

**PLANNING COMMISSION
MINUTES
OCTOBER 11, 2022
LOWER LEVEL – LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Tom Messina, Chairman
Jon Ingalls, Vice-Chair
Lynn Fleming
Phil Ward
~~Peter Luttrupp~~
Sarah McCracken
Brinnon Mandel

STAFF MEMBERS PRESENT:

Hilary Patterson, Community Planning Director
~~Tami Stroud, Associate Planner~~
Sean Holm, Senior Planner
~~Mike Behary, Associate Planner~~
Shana Stuhlmiller, Public Hearing Assistant
Randy Adams, City Attorney
Victor Ramos, Planning Technician

COMMISSIONERS ABSENT:

Peter Luttrupp

CALL TO ORDER:

The meeting was called to order by Chairman Messina at 3:00 p.m.

APPROVAL OF MINUTES:

Motion by Ingalls, seconded by Mandel , to approve the minutes of the Planning Commission meeting on September 13, 2022. Motion approved.

STAFF COMMENTS:

Hilary Patterson, Community Planning Director provided the following statements.

- She announced last week she attended the APA Idaho planning conference held in Garden City. She announced that the city, CDA 2030 and our Consultants from MIG received the Outstanding Plan Award for our work on the Comprehensive Plan.
- She noted that there is a tour planned next week for the Atlas Mill/Atlas Waterfront project given by the Urban Land Institute (ULI).
- She announced for the November 8th Planning Commission meeting we have four scheduled hearings with two of the items having two parts.

COMMISSION COMMENTS:

Commissioner McCracken stated that she wanted to disclose she is a resident of the Indian Meadows

neighborhood, but that she does not have a conflict of interest or any financial association with the Coeur Terre request.

PUBLIC COMMENTS:

None

PUBLIC HEARINGS

1. Applicant: Kootenai County Land Company, LLC (**Coeur Terre**)
Location: North of I-90, south of W. Hanley Avenue, East of Huetter Rd.
Request: A proposed +/- 442.64-acre annexation from Ag Sub to R-8 & R-17, C17 and C-17L LEGISLATIVE, ([A-4-22](#))

Sean Holm, Senior Planner provided the following statements.

- 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 described within this staff report including: R-8, R-17, C-17L, and C-17.
- The subject property is located on the west side of the city, north of I-90 and W. Woodside Ave., south of the future W. Hanley Ave. extension, east of N. Huetter Rd., and west of N. Buckskin Rd., Lancaster Rd., N. Arthur St., and W. Industrial Lp. The subject property is vacant except for a large water tower owned by the City on a leased parcel in the northeast corner. There are two homesites east of N. Huetter Rd. that are not included in the request.
- Planning Commission makes a recommendation to City Council whether or not an annexation request complies with the evaluation criteria and what zoning designation(s) Council should consider. As a part of the recommendation, Planning Commission may suggest items to be included in an annexation/development agreement to Council for consideration.

The applicant has provided legal descriptions and a zoning district exhibit laying out the requested zones over the existing parcels.

Requested Zoning Districts Include R-8, R-17, C-17L, and C-17 as defined below:

R-8:

- Main District
 - 10,199,661.12 SQ FT (234.152 acres more or less)

R-17:

- North District
 - 5,006,829.96 SQ FT (114.941 acres more or less)
- Middle District
 - 264,670.56 SQ FT (6.076 acres more or less)
- South District
 - 1,329,407.64 SQ FT (30.519 acres more or less)

C17L:

- Existing Water Tower Site: To be dedicated to City

- 22,501 SQ FT (0.517 acres more or less)
- Future Well Site: To be dedicated to City
- 22,500 SQ FT (0.517 acres more or less)

C-17:

- North District
 - 533,130.84 SQ FT (12.239 acres more or less)
- South District
 - 1,705,722.48 SQ FT (39.158 acres more or less)
- The City's 2022-2042 Comprehensive Plan categorizes this area as:
 - Single Family Neighborhood
 - Compact Neighborhood
 - Urban Neighborhood
 - Mixed-Use Low
- Mr. Holm presented the required findings for annexation, including:
 - Finding B8, conformance with the Comprehensive Plan. The 2022-2042 Comprehensive Plan categorizes this area as Single-Family Neighborhood, Compact Neighborhood, Urban Neighborhood, and Mixed-Use Low. He shared the Future Land Use Map and applicable Place Types, transportation, walking and transit network maps, and applicable goals and objectives.
 - 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 make/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.
- Mr. Holm referenced the pages where the staff comments were located.
- He noted in the staff report the suggested conditions for the Planning Commission to consider in and Annexation and Development agreement (see below).

