

**PLANNING & ZONING COMMISSION  
MINUTES  
LOWER LEVEL – LIBRARY COMMUNITY ROOM  
702 E. FRONT AVENUE  
March 11, 2025**

**COMMISSIONERS PRESENT:**

Tom Messina, (Chair)  
Sarah McCracken  
Lynn Fleming  
Mark Coppess  
Jon Ingalls (Vice-Chair)

**STAFF MEMBERS PRESENT:**

Hilary Patterson, Community Planning Director  
Sean Holm, Senior Planner  
Traci Clark, Administrative Assistant  
Randy Adams, City Attorney  
Mike Anderson, Wastewater Director  
Chris Bosley, City Engineer

**Commissioners Absent:**

Peter Luttrupp  
Phil Ward

**CALL TO ORDER:**

The meeting was called to order by Chairman Messina at 5:30 p.m.

**APPROVAL OF MINUTES:**

Motion by Commissioner Fleming, seconded by Commissioner McCracken, to approve the minutes of the Planning & Zoning Commission meeting on February 11, 2025 minutes. Motion carried.

**PUBLIC COMMENTS:**

None

**STAFF COMMENTS:**

Hilary Patterson, Community Planning Director, provided the following comments:

- There will be a Joint Workshop with the Planning & Zoning Commission and the Historic Preservation Commission on March 26 from 11:00 to 12:00 at City Hall.
- At the April 8 Planning & Zoning Commission meeting, there will be one public hearing for a zone change request.

**COMMISSION COMMENTS:**

None.

**PUBLIC HEARING: \*\*\*ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.**

1.     Applicant:     Connie Krueger, AICP, Stonehenge Development and Government  
       Location:     Southeast of the intersection of N Huetter Rd W Hanley Ave  
       Request:       A proposed zone change from R-17 to C-17 on 14.095 acres within the northwest area on Lot 1, Block 1 of Full Circle Tracts, and a proposed zone change from R-3 to C-17L on 0.824 acres to reflect the location of a future city well, and zone change the previously planned city well location on 0.517 acres from C-17L to R-3. The request also includes minor amendments to clarify certain terms of the Coeur Terre Annexation and Development Agreement to allow for specific land use activities and product types by zone and to allow staff determinations of future allowed land uses/project types by zone, and to address the timing of sewer infrastructure installation. All other provisions of the agreement will remain intact. QUASI-JUDICIAL (**ZC-2-25**)

Mr. Holm, Senior Planner, provided the following statements:

The applicant, represented by Mellisa Wells of Kootenai County Land Company, LLC, requests approval of:

1.   Zone changes for three areas within the Coeur Terre development (see map for location specificity).
  - Rezone 14.095 acres from R-17 to C-17 to allow for commercial and residential mixed-use development in the northwest portion of Coeur Terre.
  - Rezone 0.824 acres from R-3 to C-17L to accommodate a newly designated city well site.
  - Rezone 0.517 acres from C-17L to R-3 to reflect the removal of a previously planned well site.
2.   Two amendments to the Annexation and Development Agreement.
  - Provide greater flexibility in allowable land use types for the project.
  - Adjust sewer infrastructure connection timing.

There are four (4) findings that must be met for the re-zoning, Findings B#1-B#4.

**Findings B#1: That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.**

Mr. Holm said the Place Types represent the form of future development, as envisioned by the residents of Coeur d'Alene. Place Types will in turn provide the policy level guidance that will inform the City's Development Ordinance. Each Place Type correspond to multiple zoning districts that will provide a high-level of detail and regulatory guidance on items such as height, lot size, and allowed uses.

Commissioner Coppess asked exactly what the Place Type means.

Mr. Holm explained this may come up that their request doesn't match what those underlying Place Types are for C-17. When this was initially annexed into the city that topic came up both at the Planning Commission and City Council, and staff said that the Comprehensive Plan and the Place Types are guidance. It's not an ordinance.

