



**City of Kootenai**  
**MEETING MINUTES**  
**DATE:** November 1, 2016  
**TIME:** 6:30 p.m.

**Mayor Lewis brought the meeting to order at 6:30 p.m.**

**Roll Call:** Councilman Jim Macha – AYE, Councilwoman Closson – AYE, Councilman Sundquist – AYE, Councilman Schock, AYE.

**Amendments to the Agenda:** None were proposed

**Staff Present:** City Clerk, Ronda L. Whittaker and City Engineer, Jay Hassell

**Others Present:** City of Kootenai resident, Tim Closson, City of Kootenai resident Cis Gores, James Sewell & Associates, Tim Blankenship and Marty Taylor representing 1<sup>st</sup> Addition to McGhee Court .

**Public Comment:** There was no comment

**Announcements:** None were given.

**1. Consent Agenda:**

Council President Sundquist asked Council if they had received and read the items on the consent agenda and asked if there were any corrections needed within the Consent Agenda.

**Councilwoman Closson made a motion to approve the consent agenda, 2<sup>nd</sup> by Councilman Schock; roll call vote:**

**Councilman Sundquist – AYE**

**Councilman Macha – AYE**

**Councilwoman Closson – AYE**

**Councilman Schock – AYE**

**2. Reports:**

**A. Mayor:** Mayor Lewis stated that she and the City's clerk had attended the Idaho Chapter of PRIMA a risk management training course and was very happy with the information provided. She advised Council that all should attend future trainings of this type if ever they were able as it was very beneficial.

**B. City Engineer:**

- **City Traffic Flow** – Jay presented Council, Mayor and the City Clerk with a Memorandum – attached hereto – summarizing the process for re-evaluating the City traffic flow and existing signage for potential adjustment. Jay advised that the City did not have a current traffic count and one would be necessary to evaluate true traffic flow within the City and/or specific areas. There was discussion about costs related to a new study. Councilwoman Closson expressed her concern that the east/west traffic flow was very frustrating as there were 4-way stops at each intersection. Councilman Sundquist agreed that having a 4-way at every intersection was indeed frustrating. Jay advised that site distances would need to be evaluated. Councilman Sundquist advised that he thought that a traffic study had been completed in 2010, specifically at Second Avenue and Spokane and Boise Street and Second Avenue. He indicated that the school had asked for specific stops surrounding the area. He expressed his concern that the costs for a whole city study would be very expensive. It was discussed that it would be more feasible to study specific areas each year. There was discussion for applying for Grants. Mayor stated that reimbursable grants were difficult for the City's budget to meet and that there was a problem with how small Cities could apply and are not able to benefit from a good part of them at this time. Councilman Sundquist advised that a short walk around the City would be beneficial. Councilman Schock stated that there was no sign at 1<sup>st</sup> and Boise. Council advised that they would report to Jay between now and the first of the year for the specific areas that would be a priority. Clerk mentioned that shovel ready projects were beneficial when considering grants. Therefore any studies would be very beneficial.
- **1<sup>st</sup> Addition to McGhee Subdivision request for modified conditions** – Jay advised council that he and the City's Planner had reviewed the request to modify conditions to the preliminary plat to allow adjustments to stormwater and tree planting requirements

submitted to the City and agreed that the modified conditions were obtainable. Jay stated that he concurred with the City's Planner's recommendations – attached hereto. Council question if it was typical to give the burden of putting required trees in to the property owner. Jay advised that it was a typical practice. Marty explained that planting trees before the property is occupied provides tree wrought which can be very expensive. Planting them once the property is occupied would be more beneficial. Marty further explained that a Certificate of Occupancy would not be awarded for finished homes until swells and trees were planted.

**C. City Planner: Written Report Summary - Attached.**

- **McGhee Court 1<sup>st</sup> Addition** – Planner's recommendations – attached hereto.
- **Building permit activity** – There was no discussion.
- **Subdivision/Stormwater updates and proposal for workshop**– The City's Clerk Ronda Whittaker stated that she felt the City's planner was ready to give a thorough presentation and that a brief workshop would be needed to address any concerns that Council may have. Council agreed and advised that the workshop could be held directly after the December 6<sup>th</sup> Council meeting.
- **Stormwater permit process** – There was no further discussion.

**D. Selkirks-Pend Oreille Transit (SPOT):** Councilwoman Closson reported that SPOT had 5,514 riders from Bonner County, 179 riders from Bonners Ferry and 15 riders from Moyie Springs. She stated that SPOT was working on creating a service development committee.

**E. Clerk:** Ronda reminded Council that she would be on vacation November 15 – 27<sup>th</sup> but that she would leave advisories on the City's voice mail and that Mayor would be checking email and phone message periodically.

**3. Discussion/Action Items**

**A. 1<sup>st</sup> Addition to McGhee Court Subdivision request for modified conditions - Councilman Sundquist made a motion to accept and approve City staff's recommendations for McGhee Court 1<sup>st</sup> Addition request for modifications, 2<sup>nd</sup> by Councilwoman Closson; roll call vote:**

**Councilman Sundquist – AYE**  
**Councilwoman Closson – AYE**

**Councilman Macha – AYE**  
**Councilman Schock – AYE**

**B. City Traffic Flow** – Councilman Sundquist stated that walkthrough workshop would be necessary to assess the priority needs for a future traffic flow study. Council agreed that a City walkthrough would be conducted on Sunday, November 6, 2016. Ronda advised that she would post an agenda advising of the workshop as there would be a majority of Council attending. 1<sup>st</sup> and Boise would be first priority a motion would be entered at the next meeting to put stop sign at Boise and 1<sup>st</sup>.

