

# *City Council Meeting*



City of  
**Coeur d'Alene**  
IDAHO

*February 21, 2023*

# A-4-22: Coeur Terre (440+/- Acre Annexation)

## **APPLICANT:**

Kootenai County Land Company, LLC  
1859 N. Lakewood Dr. #200  
Coeur d'Alene, ID 83814

## **CONSULTANT:**

Connie Krueger, AICP  
1859 N. Lakewood Dr. #102  
Coeur d'Alene, ID 83814



## A-4-22: Coeur Terre (440+/- Acre Annexation) Request

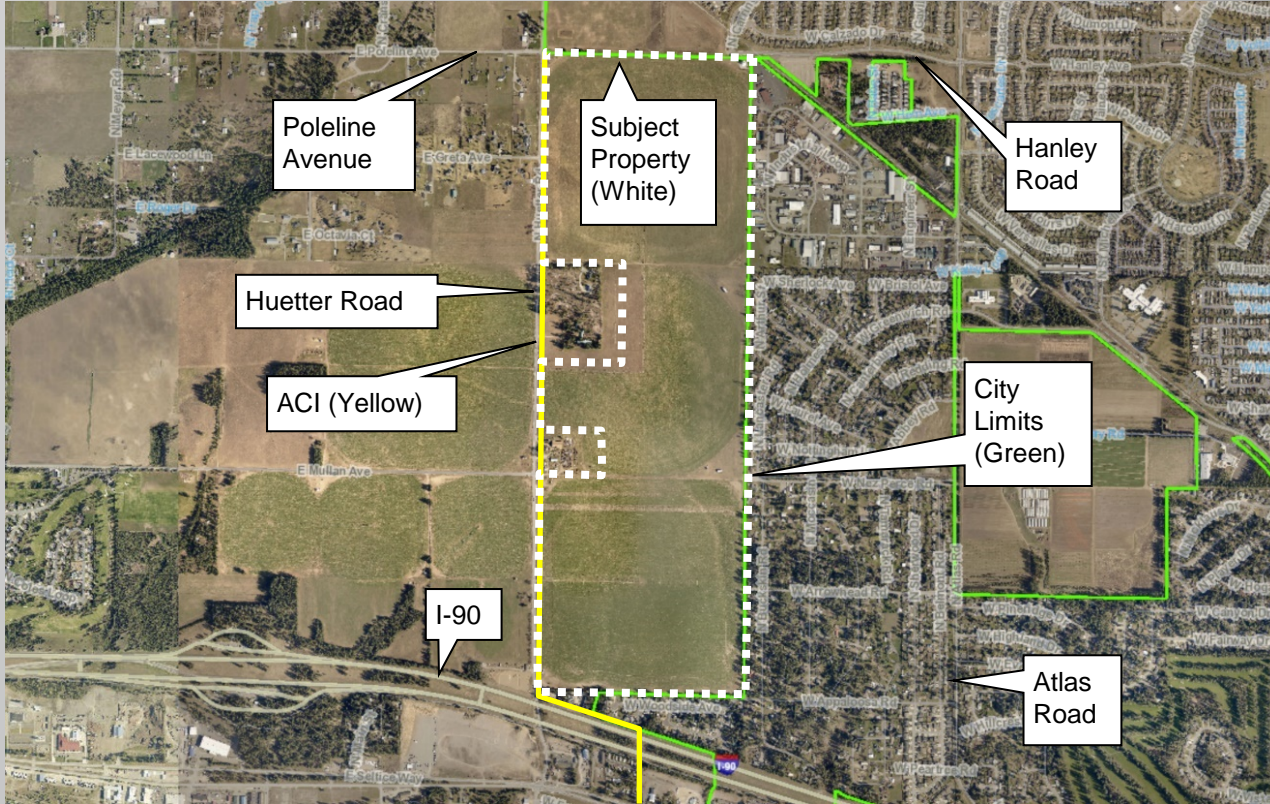
Kootenai County Land Company, LLC, through their representative Connie Krueger, is requesting consideration of annexation for a +/-440-acre parcel in Kootenai County, currently zoned AG-Suburban, to be incorporated into city limits with a mix of zoning designations including:

**R-3, R-8, R-17, C-17L, and C-17.\***

*\*Note: A separate motion is required for an annexation & development agreement.*



