

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

May 20, 2025

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 May 20, 2025, at 6:00 p.m., there being present the following members:

Woody McEvers, Mayor

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

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

INVOCATION: James Collard of Pathway Church led the invocation.

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

AMENDMENT TO THE AGENDA: MOTION: Motion by Gookin, seconded by Wood, to add an action item under "Other Business" to authorize the Police Department to fund and construct a new training facility.

DISCUSSION: Councilmember Gookin stated that the proposed amendment is submitted under Idaho Code § 74-204(4)(c). He explained that, in good faith, he believed the item had been included in the original agenda and was unaware of its omission, as he was out of the country during the previous meeting. He mentioned that he met with the Streets and Engineering Director and the Chief of Police, it was determined that the urgency stems from the Police Department losing access to its current training facility as of June 1st, with no alternative currently available. Councilmember Gabriel noted that he believed the police training facility item was part of a broader plan scheduled for presentation to the Council. City Administrator Troy Tymesen clarified that the plan was not yet ready for Council consideration due to several unresolved factors, including the need to retain the current salt storage site—identified as the proposed location for the training facility—until a replacement is constructed. He also cited ongoing engineering evaluations, the results of the General Obligation Bond vote, and the need for more details before bringing it forward to the Council. Councilmember Evans inquired about the expected timeline for the police training facility plan. Mr. Tymesen responded that progress depends on several factors, including the outcome of the general obligation bond vote and the results of an ongoing engineering study to determine whether the existing salt storage building can be repurposed. He emphasized that the salt storage site cannot be relinquished until a new facility is completed, which

is currently under consideration. If engineering results are favorable, the project could move forward within two to four weeks. Councilmember Gookin expressed concern that the salt storage issue is separate and manageable, and emphasized the urgency of moving forward with the training facility. Councilmember Wood expressed interest in exploring the details of the police training facility proposal but emphasized that meaningful discussion could not occur until the item was formally added to the agenda. Councilmember English voiced support for the project, stressing that the issue was not about whether to proceed, but when. Councilmember Miller agreed that bringing the item forward was worthwhile but felt it was premature given the number of unanswered questions. She preferred waiting two weeks to ensure all necessary information would be available. Councilmember Evans echoed this sentiment, stating she was open to discussion but uncomfortable taking action without complete information from City staff. In response, Councilmember Gookin noted that Police Chief White was prepared to present a staff report.

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

NATIONAL SAFE BOATING WEEK: Councilmember Gabriel read the Proclamation declaring May 17 to 23, 2025 as National Safe Boating Week in support of the North American Safe Boating Campaign and the start of year-round effort to promote safe boating.

PRIDE MONTH: Councilmember Evans read the Proclamation declaring the month of June 2025 as Pride Month. Dr. Sarah Lynch, Executive Director of North Idaho Pride Alliance (NIPA), accepted the Proclamation and expressed gratitude to the City of Coeur d’Alene for once again issuing a Pride Month proclamation. Representing NIPA, a 501(c)(3) nonprofit advocating for LGBTQIA+ individuals and allies, Dr. Lynch highlighted the organization’s mission to foster a more inclusive North Idaho through education, advocacy, and community-building. She noted that LGBTQ individuals are integral members of the community—neighbors, coworkers, and family members—and emphasized the importance of Coeur d’Alene’s anti-discrimination ordinance, which continues to serve as a beacon of hope amid increasingly challenging statewide policies. Dr. Lynch also shared NIPA’s upcoming Pride Month programming, including the return of Pride in the Park on June 7, MOD Pizza fundraiser on June 11, Queer & Ally blood drive on June 15, Inclusive Voices Book Club on June 16, and Pride on the Runway event on June 26. She concluded by inviting the community to join in the celebrations.

PUBLIC COMMENTS:

Jim Korver, Coeur d’Alene, introduced Zach McLean, a resident of N 7th Street, who spoke on behalf of his family and neighbors regarding safety concerns posed by several large cottonwood trees in their neighborhood. Mr. McLean described the trees as hazardous due to their brittle nature and frequent falling branches. He emphasized the daily risk to pedestrians, particularly students from nearby schools who regularly walk or bike along the route. Mr. McLean noted that the adjacent lot is now vacant and urged the City to take immediate action to eliminate the danger. He expressed frustration over years of inaction and called for the City to address the issue before a serious incident occurs.