Water:

- Existing public utility easements for the City's 24" transmission main will be maintained or replaced at the developer's expense.
- The property for an existing water storage facility under the tank, as mutually agreed upon, shall be transferred to the City.
- A well parcel for a potential new water source is required to be transferred to the city as the developer's contribution toward the expense of developing an additional water source to adequately serve the community. The well site is requested to be transferred upon confirmation of acceptable water quality through City installation of a test well on an agreed upon site.
- Water rights for the property, both domestic potable and irrigation, will be addressed in the annexation and development agreement.

Wastewater:

- There are 5 potential projects highlighted by Lakeside Real Estate Holdings and JUB Engineering to upgrade sewer collection system sewer capacity. These projects are laid out in the "Coeur Terre Development Wastewater Collection Study" (May 2022) from the developer and JUB Engineering. Five (5) "limiting reaches" were identified when adding planned flow from the Coeur Terre project into the City sewer collection system at 2013 Master Plan Flows. Below is a list of these. The development agreement specifies Wastewater's response and defines the necessary corrective projects proposed in this study.
 1. HAWKS NEST LIFT STATION
 2. LAUREL/SHERWOOD TRUNK MAIN

3. APPALOOSA TRUNK MAIN
4. FAIRWAY TRUNK MAIN
5. RIVERSIDE INTERCEPTOR

Streets & Engineering (Transportation/Traffic):

- In the areas where the Bypass project does not impact the existing Huetter Road, Huetter Road shall be reconstructed to the Post Falls and City of Coeur d'Alene standards, as applicable. The City desires that Huetter Road shall be reconstructed from the southern extent of the development to Hanley Road for three lane Arterials, including bike lanes, a shared-use path on the east side, and dedication of right-of-way to meet the City Standard of 100 feet minimum. The design, alignment and extent of improvements are subject to the location and design of the proposed Huetter Bypass.
- Additional right-of-way shall be set aside and made available as determined by the Idaho Transportation Department for the future Huetter Bypass.
- The Hanley Avenue/Huetter Road intersection shall be reconstructed to its future configuration as modeled for 2045, which includes five lanes on Hanley Ave, reducing to three lanes at the planned collector street into the proposed development. Bike lanes and shared-use paths are also required on both sides of Hanley Ave.
- The Nez Perce Road/Hanley Ave intersection shall be constructed to its future configuration as modeled for 2045. In order to manage increases in traffic, connectivity to existing streets is required without delay throughout the construction of the phased development. The owner shall commit to constructing five road connections to existing streets to the south and east by phases and in a manner that does not allow for this connectivity to be delayed to future phases.
- Any property owned by the applicant that is west of the city's ACI along Huetter Road must be subdivided and conveyed or dedicated to Post Falls Highway District per conversations with the applicant, Post Falls Highway District, and Kootenai County. Property outside the ACI should not be annexed into the City at this time.

Parks:

- Ten (10) acres for one Community Park
- Eight (8) acres of land for one Residential Park
- Two (2) traversing north-south trails that connect out of the development
- Two (2) traversing east-west trails that connect out of the development
- Timing for large scale public park improvements and dedication(s) along with trails connections and improvements to be defined in the annexation and development agreement.

Planning:

- Proposed use limitations: No Adult Entertainment, Billboards, Industrial Uses, Heliports, Outdoor Sales or Rental of Boats, Vehicles, or Equipment, Outdoor Storage of materials and equipment (except during construction), Repair of Vehicles (unless entirely within a building), Sewage Treatment Plants and other Extensive Impact activities (unless publicly owned), Work Release Facilities, Wrecking Yards, and Vehicle Washing (unless located within a building or parking structure).
- Five percent (5%) of the residential units qualify as "affordable/workforce housing" in conjunction with PAHA (or similar organization as exists at the time of implementation) as the administering entity. This level of commitment was discussed with the applicant prior to any hearings with details to be addressed in the annexation and development agreement.
- Ongoing concurrency analysis for total acreage developed, open space improvements (parks and trails), transportation improvements (volume and connections), and affordable/workforce housing will be provided by zone and phase.
- This request is for annexation and zoning designations only. The applicant has provided preliminary conceptual design information that is not binding at this time. Staff suggests that at a minimum the annexation and development agreement include language that ties future

subdivision applications to generally adhere to: alignment of transportation, product types (place types), trails and public parks as shown in the conceptual design.

Other:

- The developer has a Memorandum of Understanding (MOU) with School District #271 for two (2) future school sites. While the City is not a party to the MOU between the developer and the School District, this commitment should be considered in the annexation and development agreement.
- Electric transmission lines, natural gas, and any other existing easements for utilities may exist on the subject properties. The applicant must adhere to the required easements or seek legal changes to alter/extinguish, if needed.

