

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

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.

October 6, 2026

A. CALL TO ORDER/ROLL CALL

B. INVOCATION: Paul Van Noy: Candlelight Christian Fellowship and Kootenai County Ministerial Association

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

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

F. ANNOUNCEMENTS:

1. City Council
2. Mayor-
 - a. Appointments of Jacob Garringer to the Planning and Zoning Commission and Lindsey Morgan to the Library Board of Trustees.

G. 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 September 15, 2026, Council Meeting.
2. Approval of Bills as Submitted.

3. Setting of General Services Committee meeting October 12, 2026.
4. Approval of the transfer and repurchase of Cemetery Deeds:
 - a. Transfer of Niche 8, Section RIV, Block NCD, Forest Cemetery Annex (Riverview) from Linda Allen to Donna Edwards, \$40.00
 - b. Repurchase of Niche 12, Section RIV, Block NCD, Forest Cemetery Annex (Riverview) from Linda Allen, \$900.00
5. Final Plat SS-26-07; Aqua Avenue Commercial Park
As Recommended by City Engineer
6. **Resolution No. 26-076** - Approval to destroy records in the Finance, Fire, and Municipal Services Department in accordance with the City approved records retention schedule.
As Recommended by City Clerk

H. OTHER BUSINESS:

1. **Resolution No. 26-077** - Approval of Policy # 26-077 for Water Service Replacement.
Staff Report by: Kyle Marine, Water Department Director
2. **Resolution No. 26-078** - Authorization to accept an Aquifer Protection District Grant in the amount of \$1,200.00.

Staff Report by: Kyle Marine, Water Department Director

3. **Resolution No. 26-079**- Approval of a Professional Services Agreement with JUB Engineers, Inc. for the 2026/2027 Wastewater Collection System Capital Improvement Projects Engineering Services in the amount of \$252,976.00.

Staff Report by: Mike Anderson, Wastewater Department Director

4. **Resolution No. 26-080**- Approval of Amendment increasing the Fiscal Year 2026-2027 budget by the amount of \$444,432.00 for the replacement of a vehicle and equipment destroyed in the 2024 Police Department Support Services Building fire, \$178,000.00 of which amount is from the remaining insurance proceeds and \$266,432.00 of which will be paid from General Fund Balance.

Staff Report by: Police Chief Yeager

5. Discussion regarding invocation policy.

Staff Report by: Renata McLeod, Municipal Services Director

I. PUBLIC HEARING:

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

1. **Quasi-judicial:** A-2-26 - A proposed 9.32-acre Annexation in conjunction with zoning from County Agriculture to City R-17 (Residential at 17 units per acre); Located at 3050

W. Prairie Avenue and 7790 N. Atlas Road; Applicant is Endura Development on Behalf of David Swenson.

Staff Report: Barbara Barker, Associate Planner

- a. **Council Bill No. 26-1017** - Ordinance Approving an Annexation requested by Endura Development on Behalf of David Swenson for 9.32-acres in conjunction with zoning from County Agriculture to City R-17, Located at 3050 W. Prairie Avenue and 7790 N. Atlas Road.

J. EXECUTIVE SESSION: Pursuant to Idaho Code §74-206A(1)(a), Considering a labor contract offer or to formulate a counteroffer, and § 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.

K. 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

October 6, 2026

MEMBERS OF THE CITY COUNCIL:

Daniel K. Gookin, Mayor

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

ANNOUNCEMENTS

MEMO TO COUNCIL

DATE: September 23, 2026

RE: APPOINTMENT TO BOARDS/COMMISSIONS/COMMITTEES

The following appointment is presented for your consideration for October 6, 2026 Council meeting:

Jacob Garringer

PLANNING AND ZONING COMMISSION

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

Sincerely,

Konner Petticolas
Executive Assistant

cc : Renata McLeod, City Clerk
Hilary Patterson, Planning and Zoning Commission Liaison

MEMO TO COUNCIL

DATE: September 29, 2026

RE: APPOINTMENT TO BOARDS/COMMISSIONS/COMMITTEES

The following appointment is presented for your consideration for October 6, 2026 Council meeting:

Lindsey Morgan

Library Board of Trustees

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

Sincerely,

Konner Petticolas
Executive Assistant

cc : Renata McLeod, City Clerk
Elizabeth Westenburg, Library Board of Trustees Liaison

CONSENT CALENDAR

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

September 15, 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 15, 2026, at 6:00 p.m., there being present the following members:

Dan Gookin, Mayor

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

Amy Evans	)	Member of Council Absent
-----------	---	--------------------------

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

PLEDGE OF ALLEGIANCE: Mayor Gookin led the pledge of allegiance.

AMENDMENTS TO THE AGENDA: MOTION: Motion by Miller, seconded by Wood, to amend the agenda to remove Item K, Executive Session. **Motion carried.**

ARTS AND HUMANITIES MONTH: Mayor Gookin read the proclamation declaring the month of October as Arts and Humanities Month in the City of Coeur d'Alene. Mary Lee Ryba, Arts Commission Chair, accepted the proclamation. Ms. Ryba noted the proclamation's importance for artists in the City of Coeur d'Alene in the month of October and invited the public to participate and celebrate the arts and humanities throughout October.

PUBLIC COMMENTS:

Gina Rodgers, Rathdrum, spoke about owning a local business and wanted to express her support for Council Bill 26-1015. Ms. Rodgers supports a regulatory approach rather than just treating all kratom products the same. Ms. Rodgers stated she talked with several of State of Idaho representatives about kratom earlier this year and they have expressed support for a kratom consumer protection bill at the state level. She asked for clarification on a specific area regarding the kratom ordinance. She stated that the prohibited products section states that a kratom product cannot be a confection or mimic candy, but the labeling section specifically lists gummies and tells retailers how gummies must be labeled. She then asked if under this bill properly label adult marketed gummies will be allowed or does calling them a confection prohibit them. Ms. Rodgers stated she supports prohibiting specific items for sale especially if they appeal to children and

wanted to emphasize that most of the kratom products that are questionable are synthetic products which should be removed. She asked for language in the ordinance to be clarified so responsible retailers know what they can and cannot sell.

Marc Mathes, Coeur d'Alene, talked about his support for kratom regulation. His wife uses natural kratom for injuries to alleviate pain from previous injuries. Mr. Mathes put importance on natural kratom which has helped his wife and emphasized he is against the synthetic kratom products being sold in gas stations and convenience stores. He asked Council to remove synthetic kratom products from the market and to keep natural kratom available for purchase.

Allie Mathes, Coeur d'Alene, spoke about her support for natural kratom. She talked about how kratom has helped her pain and alleviate it from her day to day activities. She has spoken about finding an opiate for her pain and for three years did not find a good solution. She stated about reduction in pain she has had when using natural kratom. She talked about how kratom needs to be regulated, and synthetic products need to be removed and emphasized availability to natural kratom.

Mason Valdez, Coeur d'Alene, spoke about his support for kratom regulation. He spoke about injuries he has sustained in his lifetime and has been able to bear the pain due to the use of natural kratom. Mr. Valdez talked about how synthetic kratoms need to be removed from being able to purchase in public. He added that if public safety is truly the goal, we should be looking at where the greatest risks are, not taking away natural products with comparatively lower documented risk, and that has impacted his life in a positive way.

ANNOUNCEMENTS:

Councilmember Miller announced that the North Idaho Building Contractors Association joint government meeting was today and talked about conversing with Leon Duce who is the city administrator for the City of Rathdrum, she emphasized the importance of this due to information that came to Council regarding his efforts to educate and help fix House Bill 389, which has caused real constraints among municipalities across the area.

Councilmember Miller announced Lance Sayer who was with the AIC organization was going through talking points regarding cybersecurity and emphasized to keep companies safe and not fall for phishing scams.

Councilmember Miller announced about an award regarding outstanding leadership that was awarded last week at the Joint Montana and Idaho Falls American Planning Association (APA) Conference for Community Planning Director Hilary Patterson regarding her dedication to APA Idaho. Ms. Patterson spoke on the award and appreciated being honored for the award. She spoke about how she would not be able to receive award if not for her team.

Councilmember Wood announced that the Parks and Recreation Commission met last night and a group of passionate, involved citizens are coming together to help with work on the City Park and

some much needed upgrades. She stated that the Commission will be presenting in the future regarding the public-private partnership in this regard.

Councilmember Wood announced that Parks and Recreation Commission will form a new advisory and this will be done at a workshop by the end of the month. She explained citizens will serve on this and the Commission too and will come back to Council when decisions are needed to be made to try and move forward with needed repairs in City Park.

Councilmember Wood announced Phil Boyd from Ignite showed up to Parks and Recreation Commission meeting last night and presented on a project that is slated for the remaining money in the River District before its closure in 2027, he showed some great concepts that provide much needed upgrades to meeting last night and spoke about project coming up to upgrades for Atlas park.

Councilmember English talked about bathrooms at a local park where his wife takes their great grandson all summer and the bathrooms not being open all summer and an outhouse was the only useable option. He stated he understands that vandalism has happened at the bathroom but there are things we can do to reopen those up. He also announced he will not be at next Council meeting on October 6th. Councilmember Wood responded and stated Parks and Rec Director Adam Rouse made a presentation regarding issues with the bathrooms in the City's parks. She explained vandalism has made it hard to keep bathrooms open due to the cost to repair damages. Councilmember English expressed interest in putting cameras near bathroom areas.

Mayor Gookin acknowledged the passing of Jon Brommeling, a valued former employee of the City of Coeur d'Alenes Streets and Engineering Department. Mr. Brommeling was a respected worker who had unwavering work ethic, a genuine "can do" attitude, and brightened every work place he entered. He earned the respect of his colleagues, clients, and those with whom he worked with on behalf of the City. The City is grateful for the approximately eight years of service to our community and for the professionalism and integrity he brought to his work. On behalf of the City Council and the City, he extended sincere condolences to his family, friends, colleagues, and all who knew and appreciated him.

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.

Lastly, the Mayor announced the retirement of long-term Library Board Trustee Katie Saylor. He extended the deepest gratitude to Mrs. Saylor as she concludes an extraordinary 40 years of service on the Library Board. Since her appointment in 1986, Ms. Saylor has been a tireless advocate for

libraries, championed equitable access to information, supported staff and leadership, helped establish the Library Foundation, and played a pivotal role in the planning, funding, and realization of the Library's current home. Her leadership, dedication, and steadfast commitment to the citizens of Coeur d'Alene helped shape the library into the vibrant community resource it is today. Her vision and service have left a lasting legacy. He thanked Mrs. Saylor for her remarkable contributions and years of faithful service to the Coeur d'Alene community and wish her all the best in the years ahead on behalf of the City Council.

CONSENT CALENDAR:

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.
6. **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.

MOTION: Motion by Miller, seconded by Gabriel, to approve the Consent Calendar as presented, including **Resolution No. 26-074**.

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

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.

STAFF REPORT: Human Resources Director Melissa Tosi presented proposed amendments to the City's Classification and Compensation Plan. She noted that 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 and suggested the following three amendments for upward movement: Building Maintenance Superintendent from Pay Grade 14 to Pay Grade 15; Human Resources (HR) Specialist from Pay Grade 11 to Pay Grade 12; and Street Maintenance Worker from Pay Grade 8 to Pay Grade 9. These recommended increases are based on duties and responsibilities and brings

them in line with market rates. She noted that the reclassification will affect four (4) employees, with an implementation cost of \$21,546.00 for Fiscal Year 2026-2027. The implementation cost will come from fund balance or potential savings in general personnel costs over the fiscal year. She recommended the approval to provide updated leveling for the duties and responsibilities needed for these classifications for both internal equity and external market data. She stated that the Streets Maintenance Worker and HR specialist both sat 71% below market, with lots of good peer analysis data to compare these to. She stated that the Building Maintenance Superintendent has an increased scope of work from when it was first approved by Council. This position is more involved in the budget and doing more of the day to day operations of building maintenance in Parks and Recreation, overseeing all the contractors and vendors. With the approved custodial the Building Maintenance Superintendent supervises the lead and other custodial staff for the City. With all these changes it brings the building maintenance superintendent in par with the two other superintendents in Parks and Recreation.

DISCUSSION: Councilmember Wood voiced her support for this resolution and to put positions into the right category. She asked about where the funds would come from. Finance Director Katie Ebner spoke that the funds could come from fund balance and hopes that there are going to be savings in in some departments. She stated that some departments are much smaller and do not have vacancies throughout the year. She wanted to be clear that a department that didn't have any personnel savings to cover this would come as an amendment in the next FY 27 amended budget.

MOTION: Motion by Wood, seconded by Miller, to approve Resolution No. 26-075 - approving the 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.

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

COUNCIL BILL NO. 26-1015

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.

STAFF REPORT: City Attorney Randy Adams presented Council Bill No. 26-1015, which would create Coeur d'Alene Municipal Code Chapter 9.27, entitled "Regulation of Kratom." Mr. Adams explained that 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 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 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.” Several cities in Idaho (Post Falls, Idaho Falls, Sandpoint, Garden City, among others) have considered various types of regulation of Kratom, but only one city has banned the sale of Kratom and that was Kellogg this past April. Spokane, Washington banned the distribution entirely. 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 harm associated with Kratom and Kratom products would continue. 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. 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.” The resulting proposed Ordinance is the result of extensive discussions with Police, the Prosecutor, and attorneys for other Idaho cities. 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 Panhandle Health District issued a kratom war in February of this year, due to its addictive and overdose potential, it observed that there have been deaths in North Idaho associated with kratom and noted at low doses, kratom has sedative properties similar to opioids. 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. The 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.

DISCUSSION: Councilmember Wood spoke about the public testimony and thanked them for sharing their experiences with natural kratom. She asked about Gina Rodgers question who spoke in public comment about the clarification of the language of gummies/candies sold to the public. Mr. Adams responded that it is certainly an option, a confection is defined as something with a high sugar content, it can be a cake or candy or something similar can be considered.

Councilmember Wood asked Police Chief Greg Yeager about what abuses he is seeing from minors in school. Chief Yeager responded that SRO would find items usually suspected to be kratom and by the time they reach the schools it is usually not in original packaging so they would find capsules in different locations and usually just dispose of it. He spoke about there is no field test to determine right on the scene. Though if it was apart from a larger issue not just in a moment at a school there are tests at the state level. He stated that they have seen a handful of issues within schools regarding kratom and one medical incident where the school's nurse's opinion was that the student was intoxicated by kratom but not something where we have seen overdoses or things in that nature at our schools. Chief Yeager added that the City Police Department has cases of Kratom thefts in the City.

Councilmember Miller asked if Narcan help with kratom. Chief Yeager responded that there have been some scientific studies that have shown it is effective at time but not hundred percent reliable so not something officers can rely on.

Councilmember English spoke about his support on the council bill. He stated that there has not been scientific proof or studies that can't prove that it benefits people. He emphasized his appreciation regarding this ordinance and the work put into this.

Councilmember Sheckler thanked the City's legal counsel and police department for helping regulate this. He spoke about the importance to regulate kratom though the sugary items should potentially be talked about at the state level not the local. He recommended that the City should focus on prohibiting the sale to minors and recommend staff to remove the labeling provisions and focus directly on prohibiting the sale to minors. He said we need to be cautious about this due to it deals with health and then recommended changing the age from 21 to 18 years old due to when they turn 18, they oversee their own medical destiny. He recommended at a local level the age of 18 should be the age due to it does not getting into complex medical decision making. He stated he would like to see the City be cautious about creating these labeling standards and regulating them that way. Councilmember Miller responded and agreed with Councilmember Sheckler on not getting into the weeds of labeling and confection. She stated she doesn't believe this will be the last time the Council will be talking about this and the federal level is already looking at regulations. She emphasized she didn't agree with changing the age from 21 to 18 due to there are a lot of 18 year olds that are still in school and can bring kratom into the school with them. That just makes the policing harder for SROs for who is selling it. She reconfirmed that she would like to see the age stay at 21 with simplifications and to make sure it is kept away from kids, put behind the counter, ID for 21, and that tiered system of infractions.

Councilmember Gabriel asked Mr. Adams about other municipalities or states that use the 21 ages as the guideline. Mr. Adams responded that it is the guideline and has not seen any that have chosen the 18 age but believes there may well be some out there.

Councilmember Wood asked about labeling the products to give guidance to people who are selling them legally. Mr. Adams responded that the manufactures are the ones who usually put labeling on the products. He stated manufactures could update labeling to have a clear indication of what it is. Mr. Adams spoke about how he was not the one creating these labeling requirements

for kratom himself. These come from several jurisdictions that have established these labeling restrictions.

Councilmember Sheckler spoke about an issue with a portion of the council bill that may be a snag in the regulation of kratom if someone would be committing a crime if they didn't have something on their product that says this product is not intended to diagnose, treat, cure, or prevent any disease.

Mayor Gookin asked Gina Rogers to come up and give some input about the labeling requirements for kratom. Ms. Rodgers emphasized most of the products in her store usually say the serving size and 7-Hdroxymitrogeny level in a natural product or even just a extract. She stated that you won't find a natural product higher than 2% and noticed in the ordinance there is a 2% limit on that. Mayor Gookin asked if anything in the ordinance would hinder her business. She responded with the restriction on gummies would strain the sales of kratom. Councilmember Miller asked if the word gummies were removed from the ordinance, Ms. Rodgers would be comfortable on selling under what is being proposed. Ms. Rodgers replied that she believes she would be as they fall within these guidelines.

Councilmember Wood talked about coming back and adjusting whatever the state does, and AIC would spearhead some of this but believed for tonight it probably pretty good and it get this process started.

MOTION: Motion by Sheckler, seconded by Wood, to dispense with the rule and read **Council Bill No. 26-1015** once by title only.

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

MOTION: Motion by Sheckler, seconded by, to adopt **Council Bill 26-1015**. With removal of 9.27.030 Section D
Motion failed.

DISCUSSION: Councilmember Wood asked if there is a chance to offer a similar motion to adopt the bill with removing 9.27.030 Section D Subsections one and two.

Councilmember Gabriel expressed less is more and should be regulated at the state level. He does not disagree with Sheckler's stance on this.

MOTION: Motion by Wood, seconded by English, to adopt **Council Bill 26-1015. With removal of 9.27.030 Section D "1" "2."**

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

**(LEGISLATIVE) LEGISLATIVE – AMENDMENT TO FISCAL YEAR 2025-2026
ANNUAL APPROPRIATION**

COUNCIL BILL NO. 26-1016

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

	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
	-	-
TOTAL SPECIAL FUNDS:	20,937,543	20,937,543

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
	-	-
TOTAL ENTERPRISE EXPENDITURES:	64,451,602	64,451,602

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:	<u>151,945,475</u>	<u>154,901,816</u>
---	--------------------	--------------------

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.

STAFF REPORT: Finance Director Katie Ebner presented the fiscal year-end amended budget appropriation ordinance, explaining that the amendment accounts for changes in revenues and expenditures, previously approved resolutions, unanticipated costs, and projects extending across fiscal years. The proposed ordinance increased expenditure appropriations by approximately \$3 million and recognized approximately \$1.1 million in additional revenue. She noted that the amendment did not account for departmental budget savings, so the final net impact was expected to be less than the difference between the additional appropriations and revenues. The expenditure amendments included costs associated with the Voluntary Separation Incentive Program, which incurred upfront costs in FY 2026 but was expected to produce savings in future fiscal years. She also noted a \$196,309 carryover within Municipal Services for the citywide IT software automation program. Building Maintenance amendments included funding for HVAC system recalls. She explained that the work might not be completed during the current fiscal year but recommended including the expenditures in case the work could proceed. The Police Department amendment accounted for the previously approved purchase of three patrol vehicles and that personnel savings was expected to help offset the purchase. The Fire Department amendments included an additional \$648,000 for constant staffing. Although the amount was significant, she reported that it was lower than the prior fiscal year’s budget overage of more than \$1 million. The reduction was attributed to hiring additional firefighters, which decreased reliance on overtime to cover employee leave. The amendments also included \$83,000 for a Fire Department reorganization and several grant-related expenditures, including \$112,469 for a generator grant at Fire Station No. 1. The Streets Department amendment included a \$345,000 carryover for construction work that could not be completed within the prior fiscal year. It also recognized a \$170,000 grant from the Idaho Transportation Department, with corresponding revenue and expenditure adjustments. Ms. Ebner recommended approval of the amended budget appropriation ordinance to ensure that the final fiscal year budget accurately reflected Council-approved actions, grant activity, project carryovers, and other changes occurring during the year.

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

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

MOTION: Motion by Miller, seconded by Wood, to dispense with the rule and read **Council Bill No. 26-1016** once by title only.

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

MOTION: Motion by Miller, seconded by Wood, to adopt **Council Bill 26-1016.**

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

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

The meeting ended at 7:25 p.m.

Daniel K. Gookin, Mayor

ATTEST:

Konner Petticolas, Executive Assistant

**CERTIFICATE OF TRANSFER
CEMETERY LOT**

For good and sufficient consideration, receipt of which is hereby acknowledged,
Linda Allen (the "Transferor") does hereby
transfer and convey to Donna Edwards (the
"Transferee") the following lot(s) in the Riv Cemetery:

Section(s) _____, Block(s) _____,
Niche(s) NCO, Lot(s) 8

according to the plat thereof, now on file and of record in the office of the Kootenai County
Recorder, state of Idaho.

This Certificate vests in the Transferee, and his or her heirs or assigns, a right in fee simple
to said lot(s) for the sole purpose of interment, under the ordinances and regulations adopted by
the City Council as authorized by Idaho Code § 50-320.

DATED this 11th day of Sept, 2026

By Linda S. Allen
Transferor



STATE OF IDAHO)
) ss.
County of Kootenai)

On this 11th day of Sept, 2026, before me, a Notary Public, personally appeared Linda Allen and _____ known to me to be the person(s) who executed the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.



Kelley Setters
Notary Public for Idaho
Residing at Spirit Lake, ID
My Commission expires: 8.18.32



CEMETERY LOT TRANSFER / SALE / REPURCHASE ROUTING FORM

REQUEST RECEIVED BY:

Municipal Services

Department Name

Kelley Setters

Employee

10-6-2026

Date

REQUESTED BY:

Linda Allen

Name

1380 Marcasite Ct Post Falls, ID 83854

Address

208.770.9768

Phone

Request is for: ☒ Repurchase of Lot(s)☐ Transfer of Lot(s) from _____ to _____Section: RIV Block: NCD Niche(s): 12, _____, _____, _____, _____, _____, _____, _____, _____, _____Lot(s) are located in: ☐ Forest Cemetery☒ Forest Cemetery Annex. (Riverview)Copy must be attached: ☐ Deed☐ Certificate of SaleRequester is: ☒ owner ☒ executor ☐ other**Note: If "executor" or "other", affidavits of authorization must be attached.*

Title Transfer Fee: \$ _____ Receipt No: _____

ACCOUNTING DEPARTMENT completes the following:☐ Attach original contract.Accountant Signature Katie Gbure Date: 9/11/26**CEMETERY SUPERVISOR** completes the following:The above-referenced Lot(s) is/are certified to be vacant: ☒ Yes ☐ NoThe owner(s) of record of the Lot(s) in the Cemetery Book of Deeds is listed as: Linda AllenThe purchase price of the Lot(s) when sold to the owner of record was \$ 900 per lot.Supervisor's Signature M Brandt Date: 9/11/2026**LEGAL/RECORDS** completes the following:Certificate of Conveyance/Transfer received: ☐ Yes ☐ NoRequester is authorized to execute certificate: ☐ Yes ☐ No

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

City Clerk's Signature _____ Date: _____

Council approved transfer/sale/repurchase of above-referenced Lots(s) in regular session on. Date: _____

CEMETERY SUPERVISOR completes the following:Change of ownership noted in Book of Deeds: ☐ Yes ☐ NoCemetery copy filed original and supporting documents returned to City Clerk: ☐ Yes ☐ No

Cemetery Supervisor's Signature _____ Date: _____

**CERTIFICATE OF CONVEYANCE
CEMETERY LOT**

In consideration of the payment of the fee established by resolution of the City Council,
the City of Coeur d'Alene does hereby convey to Linda Allen

(the "Owner") the following lot(s) in the RIV Cemetery:

Niche(s) 12, Lot(s) _____,

Block(s) NCD, Section(s) _____

according to the plat thereof, now on file and of record in the office of the Kootenai County
Recorder, state of Idaho.

This Certificate vests in the Owner, and his or her heirs or assigns, a right in fee simple to
said lot(s) for the sole purpose of interment, under the ordinances and regulations adopted by the
City Council as authorized by Idaho Code § 50-320.

DATED this ____ day of _____, 20__.

By: _____
Daniel K. Gookin, Mayor

ATTEST:

Renata McLeod, City Clerk

CITY COUNCIL STAFF REPORT

DATE: October 6, 2026
FROM: Dennis Grant, Engineering Project Manager
SUBJECT: **SS-26-07, Aqua Avenue Commercial Park: 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: Hunter Decker, Project Manager
Colliers Engineering & Design
1500 John F Kennedy BLVD, Suite 700
Philadelphia, Pennsylvania, 19102
- b. Location: 540 W. Prairie Ave (North of Aqua Avenue between Mineral Drive & US HW 95)
- c. Previous Action:
 1. Preliminary plat approval, July 8, 2026

FINANCIAL ANALYSIS

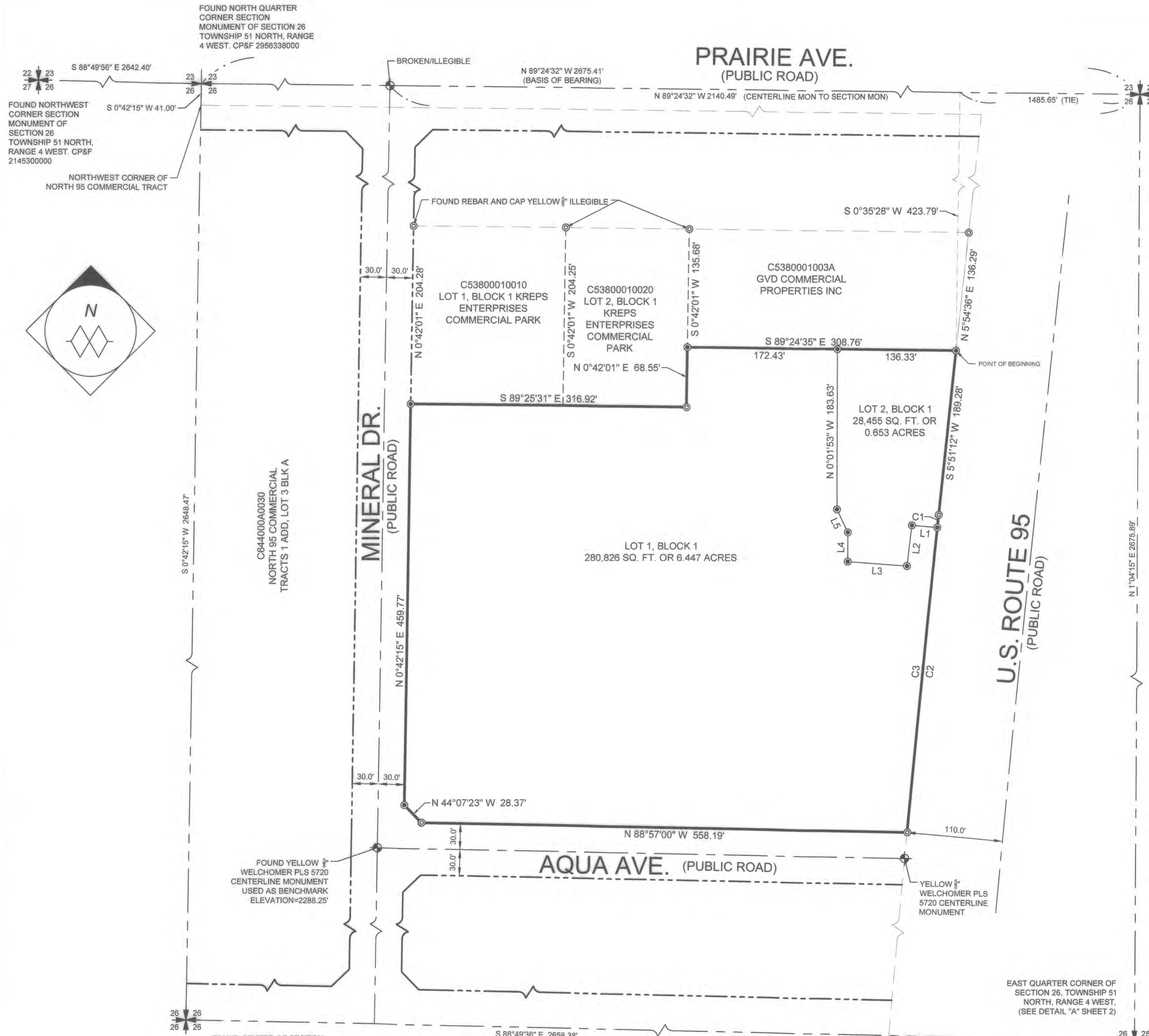
There are no financial issues with this development.

PERFORMANCE ANALYSIS

This commercial development is a replat of Lot 1, Block 3, North 95 Commercial Tracts and a portion of Lot 3, Block 1, of Kreps Enterprises Commercial Park, 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



**AQUA AVENUE
COMMERCIAL PARK**

A REPLAT OF LOT 1, BLOCK 3 NORTH 95 COMMERCIAL TRACTS
AND A PORTION OF LOT 3, BLOCK 1, OF KREPS ENTERPRISES
COMMERCIAL PARK LOCATED IN THE NORTHEAST QUARTER
OF SECTION 26, TOWNSHIP 51 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, COEUR D'ALENE CITY, KOOTENAI COUNTY,
IDAHO

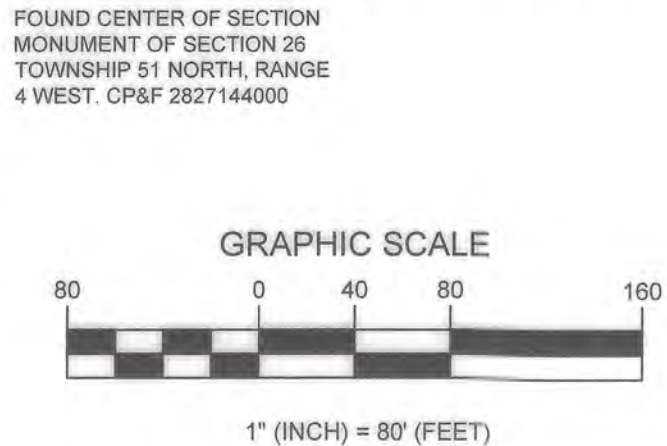
LEGEND

- Boundary Line
- Adjoiner Line
- Right-of-Way Line
- Easement Line
- Tie Line
- Street Center Line
- Section Line
- Subdivision Boundary
- Subdivision Lot Lines
- Lot Line
- Restrictive Covenant Easement
Instrument No. 1692749
Instrument No. 1559740
- Found Rebar and Cap
Street Centerline Monument
PLS as Noted
- Found 5/8" Rebar, No Cap
- Set 5/8" By 24" Rebar and Cap
"Diamond" PLS 17793"
- Found Section Monument
- Found Quarter Section Monument



VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	29.39'	N 84°53'14" W
L2	47.11'	S 06°34'54" W
L3	68.33'	N 85°55'08" W
L4	33.55'	N 00°00'12" E
L5	29.25'	N 25°30'54" W



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD LENGTH
C1	28757.90'	000°01'45"	14.64'	N 05°50'12" E	14.64'
C2	28757.90'	000°43'44"	365.90'	S 05°29'12" W	365.90'
C3	28757.90'	000°41'59"	351.26'	S 05°28'20" W	351.26'



**DIAMOND
LAND SURVEYING**

834 E WINDING CREEK DR.
EAGLE, IDAHO 83616
PHONE (208) 600-6191
OFFICE@DIAMONDLANDSURVEYING.COM
WWW.DIAMONDLANDSURVEYING.COM

DRAWN BY: KW

SURVEY DATE: 9/4/25

COPYRIGHT		RECORDING INDEX NO. 26514-1-4-1-0-0	
ALL REPORTS, DESIGNS, FIELD DATA, FIELD NOTES, DRAWINGS, SPECIFICATIONS, CALCULATIONS, ESTIMATES OR ANY REPRESENTATION CONTAINED HEREON ARE THE SOLE PROPERTY OF DIAMOND LAND SURVEYING, LLC. UNLESS PREVIOUSLY ESTABLISHED BY PRECEDENCE OR WRITTEN AGREEMENT.		DATE PLOTTED	9/22/2026
		JOB No.	25-187
		SHEET	1 OF 3

AQUA AVENUE COMMERCIAL PARK

A REPLAT OF LOT 1, BLOCK 3 NORTH 95 COMMERCIAL TRACTS
AND A PORTION OF LOT 3, BLOCK 1, OF KREPS ENTERPRISES
COMMERCIAL PARK LOCATED IN THE NORTHEAST QUARTER
OF SECTION 26, TOWNSHIP 51 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, COEUR D'ALENE CITY, KOOTENAI COUNTY,
IDAHO

REFERENCE DOCUMENTATION

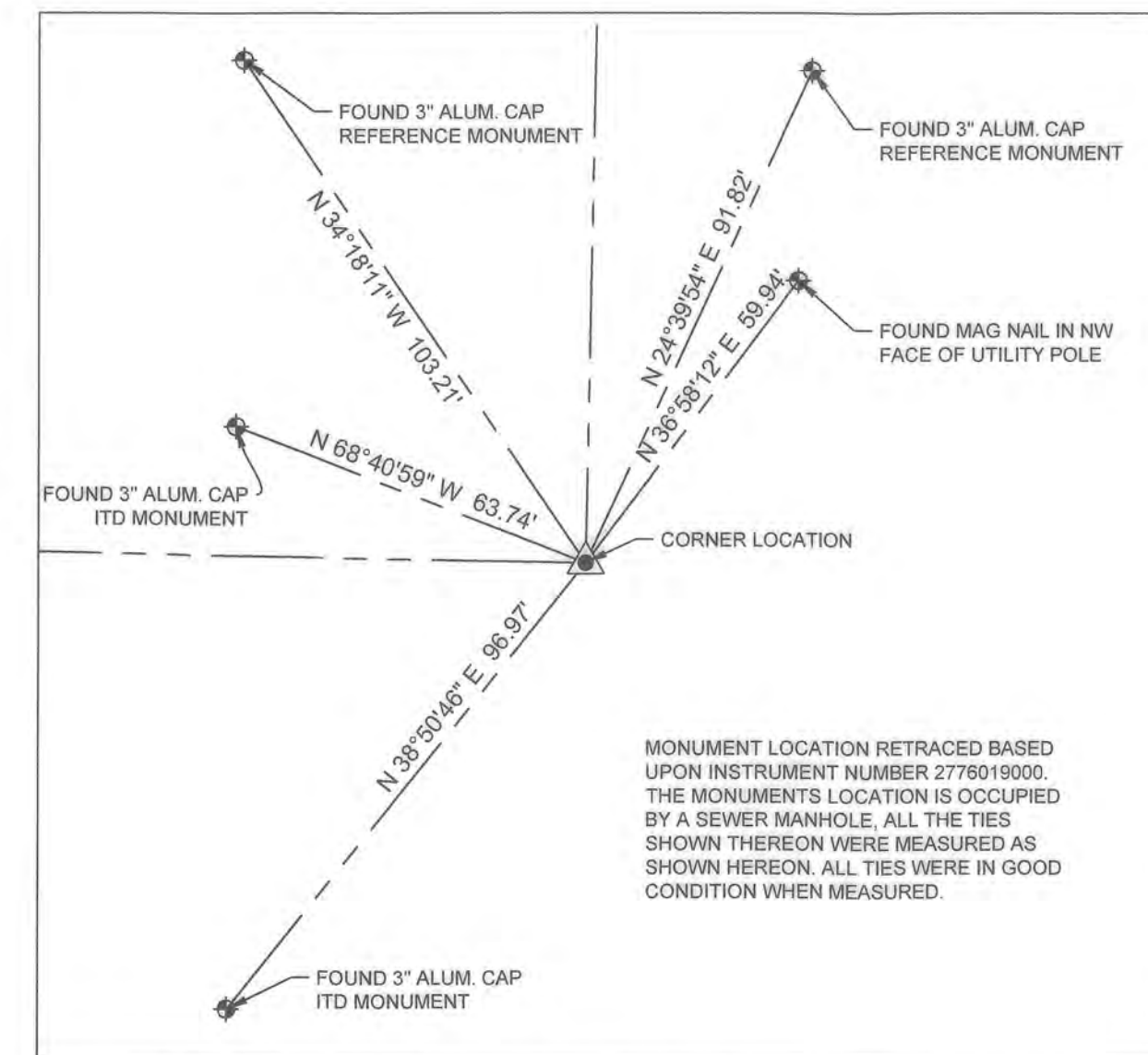
DEEDS

R-1 - WARRANTY DEED, ENTRY NO. 1926191000
R-2 - WARRANTY DEED, ENTRY NO. 2393018000
R-3 - WARRANTY DEED, ENTRY NO. 2923975000
R-4 - PERSONAL REPRESENTATIVE'S DEED, ENTRY NO. 2921596000

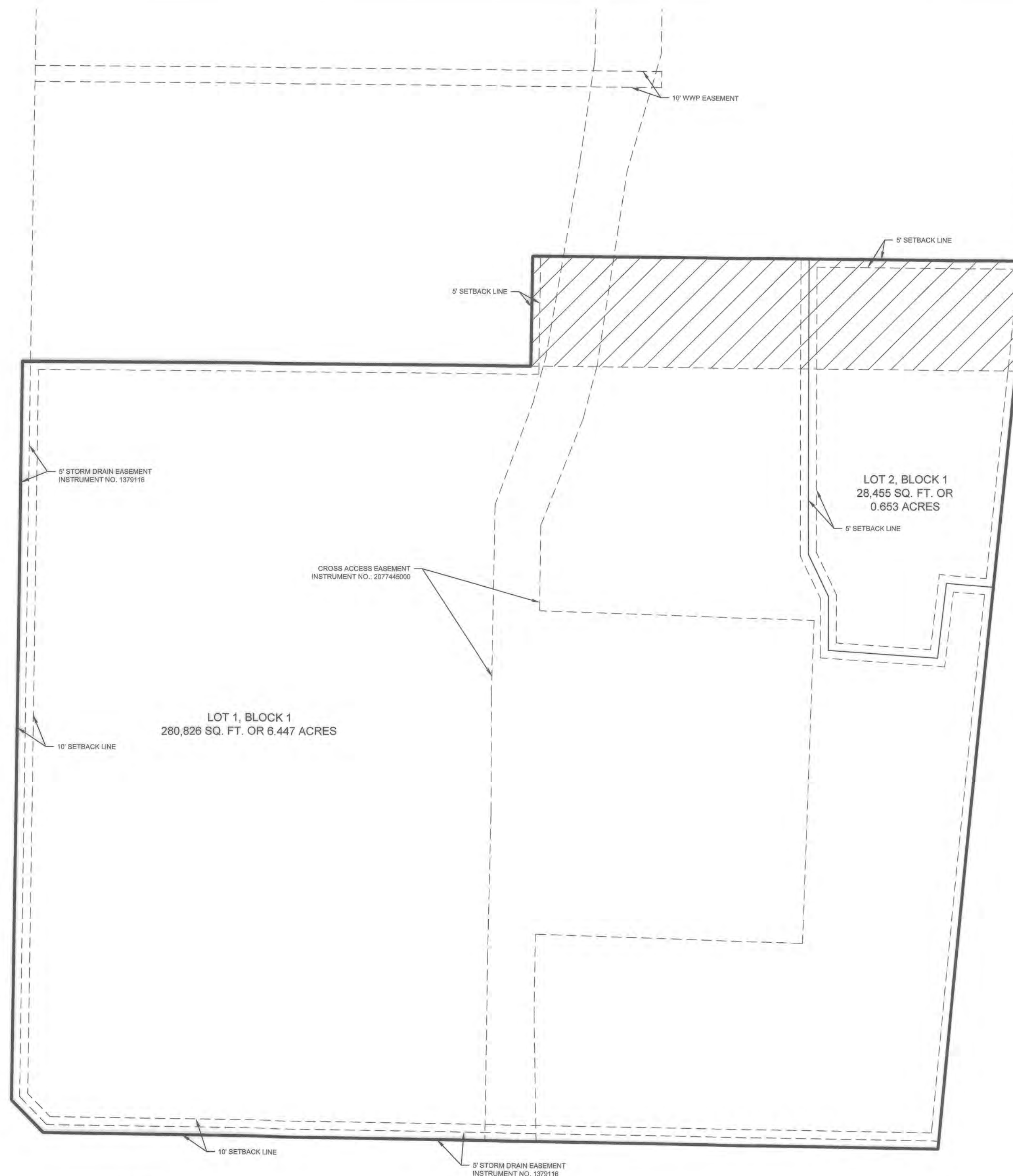
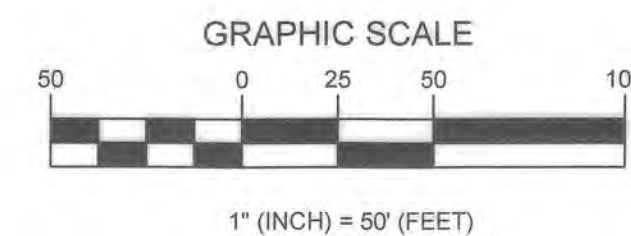
SUBDIVISION PLATS

R-5 - NORTH 95 COMMERCIAL TRACTS, ENTRY NO. 1254769
R-6 - KREPS ENTERPRISES COMMERCIAL PARK, ENTRY NO. 1558477

***REFERENCE DOCUMENTS ON FILE IN THE OFFICES OF THE
KOOTENAI COUNTY RECORDER***

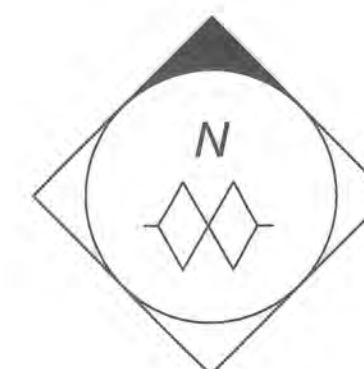


DETAIL "A"
SCALE: 1" = 30'



SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS IS NORTH 89°24'32" WEST 2675.41 FEET, ALONG THE NORTH LINE BETWEEN THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, AND THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN PER R-6.
2. THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVED BY A PUBLIC WATER SYSTEM, NAMELY THE CITY OF COEUR D'ALENE, WHICH HAS AGREED TO PROVIDE WATER SERVICE TO THE LOTS IN THIS SUBDIVISION. A COPY OF THE LETTER FROM SAID WATER SYSTEM PROVIDER IS ON FILE WITH THE CITY.
3. OVERALL AREA BEING SUBDIVIDED IS 309,281 SQ. FT. OR 7.100 ACRES.



DIAMOND
LAND SURVEYING

834 E WINDING CREEK DR.
EAGLE, IDAHO 83616
PHONE (208) 600-6191
OFFICE@DIAMONDLANDSURVEYING.COM
WWW.DIAMONDLANDSURVEYING.COM

DRAWN BY: KW SURVEY DATE: 9/4/25

RECORDING INDEX NO. 26514-1-4-1-0-0

COPYRIGHT

ALL REPORTS, DESIGNS, FIELD
DATA, FIELD NOTES,
DRAWINGS, SPECIFICATIONS,
CALCULATIONS, ESTIMATES
OR ANY REPRESENTATION
CONTAINED HEREON ARE THE
SOLE PROPERTY OF DIAMOND
LAND SURVEYING, LLC
UNLESS PREVIOUSLY
ESTABLISHED BY
PRECEDENCE OR WRITTEN
AGREEMENT

DATE PLOTTED 9/22/2026

JOB No. 25-187

SHEET

2 OF 3

AQUA AVENUE
COMMERCIAL PARK

A REPLAT OF LOT 1, BLOCK 3 NORTH 95 COMMERCIAL TRACTS
AND A PORTION OF LOT 3, BLOCK 1, OF KREPS ENTERPRISES
COMMERCIAL PARK LOCATED IN THE NORTHEAST QUARTER
OF SECTION 26, TOWNSHIP 51 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, COEUR D'ALENE CITY, KOOTENAI COUNTY,
IDAHO

SURVEYOR'S CERTIFICATE

I, NATHAN B. WEBER, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED
UNDER THE LAWS OF THE STATE OF IDAHO AND THAT I HOLD LICENSE NO. 17793. I FURTHER
CERTIFY THAT A LAND SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION OF THE PROPERTY
DESCRIBED BELOW, AND THE FINDINGS OF THAT SURVEY ARE AS SHOWN HEREON.


PROFESSIONAL LAND SURVEYOR

9/23/26
DATE



OWNER'S CERTIFICATION AND DEDICATION

KIN, INC. (F/K/A "KOHL'S, INC." AND "KOHL'S ILLINOIS, INC.")

A DESCRIPTION OF LAND TO BE SUBDIVIDED INTO LOTS LOT 1, BLOCK 3, NORTH 95 COMMERCIAL
TRACTS AS RECORDED AT BOOK F, PAGE 362 AND A PORTION OF LOT 3, BLOCK 1 OF KREPS
ENTERPRISES COMMERCIAL PARK RECORDED AT BOOK I, PAGE 98, LOCATED IN THE
NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26, AS DESCRIBED IN
INSTRUMENT NUMBER 2776020000, AND RUNNING THENCE NORTH 89°24'32" WEST 1485.65 FEET,
ALONG THE NORTH SECTION LINE OF SAID SECTION 26; THENCE SOUTH 0°35'28" WEST 423.79
FEET, TO THE WESTERLY RIGHT-OF-WAY FOR U.S. ROUTE 95, ALSO BEING THE POINT OF
BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) CALLS:

1. SOUTH 5°51'12" WEST 189.28 FEET, TO A POINT OF CURVATURE;
2. 365.90 FEET ALONG THE ARC OF A 28,757.90 FOOT RADIUS CURVE TO THE LEFT, THROUGH A
CENTRAL ANGLE OF 0°43'44", WITH A LONG CHORD THAT BEARS SOUTH 5°29'12" WEST 365.90
FEET, TO THE NORTH RIGHT-OF-WAY LINE FOR AQUA AVE, AS DEDICATED BY THE PLAT OF
NORTH 95 COMMERCIAL TRACTS, ON THE RECORDS OF KOOTENAI COUNTY RECORDERS IN
BOOK "F", PAGE 362;

THENCE NORTH 88°57'00" WEST 558.19 FEET ALONG SAID NORTH RIGHT-OF-WAY;

THENCE NORTH 44°07'23" WEST 28.37 FEET ALONG SAID NORTH RIGHT-OF-WAY, TO THE
EASTERLY RIGHT-OF-WAY FOR MINERAL DR, AS DEDICATED BY SAID PLAT;

THENCE NORTH 0°42'15" EAST 459.77 FEET, TO THE SOUTHWEST CORNER OF KREPS
ENTERPRISES COMMERCIAL PARK, ON THE RECORDS OF SAID COUNTY IN BOOK "I", PAGE 98,
ALONG SAID EASTERLY RIGHT-OF-WAY;

THENCE SOUTH 89°25'31" EAST 316.92 FEET, TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 1,
ALONG THE SOUTH LINE OF SAID KREPS ENTERPRISES COMMERCIAL PARK PLAT;

THENCE NORTH 0°42'01" EAST 68.55 FEET, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT
2, BLOCK 1;

THENCE SOUTH 89°24'35" EAST 308.76 FEET, TO THE POINT OF BEGINNING.

CONTAINS 309,281 SQUARE FEET OR 7.100 ACRES.

TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD OR IN VIEW.

THE UNDERSIGNED OWNER HEREBY CERTIFIES THAT THIS SUBDIVISION IS IN COMPLIANCE WITH
SECTION 31-3805(2), IDAHO CODE, AND THAT ALL OF THE LOTS IN THIS PLAT WILL BE ELIGIBLE TO
RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF COEUR D'ALENE, AN EXISTING
MUNICIPAL WATER SYSTEM, AND SAID EXISTING WATER DISTRIBUTION SYSTEM HAS AGREED IN
WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

THE UNDERSIGNED OWNER FURTHER CERTIFIES THAT ALL OF THE LOTS IN THIS PLAT WILL BE
ELIGIBLE TO RECEIVE SANITARY SEWER SERVICE FROM THE CITY OF COEUR D'ALENE.

THE UNDERSIGNED OWNER RESERVES THE SETBACKS AS SHOWN ON THIS PLAT.

KNOW ALL MEN BY THESE PRESENTS THAT KIN, INC. (F/K/A "KOHL'S, INC." AND "KOHL'S ILLINOIS,
INC."), IS THE OWNER OF THE PROPERTY HEREINAFTER DESCRIBED AND IT IS THE INTENTION OF
THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT.

BY: Megan Glise

ITS: Vice President/Secretary
NAME: Megan Glise

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR IN AND FOR KOOTENAI COUNTY, IDAHO, DO
HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO
CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR _____ DATE _____



CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF KOOTENAI, STATE OF IDAHO,
PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR
DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN
PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

I HEREBY CERTIFY THIS 28th DAY OF SEPTEMBER, 2026 THAT THE
REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID
THROUGH DECEMBER 31ST, 2025

JP Kain Deputy Treasurer
COUNTY TREASURER

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 (QLPE) REPRESENTING THE
CITY OF COEUR D'ALENE AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE
CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY
RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS
AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326,
IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

N.C. de
HEALTH DISTRICT SIGNATURE

09/28/2026
DATE

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) S.S.
COUNTY OF WAUKESHA)

ON THIS 24 DAY OF September 2025 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC
IN AND FOR SAID STATE, PERSONALLY APPEARED Megan Glise, KNOWN OR
IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT,
AND ACKNOWLEDGED TO ME THAT HE EXECUTED SUCH INSTRUMENT FOR AND ON BEHALF OF
SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE
SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY
AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

RESIDING AT: N56 W17000 RIDGEWOOD DRIVE (SOUTH DOCK) MENOMONEE FALLS, WI 53051

MY COMMISSION EXPIRES: is permanent

NOTARY PUBLIC FOR: WISCONSIN

SIGNED: JP Kain



CERTIFICATE OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF COEUR D'ALENE, KOOTENAI
COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS FINAL PLAT AND THAT THE
COEUR D'ALENE CITY REQUIREMENTS REGARDING FINAL PLATS HAVE BEEN MET.

Christy L. Bailey
CITY ENGINEER P-10804

10/6/26
DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF COEUR D'ALENE, KOOTENAI
COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL
HELD ON THIS _____ DAY OF _____, 20____, THIS FINAL PLAT WAS DULY APPROVED
AND ACCEPTED.

CITY CLERK, COEUR D'ALENE, ID

COUNTY RECORDER

THIS MAP WAS FILED IN THE OFFICE OF THE KOOTENAI COUNTY, IDAHO, RECORDER AT
THE REQUEST OF _____.

THIS _____ DAY OF _____, 2026, AT _____ O'CLOCK ____ AS
INSTRUMENT _____ AND DULY RECORDED IN BOOK _____
OF PLATS AT PAGES _____
KOOTENAI COUNTY CLERK: _____

BY: _____
TITLE: _____

FEE: _____

RECORDING INDEX NO. 26514-1-4-1-0-0



DIAMOND
LAND SURVEYING

834 E WINDING CREEK DR.
EAGLE, IDAHO 83616
PHONE (208) 600-6191
OFFICE@DIAMONDLANDSURVEYING.COM
WWW.DIAMONDLANDSURVEYING.COM

DRAWN BY: KW

SURVEY DATE: 9/4/25

COPYRIGHT

ALL REPORTS, DESIGNS, FIELD
DATA, FIELD NOTES,
DRAWINGS, SPECIFICATIONS,
CALCULATIONS, ESTIMATES
OR ANY REPRESENTATION
CONTAINED HEREON ARE THE
SOLE PROPERTY OF DIAMOND
LAND SURVEYING, LLC
UNLESS PREVIOUSLY
ESTABLISHED BY
PRECEDENCE OR WRITTEN
AGREEMENT

DATE PLOTTED 9/22/2026

JOB No. 25-187

SHEET

3 OF 3

RESOLUTION NO. 26-076

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE DESTRUCTION OF RECORDS FOR THE FINANCE, FIRE, AND MUNICIPAL SERVICES DEPARTMENTS PURSUANT TO THE CITY'S RECORDS RETENTION SCHEDULE

WHEREAS, the below records of the City of Coeur d'Alene have been retained for at least the length of time required by Idaho Code § 50-907 and the City's Records Retention Policy,

REQUEST FOR DESTRUCTION OF RECORDS

DEPARTMENT: **Finance**

DATE: 10/06/2026

Record Description	Record Type	Dates of Records
Cancelled checks/checking accounts	Semi-permanent	FY 2020 - 2021
Daily Adjustment reports	Semi-permanent	
Cash receipting proofs	Temporary	FY 2019 - 2020 FY 2020 - 2021
Journal Entries	Semi-permanent	FY 2020 - 2021
Bank checking account records, bank statements, deposit slips, cancelled checks and bank statements: bank checking account records miscellaneous	Semi-permanent	FY 2020 - 2021
Utility billing calendar, monthly billing proofs, new owners list, past due reports and payment stubs; collections spreadsheets; turn off lists; utility billing registers	Semi-permanent	FY 2020 - 2021

REQUEST FOR DESTRUCTION OF RECORDS

DEPARTMENT: **Fire**

DATE: 09/10/2026

RECORD DESCRIPTION	TYPE OF RECORD (Perm./Semi-P/Temp)	DATES OF RECORDS (From - To)
Liability Waivers	Temp	2019 – 2020
Budget Prep	Temp	2007 – 2010
Tier II Reports	Temp	1992 – 2007
Investigation Reports	Semi-Perm	2012 – 2021

Training Reports	Semi-Perm	1987 – 1998
Incident Reports	Semi-Perm	2000 - 2006
Occupancy files	Semi-Perm	2016 - 2016

REQUEST FOR DESTRUCTION OF RECORDS
DEPARTMENT: **Municipal Services**
DATE: October 6, 2026

RECORD DESCRIPTION	TYPE OF RECORD (Perm./Semi-P/Temp)	DATES OF RECORDS (From - To)
News Releases	Temporary	Through 2023
Public Hearing Tapes	Temporary	Through 2004
Council Meeting Tapes and CD's	Temporary	Through 2016
Negotiation Tapes	Temporary	2003
Mayor's Show CD's	Temporary	2006-2010

and

WHEREAS, the City Council has found, and does hereby find, such records to be of no value for information or otherwise to the public or to the City of Coeur d'Alene, and the storing of such records results in substantial unnecessary expense to the City.

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that all such records be destroyed under the direction and supervision of the City Clerk.

DATED this 6th day of October, 2026.

Daniel K. Gookin, Mayor

ATTEST:

Renata McLeod, City Clerk

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

ROLL CALL:

COUNCIL MEMBER ENGLISH Voted

COUNCIL MEMBER MILLER Voted

COUNCIL MEMBER GABRIEL Voted

COUNCIL MEMBER EVANS Voted

COUNCIL MEMBER SHECKLER Voted

COUNCIL MEMBER WOOD Voted

was absent. Motion .

CITY COUNCIL

DATE: OCTOBER 6, 2026

FROM: RENATA MCLEOD, MUNICIPAL SERVICES DIRECTOR/CITY CLERK

RE: REQUEST FOR DESTRUCTION OF RECORDS

DECISION POINT:

To authorize the destruction of certain public records in accordance with the City's records retention schedule for the Finance, Fire, and Municipal Services Departments?

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

Finance Department: The Department has requested the destruction of semi-permanent and temporary records to include cancelled checks, daily adjustment reports, journal entries and other banking records from FY 2020-2021. See attached listing for specific information.

Fire Department: The Department has requested the destruction of temporary and semi-permanent records from 2000-2020 including liability waivers, budget prep, Teir II, investigation, training, incident reports, and occupancy files. See attached listing for specific information.

Municipal Services has requested destruction of temporary records news releases, and various meeting tapes and CD's that are no longer necessary. See attached listing for specific information.

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

DECISION POINT: To authorize staff to proceed with the destruction of records from the Finance, Fire, and Municipal Services Departments pursuant to I.C. 50-907 and the City's adopted records retention schedule.

REQUEST FOR DESTRUCTION OF RECORDS

DEPARTMENT: Finance

DATE: 10/06/2026

Record Description	Record Type	Dates of Records
Cancelled checks/checking accounts	Semi-permanent	FY 2020 - 2021
Daily Adjustment reports	Semi-permanent	
Cash receipting proofs	Temporary	FY 2019 - 2020 FY 2020 - 2021
Journal Entries	Semi-permanent	FY 2020 - 2021
Bank checking account records, bank statements, deposit slips, cancelled checks and bank statements: bank checking account records miscellaneous	Semi-permanent	FY 2020 - 2021
Utility billing calendar, monthly billing proofs, new owners list, past due reports and payment stubs; collections spreadsheets; turn off lists; utility billing registers	Semi-permanent	FY 2020 - 2021

REQUEST FOR DESTRUCTION OF RECORDS

DEPARTMENT: Fire

DATE: 09/10/2026

RECORD DESCRIPTION	TYPE OF RECORD (Perm./Semi-P/Temp)	DATES OF RECORDS (From - To)
Liability Waivers	Temp	2019 – 2020
Budget Prep	Temp	2007 – 2010
Tier II Reports	Temp	1992 – 2007
Investigation Reports	Semi-Perm	2012 – 2021
Training Reports	Semi-Perm	1987 – 1998
Incident Reports	Semi-Perm	2000 - 2006
Occupancy files	Semi-Perm	2016 - 2016

REQUEST FOR DESTRUCTION OF RECORDS

DEPARTMENT: Municipal Services

DATE: October 6, 2026

RECORD DESCRIPTION	TYPE OF RECORD (Perm./Semi-P/Temp)	DATES OF RECORDS (From - To)
News Releases	Temporary	Through 2023
Public Hearing Tapes	Temporary	Through 2004
Council Meeting Tapes and CD's	Temporary	Through 2016
Negotiation Tapes	Temporary	2003
Mayor's Show CD's	Temporary	2006-2010

OTHER BUSINESS

**PUBLIC WORKS COMMITTEE
STAFF REPORT**

DATE: October 6, 2026
FROM: Kyle Marine, Water Department Director
SUBJECT: Request to adopt Water Service Replacement Policy

=====

DECISION POINT: Should Council approve a new internal and external Water service replacement policy to formalize and better define some of the Water Department’s procedures?

HISTORY: The Water Department continues to be active in replacing aging and outdated infrastructure by upgrading the system as it reaches the end of its useful life. The Water Department spends more than \$1.5 million a year in upgrading various parts of the system, including but not limited to water mains, valves, fire hydrants, water meters, and water services.

FINANCIAL ANALYSIS: The proposed policy is not expected to create a significant financial impact to the City. The policy reinforces the Water Department’s existing standards and practices for replacing aging, outdated, or unused water services. When a service is required to be replaced under this policy, the cost of replacing the service will be the responsibility of the property owner, customer, or developer. This will help reduce future service failures and maintenance costs to the Water Department while ensuring that properties are served by water services that meet current City standards and provide adequate flow and pressure.

PERFORMANCE ANALYSIS: The proposed policy will provide a consistent process for identifying and addressing aging, outdated, or unused water services before they are connected to the City’s system or placed into service. By requiring these old services to be replaced with services that meet current City standards, the policy will help reduce service failures, maintenance issues, and potential flow and pressure concerns. The Water Department will monitor and enforce the policy as part of its normal review and inspection procedures.

DECISION POINT/RECOMMENDATION: Council should approve the new Water Service Replacement Policy.

RESOLUTION NO. 26-077

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ESTABLISHING POLICY # 26-077 FOR THE WATER DEPARTMENT REGARDING WATER SERVICE REPLACEMENT.