Ali Koski, Coeur d'Alene, expressed appreciation to the Mayor and City Council for the issuance of the Pride Month proclamation. She noted that not all communities are fortunate to have leadership that publicly supports the LGBTQ+ community and emphasized how meaningful that recognition is. She thanked the Council for their ongoing support and for helping to make Coeur d'Alene a more inclusive and welcoming place for all.

Laura Demott, Coeur d'Alene, thanked the Mayor and City Council for proclaiming June as Pride Month in Coeur d'Alene. She expressed appreciation for the City's continued support of inclusivity, noting its importance for both visitors and residents who live, work, and contribute to the community.

Karen Mello, Coeur d'Alene, thanked the Mayor and City Council for their continued support in proclaiming June as Pride Month, especially in light of past challenges. She expressed admiration and shared that, while she identifies as straight, she deeply values and supports the LGBTQ+ community.

Ted Turrentine, Coeur d'Alene, expressed his disagreement with the Pride Month Proclamation, stating that he and his family believe it is morally wrong and unnecessary to dedicate an entire month to celebrating a small minority group. He also shared that he voted in favor of the General Obligation bond measure but did so reluctantly. While he supports firefighters and first responders, he feels that the compensation packages for fire department employees are overly generous, citing examples such as paid time off for union activities, extensive sick leave benefits, continued medical coverage after disability, and additional pay for passing fitness tests. He asked the Council to consider the financial burden on taxpayers, especially those on fixed incomes, when negotiating future collective bargaining agreements.

Max El Kacemi, Coeur d'Alene, stated that he followed all city rules, submitted full plans, passed inspections, and built exactly what was approved. He added that he complied with extra demands, including a survey for a minor staircase change. He believes he's being unfairly targeted due to neighbor complaints and personal bias, not code violations. He emphasized he followed the law and deserves fair, consistent treatment.

ANNOUNCEMENTS:

Councilmember Gabriel noted that during the annual Idaho Fire Chiefs Association Conference held last week, Deputy Fire Chief Bill Deruyter was honored with the President's Award. This prestigious recognition was awarded in acknowledgment of Deputy Chief Deruyter's exemplary service and contributions not only to the City of Coeur d'Alene but also to fire service efforts across the State of Idaho.

Councilmember Gookin raised a letter from Mr. Malone, about the city's parking system requiring a smartphone to pay, which may conflict with recent Idaho legislation mandating businesses to accept cash. Mr. Tymesen clarified that the law applies to state agencies, not local agencies, but said that Diamond Parking can accommodate cash payments if arranged in advance, including accepting checks. Councilmember English added that in practice, people often don't have time to

call ahead and suggested installing drop boxes for cash payments to make the system more customer friendly.

Councilmember Gookin referenced a letter from Pat Krug raising concerns about the City’s policy requiring homeowners to install sidewalks during property improvements. He agreed with the concern, describing the mandate as an overreach of government authority, and requested that the City Council hold a future discussion to evaluate the appropriateness of such requirements. He also addressed public concerns about black cottonwood trees on 7th Street. City Urban Forester Nick Goodwin explained that black cottonwoods are not on the City’s approved street tree list, as they are prone to breakage and were either planted before current ordinances or without City approval. He clarified that maintenance and removal of street trees are the responsibility of the adjacent property owner, as the City does not have a dedicated street tree maintenance crew. While black cottonwoods are not classified as high-risk under International Society of Arboriculture (ISA) standards, the City supports their removal when they interfere with infrastructure. The specific trees on 7th Street were approved for removal in 2019 to allow for sidewalk repairs, not due to hazard concerns. Mr. Goodwin emphasized that residents may prune street trees themselves with a free permit or hire a licensed tree service to ensure proper care and compliance with City standards.

CONSENT CALENDAR:

1. Approval of Council Minutes for the May 6, 2025 Council Meeting.
2. Approval of Bills as Submitted.
3. Approval of Financial Report.
4. Approval of **Resolution No. 25-024** - A RESOLUTION OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE FINAL PLAT, ACCEPTING INSTALLED PUBLIC INFRASTRUCTURE IMPROVEMENTS, AND APPROVING THE AGREEMENT FOR MAINTENANCE/ WARRANTY OF SUBDIVISION WORK AND SECURITY WITH LAKESHORE ESTATES, LLC, FOR THE FOUNDRY 1ST ADDITION [S-4-21].

MOTION: Motion by Evans, seconded by Miller to approve the Consent Calendar as presented, including **Resolution No. 25-024**.