### **Compact Neighborhood**

Compact Neighborhood places are medium density residential areas located primarily in older locations of Coeur d'Alene where there is an established street grid with bicycle and pedestrian facilities. Development is typically single-family homes, duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts. Supporting uses typically include neighborhood parks, recreation facilities, and parking areas.

Mr. Holm noted the compatible zoning districts for the Compact Neighborhood Place Type include: R-12 and R-17; MH-8; NC and CC.

He listed the Comprehensive Plan Policy Framework and applicable goals and objectives.

#### **Community & Identity**

**Goal CI 1:** Coeur d'Alene citizens are well informed, responsive, and involved in community discussions.

**Objective CI 1.1:** Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

**Goal CI 2:** Maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and visit.

**Objective CI 2.1:** Maintain the community's friendly, welcoming atmosphere and its small-town feel.

**Goal CI 3:** Coeur d'Alene will strive to be livable for median and below income levels, including young families, working class, low income, and fixed income households.

**Objective CI 3.1:** Support efforts to preserve existing housing stock and provide opportunities for new affordable workforce housing.

#### **Health & Safety**

**Goal HS 3:** Continue to provide exceptional police, fire, and emergency services.

**Objective HS 3.2:** Enhance regional cooperation to provide fast, reliable emergency services.

#### **Jobs & Economy**

**Goal JE 1:** Retain, grow, and attract businesses.

**Objective JE 1.2:** Foster a pro-business culture that supports economic growth.

#### **Findings B#2: That the public facilities and utilities (are) (are not) available and adequate for the proposed use.**

Mr. Holm said that city staff from Stormwater, Streets & Engineering, Water, Fire, and the Wastewater Departments have reviewed the application request in regard to public utilities and public facilities. Each department has indicated that there are adequate public facilities and public utilities available to serve the proposed zone change request, subject to the developer providing the required improvements per the development agreement.

#### **Findings B#3: That the physical characteristics of the site (make) (do not make) it suitable for the request at this time.**

Mr. Holm said the subject property is almost flat based on overall size. There are two areas on the south end that have grade changes. An existing water tower is sited in the northeast corner, two street extensions have been installed, otherwise the annexed parcels are vacant.

**Findings B#4: That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.**

Mr. Holm noted the comments from the City Engineer. The proposed zone changes themselves would not adversely affect the surrounding area with regard to traffic, as no traffic is generated from a zone change alone. Without knowing exactly what the applicant intends to construct within the proposed C-17 zoned property, no reliable traffic generation estimates can be made. However, it may be predicted that the zone change will result in some increase in traffic. The zone changes for the City Well site will have no impact to traffic.

Mr. Holm provided an overview of the neighborhood character. This area of Coeur d'Alene has a mix of development and uses that have spanned many decades. Due to the subject property size, it is adjacent to a number of established single-family neighborhoods to the south and east, the industrial park northeast, newer neighborhoods to the north, and farmland/larger tract single family homes to the west. The existing neighborhoods were designed with streets that were intended to connect to future development on the subject property. Two large parcel homes on the east side of Huetter Rd. remain in Kootenai County, bordered on three sides of city limits and remain in Coeur d'Alene's Area of Impact (AI). Properties on the west side of Huetter Rd. are currently in Kootenai County but within Post Falls Area of Impact (AI).

Mr. Holm described the proposed C-17 zoning district and shared the list of permitted uses.

Mr. Holm noted the action alternatives this evening. The Planning and Zoning Commission must consider the request for a recommendation to the City Council on the following zone change requests:

1. Rezone **14.095** acres from R-17 to C-17 – To allow for commercial and residential mixed-use development in the northwest portion of Coeur Terre.
2. Rezone **0.824** acres from R-3 to C-17L – To accommodate a newly designated city well site.
3. Rezone **0.517** acres from C-17L to R-3 – To reflect the removal of a previously planned well site.

