of or in connection with this agreement.

General Provisions

Promise of Cooperation: Should circumstances change, operational difficulties arise, or misunderstandings develop, the parties agree to meet and confer at the request of either party to discuss the issue and proposed solutions. Further, each party agrees not to bring any claim, initiate other legal action, or suspend performance without meeting directly with the other party regarding the subject matter of the disagreement.

Warranty and Compliance with Laws: City warrants that all services performed under this agreement will be performed in a good, workmanlike manner and agrees to comply with all federal, state, city, and local laws, rules, and regulations.

Venue and Choice of Law: Should any legal claim or dispute arise between the parties, the proper place of venue shall be in the First Judicial District, Kootenai County, Idaho, and laws of Idaho shall apply.

Attorney Fees: Reasonable attorney fees and costs shall be awarded to the prevailing party in any suit, action, arbitration or other proceeding of any nature whatsoever instituted in connection with any controversy arising out of this agreement or to interpret or enforce any rights under this agreement.

Assignment: City may not subcontract or assign its rights or duties arising hereunder without the prior written consent of the County, which shall not be unreasonably withheld.

Entire Agreement: This is the entire agreement of the parties and it may not be enlarged, altered, modified, or amended, except upon proper execution of a written agreement signed by both parties hereto.

Severability: If any provision is held unenforceable, such provision is excluded without effect upon the remaining agreement.

Dated this 6th day of September, 2022.

CITY OF COEUR D'ALENE

MAYOR, James Hammond

ATTEST:

CITY CLERK, Renata McLeod

Dated this _____ day of _____, 2022.

KOOTENAI COUNTY
BOARD OF COMMISSIONERS

CHRIS FILLIOS, CHAIRMAN

ATTEST:
JIM BRANNON, CLERK

DEPUTY CLERK

OTHER BUSINESS

CITY COUNCIL STAFF REPORT

DATE: September 15, 2026
FROM: Melissa Tosi, Human Resources Director
SUBJECT: Personnel Rule Amendment – Classification and Compensation Plan

DECISION POINT: Should the City Council approve amendments to the City’s current Classification and Compensation Plan based on the BestDayHR classification and compensation study recommendations, specifically to the Human Resources Specialist, Streets Maintenance Worker, and Building Maintenance Superintendent classifications?

HISTORY: The City entered into a Professional Services Agreement with BestDayHR in January 2026 to complete a classification and compensation study. The consultant presented the overall findings at the July 27, 2026, council meeting. The City of Coeur d’Alene is competitive in the external market, third overall among the eleven peer organizations¹. The study showed the City of Coeur d’Alene has a sound compensation structure and an overall competitive market position. After a review of recommendations, there are two classifications that are clearly below market based on strong comparison data. One additional classification is recommended for upward movement due to internal equity and comparable duties of other similar leveled classifications.

In reviewing each classification, BestDayHR assessed each role against complexity, decision-making, supervision, and impact. Together the factors describe how demanding the role is and what level it belongs at within its kind of work. This is paired with the market data and structural evidence from the study.

The three classifications recommended by BestDayHR for upward movement are:

- Streets Maintenance Worker: Current pay grade 8 → Recommend pay grade 9 (71.1% Compa²)
- Human Resource Specialist: Current pay grade 11 → Recommend pay grade 12 (70.5% Compa)
- Building Maintenance Superintendent: Current pay grade 14 → Recommend pay grade 15 (FLSA Exempt)

The Building Maintenance Superintendent was found to have broadened its scope of work from when it was approved in 2017. Managing the day-to-day operations, preparing and monitoring the annual budget, presenting to Council as needed, overseeing contractors and vendors, and

¹ Boise, Caldwell, Idaho Falls, Meridian, Nampa, Pocatello, Twin Falls, Post Falls, Kootenai County, Spokane, and North Kootenai Water & Sewer District

² Compa are comparisons between the actual wage of an individual and the average market wage for their type of job.

supervising the added custodial classifications move it on par with the Parks and Recreation Superintendent classifications at a pay grade 15. On duties and responsibilities, the three now line up.

FINANCIAL ANALYSIS: The recommended upward movement affects four (4) total employees. The overall implementation cost is \$21,546 for fiscal year 2026-2027 and is broken down as follows:

- Streets Maintenance Worker, 6% increase from a pay grade 8 to 9. This will affect two (2) employees for a total annual increase of \$6,250.
- Human Resources Specialist, 8% increase from a pay grade 11 to 12. This will affect one (1) employee for an annual increase of \$6,305.
- Building Maintenance Superintendent, 9% increase from a pay grade 14 to 15. This will affect one (1) employee for an annual increase of \$8,991.

The implementation cost will come from fund balance or potential savings in general personnel costs over the fiscal year.

PERFORMANCE ANALYSIS: Authorizing the above noted amendments will provide updated leveling for the duties and responsibilities needed for these classifications for both internal equity and external market data.

RECOMMENDATION: The City Council should approve the amendments to the City's current Classification and Compensation Plan based on the BestDayHR classification and compensation study recommendations, specifically to the Human Resources Specialist, Streets Maintenance Worker, and Parks Building Maintenance Superintendent classifications.

Classification & Compensation Plan Amendments

9.15.2026



1

Decision Point

Should the City Council approve amendments to the City's current Classification and Compensation Plan based on the BestDayHR classification and compensation study recommendations?

Classifications:

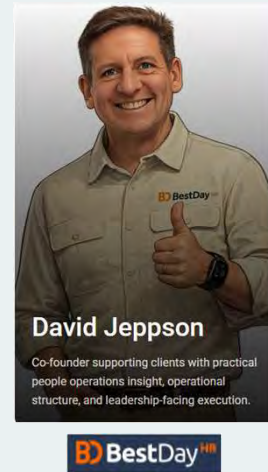
- Streets Maintenance Worker
- Human Resources Specialist
- Building Maintenance Superintendent

2

2

History

- January 2026, Professional Services Agreement with BestDayHR for class/comp study.
- David Jeppson, consultant with BestDayHR, presented the overall findings at the July 27, 2026, council meeting.
- The City of Coeur d'Alene is competitive in the external market, third overall among the eleven peer organizations.
- The study showed the City of Coeur d'Alene has a sound compensation structure and an overall competitive market position.
- Short list of recommendations due to the strongest and most defensible below-market roles.