Mr. Holm concluded his presentation

Chairman Messina inquired how a Development Agreement will be designed for this project. Mr. Holm explained that after this goes before City Council, staff will work with the applicant to negotiate that agreement. Chairman Messina asked for clarification on whether the Planning Commission was only making a recommendation for annexation and zoning and not the development agreement. He also noted the district zoning map submitted by the applicant and inquired how this map compares to the future land use map in the staff report. Mr. Holm explained that the applicant had requested that our consultants MIG look at this property as we were doing the Comprehensive Plan. It is up to the commission to decide if this is something they can support. Chairman Messina commented that from looking at the map R-8 is the most compatible with the land use map in the Comprehensive Plan.

Commissioner Mandel inquired if this annexation is approved is the zoning submitted by applicant binding and explained that there are four different zones and how do we make sure that a lot of C-17 is replaced by the R-8 properties. Mr. Holm explained that staff looked at this application with the same concerns and, based on the zoning, staff recommended to require from the applicant legal descriptions for each zone. If council approves this request, those legal descriptions for each zoning district would be part of that approval which mirrors their exhibit.

Commissioner McCracken inquired about the two school site locations zoned R-17 and questioned if the applicant decided to change their mind, could they put something else on those sites. Mr. Holm explained if council approves this annexation there are uses by right for each zone and that R-17 does allow some other uses within that zone. He added that the applicant does have a Memorandum of Agreement (MOU) with the school district to provide two schools on the property and if council approves this request, they could require those sites for the school to be part of the Development Agreement.

Commissioner Ingalls stated that they received a packet of comments from citizens with a lot of concerns with traffic and inquired how the traffic study was done without knowing how many housing units will be constructed and from those comments were letters of support from various agencies of support for more housing and inquired if staff knew how many units are proposed for this site and if there will be a variety of housing types. He also noted that there is an understanding that the applicant will provide a 5% commitment for workforce housing. Mr. Holm commented that he wished he could answer that question and that the applicant is here to answer that question.

Commissioner Ward inquired if the decision tonight is to recommend approval for the annexation and the zoning for the parcels. Mr. Holm stated that's correct. Commissioner Ward noted in the staff report it references site reviews which are administrative, so if the applicant wanted to build per the zoning on the individual parcels, they could apply for a building permit and wouldn't need approval from the Planning Commission. Mr. Holm explained it depends on the level they plan to construct and stated that the city code would allow two units on a parcel in the city that includes everything except the R-17 sites that include multi family. He added for the R-8 district and "use by right" they can have two single family

houses, or a single-family house and an Accessory Dwelling Unit (ADU) for that entire parcel without going through the subdivision process, if the parcel meets minimum size requirements. Commissioner Ward commented that we now have a Development Agreement ordinance and questioned if the school and park sites binding. Mr. Holm explained that the applicant and school district have an MOU, but the city isn't part of that MOU. So, if it's the desire of the Planning Commission to recommend to council that the school sites be included in the future development, that should be noted.

Chairman Messina noted on page 38 in the staff report on the last paragraph it states "This request is for annexation and zoning designations only. The applicant has provided preliminary conceptual design information that is not binding at this time. Staff suggests that at a minimum the annexation and development agreement include language that ties to future subdivision applications to generally adhere to: alignment of transportation, product type (place types), trails and public parks as shown in the conceptual design." He inquired if this will be a future discussion and, if this is approved, will the design change. Mr. Holm explained staff added that language because within the applicant's narrative they stated a desire for a degree of flexibility depending on what the market will be and didn't want to have to come back for future amendments for the PUD if the market changes. He added they do have a master plan that they provided to staff that doesn't specifically apply to this annexation request, so you may see some things presented tonight but the decision is only for the annexation and zoning and nothing else is binding. Chairman Messina commented what we are looking at might not be what the finished product will look like. Commissioner Mandel commented if there is nothing binding, questioned if there is an exception to adhere to some of the principles. Ms. Patterson concurred and explained the language is so the applicant can have flexibility. Mr. Adams explained that the Planning Commission is making a recommendation for zoning to council and the council will make the decision on whether to annex and accept the recommendations on zoning. The Planning Commission is not making any binding decisions tonight.

Mr. Holm explained based on the zoning presented on the underlying parcels they can build more in the county. He is confident that this project will come back to the Planning Commission, but he is not sure what form that will take. Commissioner Mandel commented that we are making a recommendation to council that is not binding and requested clarification on what is listed in comments for an Annexation/Development Agreement if staff is requesting that those items be included in a future development agreement, which isn't being done tonight. Mr. Adams concurred and noted that any recommendations tonight will be considered by council with a negotiation between city, staff, and the developer on what will be in the Development Agreement. Ms. Patterson explained if the applicant comes forward with a subdivision or PUD, we can open the Development Agreement again that will have amendments with more detail added. This is not the only chance to make changes.

