

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

October 21, 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 October 21, 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                                 )  
Amy Evans                                 )  
Kiki Miller                                 )  
Kenny Gabriel                                 )

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

**INVOCATION:** Logan Zandhuisen of the Heart of The City Church led the invocation.

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

**AMENDMENTS TO THE AGENDA: MOTION:** Motion by Gookin, seconded by Wood, to add an action item to have Council discussion and direct staff to work with the developer to change the main egress and ingress for the Coeur Terre development from Appaloosa to Nez Perce.

**DISCUSSION:** City Attorney Randy Adams clarified that Idaho Code allows agenda amendments during a council meeting only if an emergency is declared that necessitates immediate action. Councilmember Miller sought clarification on whether the Council could discuss the item without taking formal action. Mr. Adams confirmed that while the agenda can be amended for discussion purposes, any formal action would require an emergency declaration. Councilmember Gookin justified that the situation was urgent enough to warrant early staff direction, noting that the project is progressing and has generated public concern. He clarified that the intent was not to make a final decision but to initiate a discussion with the developer about potentially changing the main egress from Appaloosa to Nez Perce. With city staff and the developer present, he stated that exploring this option now would be more beneficial than delaying, allowing staff to assess feasibility and report back to Council. Councilmembers English and Wood supported having the discussion. Councilmember Gabriel noted that he supported having the discussion, however he is not comfortable taking action without full information. Councilmember Evans requested that the motion be amended to exploring the possibility of changing the egress from Appaloosa to Nez Perce, rather than committing to the change outright.

**AMENDED MOTION:** Motion by Gookin, seconded by Wood, to add an action item in the agenda to have Council discussion and to direct staff to work with the developer to explore the possibility of changing the main egress and ingress for the Coeur Terre development from Appaloosa to Nez Perce.

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

**PRESENTATION OF ROAD SCHOLAR AND ROAD MASTER AWARDS:** Chainey Rhoades, T2 Director, presented the Road Scholar Award to Daniel Sefton, and the Road Scholar and Road Master Awards to David Tracy. He explained that the recipients of the Road Scholar and Road Master designations have completed over 160 hours of rigorous, tested training in areas such as pavement maintenance, traffic control, and speed studies. Mr. Rhoades emphasized the importance of leadership development, noting a trend of newer employees and emerging leaders who need support transitioning from operational roles to leadership positions. He shared that a new leadership program is being developed to address generational differences and prepare employees for future leadership roles. He thanked the Council for supporting professional development.

**PUBLIC COMMENTS:**

Brody Bagnall, Coeur d'Alene, shared that he launched a business called Pacific Northwest (PNW) Sauna and operated a community sauna at Atlas Park throughout the summer, attracting visitors from across North Idaho. However, he stated that he was notified by the Parks and Recreation Department to vacate the park within three days, disrupting his winter operations plan. He urged the Council to consider establishing a process that allows winter-themed vendors to operate in community parks, emphasizing the value of fostering community engagement during colder months.

Mike Gridley, Coeur d'Alene, shared concerns about misinformation affecting public trust in government. Having served as the City's Attorney from 2002 to 2022, he highlighted his involvement in major city projects, including the Library, McEuen Park, the education corridor, and the Atlas Mill site. He stated his concern over increasing community division fueled by misinformation, particularly when spread by elected officials. He specifically refuted a claim made by Councilmember Gookin in a voter guide, which alleged that government funds were used to build homes for millionaires at the Atlas Mill site. Mr. Gridley called the statement false and misleading, emphasizing the project's success and its public benefits, including waterfront access, trails, and park amenities. He urged Councilmember Gookin to correct the misinformation.

Denise Singery, Coeur d'Alene, spoke in support of PNW Sauna receiving park permits to operate during the winter. She emphasized her family's strong belief in the health benefits of sauna use. She urged the Council to support small businesses like PNW Sauna by allowing winter operations, highlighting the value they bring to both individual well-being and the broader community.

Lauren Stone, Coeur d'Alene, supported preserving and permitting the community sauna at Atlas Waterfront Park. She described the sauna as a vital space for wellness and trauma recovery and

highlighted its value in promoting health. She noted the strong sense of community that has formed around the sauna and urged the Council to revise current ordinances to allow its continued operation, particularly through the winter months.