# A-4-22: Coeur Terre (440+/- Acre Annexation) Vicinity Map



# A-4-22: Coeur Terre (440+/- Acre Annexation) Bird's Eye View - Looking North





# A-4-22: Coeur Terre (440+/- Acre Annexation) Existing Land Uses

## GENERALIZED EXISTING LAND USES:



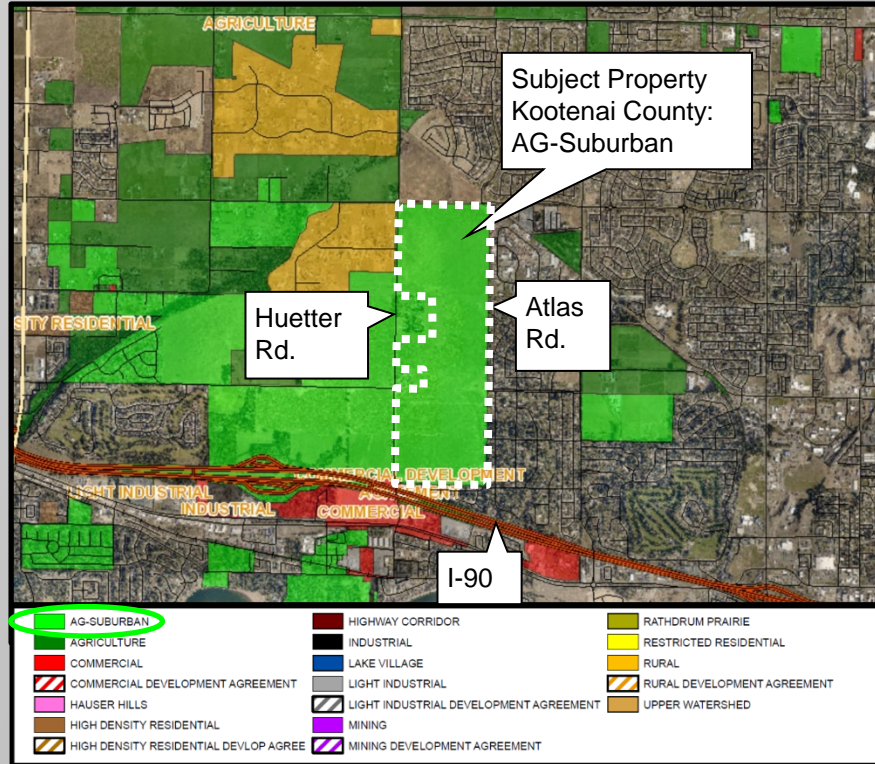
# A-4-22: Coeur Terre (440+/- Acre Annexation) Existing City Zoning Districts

## EXISTING ZONING:

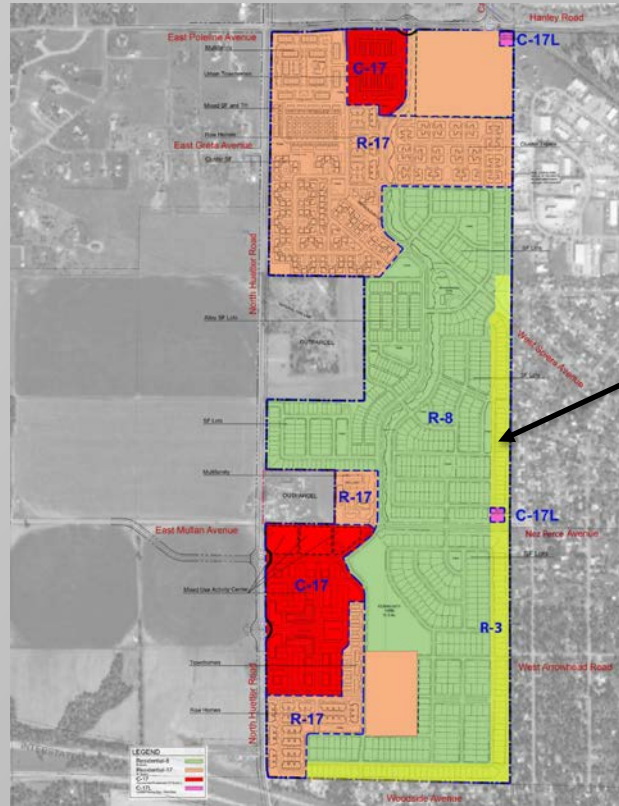




# A-4-22: Coeur Terre (440+/- Acre Annexation) Existing County Zoning Districts



# A-4-22: Coeur Terre (440+/- Acre Annexation) REVISED Zoning Map (Exhibit C)



New R-3 Zoning  
Buffer Area

# A-4-22: Coeur Terre (440+/- Acre Annexation)

## Five Requested Zoning Districts

### **R-3: (NEW)**

- Buffer Area
  - 47.053 acres

### **R-8: (REDUCED IN SIZE)**

- Main District
  - 187.099 acres

### **R-17:**

- North District
  - 114.941 acres
- Middle District
  - 6.076 acres
- South District
  - 30.428 acres