Ali Marienau, KMPO Transportation Planner provided the following comments.

- She explained that the city asked KMPO to do the modeling, since the KMPO model is regionally focused to provide an analysis of how this project will impact the city. She notes that this information would hopefully provide clarification on the modeling process and the results.
- She stated KMPO was established in 2003 and that it is a federally mandated organization.
- She commented that they do have a board that consists of representatives from the four major cities - Coeur d'Alene, Post Falls, Hayden and Rathdrum - the four Highway Districts, the Idaho Transportation Department, Kootenai County and the Coeur d'Alene Tribe, and they work with a technical committee that is made up of members from those agencies.
- She explained the travel demand model is used for long-range transportation planning to help identify existing and future issues, so the region can be proactive and plan for transportation investments going into the future.
- She explained this model helps determine the type, size and location of transportation improvements. She added this is a peak hour model and it only looks at a.m. and p.m. peak trips.
- She explained the type of data inputs used based off of land uses and are measured by number of dwelling units, employment, students, acres of agriculture land, etc. These units are grouped in Traffic Analysis Zones (TAZs) because every unit cannot be represented in the model analysis. The model takes into account the numerous people living in the county. The TAZs are structured

so that they separate residential from commercial.

- She provided an example of data they use in their modeling/planning processes. She shared a screenshot of Inrix signal data for the intersection at Atlas Rd and Hanley, which showed how the intersection is operating.
- She explained KMPO has a current model that is used, which consists of 2020 land use data, as well as forecast models through 2045, which incorporate population growth and future developments; she explained the various models used to be based on the scope of the project.
- She commented the models include future 2035-2045 projects, including the Highway 41 widening, improved I-90 interchanges and widening, etc. Future land use projects are also incorporated, including Prairie crossing, more development on the west side of Huetter and the east side of Highway 41, and the buildout of the Atlas Waterfront project.
- She explained the 2035-2045 model scenarios both with/without Coeur Terre and with/without the Huetter bypass. She provided maps showing potential congestion. She added with additional collector roads constructed by the Coeur Terre project there would be less congestion on Hanley because increased traffic on Kathleen. Travel patterns shift due to additional collector road network, and verified the much-needed east/west connection.
- She added that in the 2045 scenarios, it includes the plan to widen Huetter Road to three lanes. This facility can tolerate this development including schools and commercial.
- Some locations will, generally, need to be addressed for future growth.
- This is a regional model and traffic specific to this area. Some trips from the Coeur Terre project won't go to Coeur d'Alene. The city wanted to use the regional model and expectations for the future to better understand traffic through this area.

Commission Comments.

Commissioner McCracken commented we had many comments from people who had concerns using Arrowhead as a through street and, when looking at the map, it looks like the school is located where Arrowhead connects to the neighborhood. She noted on the KMPO map the traffic is routed through Nez Perce without a connection into the neighborhood. Ms. Marienau explained with this analysis not all local roads are included and understands that in the staff report the city engineer noted, as this development progresses and each stage comes to the Planning Commission, additional traffic analysis will be done. She noted on the map a decrease in traffic where Appaloosa meets Atlas Road.

Commissioner Ingalls noted that we received comments from the City of Hayden who hopes we preserve the footprint of the Huetter Bypass. He asked if this project threatens the future Huetter Bypass. Ms. Marienau stated we can't say this project will impact the Huetter Bypass and explained that the bypass is still being reviewed by KMPO/ITD who have had past discussions with the applicant. She added the main footprint with the Huetter Bypass would be within the vicinity of Poleline and Hanley where the first interchange would be located, with more work needing to be done.

Public testimony open.

Brad Marshall, Applicant representative, provided the following statements:

- He introduced various members of the Coeur Terre team.
- He stated that he has seen a lot of changes in this area through the years and can remember when Ramsey Road was a two-lane country road.
- He commented that Coeur Terre, when completed, will be similar to Coeur d'Alene Place spanning 20-30 years.

Melisa Wells, President of the Kootenai County Land Company, provided the following comments:

- She stated we are a local company with most of our members living in this area minus 3 and that most of our contractors, suppliers and consultants are local.
- She added that we have many active communities in our region and as an example, in Coeur d'Alene they are developing The Trail's community north of the annexation area. As we develop

our communities, we will be focusing on collecting input from the community and incorporating that feedback back into our design. She added we are mindful of the local working housing shortages in our area and working to provide housing types that help address these needs.

- She commented that we have been working on this project for many years and started with many conversations with Roy Armstrong and was selected by Mr. Armstrong for our vision for this project.

Brad Marshall provided the following statements.