Audrey Berg, Coeur d'Alene, stated that the sauna helps her and allows her to enjoy time in the water with her mom. She expressed that the sauna has become an important part of their routine.

#### **ANNOUNCEMENTS:**

Councilmember Wood responded to the public comment about the PNW Sauna at Atlas Waterfront Park, noting that the current business contract was set for a specific duration, which has ended. She suggested that interested parties work with City Administrator Troy Tymesen and Parks and Recreation Director Bill Greenwood on the matter. Additionally, Councilmember Wood took a moment to commend her fellow councilmembers, especially those running for election, for maintaining respectful and professional conduct during the campaign season, highlighting the positive tone and mutual respect among candidates.

Councilmember Miller suggested that staff explore options for winter operations at Atlas Waterfront Park. She pointed out that other parks already support winter operations and encouraged staff to consider different avenues beyond the current permit structure.

Councilmember Gookin supported the suggestion of Councilmember Miller, emphasizing the need for swift action to avoid disrupting the business. He acknowledged the mobile nature of the sauna and suggested the City could accommodate it quickly by identifying a suitable location. Additionally, he mentioned the upcoming council workshop scheduled for Monday, October 27, at noon in the library, where the Idaho Transportation Department will conduct a presentation about the US-95 interchange project, which will impact Appleway and the broader community.

Councilmember English noted that the City already supports other winter activities like ice skating. He expressed interest in exploring ways to accommodate the sauna's continued operation and encouraged staff to look into viable options. He also complimented councilmembers on their conduct during the election season, wishing success to all candidates.

Mayor McEvers requested the reappointment of Bruce Hathaway and Katherine Hoyer to the CDATV Committee, and appointment of the following Student Representatives: Library Board: Katherine Naomi Baker (Rep) and Etta Corkill (Alt); Parks & Recreation Commission: Mason Christopher TerDoest (Rep) and Jennifer Pytlewski (Alt); Arts Commission: Nora Crabtree (Rep) and Alysyn Amaya (Alt); Pedestrian & Bicycle Committee: Alistair McIntire (Rep) and Natalee Proszek (Alt); Urban Forestry Committee: Gabriel Hynes (Rep).

**MOTION:** Motion by Wood, seconded by Evans to appoint Bruce Hathaway and Katherine Hoyer to the CDATV Committee, and the following Student Representatives: : Library Board: Katherine Naomi Baker (Rep) and Etta Corkill (Alt); Parks & Recreation Commission: Mason Christopher TerDoest (Rep) and Jennifer Pytlewski (Alt); Arts Commission: Nora Crabtree (Rep) and Alysyn Amaya (Alt); Pedestrian & Bicycle Committee: Alistair McIntire (Rep) and Natalee Proszek (Alt); Urban Forestry Committee: Gabriel Hynes (Rep).

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

**CONSENT CALENDAR:**

1. Approval of Council Minutes for October 7, 2025 and October 13, 2025 Council Meeting.
2. Approval of Bills as Submitted.
3. Approval of Financial Report.
4. Approval of:
  - a. Repurchase of Cemetery lots Section C, Block 41, lot 18 and Block 28, lot 40, Forest Cemetery, Section C from Brian and Jennifer Giesbrecht (\$300.00)
  - b. Transfer of Cemetery Lot 10, Section D, Block 12, Forest Cemetery; from Leah Hale to David Hale (\$40.00).
5. Approval of SS-25-10 – Kernodle Cottages – Final Plat
6. Approval of **Resolution No. 25-058** - A RESOLUTION OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A LETTER OF AGREEMENT WITH NORTH FORK LAND DEVELOPMENT IN AN AMOUNT NOT TO EXCEED \$104,680.00, FOR A SEWER LINE REPLACEMENT ON HATTIE AVENUE; DECLARING DAY WIRELESS AS THE ONLY VENDOR REASONABLY AVAILABLE, PURSUANT TO IDAHO CODE § 67-2808(2)(a)(ii), AND RATIFYING THE PURCHASE OF MOTOROLA RADIOS FROM DAY WIRELESS IN AN AMOUNT NOT TO EXCEED \$58,164.55, FOR FIRE DEPARTMENT VEHICLES; APPROVING THE PURCHASE OF SIX (6) CHEVROLET TAHOE VEHICLES FROM KNUDTSEN CHEVROLET PURSUANT TO STATE PURCHASING CONTRACTS AS PROVIDED BY IDAHO CODE § 67-2803(1), TOTALING \$340,771.20, FOR THE POLICE DEPARTMENT; AND APPROVAL OF THE WAIVER OF COVERED LOAD REGULATIONS FROM NOVEMBER 12, 2025, THROUGH DECEMBER 5, 2025, FOR THE ANNUAL CITY LEAF PICK UP PROGRAM.