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

RESOLUTION NO. 25-025

A RESOLUTION OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH HDR ENGINEERING, INC., FOR PROFESSIONAL SERVICES ASSOCIATED WITH THE WASTEWATER OUTFALL EVALUATION PROJECT, IN AN AMOUNT NOT TO EXCEED \$101,507.00.

STAFF REPORT: Wastewater Capital Program Manager Mike Becker presented a request to amend the City’s Professional Services Agreement with HDR Engineering, Inc., for the Wastewater Outfall Evaluation Project. The outfall, which discharges 4 million gallons of treated

water daily into the Spokane River, was installed in 1985 and is the plant's only discharge method. Originally contracted in 2022 to develop a Preliminary Engineering Report, HDR's scope has shifted to producing a Conditional Assessment Report based on updated findings suggesting maintenance and rehabilitation may suffice. The amendment includes enhanced fieldwork, technical evaluations, regulatory support, and cost analysis. With this amendment costing \$101,507.00, the total contract value rises to \$198,687.00, within the Wastewater Department's \$1.2 million project budget. Approval aligns with Idaho Code § 67-2320(4) and continues HDR's phased engagement on this multi-year project.

DISCUSSION: Councilmember Gabriel acknowledged the department's proactive approach, to which Mr. Becker explained that staying ahead is essential, especially with large-scale infrastructure projects. He clarified that amendments to contracts are often necessary because it's difficult to predict the full scope and cost of such projects upfront. He added that the contract amendments, compliant with Idaho code and the City procurement policies, allow flexibility to adjust the project scope as new information emerges. This phased approach helps manage costs and ensures the project remains within budget over time.

MOTION: Motion by Evans, seconded by Gabriel to approve **Resolution No. 25-025** approving Amendment No. 01 to the Wastewater Outfall Improvements Evaluation Contract with HDR Engineering, Inc., for Professional Services associated with the Wastewater Outfall Evaluation Project in an amount not to exceed \$101,507.00.

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

RESOLUTION NO. 25-026

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ACCEPTING THE BID OF, AND APPROVING A PUBLIC WORKS CONSTRUCTION CONTRACT WITH, STEEL STRUCTURES AMERICA, INC., FOR THE CONSTRUCTION OF A SALT STORAGE & BRINE OPERATIONS BUILDING, AND TO APPROVE THE CONSTRUCTION OF ASSOCIATED COMPONENTS, IN A TOTAL AMOUNT NOT TO EXCEED \$125,000.00.

STAFF REPORT: Streets and Engineering Director Todd Feusier requested Council to approve the construction of a new 50x100 pole barn on the 3800 Ramsey campus to house the Accubrine brine production system and provide road salt storage. This project supports the growing space needs of the Streets & Engineering, Fire, and Police Departments and enhances winter road maintenance efficiency. Although not in the current financial plan, the \$113,310.00 cost will be covered by the \$125,000.00 sale of a modular unit at 3820 Ramsey. Steel Structures America was the sole bidder, and their proposal aligns with market rates. This new building will increase the salt capacity from 3 to 17 loads, significantly enhancing winter readiness. Relocating the salt storage will also free up space for a new police training facility, addressing long-standing issues with limited training space and campus security. To further enhance security, the plan is to install fencing and reroute access to eliminate through-traffic. Additionally, there will be a secure impound yard capable of holding up to 12 vehicles for evidence storage. On the Fire Department

side, Mr. Feusier stated that he is working with Fire Chief Tom Greif to identify additional space for training props, particularly near the existing swale area, though plans for the north side of the campus are still being finalized. He explained that a major gas pipeline runs through Jenny Stokes Field, significantly limiting its usability due to easement restriction on either side. Although the field is a valuable piece of city-owned land, relocating the pipeline would cost approximately \$2.5 million, making it unfeasible. The Fire Department, which is adjacent to the field, is facing space constraints for training and equipment access. While permanent structures cannot be built within the easement, there may be potential to use the area for movable training props or even a parking lot, provided alternative space for soccer activities is found. Discussions with Chief Greif are ongoing to explore these possibilities and optimize the limited space available on the north side of the campus.

Mr. Feusier noted that, if approved, the new salt storage building would require approximately 30 to 60 days for parts procurement. With timely permitting and site preparation, construction could be completed—and the new salt equipment installed—by mid to late September, ensuring readiness for the upcoming winter season. He emphasized that the current salt storage facility cannot be vacated until the new building is operational, as salt cannot be stored outdoors. Once construction begins, the building itself can be erected in as little as two weeks. Additionally, a dedicated room will need to be constructed inside the new facility to house the brine equipment previously approved by Council.