- He stated that staff did a great job with the staff report and with this request we are seeking annexation/zoning. He explained that a large portion of the property is proposed to be zoned R-8 single family homes adjacent to the neighborhoods, R-17 denser housing, C-17 L for the well site that will be dedicated to the city, C-17 will be 51 acres with design similar to what is in the Riverstone area providing first floor retail commercial with second and third floor residential.
- He explained that we won't be developing to the density within the various zones.
- He explained that we had been part of the past discussions on the Comprehensive Plan and how the requested zones fit within the Comprehensive Plan.
- He explained that we had done stakeholder interviews, notified surrounding property owners with a mailer, ads in the paper etc. and a voluntary public open house at the Kroc Center.
- He added this site has been within Coeur d'Alene's Area of City Impact (ACI) boundary for 30 years.
- He explained that we have reviewed the staff report and agree with all the conditions.
- He discussed the economic benefit to the city that will supply future housing for current residents and employees, providing schools, professional jobs, and expanded services.
- He stated that we are proposing two school sites elementary and middle school and have been working with the Coeur d'Alene School District to try and get the middle school up and going as soon as possible.
- He explained sales/property tax revenues will be provided to the city during the construction of phases with an estimate that 4.5 million dollars sales tax will be generated from this project.
- He estimates that this project will invest 2.5 billion dollars into our community over the next 30 years to build out.

Connie Krueger, provided the following comments.

- She noted on a map the cities of the ACI area, Hayden, Coeur d'Alene and Post Falls, this is an area in the early '90's that engaged in a multi-agency process that requires per code to create ACI impact and how they were formed. She added this property has been recognized by the city for future annexation and planned for future growth in the newly adopted Comprehensive Plan.
- She stated that we began planning 10 years ago with the prior owner Mr. Armstrong.
- She explained in 2019 a third round of planning began to ensure that the various housing types selected would be consistent with the Coeur d'Alene area and that Kootenai County Land Company approached City Council requesting specific planning for this area to be included in the current Comprehensive Plan update with the approval of the city to go forward.
- She stated this project is primarily a residential development with similar lot sizes, structures and density's similar to Coeur d'Alene Place.
- She explained that they met with stakeholders and held public open houses in May 2022 at the Kroc Center that was attended by 65 people.
- She explained at the open house a lot of discussion was on lack of housing and the need to provide local worker housing. She added we are working with Panhandle Affordable Housing Alliance (PAHA) and are dedicating 5% of the housing for workforce housing.
- She stated another discussion was on the need for schools and when we met with the school district, they located sites within the property that would be desirable for two new schools and recently entered into a Memorandum of Understanding (MOU) with the school district to provide those two schools.

Gabe Gallinger, Civil Engineer for Kootenai County Land Company, provided the following statements.

- He commented that parks and trails were the main topic at the public outreach stakeholder meeting. After hearing that, they met with staff to discuss where to locate these parks that would go with the Parks Master Plan. He explained from those discussions they decided that a 5.4-acre park will be located in the North Half of the project, A 12.3-acre community park located in the southern half of the project for a total of 18 acres of public park area and in addition will dedicate a significant amount of open space that will be maintained by the Home Owners Association (HOA).
- He noted a central corridor that will be running down the middle of the site providing a meandering pathway that connects the proposed school site and the two proposed public park areas with an off-street parking corridor providing great circulation through the center of the project.
- He added we will also provide private pocket parks through the neighborhood promoting high utilization due to the proximity to the homes.
- He commented we want to enhance the existing trail system and will add 4 miles of new trails that will be installed in common area landscaped tracts located around the perimeter of the project, north/south through the center and east/west through planned landscape corridors.
- He stated access to the project will be provided by two existing arterial streets Huetter Road on the west, Hanley Avenue to the north in addition three existing local stub streets to the east and one stub street to the south as required by staff.
- He explained we have met with staff to discuss the new streets in the development which included a plan modification reducing long straight corridors to discourage speeding while providing intersections, spacing and sizing to accommodate large emergency vehicles.
- He explained that KMPO conducted the traffic modeling for this project to gauge the local and regional impacts for future years 2035 and 2045. Impacts were analyzed with and without their project and with and without the Huetter Bypass. The results of the model illustrated that the project works in all scenarios modeled.
- He explained that this site has existing water on three sides north, south and east and existing water improvements within the project boundary with an existing water tank on the northeast corner of the project. He added that we met with staff and will dedicate the existing tank site including an additional site for another public well on the property.
- He added that Wastewater doesn't have any issues and will connect to the existing system one on the north, east, and southeast corner will be able to extend the pipes with no lift stations proposed.

Brad Marshall provided a conclusion.