WHEREAS, the Water Department Director for the City of Coeur d'Alene has recommended that the City of Coeur d'Alene adopt Policy # 26-077, a water service replacement policy for aging and unused water services; and

WHEREAS, this policy reinforces the Water Department's existing standards and practices for replacing aging, outdated, or unused water services; and

WHEREAS, it is deemed to be in the best interests of the City of Coeur d'Alene and the citizens thereof that such policy be adopted.

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that Policy #26-077, establishing requirements for the replacement of aging and unused water services, attached hereto as Exhibit "A," be and the same is hereby adopted.

DATED this 6th day of October, 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 .



Policy #:	Title:	Effective Date:
26-077	WATER SERVICE REPLACEMENT	10/06/2026

PURPOSE

The purpose of this policy is to establish requirements for the replacement of aging and unused water services to ensure that water services placed into operation are reliable and meet current City of Coeur d'Alene Water Department standards.

This policy is intended to provide a consistent requirement for the replacement of existing water services throughout the City.

REFERENCE

City of Coeur d'Alene Water Department construction standards and standard drawings applicable to water service connections.

POLICY

WATER SERVICE REPLACEMENT

I Goals:

A. To the greatest extent possible, it is the intention of this policy to:

1. Ensure that water services placed into operation meet current City standards.
2. Reduce the potential for failure, water loss, and other problems associated with aging water services.
3. Establish requirements for the replacement of aging and unused water services that are consistent throughout the City.
4. Ensure that customers are placed into service through water services that are suitable for connection to the Water system.

II Policy:

II. Water Service Replacement Requirements:

A. Services 40 Years Old or Older and Structure is Demolished.

Any water service that is 40 years old or older shall be replaced before it is connected, reconnected, or placed into service.

The existing service shall be abandoned at the water main, and a new service shall be installed in accordance with the City's current water construction standards.

B. Services 40 Years Old or Older and Unused

Any water service that has been unused and is 40 years old or older shall not be placed into service.

The existing service shall be abandoned at the water main and replaced with a new service meeting current City standards.

Any unused service shall be abandoned at the water main pursuant to current City standards

C. Responsibility for Replacement

The property owner, customer, developer, and/or contractor requesting the water connection shall be responsible for all costs associated with abandoning the existing service and installing the required replacement service.

The Water Department shall not be responsible for the cost of replacing an existing service when replacement is required under this policy as a condition of establishing or re-establishing water service.

D. Services Less Than 40 Years Old

A water services less than 40 years old may be connected or placed into service provided it meets current City requirements and is suitable for service as determined by the Water Department Director or designee.

A water service less than 40 years old is not suitable for service if it is damaged, deteriorated, improperly installed, cannot be adequately inspected or tested, or otherwise does not meet established City requirements.

E. Consistent Application

This policy shall apply to all properties and developments in the City & its service area, including properties with services installed under previous City standards.

RESPONSIBLE DEPARTMENT

The City of Coeur d'Alene Water Department shall be responsible for the implementation and enforcement of this policy.

The Water Department Director or designee shall have final determination regarding the application of this policy and whether a water service meets the requirements for connection or placement into service.

REFERENCED INFORMATION

Water Service – The water line connecting the City's water main to the customer's meter or meter setting.

Existing Service – A water service previously installed to serve a property, whether or not the service has previously been placed into active service.

Unused Service – A water service that has been installed but has not been actively providing water service to a customer or has been disconnected from active service.

Service Replacement – Abandonment of the existing service at the water main and installation of a new water service in accordance with current City standards.

Customer/Property Owner/Contractor Responsibility – The customer, property owner, developer, or contractor requesting the connection is responsible for the costs associated with abandonment and replacement of an existing water service when required under this policy.

DATE ISSUED/SUNSET DATE

Issue Date:

Review Date:

**GENERAL SERVICES/PUBLIC WORKS
STAFF REPORT**

DATE: October 6, 2026
FROM: Kyle Marine, Water Department Director
SUBJECT: Authorization for approval of Aquifer Protection District Grant

=====

DECISION POINT: Should City Council authorize the acceptance of a Rathdrum Prairie Aquifer Protection District Grant for \$1,200?

HISTORY: The Water Department currently has 11 wells that can collectively produce approximately 40 million gallons of water per day from the Spokane Valley-Rathdrum Prairie Aquifer. The aquifer is our sole source of drinking water for the residents of the City of Coeur d'Alene and many residents throughout Kootenai County.

The Water Department, along with several other entities, helps organize educational events and scheduled tours of our facilities to educate the public about the aquifer and promote water conservation and the protection of our water source.

FINANCIAL ANALYSIS: The Water Department currently has \$15,000 budgeted for conservation education, which we use to purchase materials and develop projects that educate the public about the aquifer, how to protect it, and how to use water wisely.

The additional \$1,200 would help purchase the materials needed for the Department to build an interactive 3D model of the aquifer. The model would be used at our facility and transported to schools and other community events for educational purposes.

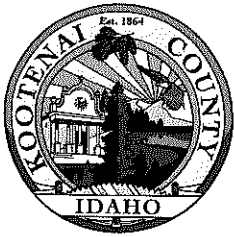
PERFORMANCE ANALYSIS: Each year, the Water Department works with DEQ, Panhandle Health, and the EPA to meet with students, members of the public, and water operator specialists from outside the area to educate them about our aquifer. We also coordinate with local boards and organizations, including the Rathdrum Prairie Aquifer Protection District, Spokane Aquifer Joint Board (SAJB), and Spokane Valley-Rathdrum Prairie Aquifer Protection District.

The interactive 3D model would help educate the public on how the aquifer works, how water systems draw water from the aquifer, and how the aquifer is recharged. The Water Department would build the model for use at our facility and transport it to schools and other community events for educational purposes. This project supports the City's Comprehensive Plan goals for public education and aquifer protection by providing a hands-on tool to help residents better understand the importance of the aquifer and how their water use affects the resource. Increased public awareness can encourage more responsible water use and conservation, which helps protect the long-term sustainability of the aquifer. Conservation can also reduce peak

water demand, which can help the City control operating costs and reduce the need for future infrastructure improvements associated with increasing water demand.

The interactive model will provide a long-term educational resource that can be used repeatedly at facility tours, schools, community events, and public outreach activities. The goal is to improve public understanding of the aquifer, promote water conservation, and support the City's ongoing efforts to protect this critical water resource

DECISION POINT/RECOMMENDATION: City Council should authorize the acceptance of a Aquifer Protection District Grant for the amount of \$1,200.



KOOTENAI COUNTY

RATHDRUM PRAIRIE AQUIFER PROTECTION DISTRICT

August 27, 2026

City of Coeur d'Alene
Attn: Kyle Marine
3145 N Howard Street
Coeur d'Alene, ID 83815

RE: FY27 APD Funding Request

Dear Mr. Marine,

We are pleased to report that the Aquifer Protection District FY27 budget has been approved by the Board of Commissioners. The Board has approved a \$1,200 contribution for the 3D Aquifer Model.

Please submit invoices/receipts to Michelle George (mgeorge@kcgov.us) for review and reimbursement up to \$1,200 for expenses incurred between October 1, 2026 and September 30, 2027 that are directly related to this project.

Please note all requests for reimbursement must be sent as soon as the project is complete and no later than October 9, 2027.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry Simms".

Larry Simms, Chair
Rathdrum Prairie Aquifer Protection District

RESOLUTION NO. 26-078

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ACCEPTING A GRANT FROM THE RATHDRUM PRAIRIE AQUIFER PROTECTION DISTRICT FOR AN AQUIFER INTERACTIVE 3D MODEL IN THE AMOUNT OF \$1,200.00

WHEREAS, the Water Department, along with several other entities, helps organize educational events and schedules tours of its facilities to educate the public about the aquifer and promote water conservation; and

WHEREAS, the Rathdrum Prairie Aquifer Protection District has offered the City of Coeur d'Alene a grant in the amount of \$1,200.00 for the Water Department, which grant would help purchase the materials needed to build an interactive 3D model of the aquifer for educational purposes; and

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

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City accept a grant from the Rathdrum Prairie Aquifer Protection District in the amount of \$1,200.00 for the aquifer interactive 3D model.

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

DATED this 6th day of October, 2026.

Daniel K. Gookin, Mayor

ATTEST:

Renata McLeod, City Clerk

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

ROLL CALL:

COUNCIL MEMBER MILLER Voted

COUNCIL MEMBER SHECKLER Voted

COUNCIL MEMBER ENGLISH Voted

COUNCIL MEMBER GABRIEL Voted

COUNCIL MEMBER WOOD Voted

COUNCIL MEMBER EVANS Voted

was absent. Motion .

CITY COUNCIL STAFF REPORT

DATE: October 6, 2026
FROM: Mr. Mike Anderson
SUBJECT: Professional Services for 2026/2027 WASTEWATER COLLECTION SYSTEM CAPITAL IMPROVEMENT PROJECTS

=====

DECISION POINT:

Should Council approve an agreement with J-U-B Engineers, Inc., for professional engineering services for the 2026/2027 WASTEWATER COLLECTION SYSTEM CAPITAL IMPROVEMENT PROJECTS at a cost of \$252,976.00

HISTORY:

Each year, the Wastewater Utility prioritizes and budgets for the replacement and/or rehabilitation (R&R) of the City's aging sewer collection infrastructure. At the top of this year's list is continuing progress for Open Trench Rehabilitation and Replacement projects. This project will continue the sewer main replacement in the alleyways between 17th and 18th Streets, and 18th and 19th Streets, North of Young Avenue. The project will consist of replacement of approximately 1050 linear feet total between both alleyways.

Pursuant to Idaho Code § 67-2320, the WW Utility solicited firms for ongoing Professional Engineering Services through the request for qualifications process. J-U-B Engineers, Inc., was selected from the list of preapproved providers. The WW Utility has determined that J-U-B will provide the best services based on qualifications and demonstrated competence. Therefore, it is proposed that a contract be awarded to J-U-B for the 2026/2027 Wastewater Collection System Capital Improvements Projects.

FINANCIAL ANALYSIS:

The following table summarizes this year's CIP Task cost breakdown:

2026/2027 Wastewater Collection System CIP Tasks:

Task Number	Task Name	Fee Type	Amount	Anticipated Schedule
000	Project Management	Time and Materials (Estimated Amount Shown)	\$12,755	Concurrent with work progress
100	Inflow and Infiltration Reduction	<i>Reserved</i>	--	--
200	Open Trench Design (2027 OT)	Time and Materials (Estimated Amount Shown)	\$60,463	Draft for CLIENT review 4 months after executed contract, notice to proceed, and receipt of all required data
200	Open Trench CMS (2027 OT)	Time and Materials (Estimated Amount Shown)	\$129,758	Concurrent with work progress.

300	Inflow and Infiltration Reduction	<i>Reserved</i>	--	--
400	Capital Improvement Projects	Reserved	--	--
500	Management Reserve	Time and Materials (Estimated Amount Shown)	\$50,000	As mutually agreed to by CLIENT and J-U-B
600	GIS Services	Reserved	--	--
700	Master Plan Updates	<i>Reserved</i>	--	--
999	Watermain Dept. Design CMS Coordination	Reserved	--	--
Total:			\$252,976	

During FY 2026/2027, the Wastewater Utility budgeted \$300,000.00 for design of the CIP tasks. A copy of the proposed Agreement for Professional Services accompanies this staff report.

PERFORMANCE ANALYSIS:

Since 2008, J-U-B has demonstrated its commitment and responsiveness to the City and has successfully performed similar tasks in a timely manner, been cost effective, and to the Wastewater Utility's satisfaction.

RECOMMENDATION:

The council should approve an agreement with J-U-B Engineers, Inc., for professional engineering services for tasks associated with 2026/2027 WASTEWATER COLLECTION SYSTEM CAPITAL IMPROVEMENT PROJECTS at a cost of \$252,976.00

2026/2027 Collection System Projects

Professional services agreement with J-U-B Engineers

Council decision point

Should Council approve an agreement with J-U-B Engineers, Inc., for professional engineering services for the 2026/2027 Wastewater Collection System Capital Improvement Projects at a cost of \$252,976.00?

October 6, 2026

Mike Anderson, Wastewater Director

1

Project history and location



Two alley segments

17th to 18th Street

About 550 feet

18th to 19th Street

About 500 feet

About 1,050 feet total

North of E Young Avenue

Earlier work: 2023 C-2 project on Mullan and Young

2

Engineering work and schedule

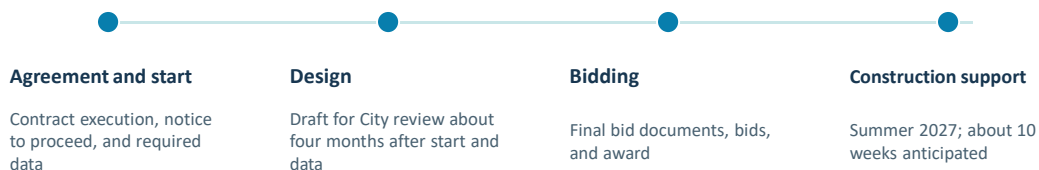
Design and bidding

Review existing conditions and City CCTV.
Prepare sewer plans, cost estimates, specifications, and bid documents.

Construction support

Help with bidding and award. Coordinate construction, observe work on site, and provide record drawings.

Planned timing



Timing is anticipated and depends on project inputs.

3

Financial analysis

J-U-B professional services

Project management	\$12,755
Open trench design	\$60,463
Construction management	\$129,758
Management reserve	\$50,000

The agreement includes design, construction management, and a reserve for authorized additional work.

Agreement ceiling **\$252,976**

Staff report: \$300,000 budgeted for CIP task design. This agreement also includes construction management.

4

Performance and recommendation

J-U-B selection

Selected through the City's qualifications process from its preapproved engineering firms.

City experience

J-U-B has performed similar work for the City since 2008.

Recommendation

Approve the 2026/2027 professional services agreement with J-U-B Engineers for up to \$252,976.

5

Questions

Requested action

Approve the J-U-B professional services agreement for up to \$252,976.

6

RESOLUTION NO. 26-079

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH J-U-B ENGINEERS, INC., FOR THE 2026 - 2027 WASTEWATER COLLECTION SYSTEM CAPITAL IMPROVEMENT PROJECTS IN THE AMOUNT OF \$252,976.00.

WHEREAS, the Wastewater Director of the City of Coeur d'Alene has recommended that the City of Coeur d'Alene enter into a Professional Services Agreement with J-U-B Engineers, Inc., for the 2026 - 2027 Wastewater Collection System Capital Improvement Projects in the amount of Two Hundred Fifty-two Thousand Nine Hundred Seventy-six and No/100 Dollars (\$252,976.00), pursuant to terms and conditions set forth in said Professional Services Agreement, a copy of which is attached hereto as Exhibit "1" and by reference made a part hereof; and

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

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City enter into a Professional Services Agreement for the 2026 - 2027 Wastewater Collection System Capital Improvement Projects with J-U-B Engineers, Inc., in substantially the form attached hereto as Exhibit "1" and incorporated herein by reference, with the provision that the Mayor, City Administrator, and City Attorney are hereby authorized to modify said Professional Services Agreement to the extent the substantive provisions of the agreement remain intact.

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

DATED this 6th day of October, 2026.

Daniel K. Gookin, Mayor

ATTEST:

Renata McLeod, City Clerk

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

ROLL CALL:

COUNCIL MEMBER ENGLISH Voted

COUNCIL MEMBER MILLER Voted

COUNCIL MEMBER GABRIEL Voted

COUNCIL MEMBER EVANS Voted

COUNCIL MEMBER WOOD Voted

COUNCIL MEMBER SHECKLER Voted

was absent. Motion .

PROFESSIONAL SERVICES AGREEMENT
for
2026/2027 WASTEWATER COLLECTION SYSTEM CAPITAL IMPROVEMENT
PROJECTS

THIS Professional Services Agreement is made and entered into this ____ day of _____, 2026, between the **CITY OF COEUR D'ALENE**, Kootenai County, Idaho, a municipal corporation organized and existing under the laws of the state of Idaho, hereinafter referred to as the "**CITY**," and J-U-B Engineers, Inc., a corporation duly organized and existing in the state of Idaho, with its principal place of business at 2760 W. Excursion Ln, STE 400, Meridian, Idaho 83642, hereinafter referred to as the "**CONSULTANT**."

W I T N E S S E T H:

WHEREAS, in compliance with State law and the **CITY**'s policies, the **CONSULTANT** has been selected to perform professional services on the basis of qualifications and demonstrated competence; and

WHEREAS, it was deemed to be in the best interests of the **CITY** to retain the **CONSULTANT**; and

WHEREAS, the **CONSULTANT** and the **CITY** have reached this Agreement for the 2026/2027 Wastewater Collection System Capital Improvement Projects, hereinafter referred to as the "Work," according to the Project Documents on file in the office of the City Clerk of the **CITY**, which Project Documents are incorporated herein by reference.

NOW, THEREFORE,

IT IS AGREED that, for and in consideration of the covenants and agreements made and to be performed by the **CITY** as set forth herein, the **CONSULTANT** shall complete the Work, furnishing all services therefor according to the Project Documents. All services performed shall be of the high quality typically provided by members of the **CONSULTANT**'s profession.

SECTION 1. EMPLOYMENT OF CONSULTANT. The **CITY** agrees to engage the **CONSULTANT** and the **CONSULTANT** agrees to perform the services as described in Section 2 hereof.

SECTION 2. SCOPE OF SERVICES.

A. The **CONSULTANT** shall perform the services described in the Scope of Services attached hereto and incorporated herein by reference as Exhibit "A."

B. The **CONSULTANT** shall perform all the necessary ancillary services respecting the tasks set forth in the Scope of Services.

SECTION 3. PERSONNEL.

A. The **CONSULTANT** represents that it has or will secure at its own expense all personnel required to perform its services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the **CITY**.

B. All of the services required hereunder will be performed by the **CONSULTANT** or under its direct supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services.

C. The **CONSULTANT** agrees to maintain Worker's Compensation coverage on all employees, including the employees of subcontractors, during the term of this Contract as required by Title 72, Idaho Code. In addition to a certificate of insurance, the **CONSULTANT** shall furnish to the **CITY**, prior to commencement of the work, such evidence as the **CITY** may require guaranteeing contributions which will come due under the Employment Security Law including, at the option of the **CITY**, a surety bond in an amount sufficient to make such payments. Should the **CONSULTANT** fail to maintain the required Worker's Compensation insurance during the entire term hereof, the **CONSULTANT** shall indemnify the **CITY** against any loss resulting to the **CITY** from such failure, either by way of compensation or additional premium liability.

SECTION 4. TIME OF PERFORMANCE. The services of the **CONSULTANT** shall commence upon execution of this Agreement by the **CITY** and shall be completed on or before September 30, 2027, provided there are no delays beyond the direct control of the **CONSULTANT**. The period of performance may be extended for additional periods only by the mutual written agreement of the parties.

SECTION 5. COMPENSATION.

A. Subject to the provisions of this Agreement, the **CITY** shall pay the **CONSULTANT** a sum not to exceed, \$252,976.00 unless authorized in writing by the **CITY**.

B. Except as otherwise provided in this Agreement, the **CITY** shall not provide any additional compensation, payment, use of facilities, services, or other thing of value to the **CONSULTANT** in connection with performance of its duties under this Agreement. The parties understand and agree that administrative overhead and other indirect or direct costs the **CONSULTANT** may incur in the performance of its obligations under this Agreement have already been included in computation of the **CONSULTANT**'s fee and may not be charged to the **CITY**.

SECTION 6. METHOD AND TIME OF PAYMENT. Monthly progress payments must be submitted by the 10th of the month for work done in the previous calendar month. Partial payment shall be made by the end of each calendar month for the work completed in the previous calendar

month and certified by the **CONSULTANT**. Final payment shall be made thirty (30) days after completion of all work and acceptance by the City Council.

SECTION 7. TERMINATION OF AGREEMENT FOR CAUSE. If, through any cause within the **CONSULTANT**'s reasonable control, the **CONSULTANT** shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if the **CONSULTANT** shall violate any of the covenants, agreements, or stipulations of this Agreement, the **CITY** shall provide the **CONSULTANT** a written statement of the deficiency and shall provide a reasonable time to remedy the deficiency. If the **CONSULTANT** fails to cure the deficiency, the **CITY** shall have the right to terminate this Agreement by giving written notice to the **CONSULTANT** of such termination and specifying the effective date thereof. Such written notice shall be provided to the **CONSULTANT** at least five (5) days before the effective date of such termination. In that event, all finished or unfinished hard copy documents, data, studies, surveys, and reports or other materials prepared by the **CONSULTANT** under this Agreement shall, at the option of the **CITY**, become its property, and the **CONSULTANT** shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and materials. Equitable compensation shall not exceed the amount reasonably billed for work actually done and expenses reasonably incurred. Consultant may terminate the Agreement due to City's material breach of contract with seven (7) days written notice, unless breach is cured within the notice period. CONSULTANT may terminate this Agreement due to CITY's material breach with seven (7) days written notice, unless the breach is cured within the notice period.

SECTION 8. TERMINATION FOR CONVENIENCE. The **CITY** may terminate this Agreement at any time by giving thirty (30) days' written notice to the **CONSULTANT** of such termination and specifying the effective date of such termination. In that event, all finished or unfinished hard copy documents, data, studies, surveys, and reports or other materials prepared by the **CONSULTANT** under this Agreement shall, at the option of the **CITY**, become its property. The **CONSULTANT** shall be entitled to receive compensation not to exceed the amount reasonably billed for work actually done and expenses reasonably incurred as of the effective date of the termination.

SECTION 9. MODIFICATIONS. The **CITY** may, from time to time, require modifications to the Scope of Services, Exhibit "A," to be performed under this Agreement. The type and extent of such services cannot be determined at this time; however, the **CONSULTANT** agrees to do such work as ordered in writing by the **CITY**, and the **CITY** agrees to compensate the **CONSULTANT** for such work accomplished by written amendment to this Agreement.

SECTION 10. NON-DISCRIMINATION.

A. The **CONSULTANT** will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin, sexual orientation and/or gender identity/expression. The **CONSULTANT** shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, or national origin, sexual orientation and/or gender identity/expression. Such actions shall include, but not be limited to the following: employment, upgrading, demotions, or transfers; recruitment or recruitment advertising;

layoffs or terminations; rates of pay or other forms of compensation; selection for training, including apprenticeship; and participation in recreational and educational activities. The **CONSULTANT** agrees to post in conspicuous places available for employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause. The **CONSULTANT** will, in all solicitations or advertisements for employees placed by or on behalf of the **CONSULTANT**, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin, sexual orientation and/or gender identity/expression. The **CONSULTANT** will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this agreement so that such provisions will be binding upon each sub-consultant, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

B. The **CONSULTANT** shall keep such records and submit such reports concerning the racial and ethnic origin of applicants for employment and employees as the **CITY** may require.

C. The **CONSULTANT** shall comply, if applicable, with the Regulations relative to non-discrimination in federally assisted programs of United States Department of Transportation (USDOT), Title 49, Code of Federal Regulations, part 21, as they may be amended from time to time, (hereinafter referred to as the “Regulations”), which are herein incorporated by reference and made a part of this Agreement. In addition, the **CONSULTANT** shall comply with the requirements of Chapter 9.56, Coeur d’Alene Municipal Code.

D. The **CONSULTANT**, with regard to the work performed by it during the Agreement, shall not discriminate on the grounds of race, color, national origin, sexual orientation, and/or gender identity/expression, in the selection and retention of sub-consultants, including procurement of materials and leases of equipment. The **CONSULTANT** shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the Agreement covers a program set forth in Appendix B of the Regulations or discrimination prohibited by Chapter 9.56, Coeur d’Alene Municipal Code.

E. In all solicitations either by competitive bidding or negotiations made by the **CONSULTANT** for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential sub-consultant or supplier shall be notified by the **CONSULTANT** of the **CONSULTANT**’s obligations under this Agreement and the Regulations and Municipal Code relative to non-discrimination on the grounds of race, color, sexual orientation and/or gender identity/expression, national origin, sexual orientation, and/or gender identity/expression.

F. The **CONSULTANT** shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information and its facilities as may be determined by the **CITY** or

the appropriate federal agency to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of the **CONSULTANT** is in the exclusive possession of another who fails or refuses to furnish this information, the **CONSULTANT** shall certify to ITD or the USDOT as appropriate, and shall set forth what efforts it has made to obtain the information.

G. In the event of the **CONSULTANT**'s non-compliance with the non-discrimination provisions of this Agreement, the **CITY** shall impose such contract sanctions as it or the USDOT may determine to be appropriate, including, but not limited to:

- Withholding of payments to the **CONSULTANT** under the Agreement until the **CONSULTANT** complies, and/or;
- Cancellation, termination, or suspension of the Agreement, in whole or in part.

The **CONSULTANT** shall include the provisions of paragraphs (C) through (G) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The **CONSULTANT** shall take such action with respect to any sub-consultant or procurement as the contracting agency or USDOT may direct as a means of enforcing such provisions including sanctions for non-compliance. Provided, however, that in the event the **CONSULTANT** becomes involved in, or is threatened with, litigation with a sub-consultant or supplier as a result of such direction, the **CONSULTANT** may request ITD enter into such litigation to protect the interests of the state and, in addition, the **CONSULTANT** may request the USDOT enter into such litigation to protect the interests of the United States.

SECTION 11. ANTI-ISRAEL BOYCOTT CERTIFICATION. Pursuant to Idaho Code § 67-2346, the **CONSULTANT** certifies that it is not currently engaged in, and will not for the duration of the contract engage in, a boycott of goods or services from Israel or territories under its control.

SECTION 12. FIREARMS AND FOSSIL FUELS CERTIFICATION. Pursuant to Idaho Code § 67-2347A, the **CONSULTANT** certifies that it is not currently engaged in, and will not for the duration of the contract engage in, a boycott of any individual or company because the individual or company engages in or supports the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or engages in or supports the manufacture, distribution, sale, or use of firearms, as defined in section 18-3302(2)(d), Idaho Code.

SECTION 13. CHINESE OWNERSHIP CERTIFICATION. Pursuant to Idaho Code § 67-2359, the **CONSULTANT** certifies that it is not currently owned or operated by the government of the People's Republic of China and will not for the duration of the contract be owned or operated by the government of the People's Republic of China.

SECTION 14. NO PUBLIC FUNDS FOR ABORTION CERTIFICATION. Pursuant to Idaho Code § 18-8703, the **CONSULTANT** certifies that it is not, and will not for the duration of

this Agreement become, an abortion provider or an affiliate of an abortion provider, as those terms are defined in the “No Public Funds for Abortion Act,” Idaho Code §§ 18-8701 et seq.

SECTION 15. ASSIGNABILITY.

A. The **CONSULTANT** shall not assign any interest in this Agreement and shall not transfer any interest in the same (whether by assignment or novation) without the prior written consent of the **CITY** thereto. Provided, however, that claims for money due or to become due to the **CONSULTANT** from the **CITY** under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the **CITY**.

B. The **CONSULTANT** shall not delegate duties or otherwise subcontract work or services under this Agreement without the prior written approval of the **CITY**.

SECTION 16. Interest of Consultant. The **CONSULTANT** covenants that neither it nor its owners or officers presently have an interest, and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement. The **CONSULTANT** further covenants that, in the performance of this Agreement, no person having any such interest shall be employed on the Work.

SECTION 17. Findings Confidential. Any reports, information, data, etc., given to or prepared or assembled by the **CONSULTANT** under this Agreement which the **CITY** requests to be kept confidential shall not be made available to any individual or organization by the **CONSULTANT** without the prior written approval of the **CITY**.

SECTION 18. Publication, Reproduction and Use of Materials. No material produced, in whole or in part, under this Agreement shall be subject to copyright in the United States or in any other country. The **CITY** shall have unrestricted authority to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data or other materials prepared under this Agreement. The **CONSULTANT** shall provide copies of such work products to the **CITY** upon request. The **CITY** may make and retain copies of Documents for information and reference in connection with use on the Project by the **CITY**. Such Documents are not intended or represented to be suitable for reuse by the **CITY** or others on extensions of the Project or on any other project. Any such reuse or modification without written verification or adaptation by the **CONSULTANT**, as appropriate for the specific purpose intended, will be at the **CITY**'s sole risk and without liability or legal exposure to the **CONSULTANT** and the **CONSULTANT**'s sub-consultants. To the extent allowed by law, the **CITY** shall indemnify and hold harmless the **CONSULTANT** and **CONSULTANT**'s sub-consultants from all claims, damages, losses, and expenses, including attorney's fees arising out of or resulting therefrom.

SECTION 19. Audits and Inspection. The **CONSULTANT** shall provide access for the **CITY** and any duly authorized representatives to any books, documents, papers, and records of the **CONSULTANT** that are directly pertinent to this specific agreement for the purpose of making

audit, examination, excerpts, and transcriptions. The **CONSULTANT** shall retain all records pertinent to the project for three years after final payment and all other pending matters are closed.

SECTION 20. Jurisdiction; Choice of Law. Any civil action arising from this Agreement shall be brought in the District Court for the First Judicial District of the State of Idaho at Coeur d'Alene, Kootenai County, Idaho. The laws of the state of Idaho shall govern the rights and obligations of the parties.

SECTION 21. Non-Waiver. The failure of the **CITY** at any time to enforce a provision of this Agreement shall in no way constitute a waiver of the provisions, nor in any way affect the validity of this Agreement or any part thereof, or the right of the **CITY** thereafter to enforce each and every protection hereof.

SECTION 22. Permits, Laws and Taxes. The **CONSULTANT** shall acquire and maintain in good standing all permits, licenses and other documents necessary to its performance under this Agreement, including all necessary licenses and certifications for its employees. Subject to the standard of care, All actions taken by the **CONSULTANT** under this Agreement shall comply with all applicable statutes, ordinances, rules, and regulations. The **CONSULTANT** shall pay all taxes pertaining to its performance under this Agreement.

SECTION 23. Relationship of the Parties. The **CONSULTANT** shall perform its obligations hereunder as an independent contractor of the **CITY**. The **CITY** may administer this Agreement and monitor the **CONSULTANT**'s compliance with this Agreement, but shall not supervise or otherwise direct the **CONSULTANT** except to provide recommendations and to provide approvals pursuant to this Agreement.

SECTION 24. Integration. This Agreement, and all appendices and amendments thereto, embody the entire agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein, and this Agreement shall supersede all previous communications, representations or agreements, either oral or written, between the parties.

SECTION 25. Hold Harmless.

A. The **CONSULTANT** shall save, hold harmless, indemnify, and defend the **CITY**, its officers, agents and employees from and against any and all damages or liability arising out of the acts, errors, omissions, or negligence, including costs and expenses, for or on account of any and all legal actions or claims of any character resulting from injuries or damages sustained by any person or persons or property arising from the **CONSULTANT**'s performance of this Agreement and not arising from the **CONSULTANT**'s professional services. To this end, the **CONSULTANT** shall maintain general liability insurance in at least the amount set forth in Section 25(A).

B. The **CONSULTANT** shall, hold harmless, and indemnify the **CITY**, its officers, agents, and employees from and against damages or liability to the extent arising out of the

CONSULTANT's negligent acts, errors, or omissions, including costs and expenses for or on account of any and all legal actions or claims of any character resulting from injuries or damages sustained by persons or property to the extent arising from the **CONSULTANT**'s negligent performance of this Agreement, including but not limited to the **CONSULTANT**'s professional services. To this end, the **CONSULTANT** shall maintain Errors and Omissions insurance in at least the amounts set forth in Section 25(B).

Neither party shall be liable to the other for indirect, consequential, or incidental damages that may result from this Agreement or related projects.

SECTION 26. Notification. Any notice under this Agreement may be served upon the **CONSULTANT** or the **CITY** by mail at the following addresses:

City of Coeur d'Alene
710 E. Mullan Ave.
Coeur d'Alene, ID 83814
Attn.:

J-U-B Engineers, Inc.
745 W. Hanley Ave,
Suite 301
Coeur d'Alene, ID 83815
Attn:

SECTION 27. Standard of Performance and Insurance.

A. The **CONSULTANT** shall maintain general liability insurance naming the **CITY**, its entities, and its representatives as additional insureds in the amount of at least \$500,000.00 for property damage or personal injury, death or loss as a result of any one occurrence or accident regardless of the number of persons injured or the number of claimants, it being the intention that the minimum limits shall be those provided for by Idaho Code § 6-924.

B. In performance of professional services, the **CONSULTANT** will use that degree of care and skill ordinarily exercised under similar circumstances by members of the **CONSULTANT**'s profession. Should the **CONSULTANT** or any of the **CONSULTANT**'s employees be found to have been negligent in the performance of professional services from which the **CITY** sustains damage, the **CONSULTANT** has obtained Errors and Omission Insurance with limits of at least five hundred thousand dollars (\$500,000.00). The **CONSULTANT** shall maintain, and furnish proof thereof, coverage for a period of two years following the completion of the project.

C. The **CONSULTANT** shall obtain and maintain auto liability insurance with limits in the amount of at least \$500,000.00 for the duration of the project.

D. Prior to work under this Agreement, the **CONSULTANT** shall furnish to the **CITY** certificates of the insurance coverages required herein, which certificates must be approved by the City Attorney. Certificates shall provide for at least thirty (30) days' notice to policy holder, prior to cancellation of the policy for any reason. In addition, the **CONSULTANT** shall promptly notify the **CITY** when the policy is canceled.

IN WITNESS WHEREOF, this agreement executed the day and year first written above.

CITY OF COEUR D'ALENE

J-U-B ENGINEERS, INC.

Daniel Gookin, Mayor

Alex Fazzari, P.E, Regional Business Sector Leader

ATTEST:

ATTEST:

Renata McLeod, City Clerk

Secretary



**J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES**

Attachment 1 – Scope of Services, Basis of Fee, and Schedule

PROJECT NAME: FY 2026/2027 COLLECTION SYSTEM PROJECTS

CLIENT: CITY OF COEUR D'ALENE WASTEWATER DEPARTMENT

J-U-B PROJECT NUMBER: RP -26 -

CLIENT PROJECT NUMBER: N/A

ATTACHMENT TO:

☒ **AGREEMENT DATED:** _____; **or**

☐ **AUTHORIZATION FOR CONTRACT AMENDMENT #_;** **DATED:** N/A

The referenced Agreement for Professional Services executed between J-U-B ENGINEERS, Inc. (J-U-B) and the CLIENT is amended and supplemented to include the following provisions regarding the Scope of Services, Basis of Fee, and/or Schedule:

PART 1 - PROJECT UNDERSTANDING

J-U-B's understanding of this project's history and CLIENT's general intent and scope of the project are described as follows:

This scope of work is for engineering services for the City of Coeur d'Alene Wastewater Department's Collection System Projects resulting from the October 2025 Request for Proposals for Professional Engineering Services. The work includes engineering services for a variety of capital improvement rehabilitation and replacement projects identified in the Department's ongoing asset management program and the current Collection System Master Plan.

This Scope of Services is separated into the tasks outlined below and detailed in the following pages.

PART 2 - SCOPE OF SERVICES BY J-U-B

J-U-B's Services under this Agreement are limited to the following tasks. Any other items necessary to plan and implement the project, including but not limited to those specifically listed in PART 3, are the responsibility of CLIENT.

A. Task 010: Project Management

1. Set up project into J-U-B's financial and record keeping systems for document retention and project controls.
2. Coordinate quality assurance / quality control (QA/QC) processes.
3. Regularly monitor project status, budget and schedule.
4. Attend 4 client meetings to report project status.
5. Provide a monthly invoice including budget status.
6. Provide ongoing document handling and filing.
7. Archive paper and electronic files and records for project closeout.
8. Close financial billing and accounting records in J-U-B's financial and record-keeping systems.

B. Task 100: TRENCHLESS REHABILITATION PROJECTS

1. This task has been implemented as part of the ongoing rehabilitation and replacement projects. Based on preliminary discussions with the CLIENT in FY2026, no work is anticipated for this task in FY2026/2027 and is not included in this scope of services.

If CLIENT identifies work under this task, it will be completed as an additional service.

C. Task 200: OPEN TRENCH REPLACEMENT PROJECTS

1. For this task, J-U-B will:
 - a. Assemble a 2027 Open Trench Project, for FY 2026/2027, based on the following project locations identified by the CLIENT:
 - i. **Base Bid (Schedule A):** Alleyway between 17th & 18th, North of Young Avenue (MH M2-03A to M2-04B, approximately 550 linear feet)
 - ii. **Base Bid (Schedule B):** Alleyway between 18th & 19th, North of Young Avenue (MH M2-05 to M2-06B, approximately 500 linear feet)
 - iii. **Additive Alternates:** None identified.
 - b. Assumptions:
 - i. Design of water or stormwater infrastructure is not anticipated beyond replace per City standard detail.
 - ii. Project will qualify for QLPE review by City Engineer. No Preliminary Engineering Report is anticipated. If Preliminary Engineering Report is required, it will be completed under Additional Services.
2. Subtask 001: Topographic Survey
 - a. J-U-B will complete topographic survey for design and construction purposes. Survey will include the following: collection of surface improvements within the alleys and streets in the CLIENT rights-of-way for the projects; sanitary sewer locations and depths to inverts; utilities as marked by the utility owners based on a One-Call for construction (request to be made by J-U-B); utilities as marked by CLIENT (water and storm water utilities); and any readily-discoverable property pins within the project area. Property boundaries will be approximated using the City's GIS database and the County Assessor's Map; a boundary survey will not be conducted unless specifically requested by the CLIENT and authorized under Task 500: Management Reserve. J-U-B will prepare base drawings for subsequent use in design and construction.
3. Subtask 002: 30% Design
 - a. J-U-B will prepare 30% design drawings as follows:
 - i. J-U-B will conduct a kick-off meeting with the CLIENT to determine project goals, objectives and milestones.
 - ii. J-U-B will collect, document, and review existing conditions as identified at the surface and through CCTV inspections (provided by CLIENT), and identify potential construction conflicts based on utilities as marked by others.
 - iii. J-U-B will identify impacts to other CLIENT-owned utilities (water and storm water) and identify as "retain and protect" or "replace" per City of Coeur d'Alene Engineering standard drawings. The project area may include water mains and storm water that may be impacted during construction of the new sanitary sewer; replacement, as deemed necessary by the City, will be per City standard drawings and specifications. Modifications of other utilities will be provided as additional services.
 - iv. J-U-B will identify sewer service connections at the sewer main based on closed circuit television (CCTV) provided by CLIENT. The service laterals will be designed for

reconnection at the sewer main only; no new laterals or extensions will be included in the project unless specifically requested by the CLIENT as additional services.

- v. J-U-B will develop 30% design drawings including plan and profile of the proposed sewer alignment, private sewer service realignment including plan views and annotated site photos, relevant detail drawings, and reference to applicable City standard details.
 - vi. J-U-B will prepare a 30% Opinion of Probable Cost based on prior years' average construction costs (on a per foot basis), adjusted for construction year prices per the Construction Cost Index with 20% construction contingency.
 - vii. J-U-B will conduct an internal Quality Control/ Quality Assurance review of the 30% Design.
 - viii. J-U-B will review 30% design drawings with CLIENT. CLIENT shall conduct a review of the design and identify issues to address (e.g. replacing or re-routing storm sewer and water; partial or full-width surface repair; specific surface repair objectives such as pedestrian ramps, curb and gutter, alley approaches, etc.). Modifications of other utilities will be provided as additional services.
- b. Assumptions:
- i. Specifications and contract documents will not be included in 30% design.
- c. Deliverables:
- i. Electronic copy (11x17 PDF) of 30% design plans.

4. Subtask 004: 90% Design

- a. J-U-B will prepare 90% design drawings and contract documents as follows:
- i. J-U-B will review CLIENT and QC comments on 30% design drawings, and address.
 - ii. J-U-B will prepare 90% Bid Documents, including contract documents, technical specifications, and final plans for the 2027 Open Trench Project, Base Bid. The Bid Documents will be based on City engineering standard drawings, the 2015 ISPWC technical specifications (as adopted and modified within the City standards) per City directive, and supplemental technical specifications as required for the project. If the following items are requested, the work will be completed as Additional Services: modifications to the bid schedules or additive alternates; updating ISPWC editions technical specifications; designing or incorporating CLIENT designs for water systems; designing or incorporating CLIENT designs for storm water systems; extending the length of sanitary sewer replacement; full-width roadway replacement or redesign of roadway grades, curbs, gutters, pedestrian ramps, etc.
 - iii. J-U-B will prepare a 90% Opinion of Probable Cost based on prior years' average construction costs (on a per foot basis), adjusted for construction year prices per the Construction Cost Index with 10% construction contingency.
 - iv. J-U-B will conduct an internal Quality Control/ Quality Assurance review of the 90% design drawings and contract documents.
 - v. J-U-B will review 90% design drawings and contract documents, Base Bid with CLIENT. CLIENT shall conduct a review of the design and identify issues to address (e.g. legal review of contract documents, review of technical specifications and project plans, including City standards, and etc.). Modifications of other utilities will be provided as additional services.
- b. Assumptions:
- i. None.
- c. Deliverables:
- i. J-U-B will provide an electronic copy (PDF format) and two printed sets of the Bid Documents, including half-sized drawings (11x17), bid forms, contract forms, and technical specifications for review.

5. Subtask 005: Bid Documents

- a. J-U-B will prepare Bid Documents as follows:
 - i. J-U-B will review CLIENT and QC comments on 90% draft, and address.
 - ii. J-U-B will prepare final bid documents for Base Bid. Final Bid Documents, including contract documents, technical specifications, and final plans for the 2027 Open Trench Project includes Base Bid. CLIENT comments are expected to be minor in nature due to the previous review steps; consequently, substantial revisions requested by the CLIENT will be completed under Task 500: Management Reserve upon specific authorization by the CLIENT.
 - iii. J-U-B will prepare a final Opinion of Probable Cost based on prior years' average construction costs (on a per foot basis), adjusted for construction year prices per the Construction Cost Index with 10% construction contingency.
- b. Assumptions:
 - i. None
- c. Deliverables:
 - i. J-U-B will provide an electronic copy (PDF format) and three printed sets of the Bid Documents, including half-sized drawings (11x17), bid forms, contract forms, and technical specifications.

6. Subtask 101: Open Trench Construction management Services

- a. For this task, J-U-B will provide the following CMS services:
 - i. Prepare a draft notice of advertisement for the project. CLIENT will advertise the project in its paper of record.
 - ii. Conduct one pre-bid meeting at CLIENT's office.
 - iii. Respond to bidders' questions during the bid phase and prepare and issue addenda as necessary to modify the drawings or specifications. Two addenda anticipated.
 - iv. Assist in bid opening, review bids as received, prepare a bid summary, review bids for responsiveness, and issue a recommendation to CLIENT regarding the responsiveness of the bids.
 - v. Prepare a notice of award, agreement, and notice to proceed for review, approval, and distribution by CLIENT, and assist in contract award.
 - vi. Coordinate and attend weekly construction meetings and prepare an agenda and list of construction items to be addressed.
 - vii. Perform construction support as noted in "J-U-B Standard Exhibit A – Construction Phase Services", attached. Project duration and commitments are further defined in Attachment A. It is assumed that construction for the reaches will occur consecutively, i.e. without a temporary shutdown or similar delay by contractor.
 - viii. J-U-B will provide electronic copy record drawings for CLIENT records.
- b. Assumptions:
 - i. None
 - ii. Construction management is anticipated to be completed in Summer of 2027, and anticipated to occur in 10 consecutive weeks.
 - iii. Three mobilizations of survey for construction staking.
 - iv. Four consecutive weeks of full time onsite observation. Two consecutive weeks of part time onsite observation.
 - v. Four weeks of final project coordination and punchlist items.

D. Task 300: INFLOW AND INFILTRATION REDUCTION

1. This task has been implemented as part of the ongoing rehabilitation and replacement projects. Based on preliminary discussions with the CLIENT in FY2026, no work is anticipated for this task in FY2026/2027 and is not included in this scope of services.

If CLIENT identifies work under this task, it will be completed as an additional service.

E. Task 400: CAPITAL IMPROVEMENT PROJECTS

1. This task has been implemented as part of the ongoing rehabilitation and replacement projects. Based on preliminary discussions with the CLIENT in FY2026, no work is anticipated for this task in FY2026/2027 and is not included in this scope of services.

If CLIENT identifies work under this task, it will be completed as an additional service.

F. Task 500: Management Reserve Fund

1. The Management Reserve Fund establishes a pre-authorized budget for additional tasks that may be requested by the CLIENT's Authorized Representative and performed by J-U-B upon mutual agreement of scope, budget, and schedule.
2. J-U-B will not exceed the pre-authorized amount without CLIENT approval.
3. The Services outlined hereinafter are not currently anticipated and shall only be provided by the ENGINEER when requested and authorized by CLIENT. Such authorization shall also state the negotiated amount and method of compensation by the CLIENT. When authorized, the ENGINEER will:
 - a. Additional public meetings or outreach as requested by CLIENT.
 - b. Investigate existing residential service lines, including connections at the home and sewer main, location on private property, elevation / grade, and related details.
 - c. Evaluate, design, and support the CLIENT during construction activities for lateral rehabilitation or sewer main to lateral connection repair, or assist in the development of a lateral rehabilitation "pilot" program.
 - d. Prepare design criteria and calculations for a manhole rehabilitation coating system to provide structural rehabilitation.
 - e. Perform detailed manhole condition assessment, testing, and/or structural evaluation.
 - f. Prepare exhibits and descriptions for CLIENT's use in acquiring easements for open trench point repair locations.
 - g. Provide additional construction administration services due to delays in construction as a result of contractor's activities, or as requested by CLIENT, which extend the construction phase beyond the timeframe assumed above.
 - h. Re-design or update the plans and specifications for bidding and construction in subsequent projects or years.
 - i. Perform dye testing and related field work to identify if service laterals are active or inactive for the Open Trench project.
 - j. Review product substitution requests submitted by the Contractor.
 - k. Perform drawdown tests on existing lift station to quantify pump capacity.
 - l. Update CLIENT's geographical information system (GIS) database.
 - m. Update CLIENT's previously completed Master Plan Model to reflect conditions present through the date of the Agreement.
 - n. Procure the services of or coordinate with archaeologists to address archaeological findings within the PROJECT area.
 - o. Assist the CLIENT in reporting or otherwise managing removal of hazardous waste or petroleum contaminated soils which may be encountered during construction.

- p. Assist the CLIENT with procuring the services of a geotechnical engineer for investigations and/or structural evaluations required when unexpected sub-surface conditions or structural concerns are encountered during design or construction (other than as identified in the preceding tasks).
- q. Extend the geotechnical evaluation area, conduct additional exploratory borings, provide preliminary shoring or trenching designs, and related tasks not enumerate in the preceding tasks.
- r. Perform flow monitoring or smoke testing to supplement previously obtained data.
- s. Additional meetings or public outreach as requested by CLIENT.
- t. Assist with Open Trench Point Repairs Design, Bidding, and Construction as requested by CLIENT.
- u. Assist the CLIENT with bid protests and/or bid disputes.
- v. Provide the CLIENT with construction warranty period support.
- w. Perform additional topographic survey and/or field investigation as necessary to verify utility locations.
- x. Assist the Client with void exploration and repair service for the M-interceptor. J-U-B will assist CLIENT with evaluating alternative methods to detect subsurface voids such as ground penetrating radar (GPR). CLIENT will procure services for void detection, as determined necessary by CLIENT. J-U-B will evaluate alternative soil stabilization methods and products and the suitability for repairing voids which may be detected. J-U-B will assist CLIENT with planning the implementation of soil stabilization services and will observe the activities. CLIENT will procure the services of a soil stabilization contractor, as determined appropriate by CLIENT.

G. Task 600: GIS SERVICES

- 1. This task has been implemented as part of the ongoing rehabilitation and replacement projects. Based on preliminary discussions with the CLIENT in FY2026, no work is anticipated for this task in FY2026/2027 and is not included in this scope of services.

If CLIENT identifies work under this task, it will be completed as an additional service.

H. Task 700: MASTER PLAN UPDATES

- 1. This task has been implemented as part of the ongoing rehabilitation and replacement projects. Based on preliminary discussions with the CLIENT in FY2026, no work is anticipated for this task in FY2026/2027 and is not included in this scope of services.

If CLIENT identifies work under this task, it will be completed as an additional service.

I. Task 999: WATERMAIN DESIGN AND CMS

- 1. This task has been implemented as part of the ongoing rehabilitation and replacement projects. Based on preliminary discussions with the CLIENT in FY2026, no work is anticipated for this task in FY2026/2027 and is not included in this scope of services.

If CLIENT identifies work under this task, it will be completed as an additional service.

PART 3 - CLIENT-PROVIDED WORK AND ADDITIONAL SERVICES

- A. **CLIENT-Provided Work** - CLIENT is responsible for completing, or authorizing others to complete, all tasks not specifically included above in PART 2 that may be required for the project including, but not limited to:

- 1. N/A

- B. **Additional Services** - CLIENT reserves the right to add future tasks for subsequent phases or related work to the scope of services upon mutual agreement of scope, additional fees, and schedule. These future tasks, to be added by amendment at a later date as Additional Services, may include:
1. N/A

PART 4 - BASIS OF FEE AND SCHEDULE OF SERVICES

- A. CLIENT shall pay J-U-B for the identified Services in PART 2 as follows:
1. For Time and Materials fees:
 - a. For all services performed on the project, Client shall pay J-U-B an amount equal to the cumulative hours charged to the Project by each class of J-U-B's personnel times J-U-B's standard billing rates.
 - b. Client shall pay J-U-B for J-U-B's Consultants' charges times a multiplier of 1.1.
 2. J-U-B may alter the distribution of compensation between individual tasks to be consistent with services actually rendered while not exceeding the total project amount.
- B. **Period of Services**
1. If the planned period of service for the Tasks identified above extend more than one year, J-U-B's billing rates and/or fees for remaining Tasks may be increased to account for direct labor cost, rate table adjustments, or other inflationary increases. If that occurs, an adjustment to the billing rates and/or Fee will be computed based on remaining scope amount times the specific rate increase.
 2. If the period of service for the Tasks identified above is extended beyond 6 months or if the Project has stop/start iterations, the compensation amount for J-U-B's services may be appropriately adjusted to account for salary adjustments, extended duration of project management and administrative services, and/or costs related to stop/start cycles including necessary monitoring and communication efforts during inactive periods.
- C. CLIENT acknowledges that J-U-B's schedule commitments outlined in Part 4 are subject to the standard of care and J-U-B will not be responsible for delays beyond our direct control.
- D. The following table summarizes the fees and anticipated schedule for the services identified in PART 2.

Task Number	Task Name	Fee Type	Amount	Anticipated Schedule
000	Project Management	Time and Materials (Estimated Amount Shown)	\$12,755	Concurrent with work progress
100	Inflow and Infiltration Reduction	<i>Reserved</i>	--	--
200	Open Trench Design (2027 OT)	Time and Materials (Estimated Amount Shown)	\$60,463	Draft for CLIENT review 4 months after executed contract, notice to proceed, and receipt of all required data
200	Open Trench CMS (2027 OT)	Time and Materials (Estimated Amount Shown)	\$129,758	Concurrent with work progress
300	Inflow and Infiltration Reduction	<i>Reserved</i>	--	--

400	Capital Improvement Projects	<i>Reserved</i>	--	--
500	Management Reserve	Time and Materials (Ceiling Amount Shown)	\$50,000	As mutually agreed to by CLIENT and J-U-B
600	GIS Services	<i>Reserved</i>	--	--
700	Master Plan Updates	<i>Reserved</i>	--	--
999	Watermain Design & CMS	<i>Reserved</i>	--	--
Total:			\$252,976	

E. The above fees were developed from the Work Breakdown Structure (WBS) attached as Exhibit 1-X.

PART 5 - CERTIFICATIONS AND DELIVERABLES

- A. *Certification Concerning Boycott's: Pursuant to Idaho Code section 67-2346, J-U-B certifies that it is not currently engaged in, and will not for the duration of the Agreement engage in, a boycott of goods or services from Israel or territories under its control. Furthermore, J-U-B certifies that it will not, for the duration of this Agreement, engage in a boycott of goods and services from companies that engage in or support the following industries: fossil-fuel based energy, timber, minerals, hydroelectric power, nuclear energy, agriculture, or firearms.*
- B. *Certification Concerning Abortion Providers: Pursuant to Idaho Code 18-87, J-U-B certifies that it is not currently an abortion provider and will not become one during the term of this Agreement.*
- C. *Certification Concerning Government Ownership or Operation. Pursuant to Idaho Code section 67-2359, J-U-B certifies that is not owned or operated by the government of China and will not for the duration of this contract.*
- D. Electronic deliverables provided to the CLIENT as part of the work described within this Attachment are subject to the provisions of J-U-B's "electronic document/data limited license" found at edocs.jub.com.
- E. The Client understands and agrees that Artificial Intelligence (AI) may be used as a tool on the Project, including but not limited to meeting notes, graphics, document editing, and etc. (along with AI features that are integral to design and other software). Results of AI and software applications will be reviewed and, if necessary, modified by J-U-B prior to submittal as a Deliverable.
- F. J-U-B and CLIENT shall have no responsibility or liability for site safety or traffic/pedestrian safety on or around the construction site. All obligations relating to safety compliance, hazard identification, traffic/pedestrian control, and risk management remain solely with the Contractor. The CLIENT shall require that the Contractor indemnify, defend, and hold harmless J-U-B and CLIENT from any and all claims, liabilities, damages, losses, or expenses (including reasonable attorneys' fees) arising out of or related to site or traffic/pedestrian safety, including, but not limited to, accidents, injuries, or regulatory violations.

Exhibit(s):

- Exhibit 1-X: Work Breakdown Structure Summary
- Standard Exhibit A: Construction Phase Services

For internal J-U-B use only:

PROJECT LOCATION (STATE): Idaho

TYPE OF WORK: City

R&D: Yes

DISCIPLINE: Choose an item.

PROJECT DESCRIPTION(S):

1. Sewer/Wastewater Collection/Disposal (S04)
2. Municipal/Utility Engineering (203)

EXHIBIT 1-A: WORK BREAKDOWN STRUCTURE SUMMARY

BASIS OF FEE ESTIMATE



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

Project Title, Client: FY 2026/2027 Collection System Projects, City of Couer d'Alene Wastewater Departmer
Project Number: RP-26-XXXXX
Prepared By: JPW

Task Number	Subtask Number	Task/Subtask Name	Total Compensation
010		Project Management	\$12,755
010	010	Project Management	\$12,755
100		Trenchless Rehabilitation Project	\$0
100	001	Trenchless Rehabilitation Project	\$0
200		Open Trench Project	\$190,221
200	001	Topographic Survey	\$0
200	002	30% Design	\$19,520
200	003	90% Design	\$24,710
200	004	Bid Documents	\$16,233
200	101	Open Trench Construction Management Services (2027 OT)	\$129,758
300		Trenchless Rehabilitation Project	\$0
300	001	Trenchless Rehabilitation Project	\$0
400		Capital Improvement Projects	\$0
400	001	Capital Improvement Projects	\$0
500		Management Reserve	\$50,000
500	001	Management Reserve	\$50,000
600		GIS Services	\$0
600	001	GIS Services	\$0
700		Master Plan Updates	\$0
700	001	Master Plan Updates	\$0
999		Watermain Design & CMS	\$0
999	001	Watermain Design & CMS	\$0
TOTAL			\$252,976



J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES

Standard Exhibit A – Construction Phase Services

The Agreement for Professional Services is amended and supplemented to include the following agreement of the parties with respect to Services during the construction phase of the Project.

For the purposes of this exhibit, 'Agreement for Professional Services' and 'the Agreement' shall refer to the document entitled 'Agreement for Professional Services,' executed between J-U-B and CLIENT to which this exhibit and any other exhibits have been attached.

For the purposes of this exhibit, the term 'Contract Documents,' shall be defined as documents that establish the rights and obligations of the parties engaged in construction and include the Construction Agreement between CLIENT and contractor, Addenda (which pertain to the Contract Documents), contractor's bid (including documentation accompanying the bid and any post-bid documentation submitted prior to the notice of award) when attached as an exhibit to the Construction Agreement, the notice to proceed, the bonds, appropriate certifications, the General Conditions, the Supplementary Conditions, the Specifications and the Drawings, together with all Written Amendments, Change Orders, Work Change Directives, Field Orders, and J-U-B's written interpretations and clarifications issued on or after the Effective Date of the Construction Agreement. Shop Drawings and the reports and drawings of subsurface and physical conditions are not Contract Documents.

For the purposes of this exhibit, the term 'Work,' shall be defined as the entire construction or the various separately identifiable parts thereof required to be provided by the construction contractor under the Contract Documents. Work includes and is the result of performing or providing all labor, services, and documentation necessary to produce such construction, and furnishing, installing, and incorporating all materials and equipment into such construction; all as required by the Contract Documents.

For the purposes of this exhibit, the term 'Site,' shall be defined as lands or areas indicated in the Contract Documents as being furnished by CLIENT upon which the Work is to be performed, including rights-of-way and easements for access thereto, and such other lands furnished by CLIENT which are designated for the use of contractor.

CONSTRUCTION PHASE SERVICES

J-U-B shall provide Construction Phase Services as agreed below. There is a "Yes" and "No" box to the left of each Service. If a box is marked "Yes", J-U-B agrees to perform the Service listed. If a box is marked "No", J-U-B undertakes no duty to perform the Service listed. If a duty or a condition of performance is listed below that is a responsibility of CLIENT, CLIENT's agreement to perform the same is assumed.

It is understood and agreed that J-U-B shall not, during the performance of Services, or as a result of observations of the Work in progress, supervise, direct, or have control over contractor(s) Work; nor shall J-U-B have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by contractor(s), for safety precautions and programs incident to the Work of the contractor(s) or for any failure of contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to contractor(s) furnishing and performing their Work or providing any health and safety precautions required by any regulatory agencies. Accordingly, J-U-B does not guarantee or warrant the performance of the construction contracts by contractor(s) nor assume responsibility of contractor(s) failure to furnish and perform their Work in accordance with the Contract Documents.

The CLIENT agrees that the general contractor shall be solely responsible for jobsite safety, and warrants that this intent shall be carried out in the CLIENT's contract with the general contractor. The CLIENT also agrees that the CLIENT, J-U-B and J-U-B's subconsultants shall be indemnified by the general contractor in the event of general contractor's failure to assure jobsite safety and shall be named as additional insureds under the general contractor's policies of general liability insurance.

Construction Phase

After receiving written authorization from CLIENT to proceed with the construction phase, J-U-B may provide the following Services with respect to this part of the Project:

- | | |
|--|--|
| ☒ Yes
☐ No | 1. <i>General Administration of the Contract Documents.</i> Consult with, advise, and assist CLIENT in J-U-B's role as CLIENT's representative. Relevant J-U-B communications with contractor shall be imputed to the CLIENT. Nothing contained in this Standard Exhibit A creates a duty in contract, tort, or otherwise to any third party; but, instead, the duties defined herein are performed solely for the benefit of the CLIENT. CLIENT shall agree to include this language in any such agreements it executes with contractor, subcontractors or suppliers. |
| ☒ Yes
☐ No | 2. <i>Pre-Construction Conference.</i> Participate in a pre-construction conference. |

3. *Visits to Site and Observation of Construction / Resident Project Representative (RPR) Services.* In connection with observations of the Work while it is in progress:

☒ Yes

☐ No

a. *Periodic Site Visits by J-U-B.* Make visits to the Site at intervals appropriate to the various stages of construction, as J-U-B deems necessary, to observe as an experienced and qualified design professional the progress and quality of the Work. Such visits and observations, if any, are not intended to be exhaustive or to extend to every aspect of the Work or to involve detailed inspections of the Work beyond the responsibilities specifically assigned to J-U-B in this Agreement, but rather are to be limited to spot checking, coordination of selective sampling done by others, and similar methods of general observation of the Work based on J-U-B's exercise of professional judgment as assisted by the RPR, if any. Based on information obtained during such visits and observations, J-U-B will determine in general, for the benefit of CLIENT, if the Work is proceeding in accordance with the Contract Documents, and J-U-B shall keep CLIENT informed of the progress of the Work.