**C. Subdivision/Stormwater workshop:** Council agreed to hold a workshop directly after the regular December Council meeting.

**Open Discussion** – There was no further discussion.

**Mayor Lewis adjourned the Council Meeting at 7:15 p.m.**

Submitted by:  
Ronda L. Whittaker  
City Clerk



**City of Kootenai**  
**Treasurer Report October 2016**

Banner Bank Business Checking	\$	25,823.57
Mt. West Business Checking	\$	23,708.16
Mt. West Money Market	\$	199,037.88
LGIP - Current thru 9/30/2016	\$	<u>71,354.70</u>
<b>Total Cash Assets</b>		

<b>GENERAL FUND REVENUE</b>			
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Name	Account	Amount	Sub-Totals
<b>01 · GF REV</b>			
Other Income	Share costs for ICCTFOA	183.18	
Total			<u>183.18</u>
Franchise Fees	Northland Cable	535.21	
	Avista	2,784.95	
	Waste Mgt	652.47	
Total			<u>3,972.63</u>
Interest			
	Interest, Mt. West	40.72	
	Interest, LGIP	33.49	
Total Interest			<u>74.21</u>
Licenses & Permits			
	Bulding Permits	2,923.20	
	Subdivision Fees	-	
Total Licenses & Permits			<u>2,923.20</u>
Property Tax			
	Penalty & Interest	22.19	
	Property Tax Current	37.57	
	Sales Tax - Inventory Phase Out	-	
	Arrears Property Tax	-	
Total Property Tax			<u>59.76</u>
Rents			
	City Hall Rental	200.00	
	Post Office Rent	250.00	
Total Rents			<u>450.00</u>
State of Idaho Funds			
	State Revenue Sharing	10,296.68	
Total State of Idaho Funds			<u>10,296.68</u>
<b>Total 01 · GF REV</b>		<b><u>17,959.66</u></b>	<b><u>17,959.66</u></b>

## STREET FUND REVENUE

Name	Account	Amount	Sub-Totals
<b>02 · SF REV</b>			
Idaho Transportaiton Dept			
State Highway Users Fund		6947.36	
	HB312	2294.82	
Total State Hwy Fund			9242.18
Road & Bridge			
	Road & Bridge Current	0.00	
	Road & Bridge P & I	32.19	
	Road & Bridge Arrears	54.42	
Total Road & Bridge			86.61
Stormwater/Encroachment			
	Utility Encroachment Permit	400.00	
Total Stormwater/Encroachment			400.00
Total Streets			
	<b>Total 02 · SF REV</b>	<b>9,728.79</b>	<b>9,728.79</b>
	<b>Total Income</b>	<b>27,688.45</b>	<b>27,688.45</b>

### City of Kootenai Treasurer Report October 2016

## GENERAL FUND EXPENSES

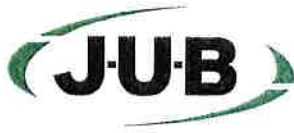
Name	Account	Amount	Sub-Totals
<b>10 · GF EXP</b>			
Bank Fees			
	Balance adjustments	0	
	Bank Charges, Checks, Supplies	4.00	
Total Bank Fees			4.00
Building Maintenance			
	Janitorial Service	81.16	
	Data Security/Building Security	-	
Total Building Maintenance			81.16
Dues & Membership			
	Association of Idaho Cities	400.00	
	ICCTFOA	45.00	
Total Dues & Membership			445.00
Law Enforcement Contract			
	Law Enforcement Contract	200.00	
	Attorney	-	
Total Legal			200.00
Office Expenses			
	Internet Service	64.39	
	Office Supplies	-	
	Postage	47.00	
	Computer Maintenance/Repair	82.06	
Total Office Expenses			193.45

**GENERAL FUND EXPENSES - Cont.**

<b>Name</b>	<b>Account</b>	<b>Amount</b>	<b>Sub-Totals</b>
Park			
	Maintenance	170.00	
Total Park, Arbor Day & Earth Day			170.00
Planning & Zoning			
	Building Permits		
	Ordinance Revisions		
	Subdivision Fees		
	Planner		
	Engineer		
Total Planning & Zoning			-
Training Workshops			
	Meals/ICCTFOA Conference	-	
	Training Expenses/PRIMA	35.17	
Total Training Workshops			35.17
Utilities			
	Electric & Gas		
	Garbage		
	Water		
	Telephone	85.19	
	Sewer		
Total Utilities			85.19
Wages & Benefits			
	Clerk/Treasurer	3,324.00	
	Council	400	
	Mayor	400	
	Payroll Taxes	315.49	
	Retirement Fund - PERSI	466.84	
	Workers Compensation	-	
	Blue Cross	101.86	
6560 · Payroll Expenses	Other/Intuit	12.49	
Total Wages & Benefits			5,020.68
	<b>Total 10 · GF EXP</b>	<b>6,234.65</b>	<b>6,234.65</b>