3

3

Recommendations

Two classifications are clearly below market based on strong comparison data

- Approximately 71% of market on high-confidence matches

Title	Current Pay Grade	Proposed Pay Grade	Compa Ratio
<i>Streets Maintenance Worker</i>	8	9	71.1%
<i>Human Resources Specialist</i>	11	12	70.5%

Roughly
85% - 115%
compa is
"at market"

4

4

Recommendations

One additional classification recommended for upward movement due to internal equity and comparable duties of other similar leveled classifications.

- Increased scope of work to include managing the day-to-day operations, preparing and monitoring the annual budget, presenting to Council as needed, overseeing contractors and vendors, and supervising the added custodial classifications.
- These duties move it on par with both the Parks and Recreation Superintendent classifications at a pay grade 15.

Title	Current Pay Grade	Proposed Pay Grade
<i>Building Maintenance Superintendent</i>	14	15 (FLSA Exempt)

5

5

Financial Analysis

Recommended upward movement affects four (4) employees.

- *Streets Maintenance Worker*, 6% increase from a pay grade 8 to 9. This will affect two (2) employees for a total annual increase of \$6,250.
- *Human Resources Specialist*, 8% increase from a pay grade 11 to 12. This will affect one (1) employee for an annual increase of \$6,305.
- *Building Maintenance Superintendent*, 9% increase from a pay grade 14 to 15. This will affect one (1) employee for an annual increase of \$8,991.

The implementation cost will come from fund balance or potential savings in general personnel costs over the fiscal year.

Overall
implementation
cost of \$21,546

6

6

Recommendation

Compensation & Classification

Approve the Classification and Compensation Plan amendments based on the BestDayHR recommendations, specifically the Human Resources Specialist, Streets Maintenance Worker, and Building Maintenance Superintendent classifications.

7

7



8

RESOLUTION NO. 26-075

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN AMENDMENT TO THE CITY'S CLASSIFICATION AND COMPENSATION PLAN RE-LEVELING THE BUILDING MAINTENANCE SUPERINTENDENT POSITION FROM PAY GRADE 14 TO PAY GRADE 15, THE HUMAN RESOURCES SPECIALIST POSITION FROM PAY GRADE 11 TO PAY GRADE 12, AND THE STREETS MAINTENANCE WORKER POSITION FROM PAY GRADE 8 TO PAY GRADE 9.

WHEREAS, the need to amend the Classification and Compensative Plan has been deemed necessary by the City Council, the Human Resources Director, the Parks & Recreation Director, and the Streets & Engineering Director; and

WHEREAS, the following Classification and Compensation Plan change has been proposed:

Department	Current Title	Current Pay Grade	Proposed Pay Grade
Parks & Recreation	Building Maintenance Superintendent	14	15
Human Resources	Human Resources Specialist	11	12
Streets & Engineering	Streets Maintenance Worker	8	9

and

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

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

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

NOW, THEREFORE,

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

DATED this 15th day of September, 2026.

Daniel K. Gookin, Mayor

ATTEST:

Renata McLeod, City Clerk

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

ROLL CALL:

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

_____ was absent. Motion _____.

**City of Coeur d'Alene
Kinds and Levels Chart**

Pay Grade	Administration Legal Municipal Services	PW Water Wastewater Streets & Engineering	Public Safety	Parks & Recreation Library	Community Development Building
21	City Administrator				
20	Legal Services Dir/City Attorney		Police Chief Fire Chief		
19	Finance Director/Treasurer		Assistant Fire Chief		
18	Human Resources Director Municipal Services Dir/City Clerk Chief Deputy City Attorney Comptroller	Streets & Engineering Director Wastewater Director Water Director	Deputy Fire Chief Fire Marshal	Parks & Recreation Director Library Director	Community Planning Director
17	IT Database Application Developer IT Network Systems Administrator	City Engineer/Lead Project Mgr			Building Official
16	Deputy City Attorney				
15	Assistant City Attorney	Lab & Pretreatment Supervisor Asst. Wastewater Director Asst. Water Director Asst. Streets & Eng. Director Engineering Project Manager Capital Program Manager Utilities Project Manager Chief Wastewater Operator	IT Sys. Analyst Coordinator	Parks Superintendent Recreation Superintendent Building Maintenance Superintendent	
14	Accountant Network Specialist TV Production Coordinator IT Utility Operations Specialist	Collection Supervisor Asst. Project Manager Asst. Office & Field Project Manager		Building Maintenance Superintendent	Senior Planner
13	Deputy City Clerk	Shop Supervisor Automation Engineer			Associate Planner
12	GIS Coordinator Senior Legal Assistant Mayor's Executive Assistant Payroll Coordinator IT Programmer IT Technician II Human Resources Specialist	Utility Supervisor Field Supervisor (Streets) Public Works Inspector (Eng.) Wastewater Operator III Lead Traffic Tech./Electrician Wastewater Field Inspector Cross Conn. Control Op/Field Insp. Compost Lead Operator Lab Analyst Mechanic (Streets & Parks) Wastewater Maint. Mechanic Collection Operator III Lead Utility Operator Lead Field Worker Electrician	Records Supervisor Crime Analysis/Interv Spec	Librarian	Assistant Planner Building Inspector/Plans Examiner Plumbing/Mech. Bldg. Inspector
11	Executive Assistant (Police & Fire) Human Resources Specialist IT Technician I		Code Enforcement Officer IT Technician Public Safety IT Technician Invest. Spec./Report Taker Property Evidence Spec	Urban Forester Recreation Program Coordinator	Community Development Specialist