☒ Yes

☐ No

b. *Resident Project Representative ("RPR").* When requested by CLIENT, provide the Services of a RPR at the Site to provide more extensive observation of the Work. Duties, responsibilities, and authority of the RPR, are as set forth in the section entitled Resident Project Representative, herein. Through more extensive observations of the Work and field checks of materials and equipment by RPR, J-U-B shall endeavor to provide further protection to the CLIENT against defects and deficiencies in the Work. The furnishing of such RPR's Services will not extend J-U-B's responsibilities or authority beyond the specific limits set forth elsewhere in this Agreement.

☒ Yes

☐ No

4. *Defective Work.* Recommend to CLIENT that the Work be disapproved and rejected while it is in progress if J-U-B believes that such Work does not conform generally to the Contract Documents or that the Work will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents.

☒ Yes

☐ No

5. *Clarifications and Interpretations; Field Orders.* Recommend to CLIENT necessary clarifications and interpretations of the Contract Documents as appropriate to the orderly completion of the Work. Such clarifications and interpretations will be consistent with the intent of and reasonably inferable from the Contract Documents. Based on J-U-B's recommendations, CLIENT may issue Field Orders authorizing minor variations from the requirements of the Contract Documents.

☒ Yes

☐ No

6. *Change Orders, and Work Change Directives.* Recommend to CLIENT Change Orders or Work Change Directives, as appropriate, and prepare required documents for CLIENT consideration. CLIENT may issue Change Orders or Work Change Directives authorizing variations from the requirements of the Contract Documents.

☒ Yes

☐ No

7. *Shop Drawings and Samples.* Review or take other appropriate action in respect to Shop Drawings, Samples, and other data that contractor is required to submit, but only for conformance with the design concept of the Project and compliance with the information given in the Contract Documents. Such reviews or other action shall not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto.

☒ Yes

☐ No

8. *Substitutes.* Consult with and advise CLIENT concerning, and determine the acceptability of, substitute materials and equipment proposed by contractor.

☒ Yes

☐ No

9. *Inspections and Tests.* Make recommendations to CLIENT concerning special inspections or tests of the Work, and the receipt and review of certificates of inspections, testing, and approvals required by laws and regulations and the Contract Documents (but only to determine generally that the results certified indicate compliance with the Contract Documents).

- ☒ Yes 10. *Disagreements between CLIENT and Contractor.* Assist CLIENT in rendering formal written decisions on claims of CLIENT and contractor relating to the acceptability of the Work or the interpretation of the requirements of the Contract Documents pertaining to the execution and progress of the Work. In assisting in such decisions, J-U-B shall not be liable in connection with any decision rendered in good faith.
- ☐ No
-
- ☒ Yes 11. *Applications for Payment.* Based on J-U-B's on-site observations as an experienced and qualified design professional, and upon written request of CLIENT, review Applications for Payment and the accompanying supporting documentation. Assist CLIENT in determining the amounts owed to contractor and, if requested by CLIENT, recommend in writing to CLIENT that payments be made to contractor in such amounts. Such recommendations of payment will constitute a representation to CLIENT that, to the best of J-U-B's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of such Work is generally in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, and subject to any subsequent tests called for in the Contract Documents or to any other qualification stated in the recommendation), and the conditions precedent to contractor's being entitled to such payments appear to have been fulfilled insofar as it is J-U-B's responsibility to observe the Work. In the case of unit price Work, J-U-B's recommendation of payment will include final determinations of quantities and classifications of the Work (subject to any subsequent adjustments allowed by the Contract Documents). By recommending any payment and after reasonable inquiry, J-U-B shall not thereby be deemed to have represented that exhaustive, continuous, or detailed reviews or examinations have been made by J-U-B to check the quality or quantity of the Work as it is furnished and provided beyond the responsibilities specifically assigned to J-U-B in this Agreement and the Contract Documents. J-U-B's review of the Work for the purposes of recommending payments will not impose on J-U-B the responsibility to supervise, direct, or control such Work, or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto, or contractor's compliance with laws and regulations applicable to its furnishing and performing the Work. J-U-B's review will also not impose responsibility on J-U-B to make any examination to ascertain how or for what purposes contractor has used monies paid to contractor by CLIENT; to determine that title to any of the Work, including materials or equipment, has passed to CLIENT free and clear of any lien, claims, security interests, or encumbrances; or that there may not be other matters at issue between CLIENT and contractor that might affect the amount that should be paid.
- ☐ No
-
- ☒ Yes 12. *Contractor's Completion Documents.* Receive and review maintenance and operating instructions, schedules, guarantees, bonds and certificates of inspection, tests and approvals, Shop Drawings, Samples, other data approved, and the annotated record documents which are to be assembled by contractor in accordance with the Contract Documents (such review will only be to determine generally that their content complies with the requirements of, and in the case of certificates of inspection, tests, or approvals indicates compliance with, such Contract Documents); transmit them to CLIENT with written comments.
- ☐ No
-
- ☒ Yes 13. *Substantial Completion.* Promptly after notice from CLIENT that contractor considers the Work for this part of the Project is ready for its intended use, in company with CLIENT and contractor, conduct a site visit to determine if the Work is substantially complete. Provide recommendation to CLIENT relative to issuance of Certificate of Substantial Completion.
- ☐ No
-
- ☒ Yes 14. *Final Notice of Acceptability of the Work.* Assist CLIENT in conducting a final inspection to determine if the completed Work is acceptable so that J-U-B may recommend, in writing, that final payment be made to contractor.
- ☐ No
-
- ☒ Yes 15. *Additional Tasks.* Perform or provide the following additional construction phase tasks or deliverables as delineated in Attachment 1 – Scope of Services and/or Schedule and/or Basis of Fee, which is included with the Agreement.
- ☐ No

General Limitation of Responsibilities. J-U-B shall not be responsible for the acts or omissions of any contractor or of any of their subcontractors, suppliers, or any other individual or entity performing or furnishing any of the Work. J-U-B shall not be responsible for failure of any contractor to perform or furnish the Work in accordance with the Contract Documents. CLIENT shall agree to include this language in any such agreements it executes with contractor, subcontractors or suppliers.

J-U-B's Construction Phase Services will be considered complete on the date of Final Notice of Acceptability of the Work.

Post-Construction Phase

After receiving authorization from CLIENT to proceed with the post-construction phase, J-U-B may:

- | | |
|--|--|
| ☐ Yes
☒ No | 1. <i>Testing/Adjusting Systems.</i> Provide assistance in connection with the testing and adjusting of equipment or systems. |
| ☐ Yes
☒ No | 2. <i>Operate/Maintain Systems.</i> Assist CLIENT in coordinating training for CLIENT's staff to operate and maintain equipment and systems. |
| ☐ Yes
☒ No | 3. <i>Control Procedures.</i> Assist CLIENT in developing procedures for control of the operation and maintenance of, and recordkeeping for, equipment and systems. |
| ☐ Yes
☒ No | 4. <i>O&M Manual.</i> Assist CLIENT in preparing operating, maintenance, and staffing manuals. |
| ☒ Yes
☐ No | 5. <i>Defective Work.</i> Together with CLIENT, visit the Project to observe any apparent defects in the Work, assist CLIENT in consultations and discussions with contractor concerning correction of any such defects, and make recommendations as to replacement or correction of Defective Work, if present. |
| ☐ Yes
☒ No | 6. <i>Record Surveying.</i> Provide field surveying of readily accessible elements of the final completed construction to supplement the preparation of Record Drawings. |
| ☒ Yes
☐ No | 7. <i>Record Drawings.</i> Furnish a set of reproducible prints of Record Drawings showing significant changes made during the construction process, based on the annotated record documents for the Project furnished by the contractor. |
| ☒ Yes
☐ No | 8. <i>Warranty Inspection.</i> In company with CLIENT or CLIENT's representative, provide an inspection of the Project within one month before the end of the contractor correction period to ascertain whether any portion of the Work is subject to correction. |
| ☒ Yes
☐ No | 9. <i>Additional Tasks.</i> Perform or provide the following additional post-construction phase tasks or deliverables as listed in Attachment 1 - Scope of Services and/or Schedule and/or Basis of Fee, which is included with the Agreement. |

The Post-Construction Phase Services may commence during the construction phase and, if not otherwise modified by the mutual agreement of CLIENT and J-U-B, will terminate at the end of the correction period.

CONSTRUCTION PHASE ADDITIONAL SERVICES

If authorized by CLIENT and expressly agreed by J-U-B; or, if performed by J-U-B with the knowledge of the CLIENT after the signing of the Agreement for Professional Services, J-U-B shall furnish or obtain from others Additional Services of the types listed in this paragraph:

1. Services in connection with Work Change Directives and Change Orders to reflect changes requested by CLIENT if the resulting change in compensation for Construction Phase Services is not commensurate with the Services rendered; Services in making revisions to Drawings and Specifications occasioned by the acceptance of substitutions proposed by contractor and Services after the award of the contract; Services in evaluating and determining the acceptability of an unreasonable or excessive number of substitutions proposed by contractor; and Services resulting from significant delays, changes, or price increases occurring as a direct or indirect result of material equipment, or energy shortages.
2. Services involving out-of-town travel required of J-U-B other than visits to the Site or CLIENT's office.
3. Assistance in connection with bid protests, rebidding, or renegotiating the Construction Agreement.
4. Services in connection with any partial utilization of the Work by CLIENT prior to Substantial Completion.
5. Additional or extended Services during construction of the Work made necessary by (a) emergencies or acts of God endangering or delaying the Work, (b) the discovery of constituents of concern, (c) Work damaged by fire or other cause during construction, (d) a significant amount of defective Work, (e) acceleration of the progress schedule involving Services beyond normal working hours, and (f) default by contractor, including extensions of the construction period.
6. Evaluating an unreasonable number of claims submitted by contractor or others in connection with the Work.
7. Protracted or extensive assistance in refining and adjusting any equipment or system (such as initial startup, testing, adjusting, and balancing).
8. Services or consultations after completion of the construction phase, such as excessive inspections during any correction period and reporting observed discrepancies under guarantees called for in the Construction Agreement for the Work (except as agreed to under Construction Phase Services).
9. Preparing to serve or serving as a consultant or witness for CLIENT in any litigation, arbitration, or other legal or administrative proceeding involving the Project to which J-U-B has not been made a party.
10. Additional Services in connection with the Work, including Services which are to be furnished by CLIENT and Services not otherwise provided for in this Agreement.

RESIDENT PROJECT REPRESENTATIVE

If provided as part of Construction Phase Services, J-U-B shall furnish a Resident Project Representative ("RPR"), assistants, and other field staff to assist J-U-B in observing progress and quality of the Work. The RPR, assistants, and other field staff will provide full-time representation or, if specifically directed by the CLIENT, may provide representation to a lesser degree. RPR is J-U-B's Project Engineer (J-U-B PE) or J-U-B Project Manager (J-U-B PM) representative at the Site, will act as directed by and under the supervision of J-U-B PE or J-U-B PM, and will confer with J-U-B PE or J-U-B PM regarding RPR's actions. The J-U-B PE or J-U-B PM will serve as the official liaison with the CLIENT and the contractor. .

Through such additional observations of the Work and field checks of materials and equipment by the RPR and assistants, J-U-B shall endeavor to identify defects and deficiencies in the Work. It is understood and agreed that J-U-B shall not, during the performance of Services, or as a result of observations of the Work in progress, supervise, direct, or have control over contractor(s)' Work; nor shall J-U-B have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by contractor(s), for safety precautions and programs incident to the Work of the contractor(s) or for any failure of contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to contractor(s) furnishing and performing their Work or providing any health and safety precautions required by any regulatory agencies. Accordingly, J-U-B does not guarantee or warrant the performance of the construction contracts by contractor(s) nor assume responsibility of contractor(s)' failure to furnish and perform their Work in accordance with the Contract Documents.

The RPR's duties under this Agreement shall be strictly limited to the following:

1. *General.* RPR is J-U-B's agent at the Site, will act as directed by and under the supervision of J-U-B, and will confer with J-U-B regarding RPR's actions.
2. *Schedules.* Review the progress schedule, schedule of Shop Drawing and Sample submittals, and schedule of values prepared by contractor and consult with the J-U-B PE or PM, who will communicate with the CLIENT concerning acceptability of such schedules.

3. *Conferences and Meetings.* Attend meetings with the J-U-B PE or J-U-B PM and contractor, such as preconstruction conferences, progress meetings, job conferences, and other project-related meetings (but not including Contractor's safety meetings).
4. *Safety Compliance:* Comply with Site safety programs, as they apply to RPR, and if required to do so by such safety programs, receive safety training specifically related to RPR's own personal safety while at the Site.
5. *Liaison*
 - a) Serve as J-U-B PE or J-U-B PM's liaison with Contractor. Working principally through Contractor's authorized representative or designee, assist in providing information regarding the provisions and intent of the Construction Contract Documents.
 - b) Assist J-U-B PE or J-U-B PM in serving as CLIENT's liaison with Contractor when Contractor's operations affect CLIENT's on-Site operations.
 - c) Assist in obtaining from CLIENT additional details or information, when required for proper execution of the Work.
6. *Interpretation of Contract Documents.* Report to J-U-B PE or J-U-B PM when clarifications and interpretations of the Contract Documents are needed.
7. *Shop Drawings and Samples.* Receive and record date of receipt of reviewed Samples and Shop Drawings.
8. *Modifications.* Assist the J-U-B PE or J-U-B PM in the evaluation of contractor's suggestions for modifications to Drawings or Specifications and report to CLIENT. Transmittal to contractor of written decisions as issued by J-U-B will be in writing.
9. *Review of Work and Rejection of Defective Work.*
 - a) Conduct on-site observations of the Work to assist J-U-B in determining if the Work is, in general, proceeding in accordance with the Contract Documents.
 - b) Report to J-U-B PE or J-U-B PM whenever RPR believes that any part of the Work in progress will not produce a completed Project that conforms generally to the Contract Documents or will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents; has been damaged; or does not meet the requirements of any inspection, test, or approval required to be made. The J-U-B PE or J-U-B PM will then advise CLIENT of that part of the Work that J-U-B believes should be corrected, rejected, or uncovered for observation, or that requires special testing, inspection, or approval.
10. *Inspections, Tests, and System Startups.*
 - a) Advise J-U-B PE or J-U-B PM in advance of scheduled major inspections, tests, and system start-ups for important phases of the Work.
 - b) Verify that tests, equipment, and system start-ups and operating and maintenance training is conducted in the presence of appropriate personnel (as determined by the CLIENT) and that contractor maintain adequate records thereof.
 - c) Observe, record, and report to J-U-B PE or J-U-B PM appropriate details relative to the test procedures and system start-ups.
 - d) Accompany visiting inspectors representing public or other agencies having jurisdiction over the Work, record the results of these inspections, and report to J-U-B PE or J-U-B PM.

Nothing in this Agreement will be construed to require RPR to conduct inspections
11. *Records.*
 - a) Maintain orderly files for correspondence, reports of job conferences, reproductions of original Contract Documents including all Change Orders, Field Orders, Work Change Directives, Addenda, additional Drawings issued subsequent to the execution of the Contract, J-U-B's clarifications and interpretations of the Contract Documents, progress reports, Shop Drawing and Sample submittals, and other Project-related documents.
 - b) When on site, prepare a daily report or keep a diary or log book, generally documenting contractor's and subcontractors' hours on the Site, weather conditions, data relative to questions of Change Orders, Field Orders, Work Change Directives, or changed conditions, Site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; furnish copies of such records to J-U-B PE or J-U-B PM.

- c) Obtain from the contractor an accurate, up-to-date lists of the names, addresses, e-mail addresses, and telephone numbers of all contractors, subcontractors, and major suppliers of materials and equipment.
- d) Maintain records for use in preparing documentation of the Work.
- e) Upon completion of the Work with respect to the Project, furnish a complete set of all RPR Project documentation to designated recipients.

12. *Reports.*

- a) Furnish to J-U-B PE or J-U-B PM periodic reports as required of progress of the Work and of contractor's compliance with the progress schedule and schedule of Shop Drawing and Sample submittals.
- b) Present to J-U-B PE or J-U-B PM proposed Change Orders, Work Change Directives, and Field Orders.
- c) Furnish to J-U-B PE or J-U-B PM copies of all inspection, test, and system startup reports.
- d) Report immediately to J-U-B PE, J-U-B PM, and CLIENT the occurrence of any Site accidents, emergencies, natural catastrophes endangering the Work, possible force majeure or delay events, property damaged by fire or other causes, and the discovery or presence of any constituents of concern.

13. *Payment Request:* Review Applications for Payment with contractor for compliance with the established procedure for their submission and forward with recommendations to J-U-B PE OR J-U-B PM, noting particularly the relationship of the payment requested to the schedule of values, Work completed, and materials and equipment delivered at the Site, but not incorporated in the Work.

14. *Certificates, Operation and Maintenance Manuals.* During the course of the Work, obtain and collate materials and equipment certificates, operation and maintenance manuals, and other data required by the Contract Documents to be assembled and furnished by contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have these documents delivered to J-U-B PE or J-U-B PM for review.

15. *Completion.*

- a) Participate in J-U-B PE or PM's visits to the Site regarding Substantial Completion, assist in the determination of Substantial Completion, and prior to the issuance of a Certificate of Substantial Completion submit a punch list of observed items requiring completion or correction.
- b) Participate in J-U-B PE or PM's visit to the Site in the company of CLIENT and Contractor, to determine completion of the Work, and prepare a final punch list of items to be completed or corrected by Contractor.

Observe whether all items on the final punch list have been completed or corrected, and make recommendations to J-U-B PE or PM concerning acceptance and issuance of the Notice of Acceptability of the Work

The RPR shall not:

- 1. Authorize any deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items).
- 2. Exceed limitations of J-U-B's authority as set forth in the Agreement for Professional Services.
- 3. Undertake any of the responsibilities of contractor, subcontractors, suppliers, or contractor's superintendent.
- 4. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences, or procedures of construction or of the Work, unless such advice or directions are specifically required by the Contract Documents.
- 5. Advise on, issue directions regarding, or assume control over safety practices, precautions, and programs in connection with the activities or operations of CLIENT or contractor.
- 6. Participate in specialized field or laboratory tests or inspections conducted by others, except as specifically authorized by J-U-B PE or J-U-B PM.
- 7. Accept Shop Drawing or Sample submittals from anyone other than J-U-B.
- 8.. Authorize CLIENT to occupy the Work in whole or in part.

CLIENT'S RESPONSIBILITIES

Except as otherwise provided herein or in the Agreement for Professional Services, CLIENT shall do the following in a timely manner so as not to delay the Services of J-U-B and shall bear all costs incident thereto:

1. Provide, as may be required for the Project, such legal services as CLIENT may require or J-U-B may reasonably request with regard to legal issues pertaining to the Project, including any that may be raised by contractor.
2. Attend the pre-bid conference, bid opening, pre-construction conferences, construction progress and other job-related meetings and Substantial Completion, final payment, and other inspections.
3. Give prompt written notice to J-U-B whenever CLIENT observes or otherwise becomes aware of any development that affects the scope or time of performance or furnishing of J-U-B's Services, or any defect or nonconformance in J-U-B's Services or in the Work of any contractor.
4. Render all final decisions related to: 1) changes or modifications to the terms of the construction contract, 2) acceptability of the Work, and 3) claims or Work stoppages.
5. Unless included in J-U-B Scope of Services, provide construction staking and materials testing services for the project.

The Client agrees to require all contractors of any tier to carry statutory Workers Compensation, Employers Liability Insurance and appropriate limits of Commercial General Liability Insurance (CGL). The Client further agrees to require all contractors to have their CGL policies endorsed to name the Client, the Consultant and its sub-consultants as Additional insureds, on a primary and noncontributory basis, and to provide Contractual Liability coverage sufficient to insure the hold harmless and indemnity obligations assumed by the contractors. The Client shall require all contractors to furnish to the Client and the Consultant certificates of insurance as evidence of the required insurance prior to commencing work and upon renewal of each policy during the entire period of construction. In addition, the Client shall require that all contractors will, to the fullest extent permitted by law, indemnify and hold harmless the Client, the Consultant and its sub consultants from and against any damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the Project, including all claims by employees of the contractors.

INDEMNIFICATION

In addition to any other limits of indemnification agreed to between the Parties, CLIENT agrees to indemnify and hold harmless J-U-B, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to the performance of the Work. This is to include, but not to be limited to any such claim, cost, loss, or damage that is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom to the extent caused by any negligent act or omission of contractor, any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work or anyone for whose acts any of them may be liable, as well as any general, special or other economic damages resultant from Work stoppages or delays that are caused in whole or part by J-U-B's exercise of the rights and duties as agreed herein (Construction Phase Services).

CLIENT agrees that CLIENT will cause to be executed any such agreements or contracts with contractors, subcontractors or suppliers to effectuate the intent of this part before any Work is commenced on the Project; if CLIENT negligently fails to do so, CLIENT agrees to fully indemnify J-U-B from any liability resulting therefrom, to include, but not to be limited to, all costs relating to tendering a defense to any such claims made.

**CITY COUNCIL
STAFF REPORT**

DATE: October 6, 2026
FROM: Greg Yeager, Chief of Police
SUBJECT: FY27 Budget Amendment for Replacement of Vehicle and Equipment Destroyed
in PD Support Services Building Fire of 2024

DECISION POINT: Approve an amendment to the FY27 budget increasing Police Department capital outlay by \$444,432 for the purchase of an armored rescue vehicle (BearCat), motorcycles, tools, and safety supplies. The expenditure will be funded with \$178,000 in remaining insurance settlement proceeds and \$266,432 from General Fund balance.

HISTORY: The City received \$2,240,203 insurance proceeds after the June 2024 fire at the Police Department's Support Services building. That amount was less than the replacement costs of all lost items. Those proceeds funded the building replacement and some related vehicles, equipment, contents, professional services, and other eligible costs. Finance maintained a consolidated schedule using insurance proceeds received, expenditures recorded in the City's accounting system, and commitments communicated by the Police Department. Police staff members also tracked replacement activity and expenses at the department level.

Former Police Department leadership signed a purchase agreement for the BearCat in July 2024 with the intent to use insurance proceeds. Subsequent purchase communications maintaining that plan were held between police leadership and the vendor, Lenco, up through early 2026. The purchase was not communicated to Finance and was therefore not included as an encumbrance in the City's insurance settlement tracking or subsequent budget development. In early September 2026, the SWAT commander learned that the BearCat's production was completed, but that it had not been paid for.

The attached schedule reflects \$2,240,203.03 in proceeds and \$2,061,559.82 in recorded expenditures through April 30, 2026, leaving \$178,643.21 before any additional eligible costs. This balance is not sufficient to cover the BearCat purchase. Because the delivery is coming up and payment will occur in FY27, the full purchase amount must be added to the FY27 budget.

FINANCIAL IMPACT:

Item	Amount
Insurance proceeds received	\$2,240,203
Recorded insurance-related expenditures through April 30, 2026	(\$2,061,560)
Remaining insurance proceeds as of April 30, 2026	\$178,643
BearCat budget amendment	\$334,932
Equipment, Supplies, and Services amendment	\$109,500
Total budget amendment	\$444,432
Amount to be covered by general fund balance	\$266,432

Funding explanation: The insurance balance is insufficient to cover all necessary costs. General Fund balance is the requested funding source for the remaining balance of the new FY27 appropriation. Any FY27 departmental savings will reduce the City's overall budget deficit and are not available at the time of this approval.

DECISION POINT/RECOMMENDATION: Approve an amendment to the FY27 budget increasing Police Department capital outlay by \$444,432 for the purchase of an armored rescue vehicle (BearCat), motorcycles, tools, and safety supplies. The expenditure will be funded with \$178,000 in remaining insurance settlement proceeds and \$266,432 from General Fund balance.

Attachments:

- 2026 PD Schedule of Insurance Funds Accounting-Summary & Transaction Detail
- 2024 Signed BearCat quote
- 2024 Signed BearCat PO
- 2025 Insurance fund expense and status summary
- 2026 Summary of PD's remaining losses and Council request

Revenue

Revenue	FY24				FY25												FY26													
	June	July	August	Sept	October	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Total	
Vehicles and attached EQ			700,584																										700,584	
Vehicle Repair Costs			53,662																										53,662	
Building Contents			200,550																										200,550	
Property in open			487,300																										487,300	
Drone			7,098																										7,098	
Mobile Equipment (Robot)			59,526																										59,526	
Computer System/Ops Disruption			51,158																										51,158	
Building					591,722																								591,722	
Demo					43,791																								43,791	
Security Fencing					1,329																								1,329	
Architect Fees										28,685																			28,685	
Employee persnal items			14,798																										14,798	
Total Revenue			1,574,676	0	636,841	0	0	0	0	28,685	0	0	0	0	0	0													2,240,203	

Expense

2024 PD Fire - Svc and Sply	23,314	11,163	78,410	0	0	4,377	0	215	1,942	0	3,252		904	296		3,890	9,678	2,004	-600	1,300							140,145	
Prop. in Open - PD Fire	9,229	4,554	67,256		6,369	330			16,055				7,799	31,924	140					1,119							144,775	
Bldg/Contents - PD Fire	800	1,373													870	23,640	2,703									29,386		
Vehicle Contents - PD Fire	10,336	5,577	18,553			21,149									1,539												57,154	
Covered Prof Svc- PD Fire			4,357												34,226												38,583	
PD Fire - Harley Lease Payoff	49,500		0																								49,500	
Rebuild Building			0					32,022	1,123	10,880	34,916	8,868	103,649	467,250	423,523		52,082	1,981	55,566								1,191,861	
Vehicles - PD Fire		11,647	73,730	65,226	71,188	1,250	24	122,980	9,659						-17,084	14,974			8,245	18,628	5,400	7,329					393,195	
Fire Damage - Supplies		1,213	4,278																								5,491	
Fire Damage - Capital		11,469	0																								11,469	
Total Expense	49,500	68,008	100,675	233,802	0	77,557	27,106	24	155,218	28,779	10,880	38,167	8,868	112,352	499,471	443,214	14,974	79,612	14,362	65,815	18,028	7,819	7,329	0	0	0	0	2,061,560

2024 PD Fire - Itemized detail of expenditures funded from insurance settlement

Fiscal Year	Date	Department	Expense Description	Net Exp	Vendor Key
2024	6/27/2024	Police Department	Harley davidson 2022 motorcycle vin# 1HD1FMP11NB616	16,500.00	LoneWlfH
2024	6/27/2024	Police Department	Harley davidson 2022 motorcycle vin# 1HD1FMP10NB616	16,500.00	LoneWlfH
2024	6/27/2024	Police Department	Harley davidson 2022 motorcycle vin# 1HD1FMP14NB616	16,500.00	LoneWlfH
2024	7/2/2024	City IT	S2D Storage & Connection info (PD Storage Caddies)	700.60	Genisys
2024	7/2/2024	City IT	DL380 G10 PLUS (PD Storage Repl.)	11,469.17	Genisys
2024	7/2/2024	Police Department	replacement PD ID cards & fobs due to fire	250.00	AccessU
2024	7/2/2024	Police Department	6 panel door at Fire Building gate & new reader	11,646.90	AccessU
2024	7/16/2024	City IT	PO# IT-070924-1751 PD System Deployment Parts	512.50	Genisys
2024	7/16/2024	Police Department	Business cards - Code Enforcement - Fire replacement	87.00	KCREPR
2024	7/16/2024	Police Department	Body worn camera & accessories - Fire replacement	8,054.15	PCNStrat
2024	7/16/2024	Police Department	Mobile accessory/printer bag bike racks batteries	1,823.40	PatrolPC
2024	7/17/2024	Police Department	Cable tester bit sets ties punch tool - Replacement from	400.06	HomeDe
2024	7/18/2024	Police Department	K408/IT cable wire stripper tools due to fire	62.83	USBANKPC
2024	7/18/2024	Police Department	K412/replacement storage clipboards & file boxes with lid	46.39	USBANKPC
2024	7/18/2024	Police Department	K408/replacement desktop keyboards & logitech mouse c	221.98	USBANKPC
2024	7/18/2024	Police Department	K408/Swivel Terminal Antenna & Cradlepoint 170716-000	81.36	USBANKPC
2024	7/18/2024	Police Department	K412/replacement network cables and surge protectors d	349.93	USBANKPC
2024	7/18/2024	Police Department	K408/brother p-touch label maker refill tape due to fire	47.58	USBANKPC
2024	7/18/2024	Police Department	K425/replacement monitors due to fire	249.99	USBANKPC
2024	7/18/2024	Police Department	K425/replacement monitors due to fire	549.97	USBANKPC
2024	7/18/2024	Police Department	K405/replacement stock tires due to fire	3,130.00	USBANKPC
2024	7/18/2024	Police Department	K9/Animal Control vehicle repairs due to fire	3,438.66	USBANKPC
2024	7/18/2024	Police Department	K9/Animal Control vehicle repairs due to fire	1,944.19	USBANKPC
2024	7/18/2024	Police Department	K412/replacement stock computer privacy screen protect	570.89	USBANKPC
2024	7/18/2024	Police Department	K405/replacement coolers due to fire	259.96	USBANKPC
2024	7/18/2024	Police Department	K408/IT supp due to fire USB desktop monitors & display	4,011.00	USBANKPC
2024	7/18/2024	Police Department	K408/tough armor dept iPhone case replacements due to	285.00	USBANKPC
2024	7/18/2024	Police Department	K405/replacement flares and fire extinguisher due to fire	839.52	USBANKPC
2024	7/18/2024	Police Department	K51/4 replacement bike helmets due to 6/9 fire	248.04	USBANKPC
2024	7/18/2024	Police Department	K408/IT supp mounting ties & wood screws & tube cutter	35.87	USBANKPC
2024	7/18/2024	Police Department	K408/replacement USB data hubs & desktop keyboard & i	209.83	USBANKPC
2024	7/18/2024	Police Department	K408/brother p-touch label maker & dept iPhone charger	748.43	USBANKPC
2024	7/18/2024	Police Department	K55/replacement dept canine's dog food due to PD fire 6/	355.92	USBANKPC
2024	7/18/2024	Police Department	K425/replacement USB-C to DisplayPort adapters due to f	44.98	USBANKPC
2024	7/18/2024	Police Department	K408/replacement desktop keyboards & laptop DDR4 me	242.97	USBANKPC
2024	7/19/2024	Police Department	Re-route Fiber at PD Building after fire	286.76	USBANKPC
2024	7/19/2024	Police Department	Re-route Fiber at PD Building after fire - Parts	64.03	USBANKPC
2024	7/31/2024	Police Department	Fire Damage Reimb from Insurance for personal property	711.00	DerSabo
2024	7/31/2024	Police Department	Fire Damage Reimb from Insurance for personal property	1,505.00	TilWil
2024	7/31/2024	Police Department	Fire Damage Reimb from Insurance for personal property	166.00	DrubeTer
2024	7/31/2024	Police Department	Fire Damage Reimb from Insurance for personal property	180.00	JBradbur
2024	7/31/2024	Police Department	Fire Damage Reimb from Insurance for personal property	114.00	CDAPDK9
2024	7/31/2024	Police Department	Fire Damage Reimb from Insurance for personal property	177.00	Hollenbe
2024	7/31/2024	Police Department	Fire Damage Reimb from Insurance for personal property	820.00	Youngman
2024	7/31/2024	Police Department	Fire Damage Reimb from Insurance for personal property	200.00	CDAPDASN
2024	7/31/2024	Police Department	Fire Damage Reimb from Insurance for personal property	6,320.00	ReneauJa
2024	7/31/2024	Police Department	Fire Damage Reimb from Insurance for personal property	4,659.00	CDAPDK9
2024	7/31/2024	Police Department	Void CDAPDK9	(114.00)	CDAPDK9
2024	8/6/2024	Police Department	Business cards for K78 & K428 - PD Fire	58.00	KCREPR
2024	8/13/2024	Police Department	2024 Ford F150 PU Vin 1FTEX1LP8RKD33080	39,856.00	MWhiteFo
2024	8/13/2024	Police Department	2024 Ford F150 PU Vin 1FTEX1LP3RKD66102	42,759.00	MWhiteFo
2024	8/20/2024	City IT	PO# IT-080224-1753 Storage Tapes for backups	1,866.40	Genisys
2024	8/20/2024	City IT	PO# IT-080824-1755 Storage Tapes for backups	2,411.84	Genisys
2024	8/21/2024	Police Department	K407/apple lightning adapter replacement due to 6/9 fire	7.49	USBANKPC
2024	8/21/2024	Police Department	K407/movie night at the park supp spray paint & plier & h	110.24	USBANKPC
2024	8/21/2024	Police Department	K408/replacement keys due to 6/9 fire	31.92	USBANKPC
2024	8/21/2024	Police Department	K78/items lost in the 6/9 fire tactical bag & patrol bag & ri	224.00	USBANKPC
2024	8/21/2024	Police Department	K408/PD IT replacement supp displayport & ethernet swit	119.97	USBANKPC

Fiscal Year	Date	Department	Expense Description	Net Exp	Vendor Key
2024	8/21/2024	Police Department	K9/P21415 dept vehicle replacement equip & labor due to fire 6/9	10,688.67	USBANKPC
2024	8/21/2024	Police Department	K9/4 lightbar dept vehicle replacement equip & labor due to fire 6/9	13,402.80	USBANKPC
2024	8/21/2024	Police Department	K9/P21414 dept vehicle replacement equip & labor due to fire 6/9	10,426.40	USBANKPC
2024	8/21/2024	Police Department	K405/door magnet replacements for Code Enforcement vehicles	120.00	USBANKPC
2024	8/21/2024	Police Department	K9/Printer/Scanner for new car build due to fire 6/9	24.97	USBANKPC
2024	8/21/2024	Police Department	K405/replacement wheels dept 2020 Explorer due to fire 6/9	282.66	USBANKPC
2024	8/21/2024	Police Department	K405/21414 vehicle plate replacement due to fire 6/9	23.57	USBANKPC
2024	8/21/2024	Police Department	K9/P21413 dept vehicle replacement equip & labor due to fire 6/9	10,466.30	USBANKPC
2024	8/21/2024	Police Department	K9/P21412 dept vehicle replacement equip & labor due to fire 6/9	9,915.27	USBANKPC
2024	8/21/2024	Police Department	K405/21413 vehicle plate replacement due to fire 6/9	23.57	USBANKPC
2024	8/21/2024	Police Department	K9/Printer/Scanner for new car build due to fire 6/9	231.21	USBANKPC
2024	8/21/2024	Police Department	K405/21414 & 21412 & 21413 & 21415 fleet damage repairs	3,400.00	USBANKPC
2024	8/21/2024	Police Department	K9/Printer/Scanner for new car build due to fire 6/9	573.30	USBANKPC
2024	8/21/2024	Police Department	K405/replacement wheels 2020 Explorer due to fire 6/9	826.64	USBANKPC
2024	8/21/2024	Police Department	K405/21412 vehicle plate replacement due to fire 6/9	23.57	USBANKPC
2024	8/21/2024	Police Department	K55/replacement dept K9 bite suit due to PD fire 6/9	1,860.00	USBANKPC
2024	8/21/2024	Police Department	K405/replacement Apx 6000 charges due to fire 6/9	505.29	USBANKPC
2024	8/21/2024	Police Department	K405/replacement fire extinguishers due to fire 6/9	788.20	USBANKPC
2024	8/21/2024	Police Department	K405/tool replacements headlamp & ratcheting kit & hex	584.83	USBANKPC
2024	8/21/2024	Police Department	K405/21415 vehicle plate replacement due to fire 6/9	23.57	USBANKPC
2024	8/21/2024	Police Department	K9/Printer/Scanner for new car build due to fire 6/9	23.62	USBANKPC
2024	8/21/2024	Police Department	K17/extension cord replacement due to fire 6/9	65.99	USBANKPC
2024	8/21/2024	Police Department	K412/code enforcement file cabinet replacement due to fire 6/9	44.99	USBANKPC
2024	8/21/2024	Police Department	K51/purchase of 4 replacement bike helmets due to 6/9 fire	234.00	USBANKPC
2024	8/21/2024	Police Department	K404/dept phone replacements due to top 6/9 fire	1,792.95	USBANKPC
2024	8/21/2024	Police Department	K51/tax credited for purchase of 4 replacement bike helmets	(248.04)	USBANKPC
2024	8/21/2024	Police Department	K55/replacement dept K9 bite sleeve due to PD fire 6/9	409.77	USBANKPC
2024	8/22/2024	Police Department	256GB SSD w/canister Spare hot swappable battery M11	1,050.28	PCNStrat
2024	8/22/2024	Police Department	40mm Less-Lethal multi shot grenade launchers	9,450.00	MilkorUS
2024	9/4/2024	Police Department	Replacing 200 HID cards and fobs destroyed by the fire	1,125.00	AccessU
2024	9/5/2024	Police Department	2024 Ford F250 Super duty Vin 1FT7W2BT3REE73097 - pc	67,988.00	MWhiteFo
2024	9/12/2024	Police Department	AccessU Charge reclass	11,646.90	
2024	9/12/2024	Police Department	USBANKPC Charge reclass	2,316.40	
2024	9/12/2024	Police Department	AccessU Charge reclass	(11,646.90)	
2024	9/17/2024	Police Department	Business cards - K252/250	58.00	KCREPR
2024	9/17/2024	Police Department	Getac V110 tablets keyboards DC power adapters - PD fire	36,460.48	PCNStrat
2024	9/17/2024	Police Department	Asbestos inspection & 5 samples - PD fire	1,500.00	NIAsbest
2024	9/19/2024	Police Department	K9/roll off boxes for fire cleanup	1,200.00	USBANKPC
2024	9/19/2024	Police Department	Blumenthal/K9 replacement uniform due to 6/9 fire	178.78	USBANKPC
2024	9/19/2024	Police Department	K405/code enforcement dept vehicle light bar replacement	339.99	USBANKPC
2024	9/19/2024	Police Department	K55/dept K9 equip muzzled & leads etc replacements due	668.04	USBANKPC
2024	9/19/2024	Police Department	K412/replacement folding table for Investigation crime scene	75.99	USBANKPC
2024	9/19/2024	Police Department	K55/dept K9 equip ecollar replacement due to fire 6/9	317.99	USBANKPC
2024	9/19/2024	Police Department	K405/replacement running boards for F150 due to 6/9 fire	616.00	USBANKPC
2024	9/19/2024	Police Department	K405/2nd dept vehicle undercoating & bedliner upfitting f	800.00	USBANKPC
2024	9/19/2024	Police Department	K405/1st dept vehicle undercoating & bedliner upfitting f	799.99	USBANKPC
2024	9/19/2024	Police Department	K405/replacement stop stick kits for dept vehicles due to	2,086.00	USBANKPC
2024	9/26/2024	Police Department	PD Reclass Expense - PCN Strategies Inv #18459 & Inv #18	12,453.43	
2024	9/26/2024	Police Department	PD Reclass Expense - PCN Strategies Inv #18459 & Inv #18	(12,453.43)	
2024	9/30/2024	Police Department	GETAC computer & Kit for Ford F150 power adapter Anti	2,976.94	PCNStrat
2024	9/30/2024	Police Department	In-Car DVRs brackets body cameras cables keyboards	9,476.49	PCNStrat
2024	9/30/2024	Police Department	K412/K76 replacement keyboard & mouse due to fire	76.90	USBANKPC
2024	9/30/2024	Police Department	K405/APX radio holder replacements due to fire	252.30	USBANKPC
2024	9/30/2024	Police Department	K405/patrol replacement traffic cones due to fire	371.50	USBANKPC
2024	9/30/2024	Police Department	K405/Fleet Vehicle maintenance fire replacement Equip	543.00	USBANKPC
2024	9/30/2024	Police Department	K405/dept vehicle P21513 Hitch replacement due to fire	14.99	USBANKPC
2024	9/30/2024	Police Department	K405/Fleet Tires Fire Replacement	1,240.00	USBANKPC
2024	9/30/2024	Police Department	K9/cleanup fees for building that burnt down	1,329.00	USBANKPC
2024	9/30/2024	Police Department	K412/hard drive destruction fees due to fire	1,527.50	USBANKPC
2024	9/30/2024	Police Department	K405/dept vehicle 21507 and 21508 bedliner and underc	800.00	USBANKPC

Fiscal Year	Date	Department	Expense Description	Net Exp	Vendor Key
2024	9/30/2024	Police Department	K405/cw wrap F150 support services	385.00	USBANKPC
2024	9/30/2024	Police Department	K405/FY2324 5 APX6000 dept radio replacements due to	26,793.05	USBANKPC
2024	9/30/2024	Police Department	K405/FY2324 P21507 dept vehicle canopy	2,550.00	USBANKPC
2024	9/30/2024	Police Department	K405/FY2324 P21513 dept vehicle canopy	2,600.00	USBANKPC
2024	9/30/2024	Police Department	K405/FY2324 P21508 dept vehicle canopy	2,550.01	USBANKPC
2024	9/30/2024	Police Department	FA Correction - K405/cw wrap F150 support services	385.00	
2024	9/30/2024	Police Department	FA Correction - K9/P21412 dept vehicle replacement equi	9,915.27	
2024	9/30/2024	Police Department	FA Correction - K9/P21414 dept vehicle replacement equi	10,426.40	
2024	9/30/2024	Police Department	FA Correction - K9/4 lightbars (4) dept vehicle replacemer	13,402.80	
2024	9/30/2024	Police Department	FA Correction - K405/FY2324 P21508 dept vehicle canopy	2,550.01	
2024	9/30/2024	Police Department	FA Correction - K9/P21415 dept vehicle replacement equi	10,688.67	
2024	9/30/2024	Police Department	FA Correction - K9/P21412 dept vehicle replacement equi	(9,915.27)	
2024	9/30/2024	Police Department	FA Correction - K405/dept vehicle 21507 and 21508 bedli	(800.00)	
2024	9/30/2024	Police Department	FA Correction - K9/P21415 dept vehicle replacement equi	(10,688.67)	
2024	9/30/2024	Police Department	FA Correction - K9/P21413 dept vehicle replacement equi	(10,466.30)	
2024	9/30/2024	Police Department	FA Correction - Harley davidson 2022 motorcycle vin# 1HI	(16,500.00)	
2024	9/30/2024	Police Department	FA Correction - K405/FY2324 P21507 dept vehicle canopy	(2,550.00)	
2024	9/30/2024	Police Department	FA Correction - K9/P21414 dept vehicle replacement equi	(10,426.40)	
2024	9/30/2024	Police Department	FA Correction - Harley davidson 2022 motorcycle vin# 1HI	(16,500.00)	
2024	9/30/2024	Police Department	FA Correction - Harley davidson 2022 motorcycle vin# 1HI	16,500.00	
2024	9/30/2024	Police Department	FA Correction - K9/4 lightbars (4) dept vehicle replacemer	(13,402.80)	
2024	9/30/2024	Police Department	FA Correction - Harley davidson 2022 motorcycle vin# 1HI	(16,500.00)	
2024	9/30/2024	Police Department	FA Correction - K405/FY2324 P21513 dept vehicle canopy	(2,600.00)	
2024	9/30/2024	Police Department	FA Correction - K405/FY2324 P21508 dept vehicle canopy	(2,550.01)	
2024	9/30/2024	Police Department	FA Correction - K405/cw wrap F150 support services	(385.00)	
2024	9/30/2024	Police Department	FA Correction - K405/FY2324 P21513 dept vehicle canopy	2,600.00	
2024	9/30/2024	Police Department	FA Correction - K9/P21413 dept vehicle replacement equi	10,466.30	
2024	9/30/2024	Police Department	FA Correction - K405/FY2324 P21507 dept vehicle canopy	2,550.00	
2024	9/30/2024	Police Department	FA Correction - K405/dept vehicle 21507 and 21508 bedli	800.00	
2024	9/30/2024	Police Department	FA Correction - Harley davidson 2022 motorcycle vin# 1HI	16,500.00	
2024	9/30/2024	Police Department	FA Correction - Harley davidson 2022 motorcycle vin# 1HI	16,500.00	
2025	10/24/2024	Police Department	Complete Structure Demoliation of CDAPD building 3850	34,226.00	TalConSe
2025	11/20/2024	Police Department	P21409 Fire Replacement shipping -2023 Ford Police Inter	650.00	DanaSafe
2025	11/20/2024	Police Department	P21409 Fire Replacement Up-fitting -2023 Ford Police Inte	20,931.12	DanaSafe
2025	11/20/2024	Police Department	2023 Ford Police Intercep VIN 1FM5K8AB6PGB59603	46,211.20	DuvalFor
2025	11/25/2024	Police Department	K405/FY2425 APX6000 dept radio replacement due to fire	4,748.97	USBANKPC
2025	11/25/2024	Police Department	K404/FY2425 replacement laptop due to fire	1,620.43	USBANKPC
2025	11/25/2024	Police Department	K405/FY2425 code enforcement truck replacement supp	265.18	USBANKPC
2025	11/25/2024	Police Department	K405/FY2425 P21513 plow install replacement due to fire	3,130.57	USBANKPC
2025	12/19/2024	Police Department	K405/replacement wheels due to fire for utility vehicles	713.90	USBANKPC
2025	12/19/2024	Police Department	K405/KGK41U & K694898 & K639336 winter tire replacen	3,663.00	USBANKPC
2025	12/19/2024	Police Department	K9/desktop ScanSnap scanner replacement due to fire	329.99	USBANKPC
2025	12/19/2024	Police Department	K405/APX 4500 vehicle radio & accessory replacements d	19,317.08	USBANKPC
2025	12/19/2024	Police Department	K405/APX 6000 chargers & remote speaker replacements	1,831.60	USBANKPC
2025	12/19/2024	Police Department	K405/dept vehicle replacement graphics due to fire	1,250.00	USBANKPC
2025	1/28/2025	Police Department	K405/P21527 new vehicle reg fee due to fire	23.57	USBANKPC
2025	2/11/2025	Police Department	PD Storage Bldg Permit #148580 - Review Fee	3,336.94	
2025	2/18/2025	Police Department	Robot - Mini-CALBER battery handle gripper - Fire Replac	58,466.39	ICORTech
2025	2/20/2025	Police Department	Police storage building rebuild fees due to fire	28,685.37	Longwell
2025	2/25/2025	Police Department	K405/dept Ford re-key kit	215.33	USBANKPC
2025	2/25/2025	Police Department	K405/APX 6000 radio replacements due to fire	42,868.88	USBANKPC
2025	2/25/2025	Police Department	K405/LPR system 2 dept vehicles	21,644.64	USBANKPC
2025	3/12/2025	Police Department	Viper Media Tape Backups	1,942.00	Genisys
2025	3/18/2025	Police Department	CDAPD storage rebuild fees - blueprints and copies	1,123.04	Longwell
2025	3/25/2025	Police Department	K425/replacement equipment for movie in the park due t	16,055.00	USBANKPC
2025	3/25/2025	Police Department	K405/replacement dept APX 4500 mobile radios due to fir	9,658.54	USBANKPC
2025	4/1/2025	Police Department	CDA Police Storage Building Rebuild- Architectural service	1,123.04	Longwell
2025	4/8/2025	Police Department	Permit #148580-B	9,499.25	
2025	4/8/2025	Police Department	Permit #148580-M1	258.00	
2025	4/18/2025	Police Department	Viper Media Tape Backups	1,942.00	Genisys

Fiscal Year	Date	Department	Expense Description	Net Exp	Vendor Key
2025	4/18/2025	Police Department	Void Genisys	(1,942.00)	Genisys
2025	5/6/2025	Police Department	Pumped out oil/water seperator in detroyed PD storage b	2,166.75	SafetyKI
2025	5/6/2025	Police Department	PD Storage Building construction	32,910.85	Ginno
2025	5/6/2025	Police Department	March charges for PD storage building rebuild	2,004.94	Longwell
2025	5/30/2025	Police Department	K412/replacement due to fire pop up canopy tents per K7	391.98	USBANKPC
2025	5/30/2025	Police Department	K405/replacement due to fire bike repair kit & stand	644.90	USBANKPC
2025	5/30/2025	Police Department	K405/replacement due to fire bike stand for bike patrol	47.99	USBANKPC
2025	6/4/2025	Police Department	Permit #148580-B Capitalization Fees for PD Bldg	1,985.00	
2025	6/17/2025	Police Department	Geotech soil testing at Police Dept Storage Building const.	4,572.68	AllWest
2025	6/17/2025	Police Department	Architectural services for PD storage building remodel	2,310.75	Longwell
2025	7/15/2025	Police Department	Testing done at the PD storage building construction site	5,357.32	AllWest
2025	7/15/2025	Police Department	PD storage building rebuild	1,037.97	Longwell
2025	7/22/2025	Police Department	PD Storage Building Construction	97,222.05	Ginno
2025	7/25/2025	Police Department	Yard waste/debris prep for NEW PD Bldg	20.00	USBANKPC
2025	7/25/2025	Police Department	Disposal of concrete cylinder from PD Demo	12.00	USBANKPC
2025	7/28/2025	Police Department	K405/patrol supp flex cuffs fire replacement item	66.63	USBANKPC
2025	7/28/2025	Police Department	K405/patrol supp patrol beton grommets fire replacemen	302.49	USBANKPC
2025	7/28/2025	Police Department	K405/patrol supp baton replacement fire replacement	534.75	USBANKPC
2025	7/28/2025	Police Department	K35/replacement dept drone due to fire	7,799.00	USBANKPC
2025	8/5/2025	Police Department	Special inspections at the Police Dept storage building pro	733.38	AllWest
2025	8/5/2025	Police Department	Pole barn Wifi AP's	2,446.25	Genisys
2025	8/5/2025	Police Department	Pole barn switches	3,906.90	Genisys
2025	8/5/2025	Police Department	LOW VOLTAGE SHOCK TUBE INITIATOR BOX OF 80. LATE I	85.00	ICORTech
2025	8/5/2025	Police Department	Move gasline and meter at new pole building	716.73	Avista
2025	8/7/2025	Police Department	PD Storage Building Construction	205,360.51	Ginno
2025	8/19/2025	Police Department	Police Dept Storage Project for period 7/1 to 7/31/25	254,086.05	Ginno
2025	8/28/2025	Police Department	K405/dept vehicle battery tester replacement item due tc	211.46	USBANKPC
2025	8/28/2025	Police Department	K407/community event tablecloth replacements due to fi	47.98	USBANKPC
2025	8/28/2025	Police Department	Blumenthal/helmet replacements due to fire	31,696.50	USBANKPC
2025	8/28/2025	Police Department	K407/community event table replacements due to fire	179.97	USBANKPC
2025	9/2/2025	Police Department	CDA Police Storage Building rebuild	1,001.52	Longwell
2025	9/2/2025	Police Department	PD Pole Barn UPS's	3,374.25	Genisys
2025	9/2/2025	Police Department	PD Pole Barn Tripplite Rack system	6,099.36	Genisys
2025	9/3/2025	Police Department	K405/LPR system 2 dept vehicles from Vehicles PD Fire	(21,644.64)	
2025	9/16/2025	Police Department	September payment for building rebuild	1,014.55	Longwell
2025	9/16/2025	Police Department	PoliceDept. Storage Project for 8/1 to 8/31/2025	195,569.83	Ginno
2025	9/26/2025	Police Department	K414/fire replacement sunshade canopies for community	139.99	USBANKPC
2025	9/30/2025	Police Department	Payment #6 for Police Storage Building Construction proje	219,396.41	Ginno
2025	9/30/2025	Police Department	Soil & concrete testing for Police Storage Building project	1,773.40	AllWest
2025	9/30/2025	Police Department	polebarn rebuild architect fees	1,011.36	Longwell
2025	9/30/2025	Police Department	PD Building - Concrete Disposal	180.00	USBANKPC
2025	9/30/2025	Police Department	Gas Pipe Bedding for PD Bldg	115.05	USBANKPC
2025	9/30/2025	Police Department	17th Street RRFB Concrete spoils	87.10	USBANKPC
2025	9/30/2025	Police Department	K414/FY2425 five fire replacement ergonomic office chair	869.95	USBANKPC
2025	9/30/2025	Police Department	To expense small costs related to vehicles	1,538.75	
2025	9/30/2025	Police Department	To expense small costs related to vehicles	(1,538.75)	
2026	10/21/2025	Police Department	REX sensors DPS and card readers for new polebarn	14,973.80	AccessU
2026	11/18/2025	Police Department	PD Storage Building construcxtion pmt #7 10/1-10/31/25	51,208.80	Ginno
2026	11/18/2025	Police Department	Cerical time for Police dept Storage Building project	232.00	AllWest
2026	11/20/2025	Police Department	K405/FY2526 laser labs window tint meters 2 of 2 for traf	356.00	USBANKPC
2026	11/20/2025	Police Department	K405/FY2526 fire replacement new building shelving units	2,910.00	USBANKPC
2026	11/20/2025	Police Department	K405/FY2526 laser labs window tint meters 1 of 2 for traf	178.00	USBANKPC
2026	11/20/2025	Police Department	K405/FY2526 fire replacement items for new building sho	446.02	USBANKPC
2026	11/20/2025	Police Department	K404/FY2526 fire replacement office desks	10,006.74	USBANKPC
2026	11/20/2025	Police Department	K404/FY2526 fire replacement trash bins	144.20	USBANKPC
2026	11/20/2025	Police Department	K9/FY2526 dry erase boards replacement items due to fir	911.92	USBANKPC
2026	11/20/2025	Police Department	K408/FY2526 fire replacement 8 tier storage system	839.40	USBANKPC
2026	11/20/2025	Police Department	K404/FY2526 fire replacement power strip with surge pro	172.98	USBANKPC
2026	11/20/2025	Police Department	K414/FY2526 fire replacement first aid kit wall mount	270.00	USBANKPC
2026	11/20/2025	Police Department	K9/FY2526 eight replacement office chairs due to fire	1,267.06	USBANKPC

Fiscal Year	Date	Department	Expense Description	Net Exp	Vendor Key
2026	11/20/2025	Police Department	K404/FY2526 fire replacement office desks	8,200.00	USBANKPC
2026	11/20/2025	Police Department	K414/FY2526 fire replacement office desk chair floor mat	503.36	USBANKPC
2026	11/20/2025	Police Department	K408/FY2526 fire replacement items bin storage system	339.00	USBANKPC
2026	11/20/2025	Police Department	K404/FY2526 fire replacement IT supp retractable power	985.82	USBANKPC
2026	11/20/2025	Police Department	Commercial locks & keys for new PD Storage Building	641.15	USBANKPC
2026	12/2/2025	Police Department	PoleBarn building rebuild	1,980.81	Longwell
2026	12/17/2025	Police Department	K405/fire replacement shop tools ratchet & shelf support:	401.60	USBANKPC
2026	12/17/2025	Police Department	K405/fire replacement shop tools socket set & pry tool &	496.71	USBANKPC
2026	12/17/2025	Police Department	K405/fire replacement tools for shop wrenches & drills &	2,859.62	USBANKPC
2026	12/17/2025	Police Department	K405/fire replacement items shelving & tech cart & drill b	999.95	USBANKPC
2026	12/17/2025	Police Department	K405/fire replacement tools for the shop heater & pry bar	1,091.42	USBANKPC
2026	12/17/2025	Police Department	K405/fire replacement tools for the shop hammers & rubl	88.88	USBANKPC
2026	12/17/2025	Police Department	K408/TV and Logitech Meetup for SSB PD26-0080(PRex-5	1,697.37	USBANKPC
2026	12/17/2025	Police Department	K405/credit for returned tools that came damaged	(187.97)	USBANKPC
2026	12/17/2025	Police Department	K70/fire replacement items dept K9 trainer sets	1,080.00	USBANKPC
2026	12/17/2025	Police Department	K405/fire replacement items tire inflater & hood holder &	342.04	USBANKPC
2026	12/17/2025	Police Department	K405/fire replacement shelving for IT building	2,394.00	USBANKPC
2026	12/17/2025	Police Department	K408/full motion TV wall mount PD26-0081(PRex-5995) fi	54.95	USBANKPC
2026	12/17/2025	Police Department	K404/Conference Table (PRex-5997)	950.41	USBANKPC
2026	12/29/2025	Police Department	Locking extenstion set 5pc tool set - cash refund for over	124.95	USBANKPC
2026	12/30/2025	Police Department	OVER PMT OF PD TOOL FOR SHOP CORNWALL TOOLS	(13.00)	3318971
2026	1/20/2026	Police Department	Final payment for Police Storage Building 12/1-12/31/202	55,566.05	Ginno
2026	1/20/2026	Police Department	Parapet Mounts 1-2026	814.74	A-tec
2026	1/22/2026	Police Department	K405/fire replacement misc shop supplies	339.41	USBANKPC
2026	1/22/2026	Police Department	K9/fire replacement window coverings for IT building	1,665.00	USBANKPC
2026	1/22/2026	Police Department	Charging cabinet for e-bikes (PRex-6074)	7,430.00	USBANKPC
2026	2/3/2026	Police Department	PD Support Services Camera Add 10-2025	7,339.48	A-tec
2026	2/3/2026	Police Department	PD Support Services Camera Add 10-2025	1,660.00	A-tec
2026	2/18/2026	Police Department	Purchase of 2003 Winnebago- 1FCNF53S230A06109	9,629.00	Flywire
2026	2/25/2026	Police Department	K405/refund on returned tool box	(599.99)	USBANKPC
2026	3/26/2026	Police Department	K405/dept tool box fire replacement item	1,299.97	USBANKPC
2026	3/26/2026	Police Department	K78/fire replacement item popcorn machine movie at the	1,119.00	USBANKPC
2026	3/26/2026	Police Department	Blumenthal/fire replacement items rifle plates	5,399.77	USBANKPC
2026	4/30/2026	Police Department	Asphalt repairs for burned PD building	7,329.32	
Grand Total Expenditures at 9/24/26				2,061,560.12	



Protecting Our Nation's Defenders™

10 Betnr Industrial Drive - Pittsfield, MA 01201

PH: 413-443-7359 - FAX: 413-445-7865

Quotation 103734

Customer Code: COLID

Quotation Date: 07/29/24

Lenco Tax ID#: 04-2719777

Page #: 1 of 1

Bill To

Coeur d'Alene Police Department
3818 Schreiber Way
Coeur d'Alene, ID 83815 USA

Ship To

Coeur d'Alene Police Department
3818 Schreiber Way
Coeur d'Alene, ID 83815 USA

Payment Terms	Shipping Terms	Ship Via
Net 30 Days	FOB: Destination	Common Carrier
Estimated Completion	Lenco Contact	Inspection & Acceptance
14-18 months ARO (Est.)	Jim Massery	At Lenco's Facility, Pittsfield, MA

Item:	Product #	Qty	Unit Price	Total
Vehicle configuration	4843			
Lenco BearCat	BC55003-BASE	1	\$228,803.00	\$228,803.00
Options:				
LED Red and Blue	LED_RED_BLUE	1		
Exterior Paint Color: Lusterless Black	LUSTERLESS_BLACK	1		
BearCat G3 4-Wheel Off-Road Upgrade Pkg w/Run-Flats	BC3WOFFRD	1	\$38,454.00	\$38,454.00
Diesel Engine, 6.7L Turbo	BCDLEN	1	\$9,995.00	\$9,995.00
4-Door Configuration	BC4DR	1	\$9,823.00	\$9,823.00
(1) 7" Vertical GunPort Upgrade	BCGP7	8	\$228.00	\$1,824.00
Electric Power Mirrors	BCMIR	1	\$1,508.00	\$1,508.00
360 Camera System	BC360DEG	1	\$4,422.00	\$4,422.00
Radio Prep Package, (1) Max (2)	BCINSRA	1	\$502.00	\$502.00
Rear A/C - Heating Systems: High Capacity Upgrade	BCHACUP	1	\$7,182.00	\$7,182.00
Hydraulic Ram Upgrade wFront Mounted Receiver with Ram Post and Plate	BCHYDRAM	1	\$14,975.00	\$14,975.00
Roof Mounted Remote Control Spot Light - LED	BCSLLED	2	\$1,404.00	\$2,808.00
Armored Oil Pan Guard	BCAOPG	1	\$1,936.00	\$1,936.00
Configuration Subtotal:				\$322,232.00
Lenco BearCat	NEWCONFIG	1	\$322,232.00	\$322,232.00
Freight Out - Vehicles	FREIGHTOUT-VEHICLE	1	\$12,700.00	\$12,700.00
Net Total				\$334,932.00

Notes:

WARNING: Information Subject to Export Control Laws

The written approval of the Directorate of US Defense Trade Controls and Lenco Industries, Inc. must be obtained before reselling, transferring, transshipping or disposing of a defense article to any end user, end use or destination other than as stated on this Lenco quote or the shipper's export declaration in cases where an exemption is claimed under this subchapter ITAR 123.9(A).