**City of Kootenai**  
**Treasurer Report September 2016**

<b>STREET FUND EXPENSES</b>			
<b>Name</b>	<b>Account</b>	<b>Amount</b>	<b>Sub-Totals</b>
<b>20 · SF EXP</b>			
Ditches			
	Ditch Maintenance	-	
Total Ditches			-
Stormwater			
	Culvert Permit Deposit Refund	-	
Total Stormwater			-
Utilities, Streets			
	Signal Lights	47.38	
	Street Lights	663.01	
Total Utilities, Streets			710.39
Transportation			
	SPOT	1,100.00	
Total Transportation			1,100.00
	<b>Total 20 · SF EXP</b>	<b>1,810.39</b>	<b>1,810.39</b>
	<b>Total Expense</b>	<b>8,045.04</b>	<b>8,045.04</b>
	<b>Total Income</b>		<b>27,688.45</b>
<b>Net Income</b>			<b>19,643.41</b>



# MEMORANDUM

J-U-B ENGINEERS, INC.

**DATE:** October 31, 2016  
**TO:** Mayor Lewis and Council Members  
**FROM:** A. Jay Hassell, P.E., Contract City Engineer  
**SUBJECT:** City Traffic Flow and Signage



This memorandum's purpose is to summarize the process for re-evaluating the City traffic flow and existing signage for potential adjustment. We understand the Council is seeking guidance on the possibility of reducing stops along north-south roadways.

## Guidance and Standard Documents

The Manual on Uniform Traffic Control Devices (MUTCD) is recognized as the national standard for all traffic control devices (TCDs) installed on any street, highway, bikeway, or private road open to public travel. The MUTCD provides standards and guidance relating to signs, markings, traffic signals, etc. and often makes reference to the use of *engineering judgment* and *engineering studies* when considering control device options. These judgments and studies are presented and outlined in other publications such as the *Manual of Transportation Engineering Studies* (Institute of Transportation Engineers, 2010).

Part 2, Section 2B.04 Right-of-Way at Intersections of the MUTCD indicates:

- Engineering judgment should be used when establishing intersection control including consideration of traffic volumes, number and angle of approaches, approach speeds, sight distance available on each approach and reported crash experience.
- Once the decision has been made to control an intersection, the decision regarding the appropriate roadway to control should be based on engineering judgment.
- In most cases, the roadway carrying the lowest volume of traffic should be controlled. A yield or stop sign should not be installed on the higher volume roadway unless justified by an engineering study.

*The Manual of Transportation Engineering Studies* outlines a variety of Traffic Control Device (TCD) studies that can be used to support warrants for the installation or removal of TCDs, determine the effectiveness of existing TCDs, assess the condition of TCDs, or assess ongoing maintenance and improvement programs. These studies include roadway condition diagrams, collision studies, volume studies, speed studies, delay studies, gap distributions and TCD inventories.



## City System

Currently, the City's traffic flow is primarily laid out on a north-south, east-west grid pattern with a mix of 4-way stops, 2-way stops and uncontrolled intersections. The roadway system generally includes 9 north-south access points to Highway 200 at the City's southern boundary. Of these 9 roadways, only 4 provide access to residential areas north of 2<sup>nd</sup> Avenue' east-west alignment with the rest terminating before or dead-end just beyond 2<sup>nd</sup> Avenue. In the east-west direction, Railroad, 1<sup>st</sup>, Central, and 2<sup>nd</sup> Avenue provide access to the north-south roadways with Central Avenue interrupted by the elementary school property. At this time, the City does not maintain current traffic count data for the area, nor does an inventory exist of the City signage system.

## Next Steps

Because evaluating intersection priority and traffic control devices relies heavily on daily traffic counts, the first step to understanding the City's Traffic Control Device needs is to collect representative traffic count data. If the council wants to proceed, we recommend the Council consider identifying phases or areas of the City to inventory and study, knowing that investment in the study and implementing the recommendations may have to occur over several budget cycles. Once areas/phases are prioritized, intersection and roadway information should be collected to document the current intersection arrangement, sight distance, historical crash and roadway speed information. With this data and traffic count data, J-U-B can evaluate intersection priority and propose revisions to the current system.

We appreciate the opportunity to summarize this information and will remain available to continue the planning discussion with the City. If the City wishes to proceed with any of the work listed above, J-U-B can provide a more detailed scope and fees based on a specific request.



**RUEN-YEAGER & ASSOCIATES, INC.**  
ENGINEERS ♦ PLANNERS ♦ SURVEYORS

RECEIVED  
OCT 25 2016

CITY OF KOOTENAI

MEMO

To: Kootenai City Council  
From: Clare Marley, AICP  
Date: October 25, 2016  
Re: **Request to modify conditions of McGhee Court 1<sup>st</sup> Addition, File #SUB 005-14**

The developer of 1<sup>st</sup> Addition to McGhee Court is requesting the City Council approve modifications to the preliminary plat conditions of approval to allow adjustments to stormwater and tree planting requirements. The city approved the preliminary plat of McGhee Court in February of 2015.

In a letter to the city dated October 24, 2016, project planner Martin Taylor, AICP, requested Condition #9 and Condition #11 be adjusted to time completion of these requirements to certificates of occupancy for future homes, rather than prior to final plat. (See attached letter from James A. Sewell & Associates). Revised Condition #9 would read: "...All landscaping shall be installed, to the satisfaction of the City, prior to ~~the recording of the final plat certificate of occupancy issuance for each lot.~~ A final landscaping plan had been submitted to the city previously. The developer proposes to adjust the plan to place trees on private property, rather than within rights-of-way so that roadways and utilities are not compromised.