Mr. Holm stated there are two parts associated with the requested annexation and development agreement amendments.

1. **Land Use/Building Form Determination:** Allow approval of land uses consistent with the zoning districts and Place Types of the Comprehensive Plan as listed in Exhibit "E" according to the Amendment Development Agreement, provided for flexibility in the product type and allowed uses in Coeur Terre.
2. **Sewer Infrastructure Timing:** Align required wastewater improvements with actual demand as determined by the city's utility department rather than adhering to a fixed schedule.

Mr. Holm stated that there has been some misunderstanding by the community. He has heard from some community members that were thinking, if approved, that the applicant was asking for staff to have the ability to grant zone changes for the Subdivisions, PUD's, Special use permits into the future without going through the public hearing process. That is not the case. Staff does not have that ability. We just cannot do that legally. He wanted to clear the air and make it known right now that any of those future types of requests are required to come through the public hearing process.

Commissioner McCracken asked to look at the conceptual plan. She stated the project has not been platted except the short plat. Is that correct?

Mr. Holm replied, that is correct.

Commissioner McCracken commented this plan has been brought forward as a conceptual plan. In the event that these will be platted, the bottom portion would have to come to the Planning and Zoning Commission as a public hearing for an approval etc. That process will exist. This will be a process over 20 plus years. It takes time and money to develop this piece of land. Her concern for example in the top corner of the property is a short plat. The intention of a Planned Unit Development (PUD) is to have planned development that flows together to have the benefits like amenities with parks and trails. The short plat is based on the conceptual design, but it didn't follow the public hearing process. She thinks that is the concern of the residents. She understands the school being sold off from the lot. But she thinks it's a good idea to restrict further short plats, or to require a public hearing process, to protect the public's interest in the process.

Mr. Holm replied that the plat would have to be approved by P&Z. The PUD would be up to the applicant whether or not they ask for something specific. A plat does not have to specifically come with a PUD. They would only do a PUD if they are trying to change the definitional requirement such as height, setbacks, street widths, parking, etc. The PUD does not change the density. Let's say they have an R-8 zone and they create lots that are 11,000 square feet and they're going to be single family in everyone's mind, but that underlying zone allows a duplex. Let's say they make 11,000 square foot single-family lots, but then decide to put duplexes in there instead. If what's approved tonight would allow that to happen because it met that underlying zoning.

Commissioner McCracken stated but that would be decided plat by plat as the lots are created, correct? She just wanted to show those decisions were going to be made by the plat and the lot will be zoned as long as they are meeting the zoning requirements.

Mr. Holm replied that is correct.

Commissioner Ingalls stated Mr. Buley wrote a story in the press. We read in the paper that someone in the story said that someone is giving a blank check and there won't be future public hearings. He said Commissioner McCracken touched on that very well that as each future parcel comes before us for subdivision. It will come here to the P&Z for a public hearing and public input, for platting or a PUD. He noted that the applicant made a revealing comment in the original hearing when they said "This request is for annexation and zoning designations only." The applicant has provided preliminary conceptual design information that is not binding at this time. His sense is that this was presented to us as a concept for a 20-30 year vision. We saw that for Coeur d'Alene Place which was bigger than this. That was first presented back in 1995 we had this and what it could look like, now fast forward to the last pieces of Coeur d'Alene Place. The whole thing looks a little different. Exhibit E for the Coeur Terre request, if approved, still locks in the character. It locks in the zoning. It locks in the road networking. It locks in the zoning and it lays out the neighborhood and civic use location such parks and school, everything else. It's correct that we would still lock in the zoning we would still lock in the transportation, the access points, locations of the parks and all that are still locked in, correct?

Mr. Holms replied, yes. The underlined requirements for the north-south trails, the school sites, the major roads running north and south, these will all remain the same. Coeur d'Alene Place came through as a PUD. There was another level of control there where a PUD does require a master conceptual plan like there was here. The applicant is asking to be relieved of little bit of flexibility of the conceptual plan and rely on zoning. The zones would allow more flexibility in the use.

