

**PLANNING COMMISSION AGENDA**  
**COEUR D'ALENE PUBLIC LIBRARY**  
**LOWER LEVEL, COMMUNITY ROOM**  
**702 E. FRONT AVENUE**

**DECEMBER 8, 2015**

**THE PLANNING COMMISSION'S VISION OF ITS ROLE IN THE COMMUNITY**

The Planning Commission sees its role as the preparation and implementation of the Comprehensive Plan through which the Commission seeks to promote orderly growth, preserve the quality of Coeur d'Alene, protect the environment, promote economic prosperity and foster the safety of its residents.

**5:30 P.M. CALL TO ORDER:**

**ROLL CALL:** Jordan, Fleming, Ingalls, Luttrupp, Messina, Rumpler, Ward

**APPROVAL OF MINUTES:**

November 10, 2015

**PUBLIC COMMENTS:**

**STAFF COMMENTS:**

**PUBLIC HEARINGS:**

1. Applicant: Ron Ayers  
Location: 1808 Northwest Boulevard  
Request: A proposed zone change from R-17(Residential at 17units/acre) to C-17 (Commercial at 17units/acre)  
QUASI-JUDICIAL, (ZC-5-15)
  
2. Applicant: Harmony Homes, LLC  
Location: 2810 & 2960 W. Prairie Avenue  
Request:
  - A. A proposed annexation from County Agriculture to City R-8 (Residential at 8 units/acre) zoning district.  
LEGISLATIVE, (A-3-15)
  
  - B. A proposed 19.43 acre Planned Unit Development "Garden Grove PUD"  
QUASI-JUDICIAL, (PUD-2-15)
  
  - C. A proposed 94-lot preliminary plat "Garden Grove"  
QUASI-JUDICIAL, (S-4-15)

3. Applicant: Riverwalk Townhomes, LLC  
Location: Bellerive Lane  
Request:
- A. A modification to Riverwalk PUD QUASI-JUDICIAL, (PUD-1-04.4)
  - B. A proposed 2-lot preliminary plat "Riverwalk Townhomes" QUASI-JUDICIAL, (S-6-15)

**ADJOURNMENT/CONTINUATION:**

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ ,  
to continue meeting to \_\_\_\_\_, \_\_\_, at \_\_\_ p.m.; motion carried unanimously.  
Motion by \_\_\_\_\_,seconded by \_\_\_\_\_ , to adjourn meeting; motion carried unanimously.

***\*The City of Coeur d'Alene will make reasonable accommodations for anyone attending this meeting who requires special assistance for hearing, physical or other impairments. Please contact Shana Stuhlmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***