

**Testimony for River's Edge Apartments, LLC, Lanzce Douglass's request for Encroachment
L95S6163A, A Community Dock – September 16, 2025**

This testimony is provided by Hilary Patterson, Coeur d'Alene Community Planning Director, on behalf of the City of Coeur d'Alene.

The City of Coeur d'Alene is the adjacent littoral owner. The City owns the shoreline, public park and trail system within the Atlas Waterfront project to the east of the subject property.

Lanzce Douglass owns approximately 26 acres of land, comprised of five (5) parcels, within the City south of W. Seltice Way, north of the Spokane River, and southwest of the intersection of N. Atlas Road and W. Seltice Way. Mr. Douglass has been approved for a zone change, a special use permit to increase density, and a Planned Unit Development that allows for the River's Edge Apartments project comprised of up to six hundred eighty (680) dwelling units, a multiuse trail with river access for the public, and anticipated boat slips for residents of the apartments.

The River's Edge Apartments project was approved by the Planning and Zoning Commission and City Council recognizing the partnership for public benefit including such amenities a multi-use trail with seating areas and multiple public access points along the Spokane River, funding of a traffic mitigation plan, and agreeing to lease twenty nine (29) of the units at 100% Kootenai County's Area Median Income for five years.

The original project concept included a mix of apartments and twenty-eight (28) single-family residential lots along the shoreline with docks, limited public access to the Spokane River, and a trail that would have been located away from the Spokane River for the length of the project.

Through project approval and a Development Agreement, Mr. Douglass has agreed to develop and install a multiuse trail/path no less than sixteen feet (16') wide, constructed to City standards, that runs adjacent to the Spokane River and is open to the public and accessible by the public at the west and east ends of the Property. The Path will connect with the trail through the Atlas Waterfront neighborhood to the east and to the trail through the Mill River neighborhood to the west. One of the four (4) public beaches will be ADA compliant.

The Coeur d'Alene Municipal Code allows for docks to be requested as part of a Planned Unit Development project as a departure from the Shoreline Ordinance.

The Development Agreement between the Owner and City indicates that if docks are constructed, access to the docks, including a standpipe system acceptable to the Fire Department is required and that any dock permits must be reviewed and approved by the Idaho Department of Lands.

The City of Coeur d'Alene supports public access to the beneficial recreational opportunities in and on the Spokane River.

REA-18