Commissioner Ingalls asked Mr. Holm to clarify that the commission is going to see each of the colored blocks for a public hearing.

Mr. Holms replied, that is correct.

Commissioner Fleming asked for assurance that the commitment not to exceed the fixed number of units

will be audited and maintained throughout that process.

Mr. Holms replied yes, it's capped at 2,800.

Commissioner McCracken commented that she would not disagree with a little bit of flexibility as long as it follows the normal process. She does not think it would be unreasonable to ask for an additional item on the Development Agreement to not allow short platting. That entirely bypasses the process.

Mr. Holms replied if a commissioner makes that motion in the findings, he will bring that forward to the City Council.

Mr. Holms continued with his presentation and said he wanted to read into the record the following information:

*"NOTE: All remaining Key Components of the Development Agreement (pages 4-5) shall remain in full force and effect as stipulated in the agreement. This includes but is not limited to: density, trail systems, parks, future school site(s), affordable housing element, traffic studies, concurrency analysis, etc. All development within the project shall continue to meet all applicable local, state, and federal laws and regulations."*

Mr. Holm noted the additional Proposed Wastewater Language:

3.2.1.6 Authorized Scheduling Modifications: Notwithstanding any other provision or requirement hereunder, with respect to the timing of sewer infrastructure improvements required of Owners, the City Wastewater Department, in its sole discretion, may delay the timing of said required improvements and any such approved delay shall not affect or negate Owners' right to the issuance of any approval hereunder provided all other requirements of the Agreement are otherwise satisfied.

He shared the comment from the Wastewater Superintendent:

When the original agreement conditions were established, the Wastewater Department incorporated language that, at the time, appeared to best protect our infrastructure. However, as the development has progressed, it has become clear that modifications are necessary. The requested changes to the timing and scope of wastewater infrastructure upgrades are critical to ensuring the best outcomes for both the developer and the Wastewater Department.

Mr. Holm noted the action alternatives this evening. The Planning and Zoning Commission must consider the request and make findings to recommend that the City Council adopt the zone changes and amend the Coeur Terre Development agreement.

1. Rezone 14.095 acres from R-17 to C-17 – To allow for commercial and residential mixed-use development in the northwest portion of Coeur Terre.
2. Rezone 0.824 acres from R-3 to C-17 – To accommodate a newly designated city well site.
3. Rezone 0.517 acres from C-17L to R-3 – To reflect the removal of a previously planned well site.

Mr. Holm concluded with his presentation.

Commissioner Ingalls asked about the 2,800 cap and asked for assurance that it will not change regardless of what we do tonight. He noted that it does state the cap is based "in part" on wastewater capacity issues, which tends to suggest that there are other reasons for the cap. What are the other considerations?



Mr. Holm replied that an additional consideration in the cap was the cost of the annexation and development. The applicant suggest that specific number rather than staff.

Commissioner Ingalls stated his sense is that the negotiator sweetened the annexation request by providing assurance that they would cap development at 2,800 even if they could build more. Wastewater is an issue. If the pipe or the plant does get big enough to accommodate more, that was just a deal to make the neighborhood content.

Mr. Holm replied he cannot speak for the applicant.

Commissioner Ingalls asked in respect to the well changes s is driven because the first well failed. Have we done a test to see if this new site has worked?

Mr. Holm replied, that it is his understanding that the second well site he has produced enough water.

Commissioner Ingalls asked about the sewer language in the development agreement amendment. Was that change made at the City's request?

Mike Anderson, Wastewater Superintendent, stated that the wastewater in the northern part of the property is going to flow to an existing pump station to the north. We were unsure of the capacity of the lift station at the time. We wanted to make sure before they started to build that upgrade that the lift station would be able to handle the flow. As we developed to the north end of Hanley, we realized we have a lot more capacity on the lift station. It just would not work. We are working with the developer now and the timing so it will not be detrimental to us, is to do later when we actually need it.