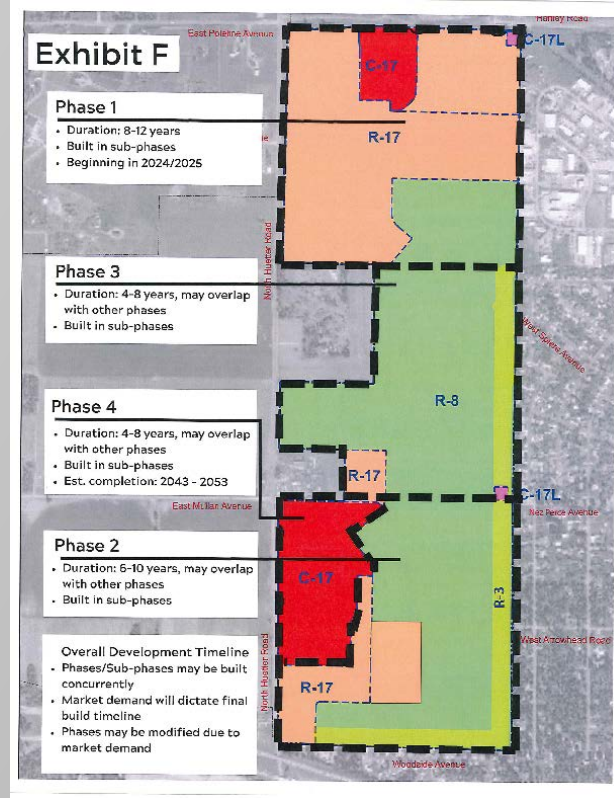
### **C17L:**

- Existing Water Tower Site:
  - 0.517 acres
- Future Well Site: To be dedicated to City
  - 0.517 acres

### **C-17:**

- North District
  - 12.239 acres
- South District
  - 39.158 acres

# A-4-22: Coeur Terre (440+/- Acre Annexation) NEW Preliminary Phasing Plan (Exhibit F)



# A-4-22: Coeur Terre (440+/- Acre Annexation) Required Findings

## Finding #B8:

*That this proposal (is) (is not) in conformance with the Comprehensive Plan.*

## Finding #B9:

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

## Finding #B10:

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

## Finding #B11:

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

# A-4-22: Coeur Terre (440+/- Acre Annexation)

## City Council Annexation and Development Agreement Considerations

### **Overview of Revisions to the Agreement:**

- **1.3: Zoning Districts and Zoning Map (REVISED)**
  - 200-foot R-3 Buffer
  - Updated Exhibit C
  
- **1.4: Maximum Number of Residential Units (NEW)**
  - 2,800 units added to address maximum number of residential allowed
  - Clarifies density is governed by underlying zoning and consistent with the Conceptual Master Plan

# A-4-22: Coeur Terre (440+/- Acre Annexation)

## City Council Annexation and Development Agreement Considerations

- **1.5: Buffer Zone (NEW)**
  - 200-foot R-3 zoning buffer
  - Limitations within buffer area:
    - SF uses, open space, trails and public utilities
    - 32-foot maximum height
- **4.3: Street Connections to Existing Subdivisions (NEW)**
  - Limits street connections to two required access points at Nez Perce and Appaloosa
  - Bollards and lock gates are not acceptable methods of discouraging through traffic
  - Specifies traffic calming features to discourage speeding and, to the greatest extent reasonably possible, through-traffic
  - Remaining streets can be permanently terminated but that pedestrian and bicycle access shall be provided at the terminuses of these streets

# A-4-22: Coeur Terre (440+/- Acre Annexation)

Existing  
Rights-of-Way





# A-4-22: Coeur Terre (440+/- Acre Annexation)

## City Council Annexation and Development Agreement Considerations

- **4.4: Roundabouts (NEW)**
  - Roundabouts are prohibited on Hanley Avenue
- **4.5: Wastewater Easements (NEW)**
  - Preserves access to wastewater infrastructure
  - Prevents homes and other structures from being constructed over the lines
  - Clarifies Wastewater Department easement requirements:
    - 20 feet wide on private property
    - Any manholes on private property be located within easements
    - Unobstructed, all-weather surface so that manholes can be accessible
    - No wastewater system or public sewer line shall traverse across private land outside of an easement

# A-4-22: Coeur Terre (440+/- Acre Annexation)

## City Council Annexation and Development Agreement Considerations

- **4.10: School Sites (REVISED)**
  - *This section was revised to incorporate feedback from the Police Department and School District. The School District selected the locations of the school sites identified in the first agreement and has asked that they not be combined.*
    - A right-turn lane for eastbound traffic on Hanley Avenue for the future middle school (PD requirement)
    - Owners would be responsible for the cost of necessary Rectangular Rapid Flashing Beacons (RRFBs), including installation costs, for both school sites
- **4.11: Police Substation (NEW)**
  - Provides for a future location of a police substation within the commercial area.