Acceptance of this quotation or entering into a purchase agreement with Lenco, the purchaser agrees to Lenco's full Terms and Conditions of Sale, available upon request. This quote will be valid for 60 days.

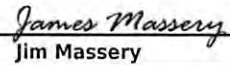
ACCEPTANCE OF PROPOSAL

Authorized

Signature: 

Please sign and return

Authorized

Signature: 

James Massery
Jim Massery

Thank you

City of Coeur d'Alene

Purchase Order #: **PD24-0507**

Tax Exempt #: 82-6000176



Vendor: Lenco Armored Vehicles

Description: BearCat replacement due to 6/9 fire

Bill To:

City of Coeur d'Alene Police Dept
Attn: Katherine Brumley
3818 Schreiber Way
Coeur d'Alene, ID 83815

Ship To:

Coeur d'Alene Police Dept.
Attn: Captain Dave Hagar
3818 Schreiber Way
Coeur d'Alene, ID 83815

Date Ordered	Purchaser
	Katherine Brumley

Description	Quantity	Unit Price	Line Amount
Lenco BearCat	1	\$228,803.00	\$228,803.00
BearCat Ge 4-Wheel Off-Road UJgrade Pkg	1	\$38,454.00	\$38,454.00
Diesel Engine 6.7L Turbo	1	\$9,995.00	\$9,995.00
4-Door Configuration	1	\$9,823.00	\$9,823.00
7" Vertical GunPort Upgrade	8	\$228.00	\$1,824.00
Electric Power Mirrors	1	\$1,508.00	\$1,508.00
360 Camera System	1	\$4,422.00	\$4,422.00
Radio Prep Package	1	\$502.00	\$502.00
Rear A/C Heating Systems	1	\$7,182.00	\$7,182.00
Hydraulic Ram Upgrade w/Front Mounted Receiver	1	\$14,975.00	\$14,975.00
Roof Mounted Remote Control Spot Light	2	\$1,404.00	\$2,808.00
Armored Oil Pan Guard	1	\$1,936.00	\$1,936.00
Freight	1	\$12,700.00	\$12,700.00

Notes: replacement BearCat due to fire on 6/9

Total
\$334,932.00

D. Hagar 8-1-24
CAPTAIN DAVE HAGAR

		2024					2025									
		August	Sept	October	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenue																
	Vehicles and attached EQ	700,584														700,584
	Vehicle Repair Costs	53,662														53,662
	Building Contents	200,550														200,550
	Property in open	487,300														487,300
	Drone	7,098														7,098
	Mobile Equipment (Robot)	59,526														59,526
	Computer System/Ops Disrupti	51,158														51,158
	Building			591,722												591,722
	Demo			43,791												43,791
	Security Fencing			1,329												1,329
	Architect Fees							28,685								28,685
	Employee persnl items	14,798														14,798
	Total Revenue	1,574,676	0	636,841	0	0	0	0	28,685	0	0	0	0	0	0	2,240,203
Expense																
001-009-4211-6410	2024 PD Fire - Svc and Sply	0	49,216	0	0	4,377	0	215	1,942	0	3,252					59,002
001-009-4211-6411	Prop. in Open - PD Fire		81,286		6,369	330			16,055							104,041
001-009-4211-6412	Bldg/Contents - PD Fire		2,173													2,173
001-009-4211-6413	Vehicle Contents - PD Fire		34,466			21,149										55,615
001-009-4211-6414	Covered Prof Svc- PD Fire		4,357	34,226												38,583
001-009-4211-6415	PD Fire - Harley Lease Payoff		0													0
	Ginno Contract							1,095,000								1,095,000
001-009-4211-7311	Rebuild Building- Other		0					32,022	1,123	10,880	34,916					78,941
001-009-4211-7410	Vehicles - PD Fire	263,887			71,188	1,250	24	122,980	9,659							468,988
001-004-4152-6410	Fire Damage - Supplies		5,491													5,491
001-004-4152-7410	Fire Damage - Capital		11,469													11,469
	Total Expense	263,887	188,459	34,226	77,557	27,106	24	1,250,218	28,779	10,880	38,167	0	0	0	0	1,919,303
															Remaining	320,900



Items lost in 2024 fire	Quantity	Cost per unit	Total Cost	Purchased from PD Budget or TBD	PD Foregoing	Request for Council
INSURANCE BALANCE						(\$178,000)
BearCat (Armored Vehicle)	1	\$334,932	\$334,932			\$334,932
Motorcycles	2	\$31,000	\$62,000			\$62,000
UTV	1	\$22,000	\$22,000			\$22,000
Riot shields	20	\$245	\$4,900			\$4,900
Riot helmets	20	\$150	\$3,000			\$3,000
Riot pad sets	20	\$660	\$13,200			\$13,200
Riot gloves	20	\$65	\$1,300			\$1,300
Riot baton	20	\$65	\$1,300			\$1,300
Riot bag	20	\$90	\$1,800			\$1,800
GROSS REPLACEMENT						\$444,432
Motorcycle	1	\$31,000	\$31,000		\$31,000	
Command Center	1	\$278,000	\$278,000		\$278,000	
Crime scene barrier	1	\$5,300	\$5,300	\$5,300		
Chain saw	1	\$250	\$250	\$250		
Scene lighting	6	\$150	\$900	\$900		
Extension cords (small)	2	\$80	\$160	\$160		
Extension cords (large)	2	\$120	\$240	\$240		
Trash bag holders	2	\$20	\$40	\$40		
Tool sets	2	\$170	\$340	\$340		
Coffee machines	2	\$25	\$50	\$50		
Tarps	10	\$25	\$250	\$250		
Shovels	4	\$30	\$120	\$120		
						Request Above Insurance
			\$761,082	\$7,650	\$309,000	\$266,432

RESOLUTION NO. 26-080

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN AMENDMENT TO INCREASE THE FISCAL YEAR 2026-2027 BUDGET BY THE AMOUNT OF \$444,432.00 FOR THE REPLACEMENT OF A VEHICLE AND EQUIPMENT DESTROYED IN 2024 DURING THE POLICE DEPARTMENT SUPPORT SERVICES BUILDING FIRE, \$178,000.00 OF WHICH AMOUNT IS FROM THE REMAINING INSURANCE PROCEEDS AND \$266,432.00 OF WHICH AMOUNT WILL COME FROM THE GENERAL FUND BALANCE.

WHEREAS, the Chief of Police for the City of Coeur d'Alene has recommended that the Mayor and Council authorize the expenditure of \$444,432.00. of which \$266,432.00 will be paid from the General Fund Balance of \$178,000.00 will be paid with the remaining insurance proceeds, for the replacement of a vehicle and equipment that were destroyed in the June 2024 Police Department Support Services Building fire, as set forth in the cost estimate, a copy of which is attached hereto as Exhibit "A" and by reference made a part hereof; and

WHEREAS, it is in the best interests of the City of Coeur d'Alene and the citizens thereof to make such expenditure.

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that an expenditure in an amount not to exceed \$444,432.00, \$266,432 of which amount will be paid from the General Fund Balance and \$178,000.00 will be paid from remaining insurance proceeds, is authorized for the purchase of a vehicle and equipment for the Police Department, as set forth in the cost estimate attached hereto as Exhibit "A" and incorporated herein by reference, with the provision that the Mayor, City Administrator, and City Attorney are hereby authorized to enter into or modify any agreement necessary to obligate the City's payment, to the extent the substantive provisions of this authorization remain intact.

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

DATED this 6th day of October, 2026.

Daniel K. Gookin, Mayor

ATTEST:

Renata McLeod, City Clerk

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

ROLL CALL:

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

_____ was absent. Motion _____.



Items lost in 2024 fire	Quantity	Cost per unit	Total Cost	Purchased from PD Budget or TBD	PD Foregoing	Request for Council
INSURANCE BALANCE						(\$178,000)
BearCat (Armored Vehicle)	1	\$334,932	\$334,932			\$334,932
Motorcycles	2	\$31,000	\$62,000			\$62,000
UTV	1	\$22,000	\$22,000			\$22,000
Riot shields	20	\$245	\$4,900			\$4,900
Riot helmets	20	\$150	\$3,000			\$3,000
Riot pad sets	20	\$660	\$13,200			\$13,200
Riot gloves	20	\$65	\$1,300			\$1,300
Riot baton	20	\$65	\$1,300			\$1,300
Riot bag	20	\$90	\$1,800			\$1,800
GROSS REPLACEMENT						\$444,432
Motorcycle	1	\$31,000	\$31,000		\$31,000	
Command Center	1	\$278,000	\$278,000		\$278,000	
Crime scene barrier	1	\$5,300	\$5,300	\$5,300		
Chain saw	1	\$250	\$250	\$250		
Scene lighting	6	\$150	\$900	\$900		
Extension cords (small)	2	\$80	\$160	\$160		
Extension cords (large)	2	\$120	\$240	\$240		
Trash bag holders	2	\$20	\$40	\$40		
Tool sets	2	\$170	\$340	\$340		
Coffee machines	2	\$25	\$50	\$50		
Tarps	10	\$25	\$250	\$250		
Shovels	4	\$30	\$120	\$120		
						Request Above Insurance
			\$761,082	\$7,650	\$309,000	\$266,432

Summary document 100626 Council Staff Report

**CITY COUNCIL MEETING
STAFF REPORT**

DATE: OCTOBER 6, 2026

FROM: RENATA MCLEOD, CITY CLERK/MUNICIPAL SERVICES DIRECTOR
RANDY ADAMS, CITY ATTORNEY/LEGAL SERVICES DIRECTOR

SUBJECT: DISCUSSION REGARDING INVOCATION POLICY

DECISION POINT: Should Council continue to support the invocation policy confirmed on December 2, 2025, amend the policy, substitute a moment of silence, or repeal the policy entirely?

HISTORY: In 2022, Council had several discussions regarding the continuance of the tradition of having an invocation at City Council meetings and determined to continue the tradition. On December 2, 2025, Council made a motion that was approved unanimously as follows: Motion by English, seconded by Gookin, to approve invocation guidelines that would allow for any non-profit, faith-based organization located within Kootenai County to perform the invocation at a City Council meeting.

Over the past year, the City received 12 qualified registrants, which resulted in needing to run the lottery twice and many applicants providing two or more invocations this year. The online lottery system is easy and efficient, and can allow for the option of allowing two invocations a year by any one organization within Kootenai County. Additionally, the online lottery system meets constitutional muster by not discriminating based on viewpoint.

The electronic registration will continue to be subject to the following guidelines, pursuant to legal precedent:

- Invocations may contain sectarian language---in other words, the prayer can be specific to a specific religion, faith, person, etc.
- An invocation may not seek to proselytize (convert) anyone.
- An invocation may not disparage other faiths.
- An invocation may not refer to punishment, secular or spiritual, for those with different beliefs.
- An invocation may not reflect partisanship or political bias.
- The invocation will not be edited or approved by the City.
- Invocations should be solemn and respectful in tone.

FINANCIAL: There is no financial impact, other than IT staff time to amend the website registration and run an electronic lottery program, and staff time to publish the list.

DECISION POINT/RECOMMENDATION: Council should provide direction to staff regarding the status of the invocation policy confirmed on December 2, 2025.

COUNCIL POLICY

ACTION TAKEN AT THE DECEMBER 2, 2025, COUNCIL MEETING

SUBJECT: INVOCATION SYSTEM

HISTORY: In 2022, the Council had several discussions regarding the continuance of the tradition of having an invocation at the City Council meetings and determined to continue the tradition. At the Council's June 7, 2022, meeting, a motion was made and approved unanimously as follows: Motion by Gookin, seconded by Wood, to continue the custom of invocations before Council meetings by incorporating a lottery system and allowing all established churches within Kootenai County the opportunity to give an invocation. On August 16, 2022, Council Meeting, Council approved a motion that the invocations guidelines would allow any non-profit faith-based organization within the City of Coeur d'Alene to provide the invocation, allowing for the single exception of the Coeur d'Alene Tribe which has a significant presence in the City. On December 2, 2025 Council made a motion that was approved unanimously as follows: Motion by English, seconded by Gookin, to approve invocation guidelines that would allow for any non-profit, faith-based organization located within Kootenai County to perform the invocation at a City Council meeting.

POLICY: Any non-profit faith-based organization located within Kootenai County may perform invocations at the City Council meetings, rather than restricting invocations to organizations within the City limits. Registration shall take place through the City's electronic registration and applicants will be subject to the following guidelines, pursuant to legal precedent:

- Invocations may contain sectarian language---in other words, the prayer can be specific to a specific religion, faith, person, etc.
- An invocation may not seek to proselytize (convert) anyone.
- An invocation may not disparage other faiths.
- An invocation may not refer to punishment, secular or spiritual, for those with different beliefs.
- An invocation may not reflect partisanship or political bias.
- The invocation will not be edited or approved by the City.
- Invocations should be solemn and respectful in tone.

PUBLIC HEARINGS

CITY COUNCIL STAFF REPORT

FROM: BARBARA BARKER, ASSOCIATE PLANNER
DATE: OCTOBER 6, 2026
SUBJECT: A-2-26: A PROPOSED ANNEXATION OF 9.32-ACRES
WITH CITY R-17 ZONING (RESIDENTIAL AT 17 UNITS
PER ACRE)
LOCATION: 3050 W PRAIRIE AVENUE AND 7790 N ATLAS ROAD,
COEUR D'ALENE, ID 83815

APPLICANT:	CONSULTANT:
Endura Development	Whipple Engineering
Justin Sherfey	Ray Kimball
250 Northwest Blvd. Ste 201	21 S Pines Road
Coeur d'Alene, ID 83814	Spokane Valley, WA 99206

OWNER:
David Swenson

DECISION POINT:

Should the City Council approve the requested annexation of 9.32 acres with City R-17 zoning (Residential at 17 units per acre)?

If approved, an Annexation and Development Agreement will be drafted and brought forward for City Council consideration at a future public hearing.

The City Council is not reviewing a subdivision or development plan with this request. The request is limited to annexation and assignment of City zoning. Some development issues are covered in the Staff report (like building heights, setbacks and number of units). But these are for discussion and determination for potential *future development limits* and not for approval of actual proposed development.

BACKGROUND INFORMATION:

The request seeks annexation of two abutting properties currently located in the County Agriculture (AG) zone. Under the Kootenai County Land Use and Development Code, this zoning allows one single-family dwelling or one two-family dwelling per lot, with a minimum lot size of 2 acres (unless developed as a conservation development). The properties measure 4.58 acres and 4.74 acres and are considered conforming lots under the County Code.

Both parcels are requesting annexation under this application for a total of 9.32 acres. The property is contiguous with Coeur d'Alene city limits and is within the Coeur d'Alene Area of Impact (AOI). The requested zone for this annexation is City R-17 (Residential at 17 units per acre).

The R-17 zoning district provides the widest range of housing options, suitable for residential development with single-family housing, duplex housing and multi-family housing. The Comprehensive Plan envisioned the future land use for this property to be the higher density "Urban Neighborhood" place type which lists R-17 as a compatible zoning district.

The subject properties are not currently connected to City utilities. If the annexation is approved, the applicant would connect to city sewer at the time of development to better serve this property and meet all other requirements and policies imposed by the City. The water is provided by Hayden Lake Irrigation District.

The owner has three (3) dwelling units on the two parcels which will remain until time of development. The applicant is not requesting a subdivision at this time. The "Pumpkin Patch" is intended to continue in its current format with a Non-Conforming Use Certificate.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The zoning prior to annexation request for R-17 zoning was brought before the Planning and Zoning Commission on August 11, 2026. With four (4) commission members present and three (3) members absent, the motion to recommend adopting the R-17 zoning with an additional condition requiring full roadway access to be connected to Atlas Road with pedestrian and bicycle facilities and dedicated to the public ended in a tied vote. They did not come forward with an alternate motion. Therefore, no recommendation is coming forward for the Council's consideration on appropriate zoning for the annexation request.

SUMMARY OF FACTS:

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

A1. All public hearing notice requirements have been met for item A-2-26.

- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on September 19, 2026, seventeen days prior to the hearing.
- Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on September 29, 2026, seven days prior to the hearing.
- Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). One hundred-Two (102) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on September 18, 2026.
- Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts, on September 18, 2026, eighteen days prior to the hearing.
- Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies on September 18, 2026.

A2. Public testimony was received at a public hearing on August 11, 2026. Further public testimony will be received on October 6, 2026.

A3. The subject property is relatively flat and located in an unincorporated area of Kootenai County, is adjacent to City limits and within Coeur d'Alene's Area of Impact (AOI). The total area of the subject property measures 9.32 acres. It is zoned Agriculture and currently has three (3)

single family dwellings with accessory structures as well as agricultural uses. Those uses are intended to remain until the time of development.

- A4.** If approved for annexation with City R-17 zoning, the project could potentially include 161 multifamily dwelling units. The applicant has not yet determined what housing types will be offered in the development. Properties within city limits in the vicinity of the subject property are residential of lower density, zoned R-3 to the west and R-8 to the east and south. Property directly to the south is County zoned Agriculture with one (1) residential dwelling and one (1) commercial enterprise. Property to the north is located within the City of Hayden and zoned Single Family Residential with a density similar to the City's R-8 zoning district.
- A5.** The Comprehensive Plan Future Land Use Map designation is the Urban Neighborhood Place Type with higher residential densities. Urban Neighborhood places are highly walkable neighborhoods with larger multifamily building types, shared green spaces and parking areas. They are typically served with gridded street patterns, and for larger developments may have an internal circulation system. Development typically consists of townhomes, condominiums, and apartments, with convenient access to goods, services, and dining for nearby residents. Supporting uses include neighborhood parks and recreation facilities, parking, office and commercial development. Compatible Zoning is listed as R-17, R-34SUP, NC, CC, C-17, and C-17L.
- A6.** The Comprehensive Plan includes transportation maps showing Existing and Planned Bicycle Networks, Existing and Planned Walking Networks, and Existing Transit Networks.
- A7.** The staff report includes Comprehensive Plan goals and objectives. Council will determine applicable goals and objectives to support their decision from the Comprehensive Plan goals and objectives worksheet.
- A8.** City departments have indicated the project will be served by existing streets, facilities and services with exception for water as noted below. Staff have provided conditions of annexation for consideration by the City Council.
- A9.** The subject property is within the Hayden Lake Irrigation District (HLID) coverage area. The applicant has provided a will-serve letter from HLID and a hydraulic evaluation by Keller Associates.
- A10.** The primary access to the property will be a new roadway onto Atlas Road with secondary access to the dead-end at Daylily Drive.
- A11.** This matter came before the Planning and Zoning Commission on August 11, 2026, to consider the requested R-17 zoning prior to annexation. After hearing from the applicant team and receiving public testimony with concerns about the uncertainty of a roadway connection to Atlas Road, potential impacts to the Garden Grove neighborhood from increased

traffic, building setbacks, and considering the Comprehensive Plan Future Land Use Plan and Urban Neighborhood Place Type identifies R-17 as a compatible zoning district, the commission with four (4) commission members present and three (3) members absent had a failed motion to recommend adopting the R-17 zoning with an additional condition requiring a full roadway access to Atlas Road with pedestrian and bicycle facilities to be dedicated to the public. Two voted in favor and two against. The Commission did not come forward with an alternate motion. Therefore, no recommendation on zoning is coming forward for Council with the annexation request.

- A12.** Public testimony was received at both public hearings, primarily from neighbors in the adjacent Garden Grove and Landings neighborhoods. The public notices also resulted in written feedback from neighboring residents. Concerns that were raised included the potential for increased traffic and congestion on Atlas Road and Prairie Avenue, traffic on Daylily Drive and within the Garden Grove neighborhood, usage of the private park, privacy concerns due to building heights and setbacks associated with multifamily residential that is allowed in R-17 that they felt may be incompatible with the single-family residential uses in Garden Grove that have very small backyards due to the reduced rear yard setbacks that were approved for Garden Grove through the PUD process, potential for losing views of Canfield, impacts to nesting hawks, concern that backyards will be torn up for connections to an existing 4-inch water line, delays in emergency response, and concern that the “Pumpkin Patch” may be going away. There was also concern that if R-17 is approved the owner could then request R-34 density in the future. Mitigation measures were requested such as traffic signals, road improvements, taxes for schools, police and fire.
- A13.** The Coeur d’Alene airport has requested that the applicant sign a “Grant of Avigation Easement”. The document is not required for Annexation.
- A14.** The continued use of the “Pumpkin Patch” at 7790 N. Atlas Road will require a Non-Conforming Use Certificate.
- A15.** The applicant has provided one condition for consideration by City Council related to imposing a greater building setback if future development would result in multifamily residential abutting the single-family residential homes in the Garden Grove PUD to address potential concerns with compatibility. The condition #4 is included in the list of recommended conditions.

SITE CONTEXT:

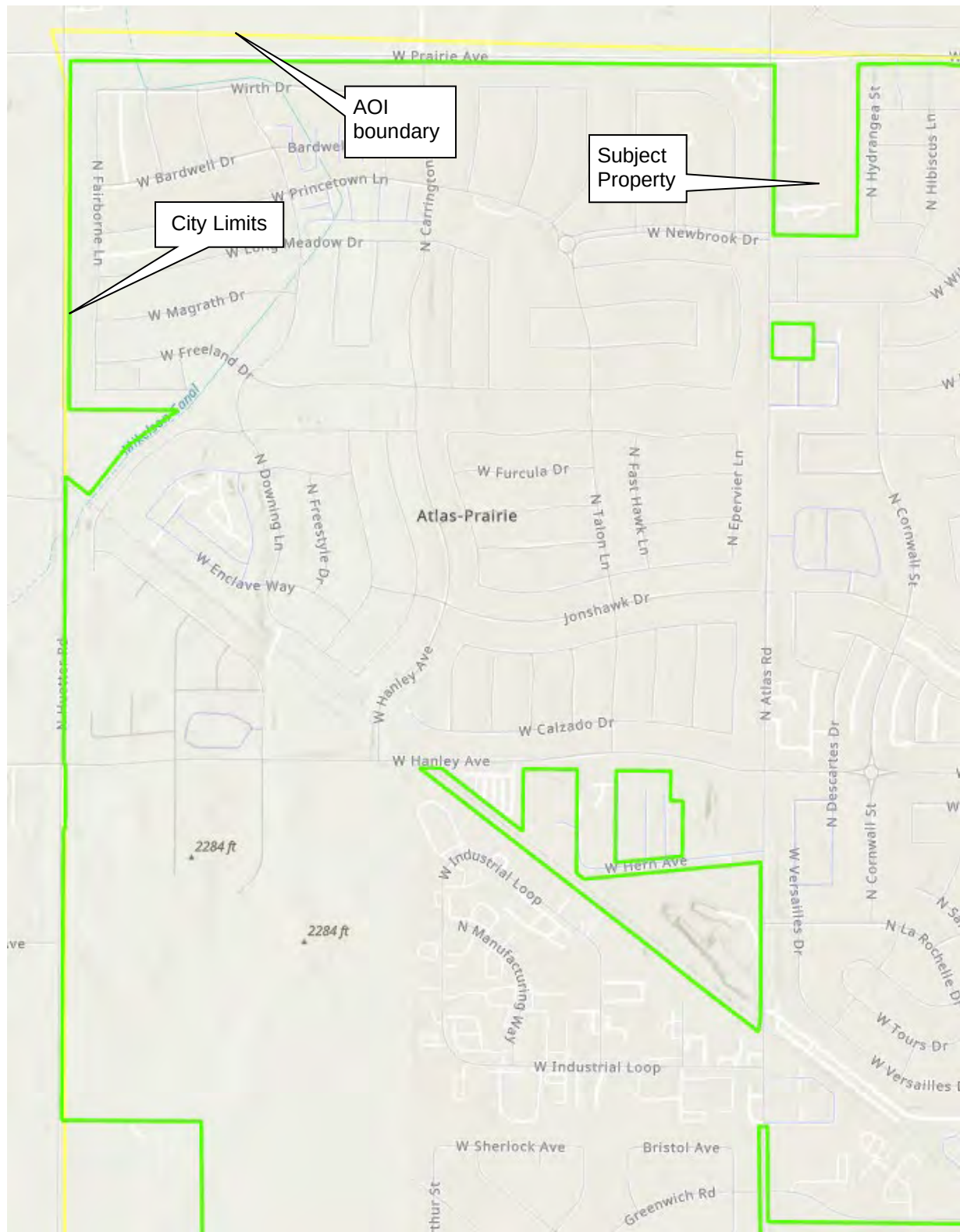
PROPERTY LOCATION MAP:



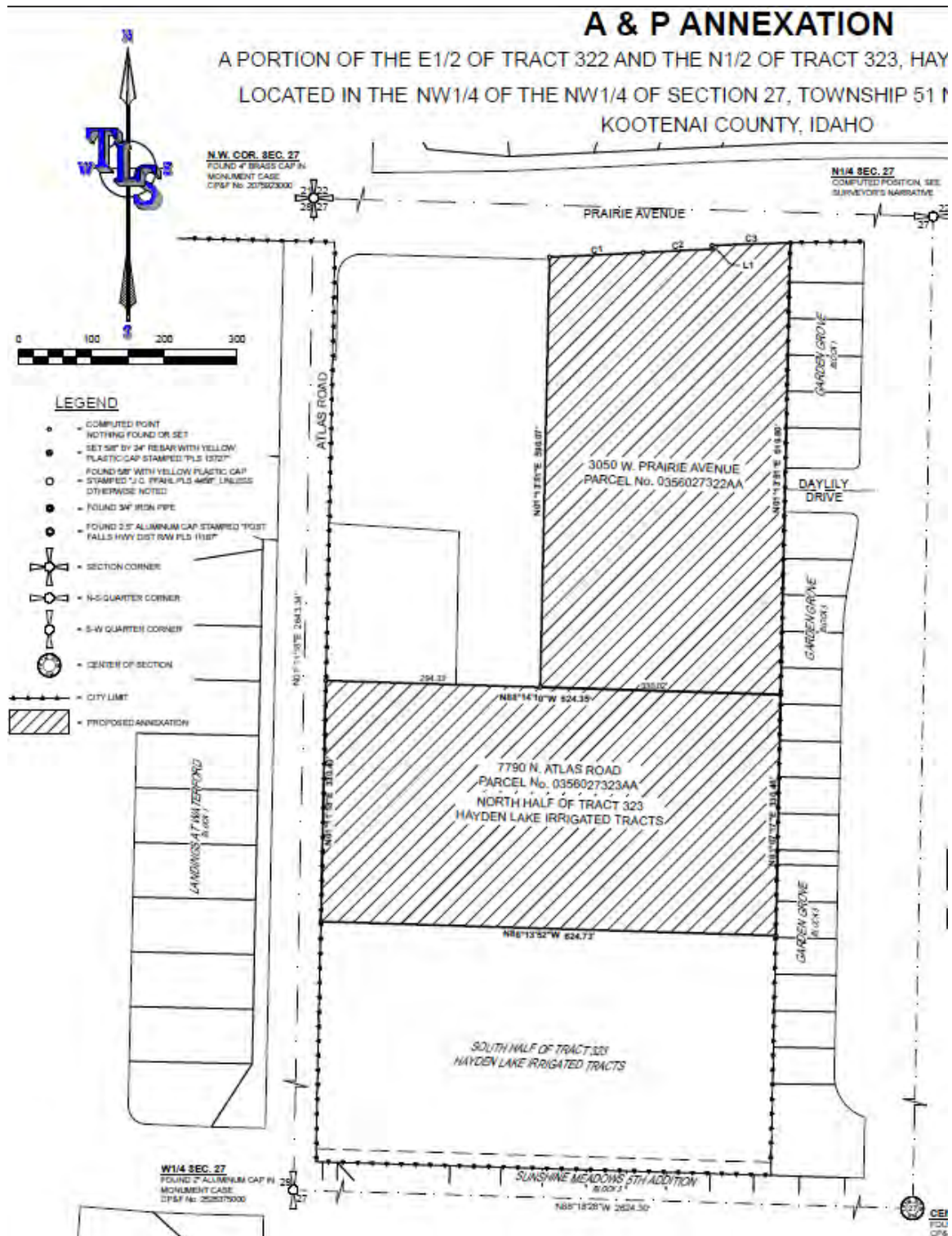
AERIAL PHOTO:



AREA OF IMPACT: (NW corner of City shown)

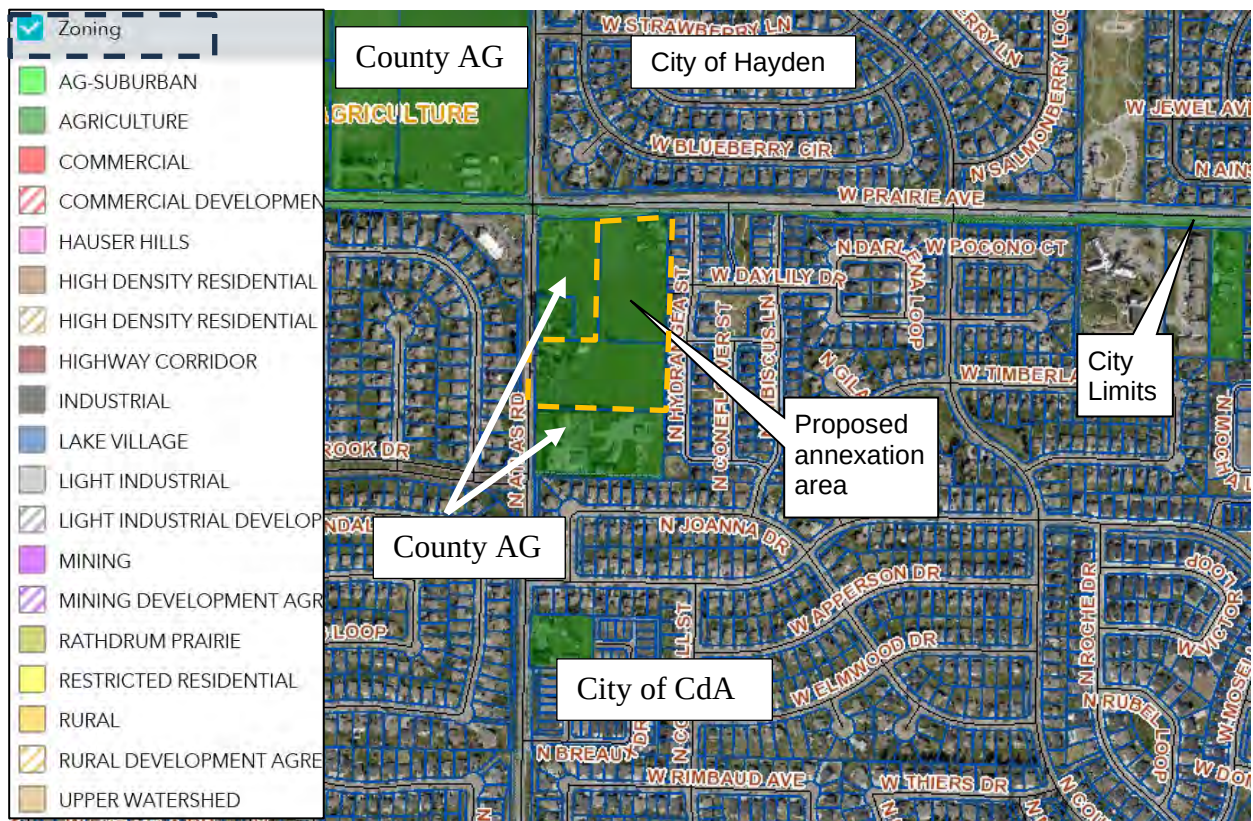


ANNEXATION MAP:



EXISTING ZONING MAP: Kootenai County Zoning Districts

The property is located within an area of County Agriculture (AG) zoning surrounded primarily by city jurisdiction. The City borders the site to the east, west, and south, while the City of Hayden is located directly north across Prairie Avenue. Within this County AG (Agriculture) pocket, additional properties zoned AG are situated to the south and along portions of the western boundary.



PROPOSED ZONING:

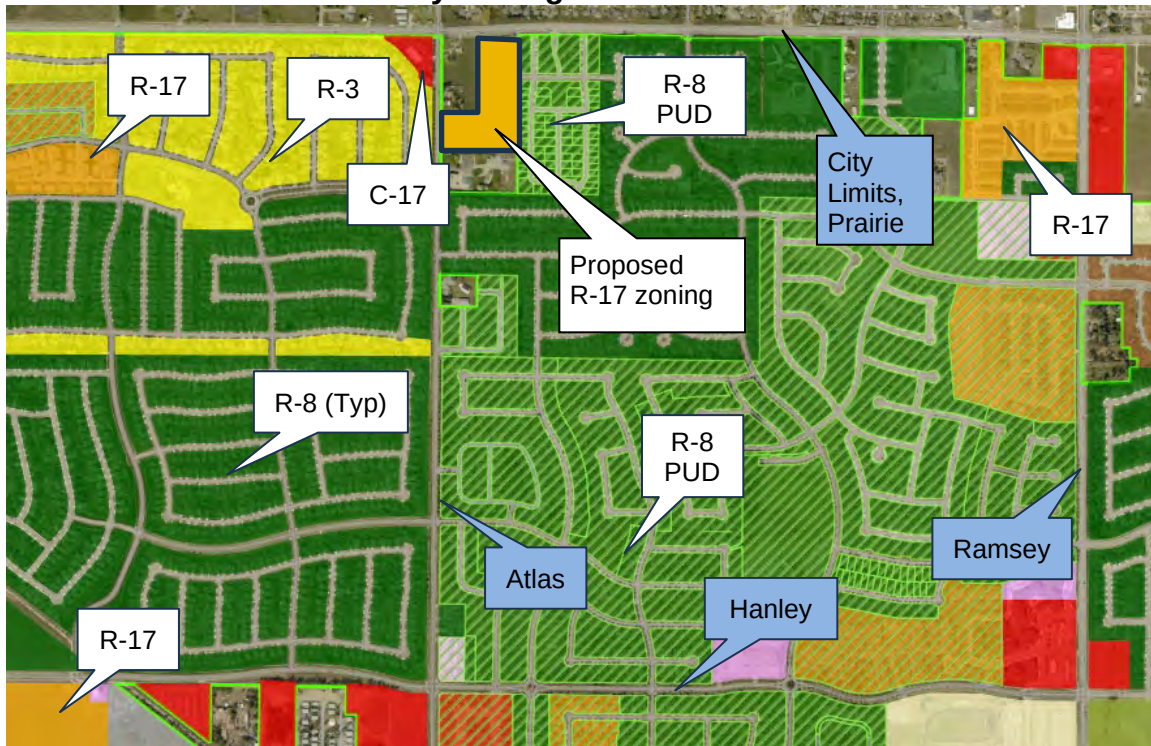
The applicant is requesting City R-17 zoning in conjunction with the annexation.

The R-17 zoning district is for establishment in those areas that are not suitable for lower density residential due to proximity to more intense types of land use. It is appropriate as a transition between low density residential and commercial districts, or as a buffer between arterial streets and low-density residential districts. The R-17 District is intended as a medium/high density residential district that permits a mix of housing types at a density not greater than seventeen (17) units per gross acre.

Note that the Comprehensive Plan Future Land Use Map envisions the subject property at the higher density “Urban Neighborhood” Place Type which lists R-17 as a compatible zone.

If approved, the R-17 zoning would allow higher density than the zoning of the adjacent properties which are R-3 and R-8 zoning districts. R-17 zoning is found 0.5 miles to the west and 0.7 miles to the east (aerial distance). There is a C-17 zoned property at the southwest corner of Atlas Road and Prairie Avenue.

EXISTING ZONING MAP: City Zoning Districts



Approval of the requested R-17 zoning would allow the following potential uses of the property. Also listed are the performance standards which would be required at the time of building permit.

17.05.260: PERMITTED USES; PRINCIPAL:

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

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

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

17.05.270: PERMITTED USES; ACCESSORY:

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

- Accessory dwelling units.
- Garage or carport (attached or detached).
- Mailroom and/or common use room for multiple-family developments.
- Outside area or building for storage when incidental to the principal use.
- Private recreation facility (enclosed or unenclosed). (Ord. 3560, 2017)

17.05.280: PERMITTED USES; SPECIAL USE PERMIT:

Permitted uses by special use permit in an R-17 District shall be as follows:

- Automobile parking when the lot is adjoining at least one point of, intervening streets and alleys excluded, the establishment which it is to serve; this is not to be used for the parking of commercial vehicles.
- Boarding house.
- Commercial film production.
- Commercial recreation.
- Community assembly.
- Community organization.
- Convenience sales.
- Group dwelling - detached housing.
- Handicapped or minimal care facility.
- Juvenile offenders' facility.
- Ministorage facilities.
- Mobile home manufactured in accordance with section 17.02.085 of this title.
- Noncommercial kennel.
- Nursing/convalescent/rest homes for the aged.
- Rehabilitative facility.
- Religious assembly.
- Residential density of the R-34 District as specified.
- Three (3) unit per gross acre density increase.

17.05.290: SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT:

Maximum height requirements in an R-17 District shall be as follows:

Structure Type	Structure Location	
	In Buildable Area For Principal Facilities	In Rear Yard
Single-family and duplex structure	32 feet ¹	n/a
Multiple-family structure	45 feet ¹	n/a
For public recreation, community education or religious assembly activities	45 feet ¹	n/a
Detached accessory building including garages and carports	32 feet ¹	With low or no slope roof: 14 feet With medium to high slope roof: 18 feet

17.05.310: SITE PERFORMANCE STANDARDS; MINIMUM LOT:

A. Minimum lot requirements in an R-17 District shall be as follows:

1. Two thousand five hundred (2,500) square feet per unit except for single-family or duplex housing.
2. Five thousand five hundred (5,500) square feet per single-family detached lot.
3. Three thousand five hundred (3,500) square feet per unit for duplex housing lots.

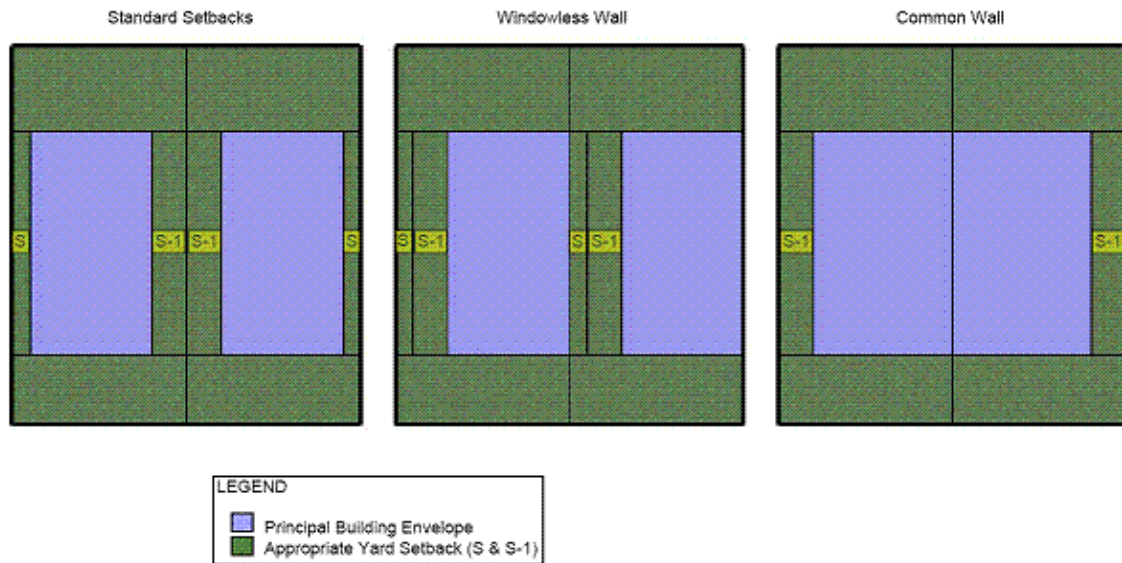
B. All buildable lots must have fifty feet (50') of frontage on a public street unless an alternative is approved by the City through the normal subdivision procedure.

17.05.320: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

A. Minimum yard requirements for single family and duplex residential activities in an R-17 District shall be as follows:

1. Front: The front yard requirement shall be twenty feet (20').
2. Side, Interior: The interior side yard requirement shall be five feet (5'). If there is no alley or other legal access behind a lot, each lot shall have at least one side yard of ten foot (10') minimum.
3. Side, Street: The street side yard requirement shall be ten feet (10').
4. Rear: The rear yard requirement shall be twenty five feet (25'). However, the required rear yard will be reduced by one-half ($\frac{1}{2}$) when adjacent to public open space.

B. Zero side yard setback is permissible for townhome dwellings as follows:



1. Front: The front yard requirement shall be twenty feet (20').
 2. Side, Interior: Zero feet (0') for the shared wall that is on the property line going through the building and the other side setbacks as shown as S-1 on the diagram above shall be eight feet (8').
 3. Side, Street: The street side yard requirement shall be ten feet (10').
 4. Rear: The rear yard requirement shall be twenty five feet (25'). However, the required rear yard will be reduced by one-half ($\frac{1}{2}$) when adjacent to public open space.
- C. Multiple-family housing at seventeen (17) units per acre:
1. Front: The front yard requirement shall be twenty feet (20').
 2. Side, Interior: The interior side yard requirement shall be ten feet (10').
 3. Side, Street: The street side yard requirement shall be twenty feet (20').
 4. Rear: The rear yard requirement shall be twenty feet (20'). However, the required rear yard will be reduced by one-half ($\frac{1}{2}$) when adjacent to public open space.
- D. Minimum distances between residential buildings on the same lot shall be determined by the currently adopted Building Code.
- E. There will be no permanent structures erected within the corner cutoff areas.
- F. Extensions into yards are permitted in accordance with 17.06.495.

17.05.325: NONRESIDENTIAL SITE PERFORMANCE STANDARDS; MINIMUM YARD:

Minimum yard requirements for nonresidential activities in an R-17 District shall be as follows:

- A. Front: The front yard requirement shall be twenty feet (20').
- B. Side, Interior: The interior side yard requirement shall be twenty-five feet.
- C. Side, Street: The street side yard requirement shall be twenty-five feet.
- D. Rear: The rear yard requirement shall be twenty-five feet (25'). However, the required rear yard will be reduced by one-half ($\frac{1}{2}$) when adjacent to public open space.

Note: staff is recommending condition #4 for consideration by the City Council that would increase setbacks next to Garden Grove to address potential compatibility concerns. This is a condition brought forward by the applicant.

PROPOSED ACCESS:

From the applicant's revised narrative, the main access to the development will be from Atlas Road as shown in red. The required secondary access (potentially emergency-only access) will be through Daylily Drive as shown in yellow.

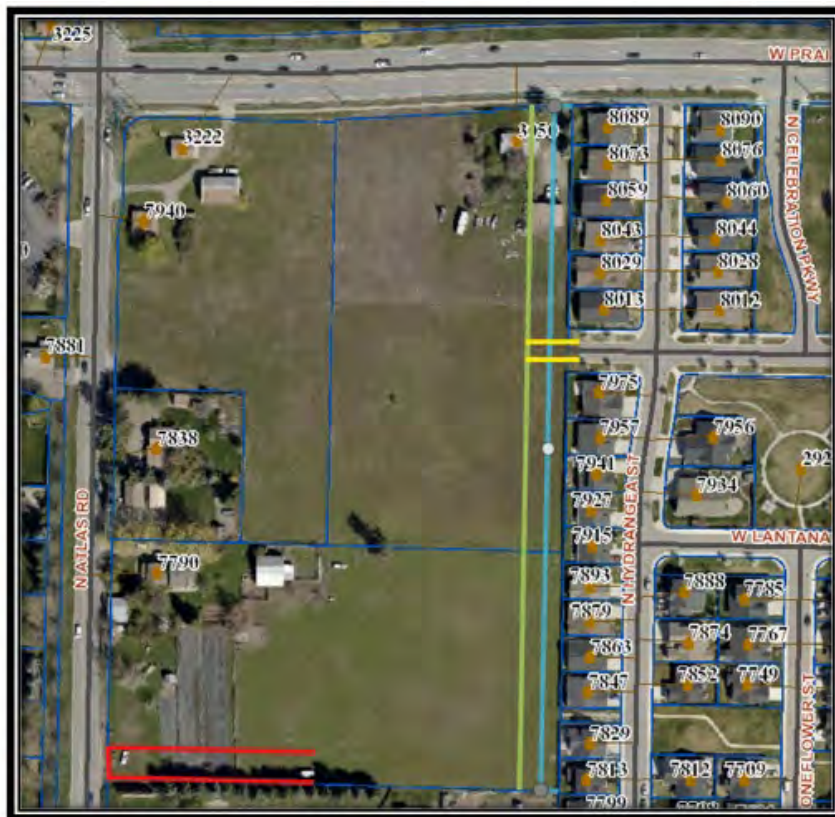


Figure 1

ANNEXATION FINDINGS:

There are four required findings for an annexation request.

Findings:

B1: That this proposal is in conformance with the Comprehensive Plan

1. Future Land Use / Place Type
2. Provision of Transportation Networks
3. Policy Framework (Goals and Objectives)

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

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

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

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

Using the information provided below, the summary of facts in item A5, A6 and A7, and the testimony from the hearing, make finding B1 using the attached findings worksheet.

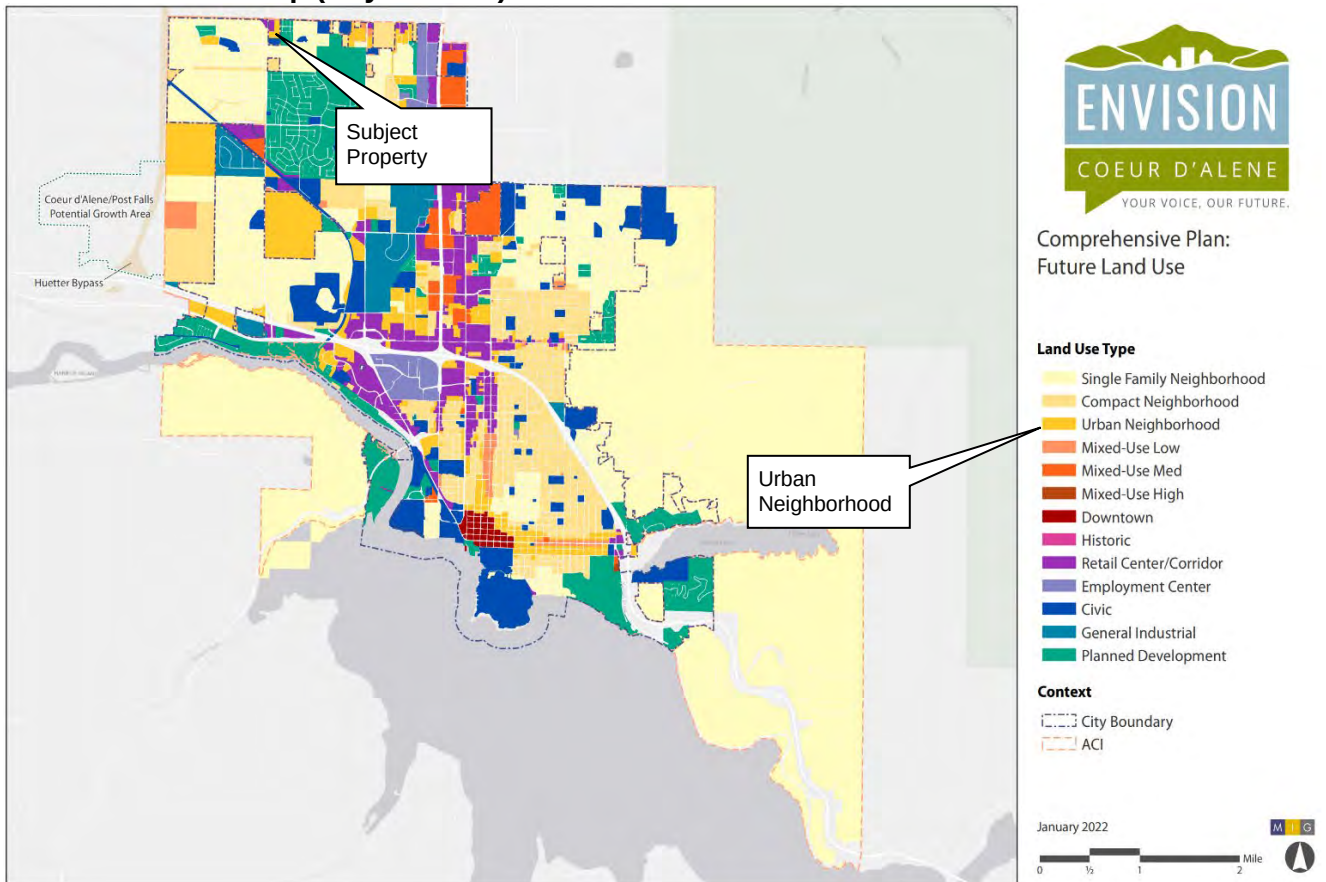
2022-2042 COMPREHENSIVE PLAN- LAND USE CATEGORY:

- The subject property is contiguous with city limits.
- The City's 2022-2042 Comprehensive Plan categorizes this parcel as *Urban Neighborhood* Place Type. (Urban Neighborhood Place Type lists R-17 as compatible zoning.)

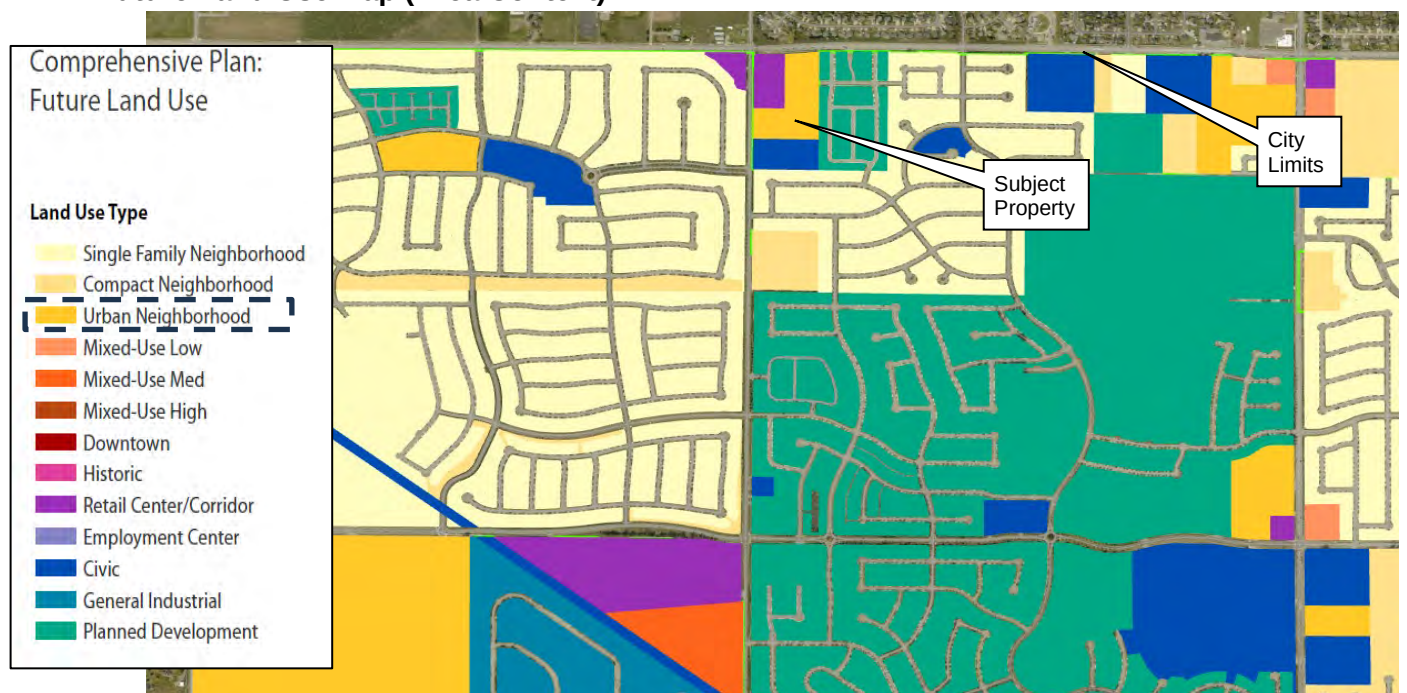
Place Types:

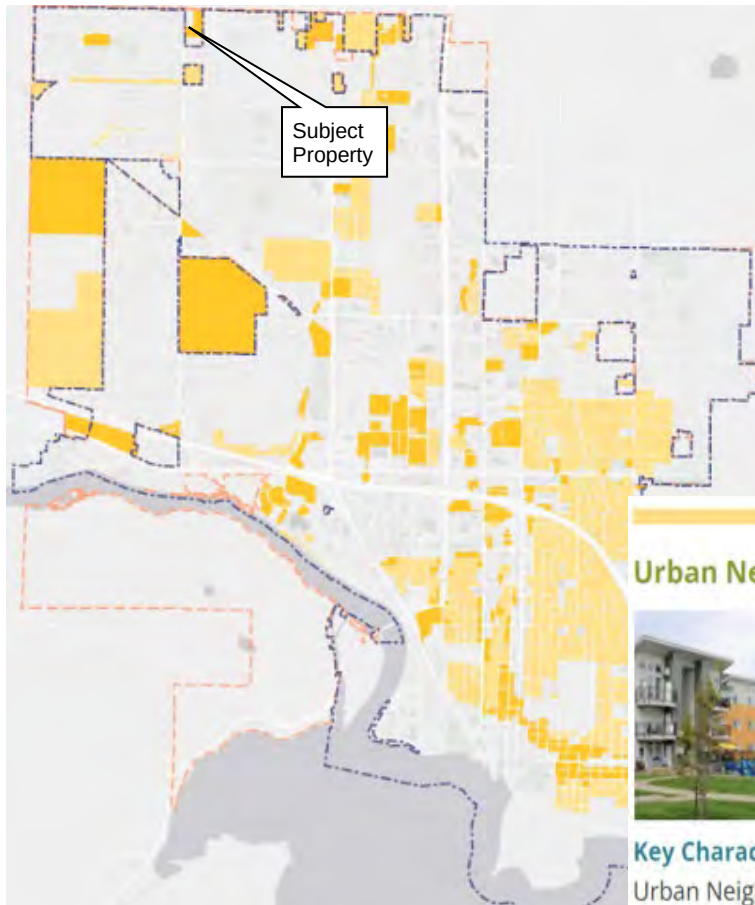
Place Types in this plan represent the form of future development, as envisioned by the residents of Coeur d'Alene. These place-types will in turn provide the policy-level guidance that will inform the City's Development Ordinance.

Future Land Use Map (City Context):



Future Land Use Map (Area Context):





Place Type Map: Urban Neighborhood

Comprehensive Plan: Future Land Use

Land Use Type

- Single Family Neighborhood
- Compact Neighborhood
- Urban Neighborhood

Urban Neighborhood



Key Characteristics

Urban Neighborhood places are highly walkable neighborhoods with larger multifamily building types, shared greenspaces and parking areas. They are typically served with a gridded street pattern, and for larger developments, may have an internal circulation system. Development typically consists of townhomes, condominiums, and apartments, often adjacent to mixed-use districts. Supporting uses include neighborhood parks and recreation facilities, parking, office and commercial development.

Transportation

- Gridded street pattern with internal streets in building complexes
- Should include high ease-of-use pedestrian and bicycle facilities

Typical Uses

- Primary: Multifamily residential
- Secondary: Neighborhood parks and recreation facilities, parking, office, commercial



Building Types

- Apartments, condominiums, townhomes

Compatible Zoning

- R-17 and R-34SUP; NC, CC, C17, and C17L

Urban Neighborhood places are highly walkable neighborhoods with larger multifamily building types, shared greenspaces and parking areas.

They are typically served with gridded street patterns, and for larger developments, may have an internal circulation system.

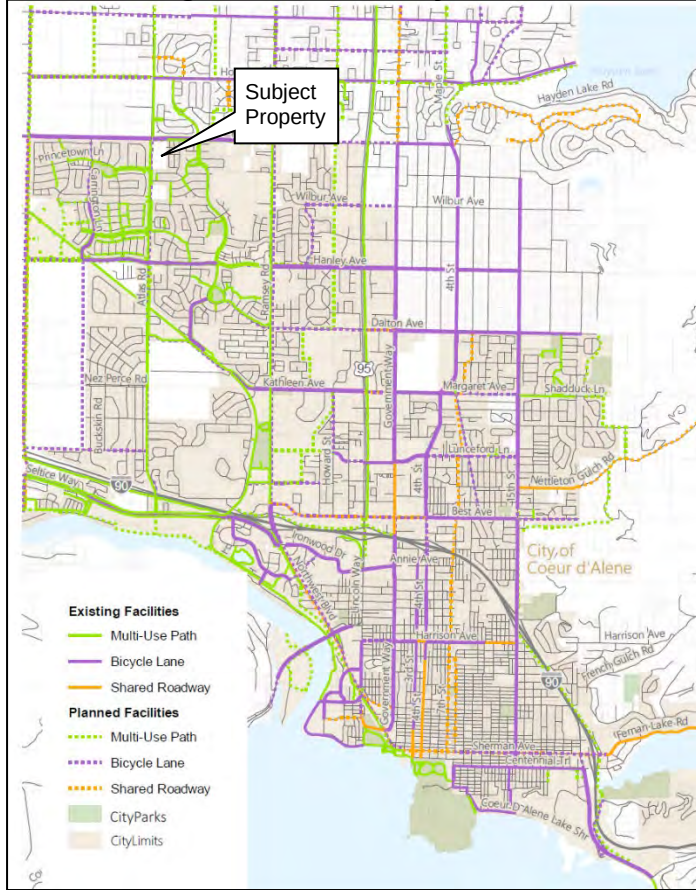
Development typically consists of townhomes, condominiums, and apartments, with convenient access to goods, services, and dining for nearby residents.

Supporting uses include neighborhood parks and recreation facilities, parking, office and commercial development.