Commissioner Coppess asked if the residents who live out there would have any interruption of service when they connect to the lift station.

Mr. Anderson replied no. The developer will have to do some bypass pumping. There will be a time when the lift station is down, but we will have some bypass pumping in place. The residents will not notice anything taking place. The timing will be done with the developers and the engineers. We are hopeful the pumps will not need to be upgraded.

Commissioner Coppess asked City Engineer Chris Bosley about the traffic flow and asked him how that will be impacted and the drainage/storm water.

Mr. Bosley replied storm water management in this part of town is done through grassy swales and vegetated swales. There are good draining soils. It will not be piped to the lake or the river. The roads are going to be based on each phase of the development. We will have our city standards they will have to adhere to. The developer will have to perform a traffic study at each phase of development and look at what mitigation what be necessary because of the increase in traffic. This will be awhile before we make connections down into the existing subdivisions.

Commissioner McCracken asked when does it trigger street lights for traffic?

Mr. Bosley replied that will be determined when the developer has the traffic studies performed each time they come forward with an application. Traffic is increasing in that area overall.

**Public testimony open:**

Melissa Wells introduced herself and was sworn in. She stated she is the President of the Kootenai County Land Company. She also introduced the civil engineer, Gabe Gallinger. In March of 2023 we annexed this piece of property, which is a little over 438 acres, into the city. We also entered into a development agreement which was the first of its kind in the City of Coeur d'Alene. This agreement outlines additional requirements and conditions above and beyond what's already in the standard zoning

regulations. Importantly we want to remind everyone this development agreement is tied to the land itself. It runs with the land meaning that all of the conditions and the agreement remain place regardless of who owns the property, whether it's now or in the future. We also wanted to remind everyone that one of our key components of our annexation and development agreement is that we did agree to a maximum density limit of 2,800. units across this entire site. Whether the development includes single family homes, multi-family homes, for sale or rent, the cap remains the same. Let's fast forward. Two years have gone by and why are we here today? Why are we requesting this amendment? We wanted to give you an example of what we recently have done. We requested a pre-application with city staff to discuss our first project. We want to do a PUD application. All of the product types aligned with the zones that have been approved from our zoning & annexation development, but staff was a little bit concerned because there's language in the development agreement that said general consistency with the concept exhibit. Again, in our proposal all the product types were allowed but the exact placement didn't exactly match the concept. We think the best path would be to amend the development agreement. We would like to better align the allowed uses with the zoning regulations. One of the product types that we were going to propose was an apartment building that would be a just a little bit south of the school site. Apartment buildings are permitted within the R-17 zone in this case. On our plan it was in a different location. But without this type of an amendment, we would not be able to submit our application This amendment would allow us to submit the application. Mr. Holm mentioned just for the product types that are allowed per code in each zone. This way, rather than attempting to predict the exact placement of each product within a zone, we get the flexibility to make those changes down the road.

Chairman Messina asked about Exhibit E. For example, you can't see it on this, but we have that handout called the Amended Exhibit E, which shows the zoning that I'm talking about the top left corner. It's zoned R-17 and you will have multi-family, townhouses, single family, row and cluster homes. If you wanted to move cluster housing to multi-family area, would they have to come back in order to do that, or are we giving them some flexibility in the in the development agreement?

Ms. Wells replied yes, we would have to come back to P&Z and go through the public hearing process.

Commissioner Ingalls commented that maybe in hindsight you should not have put that much detail out there in the original plan for the public to see. He recalls though this was just a vision and a concept and this was not going to be exactly how it was going to be done over the next 30 years. The things that do matter are the key street connections, civic uses, trails, etc. None of the zoning has changed. Within each of the boxes it's going to come forward as a PUD and or a Subdivision, correct?