DISCUSSION: Councilmember English inquired about the lot just north of the Police Department (PD) and Mr. Feusier clarified that the lot includes a portion already being used by PD for locker rooms, while the remaining area is privately owned.

Councilmember Wood referenced the facilities master plan and asked whether the proposed salt storage building was included in the financial plan. Mr. Feusier confirmed it was not, explaining that the original intent was to use proceeds from the sale of the modular building to fund a truck cover. However, due to higher-than-expected costs, the plan shifted to using those funds for a new salt storage facility. This would allow the Police Department to repurpose the existing salt building for a training facility, helping to better separate PD and Streets Department operations. Mr. Feusier also noted that a structural engineer is scheduled on Friday to assess the current salt building to determine if it can be expanded to meet PD's needs. He expects to have more information available by the next council meeting.

Councilmember Wood inquired if the current salt storage facility can be vacated until September and Mr. Feusier explained that he cannot vacate the facility until the new structure is fully built and operational, as the existing building is still filled with salt and there is no alternative location to store it. Without proper storage, the City would be unable to produce salt brine for winter road treatment, which would force reliance on sand alone, something he is not comfortable risking. While the new structure is a simple pole barn, delays in permitting and contractor scheduling could extend the timeline. He estimated a worst-case scenario of 60 days for permits and mobilization, followed by two to four weeks for construction. He is working to expedite the process but emphasized that he is dependent on contractor availability. Mayor McEvers inquired about the possibility of building over the gas lines. Mr. Feusier clarified that while a parking lot cannot be built directly over the lines, it may be possible to construct one just north of them by bridging the

pipeline, similar to what was done on Kathleen Avenue. However, this would require coordination with the pipeline companies due to the shallow depth of the line in that area.

MOTION: Motion by Gookin, seconded by English to approve **Resolution No. 25-026** approving budget authority in the amount of \$125,000.00 for the purchase of a pole building to be located at the 3800 Ramsey Road campus.

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

RESOLUTION NO. 25-027

REQUEST FOR AUTHORIZATION FOR THE CONSTRUCTION OF A 60' x 40' POLE BARN FROM CDA STRUCTURES AT THE POLICE DEPARTMENT, 3818 SCHREIBER RD.

STAFF REPORT: Police Chief Lee White noted that the Streets and Engineering, Fire, and Police Department currently share the 3800 Ramsey campus, and growing space needs have led to a collaborative redesign effort. The Police Department urgently requires a dedicated facility for realistic, scenario-based training, which has never been safely accommodated on-site. The existing salt storage building, while ideally located, presents significant structural challenges for conversion due to unevenly spaced pillars and problematic truss design. Contractors advised that modifying the current structure would be more expensive than building new. A new facility could be constructed and CDA Structures submitted the lowest qualified bid at \$114,317.00. The Police Department has sufficient vacancy savings to fund the project this fiscal year to cover the expense, even accounting for potential summer overtime. The timing of this request aligns with ongoing construction at the site, allowing for shared infrastructure work and reduced disruption. Chief White stated that Council's approval of this facility will enhance officer preparedness and safety while supporting the broader campus master plan. He added that the Police Department also requires a secure impound lot for storing vehicles held as evidence. Currently, a chain-link enclosure south of the existing salt structure serves this purpose, with three vehicles presently stored awaiting trial. To meet operational needs, the department must be able to accommodate at least eight vehicles, including those awaiting auction after being dismantled. To optimize space, the department is exploring design options such as subdividing the lot into smaller bays using chain-link gates, rather than maintaining one large open area.

DISCUSSION: Councilmember Gookin inquired whether the cost of demolishing the existing salt storage building was included in the project bid. Chief White clarified that it was not, as the funds from the sale of the triple-wide building to the fairgrounds are allocated for Mr. Feusier's new structure. While one contractor offered to remove the existing roof for an additional \$29,000, Mr. Feusier indicated the department plans to handle the takedown in-house. The structure would be dismantled and stored for potential future use, though reconstruction would be delayed until at least next summer due to other scheduled projects. Mr. Feusier estimated disposal costs, primarily for concrete, at around \$10,000, which he believes can be covered by existing departmental savings without impacting the budget.