**MOTION:** Motion by Evans, seconded by Gabriel to approve the Consent Calendar as presented, including **Resolution No. 25-058**.

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

(QUASI-JUDICIAL) APPROVING AMENDED EXHIBIT “E” TO THE COEUR TERRE DEVELOPMENT AGREEMENT, CHANGING THE AREA DESIGNATED AS “CLUSTER TRIPLEX” TO “ACTIVE ADULT SENIOR LIVING AND MULTI-FAMILY UNITS,” LOCATED WITHIN THE +/- 23 ACRE AREA SOUTH OF HANLEY AVENUE AND THE SD#271 SCHOOL SITE. REQUESTED BY: KOOTENAI COUNTY LAND COMPANY, LLC.

**STAFF REPORT:** Senior Planner Sean Holm presented a request from Kootenai County Land Company LLC for approval of Amendment No. 2 to the Annexation and Development Agreement dated March 21, 2023, for the Coeur Terre project, a 438-acre planned community annexed into the City of Coeur d’Alene located south of Hanley Avenue and the School District# 271 school site. This amendment seeks to revise Exhibit “E” of the agreement by changing the designation of

a 23± acre R-17 zoned area from “cluster triplex” to “active adult senior living and multifamily” to accommodate two proposed developments: The Goat Apartments and Affinity at Coeur Terre. The change retains the original multifamily residential use but updates the permitted building types to include a senior living facility and traditional three-story walk-up apartments. Mr. Holm stated that the reason for the current discussion is due to a related application for a planned unit development in a subdivision, which is scheduled for review by the Planning and Zoning Commission on November 12th. While staff can address the request at hand, he cautioned the Council against diving too deeply into specifics like unit counts or setbacks during the discussion. This is because the Council serves as the appellate body, and if the matter is appealed, they would need to review it impartially. He reiterated that the agenda item for tonight is to revise Exhibit “E.” The applicant argues that the proposed change reflects a substantial shift in market conditions and community needs, offering a diverse housing mix that includes age-restricted units, market-rate apartments, and single-family homes, all integrated with public amenities such as a 5.4-acre park, multi-use trails, and complete streets. The development is consistent with the Comprehensive Plan and the Coeur Terre Master Plan, and it supports affordable housing goals by reserving 5% of owned and rental units for workforce housing at 80–130% of Area Median Income (AMI).

**DISCUSSION:** Councilmember Gookin asked whether the proposed change would affect the area's housing density. Mr. Holm clarified that it would not, as the underlying R-17 zoning allows up to 17 units per gross acre, and the development is further limited by an annexation and development agreement capping the site at 2,800 equivalent residential units (ERUs). Councilmember Gookin then inquired about the binding nature of the proposal for senior housing. Mr. Holm explained that while the applicant is proposing a 62+ age-restricted development, it is not currently binding. However, if the Council chooses to include it in Exhibit “E” of the development agreement, it will become enforceable.

Councilmember Wood asked for clarification on whether all relevant city departments had reviewed the proposed change. Mr. Holm confirmed that he had reached out to all affected departments. The Fire Department anticipated a similar call volume and had no concerns with the change from triplex to multifamily. The Parks Department also had no objections. The Planning Department noted the change in structure type but emphasized that density remains limited by the R-17 zoning and includes a 5% affordable housing component after the first 30 market-rate units. The Police Department saw no significant change in traffic or service calls and had no objections. Streets and Engineering stated that traffic impacts would be addressed through required analyses, and the change in structure type would not affect traffic. Both Wastewater and Water Departments reported no issues with the proposed changes.

Mayor McEvers sought clarification on whether the proposed changes would increase the number of buildings shown on the map. Mr. Holm explained that the number of buildings would decrease, as the original plan involved multiple triplexes, while the new proposal consolidates units into fewer, larger multifamily buildings, maintaining roughly the same overall density. He added that the proposal is for independent senior living, not assisted care.

**APPLICANT:** Melissa Wells, President of Kootenai County Land Company, LLC., presented their request for an amendment related to the Coeur Terre project. She explained that the amendment applies to a 20-acre portion of the site and involves changing the building types in that

area. All other commitments in the development agreement, including a self-imposed cap of 2,800 residential units remain unchanged. She emphasized that the conceptual master plan (Exhibit “E”) is a flexible vision, not a fixed blueprint. The proposed change would replace smaller cluster triplexes with fewer, larger multifamily buildings, maintaining the same density while increasing open space. A portion of the new layout includes age-restricted senior housing, which typically generates less traffic, while the rest would be traditional three-story walk-up apartments with amenities. She reiterated that all relevant city departments reviewed the amendment and raised no concerns.

Mr. John Fisher from the Inland Group, a building and development partner of Kootenai County Land Company, LLC., explained that part of the proposed development includes traditional walk-up apartments with a strong emphasis on both indoor and outdoor amenities, year-round resident access, and ample on-site parking options. He highlighted that the development would maintain significant buffers and trail connections as outlined in the Coeur Terre agreement. The project will contribute over 30 permanently affordable housing units. Mr. Fisher also introduced the “Affinity” concept which is an active adult community for residents aged 62 and older, offering maintenance-free, amenity-rich living. He emphasized that this type of development aligns with the broader vision for Coeur Terre as a connected, inclusive community with lower traffic and noise impacts.

Ms. Wells concluded that the amendment is both necessary and reasonable, as it reflects current market conditions and evolving community housing needs without altering the approved zoning, density, or infrastructure commitments. Instead, it updates the housing product within the existing R-17 designation. The proposed design aligns with the intent of Exhibit “E” and would result in reduced traffic, parking demand, and neighborhood impact compared to the original cluster triplex concept. She affirmed that the amendment serves the public interest by maintaining consistency with the annexation agreement, lowering community impacts, and introducing age-restricted housing that supports the city's goals for housing diversity, traffic reduction, and enhanced quality of life.

**DISCUSSION:** Councilmember Wood commented that the presentation helped ease concerns among neighbors by clearly outlining the proposed plans. She noted that while the development group had previously expressed a desire for more flexibility in the approval process, they have demonstrated the value of open communication and provided a good presentation.

Councilmember English asked about the project timeline if the amendment were approved. Engineer Gabe Gallinger responded that the development would proceed as originally planned, starting with the north end of the site as outlined in the annexation development agreement. The amendment would not accelerate or delay the timeline. The next step would be going into the Planning and Zoning Commission hearing on November 12. If approved, the team would move into the design phase, followed by city review and approval. Infrastructure construction such as roads, sewers, and water would begin first, with building construction potentially starting after infrastructure is in place. Best-case scenario, infrastructure could be completed by the end of next year, with building construction taking approximately 18 months thereafter.

Councilmember Gabriel expressed appreciation to Ms. Wells for clearly outlining the rationale behind the proposed amendment. He noted that his primary concern was understanding the

necessity of the change, which Ms. Wells confirmed was driven by evolving housing market conditions and community needs. He also inquired whether the amendment would impact housing density or traffic flow, to which Ms. Wells responded that there would be no change in density and potentially even a reduction in traffic.

Councilmember Miller asked whether the proposed changes would maintain the same level of connectivity throughout the project. Ms. Wells confirmed that connectivity would remain unchanged. Councilmember Miller also inquired about the new amenities, such as a clubhouse and pool, and whether they would be accessible to neighboring residents. Mr. Fisher responded that amenities like pools or pickleball courts would be exclusive to residents of each specific community but emphasized that the overall development would maintain public access to trails, boulevards, and parks as outlined in the development agreement. Councilmember Miller asked about the affordable housing requirement, whether all 5% of the 2,800-unit affordable housing commitment would be concentrated in this section. Mr. Fisher clarified that only 5% of the units in this specific multifamily section would be designated. Mr. Gallinger confirmed that the development agreement requires affordable housing to be distributed across both for-rent and for-sale units, preventing it from being clustered into one product type.

Councilmember Gookin inquired whether the projected benefits of the proposed amendment, such as reduced traffic, parking demand, and neighborhood impact, were primarily dependent on the inclusion of senior housing. Ms. Wells confirmed that the reduced traffic projections were indeed tied to the senior housing component. He then asked if the developers could later change their plans and eliminate the senior housing. Mr. Gallinger explained that if the amendment is approved, the senior housing designation would be included in Exhibit “E” of the development agreement, making it binding. Councilmember Gookin then asked about the upcoming Planning and Zoning Commission hearing on November 12, which Mr. Holm confirmed would address the PUD and subdivision. Councilmember Gookin inquired whether there would be any opportunity to reduce the project’s density in response to potential public concerns. Mr. Holm explained that a density reduction would require a zoning change initiated by either the applicant or, in rare cases, the Council. Councilmember Gookin emphasized that the current discussion is solely about changing the building type from cluster housing to senior apartments.

Councilmember English sought clarification on the overall density of the project, noting that, as he understood it, the developers were already operating at about half the allowable density. Mr. Holm confirmed this, explaining that across the full 438-acre site, the development is indeed limited to approximately 50% of what the zoning would otherwise permit.

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

Russell Hansen, Coeur d’Alene, expressed concern about placing higher-density development adjacent to existing single-family neighborhoods, though he had no objection to the proposed changes near the industrial park, as they do not increase density. He strongly opposed routing construction or residential traffic through the Indian Meadows and Woodside Park neighborhoods, citing narrow roads, lack of sidewalks, and deteriorating street conditions, particularly on Appaloosa. Mr. Hansen shared personal experiences with traffic hazards and suggested Nez Perce as a more appropriate access route. He also voiced concern about infrastructure costs potentially

falling on taxpayers rather than developers and emphasized the importance of thoughtful traffic planning to protect residential areas.

Will Cushman, Coeur d'Alene, opposed the proposed development changes, particularly the inclusion of four-story buildings, which he believes violate the city's three-story height limit. He criticized the developers for deviating from their original plan and expressed concern about increased traffic and strain on infrastructure, especially wastewater. Mr. Cushman also objected to taxpayers covering infrastructure costs and urged developers to contribute more, such as donating land for schools and fire services. He compared the project to the failed Riverstone development and opposed introducing high-density housing near established neighborhoods.

Tom Berube, Coeur d'Alene, expressed concern over rising property taxes and the financial burden of future public services like fire stations, schools, and road maintenance. He urged the Council to pass an ordinance permanently prohibiting any vehicle, pedestrian, or bicycle connections from the new development to those neighborhood streets, citing safety concerns and a desire to protect existing communities.

Rob Knutson, Coeur d'Alene, voiced concern about the cumulative effect of ongoing changes to the development agreement. He warned that piecemeal modifications could lead to a final project that differs substantially from what was originally approved. He emphasized the importance of forward-thinking planning, particularly regarding traffic impacts, and urged the Council to consider long-term consequences.

Joan Curtis, Coeur d'Alene, expressed concern about the impact of increased traffic from the proposed development on her quiet neighborhood, which borders the future Coeur Terre site. While she acknowledged that development was inevitable, she emphasized the need for proactive traffic mitigation strategies, noting that current infrastructure, particularly along Atlas and Kathleen, is already strained.

Suzanne Knutson, Coeur d'Alene, voiced concerns about the limited impact of public comments and emphasized the importance of community input on developments affecting neighborhoods. Reflecting on past hearings about building plans in the Coeur Terre area, Ms. Knutson noted mixed reactions to triplex housing, highlighting the difference between rental units and owner-occupied homes. She stated the value of homeownership for community pride and equity, expressing uncertainty about whether upcoming senior living options would be rentals or available for purchase. She also questioned the adequacy of parking and the accuracy of the presentation, suggesting that more details and scrutiny are needed.

**DISCUSSION:** Councilmember Gookin asked whether the nature of the senior living units would be rentals or available for purchase. Mr. Fisher clarified that the senior living community would consist of rental units. Councilmember Wood expressed appreciation for the community's ongoing involvement over the past few years regarding the Coeur Terre project. She acknowledged past concerns, particularly about road connectivity, which led her to initially vote against the project. She emphasized that the process has been fair and transparent, with developers required to present every change. While she recognized that the Council cannot reverse previous decisions, she stressed the importance of working collaboratively to ensure the best possible outcome.

Councilmember Wood noted that the current proposal is an improvement, with reduced traffic and impact, and stated she would not oppose the changes to the development agreement. Councilmember Gabriel agreed with Councilmember Wood's remarks and acknowledged Mr. Knutson's concern about the number of changes to the project, noting it as a potential issue to monitor moving forward. He assured Ms. Curtis and the public that the Council and staff are actively keeping an eye on the situation and doing their best to manage it responsibly. He thanked everyone for attending and sharing their thoughts, emphasizing the importance of community input.

With no other comments received, Mayor McEvers closed public testimony.

### **RESOLUTION NO. 25-059**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AMENDED EXHIBIT "E" (CONCEPTUAL MASTER PLAN) TO THE ANNEXATION AND DEVELOPMENT AGREEMENT WITH KOOTENAI LAND COMPANY, *ET AL.*, REGARDING MODIFICATIONS WITHIN THE +/- 23 ACRE AREA SOUTH OF HANLEY AVENUE AND THE SD#271 SCHOOL SITE.

**MOTION:** Motion by Wood, seconded by Gabriel to adopt **Resolution No. 25-059**, Approving Amended Exhibit "E" to the Annexation and Development Agreement with Kootenai Land Company, et al., regarding modification within the +/- 23-acre area south of Hanley Avenue and the SD#271 School Site.

**DISCUSSION:** Councilmember Gookin expressed appreciation for the proposal's inclusion of green space while maintaining density. However, he stated he would vote against it due to concerns about making decisions without full information. He emphasized that the upcoming Planned Unit Development (PUD) process could introduce changes and other community concerns that the Council would not be involved in unless an appeal is made. Councilmember Miller sought clarification on the process, questioning how developers could propose changes to the development agreement in order to pursue a PUD, and what would happen if the PUD moved forward but the development agreement was later denied. Councilmember Gookin responded that while the development agreement provides a broad overview, the PUD introduces specific details such as changes to setbacks, height restrictions, and parking requirements that often concern residents. He emphasized that the Council typically has no role in the PUD process unless it is appealed, which limits their oversight. Councilmember Gookin stated he could not support it without knowing what the PUD would entail.

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

COUNCIL DISCUSSION ON DIRECTING STAFF TO WORK WITH THE DEVELOPER TO EXPLORE THE POSSIBILITY OF ALTERNATIVE ROUTES FOR THE COEUR TERRE DEVELOPMENT

**DISCUSSION:** Councilmember Gookin explained that the agenda item was added to consider whether the Council would like staff to work with the developer to change the ingress and egress from Appaloosa to Nez Perce. He acknowledged uncertainty due to possible changes and asked Mr. Holm to clarify current access points. Mr. Holm explained that, per section 4.3 of the annexation and development agreement, only Nez Perce and Appaloosa are designated for connection to the property for public safety, with traffic calming measures required. Other streets will terminate at the boundary but allow pedestrian and bicycle access. Councilmember Gookin then suggested eliminating Appaloosa as a connection but emphasized the importance of hearing from the public, as they are directly affected. Mayor McEvers agreed and proposed allowing public comment.

**PUBLIC COMMENT:**

Beverly Guenette, Coeur d'Alene, expressed concern about using Appaloosa as an entrance road to the development. She noted that Appaloosa is a rural road without sidewalks and not designed to handle increased traffic. She stated that upgrading the road would likely require acquiring private property, which would be a lengthy and costly process, potentially burdening Coeur d'Alene taxpayers. She urged the Council and developers to consider alternative access routes stating she did not want her neighborhood to bear the impact alone.

Russell Hansen, Coeur d'Alene, stated that Nez Perce is the logical primary access route, citing its flat terrain, wider layout, and potential for expansion by removing the center divider to add lanes and a turn lane. He opposed the use of Appaloosa, describing it as narrow, costly to modify, and unsuitable due to sloping land on both sides, which would require property acquisition and ground reinforcement to install sidewalks. He noted that Appaloosa often becomes a one-lane road during neighborhood events or when service vehicles are present, which is manageable under current conditions but not with increased traffic.

Pam Holcomb, Coeur d'Alene, expressed strong concern about the proposal to use Nez Perce as a main access route. She described the large pine trees as beautiful and irreplaceable. She emphasized that Nez Perce, like Appaloosa, lacks sidewalks and also experiences congestion during neighborhood events, with cars parked along the street. She asked for a more balanced and equitable approach to evaluating both roads.

Nancy Barr, Coeur d'Alene, stated that Arrowhead is not a suitable route for increased traffic. She noted that, like Nez Perce and Appaloosa, the neighborhood lacks sidewalks and is heavily used by pedestrians, including herself while walking her dog. She expressed concern that additional traffic would create unsafe conditions for residents and recommended that traffic be routed through Hanley Avenue and off Huetter Road instead.

Tom Berube, Coeur d'Alene, emphasized the importance of taking a comprehensive approach to traffic planning, warning that simply removing Appaloosa and Arrowhead from consideration and routing everything through Nez Perce would not solve the problem. He explained that traffic behaves like water and once congestion builds up on Atlas, drivers will begin diverting through other neighborhood streets like Sherwood. He argued that relying on any one of the three

connectors would only increase traffic throughout the area and questioned the logic of trying to funnel multiple two-lane roads into a single one-lane route, calling it unworkable.

Suzanne Knutson, Coeur d'Alene, echoed concerns raised by Mr. Berube, stating that none of the streets in Indian Meadows such as Appaloosa, Nez Perce, or Arrowhead should be used for cut-through traffic due to safety concerns and lack of sidewalks. She questioned why Industrial was no longer being considered as an access route and expressed frustration over the lack of public involvement in the decision-making process. She stated that allowing traffic through Indian Meadows would degrade safety, air quality, and property values, while increasing noise, maintenance costs, and the risk of property loss due to road expansion.

Will Cushman, Coeur d'Alene, asked Council to consider the condition of local roads before allowing increased traffic. He explained that the roads in Indian Meadows are not true asphalt but rather "three-shot" chip seal roads built in the 1970s and 1980s for a rural residential community. Despite recent re-sealing efforts, the roads continue to deteriorate and are not built to handle high traffic volumes. He warned that adding significant traffic would overwhelm the neighborhood, making it unsafe for children and residents. Mr. Cushman also raised concerns about increased noise, reduced air quality, and the lack of effective noise ordinances during daytime hours. He strongly recommended routing traffic through Industrial, Hanley, and Huetter Road instead of Indian Meadows.

Nate Dyk, Coeur d'Alene, supported concerns about traffic impacts from the Coeur Terre development. He cited KMPO data showing that two-thirds of the traffic is projected to flow east through Indian Meadows, which he warned would severely affect pedestrian safety especially on Appaloosa, where he regularly sees 20–60 walkers daily. Mr. Dyk also questioned the adequacy of the concurrency analysis, arguing that opening roads like Appaloosa before fully understanding the development's impact shifts the burden onto residents. He asked Council to honor its original direction to route traffic west and to preserve the rural character of the neighborhood.

**MOTION:** Motion by Gookin, seconded by Wood, to direct staff to meet with the developer and discuss alternative routes to the east, specifically including Industrial Park and not using either Nez Perce or Appaloosa, and to report back to Council on the findings and impact as well as ensuring that someone from the neighborhood involved in the discussions.

**DISCUSSION:** Councilmember Miller asked whether it would be appropriate for Council to share opinions with the group before the matter returns for formal review. Mr. Adams advised against it, noting that any changes would require a public hearing and all decision-making information must be presented publicly. Councilmember Wood expressed appreciation for community input and reiterated her past opposition to the project due to concerns about connectivity to Indian Meadows. She recalled the developer being open to alternative access routes and emphasized the importance of preserving the neighborhood and avoiding increased traffic. She supported sending the matter back to staff for further review and to address potential traffic issues proactively. Councilmember English expressed uncertainty about the number of access roads needed for the development, suggesting that a single road might not be sufficient and recalling a previous understanding that at least two would be required. He emphasized the need for clarification and stated that he could not envision a scenario where eminent domain would be used to install sidewalks.

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

**RECESS:** Motion by Gookin, seconded by Gabriel, to recess to Monday, October 27, 2025, 12:00 p.m. at the Library Community Room for a Council Workshop with ITD regarding the US-95/ I-90 Interchange Project. **All in favor. Motion carried.**

The meeting ended at 8:09 p.m.