**City of Coeur d'Alene
Kinds and Levels Chart**

Pay Grade	Administration Legal Municipal Services	PW Water Wastewater Streets & Engineering	Public Safety	Parks & Recreation Library	Community Development Building
10	Administrative Assistant Legal Assistant Accounting Specialist	Heavy Equipment Operator Wastewater Operator II Collection Operator II Senior Utility Operator Compost Operator Utility Operator	Fleet Mgr & Equip. Spec Crime Victim Advocate Animal Control Officer	Library Communications Coord. Irrigation Tech./Lead Maint. Worker P&R Trails Coordinator Parks Lead Maintenance Worker	Permit Coordinator
9	Lead Utility Billing Specialist	Wastewater Operator I Collection Operator I Street Maintenance Worker	Records Specialist	Parks Maintenance Worker II Building Maintenance Worker Library IT Coordinator	Planning Technician
8	Utility Billing Specialist Customer Service Support Specialist	Street Maintenance Worker Utility Maintenance Worker		Young Adult Coordinator Recreation Monitor Parks Maintenance Worker I Lead Custodian	Permit Technician (Building)
7	<i>No positions assigned</i>				
6	Department Specialist			Library Technician Library Cataloging Technician	
5				Reference Clerk	
4				Library Clerk Custodian	
3	<i>No positions assigned</i>				
2	<i>No positions assigned</i>				
1	<i>No positions assigned</i>				

CITY COUNCIL STAFF REPORT

DATE: September 15, 2026
FROM: Randy Adams, City Attorney
SUBJECT: Kratom Ordinance

DECISION POINT: Should the City Council adopt a new Chapter, Chapter 9.27, Regulation of Kratom?

HISTORY: Kratom is the term used for the leaves of a tropical Asian evergreen tree, *Mitragyna speciosa*. It has been used in herbal medicine since at least the 19th century, historically consumed by chewing, smoking, and drinking in a tea. In 2019, the United States Food and Drug Administration stated that there is no evidence that Kratom is safe or effective as a medication for treating any condition and has not been shown to have a positive effect on mental health. That continues to be the position of the FDA. However, it is used by some for chronic pain management, for treating opioid withdrawal symptoms, and for recreational purposes. Kratom is reported by some to act as a stimulant. Research is also ongoing to determine possible antipsychotic and antidepressant properties.

Kratom sold today often contains active compounds that interact with opioid receptors and carry risks of dependence, misuse, and adverse health effects. The safety concerns are primarily related to adulterated or chemically enhanced Kratom products, particularly those containing artificially elevated levels of 7-hydroxymitragynine (7-OH). 7-OH is an opiate that is 13 times more powerful than morphine, leading to Kratom being referred to as “Gas Station Heroin.”

Kratom is available over-the-counter, without a prescription, at many convenience stores, gas stations, boutique botanical stores, and smoke shops. There are no restrictions on its purchase or possession by minors. In fact, some retailers sell Kratom in forms specifically designed to appeal to children, such as gummies or ice cream cones. Several cities in Idaho (Kellogg, Post Falls, Idaho Falls, Sandpoint, Garden City, among others) have considered various types of regulation of Kratom, but, to my knowledge, none have adopted any regulations yet. At a hearing before the Kootenai County Board of Commissioners regarding the possible Countywide ban of retail sales of Kratom, a speaker spoke in opposition and addressed the benefits of the natural version of Kratom. There has been some discussion about having uniform regulations for all jurisdictions in Kootenai County, for the purpose of enhancing enforcement, but, even if all jurisdictions agreed on the format of the regulations, it will likely be some time before they would be passed. In the meantime, the harms associated with Kratom and Kratom products would continue. The State Legislature considered SB 1418 in 2026, which would have provided Statewide basic consumer protections related to Kratom products sold in Idaho while preserving access to natural Kratom leaf for adults, but it failed on the Senate floor 15-20.

On July 1, 2026, the Kootenai County Coroner sent a letter to city councils and mayors urging the passage of regulations banning the sale of Kratom. See Exhibit “A” hereto. He stated that his office “is unfortunately processing an increasing number of deaths where Kratom is involved as one of the toxic ingredients. One death this past year was the result of an overdose involving only Kratom.” The Coroner further stated: “Natural Kratom is not safe.” He said: “Drug rehabilitation groups in Kootenai County are reporting a tremendous increase in the number of people who are arriving at their facilities addicted to Kratom.” Attempts to control, in contrast to banning, Kratom, he noted, have had no benefit.

In April 2026, Councilmember Sheckler was contacted by the Coeur d’Alene Press asking, in light of Kellogg’s discussion of Kratom regulations, whether Coeur d’Alene was considering similar regulations. He asked the Police and Legal Departments to look into the issue, and Mayor Gookin authorized the Legal Department to draft an Ordinance for Council consideration. The resulting proposed Ordinance is the result of extensive discussions with Police, the Prosecutor, and attorneys for other Idaho cities.

FINANCIAL ANALYSIS: There will be no additional cost to the City. Enforcement will be a normal part of policing and prosecution.

PERFORMANCE ANALYSIS: The proposed Ordinance requires a City license to produce, distribute, or dispense Kratom or Kratom products. It prohibits the distribution or dispensing of Kratom or Kratom products to persons under the age of 21. It prohibits persons under the age of 21 from knowingly or intentionally possessing Kratom or Kratom products. It limits the levels of 7-OH and solvents in Kratom or Kratom products possessed, produced, or distributed in the City. It prohibits possessing, producing, or distributing Kratom or Kratom products as a confection, that mimics a candy product, or that is marketed in a way that is likely to appeal to children. It provides labeling requirements, and requires that Kratom and Kratom products be secured behind a counter or in a locked display case. The Ordinance provides that the Police have the power to inspect businesses selling Kratom or Kratom products to ensure compliance with the requirements of the Ordinance. An initial violation of labeling and accessibility regulations is subject to a civil penalty. Subsequent violations are infractions. A first violation of any other section of the Ordinance is an infraction, with subsequent violations constituting a misdemeanor. However, any violation of regulations related to licensing and selling to minors constitutes a misdemeanor. A license can be revoked or denied for repeated violations. An appeal process is provided for a person whose license has been revoked or who has been denied a license.