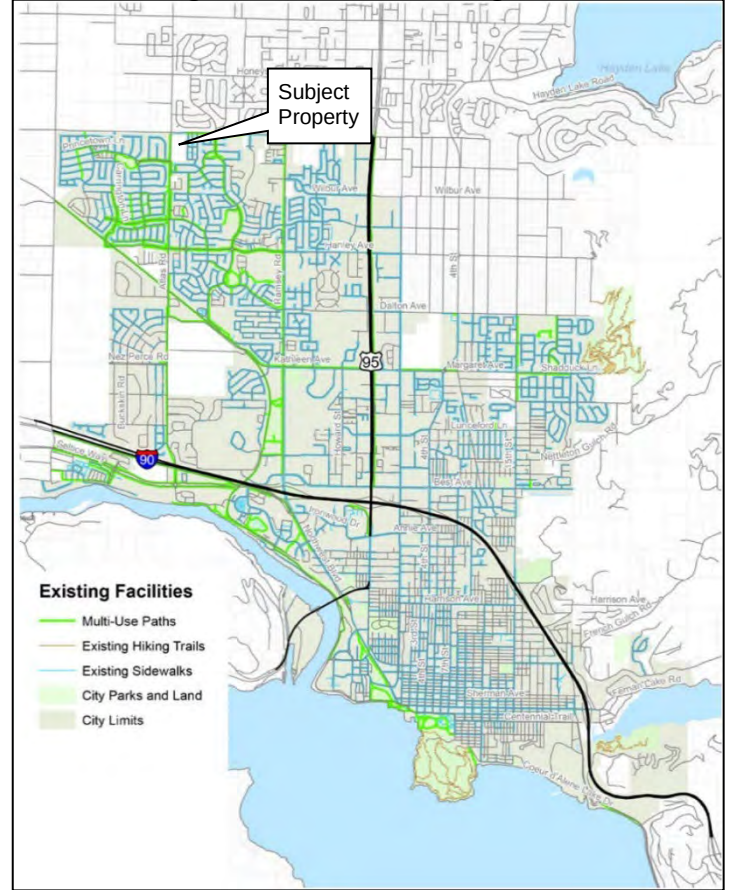
Compatible Zoning: R-17 and R-34SUP; NC, CC, C17, and C17L

Transportation

Existing and Planned Bicycle Network:



Existing and Planned Walking Network:



Existing Transit Network:



Policy Framework (Goals and Objectives)

The following goals and objectives are a curated list picked by staff. The full list from the 2022-2042 Comprehensive Plan is attached for review. The City Council must review the full list and determine which goals and objectives support their decision

Community & Identity

Goal CI 1: Coeur d'Alene citizens are well informed, responsive, and involved in community discussions.

Objective CI 1.1: Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

Growth & Development

Goal GD 1: Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

Objective GD 1.1: Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

Goal GD 2: Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

Objective GD 2.1: Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

Health & Safety

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

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

Evaluation: *The Council will need to determine, based on the information before them, whether the Comprehensive Plan does (or does not) support the request. Specific ways in which the policies are or are not supported by this request should be stated in the finding.*

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

Using the information provided below, the summary of facts in A8 and A9, and the testimony from the hearing, make finding B2 using the attached findings worksheet.

The comments below note areas that will need to be improved to meet the City's infrastructure requirements at time of development. See recommended conditions on pages 40-42.

STAFF COMMENTS:

WATER:

No comment. Water is served by HLID.

-Submitted by Kyle Marine, Water Department Director

WASTEWATER:

The nearest public sanitary sewer is located to the south of 7672 Atlas Road in the right-of-way. Any property not in the City must annex into the City first before connection to city public sewer is permitted. At no cost to the City, a public sewer extension conforming to all city standards and policies will be required prior to issuance of any building permits. A sewer easement will be required to-and-through the subject property if not in the right-of-way. Individual lots are allowed one sewer connection to discharge to public sewer. Future development (to include subdivision or apartment complex) will determine allowable connections to city sewer. Properties must connect to city sewer within 365 days of annexation to City. Connection to domestic water (Hayden Lake Irrigation District) is required.

-Submitted by Torri Green, Assistant Office Project Manager

STREETS:

The subject site is currently undeveloped and has frontage on Prairie Avenue to the north and Atlas Road on the west. Prairie Avenue is controlled by Post Falls Highway District and approval will be required from them for any access to Prairie Avenue. The Highway District has indicated that no connection other than emergency access will be permitted. Full connectivity to Atlas Road is necessary for access. Atlas Road frontage must be improved to City Standards (curb, gutter, swales, and shared-use path) prior to the start of any construction. Approximately 20 feet of right-of-way must be dedicated to the City to achieve the required right-of-way width for Arterials. The Streets and Engineering Department has no objection to this annexation request.

-Submitted by Chris Bosley, City Engineer



Sidewalk on south side of Prairie Ave.



Curb and sidewalk at 3050 Prairie Ave.

PARKS/TRAILS:

The City of Coeur d'Alene's Trails and Bikeways Master Plan calls for a 10-foot multi-use path along Prairie Avenue in this area and a 10-foot-wide path along both sides of Atlas Road. Previous developers have developed sections of the trail, and it is nearly complete. Once these trails are finished, there will only be a few other gaps to complete a 4-mile trail loop that will serve all of Coeur d'Alene, especially the current and future residents in this area. There is also a sidewalk connection from the neighboring development to the east that will need to be connected in the proposed development. This will provide pedestrian connections between the neighborhoods.

-Submitted by Shane O'Shea, Trails Coordinator



PHOTO - Along Prairie Avenue where 10' pathway meets existing sidewalk and existing 10' pathway on west side of Atlas Road

URBAN FORESTRY:

Street trees are required along both Prairie Avenue and Atlas Road. If the Post Falls Highway District doesn't allow them in their right-of-way along Prairie Avenue, the trees will have to be planted outside the right-of-way, and a Street Tree Easement will need to be recorded with the City. The tree species must be chosen from our Approved Street Tree List and will need to be spaced appropriately. Spacing for small trees is 25 feet, medium is 35 feet, and large is 35 feet apart. They must be planted at the root flare and according to city planting standards. For an electronic copy of the planting details, contact the Urban Forestry Coordinator.

-Submitted by Monte McCully, Urban Forestry

FIRE:

Available fire flow at this location is calculated to be 1750 gpm at 20 psi. This meets minimum fire flows for some buildings but final approval of fire flows for proposed development will be determined at the time of permitting or subdivision.

Fire department access with regards to development is based on Appendix D of the 2018 IFC and the number of units being built. Sections regarding 1-2 family dwellings and multi-family development are covered in this Appendix. The occupant will be required to comply with Appendix D of the 2018 IFC. The number of units will dictate the number of fire department access points needed. More access is beneficial to emergency response as you never know where your responders are when they get the call for service. *Minimum* requirements are set out in the International Fire Code.

Fire department access roads are required to be a minimum width of 20'. That road width must increase to 26' wide minimum near fire hydrants or when the building height exceeds 30', per Appendix D of the 2018 IFC. Dead end fire department access roads exceeding 150' in length require an approved fire department turn around per Appendix D IFC 1028

-Submitted by Craig Etherton, Fire Marshal

STORMWATER:

Stormwater will be addressed as the area proposed for annexation is developed. All stormwater must be contained on-site. A stormwater management plan, conforming to all requirements of the City, shall be submitted and approved prior to the start of any construction.

-Submitted by Chris Bosley, City Engineer

POLICE:

Police Department does not have any concerns with this annexation.

-Submitted by Jeff Walther, Police Captain

The property can be served by municipal sewer and HLID water service subject to the improvements, extensions, and conditions identified in this report.

Evaluation: *The Council will need to determine, based on the information before them, whether or not the public facilities and utilities are adequate to support annexation with R-17 zoning.*

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

Using the information provided below, the summary of facts in item A3 and A4, and the testimony from the hearing, make finding B3 using the attached findings worksheet.

PHYSICAL CHARACTERISTICS:

The subject properties are relatively flat and primarily vacant with agricultural use. The properties abut Prairie Avenue, Daylily Drive and Atlas Road. The current road access points are single-access approaches on Prairie Avenue and Atlas Road. The Post Falls Highway District has stated that access from Prairie for new development will not be allowed although limited fire/emergency access would be considered. New developments would use a new approach on Atlas and the existing Daylily roadway to access the property. The two existing homes and accessory structures will remain until time of development. The “pumpkin patch” will remain and will require a Nonconforming Use Certificate to continue operation, which will limit its ability to expand the nonconforming operation but will allow it to continue in its present form.

Site photos are provided on the next few pages showing the existing conditions.

SITE PHOTOS

SITE PHOTO 1. From the east looking west at the dead-end of Daylily Drive



SITE PHOTO 2. From the east looking due west



SITE PHOTO 3: From the east looking north towards the 3050 Prairie residence



SITE PHOTO 4: From the east looking southwest (red barn at 7790 Atlas)



SITE PHOTO 5: From the north looking southwest with 3050 Prairie storage in foreground and Garden Grove in the background



SITE PHOTO 6: From the west looking east, Atlas Rd in foreground, Garden Grove in background with Canfield Mountain beyond



SITE PHOTO 7: From the west looking east, Atlas Road frontage at 7790 N. Atlas



SITE PHOTO 8: From the west looking east, property to the south of subject property in Kootenai County, Atlas Road in foreground



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

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

Using the information provided below, the summary of facts in item A10, A11, A12, A13, A14, and A15, and the testimony from the hearing, make finding B4 using the attached findings worksheet.

TRAFFIC:

Since the public hearing with the Planning and Zoning Commission, the applicant team has provided an updated narrative that provides assurance that the primary access will be provided from Atlas Road rather than Daylily Drive. They have also indicated that Daylily Drive would be secondary access, and they have proposed it be emergency-only access if the project is developed as multifamily.

The neighboring development, Garden Grove, was approved as a Planned Unit Development (PUD) with reduced setbacks. It was also designed, platted and constructed with Daylily Drive terminating into the subject property and was intended to be extended with future development as a full public roadway to provide vehicular, pedestrian and bicycle access to provide access to Atlas Road and connectivity per the Municipal Code. Having more than one roadway connection helps disperse traffic and reduce congestion and accidents on arterials. Staff understands the neighbors' concerns with potential traffic on their streets. As such, the City Engineer has added a recommended condition requiring a traffic impact analysis prior to building permits or subdivision that would help evaluate traffic impacts associated with single-family versus multi-family development and will help determine what type of roadway connections will be required, traffic mitigation, and pedestrian and bicycle access. Staff is also recommending conditions requiring vehicle and pedestrian access to Atlas Road that meets City standards. Additional street connections would help disperse traffic.

The images on the following page show the approved design for the Garden Grove development that anticipated roadway and pedestrian/bicycle connections with development beyond its western boundary. The dead-end connections (both the roadway and mid-block pedestrian walkway) shown here and circled in red below that terminate into the subject property and anticipated a continuation of the public roadway and pedestrian and bicycle facilities with future development providing connectivity to Atlas Road.



SYMBOL LEGEND

COMMUNITY OPEN SPACES:

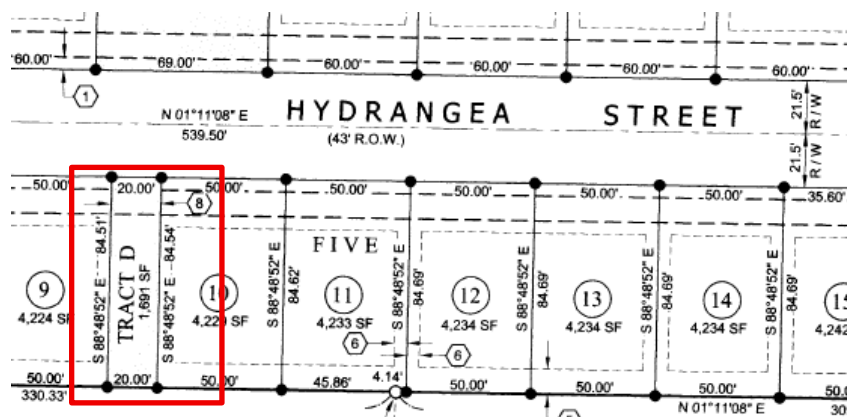
1. Entry Park (Provides connectivity to Prairie Avenue pedestrian trail)
2. Main 'Central' Park
3. Coneflower Park(s)- (Mid-block connectivity with future connection to parcels to the west)
4. Garden Park (Future HOA community garden space)

OTHER FEATURES:

5. Entry monument and landscaped median island at subdivision entrance
6. Prairie Avenue pedestrian trail
7. Emergency access points- gated for emergency with knox box
8. Future connection points for adjacent land development
9. Connection to Sunshine Meadows subdivision
10. Landscaped community swale areas
11. Vegetated buffer screen adjacent to Sunshine Meadows development

And on the recorded plat:

8 FUTURE PEDESTRIAN ACCESS TO WESTERLY PARCELS



STAFF COMMENTS:

Streets:

Vehicular and shared-use access to Atlas Road, meeting City standards, must be provided. Additional street connections would help disperse traffic. If a connection to Daylily Drive is created, the development shall be designed to discourage cut-through traffic.

The proposed annexation itself would not adversely affect the surrounding area with regard to traffic, as no traffic is generated from an annexation. The proposed annexation is requesting R-17 zoning for the approximately 9.32-acre property. Without knowing what housing type is proposed, a theoretical maximum of 161 apartment units is being assumed which could result in over 1071 trips/day or 82 trips during the AM peak hour and 100 trips during the PM peak hour. The estimated traffic was derived from Land Use Code 220 – Apartments in the ITE Trip Generation Manual. The Streets and Engineering Department has no objection to this annexation request but **will require a traffic impact analysis** at the developer's expense prior to issuance of building permits or subdivision of the property.

-Submitted by Chris Bosley, City Engineer

Bike/Walk Path Connectivity:

A shared-use path shall be constructed along Atlas Road and Prairie Avenue to accommodate pedestrians and bicyclists.

NEIGHBORHOOD CHARACTER:

Directly south of the subject property is 4.75 acres within Kootenai County Agriculture zone with a private residence and a commercial auto repair shop. North and west of the subject property are two parcels with a total of 3.98 acres also in Kootenai County Agriculture zone with private homes and agricultural use.

West of the subject property is the major subdivision known as Landings at Waterford (annexed in 2003) with R-3 zoning and lots that are approximately 12,500 square feet. To the east is a planned development known as Garden Grove (annexed in 2017) with R-8 PUD zoning and lots that are approximately 5,000 square feet. The larger surrounding area is R-8 zoned developments known as Landings at Waterford First Addition and Sunshine Meadows with 7,000 to 10,000 square foot lots, annexed in 2003 and 2006 respectively.

These neighborhoods in the surrounding areas are conventional suburban layouts with public streets, sidewalks, and access to city utilities. These areas exhibit a cohesive residential character with well-maintained lawns, mature trees, and minimal commercial uses. On the southwest corner of Prairie Avenue and Atlas Road is The Landings strip center with a small convenience grocery store, food and beverage, and personal service uses.



Sunshine Meadows: Subdivision to the South of Subject Property

Typical home in Sunshine Meadows



City pathway on east side of Atlas Road looking north abutting Sunshine Meadows



Garden Grove: PUD to the East of Subject Property

Community Garden in Garden Grove



Typical roadway, curbs, sidewalk



The Landings C-17 retail: to the West of Subject property on Atlas

Commercial center at the SW corner of Prairie Ave. and Atlas Rd.



West side of Atlas Road, facing south, pathway and street trees



The Landings at Waterford: to the West of Subject property

Typical homes, sidewalk and street trees



Landings Park



Carrington Place, Multifamily Apartments, zoned R-17



EXISTING LAND USES:

GENERALIZED LAND USE PATTERN:

The R-17 zoning would provide a diversity in housing types within the surrounding areas.



STAFF COMMENTS

Planning:

Future development must be designed with space allowances for R-17 setbacks per the building type proposed. Buffers for parking lot landscaping must also be considered in space use analysis. Multifamily apartments would require a buffer yard to visually separate the intensified use from abutting single-family homes.

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

ORDINANCES, POLICIES & STANDARDS USED FOR EVALUATION:

- 2042 Comprehensive Plan
- Transportation Plan
- Municipal Code
- Idaho Code
- Wastewater Treatment Facility Plan
- Water and Sewer Service Policies
- Urban Forestry Standards
- Transportation and Traffic Engineering Handbook, I.T.E.
- Manual on Uniform Traffic Control Devices (MUTCD)
- 2017 Coeur d'Alene Trails Master Plan
- 2021 Parks Master Plan

RECOMMENDED ANNEXATION & DEVELOPMENT AGREEMENT CONDITIONS:

Planning:

1. In the best interest of the City, the Planning Director has recommended that the Council directs staff to negotiate a Development Agreement as part of the Annexation Agreement.
2. For future development, any double frontage lots (backing up to Atlas Road or Prairie Avenue) will require a non-accessible buffer per City Code 16.15.180. Future housing development will have internal circulation.
3. Limit the overall density of development on the subject properties to 17 units per acre and the total number of dwelling units to 161.
4. For any multifamily development along the property lines abutting Garden Grove PUD, implement a limit of 2 story building height with increased setbacks of 25 feet for principal buildings and 10 feet for accessory structures and in the event of 3-story multifamily development, the setback would be increased further to 50' from the eastern abutting property line.
(Applicant added condition)
5. The existing use of the 7790 N. Atlas property for a community event "Pumpkin Patch" will require the application and issuance of a Non-Conforming Use Certificate.

Engineering:

6. Approximately 20 feet of right-of-way along Atlas Road must be dedicated to the City to achieve the required right-of-way width for Arterials.
7. Atlas Road frontage must be improved to City Standards (curb, gutter, swales, and shared-use path) at the time of construction, including pedestrian, bicycle, and vehicular access to the site meeting City standards.

8. A traffic impact analysis will be required prior to issuance of any building permits or subdivision of the property. The analysis will determine internal circulation and connectivity for vehicles, bicycles, and pedestrians and the requirement for secondary or emergency access at Daylily Drive and Prairie Ave. Additionally, it will address traffic impacts and mitigation improvements required at the Atlas Rd/Prairie Ave intersection and the Celebration Way/Prairie Ave intersection. An independent review of the traffic impact analysis by a consultant chosen by the City will be paid for by the developer.

Water:

9. All improvements required by Hayden Lake Irrigation District (HLID) must be installed and accepted prior to recordation of any subdivision or issuance of any building permit. Failure to provide the required improvements, in the timeframe noted by HLID, will move the City to de-annex the subject properties.

Wastewater:

10. Sewer policy # 719 requires a 20-foot-wide utility easement centered over all public sewer mains (30 feet if shared with public water) or right-of-way dedicated to the city.
11. If lots are not further subdivided, 7790 Atlas will be required to connect a private lateral for this residence directly to city sewer in Atlas Road (while adhering to Policy 719), and 3050 Prairie Avenue will be required to connect to sewer manhole in Daylily Drive. Sewer must be extended to and through the property on Atlas Rd. Any proposed subdivision will have an extension off the sewer main in Atlas Rd.
12. 3050 Prairie Avenue will be required to show planned connection to public sewer.
13. City Code 13.12.035 requires connection to City sewer within 365 days.
14. No individual water wells will be allowed. Must adhere to Water Service Agreement between the City and Hayden Lake Irrigation District (HLID) dated August 12, 2003. Additionally, any connection other than SFDs, will require agreement by HLID to provide the city with actual meter reading data for utility billing purposes.

Urban Forestry & Trails:

15. A 10' wide path is required on the south side of Prairie Avenue where the current sidewalk is located at the time of development.
16. A 10' wide path is required on the east side of Atlas Road at the time of development.
17. A 5' sidewalk connection to the existing sidewalk coming from Hydrangea Street mid-block is required at time of development.

18. Street trees are required to be planted in the Prairie Avenue right-of-way to city standards at the time of development. If the Post Falls Highway District has restrictions regarding street trees, the trees shall instead be planted inside the property line with a street tree easement.
19. Street trees are required to be planted in the Atlas Road right-of-way to city standards at the time of development.

Fire:

20. Applicant to provide a letter from Hayden Lake Irrigation District proving water flow/pressure capacity at the time of permitting or subdivision.
21. Provide access requirements per Appendix D of 2018 IFC as follows:
Thirty (30) or fewer single-family dwellings (SFD) may be developed with only one fire department access. More than thirty (30) SFDs require a secondary fire/emergency access. A hundred (100) or fewer multi-family units may be developed with only one fire department access. Two hundred (200) multi-family units would require a secondary fire department access.

The Police Department has no conditions for the proposed annexation.

ACTION ALTERNATIVES:

The City Council must evaluate the annexation request in conjunction with R-17 zoning and make findings to approve, deny or deny without prejudice. The findings worksheet is attached.

If the annexation is approved, the Annexation and Development Agreement will be negotiated at the direction of Council by staff and the applicant with the recommended conditions as determined by Council. The City Council's review and approval of the Annexation and Development Agreement will take place at a future public hearing, date yet to be determined.

Attachments:

1. Applicant's Application and Narrative
2. Will Serve letter from Hayden Lake Irrigation District (HLID)
3. Hydraulic Evaluation by Keller Associates
4. 2022-2042 Comprehensive Plan Goals & Objectives Worksheet

This Page Intentionally Left Blank



APPLICANT'S APPLICATION

This Page Intentionally Left Blank

Change of applicant and consultant:

From: Justin Sherfey <

Sent: Thursday, August 27, 2026 4:14 PM

To: BARKER, BARBARA <bbarker@cdaid.org>

Cc: LOUSTALOT, VIRGINIA <VLOUSTALOT@cdaid.org>; Ray Kimball <

>; Anthony Walker <

>

Subject: Re: A&P Annexation - pre-app meeting schedule and needed docs

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

All,

Please see attached follow up pre annexation meeting application.

I am writing to formally inform you that we not be moving forward with our prior consultant Gordon Dobler, and have engaged Ray Kimball moving forward.

Conditions to discuss -

2 story height restriction in exchange with standard setbacks

Not dig up back yards for water line- OK

We will have 2 access points on Atlas

Discuss pumpkin patch

If there are any other conditions you would see as a benefit to discuss, let us know. Thank you.

Please see attached

Justin James Sherfey



ANNEXATION APPLICATION

STAFF USE ONLY

Date Submitted: _____ Received by: _____ Fee paid: _____ Project #: _____

REQUIRED SUBMITTALS

**Public Hearing with the Planning Commission and City Council required*

Application Fee: \$ 2,000.00

Publication Fee: \$ 300.00

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

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

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

- ☒ **Completed application form**
- ☒ **Application, Publication, and Mailing Fees**
- ☒ **Map:** Conforming to State of Idaho requirements (see attached example), and legal description of the property for which annexation is requested. Once approved by the City Surveyor, and City Council approval of the annexation, two (2) additional copies will be required. The map may be drawn from record information (existing plats/survey). If in the opinion of the City Surveyor, the record information is not adequate, a new record of survey may be required. **(*the record of survey must show bearings and distances for the exterior boundaries, the existing city limits, the proposed city limits, and a narrative description of the property boundaries taken from the Record of Survey).**
- ☒ **Letter:** Addressed to the Mayor and City Council stating that you are requesting annexation into the City of Coeur d'Alene, and that you understand there are annexation fees and an annexation agreement that will be negotiated. ****Please note that a mutually acceptable annexation agreement must be negotiated and executed within six (6) months from the date of City Council approval of the zoning designation, or any previous approvals will be null and void.**
- ☒ **Title Report(s) by an Idaho licensed Title Company:** Title report(s) with correct ownership easements, and encumbrances prepared by a title insurance company. The report(s) shall be a full Title Report and include the Listing Packet.
- ☒ **Mailing labels provided by an Idaho licensed Title Company:** Owner's list and three (3) sets of mailing labels with the owner's addresses prepared by a title company, using the last known name/address from the latest tax roll of the County records. This shall include the following:
 1. All property owners within 300ft of the external boundaries. *** Non-owners list no longer required***
 2. All property owners within the subject property boundaries. *(Including the applicant's property)*
 3. A copy of the tax map showing the 300ft mailing boundary around the subject property.
- ☒ **A written narrative:** Including zoning, how proposal relates to the 2022-2042 Comprehensive Plan Category, Neighborhood Area, applicable Special Areas and appropriate Goals and Policies, and how they support your request.
- ☒ **A legal description:** in MS Word compatible format, together with a meets and bounds map stamped by a licensed Surveyor.
- ☒ **A vicinity map:** To scale, showing property lines, thoroughfares, existing and proposed zoning, etc.
- ☐ **Record of Survey:** showing bearings/distances for the exterior boundaries including any linkages needed for contiguity. The existing city limits, the proposed city limits, city limits of nearby cities, when appropriate and a narrative description of the property boundaries taken for the Record of Survey.
- ☒ **Submittal documents:** Applications will not be accepted unless all application items on the form are submitted both with original documents and an electronic copy.

DEADLINE FOR SUBMITTALS

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

PUBLIC HEARING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY:

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

APPLICATION INFORMATION

PROPERTY OWNER: David Swenson		
MAILING ADDRESS: 7790 North Atlas Road,		
CITY: Coeur d'Alene	STATE: Idaho.	ZIP: 83815
PHONE:	FAX:	EMAIL:
APPLICANT OR CONSULTANT: Gordon Dobler		STATUS: ENGINEER OTHER
MAILING ADDRESS: P.O. Box 3181		
CITY: Hayden	STATE: Idaho	ZIP: 83835
PHONE: [REDACTED]	FAX:	EMAIL: [REDACTED]

FILING CAPACITY

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

SITE INFORMATION:

PROPERTY LOCATION OR ADDRESS OF PROPERTY: 7790 North Atlas Road and 3050 West Prairie Avenue.
EXISTING ZONING (CHECK ALL THAT APPLY): Ag. Zone ☒ AS ☐ RR ☐ C ☐ LI ☐ I ☐ M ☐ R ☐ HDR ☐
EXISTING CITY ZONING (CHECK ALL THAT APPLY): R-1 ☐ R-3 ☐ R-5 ☐ R-8 ☐ R-12 ☐ R-17 ☒ MH-8 ☐ NC ☐ C-17 ☐ C-17L ☐ CC ☐ DC ☐ LM ☐ M ☐ NW ☐

TAX PARCEL #: 0356027323AA 0356027322AA	EXISTING ZONING: Agriculture	ADJACENT ZONING: AG, R-8, R-8 PUD, R-3, C-17
GROSS AREA/ACRES: 9.27 ac	CURRENT LAND USE: Single-Family Residential	ADJACENT LAND USE: SFR and commercial
DESCRIPTION OF PROJECT/REASON FOR REQUEST:		
Annexation into the city of Coeur d'Alene in order to provide orderly development in conformance with the adopted comprehensive plan.		

COMPREHENSIVE PLAN DESIGNATIONS:

PROPERTY NOT CURRENTLY LOCATED WITHIN THE CITY PLANNING AREA MUST RECEIVE A 2022-2042 COMPREHENSIVE PLAN DESIGNATION ALONG WITH THE NEW ZONING CLASSIFICATION.	
CITY COMPREHENSIVE PLAN CATEGORY (PAGE 43):	Urban Neighborhood
NEIGHBORHOOD AREA (PAGES 44-53):	Urban Neighborhood
SPECIAL AREAS (PAGES 61-68)	NONE

Note: The 2022-2042 Comprehensive Plan is available

https://www.cdaid.org/files/Planning/2042CompPlan/Coeur%20d'Alene_2042CompPlan.pdf

CERTIFICATION OF APPLICANT:

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

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

Signed: _____

(applicant)

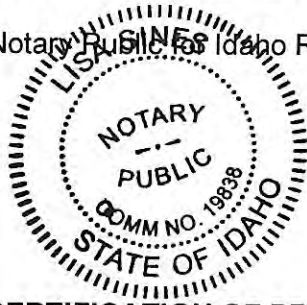
Notary to complete this section for applicant:

Subscribed and sworn to me before this 27th day of May, 2024.

Notary Public for Idaho Residing at: St. Maries

My commission expires: 11-14-28

Signed: _____
 (notary)

**CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:**

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

Name: David Swenson

Telephone No.: _____

Address: _____

Signed by Owner: _____

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 27th day of May, 2024.

Notary Public for Idaho Residing at: St. Maries

My commission expires: 11-14-28

Signed: _____
 (notary)



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

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

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

DATED THIS 27 DAY OF May 2026

Justin Sherfey



NOTIFICATION OF ADDITIONAL FEES:

The cost to prepare certain documents necessary to obtain annexation approval and the actual cost of the land surveyor's review of the legal description and map will be billed to the applicant/owner.

The legal preparation fee for Annexation Agreement will a base fee of \$800.00 and actual labor costs, if needed.

An annexation fee will be negotiated as part of the Annexation Agreement – the fee is based on \$1,133.00/dwelling unit or equivalency.



PRE-ANNEXATION MEETING APPLICATION

STAFF USE ONLYDate Submitted: 8/27/26 Received by: BB Fee paid: 300 Project # A-2-26**REQUIRED SUBMITTALS**

Application Fee: \$ 750.00

Follow-up meeting: \$ 300.00

- ☐ **Completed application form**
- ☐ **A written narrative:** Explaining the requested annexation, existing and requested zoning, how proposal relates to the Comprehensive Plan and how the appropriate Goals and Policies support your request, description of available public facilities, proposed use(s) including a general description of number of units/lots, total square footage of commercial uses, densities and intensities, phasing plans/map and timing of project from start to buildout, compatibility with surrounding areas, and how the proposed annexation would benefit the City and be considered orderly development.
- ☐ **A vicinity map:** To scale, showing property lines, thoroughfares, existing and proposed zoning, relationship to city boundaries, public facilities, etc.
- ☐ **A conceptual plan (recommended):** If project will be a master planned community, please consider submitting a conceptual plan for review.

DEADLINE FOR SUBMITTALS

Meetings are generally on Tuesdays. A complete application must be submitted two weeks before the item will be discussed with staff. Please submit the items listed above so that an administrative meeting can be scheduled with the various city departments involved in reviewing development requests.

APPLICATION INFORMATION

PROPERTY OWNER: David Swenson		
MAILING ADDRESS: 7790 N Atlas Rd		
CITY: Coeur d'Alene	STATE: ID	ZIP: 83814
PHONE: 509-981-5232	EMAIL: justin@enduradev.com	
APPLICANT OR CONSULTANT: Endura Development - Whipple Engineering		PROF. ROLE:
MAILING ADDRESS: 250 Northwest Blvd STE 201		
CITY: Coeur d'Alene	STATE: ID	ZIP: 83814
PHONE: 509-981-5232	EMAIL: justin@enduradev.com	

Consultant Whipple

Ray Kimball

phone 509-893-2617

r.kimball@whipplece.com

PRE-ANNEXATION MEETING APPLICATION

SITE INFORMATION:

ADDRESS OF PROPERTY OR LEGAL DESCRIPTION:		
EXISTING ZONING (CHECK ALL THAT APPLY): Ag. Zone ☐ AS ☐ RR ☐ C ☐ LI ☐ I ☐ M ☐ R ☐ HDR ☐		
REQUESTED CITY ZONING (CHECK ALL THAT APPLY): R-1 ☐ R-3 ☐ R-5 ☐ R-8 ☐ R-12 ☐ R-17 ☐ MH-8 ☐ NC ☐ C-17 ☐ C-17L ☐ CC ☐ DC ☐ LM ☐ M ☐ NW ☐		
TAX PARCEL #:	EXISTING ZONING:	ADJACENT ZONING:
GROSS AREA/ACRES: 9.32	CURRENT LAND USE:	ADJACENT LAND USES:

COMPREHENSIVE PLAN DESIGNATIONS:

PROPERTY NOT CURRENTLY LOCATED WITHIN THE CITY PLANNING AREA MUST RECEIVE A 2022-2042 COMPREHENSIVE PLAN DESIGNATION ALONG WITH THE NEW ZONING CLASSIFICATION.
CITY COMPREHENSIVE PLAN CATEGORY (PAGE 43):
NEIGHBORHOOD AREA (PAGES 44-53):
SPECIAL AREAS (PAGES 61-68)

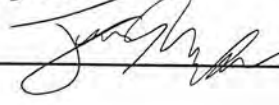
Note: The 2022-2042 Comprehensive Plan is available online
https://www.cdaid.org/files/Planning/2042CompPlan/Coeur%20d'Alene_2042CompPlan.pdf

APPLICANT SIGNATURE(S):

I (We) understand that the pre-annexation meeting with city staff does not guarantee approval of a future annexation request. We certify that we have provided accurate information and knows the contents thereof to be true to his/her knowledge.

DATED THIS 27 DAY OF August 20 26

Signatures:



This Page Intentionally Left Blank

A decorative border composed of a grid of purple diamonds, some solid and some outlined, framing the central text area.

Applicant's Narrative

This Page Intentionally Left Blank



DOBLER ENGINEERING

ANNEXATION NARRATIVE

FOR

Swenson Property

3050 West Prairie Avenue and 7790 North Atlas Road

PROJECT DESCRIPTION

Dobler Engineering is requesting the annexation of the subject parcels into the City of Coeur d'Alene. The parcels total 9.27 acres and are in the southeast corner of the intersection of Atlas Road and Prairie Avenue. The parcels are currently zoned Agricultural, and the existing land use is residential. The parcels are located within the Area of City Impact.

We are requesting annexation with a zoning of R-17 for the entire property. The current zoning in the county is Agricultural, and the surrounding zoning is Agricultural, R-3, R-8 PUD, R-8, C-17. The surrounding existing land use is single family and commercial,

The parcels abut Prairie Avenue on the north and Atlas Road on the west, where they currently take access. The topography is flat, and the properties are largely undeveloped.

COMPREHENSIVE PLAN

This request provides for the orderly and efficient expansion of the City of Coeur d'Alene that will be a benefit to the community. The property is currently within the ACI and served by city roads and emergency services. Annexation into the City would be more efficient in terms of providing public services such as police, fire, sewer, etc. and would facilitate the orderly expansion and growth management.

Comp Plan Category

The designated category in the Comp Plan for this property is Urban Neighborhood. The Comp Plan defines Urban Neighborhood as follows.

Urban Neighborhood places are highly walkable neighborhoods with larger multifamily building types, shared greenspace, and parking areas. They are typically served with gridded street patterns, and for larger developments, may have an internal circulation system. Development typically consists of townhomes, condominiums, and apartments, with convenient access to goods, services, and dining for nearby residents. Supporting uses include neighborhood parks and recreation facilities, parking, office, and commercial development.

Annexation is consistent with other relevant goals of the Comprehensive Plan as summarized below.

Growth and Development

Goal GD 1: Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.



Objective GD 1.1:

Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

The proposed project is compatible with the surrounding residential zone and land use. It will preserve the character of the surrounding neighborhood and environment.

Objective GD 1.3:

Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.

This property is within walking distance of small-scale commercial on the southeast corner of the Atlas Prairie intersection. Also, it is anticipated that the property to the west will develop as small-scale commercial.

FACILITIES

Access

The main access to the site will be from Daylily where it abuts the easterly property line of the project. If required, secondary fire access will be provided to either Prairie Avenue or to Atlas Road

.

Water

The proposed subdivision will be served by Hayden Lake Irrigation District. Water mains will be extended onto the property. Fire flows in the existing mains are adequate to serve the project.

Sewer

City Sewer will be extended in Atlas Rd from Newbrook. A preliminary analysis confirms that sewer depth is adequate to serve the property.

CONCLUSION

Based on the evaluation outlined above, the annexation of this property as proposed is in keeping with the goals and policies of the Comprehensive plan, it would provide for orderly and efficient expansion of the City. For this reason, and those outlined above, we respectfully request approval of the annexation.



Whipple Consulting Engineers, Inc.

WCE No. 26-4438
September 21, 2026

City of Coeur d'Alene, Planning Department
710 E. Mullan Ave
Coeur d'Alene, ID 83814

Attn: Sean Holm, Senior Planner

Re: **Atlas and Prairie Annexation**
Supplemental narrative

Dear Mr. Holm:

In response to public comment as well as commissioner comments during the Planning Commission meeting for this annexation, my client would like to offer the following restrictions to the proposed R-17 zoning designation to mitigate those concerns.

- For a multifamily development (triplex or more), 25' setback from the eastern property line from any two story multifamily residential structure and a 50' setback from the eastern property line from a three story multifamily residential structure. For visual reference, the 25' setback is represented by the blue line, and the 50' setback is represented by the green line in Figure 1 below.
- The primary access point to any multifamily development will be from Atlas Road and is represented in figure 1 in red. Access to Daylily or Prairie Ave will be emergency ingress/egress as required by fire code (typically gated) and is represented in Figure 1 in yellow. As such this will result in no change to the daily traffic volumes in the adjoining Garden Grove development.
- Vehicular access to Prairie Ave will be restricted to emergency ingress/egress.
- Pedestrian connectivity will be provided as required by City Development Code.
- If the site is developed as a single-family subdivision, Daylily will be extended into the site and a public street access will be provided out to Atlas Road to provide additional means of ingress/egress from the adjoining subdivision.

Additionally, it is the intent of the owner to continue to operate the seasonal "pumpkin patch" operation as they have in the past, providing the surrounding community with a family friendly fall activity.

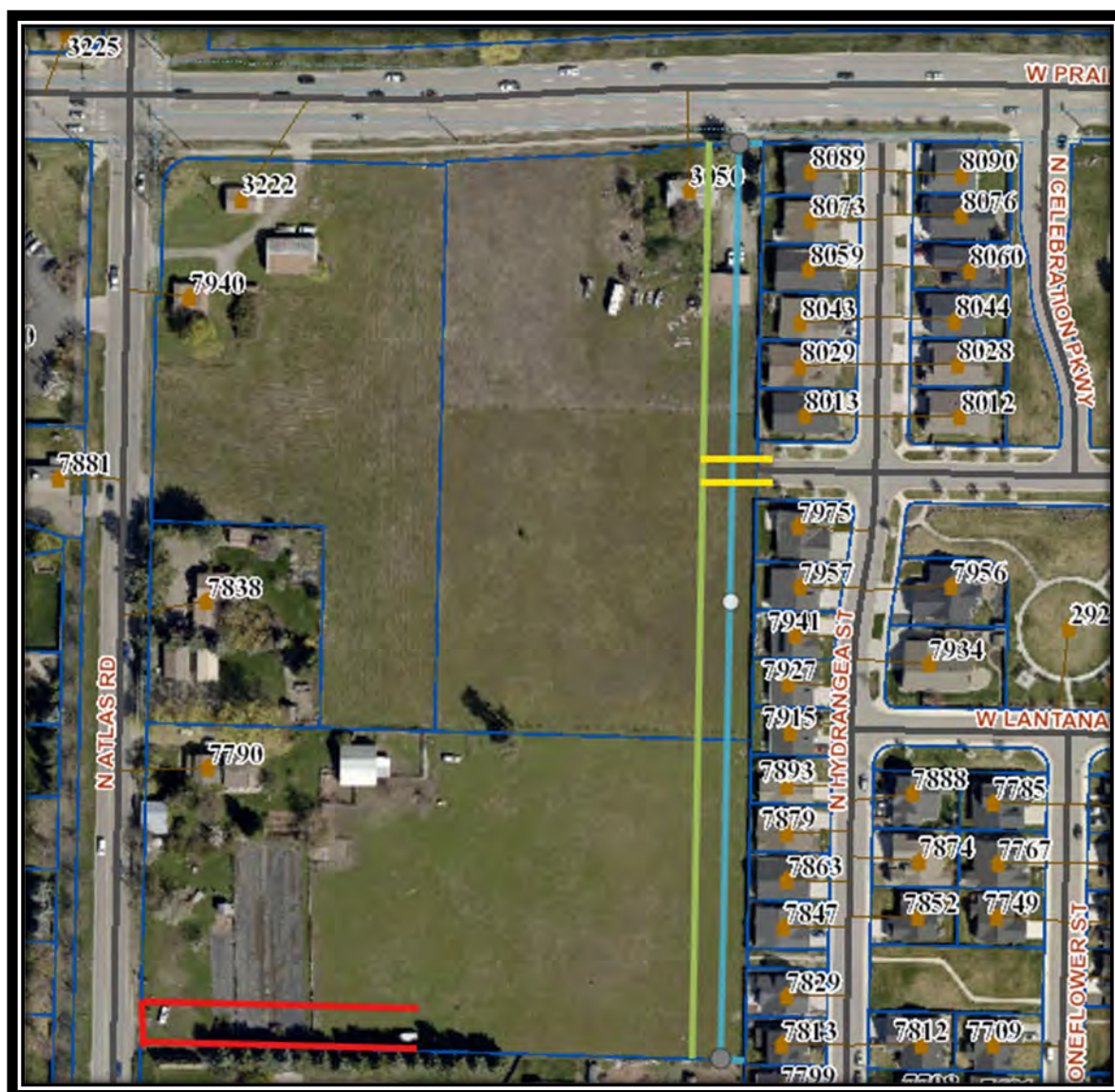
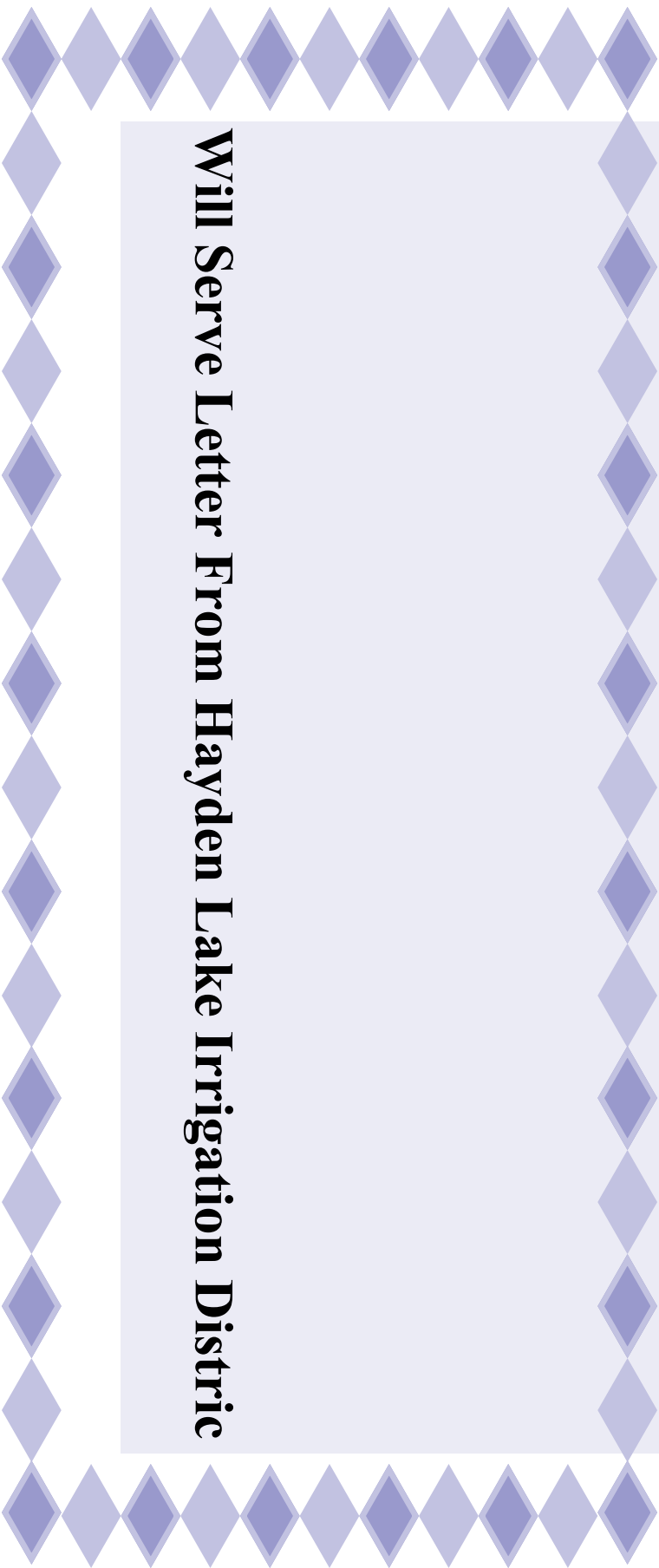


Figure 1

If you have any questions or comments regarding this letter, please feel free to contact us at (509) 893-2617

Thank you,

Ray Kimball, PE/PLS
Whipple Consulting Engineers, Inc.

A decorative border composed of a repeating pattern of purple diamonds, some solid and some outlined, framing the central text area.

Will Serve Letter From Hayden Lake Irrigation Distric

This Page Intentionally Left Blank

HAYDEN LAKE IRRIGATION DISTRICT

2160 W. Dakota Ave.
Hayden, Idaho 83835-5122
PH (208) 772-2612
www.haydenirrigation.com

Will Serve

June 8, 2026

****RE: 7790 Atlas RD and 3050 Prairie Avenue****

Dobler Engineering
gordon@doblerengineering.com
1-208-755-9732

To Whom It May Concern:

The Hayden Lake Irrigation District "District" currently provides domestic and irrigation water service to 7790 North Atlas RD, which consists of 4.74 acres, and to 3050 West Prairie Avenue, which consists of 4.74 acres. The District has the capacity and the intent to serve water to the referenced properties with commercial/domestic water, irrigation water, and fire flows as a high-density property.

1. Plans must be submitted to and approved by the District to ensure compliance with the District's construction standards, with all mains being looped.
2. All buildings will be protected by premises isolation with a Reduced principal backflow assembly
3. All required relocations, infrastructure, and abandonments must be covered at the expense of the developer.
4. A water model needs to be run to ensure the mains are adequately sized, and additional flows may be required for this area of the district. **The developer will design their development to meet the model's specified parameters. Partially complete**
5. Water will be supplied as domestic with tiered billing, irrigation will be separately metered and only supplied to the greenspace area calculated and provided by the developer's engineer, protected by premises isolation with a Reduced principal backflow assembly

6. Plans should also be submitted to the Idaho Department of Environmental Quality (IDEQ) or a qualified professional engineer (QPE) from the District-approved list. A letter of approval for all infrastructure improvements is required from either the IDEQ or a QPE.
7. All applicable fees associated with the development must be paid in full.
8. The District will receive a letter detailing the value of the infrastructure being donated, accompanied by a one-year warranty free from defects, effective from the date of acceptance.
9. The District will provide a Development Agreement. This agreement must be signed by both the developer and the District before construction can begin.
10. All water line easements must be dedicated to the District and recorded as outlined in the development agreement before construction. The easement language must include the following:

- "THE OWNER(S) HEREBY GRANT A 20.00-FOOT-WIDE WATER LINE EASEMENT TO THE HAYDEN LAKE IRRIGATION DISTRICT FOR INSTALLATION AND MAINTENANCE OF ALL UNDERGROUND WATER LINES."

- "THE OWNER(S) HEREBY GRANT A 10-FOOT-DIAMETER EASEMENT TO THE HAYDEN LAKE IRRIGATION DISTRICT FOR THE INSTALLATION AND MAINTENANCE OF METER VAULTS AND FIRE HYDRANTS, 24 HOURS A DAY, 7 DAYS A WEEK. NO SHRUBBERY, TREES, BUSHES, OR BORDERS ARE PERMITTED WITHIN THIS 10-FOOT-DIAMETER EASEMENT."

At present, the District has readily available capacity to serve this project; however, the District cannot unconditionally guarantee that this capacity will be available due to unforeseen events. This Conditional Willserve expires on July 30, 2027.

Sincerely,

Branden Rose

District Administrator

Hayden Lake Irrigation District

1910-2010
A Century of Service

A decorative border composed of a repeating pattern of light purple and dark purple diamonds, arranged in a rectangular frame around the central text.

Hydraulic Evaluation by Keller Associates

This Page Intentionally Left Blank



601 Sherman Ave, Suite 1
Coeur d'Alene, ID 83814

(208) 758-8601

July 7, 2026

Branden Rose
District Administrator
2160 W Dakota Ave
Hayden, ID 83835

**Re: Hayden Lake Irrigation District
Atlas/Prairie Development Review – Hydraulic Evaluation**

Dear Mr. Rose

Keller Associates has reviewed the proposed conceptual development located at the southeast corner of Prairie Avenue and Atlas Road within the City of Coeur d'Alene area of impact, as shown on the provided vicinity map. Based on information provided, the project is anticipated to consist of up to approximately 161 multi-family residential units under current R-17 zoning. The development proposes to extend water service from the existing system near W. Daylily Drive and loop the piping throughout the development to Prairie Avenue.

This letter summarizes the review of HLID water system capacity, hydraulic performance, and infrastructure considerations relative to providing domestic water service to the proposed development.

System Capacity and Available Connections

HLID has evaluated the proposed development relative to its existing water rights, system capacity, and anticipated demands within the District. Based on current records and the District's declining balance of available connections, HLID has available capacity to serve the proposed development, subject to the conditions outlined herein and final subsequent design phases.

Water Modeling and Hydraulic Evaluation

HLID's hydraulic evaluation of the proposed development was performed using the District's water system model, originally developed in 2018 and updated to reflect more recent system improvements and development conditions. The model was used to evaluate Peak Hour Demand (PHD) Conditions and Maximum Day Demand (MDD) plus Fire Flow Conditions; both of which are the two primary system evaluation scenarios. The corresponding figures document the assumptions and operational setpoints used in the model. It is important to note that the target fire flow is the criteria for HLID, and developments are subject to the regulations for required fire flow of the International Fire Code (IFC), and additional infrastructure may be required by the development if additional fire flow is needed. It is assumed a water main size of 8-inches throughout the development with check valves located at the connection points on Prairie Avenue and W. Daylily Drive to isolate the development. Attached in Figure 1 is a pressure map depicting existing peak hour demands with the development online. Attached figure 2 depicts the existing approximate available fire flow for the development area.

Results indicate the existing system is capable of serving the proposed development under peak hour demand conditions maintaining above 45 psi. Under maximum day plus fire flow conditions, the system is generally capable of maintaining pressures at or above approximately required 20 psi minimum and maintaining fire

HLID Development Review
Page 2 of 2

flow greater than 1,750 gpm, consistent with HLID design criteria. It should be noted that there is an existing 4-inch dead-end pipe which travels adjacent to the development. This pipe was not connected to proposed development piping, and therefore the available fire flow along the pipe is low. These results are dependent on final system configuration, including points of connection, internal layout, and final demand assumptions, which will be refined during final design.

System Layout, Looping, and Infrastructure Requirements

HLID supports a looped distribution system to improve reliability, redundancy, and fire flow distribution.

A looped connection shall be provided with a preferred extension from W. Daylily Drive and a connection to the south stub out on Prairie Avenue. HLID is interested in requiring a double check valve at the connection points on W. Daylily Drive and Prairie Avenue which would isolate the development. It is important to note that removing the check valves has little to no effect on the available fire flow and system pressures for the development area. Final determination regarding the quantity and location of the connection points, and the check valve requirement will be subject to final design review. Waterline sizing shall be determined through detailed hydraulic analysis and must meet HLID standards. Oversizing may be required to support system performance and future demands.

Required easements shall be provided, and all public water infrastructure shall be dedicated to HLID upon completion.

Conditions of Service

Provision of water service is contingent upon permitting, payment of applicable fees, approval of final design and modeling, installation of improvements meeting HLID standards, and compliance with all District requirements and regulations.

Summary

It is our understanding that HLID has sufficient capacity to serve the proposed development. Hydraulic modeling indicates the system can generally maintain acceptable pressure conditions, including approximately 45 psi or greater under design scenarios. A looped system with valving and appropriately sized infrastructure (subject to HLID requirements) will be required to support service and long-term reliability. Final service commitment is subject to completion of final design review and satisfaction of the conditions defined by HLID. Based on the above HLID may issue a will-serve to the development.

Sincerely,

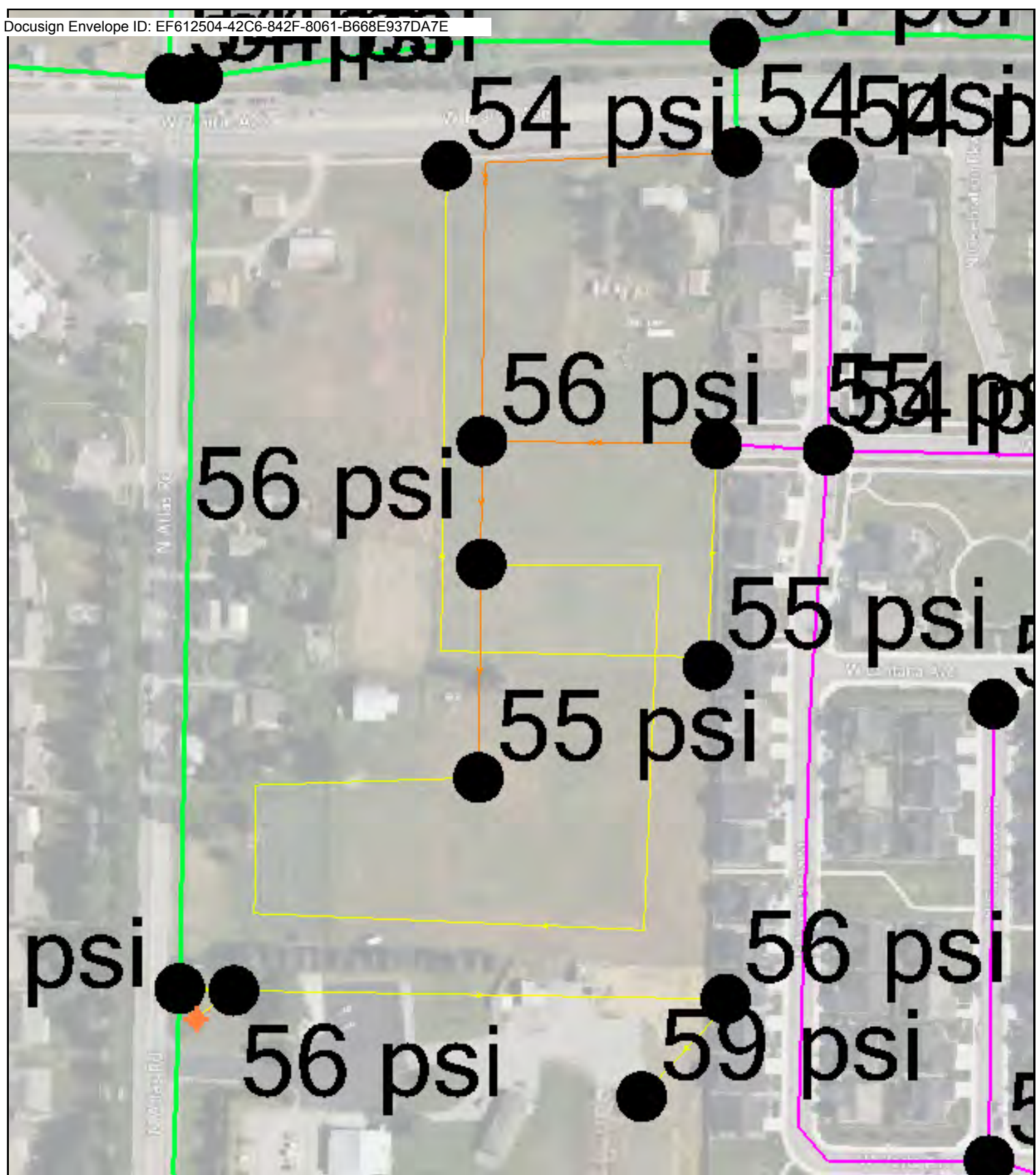
KELLER ASSOCIATES, INC.



Kyle Meschko, PE
Project Manager

Enclosures: Figure 1, Figure 2





- The "worst-case" PHD scenario for the system assumes a tank level of 22 feet, and both the Lacey and Dakota 2 wells off. This is representative of how the system runs during the night and into the early morning hours

- The estimated PHD for the development is approximately 423 gpm (using a peaking factor of 2.45 for PHD/MDD)

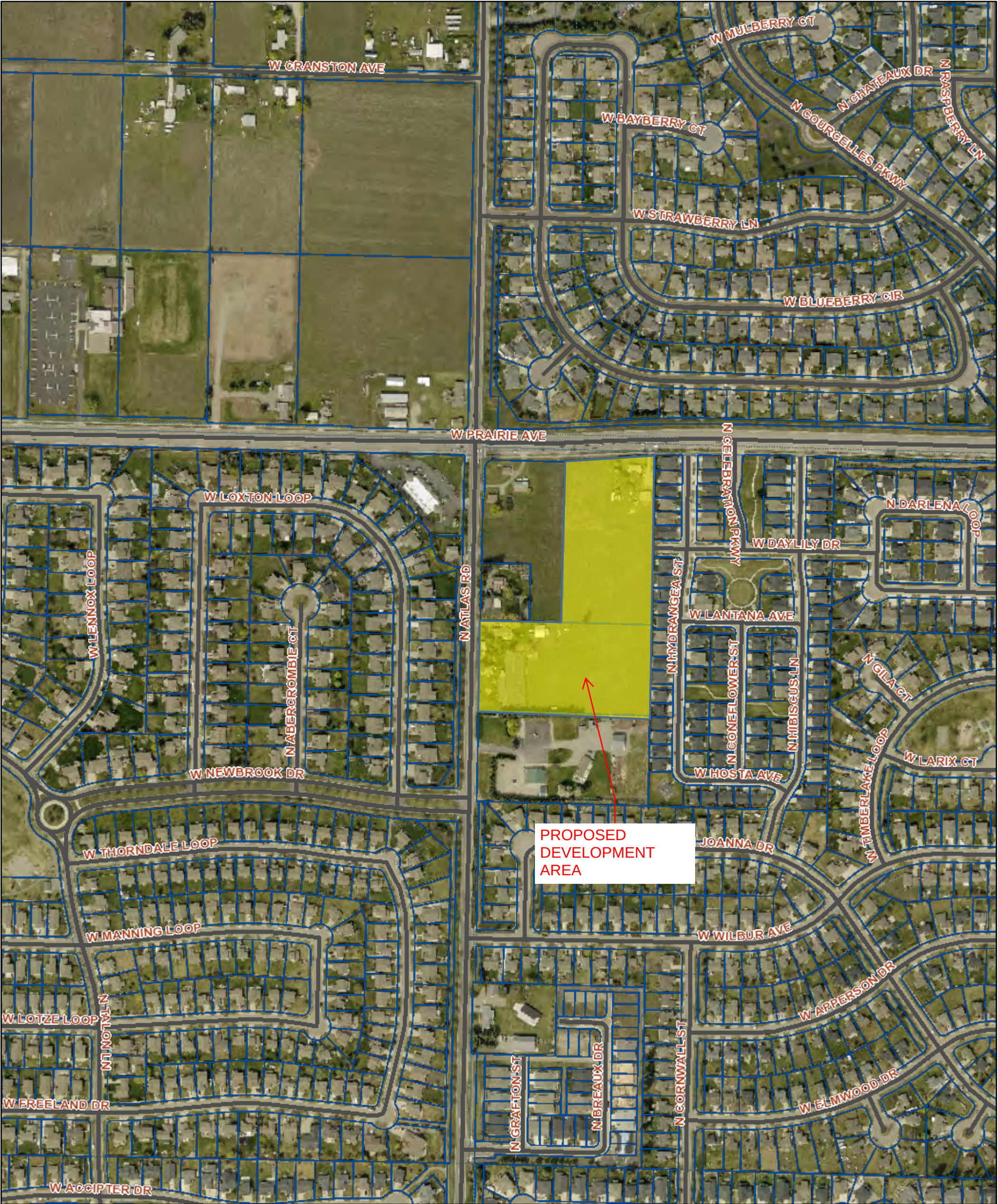
● Fire Flow > 1,750 gpm

- 
- KELLER**
ASSOCIATES

FIGURE 2



ANNEXATION VICINITY MAP



4/2/2026, 3:30:44 PM

- Roads Labels

Railroads

Roads 5000

INTERSTATE

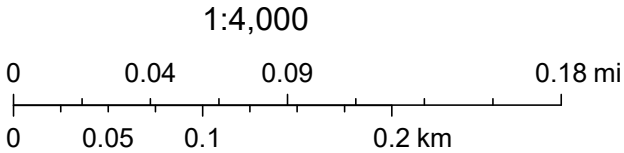
LOCAL ROAD
- SEASONAL ROAD

STATE HIGHWAY

U.S. HIGHWAY

kootenaicounty.SDE.KC_Legal_Areas

Parcel Polygon



This Page Intentionally Left Blank



Comp Plan Goals & Objectives

This Page Intentionally Left Blank

COMPREHENSIVE PLAN GOALS AND OBJECTIVES

Community & Identity



Goal CI 1

Coeur d'Alene citizens are well informed, responsive, and involved in community discussions.



OBJECTIVE CI 1.1

Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.



Goal CI 2

Maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and visit.



OBJECTIVE CI 2.1

Maintain the community's friendly, welcoming atmosphere and its smalltown feel.



OBJECTIVE CI 2.2

Support programs that preserve historical collections, key community features, cultural heritage, and traditions.



Goal CI 3

Coeur d'Alene will strive to be livable for median and below income levels, including young families, working class, low income, and fixed income households.