Subject to the input from the city engineer regarding this modification, I would suggest the condition be further revised to acknowledge the modification of the landscape plan and assign responsibility to the developer/applicant. This revision has been discussed with the project planner. The suggested revision follows:

Condition #9, revision to final sentence:

...All landscaping shall be installed by the developer/applicant, in accord with the final, revised landscaping plan, to the satisfaction of the City, prior to ~~the recording of the final plat certificate of occupancy issuance for each lot.~~

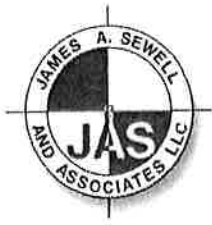
The proposed revision to Condition #11 addresses the timing of stormwater swale installations. As currently written, Condition #11 requires all improvements be installed prior to city final plat approval. The improvements are subject to §11.01 (Guarantee of Installation, New Subdivisions, Stormwater Ordinance #165). The proposed revision calls for front yard swales to be installed on Lot 1, Block 2 and Lots 1 & 2, Block 3, prior to the issuance of certificates of occupancy, rather than at final plat. The applicant requests the revision so that adequate sizing and placement is considered at the time of home placement and to ensure swales are not damaged during construction.

Section §11.01 requires stormwater management facilities be in place at final plat or a guarantee of financial surety (e.g. bond) be provided. The subdivision ordinance Section §8-3 calls for the installation of improvements at final plat or approval of a surety for completion at a later date. Section §1-7 of the subdivision code allows "condition-based exceptions," where regulations could be better served by an alternative proposal. Modifications to the installation and conditions are subject to the review of the city engineer.

Subject to the review and comment from the city engineer, should the council decide to modify Condition #11 to defer installation of stormwater for certain lots, the proposed modification should be revised to read: (staff suggestions are shown with ~~strikeout~~ and double underling)

“...All improvements associated with the stormwater management plan shall be installed and functioning as designed prior to final plat being recorded with the exception of the installation of front yard swales on Lot 1, Block 2, and Lots 1 and 2, Block 3. These swales will shall be constructed ~~construction~~ by the developer/applicant prior to certificate of occupancy issuance for Lot 1, Block 2, and Lots 1 and 2, Block 3. ....”

c: Marty Taylor, AICP, James A. Sewell & Associates Inc.  
Jay Hassell, City Engineer



# JAMES A. SEWELL & ASSOCIATES, LLC

1319 North Division Avenue  
Sandpoint, Idaho 83864  
(208) 263-4160  
(208) 263-5229 Fax

RECEIVED  
OCT 25 2016  
CITY OF KOOTENAI

\*Civil Engineering \* Electrical Engineering \* Land Surveying \* Building Inspection \* Land Use Planning

October 24, 2016

Ronda L. Whittaker  
City of Kootenai Clerk-Treasurer  
P.O. Box 566  
204 Spokane St  
Kootenai, ID 83840

SUBJECT: 1<sup>st</sup> Addition to McGhee Court trees and swales  
Modified Conditions

Dear Ronda:

In order to make sense of the tree planting timing and ensure the vitality of the trees once planted, the applicant desires to amend final plat Condition 9 as follows:

### Condition 9

The applicant shall provide a final landscaping plan to the City for review and approval by the City planning and zoning administrator or designee. The plan shall include the location and type (species) of plants proposed to be planted. Proposed trees may be planted within the swale, provided the species selected are certified by the landscape architect or certified arborist to be swale-appropriate species. All landscaping shall be installed, to the satisfaction of the City, prior to the recording of the final plat certificate of occupancy issuance for each lot.

These trees will be planted in the front yards (on private property), not within rights of way so as to not conflict with the road prism, and not within utility easements, so as to not conflict with underground power, phone, etc. Thus, until the trees are planted, a certificate of occupancy will not be issued.

In order to make sense of the installation of front yard swales on Lot 1, Block 2, and Lots 1 and 2, Block 3, the applicant desires to amend final plat Condition 11 as follows:

### Condition 11

Prior to final plat recording the applicant shall submit for review and approval by the city engineer, a final stormwater management plan and "as-built" plans pursuant to Ord. 165 §8.01 and §11.0 and §5-3(D) of Ord. 193. All improvements associated with the stormwater management plan shall

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James A. Sewell & Associates, LLC

Newport Office - 600-4<sup>th</sup> Street West, Newport, WA 99156 (509)447-3626 (509)447-2112 Fax

Sandpoint Office – 1319 North Division Avenue, Sandpoint, ID 83864 (208)263-4160 (208)263-5229 Fax

Spokane Office – 400 South Jefferson Avenue, Suite 452, Spokane, WA 99204 (509)747-5794 (509)747-5798 Fax

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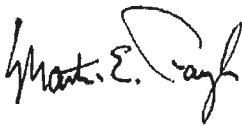
be installed and functioning as designed prior to final plat being recorded, with the exception of the installation of front yard swales on Lot 1, Block 2, and Lots 1 and 2, Block 3. These swales will be construction prior to certificate of occupancy issuance for Lot 1, Block 2, and Lots 1 and 2, Block 3. Guarantees of installation by the applicant, pursuant to §11.01 shall be in place prior to the Mayor signing the plat.