Ms. Wells replied, that is correct. We made no changes to the commitment to provide over 4 miles of trails and almost 18 acres of public parks. Every application has to have a traffic study and public hearing. The requested exhibit clarifications and wastewater changes allow for realistic and timely implementation of the Coeur Terre Annexation and Development Agreement throughout its duration without modifying the framework concepts of the master planned development. She stated yes, the proposed changes will facilitate the timely and predictable introduction of allowed product types within the Coeur Terre community. This amendment also benefits the broader Coeur d'Alene community, where certain land uses and product types may be more challenging to accommodate as infill development. Yes, the proposal maintains the requirements for the installation timing and funding of sewer infrastructure, while ensuring the process is guided by actual demand, as identified by the city's wastewater department.

Ms. Wells said she will now present the zone change request. Commercial use is very important and plays a vital role in a city's growth. They attract business and create jobs. They also agreed to donate a site to the City for the city well. We now need to update the zone change because of the original well failing and having to be moved to the new site. We are meeting the goals of the Comprehensive Plan. The C-17 zoning district is designed to support a mix of residential, civic, and service-oriented activities, fostering economic growth and a business-friendly environment. This proposed district complements the planned northern area of Coeur Terre and the adjacent community, which includes schools, assisted living facilities, and diverse housing options. The Coeur Terre Master Plan promotes a wide range of land uses and housing types aligned with the City's Middle Housing initiative an effort to integrate infill



development in various parts of the city. The mixed-use nature of the C-17 zoning district supports this goal by incorporating employment centers, businesses, public transportation, parks, open spaces, and walking/biking trails. Strategically placing the C-17 Zone District at the intersection of Hanley and Huetter roads aligns with City planning principles, as this zoning type is encouraged along arterial roads. The inclusion of sales and service businesses within this district will enhance the local identity by complementing the surrounding residential areas. Additionally, Coeur Terre features an interconnected system of schools, trails, open spaces and parks, which support education, recreation, and community programs, enriching the quality of life for residents. The Comprehensive Plan compatibility highlights C-17L Zone: The C-17L Zone is designated for essential community services, including the development of a community well. A well is a critical facility that must be placed in a location with access to a sufficient supply of high-quality groundwater. Other considerations for placement include topography, existing infrastructure, and economic feasibility for the utility. The positioning of the C-17L Zone District within Coeur Terre aligns with the city's selected well location.

Ms. Wells provided a summary of their request:

1. We are requesting a recommendation of approval of our Development Agreement amendment, which:
  - Enables the submission of development applications for any product type that is permitted within the designated zone.
  - Allows flexibility for the wastewater department, to support their timing and scope needs for future infrastructure improvements.
2. We are requesting a recommendation of approval for our requested zone changes, which:
  - Replaces 14 acres of R-17 land with C-17 land, allowing for mixed-use and commercial buildings.
  - Allows for a site re-location of the City's well, due to the original site's unsuitability.

Ms. Wells concluded her presentation.

Joe Long introduced himself and was sworn in. He asked about the well site and if it included a tower with a Gen 5 cell tower. This is 50 feet behind his home where they dug the test well.

Mr. Holm replied this is just a well site and not a water tower site.

Mr. Long also asked about the traffic. They have opened up Poleline and all the way through and to Hanley, the amount of traffic that comes down Atlas is incredible. Everyone from Post Falls is taking a short cut into Coeur d'Alene. He hasn't heard any comments about traffic. If it's bad now, what will it be like in a couple of years?

Chairman Messina replied there will be traffic studies done as the development starts. This is the nature of traffic. The City of Post Falls and the City of Coeur d'Alene will have to look at that in the future.

Tom Berube introduced himself and was sworn in. He stated that he lives off of Arrowhead. He is very disheartened about the traffic comments, that traffic impacts will be looked at later on down the road. That is not how you plan a city. Two years ago, the traffic study showed 16,000 car trips a day coming off the development. We need a plan now. The bulk of it will come through our neighborhoods heading to Atlas between 7 am and 9 am and 3 pm and 6 pm. This is a lot of extra traffic. We do need a traffic study. To kick it down the road is not a plan.