- The city has done an excellent job and that this site has been in the City's ACI for 30 years.
- He stated we are only asking for annexation and zoning approval and agree with staff recommendations for conditions.
- He addressed a question asked earlier regarding the Annexation/Development agreement how the selected zones for the property won't be changed and that we will be providing a map that illustrates the zoning with legal descriptions of those boundaries.
- He stated that we are working with PAHA and agree to dedicate 5% of housing areas to professional workforce housing.
- He is requesting that the Planning Commission approves this project.

Connie Krueger provided the following comments

- She explained within the application we have provided a pamphlet called “The Local Worker Housing Tool Kit” that is a list of a variety of ways on how to use the tool kit and will be working with PAHA and Maggie Lyons on Deed Restrictions.
- She stated that we haven’t determined specific housing types for this project but will be provided when this project is heard by the City Council.

Commissioner Mandel inquired about a timeline for the project. Ms. Kruegar stated that we have discussed timelines that haven’t been established yet.

Chairman Messina inquired about a land trust and other options that might be available. Ms. Kruegar stated that they have discussed a land trust looking at a model in Sandpoint plus others but haven’t committed yet with a desire by the owner to develop it himself and not sold to land trusts. She explained another factor is within 20 years housing needs will change and the owners needs/desires change and will want to keep it open and flexible.

Chairman Messina inquired about the timeline for this project and when homes will be available. Mr. Gallinger stated if this goes forward, we would start with the north 163 acres portion in 2023, start foundations in 2024, and have the first phase of homes move-in ready in 2025.

Commissioner Ingalls inquired about the five connections, one coming off of Hanley, one at Huetter, two going to the east, and one to the south. Mr. Gallinger explained that we will have a local connection to the south, one at Arrowhead, Nez Perce and Laurel.

Commissioner Ingalls inquired if a round-about will be proposed at Hanley Avenue or a signal at the Huetter intersection, and if that has been discussed with Post Falls Highway District. Mr. Gallinger explained that they are in development of The Trails Subdivision with the requirement from that subdivision to provide a connection of Hanley to Poleline, from its current terminus at Carrington as soon as they cross the Prairie Trail. It will be done with the next phase of The Trails subdivision. He added that we are currently working on a signal warrant analysis with our traffic engineer and if there is a need for a signal, they are required to pay for a portion of that signal based on traffic counts and modeling.

Commissioner Mandel inquired about the middle school and questioned how soon can the school district be able to construct that school. Mr. Gallinger explained once the school district owns the property, they have to go for a bond to get funding for the school which could take a year or more. He anticipated construction to begin on the school around the same time as Coeur Terre, in 2025.

Commissioner McCracken inquired about the greenspace buffer going along the east side. Mr. Gallinger explained when we first looked at the site there was an existing farming road around the perimeter of the site that has been used by many people as a trail. Within the project master plan, they wanted to preserve that perimeter trail. It will be 20 feet wide and provide a paved shared use access trail that will connect to the Prairie Trail. Commissioner McCracken inquired if Fire is able to service this area or will there be a need for a new fire station. Mr. Gallinger explained when they met with the Fire Department, they said this project wouldn’t require a new fire station.

Commissioner Ward inquired if the phasing will begin at the north end of the property. Mr. Gallinger explained the plan is to begin with the north 160 acres based on having an existing sewer connection that will serve the entire 160 acres. Commissioner Ward inquired if the same development company will build the entire project or will you be selling off parcels to other builders. Mr. Gallinger explained that the intent is for this developer to build the entire project.

The commission took a break at 5:30 p.m.

The meeting resumed at 6:00 p.m. with public testimony.

Commissioner Fleming inquired if staff knew where KMPO is with the Huetter/ Prairie and Myers/Prairie

traffic signals and questioned what would happen with the streets going into Indian Meadows where there are no curbs or sidewalks. Chris Bosley, City Engineer, answered that we will have to look at those sections when connections are proposed through the traffic study. He added we don't know where all the connections will be and based on the construction of the road at the time and in 20 years the entire road may need to be reconstructed.

Commissioner McCracken explained that Arrowhead is a dead-end street with lots of people who walk in that area and have heard concerns what will happen to the neighborhood character if traffic is allowed to go through the property. Mr. Bosley answered that it's too early to know where this project will begin.

Maggie Lyons, Executive Director for Panhandle Affordable Housing Alliance (PAHA), stated that the mission for PAHA includes trying to help our community resolve our current crisis for local worker housing. She added that Coeur Terre has made a commitment to the community to set aside a portion of this development for worker housing with the goal to build homes in a price range that our local workers can buy. She provided a Power Point that explained who can buy a home and who can't. She stated that the housing crisis is real and to please approve this annexation.