There is currently no field test for Kratom. However, it is felt that the proposed regulations will deter unlawful sale, use, and possession, and the enforcement mechanism will be in place when testing becomes available.

DECISION POINT/RECOMMENDATION: Council should decide whether to adopt Chapter 9.27, Regulation of Kratom.

Dr. Duke Johnson, M.D.

CORONER



July 1, 2026

Dear Mayor and City Council Members,

This letter is written in support of the proposed Kootenai County ordinance to ban the sales of all forms of Kratom within the unincorporated area of Kootenai County including natural Kratom. The ordinance does not ban the possession or personal use of Kratom.

Reasoning for Banning the Sale of Kratom in Kootenai County

- As Kootenai County Coroner, our office is unfortunately processing an increasing number of deaths where Kratom is involved as one of the toxic ingredients. One death this past year was the result of an overdose involving only Kratom.
- 2% of natural Kratom, according to Texas Health and Human Services, contains 7-hydroxymitraginine (7-OH) which is an opiate that is 13 times more powerful than morphine. Natural Kratom is not safe.
- Kratom is currently sold over-the-counter in convenience stores, gas stations and vape shops under no restrictions. A child can purchase it.
- Kratom sales and manufacture are unregulated and some products being sold contain 98% 7-OH!
- Some retailers sell Kratom in forms purposely designed to attract children since it is made in the form of gummies and ice cream cones.

Kootenai County Coroner's Office

250 E. Dalton Ave – Suite #1

Coeur d' Alene, Idaho 83815

(208) 446- 2199 – PHONE

(208) 446-2183 - FAX

- Drug rehabilitations groups in Kootenai County are reporting a tremendous increase in the number of people who are arriving at their facilities addicted to Kratom.
- Kratom is referred to as "Gas Station Heroin".
- According to marketresearchfuture.com, Kratom sales in 2025 were \$7 billion and projected to be \$22 billion by 2035.
- People have died consuming natural Kratom that has not been modified.
- FDA states "There are no prescription or over-the-counter drug products containing kratom or its known alkaloids that are legally on the market in the U.S."
- Kratom industry points to a couple of published studies which conclude that Kratom is safe, but these studies were paid for by the industry and eliminated subjects who had side-effects.
- This published article by nation poison control centers (Association Between State-level Kratom Regulations and Poison Center-reported Severe Medical Outcomes and Healthcare Use: A United States National Analysis. Addiction 2026:1-11) concludes: Of 8,919 kratom poison center exposures: "Consumer protection laws do nothing to reduce severe outcomes, hospitalizations, or deaths.
- States with laws to control (instead of banning) Kratom had 2.5 times more exposures, 3.2 times more severe outcomes (including death) and 2.4 times more hospitalizations than banned states!

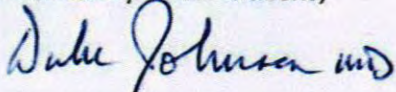
As you can see, attempting to control Kratom has no benefit when it comes to reducing exposures, severe outcomes including death and hospitalizations. Only banning sales really benefits our citizens.

Some proponents of Kratom have reported to me that they have taken Kratom for 11 years and had no repercussions or problems. However, survival longevity is not an argument for safety. There are heroin addicts alive today who are in their 50s and 60s but we'd hardly conclude we should legalize heroin because some were able to survive.

Kratom users are addicted to Kratom and they need help. We need to protect innocent people from becoming addicted. I hope you will join us in this effort. Hopefully, in the next legislative session, our Idaho legislature will resist lobbyists and stand firmly against Kratom as eight other states have to protect our citizens.

I'm happy to answer any questions you may have.

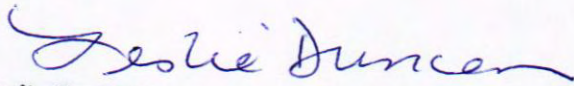
For the safety of our citizens,



Dr Duke Johnson M.D
Kootenai County Coroner

Attached you will find Kootenai County's proposed ordinance for your review. Please consider joining the County in banning the sale of Kratom. Dr. Johnson and I are willing to present to your city council and answer any questions you might have. Time is of the essence.

Sincerely,

A handwritten signature in blue ink, reading "Leslie Duncan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Leslie Duncan
Kootenai County Commissioner

Kootenai County Code

Title 3

Business and Commercial Regulations

Chapter 4

Prohibition of Sale and Distribution of Kratom Products

3.4.101: PURPOSE AND INTENT: It is the purpose and intent of this chapter to protect the public health and safety of Kootenai County residents and visitors by prohibiting the sale and distribution of kratom (*Mitragyna speciosa*) products to all individuals, including any products containing 7-hydroxymitragynine, mitragynine, or any extract, synthetic alkaloid, or synthetically derived compound.

3.4.102: DEFINITIONS:

DISTRIBUTE: To furnish, give away, exchange, transfer, deliver or supply, whether or not for monetary gain.

KRATOM PRODUCT: Any kratom analogue, food product, food ingredient, dietary ingredient, dietary supplement, or beverage intended for human consumption which contains any part of the leaf of the plant *Mitragyna speciosa* or an extract, synthetic alkaloid, or synthetically derived compound of such plant and is manufactured as a powder, capsule, pill, beverage, or other edible form.

PERSON: Shall include any natural person and any lawfully created business entity, including, without limitation, any partnership, corporation, or limited liability company.

3.4.103: PROHIBITION ON SALE OR DISTRIBUTION OF KRATOM PRODUCTS:

A. No person shall distribute, sell, or permit to be sold or distributed a kratom product to any person.

B. Any person violating this section shall be guilty of a misdemeanor and shall be subject to the penalty set forth in section 1-4-1 [1.4.101] of this code.