Commissioner Coppess asked Ms. Patterson to explain what the city does to tackle traffic. It would be helpful if you could give us and the public a basic understanding.

Ms. Patterson suggested to have Mr. Bosley answer that question along with the applicant team.

Mr. Bosley replied, we do have a project for improvements to Atlas Road. The City was awarded funding through the State for that project. The design is supposed to begin in 2027. The State has to release those funds first. Atlas will be widened from Seltice to Hanley to 3 lanes. It will get the left turns out of the way. The other point is IDT is undergoing the Planning and Environmental Linkages (PEL) Study. They have broadened Heutter Bypass concept to look at the entire region, get the public's opinion on where the connections are needed, where they are seeing the most congestion, and looking at all the different options out there. Heutter Bypass is still one of the options out there, but there are others that they are looking at because Heutter would only address north-south traffic and not east-west traffic. This should be wrapping up in the next year or so. At this time Heutter is controlled by the Post Falls Highway District.

Will Cushman introduced himself and was sworn in. He stated that since the completion of the Poleline Hanley intersection was completed, the east side of Hanley and Atlas towards the school has started to deteriorate and is falling apart. What is the city's plan on taking care of that? There are times you cannot get out onto Atlas from any of the side streets. This is concerning to the homeowners that live here now. We did not anticipate 30,000 more cars driving down the road because they opened one section of the road. The roads are falling apart. Atlas to the bridge down to Seltice, this is falling apart and is full of pot holes. The roundabouts are failing. He disagrees with the project because they do not want to match with the other neighborhoods that are existing and why not?

Chairman Messina suggested getting in touch with the City's Streets Department to take a look at the streets.

Howard Burns introduced himself and was sworn in. He stated the Huetter Bypass is a major road and to ignore that as you are talking about this project and putting C-17 on the corner is to ignore an elephant in the room, just as is ignoring the fact that our applicant owns the adjacent 600 acres and is not showing you what they plan on doing over there, because it all works as a whole. It doesn't work alone. Talking about it in this image, she pointed to the C-17 corner and said oh look It's an urban neighborhood. Well, across the street she didn't show are lots on five acres. So, it's not an urban Interchange there. There's homes on five acre lots on the other side of Huetter. We can't ignore Post Falls and everything else that's going around. Secondly, the 2800 units was on the master plan. Now they've taken 10 acres out for the church site that was R-17 with no diminution in number of units. Now we're going to want to change and add C-17 to the corner. They don't have to put any residential there. They can say we're going to build a shopping mall on the corner of Hanley and Poleline and we're going to still have 2,800 units because we've now shifted down into the density into the rest of it all. The density doesn't change if they don't use the property for residential. Putting the Huetter bypass in and having a C-17 on the corner of Poleline and Hanley is a recipe for disaster. No commercial should be there on that corner. Just let the traffic flow through it; get people out of there. Leave the C-17 where it is and don't add anymore. You haven't discussed the fact of the schools; we just had a change in Idaho, a major change in what's going to happen with the schools. When they passed the school choice act and said you can get \$5,000, he guarantees the public school education enrollments are going to drop. This Coeur d'Alene school district is not going to grow in any shape or fashion than they did in the past unless something changes to the educational process. What happens if the school district decides we have that 20 acre piece you gave us but we don't need that 10 acre parcel. Does the 2,800 homes still hold? What happens if the 10 acres don't get sold to the school district? That's not right. How do you count the dwelling units because in C-17 you have hotels and all these other things? Okay, somebody doesn't live their full time, but somebody lives there almost every night if they are hotel rooms or senior assisted living? Are those counted as dwelling units? What actually counts as a dwelling unit? You need Huetter and you need to communicate with Post Falls so it doesn't happen in the vacuum. The only thing that you had approved here tonight is the wastewater because it makes sense and the two well sites. Nothing else should be changed.