Councilmember Wood shared that she had been contacted by the Police Association leadership expressing concern over delays in the proposed training facility, which she believed was ready to move forward as part of the broader campus master plan. She emphasized the critical importance of proper training for officer and public safety and questioned why the project had stalled. City Administrator Troy Tymesen responded that the delay stems from the need to confirm whether the existing salt structure can be modified rather than demolished, in order to save costs and resources. An engineer is scheduled to assess the building, and until that evaluation is complete, the City cannot determine the most cost-effective path forward. Mr. Tymesen also noted that if demolition is required, it would fall during the City's busiest season, impacting other essential work like asphalt projects. Additionally, uncertainty around contractor availability and pricing has made it difficult to commit to a timeline. He stressed that there is no disagreement on the need for the facility—only a need for more information to proceed responsibly.

Councilmember Wood stated that funding for the proposed police training facility would come from salary savings, making it financially feasible. However, Mr. Tymesen expressed concern about the uncertainty surrounding the pending \$16 million General Obligation (GO) Bond. He noted that if the bond fails, the City may need to redirect funds toward other priorities, such as vehicle purchases or leasing fire trucks. He emphasized the importance of timing and cost clarity. He explained that the City is still awaiting an engineering assessment to determine whether the existing salt structure can be modified or must be demolished. Once the new salt building is complete, the City can proceed with either retrofitting or removing the old structure. Councilmember Wood concluded that since all parties support the project and the moving parts are aligning, there is no reason not to move forward. Mr. Tymesen confirmed that, if all goes as planned, the existing building could be vacated, and new construction could begin by September.

Councilmember Gabriel expressed his support for the project but raised concerns about potential cost increases if the timeline extends into September. He noted that approving a bid now could lead to the need for additional Council approval later if prices rise. Chief White acknowledged that the bid amount could indeed be affected considering that everything continues to increase especially the price of steel, though it is difficult to predict the exact impact. Councilmember Gabriel emphasized the importance of having accurate and current information before making a financial commitment. In response, Councilmember English suggested that this topic could be explored further during the upcoming May 27 Council Workshop on City priorities.

Councilmember Gookin reiterated the concern raised by Councilmember Gabriel about potential cost increases if the project is delayed, asking how the City plans to manage that risk. Chief White responded that they would be comfortable with a not-to-exceed amount of \$135,000. Councilmember Gabriel clarified that the bid is valid for 90 days, and while construction is unlikely to begin within that window due to dependencies on the completion of the new salt storage building, locking in the contract now would secure current pricing. Mr. Feusier explained that once the contract is signed, materials can be ordered and stored, allowing for a timely start once the site is ready. He also noted that separate permits would be required for the police training facility and the salt building, as they are distinct structures with different contractors. Councilmember Evans expressed appreciation for the interdepartmental collaboration and asked if a decision could reasonably be made at the next Council meeting. Chief White confirmed that a two-week timeline is acceptable.

FIRST MOTION: Motion by Gookin, seconded by Wood to approve **Resolution No. 25-027** approving budget authority in an amount not to exceed \$135,000.00 for the construction of a 60' x 40' pole barn from CDA Structures at the Police Department, 3818 Schreiber Way and for the Street Department to take down the existing structure using their savings pending the passage of the GO Bond.

DISCUSSION: City Attorney Randy Adams commented that the process for amending a meeting agenda after the meeting has already begun involves a two-step process: first, the Council must state why the item was not included on the original agenda, which Councilmember Gookin addressed in his motion. However, Mr. Adams emphasized that under state statute, final action cannot be taken on an item added post-agenda unless there is an emergency requiring immediate action. Therefore, he advised that if the Council intends to proceed with a decision during this meeting, the motion must explicitly state that an emergency exists, and that immediate action is necessary.

SECOND MOTION: Motion by Gookin, seconded by Gabriel, to **set this as an action item on the agenda of the next Council meeting** as presented.

DISCUSSION: Councilmember Miller asked whether staff would have sufficient time to gather all the necessary information to move the project forward. Mr. Tymesen responded that an engineer is scheduled to assess the site later this week. Councilmember Miller then inquired if the topic could be discussed further during the May 27 Council Workshop. Mr. Tymesen clarified that the workshop is primarily intended for the Mayor and Council to discuss City priorities, with staff present only to answer questions if needed. Councilmember Wood asked whether the item would be listed as an action item, to which the Mayor confirmed that it would.