3.4.104: SUNSET UPON STATE OR FEDERAL REGULATION: This chapter shall be effective until preempted by the State of Idaho or the federal government.

Regulation of Kratom

Ordinance 26-1015

1



"Kratom" refers to the leaf of the *Mitragyna speciosa* tree, native to Asia

In the 19th century, it was generally chewed, smoked or drank.

2

Today, it's found in a variety of forms,
including capsules and edibles.



3



It's often displayed on counters where minors can
access it.

4



And it's offered in forms that appeal to minors.

5



Kratom Gummies



6



- As Kootenai County Coroner, our office is unfortunately processing an increasing number of deaths where Kratom is involved as one of the toxic ingredients. One death this past year was the result of an overdose involving only Kratom.
- 2% of natural Kratom, according to Texas Health and Human Services, contains 7-hydroxymitraginine (7-OH) which is an opiate that is 13 times more powerful than morphine. Natural Kratom is not safe.
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7

- Drug rehabilitations groups in Kootenai County are reporting a tremendous increase in the number of people who are arriving at their facilities addicted to Kratom.
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- People have died consuming natural Kratom that has not been modified.
- FDA states "There are no prescription or over-the-counter drug products containing kratom or its known alkaloids that are legally on the market in the U.S."
- Kratom industry points to a couple of published studies which conclude that Kratom is safe, but these studies were paid for by the industry and eliminated subjects who had side-effects.

8

SANDPOINT — The City Council unanimously voted to table Mayor Jeremy Grimm's proposed prohibition on the sale of kratom products Wednesday evening.

The motion was made by Council President Deb Ruehle, who said the sale of kratom was not a crisis in Sandpoint and that the issue was too complex for a municipality to handle. Ruehle said the council received written testimony opposing the ban from across the nation and as far away as Virginia.

"Intoxicating substances are regulated at the state and federal level, whether there's agreement or not on the local level. With that, this tends to create a lot of confusion for individuals on either side of this issue," Ruehle said. "So, I'm asking my fellow counselors to table this item until at a time that we have more input from the state and federal level."

CDA Press, May 25, 2026

9

PHD issues kratom warning

| February 23, 2026 10:15 AM

The Panhandle Health District on Monday issued a districtwide warning for kratom, a drug it says has addictive and overdose potential.

"Kratom, and in particular 7-OH, appears to be a growing problem in Northern Idaho and the rest of the nation," said Panhandle Health District's Medical Director, Gregory Pennock, MD. "Deaths associated with kratom use have occurred in Northern Idaho per my communications with the Kootenai County Coroner. The health district wants to increase local awareness of these potentially dangerous products for individuals, parents, educators, healthcare workers, government officials and retailers."

Kratom derives from the leaves of an evergreen tree native to Southeast Asia. At low doses, kratom produces a mild stimulant effect, causing increased alertness and energy, while at higher doses it has sedative properties similar to opioids.

CDA Press

10

Proposed Ordinance

- A City license to produce, distribute, or dispense Kratom or Kratom products.
- The distribution or dispensing of Kratom or Kratom products to persons under the age of 21 is prohibited.
- Persons under the age of 21 are prohibited from knowingly or intentionally possessing Kratom or Kratom products.
- Limits the levels of 7-OH and solvents in Kratom or Kratom products possessed, produced, or distributed in the City.
- Prohibits possessing, producing, or distributing Kratom or Kratom products as a confection, that mimics a candy product, or that is marketed in a way that is likely to appeal to children.
- Provides labeling requirements.
- Requires that Kratom and Kratom products be secured behind a counter or in a locked display case.

11

Proposed Ordinance, cont.

- Police have the power to inspect businesses selling Kratom or Kratom products to ensure compliance with the requirements of the Ordinance.
- Penalties include a civil citation, an infraction citation, and a misdemeanor citation.
- A license can be revoked or denied for repeated violations. An appeal process is provided for a person whose license has been revoked or who has been denied a license.

12

KELLOGG — The Kellogg City Council voted unanimously Wednesday night to approve a resolution banning the sale of kratom within city limits.

The resolution prohibits new retailers from selling the substance and gives existing retailers until May 8 to remove kratom products from their shelves. At least three businesses in Kellogg currently sell kratom. The product is also sold in Pinehurst and Wallace.

Kellogg is the first city in Idaho to enact such a ban. However, several neighboring cities have said they are considering similar action and were waiting to see how Kellogg would proceed.

CDA Press, April 10, 2026

13

Thank You

Police and the City's Prosecutor are here
to answer questions.

14

COUNCIL BILL NO. 26-1015
ORDINANCE NO. _____

AN ORDINANCE ADDING A NEW CHAPTER, 9.27, REGULATION OF KRATOM, TO THE MUNICIPAL CODE OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

WHEREAS, it is deemed by the Mayor and City Council to be in the best interests of the City of Coeur d'Alene that said Chapter 9.27 be adopted.

NOW, THEREFORE,

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

SECTION 1. *That a new Chapter, Chapter 9.27, Regulation of Kratom, is hereby added to the Coeur d'Alene Municipal Code as follows:*

**CHAPTER 9.27
REGULATION OF KRATOM**

9.27.010: DEFINITIONS

9.27.020: LICENSES

9.27.030: PROHIBITED ACTS

9.27.040: LABELING

9.27.050: INSPECTIONS

**9.27.060: LIMITATION ON ACCESSIBILITY TO AND SALE OF KRATOM AND
KRATOM PRODUCTS**

9.27.070: PENALTIES

9.27.080: LICENSE DENIAL AND REVOCATION

9.27.090: APPEALS

9.27.010: DEFINITIONS:

The following definitions shall apply in this chapter:

ALKALOID FRACTION: A portion of a plant or plant extract that contains primarily alkaloid compounds.

KRATOM: The leaves of the *Mitragyna speciosa* tree, in fresh, dried, or dehydrated form, and synthetic equivalents of the substances contained in the leaves, and their isomers, esters, ethers, salts, and salts of isomers, esters, and ethers.