OBJECTIVE CI 3.1

Support efforts to preserve existing housing stock and provide opportunities for new affordable and workforce housing.



Goal CI 4

Coeur d'Alene is a community that works to support cultural awareness, diversity and inclusiveness.



OBJECTIVE CI 4.1

Recognize cultural and economic connections to the Coeur d'Alene Tribe, acknowledging that this area is their ancestral homeland.



OBJECTIVE CI 4.2

Create an environment that supports and embraces diversity in arts, culture, food, and self-expression.



OBJECTIVE CI 4.3

Promote human rights, civil rights, respect, and dignity for all in Coeur d'Alene.

Education & Learning



Goal EL 3

Provide an educational environment that provides open access to resources for all people.



OBJECTIVE EL 3.2

Provide abundant opportunities for and access to lifelong learning, fostering mastery of new skills, academic enrichment, mentoring programs, and personal growth.



OBJECTIVE EL 3.3

Support educators in developing and maintaining high standards to attract, recruit, and retain enthusiastic, talented, and caring teachers and staff.



Goal EL 4

Support partnerships and collaborations focused on quality education and enhanced funding opportunities for school facilities and operations.



OBJECTIVE EL 4.1

Collaborate with the school district (SD 271) to help identify future locations for new or expanded school facilities and funding mechanisms as development occurs to meet Coeur d'Alene's growing population.



OBJECTIVE EL 4.2

Enhance partnerships among local higher education institutions and vocational schools, offering an expanded number of degrees and increased diversity in graduate level education options with combined campus, classroom, research, and scholarship resources that meet the changing needs of the region.

Environment & Recreation



Goal ER 1

Preserve and enhance the beauty and health of Coeur d'Alene's natural environment.



OBJECTIVE ER 1.1

Manage shoreline development to address stormwater management and improve water quality.



OBJECTIVE ER 1.2

Improve the water quality of Coeur d'Alene Lake and Spokane River by reducing the use of fertilizers, pesticides, herbicides, and managing aquatic invasive plant and fish species.



OBJECTIVE ER 1.3

Enhance and improve lake and river habitat and riparian zones, while maintaining waterways and shorelines that are distinctive features of the community.



OBJECTIVE ER 1.4

Reduce water consumption for landscaping throughout the city.



Goal ER 2

Provide diverse recreation options.



OBJECTIVE ER 2.2

Encourage publicly-owned and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities (both outdoor and indoor), hiking and biking pathways, open space, passive recreation, and water access for people and motorized and non-motorized watercraft.



OBJECTIVE ER 2.3

Encourage and maintain public access to mountains, natural areas, parks, and trails that are easily accessible by walking and biking.



Goal ER 3

Protect and improve the urban forest while maintaining defensible spaces that reduces the potential for forest fire.



OBJECTIVE ER 3.1

Preserve and expand the number of street trees within city rights-of-way.



OBJECTIVE ER 3.2

Protect and enhance the urban forest, including wooded areas, street trees, and "heritage" trees that beautify neighborhoods and integrate nature with the city.



OBJECTIVE ER 3.3

Minimize the risk of fire in wooded areas that also include, or may include residential uses.



OBJECTIVE ER 3.4

Protect the natural and topographic character, identity, and aesthetic quality of hillsides.

**Goal ER 4**

Reduce the environmental impact of Coeur d'Alene.

**OBJECTIVE ER 4.1**

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

**OBJECTIVE ER 4.2**

Improve the existing compost and recycling program.

Growth & Development

**Goal GD 1**

Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

**OBJECTIVE GD 1.1**

Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

**OBJECTIVE GD 1.3**

Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.

**OBJECTIVE GD 1.4**

Increase pedestrian walkability and access within commercial development.

**OBJECTIVE GD 1.5**

Recognize neighborhood and district identities.

**OBJECTIVE GD 1.6**

Revitalize existing and create new business districts to promote opportunities for jobs, services, and housing, and ensure maximum economic development potential throughout the community.

**OBJECTIVE GD 1.7**

Increase physical and visual access to the lakes and rivers.

**OBJECTIVE GD 1.8**

Support and expand community urban farming opportunities.

**Goal GD 2**

Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

**OBJECTIVE GD 2.1**

Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

**OBJECTIVE GD 2.2**

Ensure that City and technology services meet the needs of the community.

**Goal GD 3**

Support the development of a multimodal transportation system for all users.

**OBJECTIVE GD 3.1**

Provide accessible, safe, and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation.

**OBJECTIVE GD 3.2**

Provide an accessible, safe, efficient multimodal public transportation system including bus stop amenities designed to maximize the user experience.

**Goal GD 4**

Protect the visual and historic qualities of Coeur d'Alene

**OBJECTIVE GD 4.1**

Encourage the protection of historic buildings and sites.

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

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

Health & Safety

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

- ☐ **OBJECTIVE HS 1.1**
Provide safe programs and facilities for the community's youth to gather, connect, and take part in healthy social activities and youth-centered endeavors.
- ☐ **OBJECTIVE HS 1.2**
Expand services for the city's aging population and other at-risk groups that provide access to education, promote healthy lifestyles, and offer programs that improve quality of life.
- ☐ **OBJECTIVE HS 1.3**
Increase access and awareness to education and prevention programs, and recreational activities.

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

- ☐ **OBJECTIVE HS 3.2**
Enhance regional cooperation to provide fast, reliable emergency services.
- ☐ **OBJECTIVE HS 3.3**
Collaborate with partners to increase one on one services.

Jobs & Economy

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

- ☐ **OBJECTIVE JE 1.1**
Actively engage with community partners in economic development efforts.
- ☐ **OBJECTIVE JE 1.2**
Foster a pro-business culture that supports economic growth.

- ☐ **Goal JE 3**
Enhance the Startup Ecosystem

- ☐ **OBJECTIVE JE 3.1**
Convene a startup working group of business leaders, workforce providers, and economic development professionals and to define needs.
- ☐ **OBJECTIVE JE 3.2**
Develop public-private partnerships to develop the types of office space and amenities desired by startups.
- ☐ **OBJECTIVE JE 3.3**
Promote access to the outdoors for workers and workers who telecommute.
- ☐ **OBJECTIVE JE 3.4**
Expand partnerships with North Idaho College, such as opportunities to use the community maker space and rapid prototyping (North Idaho College Venture Center and Gizmo) facilities.



MINUTES

This Page Intentionally Left Blank

**PLANNING & ZONING COMMISSION
MINUTES
LOWER LEVEL – LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE
AUGUST 11, 2026**

COMMISSIONERS PRESENT:

Jon Ingalls, Vice Chair
Lynn Fleming
Sarah McCracken
Kris Jamtaas

STAFF MEMBERS PRESENT:

Hilary Patterson, Community Planning Director
Traci Clark, Administrative Assistant
Sean Holm, Senior Planner
Randy Adams, City Attorney
Barbara Barker, Associate Planner
Chris Bosley, City Engineer
Mike Anderson, WW Superintendent

COMMISSIONERS ABSENT:

Chairman Messina
Phil Ward
Mark Coppess

CALL TO ORDER:

The meeting was called to order by Vice Chair Ingalls at 5:30 p.m.

APPROVAL OF MINUTES:

Motion by Commissioner McCracken, seconded by Commissioner Jamtaas, to approve the minutes of the Planning & Zoning Commission meeting on July 14, 2026. Motion carried.

PUBLIC COMMENTS:

None.

STAFF COMMENTS:

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

- We did not receive any public hearing items, so we will not be meeting in September.
- We do have the joint workshop scheduled with the Planning and Zoning Commission, Design Review Commission and Historic Preservation Commission to discuss recommendations from the Downtown Core Working Group. Members of public are welcome to attend, but there will not be any opportunity for public comment, which is typical of a workshop.
- We received an appeal on the Coeur Terre 2 subdivision, that will go to City Council for an appeal hearing on August 31st. Per the Municipal Code, that will be conducted as a de novo hearing, meaning it will be a full hearing. It's different than some appeal hearings where they're only dealing with the matter that has been appealed. That will take place as a special meeting of the City Council on August 31st at 5 p.m. For you, commissioners, please do not communicate with any members of the neighborhood or the applicant team in case that does get remanded back to you.

Commissioner McCracken asked if there was a reason why it will be a full hearing again.

Ms. Patterson stated that's in the code. This falls under the Subdivision Code provisions versus in the Zoning Code provisions for an appeal hearing. There are different sections of the code that specify how the hearing is held. It was very clear in the code that it's a de novo hearing, which is handled differently.

COMMISSION COMMENTS:

Commissioner Fleming stated that on July 21st, she had the honor of talking to the North Idaho Building Contractors Association (NIBCA). She introduced them to the thought of dark sky illumination and restricting the excess use of light and how to prevent sky glow. She presented to them a slideshow and introduced them to limiting light for residential uses, trying not to overlight or uplight into the sky, and how to be aware of the adjacencies that you are now illuminating your entire backyard, and that illuminates your neighbor's backyard. She also spoke about using LED lighting in a warm spectrum, keeping that warmer so that nature, and all things that grow and feed off this earth are not impacted by too much light. We're losing our night sky. We're not seeing our stars in our city, and you have to go way out there to find it. It was really fun to work with them to try to encourage education and plant the seed that maybe when they're meeting with their clients, that they will talk about something called Dark Sky lighting.

OTHER BUSINESS: ***ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.****

1. Applicant: Olson Engineering on behalf of Eugene P. Haag, Jr. Trust
 Location: 2248 E. Stanley Hill Road
 Request: A request for a 1-year extension for a 5-lot, subdivision known as Haag Estates (S-1-25)

Mr. Holm, Senior Planner provided the following statements:

Olson Engineering is requesting a one-year extension. On September 9, 2025, the Coeur d'Alene Planning Commission held a public hearing on a request for annexation (A-1-25) and a five-lot preliminary plat subdivision known as "Haag Estates" (S-1-25) at 2248 E. Stanley Hill Road. The preliminary plat was approved by the Planning Commission contingent upon approval of the annexation request and associated R-3 zoning with Hillside Overlay. The City Council approved the annexation on December 2, 2025, which was recorded as Ordinance 3764 on February 6, 2026. With the annexation now final, the property is within the Coeur d'Alene city limits.

The applicant's engineer, Olson Engineering, submitted a written request dated June 12, 2026, requesting a twelve (12) month extension of the preliminary plat approval for "Haag Estates" pursuant to Section 16.20.040 of the Municipal Code. The letter states that the applicant continues to make progress toward satisfying the conditions of approval but requires additional time to complete the final plat engineering and address outstanding department requirements before the preliminary plat approval expires.

There are 7 conditions that would still apply to the project if this extension request is approved.

Mr. Holm noted the action alternative this evening: The Planning and Zoning Commission must consider the request by motion by granting a one-year extension of the approved subdivision permit to September 9, 2027. Or the commission may, by motion, deny the 12-month extension of the preliminary plat approval. If it's denied, the preliminary plat approval expires on September 9th of 2026, and the applicant would have to submit a new application for a plat approval.

Mr. Holm concluded his presentation.

Vice Chair Ingalls stated that as he understands it, the code allows for five such extensions. He said he couldn't remember that the commission has ever denied a subdivision extension and he can't think of a

downside. He asked Mr. Holm for confirmation.

Mr. Holm replied that is correct. He provided some history on the need for extensions. During the Great Recession, the code allowed for fewer extensions and there were some subdivision approvals that were expiring and only one or two extensions were permitted at the time. A few years later, the City changed the code to allow five extensions.

Motion was made by Commissioner Fleming, to grant a one-year extension to end on September 9, 2027, seconded by Commissioner McCracken. Motion Carried.

PUBLIC HEARING:

1. Applicant: Gordon Dobler on behalf of David Swenson
 Location: 3050 W Prairie Ave & 7760 N Atlas Road
 Request: A proposed 9.27-Annexation from County Ag to City R-17 at 17 units per acre
 QUASI-JUDICIAL, (A-2-26)

Vice Chair Ingalls stated let me just set the tone here, there's a lot of people here, and there's going to be some passion. From reading the comments it is clear this is very important to folks. He asked that we set a very respectful tone tonight. Whether you're in favor or opposed, and you come up and provide testimony, others are not going to clap or boo, just treat this like this is what it is. It's a quasi-judicial hearing. Conduct yourselves like you're in a court of law. Give everybody respect. That's the respect we'll give you. You give one another, and we'll get we'll get through this. When we get to the point just before the applicant's going to give testimony, he will ask for everybody that is going to provide testimony to rise, and we'll swear everyone in as a group.

Ms. Barker, Associate Planner, provided an overview of the request and noted the action alternatives this evening. The Planning and Zoning Commission must consider the request and make a recommendation of adoption or rejection of the requested City R-17 zoning prior to annexation of 9.27 acres to City Council.

This property is currently two abutting properties which are currently located in the County Agriculture zone, suitable for one single-family dwelling or one two-family dwelling, with a minimum lot size of 2 acres unless in a conservation development. The sizes of the properties are 4.53 and 4.74 acres. The existing lots are considered conforming lots, as per the Kootenai County Land Use and Development Code.

The R-17 zoning district provides the widest range of housing options, suitable for residential development with single-family housing, duplex housing and multi-family housing. The Comprehensive Plan envisioned the future land use for this property to be higher density, and the Urban Neighborhood place type supports R-17 zoning.

The subject properties are not currently connected to City utilities. If the annexation is approved, the applicant would connect to city sewer at the time of development to better serve this property and meet all other requirements and policies imposed by the City. The water is provided by Hayden Lake Irrigation District.

The owner has three (3) dwelling units on the two parcels which will remain until time of development. The applicant is not requesting a subdivision at this time.

If approved, the R-17 zoning would allow higher density than the zoning of the adjacent properties which

are R-3 and R-8 zoning districts. R-17 zoning is found 0.5 miles to the west and 0.7 miles to the east (aerial distance). There is a C-17 zoned property at the southwest corner of Atlas Road and Prairie Avenue.

Ms. Barker noted there are four findings that must be made, Findings B1-B4.

The first finding is Finding B1, that this proposal (is) (is not) in conformance with the Comprehensive Plan policies. The Comprehensive Plan includes Place Types that represent the form of future development, as envisioned by the residents of Coeur d'Alene. These place-types will in turn provide the policy-level guidance that will inform the City's Development Ordinance. The review for compliance with the Comprehensive Plan is based on:

1. Conformance with envisioned future land use/ place types;
2. Provision of transportation networks; and
3. Conformance with Policy Framework (Goals and Objectives).

R-17 and R-34SUP, NC, C, C-17, and C17L are the compatible zoning districts for the Urban Neighborhood Place Type.

Finding B2, that public facilities and utilities (are) (are not) available and adequate for the proposed use.

Ms. Barker noted that the commission will review the information provided, summary of facts, and testimony from the hearing, to make this determination. She shared images and information related to:

- Existing Infrastructure
- Photos of existing conditions along Prairie Avenue and Atlas Road
- Staff comments and conditions.

Ms. Barker noted that Hayden Lake Irrigation District (HLID) provides water in this location. They have provided a Will Serve letter and the applicant has provided a draft hydraulic study. To summarize, they are generally stating that they have the capacity in their system to serve the property at the proposed zoning density. However, when definitive development is proposed, they are requiring a hydraulic study to show what updates may be required to serve the proposed uses.

Finding B3, that the physical characteristics of the site (do) (do not) make it suitable for the request at the time.

Ms. Barker noted that the commission will review the information provided, summary of facts, and testimony from the hearing, to make this determination. She shared images and information related to the subject property and physical characteristics.

Findings B4, that the proposal (would) (would not) adversely affects the surrounding neighborhood regarding traffic, neighborhood character, (and) (or) existing land uses.

Ms. Barker noted that the commission will review the information provided, summary of facts, and testimony from the hearing, to make this determination.

Post Falls Highway District has denied access, other than emergency access, from the properties to Prairie Avenue. Currently, the only allowed access to the subject property would be through W. Daylily Drive's dead-end and from Atlas Road.

The proposed annexation itself would not adversely affect the surrounding area with regard to traffic, as no traffic is generated from an annexation. The proposed annexation is requesting R-17 zoning for the approximately 9.27-acre property. Without knowing what housing type is proposed, a theoretical maximum of 161 apartment units is being assumed which could result in over 1071 trips/day or 82 trips during the AM peak hour and 100 trips during the PM peak hour. The estimated traffic was derived from Land Use Code 220 – Apartments in the ITE Trip Generation Manual. The Streets and Engineering Department has no objection to this annexation request but will require a traffic impact analysis prior to issuance of building permits or subdivision of the property.

Regarding neighborhood character, directly south of the subject property is 4.75 acres within Kootenai County Agriculture zone with a private residence and a commercial auto repair shop. North and west of the subject property are two parcels with a total of 3.98 acres also in Kootenai County Agriculture zone with private homes and agricultural use.

West of the subject property is the major subdivision known as Landings at Waterford (annexed in 2003) with R-3 zoning and lots that are approximately 12,500 square feet. To the east is a planned development known as Garden Grove (annexed in 2017) with R-8 PUD zoning and lots that are approximately 5,000 square feet. The larger surrounding area is R-8 zoned developments known as Landings at Waterford First Addition and Sunshine Meadows with 7,000 to 10,000 square foot lots, annexed in 2003 and 2006 respectively.

These neighborhoods in the surrounding areas are conventional suburban layouts with public streets, sidewalks, and access to city utilities. These areas exhibit a cohesive residential character with well-maintained lawns, mature trees, and minimal commercial uses. On the southwest corner of Prairie Avenue and Atlas Road is The Landings strip center with a small convenience grocery store, food and beverage, and personal service uses.

Ms. Barker noted the seventeen recommended conditions and provided the commission with the action alternatives this evening. The Planning and Zoning Commission will need to consider this request for R-17 zoning prior to annexation and make findings to recommend that the City Council adopt the requested R-17 zoning with or without conditions to be included in the Annexation Agreement or reject the requested R-17 zoning.

Ms. Barker concluded her presentation.

Vice Chair Ingalls stated thank you for a very thorough report, Mr. Barker. He asked for clarification on condition #6 from staff recommending a condition to impose an increased setback to 25 feet and what is the default dimension without that increase.

Ms. Barker replied that the standard setback for multi-family is 10 feet to the side and 20 to the side if it was next to a street, and 20 feet for the rear setback. The condition would be for 25-foot setbacks along Garden Grove for principal buildings.

Vice Chair Ingalls stated depending on how a multi-family building might be oriented, it could be as little as five feet if it wasn't for this condition.

Ms. Barker replied, not for multi-family, the minimum would be 10 feet.

Vice Chair Ingalls stated it would increase from 10 to 25 feet.

Ms. Barker stated, correct. For a duplex or a single-family use, the front setback is 20 feet. The side setback for a duplex or single-family is where you may only have a five-foot setback because the code requires one side to be five feet and 10 feet on the other side.

Vice Chair Ingalls asked how that recommended condition came about.

Ms. Barker stated we obviously got a lot of concern from the residents at Garden Grove. They have rather shallow rear yards that are abutting this property. Looking at the typical rear setback of 25 feet for most development, staff felt it would help mitigate concerns and provide a buffer between an intensified use, which is multi-family, against single-family or duplex.

Vice Chair Ingalls asked if this condition was like other examples, such as the one in the Landings where there's some R-17, Carrington apartments, and then some that are close to Ramsey and Prairie, where there's R-17 in there and buffering was a condition.

Ms. Barker said she would respond to the Landings. In this particular case we don't have a subdivision to look at, so it's just a wide open field, and we don't know what they're planning. In comparison, when they did the planning for the Landings, they knew exactly where they're going to put that R-17.

Chairman Ingalls swore the applicant and the group in as a whole.

Gordon Dobler, applicant's representative, introduced himself and he stated he would like to start out by complimenting staff on that fine staff report. It's one of the better ones that he's seen, and he thinks you're fortunate to have competent staff. The more information that you get, the easier the decision-making process becomes. Looking at this, in just general terms, you have a little island that's surrounded by the city. The whole piece, including property owned by others, is about 17.5 acres. It is inevitable that this will come into the city eventually. The applicant's plan does not include annexing the corner property. The plan, though, does not include the development of the Atlas frontage. Where we're headed with the owner Swenson is that the pumpkin patch and the farm, and those residents will stay. If you can imagine a middle north south line just extending to the south, his client's intention is to ultimately parcel that off and leave the front half undeveloped.

Commissioner Fleming asked for clarification on access from Atlas Road. We have an exit problem. We can only go through Hydrangea and down, and then a deadhead. We need a road and access to Atlas Road. You will need to carve out a bit of the pumpkin patch for a roadway access.

Mr. Dobler replied that they will. Water and sewer will be connected. Water comes up Atlas and there will be at least a 30-foot utility easement because water and sewer will be brought along the southerly portion of the property and that could be used for access.

Commissioner Fleming asked about having curb cuts and sidewalks on the street.

Mr. Dobler replied that there will be improvements to the Atlas Road frontage. There will be a curb, sidewalk, etc. He said he would provide more information about access to Atlas before the conclusion of his presentation. There is a need for this annexation because of the economy, the demand for housing and the scarcity of land. It's inevitable that this is going to be annexed into the city. How it's annexed or what zoning, that is yet to be determined. But to those that would say they want it to remain as a field, he would say growth is inevitable. Staff did a great job of presenting the surrounding zoning and the appropriateness of the requested R-17 zoning. He reiterated that the Comp Plan calls this out as an Urban Neighborhood, and R-17 is certainly one of the enabling or compatible zones. In fact, R-17 is probably one of the less dense zoning districts for the Urban Neighborhood Place Type, other than if a property was developed with single family residential in the R-17 zone. Most of the surrounding areas are zoned R-8 with C-17 at the corner. The property owners at the southeast corner intend to request annexation with C-17 zoning pending the outcome of this annexation request. You've got a major arterial

collector intersection and you've already seen C-17 on one corner. The other corner is ripe for C-17. The question is what will happen with the rest of this area in the future and is R-17 zoning compatible? He would say that it is going to be compatible with the kind of uses you'll see on the remaining pieces coming in and the kind of zoning. The R-17 does allow for a variety of uses. It's probably one of the broader ones, where you can go single-family all the way up to multi-family. The intent of the Urban Neighborhood Place Type is to have denser residential development. Regarding utilities, sewer will come up Atlas and be brought into the property along a utility easement. Whether it extends as far north here, there is no sewer available. There is sewer out in this intersection, but it's way too shallow for us to access. Water is from Hayden Lake Irrigation District. As part of the requirement to get the will serve, we did a modeling study on probable extensions of water mains into this development. Prairie Avenue has a 12-inch. Atlas Road has a 12-inch, and we will be looping from Daylily and connecting to probably both of them. The modeling study predicted the flows and the resulting pressures. There's actually an increase in pressure when we connect these two because of the additional flow capacity. There's no negative impact at all on pressures in the existing subdivision. He then touched on one of the concerns of the residents that was in some of the comments you read. Some of the houses in Garden Grove have an easement and an existing four-inch water main that comes down behind the houses that is pretty much under the fence, and that currently connects out and provides service to this house to the west. With the development of this parcel, that four-inch line becomes obsolete. It will be abandoned by Hayden Lake Irrigation District. He has had discussions with Brandon, the supervisor at HLID, as recently as this afternoon to confirm it and they indicated they would vacate the easement and abandon that four-inch water line. This also responds to concerns about having backyards ripped up. That line will be abandoned and the easement will be vacated. It actually would allow them more use of their backyards, as far as putting structures and whatnot in that easement because it would be going away. This is a benefit. Regarding transportation, let's talk about access because it is important. As staff pointed out, Post Falls Highway District manages Prairie Avenue and they won't allow direct access. But they would permit secondary fire access onto Prairie Avenue, if needed. The applicant has also been in the process of discussions with the property owner to the west about creating a secondary access to Atlas Road. Having that additional connection would be a benefit to developing this property and we understand that. That ends up being an important mitigation for any and all the impacts to traffic. Traffic is always an issue and it's really not one specific development that's the issue. It's traffic patterns, traffic flow, signal timing. It's really more of a regional or local issue. Any development of any kind will contribute incrementally to that new traffic. Any new growth will do that. It's really the effective management of traffic is more at a regional or a local level. The City of Coeur d'Alene is part of the Kootenai Metropolitan Planning Organization (KMPO), and they do have model forecasts out 20 years that predict traffic given the predicted land uses. They come through and identify land uses all through the city, and then generate traffic and trips and route it on the streets. Atlas Road is pretty much at its ultimate width of 40 feet with three lanes. The regional planning is really more of the answer to how are we going to alleviate our traffic issues. When Hanley was opened all the way over to Huetter Road, you have seen that the traffic on Atlas Road really jumped up. It was a regional impact. Interestingly enough, single-family generates about 50% more trips than one multi-family unit. So let me just throw some numbers at you. If you had 10 acres and you developed it as an R-17 in a peak hour, you'd get about 114 trips in the peak hour. If you developed it as R-12, you're going to get about 120 trips in the peak hour. If you developed it as R-8, you'll get less. Then you start to reduce it. You'd get about 80 trips in the peak hour. The whole point of it is not to remember the numbers, but the trend, and say just because it's R-17 doesn't mean you're going to get more traffic generated than some of the other residential uses or some of the other zoning and development density that would be allowed in the urban neighborhood. Well, because when you have single family as opposed to multi-family, you generate more trips for things like deliveries, for lawn care, for a variety of additional uses that come along with single family. Even Amazon will deliver to a CBD, so they make one stop to those multiple mailbox things, they make one stop for 15 units versus 15 separate stops. That's why you get more traffic for detached than you would for multifamily. Lastly, regarding the recommended conditions for the annexation agreement, we didn't see any red flags or any fatal flaws. We would suggest a refinement of a few of them, and one of them was the condition for a traffic study. We don't have any problem with that, but we would want an opportunity to discuss the scope of the traffic study. The buffer zone was an interesting condition but not a surprise given the public comments. We just want an opportunity to review that and discuss it with staff as we move forward through negotiating the annexation agreement. Remember when we talk about

impacts of development that all of the development here is going to pay significant amount of impact fees that go to street projects, public safety, parks to acquire land. That is part and parcel with any annexation and any development.

Commissioner Jamtaas asked Mr. Dobler to help him understand the decision that was made about not allowing access onto Prairie Avenue, and if that determination was made by the Post Falls Highway Department that you couldn't have an exit, or access or egress onto Prairie Avenue. It seems that same number of people are now going to be going through Daylily to access Prairie Avenue. They're just going to go through the neighborhood. What is that rationale?

Mr. Dobler said he wished he could explain it all. The highway district doesn't allow access onto Prairie. It's that simple. He did ask about a right in, right out. They were concerned that with the 45 miles an hour speed limit that access would slow traffic down. That is just the highway district's policy.

Vice Chair Ingalls asked for clarification on the access. He recalls reading something in the staff report about Atlas Road and Daylily Drive. He knew some traffic would go out Daylily but wants clarification on access off of Atlas Road. Help us understand why we don't have some definite Atlas Road connection.

Mr. Dobler stated that the applicant has the ability to develop access where the property fronts Atlas Road but the property owner doesn't want a throughfare on the side. The specifics are yet to be negotiated with the property owner, but clearly it'll be an easement, and both utilities will require access over that easement. There will be a developed, limited access for utilities here, and we're in negotiations to plus that up depending on what we can do with this before we develop.

Commissioner McCracken asked if the limited access to Atlas Road would have sidewalks or connection into the trail on Atlas or anything like that.

Mr. Dobler responded that it would basically be a driveway or drive aisle and is not anticipated as a dedicated city street.

Commissioner Fleming asked if Mr. Swenson owns the pumpkin patch.

Mr. Dobler replied that he does.

Commissioner Fleming asked if the owner wants road access through the southerly border of his property.

Mr. Dobler replied that they are not looking for a public street to go through there, but they understand that there will be access of some sort.

Commissioner Fleming commented that this access needs to be more than emergency-only access. It must be a dedicated road. Even if this didn't go to multi-family, which is high density and 161 units, it is truly a mistake to think that we can't exit a lot of people out onto Atlas Road because you would be shoving all 1,000 cars a day through a small development with closely stacked houses. That would be a real concern. If you cannot dedicate a real road accessing Atlas Road that belongs to this development, it's a no-go for me. It's dangerous and it's thoughtless. If this were to go to full multi-family, high density, lot of people, sometimes two and three cars per unit, because the people are triple bunking now here to afford it, that we need to get people out. We need to move them north and south, up north, up south. They need to be able to turn left and go down Atlas. And yes, we will be improving Atlas over time. It will come, maybe in time to catch this development. This is just an annexation. She knows it may not be developed as high density housing. The drive now for affordability drives us into multi-family because the young people can't afford housing. This is where we are. This request needs a proper road on that southerly border. That's the reality.

Commissioner McCracken asked for clarification on the timing of the different elements and if the

roadway connections and improvements to the trail would be done at time of subdivision or construction.

Mr. Dobler responded that he can't speak for staff, but the way the condition reads is prior to construction. We're not planning any subdivision at this point. It would be prior to construction of whatever units or whatever development is constructed, and staff controls that because we would have to come in and present site plans for the on-site development, and they approve it.

Commissioner McCracken asked Ms. Patterson for clarification on the requirement for infrastructure.

Ms. Patterson stated Mr. Dobler is correct in saying that it would be required as part of development or prior to, if it's subdivided that would be before a plat is finalized, there's the requirement for the infrastructure to be put in place. If it was built as an apartment complex, that would be part of the building permit process. We'd require one or the other.

Commissioner McCracken asked for clarification on needs of the Fire Department. Their only comment was related to the flow and the pressure of Hayden Lake Irrigation District. Does the Coeur d'Alene Fire Department does not require access on Atlas? She said she is surprised that's not the findings.

Ms. Patterson stated that staff's understanding was that there would be access from Atlas as well as Daylily. That was kind of presumed that you have frontage there and there'd be frontage improvements and access.

Commissioner McCracken stated it wouldn't be unreasonable to add that if it because it seems like they were assuming that was the case.

Ms. Patterson replied, "correct".

Mr. Dobler responded that secondary access for Fire is required after we reach so many units. We expect that, and that's what I said, that at least on Prairie there would be an emergency fire access, and certainly that at this point, that utility road would be used as a fire access also.

Commissioner McCracken said it is hard to say if the criteria would be met if there's no access on Prairie Avenue and no guarantee of what access to Atlas Road could look like.

Mr. Dobler suggested that access could be addressed in an additional condition of approval that would be worked out through the annexation agreement and give us time to come back and talk to Mr. Swenson about what he may or may not have.

Commissioner McCracken stated it's hard having a lot of loose ends.

Mr. Dobler stated let's just pretend if you made a condition of approval saying that you must have an vehicular access for this development out to Atlas, the applicant team can meet with staff before it goes to council. The code defines if it's a vehicular access, it's got to be minimum 24 feet, you know, drive aisle, paved, etc.

Vice Chair Ingalls stated that might make sense here to just get this moving forward. He doesn't believe it needs to be a full street width but it needs to be more than a teeny little easement thing too. He lives just south of there in a neighborhood that turns right off Atlas, and it works. There are 60 homes there, and it's certainly not a full city public road. It's a little private street, and there's one just like it to the north of his neighborhood. Those work and this could too.

Commissioner Fleming stated the trick to this is though that you are forcing the predominance of that traffic through Daylily. It's impacting an existing neighborhood in a profound sense. It behooves the developer/owner, or whomever's packaging this up, to understand that that's detrimental to the

neighborhood. We keep talking about neighborhoods, established neighborhoods. That's an impact one cannot ignore. We have to give them decent access to the south (to Atlas Road), so that they don't fully feel the weight of that traffic. Knowing that there's a secondary access, whether it's a street that is 25 feet with curbs and sidewalks and a nice walking path, that would be a really nice bonus. But in reality, we should not lay all that traffic onto Daylily.

Commissioner McCracken stated that the commission has to consider the density too. If a private drive works for more for 60 homes, or there's a little loop on Mocha, like a handful of residences, but at a density of you know R-17, there's a significant difference of the amount of funneled traffic there, even if it was more of the same homes right there might fit more to fit right into Daylily.

Mr. Dobler stated, even if it wasn't R-17 to continue to make the point, whatever traffic is generated, even if zoned R-12 or R-8, we would resonate and say second access is not only benefits Daylily, but it benefits this subdivision or this development as well. And that's why he suggested an additional condition that gives us chance to work through the specifics.

Commissioner Fleming stated it's problematic thinking that you're going to turn left to go west on Prairie, as we all know it's getting harder and harder to get that left turn. The people are putting on the pedal to the metal, and they're heading straight for you as you're trying to turn left into them into the median.

Kurt Vitali introduced himself and said he has four reasons why he oppose the property or the zone change – property value, traffic, safety, and finally aesthetics. Property value studies show that multi-family units in close proximity to single-family homes do not necessarily lower the value of the single-family homes, nor do they necessarily increase the value. Either way, it's kind of neutral. However, studies do show that urban homes in close proximity to small-family farms typically have a 3 to 4% higher resale value than homes not near a farm. A zone change to R-17 from this farm will negatively affect my home's value as well as that of my neighbors. The second is traffic, which we've already talked a little bit about. His office window overlooks Atlas. He knows that as soon as Hanley was opened up to Huetter, that the traffic increased significantly. He's going to make a guess at 50 percent increase when those subdivisions along Hanley are completed, that traffic is going to continue to intensify, and adding another subdivision right, there at Atlas and Prairie is only going to would be totally irresponsible with regard to traffic patterns. He can sit in his office right now and overlook Atlas, and can say that between the hours of 4:30 and 6:00 p.m., he knows when there's a red light on Prairie because the traffic's backed up past his house. When the Hanley development gets completed, that potential traffic could be backed up past Wilbur. The other issue is semi-truck traffic. There was virtually no semi- truck traffic on Atlas before Hanley opened up, and now the big rigs travel that every day. That adds not only to the congestion but also adds to noise and air pollution along that road. He knows the City Engineer said that Atlas can handle the traffic, but you know the roads in Seattle and LA and Portland can handle the traffic too, but you don't want to be on those roads between five and 6o'clock, do you? No, because it's a parking lot, and that's going to happen too along Atlas eventually when all these subdivisions get built. The next one is safety. He knows the police and fire departments have stated they can handle the impact of 161 new units, but the question is, do they want to? Any firefighter will tell you it's more difficult to fight a fire in a multi-family dwelling than it is in a single-family home, and statistics support that as well. Also, traffic safety statistics show that a 50% increase in traffic flow results in a 60- 80% increase in traffic accidents, so that's significant. The other is just aesthetics. Currently that farm is a peaceful rural oasis in the midst of this urban sprawl, and it's one of the reasons he bought my house there. He likes looking out over the mature trees, the open land, the nice yellow barn that's there, which he knows was said that it's going to stay there for the time being, but you know who knows how long that that means. He also likes to hear the rooster crowing in the morning. That's kind of nice. Re-zoning this property robs him and his neighbors of these simple pleasures. In your packet, one of the things you said in your growth and development goal is "preserve the qualities that make Coeur d'Alene a great place to live". This proposed zoning change will accomplish just the opposite of that. With every pasture that's turned under, every mature tree that's cut down to make room for another subdivision, the quality of life in Coeur d'Alene diminishes. It's been going downhill for the past 25 to 30 years, so please, do the right thing and recommend that this zone change request be denied. Thanks.

Dennis Tanner introduced himself and said he lives in Coeur d'Alene. He is here to speak as a property owner that doesn't want the quality of life in his neighborhood, which is the Landings, or the property values of the Landing to go down. How many stories might these be? He would guess three. That's 45 feet. Second could low-income housing be part of this package of R-17? He would appreciate an answer to that. Would it be possible, as a response to this request, to say how about R-8 instead of R-17. That would be my third question. Say yes, but let's do this with different zoning because despite what the gentleman said, he believe that would result in less traffic. The fact that we have limited access over here on Atlas and no access on Prairie, and we're going through a neighborhood to get it's like no access to this place, and that should be a reason for you to say no. This doesn't work. There's virtually no access here. It doesn't work. It's not enough access to make this work, and it's going to be problems for the neighborhoods on both sides. Thank you for listening.

Sandra Moulton introduced herself and said she lives in Coeur d'Alene. We are right next to Daylily right on the corner, and it will greatly impact us with that much traffic. Depending on what you build and if it is apartments, it has got to be at least three stories, and they're going to be right up against our fence with everybody looking down into our backyard. Also, the infrastructure on the streets there at Atlas and Prairie, like the other gentleman said, if you're there and you're looking out, and we can see both from our backyard, the traffic is terrible. And God help us if they're doing any redirection because of other road construction in other places. It makes it 10 times worse. Going through the red light there at the corner. Sometimes you're sitting there through two cycles of the red light. Also, please take into consideration not only the farm animals because we love the farm back there. That's one reason why we bought where we did. But there's also the wildlife. That lone pine tree that sits on that property has a pair of nesting red-tail hawks, which she understands are under federal and state protection. We see them there all the time. What's going to happen to that tree and those hawks because who's going to speak for them? We love the farm. We love the animals. We enjoy it. We're also worried about the four-inch water main that runs through our backyards. She said she knows he said that Hayden Lake told them that they're not going to use that four-inch water main. It actually goes through the backyards of the first five houses from Daylily down, and the backyards get smaller as they go down from Daylily on through Hydrangea there, and we're wondering: Are they actually going to shut that water main down because it does go to the barn? It provides water, and if not, if they're going to try and use that as part of the water for the development. If it breaks, then they come through and they tear up our backyards all the way down to fix that main. We understand that the property owner has the right to do with what you know they want to do with it. It's just that you know we really like the farm, and I hope everybody takes that into consideration too. Thank you.

Cal Whitfield introduced himself he states we own the five acres directly to the north of the proposal. He lives in the County and has a lot of questions. He actually came here not in opposition to this. We've known the Swenson's for years. We knew that this was something that they were working towards and we do support them in the idea of it. Next door to it, we do have an auto repair shop. We ran it for many years. We sold the business itself last year to one of my employees. On the back half of the property is a small farm with a house. We occupied it for many years. At this point, we're using it as a VRBO. Right now, the business generates a lot of traffic. It does. It's been there for 41 years. It's one of the oldest auto shops in the city. Well, in the area. And right now, you get over there in any kind of traffic times, and it is deadlocked. Atlas is absolutely deadlocked, and with him talking about punching an access right on our property line, my shared property line with the Swenson's. Now you're talking the other corner of my property, right down over here. My property is about 330 feet wide, directly opposing that other property line is the entrance to the Landings. Anybody who goes in or out of the Landings anytime near or around traffic times knows what it's like getting on Atlas. Now we're talking 330 feet from that Landings, another entrance with potentially better than 1000 cars a day, feeding in and out of Atlas on it. Right now, it's going to completely deadlock access to our property, because already we can't hardly get in and out. Another big question is about the sewer main. It sits on the far corner of his property. He has already talked to the city, and they said any development that happens, they're going to have to punch that sewer main through the front of his property. He didn't see a single picture showing the extension of the sewer main and if that would affect the front of his property. There's absolutely no discussion with how that's going to impact our property or our business as they do this, nor what are they going to do the put back

together the front of my property? Is it going to match the proposed annexation? Does he have a say in it? And then once it's done, does he get to maintain something that somebody else put together? None of these questions are being answered in this. Not to mention the fact that he doesn't love the idea of having a road with potentially over 1000 people a day running up and down his property line. He is not opposed to this project, but really thinks somebody needs to be talking to him and the more impacted neighbors to get people on board, and not coming here with a lot of ambiguous answers to questions that everybody in this room has. Thank you for your time.

Anthony Walker introduced himself and said he lives in Coeur d'Alene Place, which is just another side down from Garden Grove. He states he is in support of this annexation because he is young and has a lot of friends that live in the apartments off of Prairie and Ramsey. He graduated college seven eight years ago. He started living in an apartment when he graduated from University of Idaho. He grew up in the County just north of Coeur d'Alene. He had his first job in 2019 for \$40,000 a year. He wanted to make this home, and so he did. He rented an apartment and then COVID happened. Obviously this made everything more expensive, everything more unattainable. But he worked hard to afford a home, and now he has a family. He is in favor of this because he wants to see more urban infill projects in our city and the overall area. We see a lot of urban sprawl. Highway 41 is going to be full before we even know it, and there's going to be more and more houses that take up the actual big, farms and the fields that are actually farmed for hay and alfalfa. This is kind of a hobby farm right now, but he does think it's a great development site for something that can provide attainable housing for younger generations to keep them here, keep my friends here who are waiting for the hospital to be built down the road and want to live kind of close to the hospital. It's going to be built in Post Falls, and they want to see their families raised here. They're for the next generation. He'd rather keep areas like this more density and have our actual farms remain undeveloped. If you look at Boise, they have subdivisions in the middle of farmlands because projects like this aren't approved but if we do approve them with the density, we have the open fields once you leave town. He'd prefer to see that personally and see a project like this approved. Thank you.

Justin Sherfey introduced himself and said he lives in Coeur d'Alene. He states he also represents the younger generation tonight. He appreciates everybody coming out. There are peers and people older than me who want to live here, and it's hard. A lot of my friends live in their mom's basements in Post Falls. Where do you want to live? They would love to live in Coeur d'Alene. He knows some developers that own apartments and he asked them about the rental market in Coeur d'Alene. They said it is their best market. They're 95% full and beating rents by 100 bucks on their pro forma. What does that tell you? It tells you that there's a lack of supply, and there's a true demand for people who want to be here. The Swenson's have owned this property since 2013. He is sure they probably weren't thrilled when Garden Grove came in. A lot of those property owners bought in 2018, and 2020, they weren't here. They also have property rights. This is Idaho. That's why people live here, and we're not doing a zone change tonight. From what he can tell, this is following the Comp Plan and filling in a color for the City of Coeur d'Alene on what your Comp Plan calls for. Traffic sucks. Until we have something in writing that says what's going to happen, he actually thinks that coming off a Daylily, and if you want to take a left on Prairie, he'd rather come through this development and then take a right out on the Atlas instead of trying to dodge cars on Prairie Avenue. This is your neighbor. It's their time. They've chosen now to sell for different reasons. A lot of people have done this in the past. This isn't the best time. But we're in an affordability crunch, and others my age are out there who don't know about these meetings, who don't come here, who don't share their concerns. They're just like, "It is what it is". My buddy's an elevator mechanic, who makes a great income. He's like, "Yeah, I just kind of come to the reality I'm never going to own anything in Coeur d'Alene because it's just gotten so crazy". And this does help. It's surrounded by city. Yeah, the restricted access onto Prairie, he doesn't like that either. That they won't let us come in and out. He thinks that that's for the residents there. It's not great. he just appreciates you guys listening to your future generation and the problems, the real problems that we're facing. And if we can find a solution to some of the issues brought up tonight. Thank you.

Eric Sorenen introduced himself and stated that he lives right on the border in Garden Grove. One of the big problems he sees with the R-17 zoning is that not only is it really tall because it's going to tower over his property, but it also allows for the possibility to be converted to an R-34 later. He doesn't know if

there's going to be a hearing on that or if that's just a thing that goes on behind closed doors. So that's a huge concern of his. He doesn't want people staring into his backyard in the privacy of his home, and also the light, the effect of this that it'll have on the sunlight. He has a lot of plants that he has spent a lot of time cultivating, and they rely on that sunlight because we have such a short growing season already. He would like to see if it's possible to have a sun study if this were to go through. Plus, he has solar panels also on that side too. If they block that, then it's literally cost me money. Another concern he has is with Atlas. It sounds like, if he heard correctly, that the Parks Department is requiring a 10-foot-long path on the side, and Atlas Road is still only one lane. He doesn't know how they're going to accomplish that and also put all these people in that property and push them all through Atlas. So that's another huge concern. Dr. Wayne Strickland introduced himself and said he lives on Lockston Loop. He has several reasons for wanting to oppose this request. First of all, there are not very many details, so he is assuming R-17 multi-family residents throughout this would be the proposal. He is concerned that the gentleman indicated that the bottom third of that property there would not be developed contiguous to Atlas, and that reduces the effect of acreage by 2.3 acres approximately. That increases the density of the remaining pieces of property that would be constructed. Another concern was a lack of adequate notice. Many people who live on his street did not receive notices. They were across the street from me, and that's a concern for me that we need to broaden the notice and give them opportunity to be able to testify with regard to this. He is also concerned about traffic, current traffic patterns and congestion on Atlas Street. If all of the entrances are going to be on Atlas. He is concerned with damaging the character of the neighborhood. The vast majority of homes are single-family homes in this particular area, and having multi-residence structures is going to severely impact negatively the neighborhood. He is also concerned that there may be substantial increased noise. He didn't hear that addressed in the planning document that you summarized tonight. He is concerned about the impact on schools with that kind of building of structures, and is wondering if that issue has been addressed. He thinks it's not inevitable that this is going to be developed at least at this density R-17. There may be reasons to ask for it to be reduced to an R-8 or something along that line, restricting it to single-family residences. Thank you very much for your attention to my comments.

Cindy Spence introduced herself and said she lives in the Garden Grove neighborhood, right off Daylily, which would have tremendous impact should this be approved. She said we've heard from younger people in our community, but we haven't heard from the older people. Our neighborhood, Garden Grove, is comprised mostly of retired people, of older people that have worked their entire lives to buy a small property. We're not multi-million-dollar homes there. Many of us, many of our neighbors, including us, my husband is a retired Vietnam veteran. He depends, along with many, of our neighbors, on the safety of Daylily to cross the road to go to the park, or maybe to walk up and look at the horses and the mules that occupy this little piece of land, which is our haven in that neighborhood. We're surrounded by cement, and it's a haven for so many of us. For us, it's a safety issue. At any time of the day or night, you can see our residents walking with walkers, some are in wheelchairs, going over to the little grassy area, and they use Daylily, and that would make it impossible for the majority of our neighbors to safely get to where they want to go. Daylily is not a good place for 1000 cars a day to be going through. She can't even imagine it. It's absurd to think that we could safely funnel traffic through our little neighborhood to accommodate this development. She would respectfully ask you to consider that this has not been well studied, and ask that the commissioners take a closer look on how it would impact the culture of their small neighborhood and the surrounding neighborhoods, and to respectfully consider the older population that have fought for this country and have worked their entire lives to have a little piece of quiet.

James Lechner introduced himself and said he lives in Coeur d'Alene. He stated that he lives on the corner of Daylily and Hydrangea. His house is right up to the back of the field. He doesn't really want to have a three-story apartment complex behind his property. He doesn't live in a dream world where he has a field behind him. He did not ever hope that it would be developed anytime soon. Eight years is a little sooner than he liked, but he doesn't live in a dream world where he doesn't think that that's ever never going to get developed. His preference would be that it not be developed with three-story apartment buildings. He prefers single-family homes, or in the worst-case duplexes. Lower houses would be preferred if it ever happened. That's what he would like. Most of his neighbors probably would like neither of those. That part of Daylily right there that comes in that would be absorbing this traffic. It's a very

narrow road. He recalled when they moved in or we were looking at the property that they were originally told that the city wasn't even going to accept those roads, and that plowing was going to be in the neighborhood, not on the city. They do plow our streets, but that road right there, Daylily, is very narrow. If there's one car parked on the side of the road beside his house, you can't get two cars through there. Once you've done that, you can't get a plow through there. They have issues as is right now with some of renters that fill their garages with all their belongings, so their road cars are always on the road. Winter time it becomes a real hazard trying to get the roads plowed. But if you put one car through there, you can't get two cars through there at the same time, and you can't widen that because it's only the swale and then his house. Daylily, the road that everybody keeps talking about would be their exit, but the road going in and out of our neighborhood is Celebration, and that's the one that's going to catch the backup of traffic of people trying to go left on to Prairie if they need to, it's going to impact that street also. We do have a road that goes in the back of our development and exits out, but also that exits out into Sunshine Meadows, which they would absorb that too. Because the shallowness of our backyards and our lots are not that big. If you put a three-story apartment on there, they're going to be looking into house and see what he eats for dinner. His preference is that this gets zoned for single-family, not for apartment-type complexes. Thank you.

Joyce Zurn introduced herself and said she lives on Hydrangea, in the Garden Grove district. She stated she is not behind the farm. She pays HOA dues in the complex as well as the rest of the homeowners, and knows that if they put in a big R-17 complex that they're going down Daylily. First, it's dangerous because it is so narrow, and the kids go back and forth right there. We have a park right there. You can't tell me that those people are not going to use our park that we pay part of the HOA dues for so, which means it will deteriorate faster, which means that she has to pay more HOA dues, to repair it. She knows that the school is down both ways on that street there, and she is just afraid that they're going to have a lot more accidents with the kids with Atlas Elementary and Nexa. Thank you.

Josie Krahn introduced herself and said she lives in Coeur d'Alene. She stated that her mother's house backs up on Hydrangea, and she was the realtor that did this neighborhood that was very well thought out and planned out. It's 20 acres with 95 homes, and they have five parks, and it's just a pretty neighborhood. And yes, the residents pay for the private park there. What she is not seeing in this new neighborhood is really all the pictures that were presented tonight were all the other beautiful neighborhoods around. There's not anything that that they're offering in this neighborhood and that's a concern to her. And the closeness. Tonight, when Ms. Barker was talking, she pointed out other examples of R-17. This is Carrington Place in the Landings, and that is on 8-acres, and it is surrounded by streets all the way around it. And then across the street is another 8-acre park. There's plenty of buffer for that kind of density. Then on the other side here, this is Prairie Point. That's on 15 acres, and that is they have four openings to get out. Carrington has three openings to get out. Get people moving. This neighborhood that they're proposing – it's just too high density. That corner is so busy, and they need to provide two openings on Atlas. In my opinion, if they don't get another one on Prairie Avenue, because it just doesn't work. There's no way they're going to be able to funnel traffic. They'll be backed up all the way through that neighborhood. Speaking of which, it took her about 45 minutes to get from there after she went up and looked at it tonight to get downtown to Coeur d'Alene. She also want to talk about the schools. We have Atlas, which is at capacity. We have Skyview in Coeur d'Alene Place, which is beyond capacity. We have Ramsey, which is also beyond capacity. Where are these kids going to go to school? The Landings, half of that school goes to Post Falls School District. She thinks compatibility with the other neighborhoods just needs to be single family.

Public testimony closed

Applicant rebuttal:

Mr. Dobler said he wanted to clarify and provide information about the Hayden Lake Irrigation District and the four-inch water line. They're on record saying that it will be abandoned. It won't be dug up, and the easement will be vacated. The sewer main extension along Atlas Road is not going on private property. There's about a six-eight-foot gravel shoulder off the edge of the pavement, and it'll go there. The sewer

is only six feet deep, so it's not a huge trench, and it will fit within there. It must stay in the right-of-way of Atlas. It's not going on private property. We have no right to go on anybody's property. The R-34 that someone referenced would have to be approved with a special use permit. That would have to be approved by Planning Commission. It's not a foregone conclusion. Regarding the path on Atlas, the city is asking for an additional 20 feet of right of way on the piece that we're annexing. The path would be developed in the 20 feet of right of way and the road would be widened to 40 feet; it's about 36 right now to the edge of the pavement. When the curb goes in, the road gets to be 40 feet, with a swale, and a 10-foot asphalt path. He understands the frustration with access to Daylily, but when that subdivision was crafted, Daylily was stubbed to this property. So clearly, the master plan was for the road to be developed and extended. However as this develops, it's going on Daylily, and they would have known when Garden Grove was developed that Post Falls Highway District was not going to allow another access. Expectation of no traffic is, in his humble opinion, not realistic. The amount of traffic, certainly there's an impact there, and we've talked about that, and that's up to you. But certainly, it's crafted that access was always going to be from this property. One of the accesses was always going to be on Daylily. The last one is the backyard views. Those homes that abut the property have minimal backyards, so even if you had a two-story single-family, you're still going to be up against a viewshed with a 25-foot setback in an R-12 or an R-8. That problem isn't going to go away. Whether it's apartments or single-family, you would have to preclude two-story to obviate that altogether.

Commissioner Fleming asked if this was evaluated with R-12 zoning.

Mr. Dobler responded that R-12 in the City of Coeur d'Alene only allows duplexes.

Commissioner Fleming stated yes duplexes or single-family dwellings. It's less dense. Yes, the car traffic may be impactful, but she was just curious to know if the numbers had ever been studied.

Mr. Dobler stated that it was not the first choice, and for a few reasons. One of them is the traffic impact is not much less than an R-17.

Commissioner Fleming stated she recognizes that, but the density is less.

Mr. Dobler stated, it's market driven too.

Commissioner Fleming stated, correct.

Mr. Dobler commented that the market is better for duplex versus the market for condos or townhomes.

Commissioner Fleming asked if it is to purchase and home ownership foot in the door?

Mr. Dobler commented that's what cottage duplexes now are rented for rental income.

Commissioner Fleming commented we didn't really look at when in fact the pumpkin patch is extricated out of this currently or possibly in the future, it comes in. It's being annexed in the whole, but the quantification of units would go down by that 2.3 acres, correct?

Mr. Dobler stated that 161 units is for the whole property. If whatever isn't developed, it's 17 per acre. If we don't develop three acres, then you're 30 to 50 units less.

Commissioner McCracken stated but you do intend to parcel it off?

Mr. Dobler stated not exactly. They plan to do a boundary line, which is technically different than parcel it off.

Commissioner McCracken asked if the pumpkin patch would this be its own parcel.

Mr. Dobler replied yes. It would be a smaller piece of R-17, but at a later date, it could come in and have all the rights of R-17.

Commissioner Fleming stated it's a delay to this parcel. This would come in eventually and join the whole parcel.

Mr. Dobler stated absolutely, and staff can extrapolate on that. But yes, they could conceivably come in with that smaller piece, whatever it is, 2.5 acres. It would already be zoned R-17. They can come in and develop it as R-17.

Commissioner McCracken stated, right, it'll remain its own parcel with the full rights of R-17.

Mr. Dobler stated yes.

Commissioner Fleming stated if the owner currently on Atlas has a problem with us insisting on a roadway, would that be a deal stopper for this one? Is that a no go?

Mr. Dobler stated it gives us the opportunity to go back to him and negotiate. If we're successful, then we've met your conditions. If we aren't successful, we haven't. Depending on how you were to condition it's a bit of a roadblock.

Commissioner Fleming raised concerns with impacts to Daylily if it's only 25 feet wide. She is not sure if on-street parking would be possible anymore if this were to come in because of the traffic that we would force through that area.

Mr. Dobler stated that Daylily Street is standard street width. It's 32 feet and would allow parking on both sides of the street. And that happens all over the place. If you happen to have two cars parked at the same street on any street, Daylily on any standard city street, yeah, it narrows it, and we've all driven it. That's the city's standard. They've taken this into consideration. He's sure they've considered, possibility-wise, you would have two cars parked? And we've all driven it, so we all know. Yeah, I've driven streets where there's two parked cars parked. You sit and wait for the other guy to go. It's the city's standards.

Vice Chair Ingalls asked Mr. Dobler to speak to a few of the recommended conditions. One being the 25-foot setback. He thinks that one must stay. You'd indicated you're not wild about a traffic study. The actual condition says a traffic impact analysis will be required. It doesn't really define the full scope of what that is. Whether it's a limited, you know, just the certain legs and turns and whatnot. He would think that Mr. Bosley would work with you and define what an analysis means. It doesn't mean some exhaustive \$50,000 traffic study deal.

Mr. Dobler responded and said it wasn't to say that they opposed it. It was more to say, they want the opportunity to clarify with staff what are we focusing on.

Vice Chair Ingalls stated it seems that that's not a big deal that you two could work that out. And you're nodding your head. He thinks there ought to be a fourth condition under engineering, something to the extent of requiring a second access from Atlas.

Commissioner McCracken stated that Ms. Patterson alluded that fire had already made that assumption. She would even step that up and say that that access should be a full city street with sidewalks. We really tout that we have connectivity to all these great trails, and Atlas is one of them. Atlas is a main trail that people can ride all the way downtown to City Beach on. She thinks you put 1000 car trips a day or however many units, all those people would not have a way to get to that trail system from Daylily that we the city has intentionally put along Atlas both sides most of the way to connect into the Prairie Trail, to connect to the Kroc Center, to connect downtown. She struggles with it being not just a full standard access with trail connecting into what we already have as conditions to require the 10-foot. There's a reason why the city is requiring the 10-foot trail on both Prairie and Atlas, because we want that

connectivity, and then to make an entrance that doesn't have that. She feels it would be a conflict, especially with the density, because a lot of the people in those units will want to recreate and use the trail system. If it was the condition that she was adding, it would be a full street with trails connecting into the 10-foot trail on Atlas Road.

Vice Chair Ingalls stated when you have a full street that brings in a whole maintenance agreement and deeding of property to the city. What we're all describing here, recognizing we don't have subdivision kind of data up here, this is a plot of ground. If we're going to move forward with some kind of condition, he thinks it could be the intent of connecting something that has some connectivity for people, cars and bikes, and gets people in and out of Atlas.

Mr. Dobler stated that he didn't disagree. From staff's standpoint, the staff may not want a city street that they have to maintain. But it doesn't mean we couldn't give the commission that opportunity. As Vice Chair Ingalls stated you could ask for connectivity to the paths to extend into the development, and that they connect and provide connectivity, pedestrian and trail connectivity in the development to Atlas and Prairie. That accomplishes your desire to make sure that the people in this development can get to the trails. Then we kind of avoid that staff hasn't had an opportunity to weigh in on this as a city street. But if you were going to do a city street, he would say it probably wants to go through the whole subdivision. Well, now you're really opening up more of a can of worms that gets more difficult to solve and really does not or what you want can be accomplished without a dedicated street. It can provide public access. The access can provide vehicle and pedestrian access to Atlas and pedestrian access to Prairie. Hopefully, that makes some sense to you.

Commissioner McCracken commented that in general she is struggling with answering the neighborhood impact without knowing those things. She knows that's the order of events that we're in right now, and to do the zoning. It feels like there's a lot of moving parts and a lot of neighbors that want to know what's happening. It's a little hard to leave a bunch of loose conditions out there.

Mr. Dobler suggested making it a condition, so there's no mystery about it and the project moves forward with the condition.

Vice Chair Ingalls asked if we recommend R-17 zoning to Council, what if we had a fourth condition regarding this Atlas that said the annexation agreement will require connectivity to be provided for access to and from Atlas for vehicles, pedestrians, and bicycles.

Mr. Dobler responded he thinks that's a better solution than just denying an R-17 altogether, at least without giving us an opportunity as we move forward to address these concerns.

Vice Chair Ingalls commented that he thinks that captures the essence of what we're talking about here. It allows future study to roll in about the time the annexation agreement and everything else is going forward, and before you start coming in with detailed development plans.

Mr. Dobler stated fair enough.

Commissioner Fleming stated, this is an annexation. You're going for R-17, which is the top of the heap. It could be less, and we know that. We don't know who's going to develop this. We don't know how their vision is forming. All we can do is try to prevent what we believe to be the most challenging aspect, which is that secondary egress. I think that that would be safe to add that fourth point, if you don't mind.

Vice Chair Ingalls stated we are providing a recommendation. This is not an action that we have final say on. What we decide here goes to the City Council. They will make the final decision, and that's not the end of the story. There are more pieces to follow. Perhaps a subdivision, perhaps a PUD, you know, other pieces, building permits.

Commission discussion:

Commissioner Jamtaas commented that he thanks the youth of Coeur d'Alene for coming and appropriately saying that we need badly R-17 zoning in our city for a number of reasons. He's not convinced this is the right property to have R-17 zoning, particularly with the lack of information about road access and all of the other complications that have come up. Also he wants to remind ourselves that it wasn't 15, 20, 25 years ago when none of these communities out here that we live in were here. That was all farmland. All the trees had birds in them. All of them had deer. All of the comments from people that were here before us had probably the same conversations that we had today. This property is going to change. It's not going to stay agriculture land. He think that at this point in time, with as much thought has been put into it, it doesn't fit in his mind as R-17 zoning and he would not be in support of voting for it.