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

COUNCIL BILL NO. 25-1011

AN ORDINANCE AMENDING THE ZONING ACT OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, KNOWN AS ORDINANCE NO. 1691, ORDINANCES OF THE CITY OF COEUR D'ALENE, BY CHANGING THE ZONING OF CERTAIN PROPERTY FROM R-12 TO C-17L, SAID PROPERTY BEING DESCRIBED AS THREE (3) PARCELS MEASURING A TOTAL OF 0.957 ACRES, COMMONLY KNOWN AS 417, 421, AND 503 W. EMMA AVENUE; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDE FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

STAFF REPORT: Senior Planner Sean Holm noted that the applicant who owns the parcel west of the requested zone changes that currently operates a daycare facility, Melrose Properties LLC dba Parkwood Business properties, requests zone changes from R-12 to C-17L on three parcels measuring a total of 0.957 acres on a property located at 417, 421, and 503 located at W. Emma Avenue. The Planning Commission unanimously recommended approval of the request on April 8, 2025. Mr. Holm explained that the properties are located within the urban neighborhood

designation of the City's Comprehensive Plan, which supports mixed-use development and is compatible with the proposed zoning. He reviewed the four required findings for a zone change, noting that public facilities and utilities are adequate, and the area is already transitioning with a mix of residential, commercial, and civic uses. The Police Department raised concerns about future traffic access and requested engineering review to ensure alignment with existing infrastructure. The City Engineer commented that the road network can accommodate the increased trips. While the existing homes are modest and older, the area is evolving, and the proposed change aligns with long-term planning goals.

APPLICANT: Christopher Meyer, Asset Manager of Melrose Properties, LLC discussed their request for a zone change. He explained that the proposed zone change is part of a long-term effort to expand the adjacent daycare facility, a project he has been working on for nearly a decade. With a current waitlist of approximately 150 children, the need for additional space is urgent. While specific expansion plans are still being developed, securing the rezone now provides the flexibility to begin planning for future growth, including site design and access improvements. Mr. Meyer also noted potential impacts from upcoming Idaho Transportation Department projects, which may affect parking and access along I-95. As a result, he is proactively planning for contingencies to ensure continued functionality of the daycare and adjacent eye care clinic. He emphasized that securing land use entitlements now is a critical step in responsibly preparing for future development.

DISCUSSION: Councilmember Gabriel noted that past applicants have expressed concerns about C-17 zoning and asked whether the applicant had any intention of selling the property in the future. Mr. Meyer responded that while they are exploring various development options, their current focus is on expanding the adjacent daycare facility, and they intend to retain ownership long-term. Councilmember Miller inquired whether the site falls within the Health Corridor Urban Renewal District, which Mr. Holm confirmed. She also asked about potential obligations related to the center turn lane on Emma Avenue. Mr. Meyer explained that any changes would depend on future traffic impacts but noted that a turn lane was previously added in partnership with the hospital, ITD, and the City to address traffic needs. Councilmember Gookin observed that this would be the fourth contiguous property serving the same purpose and raised concerns about whether the parcels would eventually be combined. He asked if Mr. Meyer would be open to making parcel consolidation a condition of the zone change to ensure a single business use, which Mr. Meyer said would not be a problem.

PUBLIC TESTIMONY: Mayor McEvers opened the public testimony portion of the hearing. With no comments received, Mayor McEvers closed the public testimony portion of the hearing.

MOTION: Motion by Evans, seconded by Gabriel to approve without prejudice a Zone Change request by Melrose Properties, LLC from R-12 to C-17L on three (3) parcels measuring 0.957 acres, located at: 417, 421, and 503 W. Emma Avenue, based on the attached findings and conclusions, which are established by the undisputed evidence set forth in the staff report, during staff presentations, and the testimony of the applicant.

DISCUSSION: Councilmember Gookin stated that the proposed zone change would not negatively impact the neighborhood, as it simply expands an existing use. He acknowledged a

letter of opposition from Makena Cooney, which raised concerns about increased traffic and reduced residential parking due to nearby commercial development. He noted that even if the current plan falls through, the applicant will still own three C-17-zoned lots, and future buyers could combine them for other uses. He pointed out that under the previous Comprehensive Plan, this area would have been noted as an area of transition. Councilmember Wood expressed her support for the project, emphasizing that childcare facilities operate during daytime hours and have minimal neighborhood impact. She praised Kootenai Health for offering childcare to its employees and said she would welcome a similar option for city staff.

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

MOTION: Motion by Evans, seconded by Miller, to dispense with the rule and read **Council Bill No. 25-1011** once by title only.

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

MOTION: Motion by Evans, seconded by Miller, to adopt **Council Bill 25-1011**.

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

RECESS: Motion by Gookin, seconded by Evans to recess to May 27, 2025, at 12:00 noon in the Library Community Room, located at 702 E. Front Avenue, for a Council Workshop to discuss priorities/visions for the City.
All in favor. Motion carried.