KRATOM PRODUCT: The material extracted from Kratom leaves through the application of a solvent consisting of water, ethanol, food-grade carbon dioxide, or another solvent allowed by federal or state law to be used in the manufacture of a food ingredient, including any substance containing 7-hydroxymitragynine or mitragynine.

9.27.020: LICENSES:

It is unlawful for any person to produce, distribute, or dispense Kratom or Kratom Products without first having obtained a license from the Clerk of the City. The application for a license shall be made on a form provided by the City Clerk's Office and shall be accompanied by the fee established by Resolution of Council. A Kratom vendor license shall expire on December 31 of each year.

9.27.030: PROHIBITED ACTS:

A. It shall be unlawful for any person to knowingly distribute or dispense Kratom or Kratom Product to any person under the age of twenty-one (21).

B. It is unlawful for any person under the age of twenty-one (21) to knowingly or intentionally possess Kratom or Kratom Product.

C. No person shall possess, produce, or distribute a product that contains any of the following:

1. A level of 7-hydroxymitragynine in the alkaloid fraction that is greater than two percent of total alkaloids in a container and with a single serving of a product exceeding one milligram per serving of 7-hydroxymitragynine; or

2. A level of mitragynine in its natural form, or that is extracted using FDA approved food solvents that limit the potency of the product, which contains levels of residual solvents higher than is allowed in the U.S. Pharmacopeia 467, or a single serving size of greater than eighty milligrams.

D. No person shall possess, produce, or distribute a Kratom Product that:

1. Is a confection; or

2. Mimics a candy product; or

3. Is manufactured, packaged, labeled, or distributed in a way that is likely to appeal to children, including in the distinct shape of a human, an animal, or a fruit.

E. The limits established in this section shall not apply to any quantity of Kratom Product dispensed pursuant to a valid prescription.

9.27.040: LABELING:

Kratom or Kratom Product produced, manufactured, distributed, offered, sold, or offered for sale shall have a label that clearly and conspicuously provides the following information on each retail package:

- A. A statement prohibiting the use by individuals who are under twenty-one years of age, who are pregnant, or who are breastfeeding;
- B. A recommendation to consult a health care professional prior to use;
- C. A statement that Kratom may be habit forming;
- D. The following statement: “This product is not intended to diagnose, treat, cure, or prevent any disease.”;
- E. The following statement: “Keep out of reach of children”;
- F. The name and the address for the place of business of the manufacturer and distributor; and
- G. Directions for use that include, but are not limited to, the following:
 - 1. A recommended amount of Kratom Product per serving that is:
 - a. Clearly described on the label for product forms such as capsules, gummies, prepackaged single serving units, and similar product forms; or
 - b. For beverages, liquids, or loose powders, a clear instruction or a mark on the package or container that clearly informs the consumer regarding the recommended serving size and servings per twenty-four hour period;
 - c. A recommended maximum number of servings that should be consumed in a twenty-four hour period;
 - d. A listing of the servings per container;
 - e. A listing of all the ingredients in the product; and
 - f. The amount per serving of each of the following Kratom compounds:
 - (i) mitragynine; and
 - (ii) 7-hydroxymitragynine.
- H. No packaging shall use the term “All Natural” or words to that effect.

9.27.050: INSPECTIONS:

The Police Department shall have the power to inspect any business selling Kratom or Kratom Products for the purpose of determining compliance with this Chapter. Such inspection may occur at any time the business is open to the public.

9.27.060: LIMITATION ON ACCESSIBILITY TO AND SALE OF KRATOM AND KRATOM PRODUCTS:

A. A business establishment that offers for sale Kratom and/or Kratom Products shall ensure that all packages of the drugs are displayed and offered for sale only:

1. Behind a checkout counter where the public is not permitted and cannot readily obtain access; or
2. Inside a locked display case.

B. All sales shall be conducted with an employee of the retailer and cannot be conducted by a self-service system.

9.27.070: PENALTY:

Any person violating any of the provisions or requirements of this Chapter is subject to a civil citation, or is guilty of an infraction or misdemeanor as follows:

A. An initial violation of § 9.27.040 or 9.27.060 shall be a civil offense, subject to a citation and penalty in the amount established by Resolution of Council for a civil citation. Any subsequent violation of § 9.27.040 or § 9.27.060 within one (1) year shall be an infraction punishable by a fine of one hundred fifty and no/100 dollars (\$150.00).

B. Except as otherwise provided in subsection C hereof, an initial violation of any other provision of this Chapter is an infraction subject to a fine of one hundred fifty and no/100 dollars (\$150.00). Any subsequent violation is a misdemeanor punishable as provided in section 1.28.010 of this Code.

C. Any violation of § 9.27.020 or § 9.27.030(A) is a misdemeanor punishable as provided in section 1.28.010 of this code.

9.27.080: LICENSE DENIAL AND REVOCATION:

A. In addition to any penalty provided in § 9.27.070, any person who violates § 9.27.020 shall be denied a license under this Chapter for a period of three (3) years from the date of the latest violation. Upon a license revocation for any other reason, a person shall be denied a license under this Chapter for a period of one (1) year from the date of the latest violation.

B. A license issued under this Chapter shall be revoked upon:

1. A second violation within one (1) year pertaining to labeling or display requirements.
 2. A second violation within three (3) years for knowingly selling Kratom or Kratom Product to a person under the age of twenty-one (21).
- C. If a person is convicted of a violation of any provision of this Chapter three (3) times within a five (5) year period, that person shall not be eligible for a license for a period of five (5) years.