# A-4-22: Coeur Terre (440+/- Acre Annexation)

## City Council Annexation and Development Agreement Considerations

- **6.1: Subdivision, Planned Unit Development, Site Plan, Boundary Line Adjustment, and other Land Use Applications (REVISED)**
  - A new Phasing Plan (Exhibit F) has been provided
- **6.2: Use Limitations (DELETED)**
- **6.3: Construction Activities (NEW)**
  - Restricts construction vehicles from driving through the established neighborhoods, and requiring their access to be from Huetter Road and Hanley Avenue
- **6.4: Concurrency Analysis (REVISED)**
  - Clarifies that the concurrency analyses will include unit count, and overall density by zone, phase, and the subject property as a whole, including compliance with the total cap on density and units

# A-4-22: Coeur Terre (440+/- Acre Annexation)

## City Council Annexation and Development Agreement Considerations

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- **6.5: Affordability Covenants with Use, Refinance, and Resale Restrictions and Purchase Options (REVISED)**
  - A mix of affordable housing to be 5% of the rental residential units and 5% of the for-sale units that meets 80-130% AMI for the date on which it is sold or rented
  - Ensures a mix of bedroom counts for all residential units
  - Affordable and workforce housing will be protected by deed restriction or another equally effective method
  - A first right of refusal for Habitat for Humanity for a minimum one (1) multifamily parcel

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## City Council Annexation and Development Agreement Considerations

### **Items Not Included:**

- **R-1 Zoning**
  - R-3 zoning is a more compatible zone
- **No Roadway Connections**
  - Public safety and appropriate response times is imperative for all existing neighborhoods and new development areas
  - Cutting off public streets to the east would result in serious life/safety issues and increased maintenance and service delays/expenses, which is an unacceptable tradeoff
  - Connections are limited to two roadways versus the original proposal to connect all existing street terminuses
  - The two roadways are spaced appropriately (1/2 mile) and are the most direct connections to Atlas Road, which reduces the overall impact on the existing neighborhoods

# A-4-22: Coeur Terre (440+/- Acre Annexation)

## City Council Annexation and Development Agreement Considerations

- **Combining the two school sites and moving them away from Hanley Avenue**
  - The School District indicated to staff that they intentionally selected the two school sites
  - Ideal locations based on their school zone boundaries in relation to existing schools
  - Increased traffic impacts to the area, and danger to students, if combined (**See email**)
- **Frontage Road on Huetter**
  - Existing Huetter Road will function largely as a frontage road with Bypass
  - Agreement and the conceptual master plan design account for access from Huetter Road
  - Applicant team is committed to ensuring that access will be provided if the Bypass moves forward adjacent to Huetter Road

# A-4-22: Coeur Terre (440+/- Acre Annexation)

## City Council Annexation and Development Agreement Considerations

- **Turnkey Schools**
  - The Coeur d'Alene School District 271 did not negotiate turnkey schools as part of their MOU (**See email**)
- **All PUDs are automatically appealed**
  - City Code allows for appeal process
  - City Council can pull a final plat off of the Consent Agenda
  - Each project phase requires consistency with the conceptual master plan and Agreement
  - Significant changes trigger an amendment to the Agreement and a public hearing
- **Subdivisions are all approved by Council**
  - Current Code requires Council approval for all final subdivision plats

# A-4-22: Coeur Terre (440+/- Acre Annexation)

## City Council Annexation and Development Agreement Considerations

- **Restricting Annexation of Property West of Huetter Road**
  - Idaho Code does not allow annexation of property outside of Area of City Impact that has not been included in the Comprehensive Plan.
  - This area is within the Post Falls Area of City Impact only
  - Applicant team has indicated that they do not intend to request annexation of the remaining land west of Huetter Road into the City of Coeur d'Alene even if it were legal to do so
  - A number of factors that would make annexation of the land challenging - fire, water and school district boundaries, in addition to wastewater service
  - Any annexation request comes to Council and request can be denied



# A-4-22: Coeur Terre (440+/- Acre Annexation) Decision Points

## **Decision Points:**

- Approval of the ordinance for the annexation request (A-4-22) *with the addition of the R-3 zoning designation* (Council Bill No. 23-1002)
- Approval of the Annexation and Development Agreement (Resolution 23-012)

*\* No additional public testimony will be allowed as the public hearing has been closed.*

## A-4-22: Coeur Terre (440+/- Acre Annexation) Action Alternatives

City Council is tasked with making findings to: **approve, deny, or deny without prejudice.**

Also, a **separate motion** for the annexation & development agreement is required.

*If* City Council decides to *approve* the request, upon signature of the annexation & development agreement, the following will occur:

- The subject property is incorporated into city limits
- The appointed zoning will be applied as described
- The annexation & development agreement become binding

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