#### **Applicant Rebuttal:**

Ms. Wells replied that every application that is submitted will have a traffic study. The 2,800 units will stay as the maximum number.

Mr. Gabe Gallinger, representing Kootenai Land Company, LLC, stated he has gone to a couple of the meetings on the Rathdrum Prairie PEL study that the State has done with the consultants. They have identified 13 alternatives at this point, and then they will recommend 4 to 6 later this Spring for Heutter. The three alternatives for the list are expanding the lanes and adding turn lanes without an interchange, make it a four lane arterial that has a new interchange on I-90, and then the original Heutter Bypass is still an alternative as well, where it would be a highway speedway that would be depressed like 26 feet. One of those will be the recommendation in the coming months.

Chairman Messina asked about a timeline of when this project will start.

Mr. Gallinger stated he thinks maybe the Spring of 2027 they will start moving dirt.

**Public testimony closed:**

**Commission Discussion:**

Commissioner Ingalls stated with the respect to the development agreement amendments related to the land use and the place types and the timing of the sewer in fracture, his sense is that they are reasonable and necessary. He goes back to the original meeting that we saw that very detailed slide and it was never in his mind that we would never expect every box to be exactly like that drawing for a project phased for the next 30 years. That was a concept vision. We are very protected with the amended Development Agreement that nails down the adjacencies where the civic uses are, zoning and the pieces will come back here for a public hearing. The well site is a no brainer. His opinion is that there will be a commercial piece to the south 20 years from now, maybe. He has lived in Coeur d'Alene place for 25 years. It's a great place, but one of the things that is lacking is some commercial opportunities. We had C-17 in there and it turned into condos. This will make it a better neighborhood. He is supportive of the zone change and the Development Agreement change.

Commissioner Fleming stated she did not want Post Falls to have this piece of property. She wanted to make sure that our city would be able to put our stamp on it and make sure that the adjacencies were not harmed to the best of our ability. She did not want to lose control of a very large parcel that could be beneficial to our workforce. We lost all of workforce housing, basically, at Atlas when she was not watching and all of the retail. She thinks she has better control of this development and we can see how it develops. Thirty years is long time. Hanley will need to become a 4 or 5 lane road; it will need to happen along with Poleline. This will grow before and while this develops. She would like the retail in these developments that you can walk and bike to, to not have to get in your car.

Commissioner McCracken stated she agrees with the other Commissioners and she would like to add an amendment to the Development Agreement to disallow short plats. She thinks this does protect the public in bringing all of the platting back through the public hearing process.

Commissioner Coppess stated he would like to thank staff for putting together this effort on the item.

**Motion by Commissioner Ingalls, seconded by Commissioner Fleming, to recommend that City Council adopt the zone change requests (ZC-2-25). Motion carried.**

**ROLL CALL:**

Commissioner Fleming	Voted	Aye
Commissioner McCracken	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Coppess	Voted	Aye
Chairman Messina	Voted	Aye

Motion to approve carried by a 5 to 0 vote.

Commissioners Ward and Luttrupp were both absent.

**Motion by Commissioner McCracken, seconded by Commissioner Fleming, to recommend that City Council adopt the Amendment to Coeur Terre Development Agreement (ZC-2-25). Motion carried**

**ROLL CALL:**

Commissioner Coppess	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner McCracken	Voted	Aye
Commissioner Fleming	Voted	Aye
Chairman Messina	Voted	Aye

Motion to approve carried by a 5 to 0 vote.

Commissioners Ward and Luttrupp were both absent.

**ADJOURNMENT:**

Motion by Commissioner Coppess, seconded by Commissioner Fleming, to adjourn. Motion carried.

The meeting was adjourned at 7:47 p.m.

Prepared by Traci Clark, Administrative Assistant