9.27.090: APPEALS:

- A. A person whose application for a license has been denied, or any person holding a license which is revoked, may file a written notice of appeal with the City Clerk within ten (10) business days following mailing of the notification of the denial, suspension, or revocation. Until the appeal is determined, the person may not sell Kratom or Kratom Products.
- B. The written notice of appeal shall state the grounds for the appeal, identifying the specific objections to the decision, any abuse of discretion that occurred, or where the decision was not supported by the evidence. The appeal shall be accompanied by such evidence as the appellant deems necessary to support the appeal.
- C. The City Clerk shall fix the time for a hearing before the City Council, which shall occur between fifteen (15) and forty (40) days after filing the notice of appeal. An extension of up to thirty (30) days shall be granted upon request by the appellant or the City. At least ten (10) days prior to the hearing date, written notice shall be given to the appellant of the time and place of the hearing. The hearing shall be de novo and all credible evidence bearing on the questions of whether the denial or revocation was proper may be received. The applicant shall have the burden to show that the denial or revocation was contrary to the law or not supported by the evidence. The City Council shall consider the purpose and intent, as well as the language, of the pertinent provisions of the Code.
- D. Following the hearing, the City Council may affirm or reverse the denial or revocation of the license, and shall provide notice of the decision to the applicant.

SECTION 2. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3. 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.

SECTION 4. After its passage and adoption, a summary of this Ordinance, under the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Coeur d’Alene, and upon such publication shall be in full force and effect.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Coeur d’Alene at a regular session of the City Council on September 15, 2026.

APPROVED, ADOPTED and SIGNED this 15th day of September, 2026.

Daniel K. Gookin, Mayor

ATTEST:

Renata McLeod, City Clerk

SUMMARY OF COEUR D'ALENE ORDINANCE NO. _____
New Chapter 9.27 entitled "Regulation of Kratom"

AN ORDINANCE ADDING A NEW CHAPTER, 9.27, REGULATION OF KRATOM, TO THE MUNICIPAL CODE OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. _____ IS AVAILABLE AT COEUR D'ALENE CITY HALL, 710 E. MULLAN AVENUE, COEUR D'ALENE, IDAHO 83814 IN THE OFFICE OF THE CITY CLERK.

Renata McLeod, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Randall R. Adams, am City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. _____, adding Chapter 9.27 entitled "Regulation of Kratom" to the Municipal Code of the City of Coeur d'Alene, 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 15th day of September, 2026.

Randall R. Adams, City Attorney

PUBLIC HEARINGS

CITY COUNCIL STAFF REPORT

DATE: SEPTEMBER 15, 2026
FROM: KATIE EBNER, FINANCE DIRECTOR/TREASURER
SUBJECT: AMENDMENTS TO THE 2025-2026 FISCAL YEAR APPROPRIATIONS
(BUDGET)

DECISION POINT: Should Council approve and adopt Council Bill No. 26-1016 to amend the Fiscal Year 2025-26 Budget by a total of \$2,956,342 for City expenditures?

HISTORY: The City Council annually amends the original appropriations ordinance for unanticipated expenditures.

FINANCIAL ANALYSIS: Idaho Code § 50-1003(3) allows the City Council at any time during the current fiscal year to amend the appropriations ordinance to reflect the receipt of revenues and/or the expenditure of funds that were unanticipated when the ordinance was adopted. The City each year adopts an amendment or amendments to the appropriations' ordinance.

Revenue Adjustments

The projected revenues have been adjusted upward by \$3,058,772, incorporating both unanticipated income and the use of Fund Balance from carryovers or one-time costs previously approved by the Council. Key adjustments to revenues include:

- **Fees and licenses Revenues:** Budgeted revenues in this category increased by \$444,295. This increase is from additional building permit and inspection fee revenue above projections.
- **Intergovernmental revenue:** Highway User revenue is expected to come in \$170,000 over budget to recognize an additional payment from ITD.
- **Use of Fund Balance:** For purposes of this budget amendment, use of General Fund balance is reflected as the funding source for expenditure increases that exceed increases in projected revenues. The City anticipates sufficient expenditure savings to offset these increases; however, those anticipated savings have not been deducted from individual department appropriations for purposes of this resolution. Savings by department and actual use of fund balance are reported in the City's annual audited financial statements.

General Fund Revenue Changes			
FEES & LICENSES	Budgeted	Projected	Increase (Decrease)
Property Taxes	27,246,507	27,354,507	108,000
Fees and Licenses	7,214,300	7,658,595	444,295
Intergovernmental	16,693,273	16,903,273	210,000
Services	346,100	418,100	72,000
Fines and Forfeits	377,700	380,700	3,000
Miscellaneous	127,800	324,526	196,726
Interfund Transfer	4,111,199	4,186,199	75,000
Total	56,116,880	57,225,900	1,109,021

Expenditure Adjustments

The total budgeted General Fund expenditures have been increased by \$2,956,342. Significant adjustments include:

- **Administration:** An additional \$85,126 to reflect payouts related to the Voluntary Separation Incentive program approved by City Council in December 2025.
- **Municipal Services:** Carryover of the City-wide automation budget unspent in the prior fiscal year.
- **Fire Department:** Just under \$650,000 was allocated to Constant Staffing in the Fire Department. A minimum number of staff must be on duty for each shift. If there is illness or injury, overtime must be paid to ensure minimum staffing requirements are met. An increase of \$332,039 in the supplies and services budget accounts for equipment needs for new staff and grant-related expenditures. An additional \$166,528 to reflect payouts related to the Voluntary Separation Incentive program and \$83,472 is budgeted to provide capacity for expenditure increases related to a Fire Department leadership reorganization.
- **Police Department:** Just over \$500,000 million was added to the police department budget to account for equipment needs; \$145,000 for a training facility, \$282,300 for the purchase of 3 additional patrol vehicles, and \$73,645 added to the supplies and services budget to reflect grant-related expenditures and repair of a gate.
- **Streets:** Roughly \$535,000 was added to the Streets and Engineering budget. Roughly \$345,000 was carryover from prior year streets projects. An additional \$170,000 was added for streets projected due to unexpected revenue from ITD.
- **Building Maintenance:** \$140,000 reflects increased spending authority to repair HVAC systems in two City buildings.
- **General Government:** The Cemetery Fund is a special revenue fund primarily supported by cemetery lot sales. Lot sale revenues are no longer sufficient to cover the ongoing costs of cemetery operations and maintenance. This is an issue faced by many municipal cemeteries as available inventory declines, often resulting in a greater portion of

cemetery maintenance costs being supported by the General Fund. Staff are currently analyzing the cost of cemetery lots, remaining lot inventory, and future operating needs to develop a recommendation for updated lot pricing. In the interim, an additional \$130,000 is needed to support current operating costs in the Cemetery Fund.

- **Other Cost Increases:** The remaining cost increases in the General Fund include various unanticipated expenses such as staff overtime, separation payments for accrued comp time, vacation, and retirement sick leave payouts, spending from new grant awards, and the continuation of project expenses carried over from the previous year.

PERFORMANCE ANALYSIS: These budget amendments are necessary to ensure that the City of Coeur d'Alene can continue to provide essential services and maintain its infrastructure. The amendments also reflect the City's commitment to transparency and fiscal responsibility by accurately updating the budget to reflect current financial realities.

DECISION POINT: Council should approve and adopt Council Bill No. 26-1016, amending the Fiscal Year 2025-26 Budget to increase the budget by a total of \$2,956,342 for City expenditures.

COUNCIL BILL NO. 26-1016
ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE 3761, THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 APPROPRIATING THE SUM OF \$154,901,816, WHICH SUM INCLUDES ADDITIONAL MONIES RECEIVED BY THE CITY OF COEUR D'ALENE IN THE SUM OF \$2,956,341; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDE FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND PROVIDING AN EFFECTIVE DATE HEREOF.

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

Section 1

That Section 1 of Ordinance 3761, Ordinance of the City of Coeur d'Alene, be and the same is hereby amended to read as follows:

That the sum of \$154,901,816, be and the same is hereby appropriated to defray the necessary expenses and liabilities of the City of Coeur d'Alene, Kootenai County, Idaho, for the fiscal year beginning October 1, 2025.

Section 2

That Section 2 of Ordinance 3761; Ordinances of the City of Coeur d'Alene be and the same is hereby amended to read as follows:

That the objects and purposes for which such appropriations are made are as follows:

	FY 2025-26 ORIGINAL BUDGET	FY 2025-26 AMENDED BUDGET
GENERAL FUND EXPENDITURES:		
Mayor and Council	286,810	296,410
Administration	259,678	344,804
Finance Department	1,913,676	1,942,676
Municipal Services	3,073,760	3,336,119
Human Resources	548,119	548,119
Legal Department	1,447,251	1,447,251
Planning Department	814,379	818,399

Building Maintenance	928,991	1,099,227
Police Department	21,465,567	21,966,511
Police Department Grants	567,456	567,456
Fire Department	15,043,792	16,273,831
General Government	7,015,993	7,145,993
Streets/Garage	3,258,893	3,793,910
Parks Department	838,840	838,840
Recreation Department	1,180,047	1,180,047
Building Inspection	70,810	70,810

**TOTAL GENERAL FUND
EXPENDITURES:**

58,714,062	61,670,404
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**FY 2025-26
ORIGINAL
BUDGET**

**FY 2025-26
AMENDED
BUDGET**

**SPECIAL REVENUE FUND
EXPENDITURES:**

Library Fund	2,140,076	2,140,076
2025 Bond Expenditures	16,336,161	16,336,161
CDBG	342,971	342,971
Impact Fees	-	-
Parks Capital Imp.	781,100	781,100
Annexation Fees	580,000	580,000
Cemetery Fund	366,420	366,420
Cemetery Perpetual Care	19,700	19,700
Jewett House	33,115	33,115
Reforestation	137,000	137,000
Public Art Fund	201,000	201,000

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TOTAL SPECIAL FUNDS:

20,937,543	20,937,543
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ENTERPRISE FUND EXPENDITURES:

Street Lighting Fund	883,820	883,820
Water Fund	16,451,232	16,451,232
Wastewater Fund	28,835,381	28,835,381
Water Cap Fee Fund	3,220,000	3,220,000
WWTP Cap Fees Fund	5,350,000	5,350,000
Sanitation Fund	5,625,198	5,625,198
City Parking Fund	1,834,020	1,834,020
Drainage	2,251,951	2,251,951

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TOTAL ENTERPRISE EXPENDITURES:

64,451,602	64,451,602
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FIDUCIARY FUNDS:	3,611,200	3,611,200
STREET CAPITAL PROJECTS FUNDS:	2,440,000	2,440,000
DEBT SERVICE FUNDS:	1,791,067	1,791,067
GRAND TOTAL OF ALL EXPENDITURES:	151,945,475	154,901,816

Section 3

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

Section 4

This ordinance shall take effect and be in full force upon its passage, approval and publication in one (1) issue of the Coeur d'Alene Press, a newspaper of general circulation published within the City of Coeur d'Alene and the official newspaper thereof.

APPROVED by this Mayor this 15th day of September, 2026.

Daniel K. Gookin, Mayor

ATTEST:

Renata McLeod, City Clerk

SUMMARY OF COEUR D' ALENE ORDINANCE NO.

ANNUAL APPROPRIATION AMENDMENT FOR FISCAL YEAR 2025- 2026

AN ORDINANCE AMENDING ORDINANCE 3761, THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 APPROPRIATING THE SUM OF \$154,901,816, WHICH SUM INCLUDES ADDITIONAL MONIES RECEIVED BY THE CITY OF COEUR D'ALENE IN THE SUM OF \$2,956,341; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. _____ IS AVAILABLE AT COEUR D'ALENE CITY HALL, 710 E. MULLAN AVENUE, COEUR D'ALENE, IDAHO 83814 IN THE OFFICE OF THE CITY CLERK.

Renata McLeod, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Randy Adams, am City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. _____, Annual Appropriation Amendment for Fiscal Year 2025 - 2026, 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 15th day of September, 2026.

Randall Adams, City Attorney