Commissioner McCracken stated she is probably in agreement. She doesn't feel it's appropriate to zone at such a high residential density without having those things figured out. She would support a deny without prejudice. You can come back in a month, come back and have some things sorted out, especially with the neighboring properties. Considering if we do want access that the auto mechanic to the south, and not knowing from the owner they keep saying they want a minimal access, but we don't really know what that means. She thinks it could come back, and we can chat about it some more. She would feel more supportive if it was annexed at a lower zone, but annexing at a higher density without kind of figuring those pieces out feels like we're not being very responsible in in our findings, because she doesn't feel like we could fully address neighborhood compatibility without knowing what is going in there when the zone next to it is two zones down on density. If it was the same density as the neighbor, you're like, sure, more of the same. But two zones up, we want to see the buffer. We want to see kind of what that might look like, because it's hard to say that the neighborhood wouldn't be adversely affected, and at least if we could address the majority of concerns, which she feels are still kind of loose. She would consider deny without prejudice

Ms. Patterson commented, "Mr. Chairman if I may clarify for the commission this evening, you don't approve or deny. You're recommending that city council either adopt the zoning or you recommend that they reject the zoning, and you could provide conditions, or you could say a different zoning is appropriate. If you need it to come back, you need to table it and be specific about what other information is needed. Otherwise, your recommendation goes on to City Council."

Commissioner McCracken stated my recommendation would be to reject the zoning due to what's been presented this evening.

Commissioner Fleming stated she is looking back at our conclusions of law. We followed the guidance of our Future Land Use Map. This is an Urban Neighborhood designation, and so that is part of the R-17. We can serve it. We also have a flat site. It's very buildable, very desirable building. It is a donut in our current land use in our city. It's coming into our city. It'll benefit by coming into our city. My hitch is the B4 point that the proposal would or would not adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, or existing land uses. There will not be more horses and cattle and llamas or whatever on this piece of land. It is destined to become something, but right now today she is having a hard time not feeling comfortable with just hitting so hard an adjacent neighborhood, and yes, it's a PUD, and yes, they have tiny backyards that sit off their fence by maybe 10 feet off the building side of the building, and that's an impact. She thinks the city's gone out of its way to make sure that 25 feet from that fence line is the beginning, but it also could be the beginning of a 45-foot tall roof line, and that is a sun blocker. She guesses you won't see the red sun from the smoke. But that could be a good thing in Smogust. She does have an issue with not seeing enough. We do not see a development in front of our eyes. We see an annexation. She wishes we had a little more flesh on the bones. She just thinks it's too wide open right now, and she doesn't feel comfortable that we don't have good exiting. We don't have a good address to the congestion into that neighborhood, and it would be great if the guy up north would say, "Yeah, you can come through and bring, Daylily through to Atlas and give us a good exit". But right now, she's not comfortable.

Vice Chair Ingalls responded and said we eventually need to get to a motion and close this up. But to the

applicant's credit, right out of our Comp Plan, defines the Urban Neighborhood Place Type, and it specifically says R-17 is appropriate for that very spot. How can we argue with our own Comp Plan? We sat in this very room right here, with big maps. We had tables, all kinds of community people in here, and we put little monopoly-like boxes on the map, saying where the high density should go. Some of it went on 15th at a different project of yours, on a street that's worse than Atlas, and it seems to be functioning. And the same Comp Plan said that's a good spot for R-17. That's good. We've crossed this bridge. He shares the dilemma that we face at times. This is an annexation decision and we really don't normally have them come in with all the details. Here's where all the buildings go. Here's what they look like. Here's how wide the little drive aisle looks like, and all of this to give us that warm and fuzzy. What I'm hearing here is, you'd be okay maybe with a recommendation if it were too cancel at R-8 or something because it'd be less density because I don't have those details of where things go and what the aisles and the and the traffic exactly looks like. He's concerned too, and that's why he would advocate it as a minimum, that fourth condition if it were to go forward at R-17.

Motion by Commissioner Fleming, seconded by Commissioner Jamtaas, to adopt the foregoing Findings and Order and recommend adoption of the R-17 zoning in conjunction for item A-2-26 with 18 conditions, including a fourth condition under Engineering to Include a southerly road dedicated to the city with full access to Atlas Road for vehicles, pedestrians, and bicyclists.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Jamtaas	Voted	Nay
Vice Chair Ingalls	Voted	Aye
Commissioner McCracken	Voted	Nay

Motion failed by a 2 to 2 vote.

Chairman Messina, Commissioners Coppes and Ward were absent.

The motion tied and therefore failed. The Commission did not come up with an alternate motion. The annexation request will move forward to the City Council without a recommendation on zoning.

Vice Chair Ingalls stated it's in the Comp Plan and there's other things that Ms. Barker pointed out. There are other examples in the vicinity and other places around town, again out in the room, we played the game and we indicated where in the town the higher density should be.

Commissioner Jamtaas stated it doesn't mitigate. There is no access to the north, and forcing people through the neighborhood.

Commissioner McCracken stated people would also use the neighborhood amenities.

Vice Chairman Ingalls asked what happens if we are at an impasse?

City Attorney Adams states the statute says that the that the Planning Commission may make a recommendation. At this point, it goes to City Council without a recommendation.

Vice Chair Ingalls stated so be it. He thinks that's a good idea. One way or the other, for everyone in this room, this is going to get the benefit of a second hearing, no matter what, and that gives you know the applicant time to maybe shore up a few things that we know were a little bit fuzzy or needing maybe a little tune-up. With that, maybe that's not a bad result. Is just it going forward, correct?

Mr. Adams stated correct.

ADJOURNMENT:

Motion by Commissioner Fleming, seconded by Commissioner McCracken, to adjourn. Motion carried.

The meeting was adjourned at 8:08 p.m.

Prepared by Traci Clark, Administrative Assistant



PUBLIC COMMENTS

This Page Intentionally Left Blank

From: [Clint Bower](#)
To: [CLARK, TRACI](#)
Subject: 3050 w prairie prosed project.
Date: Monday, August 10, 2026 11:30:22 AM

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

Atlas road is already very high with traffic another apartments complex will only cause further tress in our area we are against this project totally 150 plus apartments is over kill. Clint & Cheryl Bower
Sent from my iPhone

A GARDEN GROVE HOMEOWNER
ON HYDRANGEA ST

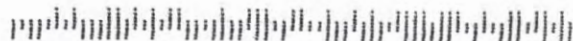
SPOKANE WA 990

4 AUG 2026 PM 4 L



Coeur d'Alene Planning Department
710 E. Mullan Avenue
Coeur d'Alene, ID 83814

83814-395810



Coeur d'Alene Planning Department
710 E. Mullan Avenue
Coeur d'Alene, Idaho 83814

Comments: DO NOT APPROVE 17 UNITS PER ACRE. ONLY
APPROVE 7 UNITS PER ACRE LIKE GARDEN GROVE
development which is NEXT to it, and a very nice
development and neighborhood. This developer/Builder
that wants 17 units per acre does NOT CARE ABOUT
KEEPING COEUR D'ALENE BEAUTIFUL, THEY ONLY WANT TO
MAKE MORE MONEY WITH 17 UNITS. THIS IS ALSO
CALLED "GREED". 17 UNITS WOULD BE TOO MUCH
AND CAUSE EVEN MORE TRAFFIC. TRAFFIC IS ALREADY
BAD IN COEUR D'ALENE. PLEASE DO NOT APPROVE
ANYTHING OVER 7 HOMES PER ACRE. NO APTS, NO
CONDOS, AND NO TOWN HOUSES OR ANYTHING OVER
7 PER ACRE. TOO MANY APTS, ETC DESTROY THE
BEAUTY OF COEUR D'ALENE. THANK YOU FOR ALLOWING
COMMENTS. FROM A GARDEN GROVE HOMEOWNER THAT
LIVES ON HYDRANGEA ST. NEAR THIS 17 UNIT PROPOSAL

I AM UNABLE TO ATTEND ~~my~~ meeting ON AUG 11th

- 
1. If you would like to send in a comment, please use this portion of the notice and return to the Planning Department office before August 10, 2026

&/or

2. Phone or visit our office (769-2240) with your concerns or questions

&/or

3. Email your comments to: tclark@cdaid.org

&/or

4. Come to the public hearing.

ITEM: A-2-26

From: [Curt Vitalie](#)
To: [CLARK, TRACI](#)
Subject: Rezoning
Date: Monday, September 28, 2026 11:34:40 AM

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

I'm opposed to the rezoning of 3050 W Prairie/7790 N Atlas to R-17. Such an action will negatively affect the quality of life for the surrounding neighborhoods. Not only will it add to the already heavy congestion along Atlas, but it will significantly increase the traffic in the Garden Grove development which is a walking neighborhood with many elderly and retired people.

Many Landings and Garden Grove homeowners bought property near and adjacent to this farm because of the quiet, rural setting. A rezoning to R-17 will change all of that, and the introduction of multi-story housing will deprive the adjacent property owners of any privacy as those structures will look down on their houses and yards.

There is a pine tree on this property that houses a pair of hawks. Idaho law states that it is illegal to disturb or harm the nesting site of any species of hawk.

I am in strong opposition to the re-zoning of properties at 3050 W Prairie and 7790 N Atlas to R-17. Such a move not only has the potential to lower property values for the surrounding area but will create more congestion in an already congested area.

With the opening of Hanley through to Huetter, traffic has greatly increased on Atlas Road, especially for semis and other large commercial trucks. This has raised the level of noise and air pollution for homeowners whose property abuts Atlas, as well as raising safety concerns for pedestrians and cyclists. To allow for the construction of another sub-division would only exacerbate the problem and continue to erode the quality of life in this section of the city. In addition, it would increase demand for police and fire protection, and further stress the area's water resources.

From: [Curt Vitalie](#)
To: [CLARK, TRACI](#)
Subject: re-zoning
Date: Tuesday, July 28, 2026 1:54:29 PM

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

I strongly oppose the re-zoning of property at 3050 W Prairie/7790 N Atlas. Coeur d'Alene has been growing out of control for nearly two decades, resulting in a dramatic decrease in the quality of life in the area. Enough is enough.

The opening of Hanley from Atlas to Huetter to accommodate the sub-division under construction there has significantly increased traffic congestion on Atlas Road. Not only has auto traffic increased, but semis and large commercial vehicles which seldom used the road before, now travel it constantly. This presents an increased safety hazard for cyclists and pedestrians. As the current sub-division on Hanley reaches completion, the situation will only worsen. To re-zone the above referenced property to allow for another subdivision will make the situation intolerable, creating more noise and air pollution, putting increased strain on fire and police services, and adding more stress to the aquifer and other water resources.

In addition, an R-17 zoning has the very potential to lower property values for homeowners in the northeast section of the Landings.

Do the right thing and say "no" to greedy developers who want to make money at others' expense.

Vitalie,
The Landings

From: [Dave Johnson](#)
To: [CLARK, TRACI](#)
Subject: Item A-2-26, rezoning to R-17 on Prairie and Atlas
Date: Wednesday, September 30, 2026 9:19:47 AM

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

If I cannot attend the City Council meeting on October 6th, how do I voice my complete opposition to the proposal of building another apartment complex at this site?

Our traffic is already terrible - we do **NOT** need to add more traffic to our commutes!

I live in the Landings - it is horrible to get out in the mornings and driving times have increased by 10-20 minutes getting in at night.

This building craze needs to stop.

Is there another way to voice my opposition in lieu of attending the Council meeting?

Thank you.

Dave Johnson

From: [Donna Phillips](#)
To: [CLARK, TRACI](#)
Subject: RE: PUBLIC NOTICE FOR PLANNING & ZONING TO BE HELD ON TUESDAY AUGUST 11, 2026, 5:30
Date: Saturday, July 25, 2026 10:08:01 AM
Attachments: [image001.png](#)

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

Good Afternoon,

Thank you for the opportunity to provide comments related to the proposed annexation of the property at 7790 N Atlas Road. The City of Hayden respectfully requests that possible impacts to the intersections along the Atlas Road transportation corridor be reviewed, as the R-17 zone designation would allow for projects which could have enough trips to trigger a traffic impact analysis and potential mitigation measures if the project were within the City of Hayden. Staff would suggest a review of the possible impacts at a minimum at the Atlas Road and Prairie Avenue Intersection.

Thank you for the opportunity to provide comments.

Donna Phillips, GISP

Community Development Director

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Friday, July 24, 2026 8:38 AM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: FW: PUBLIC NOTICE FOR PLANNING & ZONING TO BE HELD ON TUESDAY AUGUST 11, 2026, 5:30

greetings,

Attached is a copy of the public hearing notice for Planning & Zoning hearing to be held on **TUESDAY AUGUST 11, 2026, 5:30.**

If you have any comments, please let me know.

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

208.769-2240
tclark@cdaid.org



From: [Eric Salters](#)
To: [CLARK, TRACI](#)
Subject: I am opposed
Date: Monday, September 28, 2026 10:32:52 AM

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

To whom it concerns,

I am extremely opposed to re- zoning for apartments on atlas. I moved here over ten years ago and have seen how congested and busy the Landings Nieghborhood has become. Way more through drivers without regard for kids or walkers! This re-zone is unacceptable to me and my family, and nieghbors!

Thank you,

Eric Salters

7436 North Downing way,

Cda, id, 83815

From: [Eric S](#)
To: [CLARK, TRACI](#)
Subject: Concerns about annexation of Prairie Ave / Atlas Road
Date: Monday, August 10, 2026 1:42:39 AM

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

I live on the border of this annexation request.

The request is for 9.27 acres with up to 17 units per acre = 157 units, up to three stories high. There's nothing else of that height in the surrounding area. What guarantees do we have for height caps or setbacks?

I am very concerned that what happened to Coeur Terre will happen here - another R-17 zoning area which was later changed to R-34.

My joy and passion is gardening, with most of my plants in my backyard. Some of these are fruit-bearing plants with multi-year investments. Buildings of this size block the sunlight they need in our already short growing season. My solar panels are also on this border, so this decision can literally cost me money. People can invade the privacy of my backyard by just looking out their windows.

These are just a few reasons why this request is a threat to mine, and many others' well-being, which is why I strongly oppose it.

Link to Coeur Terre: <https://cdapress.com/news/2023/feb/24/coeur-terre-unrestricted-zoning-density/>

From: [Jonie Anderson](#)
To: [CLARK, TRACI](#)
Subject: Comments for A-2-26: PLANNING & ZONING TO BE HELD ON TUESDAY AUGUST 11, 2026, 5:30
Date: Monday, July 27, 2026 12:41:52 PM
Attachments: [image003.png](#)

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

Good afternoon,
The Post Falls Highway District is in favor of this proposed annexation, with the understanding, no direct access will be allowed onto Prairie Avenue.

Kind regards,
Jonie

Jonie Anderson
Post Falls Highway District
5629 E Seltice Way
Post Falls, Idaho 83854

p 208.765.3717
contactus@postfallshd.com



From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Friday, July 24, 2026 8:38 AM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: FW: PUBLIC NOTICE FOR PLANNING & ZONING TO BE HELD ON TUESDAY AUGUST 11, 2026, 5:30

greetings,

Attached is a copy of the public hearing notice for Planning & Zoning hearing to be held on **TUESDAY AUGUST 11, 2026, 5:30.**

If you have any comments, please let me know.

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

208.769-2240
tclark@cdaid.org

From: [Ken](#)
To: [CLARK, TRACI](#)
Cc: [Steph Oliver](#)
Subject: FW: PUBLIC NOTICE FOR PLANNING & ZONING TO BE HELD ON TUESDAY AUGUST 11, 2026, 5:30
Date: Friday, July 24, 2026 10:05:15 AM
Attachments: [image001.png](#)
[public notice .pdf](#)
[OUTFALL 14 INCH HARSB PIPELINE ALONG ATLAS RD SOUTH OF PRAIRIE AVE.pdf](#)

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

Hi Traci,

Thank you for sending this notice for the property development South of Prairie. We have no objection to annexation approval of 9.27 acres with zoning from County Agriculture to City R-17 zoning.

We have our outfall pipeline in Atlas Rd near this property.
I have attached drawings of where our outfall pipeline is located.

We are requesting notification to Gordon Dobler on behalf of David Swenson that HARSB has a force main in Atlas Rd. Any construction near this pipeline will require an encroachment permit and bonding for HARSB.

Thanks
Ken Windram
Hayden Area Regional Sewer Board
208-772-0672

Privileged / confidential information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or send this message to anyone. In such case, you should destroy this message and kindly notify the sender by reply e-mail. Although this email has been scanned for the possible presence of computer viruses prior to dispatch, we cannot be held responsible for any viruses or other material transmitted with, or as part of, this email without our knowledge.

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Friday, July 24, 2026 8:38 AM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: FW: PUBLIC NOTICE FOR PLANNING & ZONING TO BE HELD ON TUESDAY AUGUST 11, 2026, 5:30

greetings,

Attached is a copy of the public hearing notice for Planning & Zoning hearing to be held on **TUESDAY AUGUST 11, 2026, 5:30.**

If you have any comments, please let me know.

Traci Clark
Administrative Assistant

Planning Department, City of Coeur d'Alene

208.769-2240

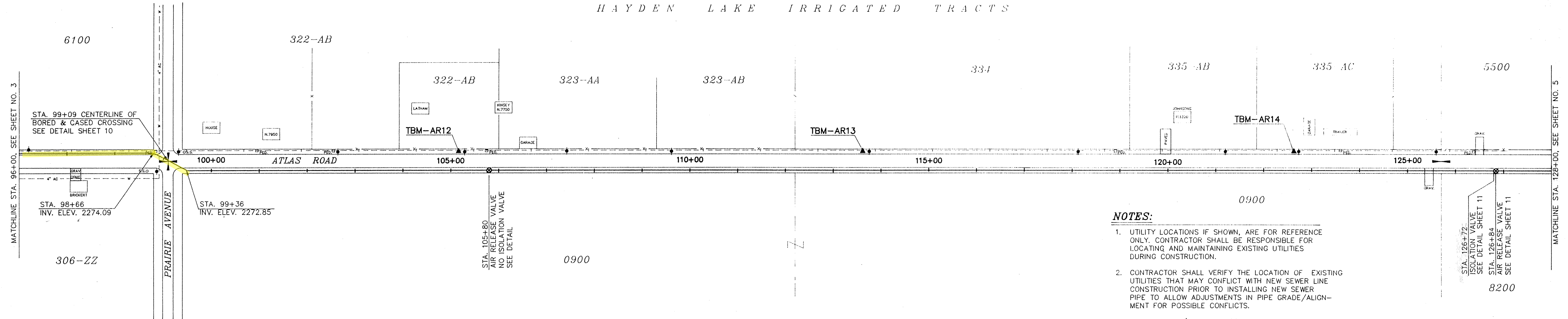
tclark@cdaid.org



SEC. 22
T. 51 N. R. 4 W.

SEC. 27 T. 51 N. R. 4 W.

HAYDEN LAKE IRRIGATED TRACTS

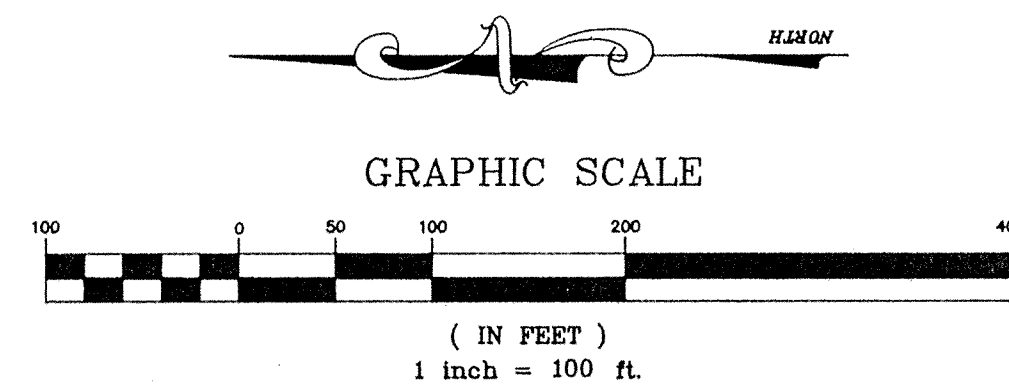


NOTES:

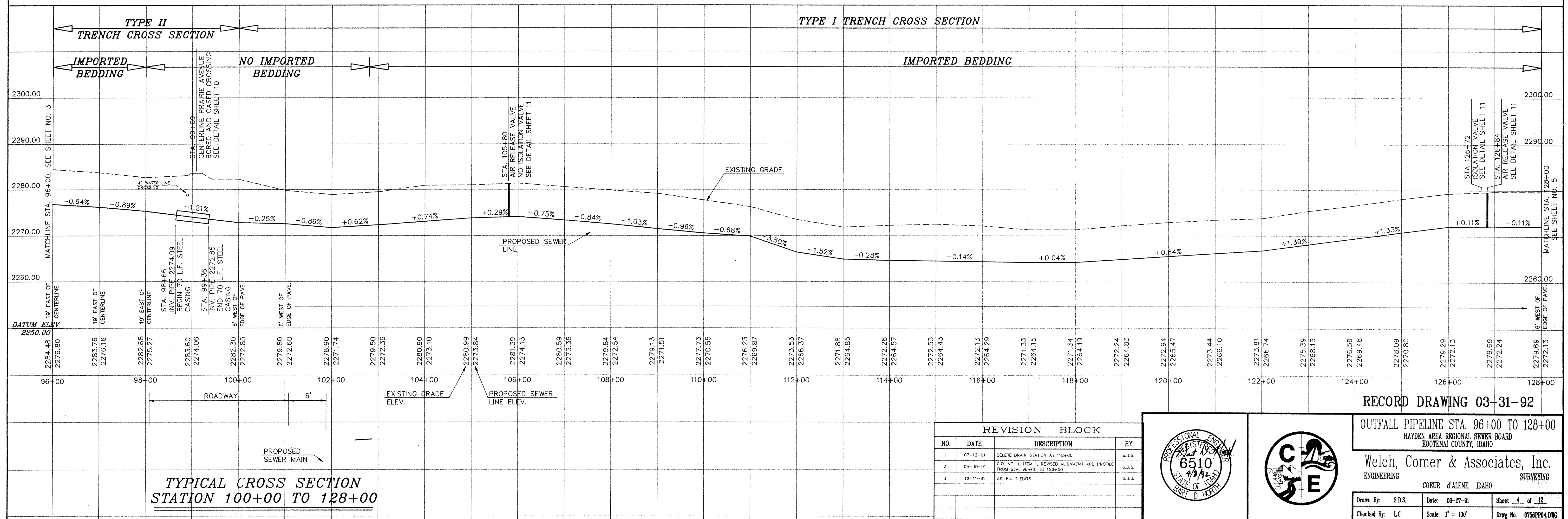
1. UTILITY LOCATIONS IF SHOWN, ARE FOR REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAINTAINING EXISTING UTILITIES DURING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES THAT MAY CONFLICT WITH NEW SEWER LINE CONSTRUCTION PRIOR TO INSTALLING NEW SEWER PIPE TO ALLOW ADJUSTMENTS IN PIPE GRADE/ALIGNMENT FOR POSSIBLE CONFLICTS.
3. MAINTAIN A 10' MINIMUM SEPARATION BETWEEN WATER PIPE AND SEWER MAIN.

SEC. 21
T. 51 N. R. 4 W.

SEC. 28 T. 51 N. R. 4 W.



TBM LIST		
NUMBER	ELEVATION	DESCRIPTION
AR12	2283.89	STA. 105+30, 33' LEFT, 50 PENNY NAIL IN POWER POLE
AR13	2274.47	STA. 113+75, 33' LEFT, 50 PENNY NAIL IN POWER POLE
AR14	2276.24	STA. 122+73, 32' LEFT, 50 PENNY NAIL IN POWER POLE



SEC. 27 T. 51 N. R. 4 W.

SEC. 34 T. 51 N. R. 4 W.

MATCHLINE STA. 128+00, SEE SHEET NO. 4

MATCHLINE STA. 160+00, SEE SHEET NO. 6

NOTES:

1. UTILITY LOCATIONS IF SHOWN, ARE FOR REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAINTAINING EXISTING UTILITIES DURING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES THAT MAY CONFLICT WITH NEW SEWER LINE CONSTRUCTION PRIOR TO INSTALLING NEW SEWER PIPE TO ALLOW ADJUSTMENTS IN PIPE GRADE/ALIGNMENT FOR POSSIBLE CONFLICTS.
3. MAINTAIN A 10' MINIMUM SEPARATION BETWEEN WATER PIPE AND SEWER MAIN.

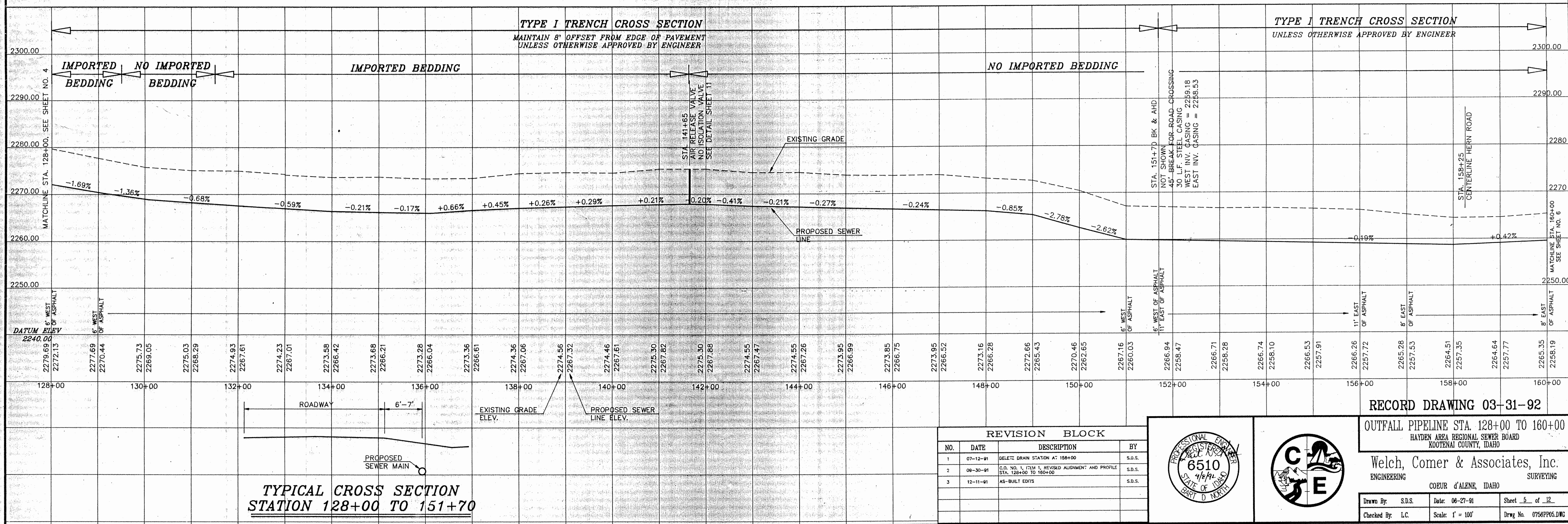
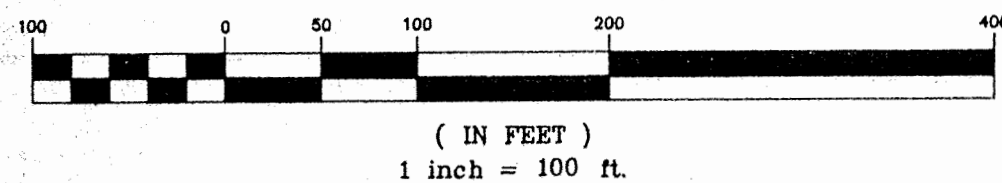
TBM LIST

NUMBER	ELEVATION	DESCRIPTION
AR15	2278.11	STA. 132+27, 32' LEFT, 50 PENNY NAIL IN POWER POLE
AR16	2276.72	STA. 142+30, 30' LEFT, 50 PENNY NAIL IN POWER POLE
AR17	2269.52	STA. 152+55, 23' LEFT, 50 PENNY NAIL IN POWER POLE

SEC. 28 T. 51 N. R. 4 W.

SEC. 33 T. 51 N. R. 4 W.

GRAPHIC SCALE



From: [Ray Kimball](#)
To: [CLARK, TRACI](#); propertyolutionsnorthwest@gmail.com; anthony@enduradev.com; kstevenson@kcgove.us
Cc: [BARKER, BARBARA](#); [PATTERSON, HILARY](#)
Subject: RE: ITEM: A-2-26
Date: Tuesday, September 22, 2026 1:06:57 PM
Attachments: [image002.png](#)
[image003.png](#)

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

Hi Kim,

Will you please forward your standard avigation easement language for us to review?

Best Regards,

Ray

From: CLARK, TRACI <tclark@cdaid.org>
Sent: Tuesday, September 22, 2026 12:30 PM
To: propertyolutionsnorthwest@gmail.com; Ray Kimball <rkimball@whipplece.com>; anthony@enduradev.com
Cc: BARKER, BARBARA <bbarker@cdaid.org>; PATTERSON, HILARY <HPATTERSON@cdaid.org>
Subject: FW: ITEM: A-2-26

NOTE: This Message is from outside our organization,
Use caution before clicking on links or opening attachments !

Ray,

I sent the original email to Gordon on August 3. Could you please respond to Kim Stevenson ASAP.

And please respond to me that you will be responding to Kim.

Thank you,

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

208.769-2240
tclark@cdaid.org



From: Kim Stevenson <kstevenson@kcgov.us>
Sent: Tuesday, September 22, 2026 12:05 PM
To: CLARK, TRACI <tclark@cdaid.org>
Subject: RE: ITEM: A-2-26

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

Good Afternoon Traci,

I just received the updated letter regarding the public hearing for this item. I have not received an email from Endura Development or David Swenson regarding the avigation easement.

Would you mind reaching out again or give me the contact information and I can reach out? We do these easements fairly regularly with the City of Hayden and other projects that are outside city limits.

Please let me know if you have any questions.

Thank you! Kim


COEUR D'ALENE
A I R P O R T

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

From: CLARK, TRACI <tclark@cdaid.org>
Sent: Monday, August 3, 2026 9:54 AM
To: Kim Stevenson <kstevenson@kcgov.us>
Subject: RE: ITEM: A-2-26

Kim,

Thank you for your comment. I will send this to the applicant.

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

208.769-2240
tclark@cdaid.org



From: Kim Stevenson <kstevenson@kcgov.us>

Sent: Tuesday, July 28, 2026 11:43 AM

To: CLARK, TRACI <tclark@cdaid.org>

Subject: ITEM: A-2-26

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

Good Morning,

This property is partially under the airport overlay zone. We would like an avigation easement over the entire 9.27 acres. If the zone is changed as requested, this puts an additional 150 homes within 8.5 nautical miles from the end of Runway 2.

The avigation easement is written and processed through the Airport. It is a notarized document; therefore the notary block will be changed based on the Grantor. Please provide my email address to the property holder for processing if the zoning request is approved by the City Planning Department.

Feel free to contact me with any questions.

Kind Regards, Kim


COEUR D'ALENE
A I R P O R T

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

From: [Kim Stevenson](#)
To: [CLARK, TRACI](#)
Subject: ITEM: A-2-26
Date: Tuesday, July 28, 2026 11:43:29 AM
Attachments: [image001.png](#)

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

Good Morning,

This property is partially under the airport overlay zone. We would like an avigation easement over the entire 9.27 acres. If the zone is changed as requested, this puts an additional 150 homes within 8.5 nautical miles from the end of Runway 2.

The avigation easement is written and processed through the Airport. It is a notarized document; therefore the notary block will be changed based on the Grantor. Please provide my email address to the property holder for processing if the zoning request is approved by the City Planning Department.

Feel free to contact me with any questions.

Kind Regards, Kim


COEUR D'ALENE
A I R P O R T

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

From: [Kirsten Nickerson](#)
To: [CLARK, TRACI](#)
Subject: P&Z Commission - Prairie/Atlas Rd Hearing Aug.11th
Date: Saturday, August 1, 2026 2:25:59 PM

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

Planning Commission

Re: 3050 W. Prairie Ave & 7790 N. Atlas Rd, Cd'A

I am writing to you as a homeowner located directly behind the said property on Hydrangea Street. I understand development happens, but I am concerned of a potential for a 3-story multifamily apartment complex being built right behind my fence. The R-17 zoning, medium to high density, I feel greatly depreciates the value of the homes in the Garden Grove development. We have a peaceful, non-gated development that will be seriously impacted with noise, increased traffic, renters vs. buyers for single family homes.

Impacts on Property:

Higher density potential than R-1 or R-3, but less than R-34 or R-12, **meaning more units per acre** but still with yard and height limits.

Greater building height than low-density zones, which can affect **views** and **light**.

I hope the developers will consider the adjacent homes, animals, and views we cherish in their site/building concepts.

Sincerely,
Kirsten Nickerson
7879 N. Hydrangea Street
(208) 660-5863

From: [Martinez, Leo](#)
To: [CLARK, TRACI](#)
Subject: PUBLIC NOTICE FOR PLANNING & ZONING TO BE HELD ON TUESDAY AUGUST 11, 2026, 5:30
Date: Monday, July 27, 2026 2:54:07 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[public notice .pdf](#)

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

Traci,

Phillips 66 does not have any utilities within the attached project vicinity.
(Response 13442)



Leo Martinez
Associate, Operations Support • Real Estate Services

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



The information in this electronic message is privileged and confidential and is intended solely for the use of the individual(s) and/or entity named above, and any unauthorized disclosure, copying, distribution or taking of any action in reliance upon on the contents of these electronically transmitted materials is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and destroy this message and any copies.

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Friday, July 24, 2026 8:38 AM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: [EXTERNAL]FW: PUBLIC NOTICE FOR PLANNING & ZONING TO BE HELD ON TUESDAY AUGUST 11, 2026, 5:30

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

greetings,

Attached is a copy of the public hearing notice for Planning & Zoning hearing to be held on **TUESDAY AUGUST 11, 2026, 5:30.**

If you have any comments, please let me know.

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

208.769-2240

tclark@cdaid.org



From: [Linn Pitt](#)
To: [CLARK, TRACI](#)
Subject: Item: A-2-26 — Atlas Road/W Prairie Ave
Date: Sunday, August 9, 2026 4:25:43 PM

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

Re: Item: A-2-26
Proposed Development: 3050 W Prairie Ave & 7790 N Atlas Rd
Coeur D Alene, ID 83815

We have a lovely community here at the residential Garden Grove development; we are fearful the proposed build is going to disrupt & harm our quality of life as well as property values.

We believe CdA needs houses and/or duplexes that will attract committed buyers who care about property and community.

It is inappropriate to insert high density apartment buildings into a neighborhood of houses; Coeur D Alene does not need more soulless apartment buildings with renters who, by the very nature of their transientness, have no commitment to the betterment of neighborhood or community.

We therefore ask the City Council to deny high density zoning for this property.

Respectfully,
George and Linn Pitt
7776 N Hydrangea St
CdA, ID

From: [Lisa McLeod](#)
To: [CLARK, TRACI](#)
Subject: Comments for public hearing on annexation at Prairie and Atlas, CDA
Date: Sunday, August 9, 2026 1:52:08 PM

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

To Whom It May Concern:

As a resident of Garden Grove, I oppose Mr. Dobler and Mr. Swenson's request to rezone 9.27 acres behind the neighborhood of Garden Grove and at the corner of Atlas and Prairie (Item A-2-26). Rezoning the requested area would severely impact homeowners and federally protected species alike and would have an overall negative impact on local commuters and the surrounding community.

First, the 9.27 acres in question is currently zoned as county agriculture and is not only the hunting grounds of but also the nesting grounds of two mated, federally-protected redtail hawks. The hawks have lived in a tree located on the property in question for years and return there every year. As a federally protected migratory species, it is against federal law to destroy or harm their nesting and hunting grounds even if the birds are not currently present in the nest.

Second, the 9.27 acres in question runs behind 19 homes in the Garden Grove neighborhood. Part of what attracted buyers to these homes and part of what makes up these homes' value is the fact that they are not surrounded by other residences, but rather they border a peaceful farm. Rezoning the acres to allow for multi-, apartment units would remove the farm and severely diminish the value of at least 19 homes that line the acreage in question.

Third, many of the homes that line the property in question have an easement for a water line that serves the agricultural property. The easement allows for the backyards of these homes to be dug up to their porches if there is an issue or need to access the water line. Changing the property's zoning would not only change the purpose of these easements, but also guarantee that these homeowners lose their yards during the construction of new homes that would require access to the water line. This

loss of a backyard would only further diminish the property value of these homes as well prevent homeowners from letting pets outside and drastically reduce the security of these homes for the entire duration of construction. Even worse, the property developers would not be required to restore the landscaping and fences that currently protect these homes, resulting in a several-thousand dollar cost for innocent homeowners.

Finally, rezoning the land would lead to a large spike in traffic in an area that already sees a lot of congestion. Both the Garden Grove neighborhood and the intersection at Prairie and Atlas face regular traffic congestion. Rezoning the land would result in at least 150-300 additional cars, if each unit had 1-2 cars. With even more units in the area, whether rentals or owned homes, neighborhood streets would become more congested than they already are and already busy streets like Prairie and Atlas would become even busier. At minimum a traffic impact study would seem appropriate before making a decision.

I hope that this Planning and Zoning Commission takes into account **all** of the concerns this neighborhood has and considers the fact that this is by no means a comprehensive list; rather, this is a brief summary of four primary concerns that are part of many, many more. Thank you.

Lisa McLeod
7957 N. Hydrangea Street
CDA, ID

From: nataliemarkowski@gmail.com
To: [CLARK, TRACI](#)
Subject: Proposed zoning on corner of Atlas and Prairie.
Date: Friday, August 7, 2026 11:02:51 AM

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

When can our planning and zoning committee plus city Council start controlling the growth in this town. To propose 150 units on nine acres on one of the busiest corners where there is multiple accidents at the light is one of the most ridiculous unsafe proposals I have seen. You are taking an irrigation county property and wanting to add 150 units to that. I attended the last planning and zoning meeting and was appalled at the dysfunction between our city council and our planning and zoning with the new huge development going on on Hutter. I am tired of watching this back-and-forth and miscommunication between our officials and what's actually happening on the roads in our town. it is very irresponsible! Atlas Road is a complete mess. They were going off of a 2023 traffic study which has changed dramatically since the opening of Hanley exchange. Misrepresentation and misinformation coming from these developers is not a reason to not protect our families. Our roads are citizens of the growth that's happening in this town. You guys are ultimately in control. You need to start putting moratoriums on these properties to try to start slowing down the growth. We know growth this happening, but you guys are allowing it to escalate without proper planning, and if you can't tell your citizens are tired of it, and I cannot believe that we have reelected having faith in you and then attending the meeting and seeing the dysfunction in person was eye-opening. Please do not allow 150 units to go in on this tiny little corner. There's already so much danger traffic happening everybody's concerned with the water. We need to stop these apartments that happening everywhere we have lost the charm and the sweetness of our cities in this county. It's time to start taking control and not allowing all these developers to have the control. I beg you please do not allow this development to happen. Please protect our lands! Please protect these irrigated designated properties to do some good not just jam in more people and cars and traffic.

Natalie Markowski

Sent from my iPhone

From: [Martinez, Leo](#)
To: [CLARK, TRACI](#)
Subject: PUBLIC NOTICE FOR CITY COUNCIL TO BE HELD ON TUESDAY OCTOBER 6, 2026, 6:00
Date: Friday, September 18, 2026 10:05:11 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[public notice for cc 10-6-26.pdf](#)

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

Phillips 66 does not have any utilities within the attached project vicinity.

(Response)



Leo Martinez
Associate, Operations Support
Real Estate Service
Leo.Martinez@p66.com

The information in this electronic message is privileged and confidential and is intended solely for the use of the individual(s) and/or entity named above, and any unauthorized disclosure, copying, distribution or taking of any action in reliance upon on the contents of these electronically transmitted materials is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and destroy this message and any copies.

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Friday, September 18, 2026 8:54 AM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: [EXTERNAL]RE: PUBLIC NOTICE FOR CITY COUNCIL TO BE HELD ON TUESDAY OCTOBER 6, 2026, 6:00

Caution: External Email

This email originated from outside our organization. Please verify the sender's identity and exercise caution before clicking on any links or downloading attachments. Be wary of unexpected requests for sensitive information. If in doubt, click on the "Report Suspicious" button.

[Report Suspicious](#)

Greetings,

Attached is a copy of the public hearing notice for City Council hearing to be held on
TUESDAY OCTOBER 6, 2026, 6:00.

If you have any comments, please let me know.

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

208.769-2240

tclark@cdaid.org



From: [Rachel Kidd](#)
To: [CLARK, TRACI](#)
Subject: Proposal A-2-26
Date: Monday, September 28, 2026 1:23:40 PM

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

Good afternoon,

Just wanted to express my concern for this proposal. I own a home on Loxton that backs up to Atlas and directly across from the property in question. We already have extreme traffic along Atlas at all hours and it's a pain to get out of the Landings. And selfishly, I don't want a three story building where people could see in my yard and house or block the view of Canfield. I've never been compelled to write any email regarding such issues but this one I can't stay silent on and needed to put in my 2 cents!

Thank you and I appreciate your time!

Rachel Kidd

SOID Kootenai County Mgmt Team | Special Olympics Volunteer | Proud Parent of a Special Olympics Athlete

From: [Donna Phillips](#)
To: [CLARK, TRACI](#)
Subject: RE: PUBLIC NOTICE FOR CITY COUNCIL TO BE HELD ON TUESDAY OCTOBER 6, 2026, 6:00
Date: Friday, September 18, 2026 10:19:04 AM
Attachments: [image001.png](#)

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

Good morning,

As not specific decision was rendered by the PZC, the city would like to reiterate their previous comments:

Thank you for the opportunity to provide comments related to the proposed annexation of the property at 7790 N Atlas Road. The City of Hayden respectfully requests that possible impacts to the intersections along the Atlas Road transportation corridor be reviewed, as the R-17 zone designation would allow for projects which could have enough trips to trigger a traffic impact analysis and potential mitigation measures if the project were within the City of Hayden. Staff would suggest a review of the possible impacts at a minimum at the Atlas Road and Prairie Avenue Intersection.

Thank you for the opportunity to provide comments.

Donna Phillips, GISP

Community Development Director

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Friday, September 18, 2026 8:54 AM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: RE: PUBLIC NOTICE FOR CITY COUNCIL TO BE HELD ON TUESDAY OCTOBER 6, 2026, 6:00

Greetings,

Attached is a copy of the public hearing notice for City Council hearing to be held on **TUESDAY OCTOBER 6, 2026, 6:00.**

If you have any comments, please let me know.

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

208.769-2240
tclark@cdaid.org

From: [Ronald Tweedy](#)
To: [CLARK, TRACI](#)
Subject: Apartment Buildings
Date: Tuesday, September 29, 2026 8:41:47 AM

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

Hi, We live in the Landings but wanted to express my concern to you concerning the apartments that are planning on being built near us. While we do not have a say in what people do with their properties we should have a say in what they should do to mitigate the traffic that most certainly is coming. The United States is becoming a renter nation but owners who build like this must be responsible for the additional street enhancements such as traffic lights, road improvements, taxes for our schools, police and fire departments. The road improvements down the line from these apartments must be looked at also. It is not just what is happening around the area but down the line towards downtown, Hayden, and Post Falls. If the county does not require any of this than it ultimately falls to the taxpayers while the owners of the property enhance their profits. These apartments must come with consequences for the owners of the properties to do the right thing and work on surrounding enhancements. The expenses should not continue to fall on the taxpayers of this county.

Respectfully,

Ron Tweedy
The Landings homeowner

From: [sandy moulton](#)
To: [CLARK, TRACI](#)
Subject: Subject Property located 3050 W. Prairie and 7790 N. Atlas Road, Coeur d'Alene, Idaho 83815
Date: Friday, August 7, 2026 3:17:29 PM

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

We live at 7975 N Hydrangea St at the corner of Hydrangea and Daylilly in the Garden Grove community. The subject property is behind our home. Our concerns are as follows:

- 1) The changing of County Agriculture land to City R-17 zoning (Residential at 17 units per acre). Will this be for homes, apartments, townhomes or other? At 17 units per acre, that is adding at least 306 plus cars going through the neighborhood.(17 units X 9 acers= 153 units X 2 cars per unit =306 cars) The traffic is already very congested at the intersection of Atlas and Prairie. Adding another 306 plus cars to the congestion will only add those cars going through our neighborhood to exit and enter onto Atlas or Prairie.
- 2) The infrastructure is already over taxed on Atlas and Prairie. That many more cars would just make it worse on the surrounding neighborhoods.
- 3) We ask that you also take into consideration the wild life in the area. There is a pair of nesting Red-tailed Hawks that live in the giant lone pine tree on the property. We them flying around often. It is my understanding that they are a federal and state protected bird and that includes their nesting area.
- 4) We are also worried about the 4" water line that runs through our backyard and the next 4 homes down from us. That water line feeds the farm. Will it also be used to feed what ever is built there? If so that puts more burden on us homeowners, if it breaks then Hayden Lake Irrigation will come and tear up our yards to fix it! There is a 20 foot easement on either side of the water line.

We understand that the property owner has the right to do what they want with the property. We ask that you consider ALL concerns before you render your decision. Hopefully not for apartments!!

Thank you
Tom and Sandra Moulton
Property owners @ 7975 N. Hydrangea St. Coeur d'Alene, ID
530-903-0089

From: [Stacie Wagatsuma](#)
To: [CLARK, TRACI](#)
Subject: Proposal identified as a A-2-26 to rezone property east on Prairie and Atlas to R 17
Date: Tuesday, September 29, 2026 10:40:24 AM

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

To whom it may concern

I am reaching out to you through this email to please forward this to the meeting that is going to be at the CDA Library with the city Council this October 6 at 6 PM

We are unable to attend the meeting physically, so we are reaching out to you that my husband and I are opposed to this rezoning of this land that is directly east of Prairie home Farm and Lil pumpkin pie Company land on Prairie and Atlas.

We are against the proposal of any building of such that would allow for an apartment building or any other buildings commercial or residential that would be allowing 160 units as stated could happen with this reasoning R-17 and anything other proposal that would exceed 5 single-family dwellings or such that would allow such a high number of people to physically be living on this land. We already have a lot of traffic issues on Atlas as it is one of two entrances and exits that we have from the Landings that go out on Atlas. It is difficult to get out during high volume times of the day.

Thank you, Edson and Stacie Wagatsuma
Sent from my iPhone

From: [Tim Fleenor](#)
To: [CLARK, TRACI](#)
Subject: A-2-26
Date: Monday, September 28, 2026 10:56:14 AM

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

Good Afternoon,

I am unable to attend the city council meeting to address the proposed re-zoning on this matter.

As a resident of this area I want to express my firm opposition to this proposal.

The traffic in the area of Atlas and Prairie is already heavy. Adding vehicles for 160 apartments to already congested roads is not in the best interest of area residents or visitors. Response from the area emergency services would also suffer from the additional traffic.

I hope the council will reject this proposal. Additional retail would be much more beneficial to the residents and visitors to the area.

Regards,

Tim Fleenor - Owner
TPF Services LLC
General Contractors
Phone: 208-294-5400
Email: tpfservices@live.com

From: [Amanda Crowder](#)
To: [CLARK, TRACI](#)
Subject: Strong Opposition to A-2-26 – Proposed R-17 Zoning at Prairie Avenue and Atlas Road
Date: Wednesday, September 30, 2026 7:02:19 PM

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

Dear Mayor and Members of the Coeur d'Alene City Council,

I am a homeowner in Garden Grove, immediately adjacent to the property involved in Item A-2-26, and I am writing to express my strong opposition to the requested R-17 zoning.

I understand Coeur d'Alene is growing and additional housing is needed. I am not opposed to growth or development. I am opposed to placing approximately 160 residential units on this property when the surrounding roads, access points, and infrastructure do not appear suited for that level of density.

My biggest concern is traffic and access. Garden Grove is a small residential subdivision, and our streets were designed to serve the homes within our neighborhood, not to function as an access route for a large apartment development. If access from Prairie is limited and traffic from this development is directed through Garden Grove, hundreds of additional vehicle trips could be added to streets that are already narrow.

This is also an emergency access concern. When vehicles are parked along our streets, there are areas where it can already be difficult for even one vehicle to get through comfortably. Adding significantly more traffic raises serious questions about whether fire trucks, ambulances, and other emergency vehicles would have clear and reliable access when every minute matters. I believe the City should evaluate the actual width and existing conditions of these streets, including on-street parking, before considering them adequate access for a development of this size.

There are pedestrian safety concerns as well. Children live and play here. Residents walk their dogs, ride bicycles, and walk throughout the neighborhood. These are residential streets, and a substantial increase in through-traffic, congestion, and potentially speeding would change both their safety and their character.

I am also concerned about whether the surrounding infrastructure can support this level of development, including stormwater and drainage, sewer and water capacity, parking and overflow parking, garbage collection, snow removal, noise, lighting, and the additional demand on public services.

The cumulative impact of development throughout the Prairie and Atlas area should also be considered. Individual projects may be evaluated separately, but residents experience their combined effects. Every additional development adds traffic and demand on the same roads, intersections, infrastructure, and services.

What concerns me most is the possibility that Garden Grove could essentially become the solution to an access problem created by the density of this project. If approximately 160 residences cannot be adequately accessed without directing substantial traffic through a small existing subdivision with narrow streets, that should be considered a limitation of the proposed

development, not a problem for the existing neighborhood to absorb.

I am not asking that this property remain undeveloped. I am asking whether R-17 is appropriate for this particular property. There is a considerable difference between reasonable development of this land and allowing the level of density currently being proposed.

Before approving this request, I ask the Council to carefully consider the actual traffic this development would generate, where that traffic will go, whether Garden Grove's streets can safely accommodate it while maintaining emergency access, pedestrian safety, infrastructure capacity, and whether a lower-density zoning designation would be more appropriate.

I strongly oppose A-2-26 and the requested R-17 zoning. Growth should be planned around infrastructure and safe, adequate access. Existing neighborhoods should not be expected to absorb the consequences of development that exceeds what the surrounding road system can reasonably support.

I respectfully ask the City Council to deny the requested R-17 zoning and require any future proposal for this property to have a level of density and an access plan that are appropriate for the location and surrounding neighborhoods.

Thank you for considering the concerns of those of us who live here and will experience the long-term effects of this decision.

Sincerely,

Amanda Crowder
Garden Grove Homeowner
7839 N Hibiscus Ln.
Coeur d'Alene, Idaho

Sent from my Galaxy

This Page Intentionally Left Blank



**F
I
N
D
I
N
G
S**

This Page Intentionally Left Blank

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

A-2-26

INTRODUCTION

This matter came before the Planning and Zoning Commission on August 11, 2026, to consider A-2-26, a request for 9.27-acre Annexation from County Ag-Suburban to City R-17 (Residential at 17 units per acre).

OWNER/APPLICANT: Dobler Engineering on behalf of David Swenson

LOCATION: 3050 W. Prairie Avenue and 7790 N. Atlas Road

A. FINDINGS OF FACT:

The Planning & Zoning Commission finds that the following facts, A1 through A9, have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing. The testimony was conflicting and the Commission determines that the more credible and convincing evidence establishes the following:

- A1.** All public hearing notice requirements have been met for item A-2-26. No evidence was presented, and no argument was made, that the public hearing notice requirements had *not* been met.
- 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 July 25, 2026, seventeen days prior to the hearing.
 - Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on July 27, 2026, fifteen days prior to the hearing.
 - Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). One hundred-Two (102) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on July 24, 2026. That was met.
 - 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 July 24, 2026, eighteen days prior to the hearing. The City did not hear back from the school district.
 - 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 July 24, 2026. They provided written comments saying there is no pipeline in this location.
- A2.** Public testimony was received at a public hearing on August 11, 2026. All persons wishing to provide public testimony were sworn in and allowed to speak.

- A3.** The subject property is located in an unincorporated area of Kootenai County, is adjacent to City limits and within Coeur d'Alene's Area of Impact (AOI), which shrank recently when the County took back part of the City's AOI. The total area of the subject property measures 9.27 acres. It is zoned Agriculture and currently has three (3) single family dwellings with accessory structures as well as agricultural uses.
- A4.** If approved for annexation with City R-17 zoning, the project could potentially include 161 multifamily dwelling units at its maximum with access from W. Daylily Drive and Atlas Road. Prairie Avenue is within the Post Falls Highway District and they have indicated that direct access on Prairie Avenue will be restricted. (Total square feet of 403,975 with 2,500 square feet per multifamily unit = 161 units) Properties within city limits in the vicinity of the subject property are residential of lower density and are zoned R-3 to the west and R-8 to the east and south. Property directly to the south is County zoned Agriculture with one (1) residential dwelling and one (1) commercial enterprise. Property to the north is located within the City of Hayden and zoned Single Family Residential with a density similar to the City's R-8 zoning district.
- A5.** The Comprehensive Plan Future Land Use Map designation is the Urban Neighborhood Place Type with higher residential densities. Urban Neighborhood places are highly walkable neighborhoods and have larger multifamily building types. The City has been encouraging projects to include 5% affordable housing. Urban Neighborhood places also have shared green spaces and parking areas. They are typically served with gridded street patterns, and for larger developments may have an internal circulation system. Development typically consists of townhomes, condominiums, and apartments, with convenient access to goods, services, and dining for nearby residents. Supporting uses include neighborhood parks and recreation facilities, parking, office and commercial development. Compatible Zoning is listed as R-17, R-34SUP, NC, CC, C-17, and C-17L.
- A6.** The Comprehensive Plan includes transportation maps showing Existing and Planned Bicycle Networks, Existing and Planned Walking Networks, and Existing Transit Networks.
- A7.** The Planning and Zoning Commission has identified the following Comprehensive Plan Goals and Objectives as being applicable to this matter.

Community & Identity

Goal CI 1: Coeur d'Alene citizens are well informed, responsive, and involved in community discussions.

Objective CI 1.1: Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

Growth & Development

Goal GD 1: Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

This project would be considered urban/suburban development.

Objective GD 1.1: Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

Goal GD 2: Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

This will bring on sewer and water line connections to this area that do not currently exist.

Objective GD 2.1: Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

Health & Safety

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

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

- A8.** City departments have indicated the project will be served by existing streets, facilities and services with exception for water as noted, and have provided conditions of approval for consideration by the Planning and Zoning Commission.
- A9.** The subject property is within the Hayden Lake Irrigation District coverage area. They have provided a will serve letter and a hydraulic evaluation by Keller Associates.
- A10.** The Commission added a fourth condition under Engineering regarding a full roadway connection to Atlas Road to address potential concerns with traffic. The applicant did not object. The Planning conditions limiting the total number of units and increasing setbacks to 25 would be an increase in the standard setbacks and would address neighborhood compatibility concerns.

B. CONCLUSIONS OF LAW:

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

- B1.** That this proposal **is** in conformance with the Comprehensive Plan policies.
This property is designated as an Urban Neighborhood in the Comprehensive Plan.
- B2.** That public facilities and utilities **are** available and adequate for the proposed use.
- B3.** That the physical characteristics of the site **do** make it suitable for the request at this time.
The subject property is flat.
- B4.** That the proposal **would not** adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, **and** existing land uses with 18 conditions, without further in-depth consideration.

Connection to the subdivision to the west was clearly contemplated as W. Daylily Drive is paved to the edge of the subject property, with gutters also to the edge of the property. No evidence was submitted which disputes that Daylily was intended to be extended upon development of the subject property.

C. DECISION

The Planning and Zoning Commission, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the requested zoning **does** comply with the required evaluation criteria and recommends that the City Council adopt the R-17 zoning with staff's recommended 17 conditions plus an additional engineering condition requiring a southerly road with full access to Atlas Road to be included in an Annexation Agreement for Council consideration of the annexation request, to address the traffic and neighborhood character concerns.

Engineering:

1. A traffic impact analysis will be required prior to issuance of building permits or subdivision of the property.
2. Approximately 20 feet of right-of-way along Atlas Road must be dedicated to the City to achieve the required right-of-way width for Arterials.
3. Atlas Road frontage must be improved to City Standards (curb, gutter, swales, and shared-use path) at the time of construction.
4. Include a southerly road dedicated to the city with full access to Atlas Road for vehicles, pedestrians, and bicyclists.

Planning:

5. For future development, any double frontage lots (backing up to Atlas Road or Prairie Avenue) will require a non-accessible buffer per City Code 16.15.180.
6. Limit the overall density of development on this property to 17 units per acre and the total number of dwelling units not to exceed 161. That includes the entire area to be annexed. If the project includes a mix of densities, the higher density residential should be located adjacent to Atlas Road and lower densities shall be adjacent to the residential single-family neighborhoods.
7. Implement increased setbacks of 25 feet for principal buildings and 10 feet for accessory structures regardless of building type, as measured from the property lines of abutting residential uses in Garden Grove. This is 5 feet more than is typically required.

Water:

8. All defined improvements required by Hayden Lake Irrigation District (HLID) must be met prior to approval of any subdivision or issuance of a building permit. Failure to provide the required improvements, in the timeframe noted, will move the City to de-annex the subject properties.

Wastewater:

9. Sewer policy # 719 requires a 20-foot-wide utility easement centered over all public sewer mains (30 feet if shared with public water) or right-of-way dedicated to the city.
10. If lots are not further subdivided, 7790 Atlas will be required to connect to city sewer in Atlas Road (while adhering to Policy 719), and 3050 Prairie Avenue will be required to connect to sewer manhole in Daylily Drive.
11. 3050 Prairie Avenue will be required to show planned connection to public sewer.
12. City Code 13.12.035 requires connection to City sewer within 365 days.
13. No individual water wells will be allowed. Must adhere to Water Service Agreement between the City and Hayden Lake Irrigation District (HLID) dated August 12, 2003. Additionally, any connection other than SFDs, will require agreement by HLID to provide the city with actual meter reading data for utility billing purposes.

Urban Forestry & Trails:

14. A 10' wide path is required on the south side of Prairie Avenue where the current sidewalk is located at the time of development.
15. A 10' wide path is required on the east side of Atlas Road at the time of development.
16. Street trees are required to be planted in the Prairie Avenue right-of-way to city standards at the time of development. If the Post Falls Highway District has restrictions regarding street trees, the trees shall instead be planted inside the property line with a street tree easement granted to the city.
17. Street trees are required to be planted in the Atlas Road right-of-way to city standards at the time of development.

Fire:

18. Provide a letter from Hayden Lake Irrigation District proving water flow/pressure capacity at the time of permitting or subdivision.

Motion by commissioner Fleming, seconded by commissioner Jamtaas, to adopt the foregoing Findings and Order and recommend adoption of the R-17 zoning in conjunction with the requested annexation with 18 conditions.

ROLL CALL:

VICE CHAIR INGALLS	Voted	Aye
COMMISSION MEMBER JAMTAAS	Voted	Nay
COMMISSION MEMBER FLEMING	Voted	Aye
COMMISSION MEMBER MCCracken	Voted	Nay

Chairman Messina and Commissioners Coppess and Ward were absent.

The motion tied and therefore failed. The Commission did not come up with an alternate motion. The annexation request will move forward to the City Council without a recommendation on zoning.



VICE CHAIR JON INGALLS

Dated: September 28, 2026

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

A-2-26

INTRODUCTION

This matter came before the City Council on October 6, 2026, to consider A-2-26, a request for a 9.27-acre Annexation in conjunction with zoning from County Ag-Suburban to City R-17 (Residential at 17 units per acre).

CONSULTANT:	Whipple Engineering
APPLICANT/OWNER:	Endura Development on behalf of David Swenson
LOCATION:	3050 W. Prairie Ave. and 7790 N. Atlas Rd., Coeur d'Alene, ID 83815

A. FINDINGS OF FACT:

The City Council finds that the following facts, A1 through A15, have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing. The testimony was conflicting and the City Council determines that the more credible and convincing evidence establishes the following:

- A1.** All public hearing notice requirements have been met for item A-2-26.
- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on September 19, 2026, seventeen days prior to the hearing.
 - Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on September 29, 2026, seven days prior to the hearing.
 - Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred feet (300') of the external boundaries of the land being considered per Idaho Code § 67-6511(2)(b). One hundred-Two (102) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on September 18, 2026.
 - Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction on September 18, 2026, eighteen days prior to the hearing.
 - Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies on September 18, 2026.
- A2.** City Council received public testimony at the public hearing for A-2-26 on October 6, 2026.
- A3.** The subject property is relatively flat and located in an unincorporated area of Kootenai County, adjacent to City limits and within Coeur d'Alene's Area of Impact (AOI). The total area of the subject

property measures 9.32 acres. It is zoned County AG and currently has three (3) single family dwellings with accessory structures as well as agricultural uses. Those uses will remain until the time of development.

- A4.** If approved for annexation with City R-17 zoning, the project could potentially include 161 multifamily dwelling units. The applicant has not yet determined what housing types will be offered in the development. Properties within city limits in the vicinity of the subject property are residential of lower density, zoned R-3 to the west and R-8 to the east and south. Property directly to the south is County zoned Agriculture with one (1) residential dwelling and one (1) commercial enterprise. Property to the north is located within the City of Hayden and zoned Single Family Residential with a density similar to the City's R-8 zoning district.
- A5.** The Comprehensive Plan Future Land Use Map designation is the Urban Neighborhood Place Type with higher residential densities. Urban Neighborhood places are highly walkable neighborhoods with larger multifamily building types, shared green spaces and parking areas. They are typically served with gridded street patterns, and for larger developments may have an internal circulation system. Development typically consists of townhomes, condominiums, and apartments, with convenient access to goods, services, and dining for nearby residents. Supporting uses include neighborhood parks and recreation facilities, parking, office and commercial development. Compatible Zoning is listed as R-17, R-34SUP, NC, CC, C-17, and C-17L.
- A6.** The Comprehensive Plan includes transportation maps showing Existing and Planned Bicycle Networks, Existing and Planned Walking Networks, and Existing Transit Networks.
- A7.** The City Council has identified the following Comprehensive Plan Goals and Objectives as being applicable to this matter.

Community & Identity

Goal CI 1: Coeur d'Alene citizens are well informed, responsive, and involved in community discussions.

Objective CI 1.1: Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

Growth & Development

Goal GD 1: Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

Objective GD 1.1: Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

Goal GD 2: Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

Objective GD 2.1: Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

Health & Safety

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

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

(The City Council may adopt these and/or other Plan Goals and Objectives – see attached worksheet)

- A8.** City departments have indicated the project will be served by existing streets, facilities and services with exception for water as noted below. Staff have provided conditions of annexation for consideration by the City Council.
- A9.** The subject property is within the Hayden Lake Irrigation District (HLID) coverage area. They have provided a will-serve letter from HLID and a hydraulic evaluation by Keller Associates.

- A10.** The primary access to the property will be a new roadway onto Atlas Road with secondary access to the dead-end at Daylily Drive.
- A11.** This matter came before the Planning and Zoning Commission on August 11, 2026, to consider the requested R-17 zoning prior to annexation. After hearing from the applicant team and receiving public testimony with concerns about the uncertainty of a roadway connection to Atlas Road, potential impacts to the Garden Grove neighborhood from increased traffic, building setbacks, and considering the Comprehensive Plan Future Land Use Plan and Urban Neighborhood Place Type identifies R-17 as a compatible zoning district, the commission with four (4) commission members present and three (3) members absent had a failed motion to recommend adopting the R-17 zoning with an additional condition requiring a full roadway access to Atlas Road with pedestrian and bicycle facilities to be dedicated to the public. Two voted in favor and two against. The Commission did not come forward with an alternate motion. Therefore, no recommendation on zoning is coming forward for Council consideration with the annexation request.
- A12.** Public testimony was received at both public hearings, primarily from neighbors in the adjacent Garden Grove and Landings neighborhoods. The public notices also resulted in written feedback from neighboring residents. Concerns that were raised included the potential for increased traffic and congestion on Atlas Road and Prairie Avenue, traffic on Daylily Drive and within the Garden Grove neighborhood, usage of the private park, privacy concerns due to building heights and setbacks associated with multifamily residential that is allowed in R-17 that they felt may be incompatible with the single-family residential uses in Garden Grove that have very small backyards due to the reduced rear yard setbacks that were approved for Garden Grove through the PUD process, potential for losing views of Canfield, impacts to nesting hawks, concern that backyards will be torn up for connections to an existing 4-inch water line, delays in emergency response, and concern that the "Pumpkin Patch" may be going away. There was also concern that if R-17 is approved the owner could then request R-34 density in the future. Mitigation measures were requested such as traffic signals, road improvements, taxes for schools, police and fire.
- A13.** The Coeur d'Alene airport has requested that the applicant sign a "Grant of Avigation Easement". The document is not required for Annexation.
- A14.** The continued use of the "Pumpkin Patch" at 7790 N. Atlas Road will require a Non-Conforming Use Certificate.
- A15.** The applicant has provided one condition for consideration by City Council related to imposing a greater building setback if future development would result in multifamily residential abutting the single-family residential homes in the Garden Grove PUD to address potential concerns with compatibility. The condition #4 is included in the list of recommended conditions.

(The City Council should add other facts here which it finds are relevant to its decision.)

B. CONCLUSIONS OF LAW:

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

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

traffic, neighborhood character, **(and) (or)** existing land uses.

C. DECISION

The City Council, pursuant to the foregoing Findings of Fact and Conclusions of Law, *(choose one)*

- ☐ Has determined that the requested annexation and R-17 zoning **does comply** with the required evaluation criteria and **approves** the request contingent on entering into an Annexation and Development Agreement and directs staff to negotiate the agreement with the applicant that includes the following ____conditions to bring back for City Council consideration at a future public hearing.
- ☐ Has determined that the requested annexation and R-17 zoning **does not comply** with the required evaluation criteria and **denies** the requested R-17 zoning in conjunction with annexation. *(a denial means the applicant must wait one year to resubmit an application for the same request)*
- ☐ Has determined that the requested annexation and R-17 zoning **does not comply** with the required evaluation criteria and **denies the request without prejudice**. *(a denial without prejudice means the applicant can resubmit the same request without any time limitation)*

The City Council may also approve of the annexation with a different zoning district. The applicant/owner would need to agree with the zoning district in order to move forward.

Recommended Conditions for an Annexation and Development Agreement:

Planning:

1. In the best interest of the City, the Community Planning Director has recommended that the Council directs staff to negotiate an Annexation and Development Agreement to bring back at a future public hearing for consideration.
2. For future development, any double frontage lots (backing up to Atlas Road or Prairie Avenue) will require a non-accessible buffer per City Code 16.15.180. Future housing development will be required to have internal circulation.
3. Limit the overall density of development on the subject properties to 17 units per acre and the total number of dwelling units to 161.
4. For any multifamily development along the property lines abutting Garden Grove PUD, implement a limit of 2 story building height with increased setbacks of 25 feet for principal buildings and 10 feet for accessory structures and in the event of 3-story multifamily development, the setback would be increased further to 50' from the eastern abutting property line. **(Applicant added condition)**
5. The existing use of the 7790 N. Atlas property for a community event "Pumpkin Patch" will require the application and issuance of a Non-Conforming Use Certificate.

Engineering:

6. Approximately 20 feet of right-of-way along Atlas Road must be dedicated to the City to achieve the required right-of-way width for Arterials.
7. Atlas Road frontage must be improved to City Standards (curb, gutter, swales, and shared-use path) at the time of construction, including pedestrian, bicycle, and vehicular access to the site meeting City standards..
8. A traffic impact analysis will be required prior to issuance of any building permits or subdivision of the property. The analysis will determine internal circulation and connectivity for vehicles, bicycles, and pedestrians and the requirement for secondary or emergency access at Daylily Drive and Prairie Ave. Additionally, it will address traffic impacts and mitigation improvements required at the Atlas Rd/Prairie Ave intersection and the Celebration Way/Prairie Ave intersection. An independent review of the traffic impact analysis by a consultant chosen by the City will be paid for by the developer.

Water:

9. All improvements required by Hayden Lake Irrigation District (HLID) must be installed and accepted prior to recordation of any subdivision or issuance of any building permit. Failure to provide the

required improvements, in the timeframe noted by HLID, will move the City to de-annex the subject properties.

Wastewater:

10. Sewer policy # 719 requires a 20-foot-wide utility easement centered over all public sewer mains (30 feet if shared with public water) or right-of-way dedicated to the city.
11. If lots are not further subdivided, 7790 Atlas will be required to connect a private lateral for this residence directly to city sewer in Atlas Road (while adhering to Policy 719), and 3050 Prairie Avenue will be required to connect to sewer manhole in Daylily Drive. Sewer must be extended to and through the property on Atlas Rd. Any proposed subdivision will have an extension off the sewer main in Atlas Rd.
12. 3050 Prairie Avenue will be required to show planned connection to public sewer.
13. City Code 13.12.035 requires connection to City sewer within 365 days.
14. No individual water wells will be allowed. Must adhere to Water Service Agreement between the City and Hayden Lake Irrigation District (HLID) dated August 12, 2003. Additionally, any connection other than SFDs, will require agreement by HLID to provide the city with actual meter reading data for utility billing purposes.

Urban Forestry & Trails:

15. A 10' wide path is required on the south side of Prairie Avenue where the current sidewalk is located at the time of development.
16. A 10' wide path is required on the east side of Atlas Road at the time of development.
17. A 5' sidewalk connection to the existing sidewalk coming from Hydrangea Street mid-block is required at time of development.
18. Street trees are required to be planted in the Prairie Avenue right-of-way to city standards at the time of development. If the Post Falls Highway District has restrictions regarding street trees, the trees shall instead be planted inside the property line with a street tree easement.
19. Street trees are required to be planted in the Atlas Road right-of-way to city standards at the time of development.

Fire:

20. Applicant to provide a letter from Hayden Lake Irrigation District proving water flow/pressure capacity at the time of permitting or subdivision.
21. Provide access requirements per Appendix D of 2018 IFC as follows: Thirty (30) or fewer single-family dwellings (SFD) may be developed with only one fire department access. More than thirty (30) SFDs require a secondary fire/emergency access. A hundred (100) or fewer multi-family units may be developed with only one fire department access. Two hundred (200) multi-family units would require a secondary fire department access.

(The City Council may add additional conditions)

FOR STAFF USE ONLY

Motion by Councilmember _____, seconded by Councilmember _____, to

- **Approve** the requested R-17 zoning in conjunction with annexation and directs staff to negotiate an Annexation and Development Agreement to bring back for City Council consideration at a future public hearing
- **Deny** the requested R-17 zoning in conjunction with annexation
- **Deny Without Prejudice** the requested R-17 zoning in conjunction with annexation

ROLL CALL:

EVANS Voted (Aye) (Nay)

MILLER Voted (Aye) (Nay)

WOOD Voted (Aye) (Nay)

ENGLISH Voted (Aye) (Nay)

GABRIEL Voted (Aye) (Nay)

SHECKLER Voted (Aye) (Nay)

Motion to (approve) (deny) (deny without prejudice) carried by a to vote.

STAFF PRESENTATION

CITY COUNCIL HEARING

OCTOBER 6, 2026



City of Coeur d'Alene, Idaho

1

		
	A-2-26: PROPOSED 9.32-ACRE ANNEXATION FROM COUNTY AGRICULTURAL TO CITY R-17 (RESIDENTIAL AT 17 UNITS PER ACRE)	

2

		
	APPLICANT: ENDURA DEVELOPMENT 250 NORTHWEST BLVD. #201 COEUR D'ALENE, ID CONSULTANT: WHIPPLE ENGINEERING 21 S PINES ROAD SPOKANE VALLEY, WA OWNER: DAVID SWENSON, 7790 N. ATLAS RD.	

3

		
	LOCATION: 3050 W PRAIRIE AVE AND 7790 N ATLAS ROAD COEUR D'ALENE LEGAL NOTICES: ALL REQUIRED NOTIFICATIONS WERE COMPLETED	

4

	
	A-2-26: R-17 ZONING WITH ANNEXATION (9.32 ACRES)
	DECISION POINT: The applicant is requesting approval of the following decision point: • A-2-26: The annexation of 9.32 acres in conjunction with zoning approval from County Agricultural to the City's R-17 zoning district. <i>If approved, an Annexation and Development Agreement will be drafted and brought forward for City Council consideration at a future public hearing.</i> <i>Note: The request is limited to annexation and assignment of City zoning. Development issues covered herein are for information-purposes-only regarding potential future development limits.</i>

5

		
	BACKGROUND INFORMATION SUMMARY PARCELS ARE CURRENTLY IN KOOTENAI COUNTY R-17 ZONING REQUESTED PROPERTY WOULD BE CONNECTED TO CITY SEWER WATER PROVIDER IS HAYDEN LAKE IRRIGATION DISTRICT EXISTING USES ARE TO REMAIN UNTIL DEVELOPMENT OCCURS PLANNING AND ZONING COMMISSION HEARING DID NOT RESULT IN A RECOMMENDATION TO COUNCIL FOR ZONING	

6

		
	PROGRESSION FROM PRIOR HEARING: APPLICANT HAS CHANGED TO ENDURA DEVELOPMENT CONSULTANT HAS CHANGED TO WHIPPLE ENGINEERING ATLAS ROAD HAS BECOME THE PRIMARY ACCESS FIRE DEPARTMENT HAS DEFINED 2ND ACCESS CRITERIA APPLICANT HAS ADDED LARGER SETBACK FOR 3-STORY MULTI-FAMILY ENGINEERING HAS DEFINED TRAFFIC STUDY CRITERIA GARDEN GROVE DEVELOPMENT CONNECTIVITY STUDIED	

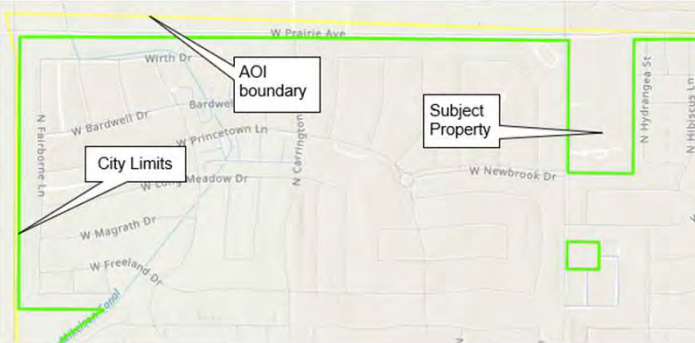
7

	
	A-2-26: R-17 ZONING WITH ANNEXATION (9.32 ACRES)
	 Location Map Adjacent Arterials: ▪ Atlas Road N-S ▪ Prairie Avenue E-W

8



A-2-26: R-17 ZONING WITH ANNEXATION (9.32 ACRES)



The map shows a residential area with several streets. A green line outlines the 'City Limits'. A yellow line outlines the 'AOI boundary'. A blue line outlines the 'Subject Property'. The subject property is located within the city limits and the AOI boundary. The map also shows other streets like W Prairie Ave, W Bardwell Dr, W Princetown Ln, W Newbrook Dr, W Magrath Dr, W Freeland Dr, N Fairbome Ln, N Carrington, N Hydrangea St, and N Hibiscus Ln.

Location Map

- Contiguous with City Limits
- Within the City's Area of Impact (AOI)

9



A-2-26: R-17 ZONING WITH ANNEXATION (9.32 ACRES)



The aerial map shows a residential area with several properties. The 'Subject Property' is highlighted with a yellow dashed line. Other labeled properties include '3050 Prairie', '7790 Atlas', 'Landings at Waterford', 'Pumpkin Patch', and 'Garden Grove'. The map also shows streets like N Prairie Ave, N Garden Grove Dr, and N Charity Dr.

Surrounding Properties



A photograph of a property sign for 'PRATHER RANCH' located on a road. The sign is yellow with black text and features a small image of a house. The background shows trees and a clear sky.

10



A-2-26: R-17 ZONING WITH ANNEXATION (9.32 ACRES)



- Street View Photo with existing use
- Adjacent Development to the east, single-family residences

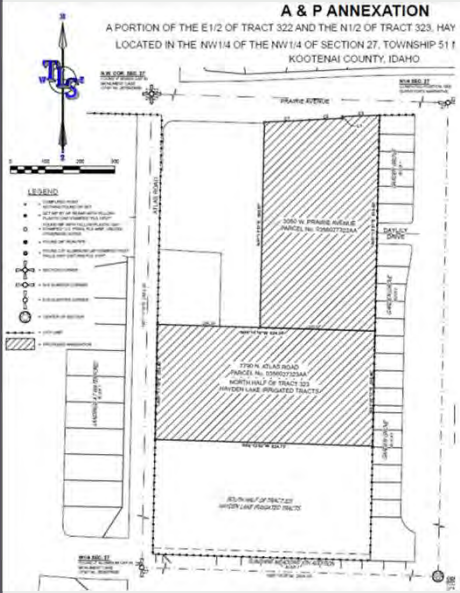


11

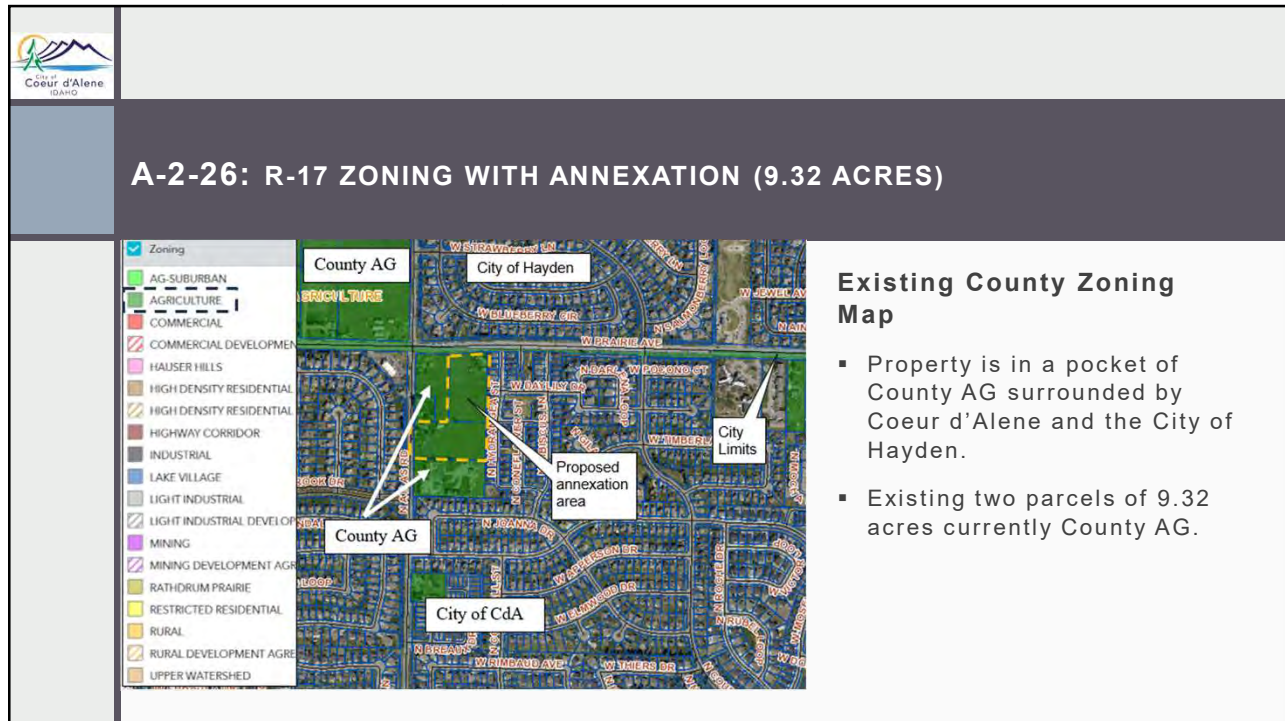


A-2-26: R-17 ZONING WITH ANNEXATION (9.32 ACRES)

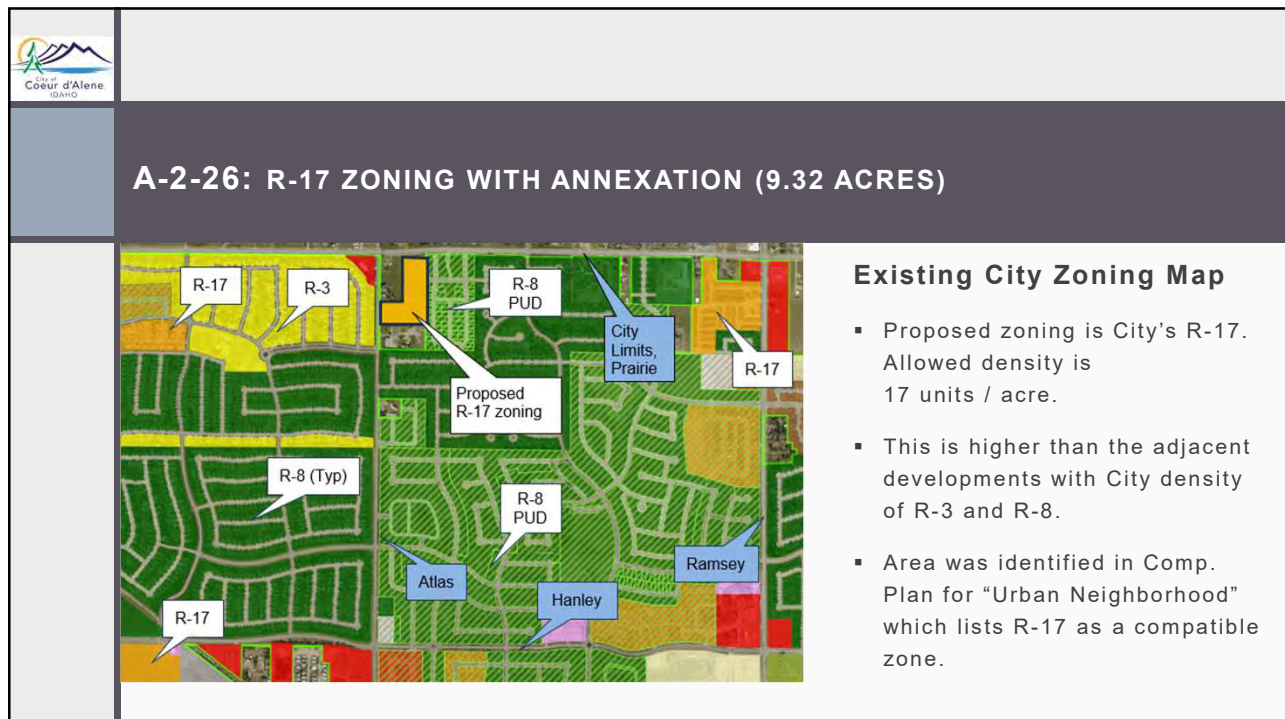
TWO PARCELS OF 4.58 AND 4.74 ACRES



12



13



14



A-2-26: R-17 ZONING WITH ANNEXATION (9.32 ACRES)



City R-17 zoning:

- Permitted Uses by right: (not exhaustive list, see Staff Report):
 - Residential: multifamily (apartments, etc.), duplexes and single-family
 - Administrative offices
 - Childcare facilities
 - Community education
 - Public/Neighborhood recreation

15



A-2-26: R-17 ZONING WITH ANNEXATION (9.32 ACRES)



City R-17 zoning:

- Permitted Uses with Special Use Permit (not exhaustive list, see Staff Report):
 - Commercial Recreation
 - Community Assembly
 - Convenience Sales
 - Minimal care facility
 - Juvenile offender facility
 - Ministorage facility
 - Residential density of R-34

16



A-2-26: R-17 ZONING WITH ANNEXATION (9.32 ACRES)



City R-17 zoning:

- Maximum Heights:
 - Multifamily apartments =< 45 feet
 - Duplexes =< 32 feet
 - Single-family =< 32 feet
 - Administrative offices =< 45 feet
 - Childcare facilities =< 45 feet
 - Community education =< 45 feet
 - Public/Neighbor recreation =<45'

17



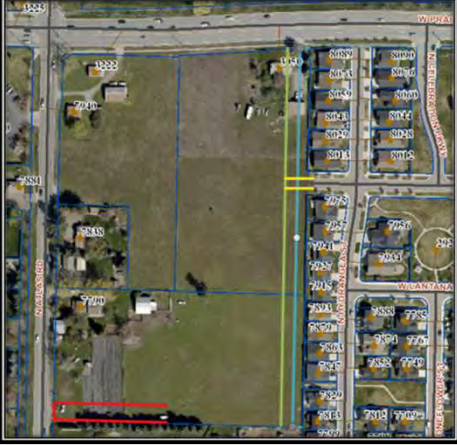
A-2-26: R-17 ZONING WITH ANNEXATION (9.32 ACRES)



City R-17 zoning:

- Setbacks:
 - Multifamily apartments 20' front, 10 intr.side /20'str side, and 20' rear
 - Duplexes/Single-family 20' front, 5/10' side, and 25' rear
 - Commercial 20' front, 25' side and 25' rear
- ❖ See Condition #4 with increased setbacks.

18

	
	A-2-26: R-17 ZONING WITH ANNEXATION (9.32 ACRES)
	 Proposed road access <u>Main access</u> from Atlas Road (shown in red) <u>Secondary access</u> (as needed) through Daylily Drive (shown in yellow) at existing dead-end

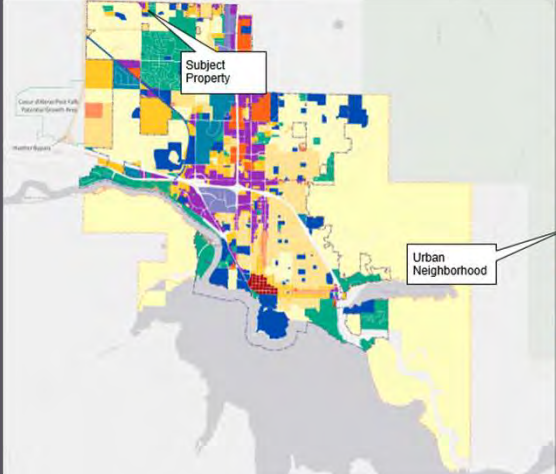
19

	
	ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)
	<u>Finding B1:</u> That proposal (is) (is not) conformance with the Comprehensive Plan policies. <u>Finding B2:</u> That public facilities and utilities (are) (are not) available and adequate for the proposed zone's use. <u>Finding B3:</u> That the physical characteristics of the site (do) (do not) make it suitable for the request at this time. <u>Finding B4:</u> That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.

20

	
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)
	<u>Finding B1:</u> That this proposal (is) (is not) in conformance with the Comprehensive Plan <i>Using the information provided below, the summary of facts in item A5, A6, A7 and the testimony from the hearing, make finding B1 using the attached findings worksheet.</i> 1. Conformance with Envisioned Future Land Use / Place Types 2. Provision of Transportation Networks 3. Conformance with Policy Framework (Goals and Objectives)

21

	
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)
	  Comprehensive Plan: Future Land Use Land Use Type - Single Family Neighborhood - Compact Neighborhood - Urban Neighborhood - Mixed Use Low - Mixed Use Med - Mixed Use High - Downtown - Historic - Neural Center/Corridor - Employment Center - Civic - General Industrial - Planned Development Context - City Boundary - ACI January 2022 <u>Finding B1: Part 1</u> Future Land Use Place Types in the Comprehensive Plan represent the form of future development, as envisioned by the residents of Coeur d'Alene. These place-types will in turn provide the policy-level guidance that will inform the City's Development.

22



A-2-26: ANNEXATION FINDINGS

(4 REQUIRED FINDINGS FOR APPROVAL)

Future Land Use Map (Area Context):



Finding B1: Part 1

- Place Type is balanced with other housing types in ½ mile radius

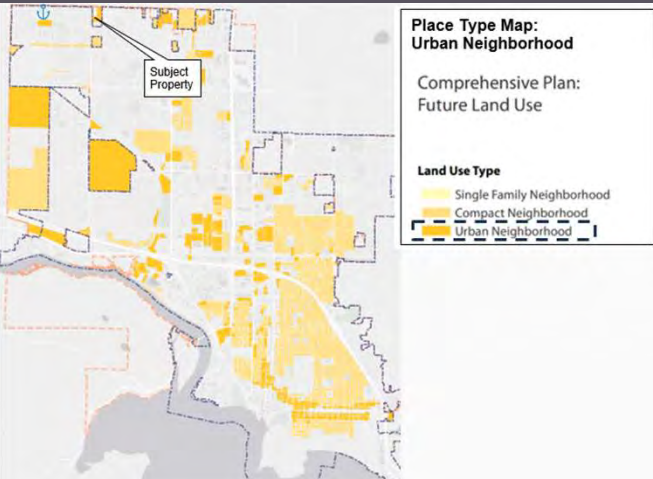
23



A-2-26: ANNEXATION FINDINGS

(4 REQUIRED FINDINGS FOR APPROVAL)

Place Type Map: Urban Neighborhood



Finding B1: Part 1

- Subject property's Place Type is higher density Urban Neighborhood
- Both Compact and Urban Neighborhood place types (shown here for future land use) list R-17 as a compatible zoning district.

24



A-2-26: ANNEXATION FINDINGS

(4 REQUIRED FINDINGS FOR APPROVAL)

Finding B1: Key Characteristics of Urban Neighborhoods:

- Urban Neighborhood places are highly walkable neighborhoods with larger multifamily building types, shared greenspaces and parking areas.
- They are typically served with gridded street patterns, and for larger developments, may have an internal circulation system.
- Development typically consists of townhomes, condominiums, and apartments, with convenient access to goods, services, and dining for nearby residents.
- Supporting uses include neighborhood parks and recreation facilities, parking, office and commercial development.
- Compatible Zoning:** R-17 and R-34SUP; NC, CC, C17, and C17L



25



A-2-26: ANNEXATION FINDINGS

(4 REQUIRED FINDINGS FOR APPROVAL)

Transportation
Existing and Planned Bicycle Network:



Existing and Planned Walking Network:



Existing Transit Network



**Finding
B1:
Part 2**

26

		
	A-2-26: ANNEXATION FINDINGS FINDING B1: CONFORMANCE WITH COMPREHENSIVE PLAN POLICIES (PART 3) <u>POLICY FRAMEWORK: GOALS & OBJECTIVES</u> (Note: Goals and objectives listed are curated by staff. Additional can be added from the full list attached to the staff report)	<u>Community & Identity (CI)</u> Goal CI 1: Coeur d'Alene citizens are well informed, responsive, and involved in community discussions. • Objective CI 1.1: Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement. <u>Growth & Development (GD)</u> Goal GD 1: Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live. • Objective GD 1.1: Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

27

		
	A-2-26: ANNEXATION FINDINGS FINDING B1: CONFORMANCE WITH COMPREHENSIVE PLAN POLICIES (PART 3) <u>POLICY FRAMEWORK: GOALS & OBJECTIVES (CONT.)</u> (Note: Goals and objectives listed are curated by staff. Additional can be added from the full list attached to the staff report)	<u>Growth & Development (GD) Cont.</u> Goal GD 2: Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth. • Objective GD 2.1: Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment. <u>Health & Safety (HS)</u> Goal HS 3: Continue to provide exceptional police, fire, and emergency services. • Objective HS 3.2: Enhance regional cooperation to provide fast, reliable emergency services.

28

	
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)
	<u>Finding B1:</u> That this proposal (is) (is not) in conformance with the Comprehensive Plan policies. 1. Conformance with Envisioned Future Land Use / Place Types 2. Provision of Transportation Networks 3. Conformance with Policy Framework (Goals and Objectives) <u>Evaluation:</u> <i>The Council will need to determine, based on the information before them, whether the Comprehensive Plan policies do (or do not) support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.</i>

29

	
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)
	<u>Finding B2:</u> That public facilities and utilities (are) (are not) available and adequate for the proposed use. <i>Using the information provided below, the summary of facts in item A8 and A9, and the testimony from the hearing, make finding B2 using the attached findings worksheet.</i> • Existing Infrastructure (site photos) • Staff Comments (See staff report for full comments, pages 20-24) • Following are staff comment excerpts deemed critical

30

		
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)	
	 Site Photo : From the west looking east, 7790 Atlas.	Finding B2: • Existing frontage along Atlas at subject property ❖ Streets requires: "Atlas Road frontage must be improved to City Standards (curb, gutter, swales, and shared-use path) prior to the start of any construction....20' of right-of way must be dedicated to City to achieve required right-of-way width for Arterials."

31

		
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)	
		Finding B2: • Existing Prairie sidewalk, and street trees at east end. ❖ Parks dept. requiring replacement with 10' path and street trees

32



A-2-26: ANNEXATION FINDINGS

(4 REQUIRED FINDINGS FOR APPROVAL)




Finding B2:

- Existing Prairie sidewalk at junction w/ Garden Grove
- West side of Atlas (as example to be completed on east side at Subject Property)

❖ Parks dept. requires replacement with 10' path and street trees

33



A-2-26: ANNEXATION FINDINGS

(4 REQUIRED FINDINGS FOR APPROVAL)

SYMBOL LEGEND:

COMMUNITY OPEN SPACES:

1. Entry Park (Provides connectivity to Prairie Avenue pedestrian trail)
2. Main 'Central' Park
3. Entry Park (Provides connectivity with future connection to parcels to the west)
4. Garden Park (Future HOA community garden space)

OTHER FEATURES:

5. Entry monument and landscaped median island at subdivision entrance
6. Prairie Avenue pedestrian trail
7. Emergency access points- gated for emergency with Knox box
8. Future connection points for adjacent land development



Finding B2:

- Trails requires: "A 5' sidewalk connection to the existing sidewalk coming from Hydrangea Street mid-block is required at time of development", Note 3
- Daylily Connection to be determined by Traffic Impact Analysis, Note 8

Garden Grove Development- intended connectivity

Site Photo : From the Garden Grove Subdivision Application

34

	
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)
	<u>Finding B2:</u> • City staff from Streets and Engineering, Water, Police, Fire, Parks, and Wastewater departments have reviewed the application request in regard to public utilities and public facilities. • Each department has indicated that there are public facilities and public utilities available and adequate for the proposed annexation with zoning to R-17 (see pages 20-24 of staff report). • Staff has recommended 21 conditions to be included in any Annexation/Development Agreement. <u>Evaluation:</u> <i>The Council will need to determine, based on the information before them, whether or not the public facilities and utilities are adequate for the request</i>

35

	
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)
	<u>Finding B3:</u> That the physical characteristics of the site (do) (do not) make it suitable for the request at this time. <i>Using the information provided below, the summary of facts in item A3 and A4, and the testimony from the hearing, make finding B3 using the attached findings worksheet.</i> • Existing site

36

		
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)	
	 Site Photo : From the east looking west at dead-end of Daylily Dr.	<u>Finding B3:</u> Existing site with agricultural use

37

		
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)	
	 Site Photo : From the east looking southwest (red barn at 7790 N. Atlas)	<u>Finding B3:</u> Existing site with agricultural use. Flat, few trees.

38

		
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)	
	 Site Photo : From the north looking southwest with 3050 Prairie storage in foreground and Garden Grove in the background	<u>Finding B3:</u> Existing site with abutting development

39

		
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)	
	 Site Photo : From the west looking east, 7790 Atlas	<u>Finding B3:</u> Existing site facing Atlas. Residential uses have trees.

40

	
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)
	<u>Finding B3:</u> That the physical characteristics of the site (do) (do not) make it suitable for the request at this time. • Existing site <u>Evaluation:</u> The Council will need to determine, based on the information before them, whether or not the physical characteristics of the site make it suitable for the request at this time.

41

	
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)
	<u>Finding B4:</u> That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses. <i>Using the information provided below, the summary of facts in item A10, A11, A12, A13, A14 and A15, and the testimony from the hearing, make finding B4 using the attached findings worksheet.</i> • Traffic • Neighborhood Character • Existing Land Use

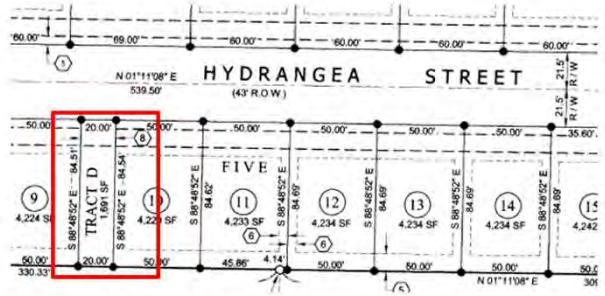
42

	
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)
	 Post Falls Highway District has denied access to the properties from Prairie Avenue. Currently, the only allowed access to the subject property would be through W. Daylily Drive's existing dead-end to Celebration Pkwy and a new access from Atlas Road. Finding B4: Traffic Future Access from Atlas Road

43

	
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)
	SYMBOL LEGEND: COMMUNITY OPEN SPACES: 1. Entry Park (Provides connectivity to Prairie Avenue pedestrian trail) 2. Main "Central" Park 3. "Golf Course" Park (11) (Mid-Slope connectivity with future connection to parkway to the west) 4. Garden Park (Future HOA community garden space) OTHER FEATURES: 5. Entry monument and landscaped median island at subdivision entrance 6. Prairie Avenue pedestrian trail 7. Emergency access points- gated for emergency with Knox box 8. Future connection points for adjacent land development  Garden Grove Development- intended connectivity Site Photo : From the Garden Grove Subdivision Application Finding B4: (traffic) ❖ Note 8: "Future connection points for adjacent land development." ❖ PUD was designed and platted for access to the western development. ❖ Having additional access helps disperse traffic, reduces congestion and accidents.

44

		
A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)		
	8 FUTURE PEDESTRIAN ACCESS TO WESTERLY PARCELS  Excerpt from the Garden Grove Subdivision Plat	<u>Finding B4: (traffic)</u> ❖ PUD was designed and platted for bicycle and pedestrian connectivity to the western development. ❖ This provides full access for residents to the City's trail system on Atlas Road per the Municipal code on connectivity.

45

		
A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)		
	STAFF COMMENT: The proposed annexation itself would not adversely affect the surrounding area with regard to traffic, as no traffic is generated from an annexation. The proposed annexation is requesting R-17 zoning for the approximately 9.32-acre property. Without knowing what housing type is proposed, a theoretical maximum of 161 apartment units is being assumed which could result in over 1071 trips/day or 82 trips during the AM peak hour and 100 trips during the PM peak hour. The estimated traffic was derived from Land Use Code 220 – Apartments in the ITE Trip Generation Manual. The Streets and Engineering Department has no objection to this annexation request but will require a traffic impact analysis at the developer's expense prior to issuance of building permits or subdivision of the property. <i>-Chris Bosley, City Engineer</i>	<u>Finding B4:</u> Traffic Traffic Impact Study required

46

		
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)	
		<u>Finding B4:</u> Neighborhood Character: Single Family dwellings and a commercial auto repair business are in the surrounding County properties. Surrounding and abutting neighborhoods are single-family subdivisions and PUDs. Retail strip, C-17, west of property

47

		
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)	
	 Site Photo : From the west looking east, property to the south of subject property in Kootenai County	<u>Finding B3:</u> Neighborhood Character: • Adjacent Properties

48

		
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)	
	 Site Photo : From the east looking west, residential property to the Northwest of subject property in Kootenai County. SE corner of Atlas and Prairie	Finding B3: Neighborhood Character: • Adjacent Properties

49

		
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)	
	 Typical home	Finding B4: Neighborhood Character: <u>Sunshine Meadows</u>  Existing 10' City pathway along Atlas abutting development

50

		
A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)		
	 Open space – Community Garden	<u>Finding B4:</u> Neighborhood Character: <u>Garden Grove</u>  Typical roadway, curbs, sidewalk

51

		
A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)		
	 SW corner Prairie/Atlas	<u>Finding B4:</u> Neighborhood Character: <u>The Landings Retail</u>  West side of Atlas, facing south, path and trees

52



A-2-26: ANNEXATION FINDINGS

(4 REQUIRED FINDINGS FOR APPROVAL)



Multifamily apartments, zoned R-17

Finding B4:

Neighborhood Character: The Landings at Waterford



Typical homes, sidewalk and street trees

53



A-2-26: ANNEXATION FINDINGS

(4 REQUIRED FINDINGS FOR APPROVAL)



Generalized Land Use Patterns

Finding B4:

Existing Land Uses

STAFF COMMENT:
Apartments require a 5' wide & 5' high buffer (within setback) to visually separate the intensified use from abutting single-family homes.

~ Barbara Barker,
Associate Planner

54

	
	A-2-26: ANNEXATION FINDINGS (4 REQUIRED FINDINGS FOR APPROVAL)
	<u>Finding B4:</u> That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses. • Traffic • Neighborhood Character • Existing Land Use <u>Evaluation:</u> <i>The Council must determine, based on the information before them, whether or not the proposal would adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and)/(or) existing land uses.</i>

55

	
	A-2-26: RECOMMENDED CONDITIONS (21 PROPOSED CONDITIONS)
	<u>Planning:</u> 1. In the best interest of the City, the Planning Director has recommended that the Council directs staff to negotiate a Development Agreement as part of the Annexation Agreement. 2. For future development, any double frontage lots (backing up to Atlas Road or Prairie Avenue) will require a non-accessible buffer per City Code 16.15.180. Future housing development will have internal circulation. 3. Limit the overall density of development on the subject properties to 17 units per acre and the total number of dwelling units to 161.

56

	
	A-2-26: RECOMMENDED CONDITIONS (21 PROPOSED CONDITIONS)
	<u>Planning (cont):</u> 4. For any multifamily development along the property lines abutting Garden Grove PUD, implement a limit of 2 story building height with increased setbacks of 25 feet for principal buildings and 10 feet for accessory structures and in the event of 3-story multifamily development, the setback would be increased further to 50' from the eastern abutting property line. (Applicant added condition) 5. The existing use of the 7790 N. Atlas property for a community event "Pumpkin Patch" will require the application and issuance of a Non-Conforming Use Certificate.

57

	
	A-2-26: RECOMMENDED CONDITIONS (21 PROPOSED CONDITIONS)
	<u>Engineering</u> 6. Approximately 20 feet of right-of-way along Atlas Road must be dedicated to the City to achieve the required right-of-way width for Arterials. 7. Atlas Road frontage must be improved to City Standards (curb, gutter, swales, and shared-use path) at the time of construction, including pedestrian, bicycle, and vehicular access to the site meeting City standards.

58

	
	A-2-26: RECOMMENDED CONDITIONS (21 PROPOSED CONDITIONS)
	<u>Engineering (cont.):</u> 8. A traffic impact analysis will be required prior to issuance of any building permits or subdivision of the property. The analysis will determine internal circulation and connectivity for vehicles, bicycles, and pedestrians and the requirement for secondary or emergency access at Daylily Drive and Prairie Ave. Additionally, it will address traffic impacts and mitigation improvements required at the Atlas Rd/Prairie Ave intersection and the Celebration Way/Prairie Ave intersection. An independent review of the traffic impact analysis by a consultant chosen by the City will be paid for by the developer.

59

	
	A-2-26: RECOMMENDED CONDITIONS (21 PROPOSED CONDITIONS)
	<u>Water:</u> 9. All improvements required by Hayden Lake Irrigation District (HLID) must be installed and accepted prior to recordation of any subdivision or issuance of any building permit. Failure to provide the required improvements, in the timeframe noted by HLID, will move the City to de-annex the subject properties. <u>Wastewater:</u> 10. Sewer policy # 719 requires a 20-foot-wide utility easement centered over all public sewer mains (30 feet if shared with public water) or right-of-way dedicated to the city.

60

	
	A-2-26: RECOMMENDED CONDITIONS (21 PROPOSED CONDITIONS)
	<u>Wastewater (cont.):</u> 11. If lots are not further subdivided, 7790 Atlas will be required to connect to city sewer in Atlas Road (while adhering to Policy 719), and 3050 Prairie Avenue will be required to connect to sewer manhole in Daylily Drive. 12. 3050 Prairie Avenue will be required to show planned connection to public sewer. 13. City Code 13.12.035 requires connection to City sewer within 365 days.

61

	
	A-2-26: RECOMMENDED CONDITIONS (21 PROPOSED CONDITIONS)
	<u>Wastewater (cont.):</u> 14. No individual water wells will be allowed. Must adhere to Water Service Agreement between the City and Hayden Lake Irrigation District (HLID) dated August 12, 2003. Additionally, any connection other than SFDs, will require agreement by HLID to provide the city with actual meter reading data for utility billing purposes. <u>Urban Forestry & Trails:</u> 15. A 10' wide path is required on the south side of Prairie Avenue where the current sidewalk is located at the time of development.

62

	
	A-2-26: RECOMMENDED CONDITIONS (21 PROPOSED CONDITIONS)
	<u>Urban Forestry & Trails (cont.):</u> 16. A 10' wide path is required on the east side of Atlas Road at the time of development. 17. A 5' sidewalk connection to the existing sidewalk coming from Hydrangea Street mid-block is required at time of development. 18. Street trees are required to be planted in the Prairie Avenue right-of-way to city standards at the time of development. If the Post Falls Highway District has restrictions regarding street trees, the trees shall instead be planted inside the property line with a street tree easement granted to the city.

63

	
	A-2-26: RECOMMENDED CONDITIONS (21 PROPOSED CONDITIONS)
	<u>Urban Forestry & Trails (cont.):</u> 19. Street trees are required to be planted in the Atlas Road right-of-way to city standards at the time of development. <u>Fire:</u> 20. Applicant to provide a letter from Hayden Lake Irrigation District proving water flow/pressure capacity at the time of permitting or subdivision.

64

	
	A-2-26: RECOMMENDED CONDITIONS (21 PROPOSED CONDITIONS)
	<u>Fire (cont.):</u> 21. Provide access requirements per Appendix D of 2018 IFC as follows: Thirty (30) or fewer single-family dwellings (SFD) may be developed with only one fire department access. More than thirty (30) SFDs require a secondary fire/emergency access. A hundred (100) or fewer multi-family units may be developed with only one fire department access. Two hundred (200) multi-family units would require a secondary fire department access. <u>Police:</u> No conditions for the proposed annexation.

65

	
	A-2-26: R-17 ZONING WITH ANNEXATION (9.32 ACRES)
	DECISION POINT: The applicant is requesting approval of the following decision point: • A-2-26: The annexation of 9.27 acres in conjunction with zoning approval from County Agricultural to the City's R-17 zoning district. <i>If approved, an Annexation and Development Agreement will be drafted and brought forward for City Council consideration at a future public hearing.</i> <i>Note: all the allowed uses for R-17 could be proposed in the future for development except as limited in the development/annexation agreement</i>

66

	
	A-2-26: R-17 ZONING WITH ANNEXATION (9.32 ACRES)
	ACTION ALTERNATIVES: The City Council must evaluate the annexation request in conjunction with R-17 zoning and make findings to approve, deny or deny without prejudice. The findings worksheet is attached. If the annexation is approved, an Annexation and Development Agreement will be negotiated at the direction of Council by staff and the applicant with the recommended conditions as determined by Council. The City Council's review and approval of the Annexation and Development Agreement will take place at a future public hearing, date yet to be determined.

67

		
	A-2-26: PROPOSED ANNEXATION OF 9.32 ACRES AT CITY'S R-17 ZONING	
		SUMMARY • Annex (2) parcels from County Agricultural to City's R-17 zoning district. • Entry off Atlas Road and Daylily Dr. • No PUD or subdivision currently requested.

68

APPLICANT PRESENTATION

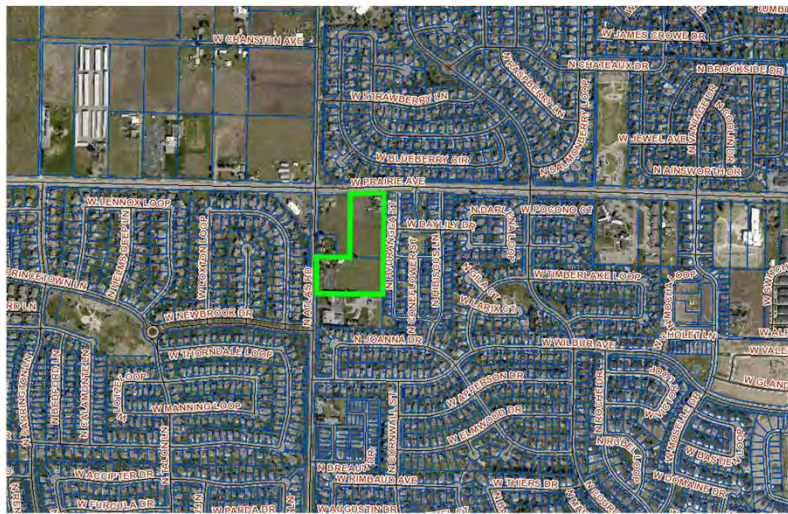
Public Hearing

Atlas and Prairie Annexation
10/6/26

26-4438

1

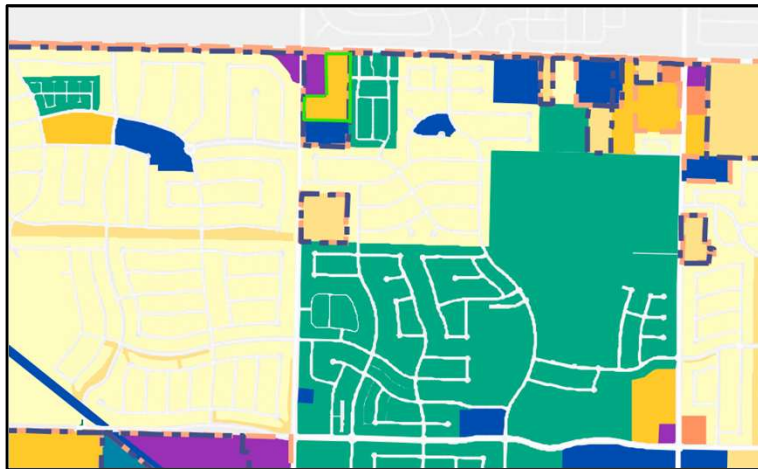
Site Vicinity



WCE
Whipple Consulting Engineers

2

Future Land Use Map- Urban Neighborhood



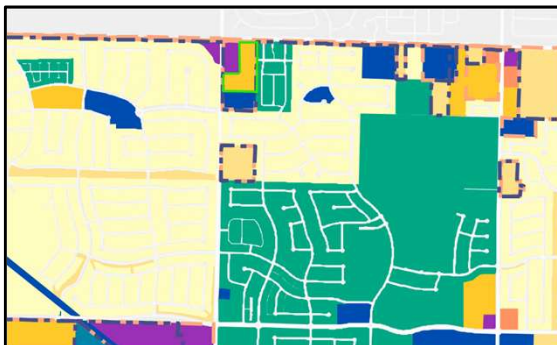
Land Use Type

- Single Family Neighborhood
- Compact Neighborhood
- Urban Neighborhood
- Mixed-Use Low
- Mixed-Use Med
- Mixed-Use High
- Downtown
- Historic
- Retail Center/Corridor
- Employment Center
- Civic
- General Industrial
- Planned Development



3

Future Land Use Map- Urban Neighborhood



Urban Neighborhood

Urban Neighborhood places are highly walkable neighborhoods with larger multifamily building types, shared greenspaces and parking areas. They are typically served with gridded street patterns, and for larger developments, may have an internal circulation system. Development typically consists of townhomes, condominiums, and apartments, with convenient access to goods, services, and dining for nearby residents. Supporting uses include neighborhood parks and recreation facilities, parking, office and commercial development.

Compatible Zoning: R-17 and R-34SUP; NC, CC, C17, and C17L



4

Proposed Zoning- R17



IWCE
Whipple Consulting Engineers

5

Annexation Criteria

Is the proposed zoning district in conformance with the Comprehensive plan Policies?

Goal GD 3

Support the development of a multimodal transportation system for all users.



OBJECTIVE GD 3.1

Provide accessible, safe, and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation.

- Follow on development of the property will expand pedestrian circulation providing connectivity from the existing neighborhood to the east to new pathway/sidewalks along the Atlas frontage as well as widening the facilities on Prairie Ave from sidewalk to a trail.
- Impact Fees from follow on development will fund much needed transportation infrastructure improvements and frontage improvements on Atlas will add roadway capacity.

IWCE
Whipple Consulting Engineers

6

Annexation Criteria

Is the proposed zoning district in conformance with the Comprehensive plan Policies?

- ☐ **Goal GD 1**
Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.
 - ☒ **OBJECTIVE GD 1.1**
Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.
 - ☐ **Goal GD 1**
Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.
 - ☒ **OBJECTIVE GD 1.1**
Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.
- *R-17 zoning provides for densities that that support affordable housing stock*

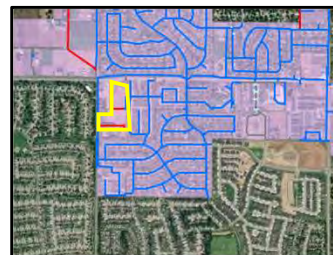


7

Annexation Criteria

Are public facilities and utilities available and adequate for the proposed use?

- *City Sewer is available in Atlas Road will be extended north and into the property upon development*
- *Hayden Lake Irrigation District Water is available in Atlas, Daylily, and Prairie Ave and will be extended upon development in conformance with the District requirements.*



8

Annexation Criteria

Are the physical characteristics of the site suitable for the request at this time?

- *The property has no physical characteristics that make it unsuitable for annexation.*

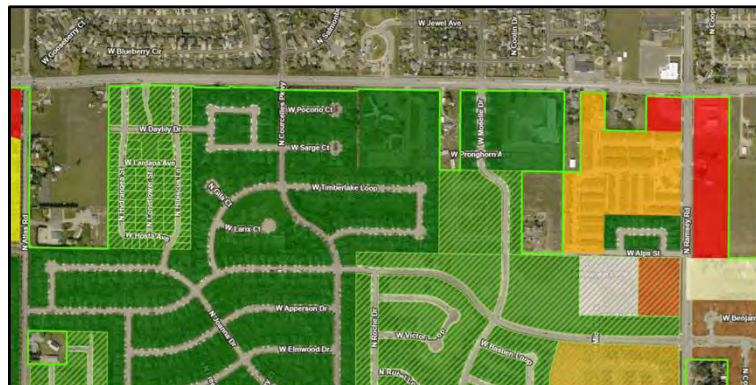


9

Annexation Criteria

Does the proposed adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, and existing land use?

R17 developments next to R8 single family developments are a common development pattern in this area.



10

Concept Plan-Townhomes

Key components:

- Primary access to Atlas across the southern end of the property
- Pedestrian connections to the east, west, and north
- Emergency only egress to Prairie Ave or Daylily (fire gate)
- 2 story buildings setback a minimum of 25' from the eastern property line.
- Pumpkin patch stays



IWCE
Whipple Consulting Engineers

13

Concept Plan-Apartments

Key components:

- Primary access to Atlas across the southern end of the property
- Pedestrian connections to the east, west, and north
- Emergency only egress to Prairie Ave (fire gate).
- 3 story buildings setback a minimum of 50' from the eastern property line.
- More open space for recreation
- Pumpkin patch stays



IWCE
Whipple Consulting Engineers

14

Conditions

Key Conditions:

- *A traffic impact analysis and associated mitigation will be required for development.*
- *Pedestrian connectivity will be provided to the east.*
- *Maximum density of 17 units per acre (No increase allowed)*
- *Primary access to any R-17 development will be from Atlas-Emergency egress only to Daylily or Prairie Ave.*
- *Atlas Road right of way dedication and street widening.*
- *25' setback for 2 story primary structures from the eastern property line.*
- *50' setback for 3 story primary structures from the eastern property line.*



15

Questions?



16

ORDINANCE NO. _____
COUNCIL BILL NO. 26-1017

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED AS R-17 (RESIDENTIAL AT 17 UNITS PER ACRE); REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

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

NOW, THEREFORE,

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

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

The East 330 feet of Tract 322 less right-of-way of Prairie Avenue, and the N1/2 of Tract 323 less right-of-way of Atlas Road in the Plat of Hayden Lake Irrigated Tracts filed in Book C of Plats at Pages 66 and 67, Kootenai County records, located in the NW1/4 of Section 27, T.51N., R.4W., B.M., Kootenai County, Idaho, more particularly described as follows:

Commencing at the northwest corner of said Section 27, from which the West Quarter corner of said Section 27 bears, S01°11'18"W 2643.34 feet; thence from said point of commencement, along the west line of said NW1/4, S01°11'18"W 991.42 feet; thence leaving said west line, S88°48'42"E 30.00 feet to a point on the right-of-way line of Atlas Road, being the southwest corner of said N1/2 of Tract 323 and the true point of beginning; thence along said right-of-way line, N01°11'18"E 330.40 feet to the northwest corner of said Tract 323; thence along the north line of said Tract 323, S88°14'10"E 294.33 feet to a point lying 330' feet westerly of the east line of said Tract 322; thence along a line parallel with and 330' westerly of the east line of said Tract 322, N01°13'51"E 590.07 feet to a point on the southerly right-of-way line of Prairie Avenue, being the point of a non-tangent 6062.00 foot radius curve to the left, having a radial bearing of N02°06'09"W; thence along said right-of-way and arc of said curve, through a central angle of 01°13'06", 128.90 feet (chord N87°17'18"E 128.90 feet) to the point of reverse curve of a 5938.00 foot radius curve to the right,

thence continuing along said right-of-way and arc of said curve, through a central angle of 00°54'48", 94.66 feet (chord N87°08'09"E 94.65 feet); thence continuing along said right-of-way, N02°24'27"W 5.00 feet to the point of a non-tangent 5943.00 foot radius curve to the right, having a radial bearing of S02°24'27"E; thence continuing along said right-of-way and the arc of said curve, through a central angle of 01°02'10", 107.47 feet (chord N88°06'38"E 107.47 feet) to a point on the east line of said Tract 322; thence along said east line, S01°13'51"W 619.60 feet to the southeast corner of said Tract 322; thence along the east line of said Tract 323, S01°07'17"W 330.46 feet to the southeast corner of the N1/2 of said Tract 323; thence along the south line of the N1/2 of said Tract 323, N88°13'52"W 624.73 feet to the true point of beginning;

Containing 9.32 acres.

be and the same is hereby annexed to and declared to be a part of the City of Coeur d'Alene, Kootenai County, Idaho, and the same is hereby zoned as R-17 (Residential at 17 units per acre).

SECTION 2. That the Zoning Act of the City of Coeur d'Alene, known as Ordinance No. 1691, Ordinances of the City of Coeur d'Alene, be and the same is hereby amended as set forth in the preceding section hereof.

SECTION 3. That the Planning Director be and he is hereby instructed to make such change and amendment on the official Zoning Map of the City of Coeur d'Alene.

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

SECTION 5. After its passage and adoption, a summary of this Ordinance, under the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Coeur d'Alene, and upon such publication shall be in full force and effect.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Coeur d'Alene at a regular session of the City Council on October 6th, 2026.

APPROVED by the Mayor this 6th day of October, 2026.

Daniel K. Gookin, Mayor

ATTEST:

Renata McLeod, City Clerk

SUMMARY OF COEUR D'ALENE ORDINANCE NO. _____
A-2-26 – Endura Development – 3050 W. Prairie Avenue and 7790 N. Atlas Road

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED AS R-17 (RESIDENTIAL AT 17 UNITS PER ACRE); REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE. THE ORDINANCE SHALL BE EFFECTIVE UPON PUBLICATION OF THIS SUMMARY. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. _____ IS AVAILABLE AT COEUR D'ALENE CITY HALL, 710 E. MULLAN AVENUE, COEUR D'ALENE, IDAHO 83814 IN THE OFFICE OF THE CITY CLERK.

Renata McLeod, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Randall R. Adams, am City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. _____, A-2-26 – Endura Development – 3050 W. Prairie Avenue and 7790 N. Atlas Road, 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 6th day of October, 2026.

Randall R. Adams, City Attorney