Jeff Voeller, Director of Operations for the Coeur d'Alene School District, commented that this is the first time in 25 years the developer has reached out to the school district asking about our needs, which is appreciated. He added when we first met with the applicant, we let them know we are in need of a 20-acre site for a middle school and a 10-acre site for an elementary school. He added after numerous meetings with the applicant they came back with areas picked for these schools and appreciates this applicant listening to our needs and supports this project. He said the School District did enter into an MOU with the developer and asked the city to include the school sites MOU in the Development Agreement.

John Bruning, President of PAHA, represents the board members who are in support of this project. He addressed the 2022-2042 Comprehensive Plan and stated that Goal 3 "Community Identity states "Coeur d'Alene will strive to be livable for median and low-income levels including young families, working class, low income and fixed income households" and Objective 3 states "will support efforts to preserve existing housing stock and provide opportunities for affordable and workforce housing." He added we need affordable housing and feels this applicant gets this and to please consider this request and to make sure the 5% designated for workforce housing stays in the proposal.

Don Webber explained that when they purchased their home more than 20 years ago, they chose the location for the quiet streets within a peaceful setting. He added that we support the new development but please protect our neighborhood. He explained that the earlier version of the plan showed no intent to use Arrowhead or Appaloosa Road for ingress/egress and now the new concept shows a different version of the plan that will impact our neighborhood by encouraging people to use our local streets for access to the property. He also suggested that the commission should consider R-8 and R-17 away from existing neighborhoods and R-1 next to large lots that are an acre in size.

Scott Krajack stated he spends a lot of time at Coeur d'Alene Place dropping off his kids to visit their friends and questioned why does every one live in Coeur d'Alene Place. When comparing this development with Coeur d'Alene Place, he said they are similar in that they are providing similar housing types. He added that in the future as his kids go off to college, he hopes they will be able to afford to move back and to please approve this request.

Suzanne Knutson lives in Indian Meadows and is concerned with the following things: Scope and Scale, the loss of agricultural buffer land that separates Coeur d'Alene, Post Falls and Spokane, and Impact of increased noise and traffic on established neighborhoods by connecting this development to the narrow quiet residential streets of the established neighborhoods. She cautioned to please use restraint in growth, so that the quality of life of existing residents won't be impacted by this development.

Sharmon Schmit commented we are in favor of this development that will create a great community and to please protect the existing residents in Indian Meadows by denying traffic to go through this

development.

Don Schmit stated he doesn't want his street to change and to please protect this neighborhood.

T. Rahm commented about Idaho's Monopolies and Trade Practice Act and according to Idaho's Statutes there are laws against persons who conspire to monopolize any area. She added these laws should apply to Lakeside Corporation that owns Coeur Terre property they are a private firm that has resources and influences over regional government and that this is a problem.

Nancy Barr stated she lives on Arrowhead Road adjacent to Coeur Terre. She explained that Indian Meadows was developed in the 60's and 70's designed with one acre lots. She stated that she is concerned with traffic going through this neighborhood.

Patrick Wilson lives on Arrowhead Road and stated this is a special place and by approving this development will destroy this neighborhood. He added this is unplanned development and before we go forward, we need to know what is going to happen with the Huetter Bypass.

Jason Arthur has concerns about the zoning and with R-17 in the northern part of the property will put a lot of traffic on Hanley and with the addition of a new middle school will increase traffic and feels a middle school isn't needed in that area.

Roger Ruddich lives in Indian Meadows and was surprised this was going to happen. He stated that he has concerns with increased traffic and how the approval of this development will change this neighborhood.

Brett Haney stated that he submitted his comments in writing and has three concerns 1,000 acres 4,500 homes, and 10,000 people will be in this area on both sides of Huetter. He has concerns about the aquifer and the impact of so many people, and how many units will be available for affordable housing.

Greta Gissel commented will support the city for the need to provide affordable housing and as the new Executive Director for CDA 2030 that is engaging in a strategic planning session to rebrand as a regional community visioning group with the focus on housing. She mentioned the Regional Housing Growth Housing Issues Partnership (RHGIP) that was started with Kiki Miller, City Councilmember, with its successes and PAHA having developed deed restriction templates. She appreciates Coeur Terre for implementing the need for housing.

Dustin Ainsworth stated many people have relocated to northern Idaho with the need for smart growth and supports the Coeur Terre project.

Chairman Messina asked about water irrigation and noted in the packet water testing for the water in this area. Terry Pickel, Water Director, explained that the applicant is proposing a greenbelt including water features with two irrigation wells in the area that we can't use. He added that within this development is a proposed new well site that we will be using those to supply water to the greenbelt that will take a load off of our future infrastructure. He answered the question about water testing and explained that we had issues further east and why we are proposing a new well located at the end of Nez Perce between Atlas/Huetter well that supplies 4000 gallons per minute and feels good by having another well north of the city that will not be for this development but will supply the northern part of the city. He predicts the new well will be in before there is full development with this project.