These swales will be installed in conjunction with home construction in order to ensure adequate swale sizing and placement, and to ensure that these swales aren't damaged by home construction activities. Again, until the swales are constructed, a certificate of occupancy will not be issued.

Please advise as to when this request will be considered by the council.

Thank you in advance for your consideration.

Sincerely,  
JAMES A. SEWELL & ASSOCIATES, LLC



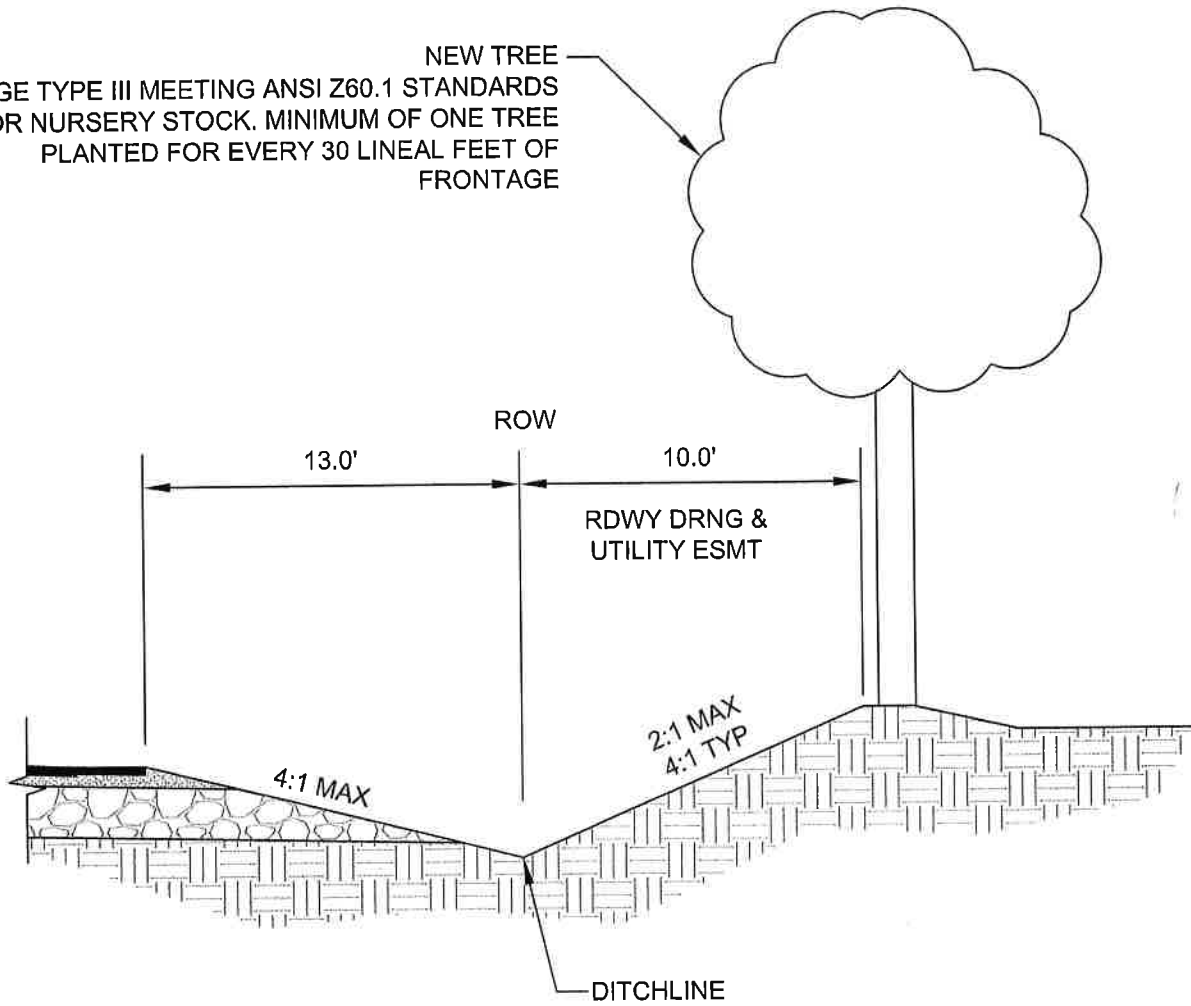
Martin E. Taylor, AICP  
Member – *American Institute of Certified Planners*  
Land Use Planning, Design and Entitlements  
Wetland Delineations  
Project Management  
mtaylor@jasewell.com

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James A. Sewell & Associates, LLC  
Newport Office - 600-4<sup>th</sup> Street West, Newport, WA 99156 (509)447-3626 (509)447-2112 Fax  
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Spokane Office – 400 South Jefferson Avenue, Suite 452, Spokane, WA 99204 (509)747-5794 (509)747-5798 Fax

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NEW TREE  
 LARGE TYPE III MEETING ANSI Z60.1 STANDARDS  
 FOR NURSERY STOCK. MINIMUM OF ONE TREE  
 PLANTED FOR EVERY 30 LINEAL FEET OF  
 FRONTAGE



SHEET TITLE:  
**LANDSCAPING REVISION**

PROJECT NO.:	FILE NAME:	DATE:
13082-14-001	E-McGHEE TREE SECTION	9-29-16
DRAWN:	CHECKED:	SCALE:
HCO	TCB	AS SHOWN
		SHEET:
		1 OF 1

PROJECT:  
**1ST ADDITION TO McgHEE COURT**



**James A. Sewell and Associates, LLC**

1319 NORTH DIVISION AVENUE  
 SANDPOINT, IDAHO 83864  
 (208) 263-4160

FOR CONSTRUCTION

LEGEND

- [Hatched Box] IMPERVIOUS AREA TREATED BY PREVIOUS PLANS
- [Hatched Box] IMPERVIOUS AREA REQUIRING TREATMENT (PLAN R)

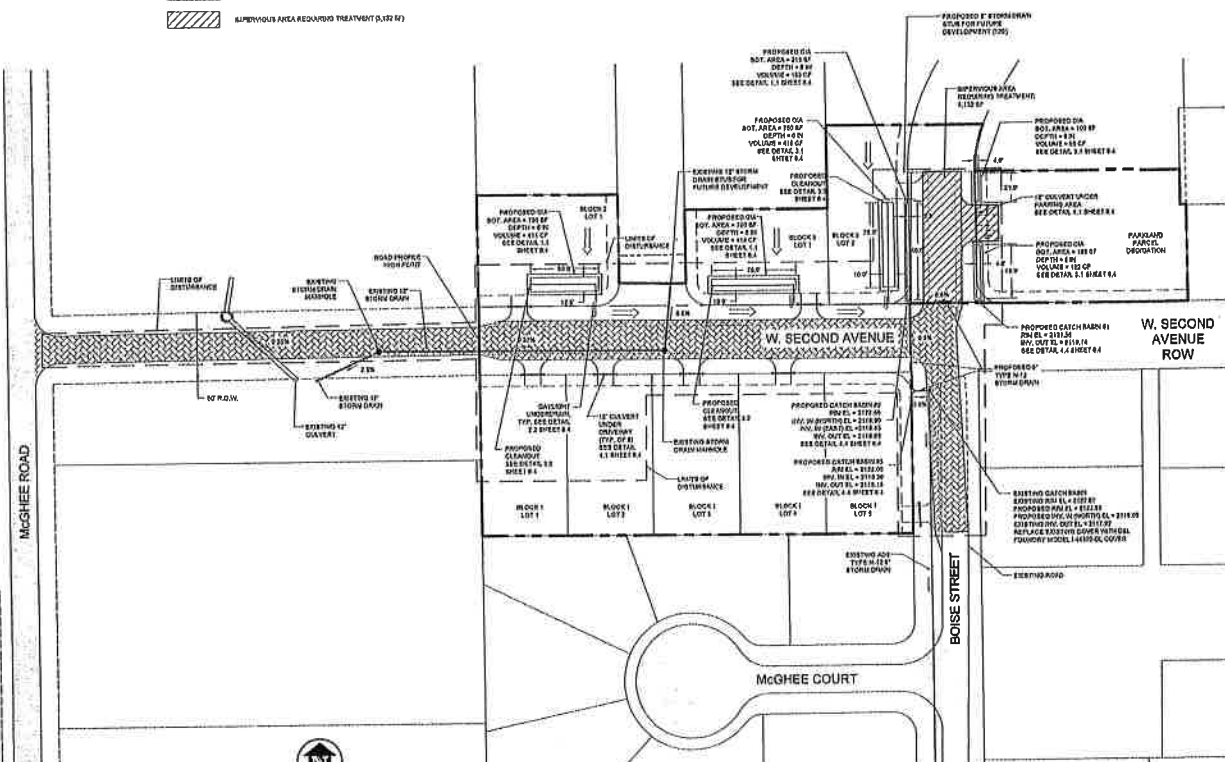


NO.	DATE	REVISION
1	7/22/15	ISSUED FOR PERMITS
2		
3		
4		
5		
6		
7		
8		
9		
10		

James J. Savelle and Associates, LLC  
 1379 NORTH DIVISION  
 SANDPOINT, IDAHO 83884  
 (208) 233-4700

PERMANENT STORM WATER  
 MANAGEMENT PLAN  
 FLOYD MCGHEE  
 1ST ADDITION TO MCGHEE COURT  
 BONNER COUNTY, IDAHO

DATE: 04-15-15  
 DRAWN: JAS  
 CHECKED: JAS  
 SCALE: AS SHOWN  
 SHEET: 10000-01-001  
 PROJECT: 10000-01-001



4.1 BOISE STREET PROFILE



FOR CONSTRUCTION



7.25.15

DATE	7.25.15
BY	JAS
CHECKED	JAS
SCALE	AS SHOWN
PROJECT	15th NORTH DIVISION
DATE	7.25.15
BY	JAS
CHECKED	JAS
SCALE	AS SHOWN
PROJECT	15th NORTH DIVISION
DATE	7.25.15
BY	JAS
CHECKED	JAS
SCALE	AS SHOWN
PROJECT	15th NORTH DIVISION

James A. Sporel and Associates, LLC  
 15th NORTH DIVISION  
 SANDY, IDAHO 83804  
 (208) 726-1150



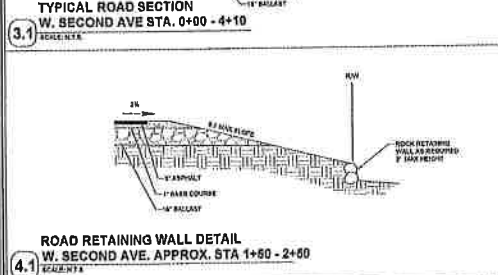
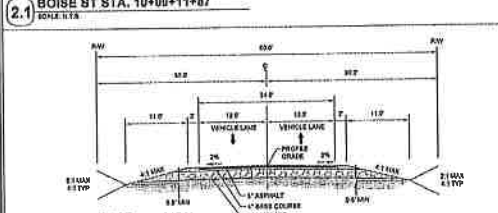
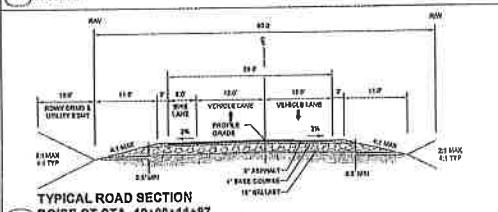
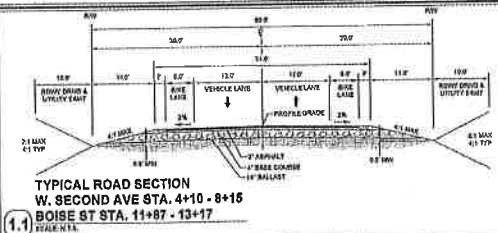
ROAD SECTIONS, DETAILS &  
 SPECIFICATIONS  
 FLOYD McGHEE  
 1ST ADDITION TO McGHEE COURT  
 BONNER COUNTY, IDAHO

DATE	7.25.15
BY	JAS
CHECKED	JAS
SCALE	AS SHOWN
PROJECT	15th NORTH DIVISION
DATE	7.25.15
BY	JAS
CHECKED	JAS
SCALE	AS SHOWN
PROJECT	15th NORTH DIVISION



**CALL**  
 2 WORKING  
 DAYS  
 BEFORE  
 YOU DIG!

Bonner Boundary One Call  
 1-800-626-4950



**1.1** TYPICAL ROAD SECTION  
 W. SECOND AVE STA. 4+10 - 8+15  
 BOISE ST STA. 11+87 - 13+17  
 SCALE: N.T.S.

**2.1** TYPICAL ROAD SECTION  
 BOISE ST STA. 10+08+11+87  
 SCALE: N.T.S.

**3.1** TYPICAL ROAD SECTION  
 W. SECOND AVE STA. 0+00 - 4+10  
 SCALE: N.T.S.

**4.1** ROAD RETAINING WALL DETAIL  
 W. SECOND AVE. APPROX. STA 1+50 - 2+50  
 SCALE: N.T.S.

**4.2** ROAD SPECIFICATIONS  
 SCALE: N.T.S.

GENERAL: ROAD CONSTRUCTION SHALL CONFORM TO THE CITY OF BOYD ROAD IMPROVEMENT DISTRICT AREA TRANSPORTATION PLAN, REVISION FEBRUARY 11, 2010 AND THE ROAD IMPROVEMENT MANUAL, BONNER COUNTY, IDAHO, OCTOBER 2008, VERSION 1 (REVISIONS) IF APPLICABLE BY THE CITY OF BOYD ROAD IMPROVEMENT DISTRICT. THE CONTRACTOR SHALL PREPARE DAILY CONTROL, FOR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL REPORT NECESSARY CONSTRUCTION OPERATIONS TO THE DISTRICT ENGINEER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL HAVE ALL NECESSARY CONSTRUCTION NOTIFICATION.

CONSTRUCTION METHOD: A COVERED WORKING PROGRAM SHALL BE REQUIRED TO LIMIT CONSTRUCTION VEHICLE OPERATIONS.

EXCESS EXCAVATION: EXCESS EXCAVATION SHALL BE PLACED WHERE DIRECTED BY THE ENGINEER.

WEDGEMAN BLOCK PAVEMENT: ALL WEDGEMAN BLOCK PAVEMENT SHALL BE COVERED WITH LEAF LITTER AND SECURED ON THE BASE OF THE BLOCK PAVEMENT SHALL BE WITHIN 24 HOURS OF PLACEMENT.

WEDGEMAN BLOCK PAVEMENT: IF CONSTRUCTION OPERATIONS ARE REQUIRED, WATER SHALL BE PLACED TO REHUMIDIFY THE BLOCK PAVEMENT. WATERING OPERATIONS SHALL BE PERFORMED ON A DAILY BASIS AS NECESSARY TO MAINTAIN MOISTURE LEVELS TO PREVENT CRACKING.

BASE COURSE MATERIAL: BASE COURSE MATERIAL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 98% OF AN AASHTO STANDARD PROCTOR DENSITY.

ROAD CENTERLINE MARKINGS: MARKING SHALL BE LOCATED EXACT ON APPROVED EIGHTH.

BALAST: A MINIMUM 18\"/>

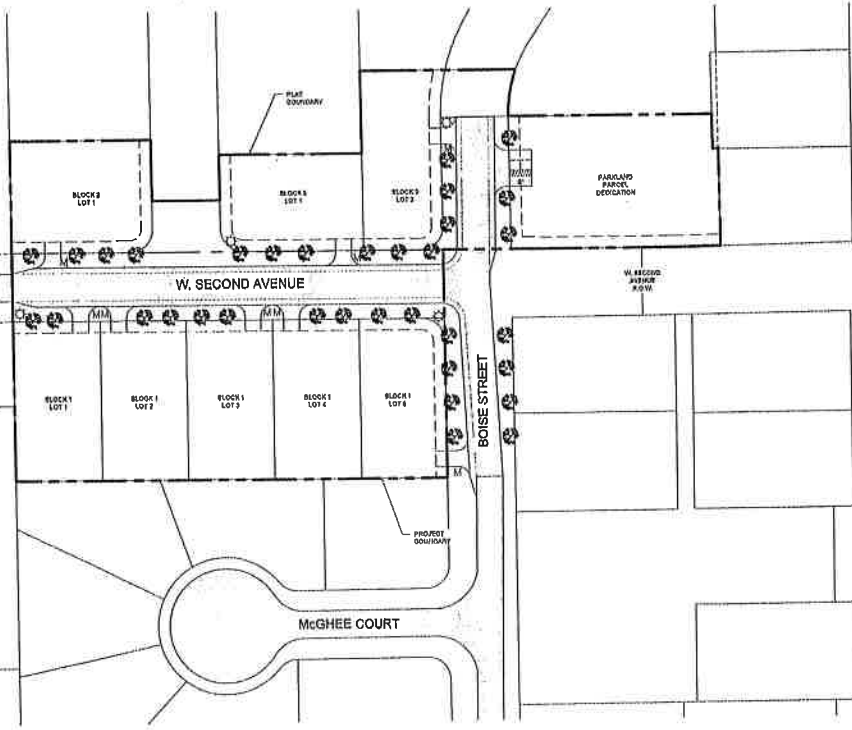


# LEGEND

- M MARKER LOCATION
- ⊗ NEW TREE LOCATION  
LARGER TREE MARKERS USE ONLY STANDARDS FOR ALIGNMENT & BOOK REFERENCE ON THIS SHEET FOR DIMENSIONED TREE TYPES.  
DIMENSION OF ONE TREE PLANTED FOR EVERY 30 LINEAL FEET OF FRONTAGE
- ⊕ STREET LIGHT LOCATION

**CLASS 3—LARGE TREES**  
MAY INCLUDE BUT NOT LIMITED TO:

- HORWYD WALNUT "SILANUS/SHADE"
- CORNYWALD WALNUT "CHAMP/LEAF"
- DOUGLAS FIR "REAL/SHADE"
- HORWYD WALNUT "CHAMP/LEAF"
- HORWYD WALNUT "CHAMP/LEAF"
- HORWYD WALNUT "CHAMP/LEAF"
- RED MAPLE "LIFE/SHADE"
- RED MAPLE "LIFE/SHADE"
- RED MAPLE "LIFE/SHADE"
- RED MAPLE "LIFE/SHADE"
- RED MAPLE "LIFE/SHADE"
- AMERICAN BEECH
- WHITE ASH "LIFE/SHADE"
- WHITE ASH "LIFE/SHADE"
- WHITE ASH "LIFE/SHADE"
- WHITE ASH "LIFE/SHADE"
- DOUGLAS FIR "LIFE/SHADE"
- DOUGLAS FIR "LIFE/SHADE"
- DOUGLAS FIR "LIFE/SHADE"
- DOUGLAS FIR "LIFE/SHADE"



**LANDSCAPE, MAILBOX, AND CIRCULATION PLANS**

4.3



6.22.10

NO.	
DATE	
BY	
FOR	
APP.	
CHECKED	
DATE	

**James A. Sewell and Associates, LLC**  
1310 NORTH IOWA STREET  
SANDWICH, IDAHO 83884  
(208) 263-4100



**LANDSCAPE, STREET LIGHT, AND MAILBOX LOCATIONS**  
FLYD McGHEE  
1ST ADDITION TO MCGHEE COURT  
BONNER COUNTY, IDAHO

DATE	11-10-10
TYPE	AS EXHIBIT
PROJECT	TERRELL
SUBJECT	MOO
SHEET NO.	213
TOTAL SHEETS	213
DATE PLOTTED	10/13/10
DATE PRINTED	10/13/10

5.1



**RUEN-YEAGER & ASSOCIATES, INC.**  
ENGINEERS ♦ PLANNERS ♦ SURVEYORS

**MEMO**

To: Kootenai City Council  
From: Clare Marley, AICP  
Date: October 25, 2016  
Re: **Planning summary for Nov. 1, 2016 City Council meeting**

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**Building permit activity**

The city has issued one building permit for a single-family dwelling with attached garage in the Dujo Subdivision. One permit for a commercial addition to the Dolsby Center was also issued in October for the construction of a storage area at the rear of an existing building.

**Subdivision/Stormwater updates**

Due to schedule conflicts, the proposed workshop to address the subdivision update and stormwater ordinance revisions did not take place in mid-October. A draft of the subdivision update is ready for review, along with a discussion of parkland dedication. A draft outline of the stormwater amendment is also ready, and I am working on the ordinance, which will be reviewed by the city engineer. The update will be formatted in the Sterling codification numbering system. Please advise of dates the council will be available to conduct a workshop in the coming months.

**Stormwater permit processes**

City staff is working on a revision to the current stormwater/erosion control application to clarify for landowners when plans are required and what details the city will require. The revised form should be available within a couple weeks, after staff has had the chance to review and comment.