Commissioner Fleming inquired about the ground covering used in Atlas and questioned can we assume this is drier grass land where local plants should be used. Bill Greenwood, Parks and Recreation Director explained the use of blue grass is a good choice that is hardier and will be working closely with Water to be using water saving measures. Commissioner Fleming commented that in this area it would be nice to have a community garden area. Mr. Greenwood stated that is a great idea and the city has been involved with a couple of those, but noted problems with the upkeep without having the support of the people to care for the garden or an HOA.

Rebuttal:

The applicant team requested a 5-minute break prior to the rebuttal. The commission granted a 5-minute break.

Brad Marshall made the following statements.

- He stated heard a lot of great testimony and nobody was really opposed to this development.
- He explained development is a tough business with land costs, carrying costs with the property, construction costs etc.
- He addressed traffic impacts to Indian Meadows and noted the applicant team respects the neighborhood. He explained they won't be getting to the south end of the development for many years. He added that there will be numerous subdivision applications coming forward and we will look at those access points and may find we may need them and maybe find that we can reduce some of those. He stated that we aren't opposed to include that language in the Annexation/Development agreement.
- He stated that he feels that this development conforms to the Comprehensive Plan goals and policies and is asking for the Planning Commission for the recommendation to City Council for approval.

Mr. Marshall concluded his presentation.

Chairman Messina inquired about the development agreement with the addition of the proposed connectivity of the streets in the existing neighborhood and sympathizes with the neighbors that could be a great impact and questioned as the Development Agreement is developed and those sections are developed through the years can the connectivity to those existing neighborhoods be used only by emergency services. Ms. Patterson explained in the staff report under Streets/Engineering we have discussed future connections and can work with the applicant team to have the ability of evaluate those future phases and explained in our city ordinances we need connectivity and likely we will need some connections and may be able to do some mitigation and different ways to design.

Commissioner McCracken explained when we looked at the traffic study there weren't any detailed maps showing the connectivity to the smaller neighborhoods and questioned can we require in the Annexation/Development agreement that a more detailed traffic study be required especially before the school sites are constructed. Ms. Patterson explained that we already have some language that we will be requiring traffic study with each of the future phases. Commissioner McCracken explained that she is more concerned with the Arrowhead connection since this one will be a "straight shot" to the school site.

Public testimony closed.**Discussion:**

Commissioner Ingalls commented that he has lived in this area for a long time and now lives in Coeur d'Alene Place which is considered a superior development. He explained the only short coming living in this area is there isn't a lot of commercial opportunities and with this development he sees the potential of commercial mixed in that will be buffered from the neighborhoods. He stated that he supports this project that is well planned especially the open houses that were done, including the involvement of the school district where the developer asked them what they wanted in a school. He commented that he appreciates the agencies involved working towards the issue of housing shortage and the need for more housing.

Commissioner Ward explained the difference between developers and builders: a developer will buy 20 lots and build 20 homes and then move on to another area. That is called urban sprawl which isn't consistent with the type of development we want. He explained when he first saw this proposal and looked at the plan he saw an issue with traffic, but realizes that will be evaluated as the project develops. He is surprised with the generosity of the applicant for the 5% given for affordable housing and will

support this project.

Commissioner McCracken concurs and after hearing comments hopes that compatible commercial and affordable units will be incorporated. She is excited for the trail connectivity and the addition of two new schools, and will support this request.

Commissioner Fleming stated the annexation is brilliant and will be a valuable piece of property. She cautioned the industrial park is noisy and dirty. The recycling area is next to the property. She stated that the R-8 portion is large and suggested the applicant include R-5 so there is some compatibility with existing neighborhoods. She would like it if staff could show how many of these streets will be impacted with traffic and supports this project.

Commissioner Mandel concurs with the other commissioner's comments and when first looking at this project thought, "it was "enormous". Once we figured out what our role was and that Planning Commission will have more "bites" and opportunities to discuss the details, she felt more comfortable with the request. She wanted to thank the community for coming forward and participating in this process, and staff for the amount of work that went into this development, and supports this request.

Chairman Messina concurs and supports this project for the reasons stated earlier and for the applicant to please continue to work with the neighborhood and applauds their time.

Motion by Ingalls , seconded by Mandel , to approve Item Motion approved.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Mandel	Voted	Aye
Commissioner McCracken	Voted	Aye
Commissioner Ward	Voted	Aye
Chairman Messina	Voted	Aye

Motion to approve carried by a 6 to 0 vote.

ADJOURNMENT:

Motion by Ingalls, seconded by Mandel , to adjourn the meeting. Motion approved.

The meeting adjourned at 7:34 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant