

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

FEBRUARY 10, 2026

THE PLANNING & ZONING COMMISSION'S VISION OF ITS ROLE IN THE COMMUNITY

The Planning & Zoning 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: Messina, Fleming, Ingalls, Coppess, McCracken, Ward, Jamtaas

PLEDGE:

APPROVAL OF MINUTES: ***ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.

January 13, 2026 – Planning & Zoning Commission Meeting

PUBLIC COMMENTS:

STAFF COMMENTS:

COMMISSION COMMENTS:

PUBLIC HEARING: ***ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS.

1. Applicant: Michael & Norma Reasor
Location: 3620 N. Fruitland Lane
Request: A proposed zone change from MH-8 to R-17
QUASI-JUDICIAL, **(ZC-1-26)**

Presented by: Sean Holm, Senior Planner

2. Applicant: Bear Waterfront LLC
Location: 3.6 acres located along Bellerive Lane, Beebe Boulevard and Tilford Lane, including Mahogany Lane Tracts A, B, C & D, and 1570 Tilford Lane
Request:
 - A. A proposed amendment to the Mahogany Lane Planned Unit Development (PUD)
QUASI-JUDICIAL **(PUD-3-21m.1)**
 - B. A proposed replat of the Mahogany Lane Subdivision
QUASI-JUDICIAL **(S-5-21m.1)**

Presented by: Hilary Patterson, Community Planning Director

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 Traci Clark at (208)769-2240 at least 72 hours in advance of the meeting date and time.*

**Please note any final decision made by the Planning & Zoning Commission is appealable within 15 days of the decision pursuant to sections [17.09.705](#) through [17.09.715](#) of Title 17, Zoning.*

**W
E
B
C
O
D
E**

This Page Intentionally Left Blank

**PLANNING & ZONING COMMISSION
MINUTES
LOWER LEVEL – LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE
JANUARY 13, 2026**

COMMISSIONERS PRESENT:

Tom Messina, Chairman
Jon Ingalls, Vice Chair
Kris Jamtaas
Sarah McCracken
Lynn Fleming

STAFF MEMBERS PRESENT:

Hilary Patterson, Community Planning Director
Barbara Barker, Associate Planner
Randy Adams, City Attorney
Traci Clark, Administrative Assistant

COMMISSIONERS ABSENT:

Phil Ward
Mark Coppess

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Commissioner McCracken, seconded by Commissioner Jamtaas, to approve the minutes of the Planning & Zoning Commission meeting on December 9, 2025. Motion carried.

PUBLIC COMMENTS:

None.

STAFF COMMENTS:

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

- The County Board of Commissioners did approve of our Area of Impact, which allows annexation requests to move forward. We met the December 31st deadline, so that's good news, and you have an annexation request before you tonight. This will be able to move on to City Council, depending on how this goes this evening.
- For the February meeting, we'll have a PUD amendment request – a minor modification to the Mahogany Lane PUD – and a zone change request on Fruitland Lane.
- I want to bring to everyone's attention a code section that we have, Municipal Code Section 111-010, which states, 'The speaker shall not be interrupted by members of the hearing body until his time limit has been expended or until he has finished his statement.' This is for any of the city's commissions and the City Council. When we have public hearing items and we have the three minutes allocated, the speakers will be allowed to speak for the full time. If there are questions after the speaker is done, the commission would be able to ask them at that time.

COMMISSION COMMENTS:

None.

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

1. Applicant: Aspen Homes
Location: 2739 E. Thomas Lane
Request:
 - A. A Proposed 1.937-acre Annexation from County Ag-Suburban to City R-3
(residential at 3 units per acre)
LEGISLATIVE (A-1-26)
 - B. A 4-lot 1-Tract Subdivision known as Mountainside at Canfield
QUASI-JUDICIAL (S-1-26)

A-1-26:

Ms. Barker, Associate Planner, provided the following statements on Item A: A Proposed 1.937-acre Annexation from County Ag-Suburban to City R-3 (residential at 3 units per acre) (A-1-26).

This property is currently zoned Ag-Suburban in Kootenai County and is proposed for annexation with R-3 zoning under item A-1-26. The site is suitable for one single-family dwelling or one two-family dwelling, with a minimum lot size of 2 acres unless in a conservation development in the County.

The applicant would like to develop the property into smaller lots, upon approval of the annexation. A subdivision with four residential lots and an access road tract has been applied for in conjunction with this annexation request.

Ms. Barker noted there are four findings that must be made, Findings B1-B4.

The first finding is Finding B1, that this proposal (is) (is not) in conformance with the Comprehensive Plan policies. The Comprehensive Plan includes Place Types that represent the form of future development, as envisioned by the residents of Coeur d'Alene. These place-types will in turn provide the policy-level guidance that will inform the City's Development Ordinance. Each Place Type corresponds to multiple zoning districts that will provide a high-level of detail and regulatory guidance on items such as height, lot size, setbacks, adjacencies, and allowed uses. The Place Type for this request is Single-Family Neighborhood which are places are the lower density housing areas across Coeur d'Alene where most of the city's residents live, primarily in single-family homes on larger lots. Supporting uses typically include neighborhood parks and recreation facilities connected by trails. Compatible Zoning includes R-1, R-3, R-5, R-8, and MH-8.

From the policy and framework portion of the Comprehensive Plan, Mr. Barker noted that staff curated a list of goals and objectives from the Comprehensive Plan for the commission's consideration of this annexation request (Goal GD1, Objective GD 1.1, Goal GD 2, Objective GD 2.1, Goal HS3 and Objective HS3.2), but said it was up to the commission to determine what goals and objectives were applicable and that they had the full list for their review.

The next finding is Finding B2, that the design and planning of the site is compatible with the location, setting, and existing uses on adjacent properties. City staff from Streets and Engineering, Water, Police, Fire, Parks, and Wastewater departments have reviewed the application request regarding public utilities and public facilities. Each department has indicated that there are public facilities and public utilities

available and adequate for the proposed annexation with zoning to R-3.

Finding B3, that the location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing streets, public facilities, and services. The physical characteristics of the site the site has very little grade change. The properties to the west are at a higher elevation, but the site itself is relatively flat and referred to the topography map. Site photos are provided on the next few slides showing the existing conditions. The site has recently been cleared and leveled. Due to prior uses on the property, an Environmental Site Assessment was performed by a third party, GeoTek, Inc.

Findings B4, that the proposal (would) (would not) adversely affects the surrounding neighborhood regarding traffic, neighborhood character, (and) (or) existing land uses. City Engineer, Chris Bosley, provided comments on traffic. The site is bordered by Thomas Lane, which is a local residential street. Traffic from this proposed development is estimated to add approximately 38 daily trips to Thomas Lane, a minor increase to the over 2300 trips per day this street currently experiences. The Streets & Engineering Department has no objection to the annexation as proposed.

Ms. Barker noted the fourteen recommended conditions.

Decision Point:

Ms. Barker noted the action alternatives this evening for the annexation request. The Planning Commission must evaluate the annexation request (A-1-26) related to the proposed R-3 zoning and make separate findings to recommend that the City Council adopt the requested R-3 zoning with or without conditions or reject the requested R-3 zoning. The City Council will make the final decision at a subsequent public hearing.

S-1-26:

Ms. Barker provided the analysis and findings for the subdivision request, Item B: A 4-lot Subdivision known as Mountainside at Canfield (S-1-26).

The applicant is requesting approval of a four-lot preliminary plat on 1.937 acres, known as the "Mountainside at Canfield" subdivision. This request is contingent on the concurrent annexation request (A-1-26) also presented at this meeting and is subject to annexation approval by the City Council.

Ms. Barker noted there are four findings that must be made for a subdivision, Findings B1-B4.

For Finding B1, that all of the general preliminary plat requirements (have) (have not) been met. The preliminary plans submitted contain all of the general preliminary plat elements required by the Municipal Code per Chris Bosely, City Engineer.

For Finding B2, that the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities (are) (are not) adequate. The site has frontage on Thomas Lane. Street improvements including curb, gutter, sidewalk, and swales must be installed along the frontage. The site plan submitted generally meets the City's requirements. The Streets and Engineering Department has no objection to this subdivision. All stormwater must be contained on-site. Stormwater is proposed to be managed using streetside grassy infiltration swales. Stormwater swales on residential lots must be maintained by HOA or private property owners. The subject property is bordered by Thomas Lane, which is a local residential street. Traffic from this proposed development is estimated to add approximately 38 daily trips to Thomas Lane, a minor increase to the over 2300 trips per day this street currently experiences. The Streets & Engineering Department has no objection to the subdivision plat as proposed. These comments were provided by Chris Bosley,

City Engineer. With no PUD request, the private driveway cannot have an entry gate to limit access. Referring Title 16.15.160.D., prior to the issuance of building permits a maintenance agreement must be recorded on each affected lot detailing the expected life cycle and maintenance costs for the driveway and defining the pro rata share for each lot. These comments were provided by the Planning Department. There is adequate capacity in the public water system to support domestic, irrigation and fire flow for the proposal. There is a 12" C-900 water main on Thomas Lane. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional services will have cap fees due at building permitting. These comments were from Glen Poelstra, Assistant Water Department Director. The Subject Property is within the City of Coeur d'Alene Area of City Impact (ACI) and in accordance with the 2023 Sewer Master Plan; the City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this Subdivision request as proposed. An "all-weather" surface which permits unobstructed O&M access to the City sewer is required. All legally recognized parcels within the City are required to individually connect and discharge in City sewer connection. IDEQ and QLPE are required to review and approve public infrastructure plans for construction. A 30' wide (shared with Water) utility easement is required to be dedicated to the City for all City sewers. This project will require the extension of the City sewer "to and through" to the north of this annexation as proposed. These comments were provided by Larry Parsons, Utility Project Manager. Fire Department access to the site (Road widths, surfacing, maximum grade and turning radiiuses), in addition to, fire protection (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation or during the Site Development and Building Permit, utilizing the currently adopted International Fire Code (IFC) for compliance. Comments provided by Craig Etherton, Deputy Fire Marshall.

Finding B3 is that the proposed preliminary plat does or does not comply with all of the subdivision design standards in Chapter 16.15 and the improvements standards of Chapter 16.40. City Engineer Chris Bosley reviewed those and stated that those design standards have been vetted for compliance.

Finding B4 for a subdivision, is if the lots proposed in the preliminary plat do or do not meet the requirement of the applicable zoning district. The R-3 zoning district requires that each lot has a minimum of 11,500 square feet and 75' of frontage. The proposed lot's area ranges from 14,913SF to 15,581SF. The subject property is 1.937 acres and would generally allow a maximum of 7 units. Setbacks (per zoning requirements for R-3 districts) are based on distances to property lines as follows: front 20 feet, side 5 feet and 10 feet, and rear 25 feet. The residential front yards will face the private driveway. Setbacks will be defined from residential lot property lines shown on final plat drawings. The proposed R-3 zoning district is consistent with the existing zoning of the surrounding properties in the vicinity of the subject property to the west within the Coeur d'Alene city limits. The property is surrounded by County Ag-Suburban zoning to the north and east.

Ms. Barker noted the fourteen recommended conditions that would apply to the subdivision and annexation request.

Decision Point:

Ms. Barker noted the action alternatives this evening. The Planning and Zoning Commission will need to consider this subdivision request concurrent with the annexation in conjunction with zoning request, and make separate findings to approve, approve with conditions, deny, or deny without prejudice.

Ms. Barker concluded her presentation.

Commissioner Ingalls stated this is a little bit different with the layout of the presentation this evening. Staff reports are always pretty great. I think this is really a step above. I applaud the effort. It's nice to

have the applicable findings and a little kind of commentary next to it. I think you've done a really good job. I don't know if that's something the whole department's moving towards a little different formatting, but I applaud that, number one. I have a question regarding this request and it might be rhetorical. Maybe the applicant touches on this a little bit. If this was a PUD, and it's not, there would be a requirement for a functioning HOA. We've had some small PUDs, four lots or so. An HOA is not required in this case. This kind of looks like a little PUD, but it's not. The only similarity would be that we require a maintenance agreement. And that's where I'm going with the question. We've approved others in town. I think recently there was one on 4th Street just north of Lunceford, north of Costco. There's a little triangular piece. There's a maintenance agreement that's on the plat. You buy the house from the realtor, and it says, hey, you've got to be part of this maintenance agreement. But in the real world, you know, do they function? This one guy becomes the guy that walks up and down the street passing the hat trying to collect money to plow the snow. I just wonder does it actually work in the real world? And I guess if you can say I'm not aware of any issues from these previous developments with a maintenance agreement and the phones aren't ringing off the hook at City Hall, that the snow is not getting plowed and things like that. But I'm just curious how it functions.

Commissioner McCracken stated this is only four homes. They're either an HOA or would have a maintenance agreement that four people pitch in. If they are an HOA, all four of them would be on the board. I think they have to work together either way. I think a maintenance agreement is simpler for the size of a street because there's just not a lot there, other than plowing their own driveway. There's not a lot else to maintain. There's not a park to maintain.

Commissioner Ingalls commented, I appreciate that. At the end of the day, the phone rings at City Hall, staff can say, hey, it's private property, it's not ours. But I just hope it gets worked out.

Commissioner McCracken commented, yes, maybe less likely in city limits, but outside of city limits, a road maintenance agreement is very common.

Mr. Adams stated that an agreement would be probably recorded on each of the properties so that any purchaser would know that they would have that responsibility.

Commissioner McCracken commented that the title company would disclose it on any future transfer.

Public Testimony Open:

Jeramie Terzulli was sworn in and introduced himself. He stated that he is a land use consultant here in Kootenai County and is collaborating with Olson Engineering tonight on behalf of Aspen Homes. Mr. Terzulli said, Commissioner Ingalls, I also recognize that the staff report was incredibly comprehensive and it sort of makes my job pretty boring because I don't have a lot to add to it. But right out of the gate, I can offer some clarification on that roadway. It isn't a private street. It's a shared driveway. It won't even have a street sign. That should clear up some of the misconceptions of future buyers. Regarding your point, some residents believe when it is paved and is in front of their house that it's the city's responsibility to plow and maintain the driveway. But as Commissioner McCracken can attest, on such a small thing like this, it's probably going to be pretty clear that it's a shared driveway. It's going to be built more robust than a street section as per the geotechnical engineer. I will be brief and try not to be redundant with staff's presentation. I'm going to work backwards and assume an R-3 zoning designation and annexation. I know that's not a foregone conclusion, but I want to work backwards through the subdivision and cut right out of city code as to what the subdivision requirements would be. These are mostly yes or no questions. Does the preliminary plat contain all the essential information? It does per the City Engineer. Does the plan contain all the provisions for the required infrastructure? City staff looks over our preliminary plans to ensure that it does. And of course, if something gets missed along the way, we work closely with the City Engineer to get that addressed. Does the plan meet the City's design standards? For the preliminary review, it does. And under the R-3 zoning designation, do our underlying lots meet all of those requirements? The staff report basically ensured that it did. There was one point of clarification in the staff report where it was transposed where she (Ms. Barker) indicated that was 0.35 units per acre. The lot sizes are 0.35. The tract is its own lot. The actual density is just over two units per acre, 2.07. The max being three units per acre in the R-3 zoning district. Just a point of clarification that I noticed in the staff

report. The subdivision, again, assuming that we were to annex this property with the R-3 zoning designation, is a pretty simple review that it does meet all the requirements of the subdivision. The zoning request, and I do recognize that you guys are going to forward along a recommendation to City Council and that they will make the ultimate decision. The R-3 zoning designation is the appropriate designation for this particular property. First, we look at the Comprehensive Plan and the Future Land Use Map. I felt that the staff report was incredibly thorough in the goals and policies of the Comp Plan, so I will rest on those. Additionally, the Future Land Use Map is clear that a low density residential out here is preferred and an implementing zoning out here. That's exactly what Aspen Homes is proposing. Next, we'll look at the infrastructure availability. And as all the departments weighed in, infrastructure is readily available. Infrastructure extensions will be done at the developer's expense. It'll be warranted and then handed back over to the city. Additionally, infrastructure will be pulled to and through to the north property boundaries so that if that property ever annexes in or will be developed out, that we don't hamstring those people. If a developer can work with city staff and determine the most appropriate place to loop water lines for fire flows, which way that the sewer should flow, if there should be connecting street networks and the like. So that will all be reserved and dealt with through the platting process. Regarding site characteristics, the low-density single-family use is compatible. I thought staff did a great job with their photos and we all kind of know this area anyway. It's sort of right in that low spot before you go up the hill a little further on Thomas. The intent there was to not disturb the subdivision to the west. Leave that alone. Pull it back off of that fence line that's been in there for years. And then reclaim the area further down the toe of that slope and then build from there. And I thought the photos did a good job of representing that. The cleanup on the site is complete. However, GeoTek has been back out there to dig some test holes so that we could see if the native soil and get a feel for the native soil. Again, if we assume that some homes will be built there, we would like to know what the soil looks like there. They dug some test holes. The person that actually did the environmental assessment wanted to be on site that day so they could check the margins in those test holes. Still no concerns. Also, the DEQ requirements are going to ensure if we move to development of the site, digging foundations, putting in for roads, and all of those best management practices will be met. And if any additional cleanup is required, the developer is going to participate in that. Regarding impact on the rest of the area, four homes here versus the junkyard that was on here, we believe this is a massive improvement. The City Engineer weighed in. He stated there will be no additional traffic study that is needed. It's going to have very minimal impact on traffic in the area. We're talking about roughly four peak hour trips per day. Thomas Lane will be built out with pedestrian connectivity all the way to 15th. We're just going to match that street section along Thomas. Then the shared driveway into the development. It'll have very, minimal effect on the surrounding areas. Again, consistency with those surrounding areas and not just to hone in on the development to the west I also want to point out that further along Thomas Lane to the south and to the east, we also have additional parcels there that range in size about a quarter acre to about three quarters of an acre. Those are highlighted in red there. This is kind of the end of the line. We're at Forest Service Land as we move much further east. I would anticipate over the next 10 to 20 years, this will probably become annexed into the city in totality. Low-density residential is probably what's appropriate here at the Canfield and getting close to abutting forest service land.

Rodney Waller was sworn in and introduced himself. He stated that he is a resident of the Prospector Ridge subdivision. I've heard the word density mentioned several times and I think that's the reason I'm here. I live probably 150 yards from this proposed development and when I heard Aspen Homes was going to be the developer my wife and I said bravo, they are good local builders. The concern that we have is back to density and really the topic is ADUs. I'm in the early stages of investigating all these ADU's because our neighborhood is about to have the first one. There's a lot of hullabaloo because, as you might guess, the people who buy an R-3 have a certain density expectation, and ADUs fall outside of those boundaries for a lot of people. I guess my question would be if we could get some rebuttals from Aspen Homes. Do you plan to have CC&Rs on these four lots that would prohibit a second residential dwelling on that? That's my number one question and concern. I'm researching ADUs right now. Then it was raised to me today that perhaps the state is also supporting ADUs at a higher level. I'm not sure if anyone here could speak to does a CC&R prohibiting ADUs trump a city or a state allowance for that. Also, we were glad to see that soil contamination was addressed. It has been a junkyard for decades, and you see a lot of crazy things going on back there. I'm glad to see the engineers and DEQ will be

monitoring that during the soil disturbance.

Chairman Messina commented as far as your two questions, I don't know if Ms. Patterson wants to address it or Mr. Adams, and then the applicant has a chance to come back up later at the end and can answer any questions that might arise from anyone else speaking.

Ms. Patterson stated I did speak with Mr. Waller before the meeting a little bit. There are a couple of questions within that. If a neighborhood wanted to impose CC&Rs, they could and that would supersede city regulations. They could have different guidelines for ADUs such as height limits or design or things like that. But it is possible that at the state level they could restrict that from being an option. We do anticipate some legislation coming forward during this session that will be pro-housing. That could take various forms. They're looking at Montana and other states trying to encourage ADUs and other housing types in neighborhoods. We don't know what that will look like.

Applicant Rebuttal:

Mr. Terzulli stated, at this point in time the applicant is going to rest on the underlying zoning and not explicitly prohibit ADUs. The homeowners are going to be sitting on large lots. They may have a shop. They may have a child that they want to put in an ADU above said shop or something like that. I don't think they're interested in restricting ADUs. They deliberately went much larger than the minimum lot size. These could be larger sort of estate type lots. If approved, they would rest on the underlying zone to dictate what was put on those lots. We respectfully request approval of the subdivision and a recommendation of an R-3 zoning designation as we move to council.

Public testimony closed.

Commission discussion:

Commissioner Ingalls commented, I wouldn't call this a no-brainer, but close to that. Everything just lines up with this one. The Comp Plan is very clear. The compatible zoning is everything from R-1 to R-8. This could be a lot denser than we see here. Recognizing that everything around it is R-3. Our recommendation to Council is just the zoning. The R-3 is the right fit here. And that parcel, in my humble opinion, belongs in the city because, like a lot of other donut holes and Swiss cheese and whatnot, places on the fringe of the city, would benefit from being in the city. The city manages that road section in front of it. The city plows it, sweeps it and polices it. It belongs in the city.

Commissioner Jamtaas stated, he agrees. He thinks it fits well within the community. All the neighborhoods around it are very similar. This will have very little impact. It's only four houses. I think it's a great improvement from its historic use, or at least the last previous history. I think it checks all the boxes. Every city department has agreed that there is no issue with servicing the four homes that will come in, so I think it's a great project.

Commissioner Fleming commented, ditto. Aspen does a great job. It'll only add to your neighborhood. It'll increase your values and clean up a very ugly eyesore.

Motion by Commissioner Ingalls, seconded by Commissioner Fleming, to approve item A-1-26 annexation to City Council. Motion Carried.

ROLL CALL:

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

Motion to approve carried by a 5 to 0 vote.

Commissioners Ward and Coppess were absent.

Motion by Commissioner McCracken, seconded by Commissioner Jamtaas, to approve item S-1-26 with conditions. Motion Carried.

ROLL CALL:

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

Motion to approve carried by a 5 to 0 vote.

Commissioners Ward and Coppess were absent.

ADJOURNMENT:

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

The meeting was adjourned at 6:34 p.m.

Prepared by Traci Clark, Administrative Assistant

PUBLIC HEARING

This Page Intentionally Left Blank

SAFETY REPORT

This Page Intentionally Left Blank

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, SENIOR PLANNER
DATE: FEBRUARY 10, 2026
SUBJECT: ZC-1-26 ZONE CHANGE FROM MH-8 TO R-17
LOCATION: 0.522 +/- ACRE PARCEL LOCATED AT 3620 N. FRUITLAND DRIVE

OWNER/APPLICANT:

Michael & Norma Reasor
104 E. Theresa Dr.
Coeur d'Alene, ID 83814

DECISION POINT:

Michael & Norma Reasor are requesting approval of a zone change from MH-8 (Mobile Home at 8 units/acre) to R-17 (Residential at 17 units/acre) zoning district for vacant property commonly known as 3620 N. Fruitland Drive.

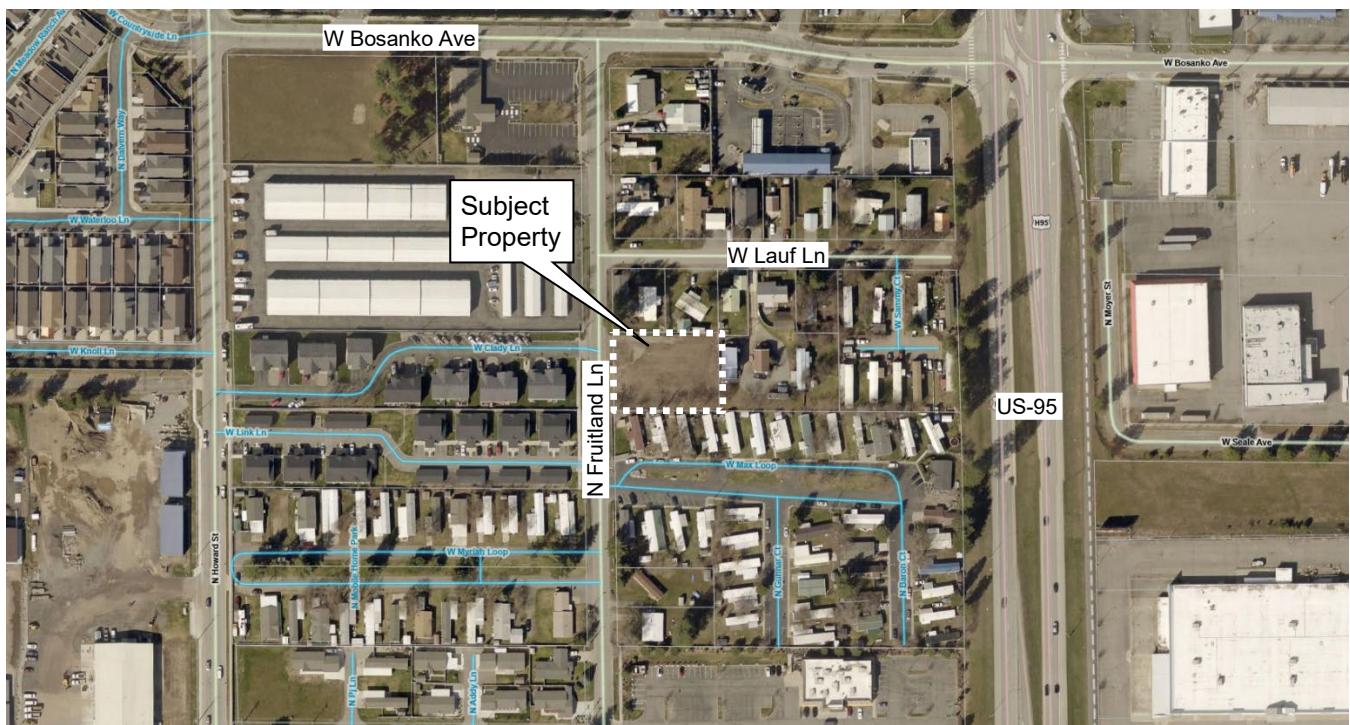
BACKGROUND INFORMATION:

The subject property is located on the east side of Fruitland Lane, west of US-95, south of W. Lauf Ln. prior to W. Bosanko where the Fred Meyer complex exists. Currently, the property is vacant with a pull behind trailer/camper that appears to be sitting on the parcel, unoccupied. Prior to this, a single-family home with accessory structures existed on the lot, hence the associated address. A demolition permit was issued over the counter September 28, 2023, and closed October 6, 2023.

The subject property is adjacent to a multitude of housing types; single-family mobile, manufactured, and real property homes to the north, east, and west, with R-12 pocket housing and R-17 multifamily to the west on the opposite side of Fruitland Ln. A number of the local streets and access ways in the area are private, including: W. Clady Ln., Link Ln, W. Myriah Lp., W. Lake City Ln. and associated N. PJ Ln. and N. Addy Ln., and W. Max Lp and its offshoots N. Gunnar Ct. and N. Baron Ct. To the northwest there is a mini-storage facility.

Note that the applicant's proposed project idea for nine (9) workforce housing units is not tied to this requested zone change. If the subject site is approved to be changed to an R-17 residential district, then all permitted uses in the R-17 residential district would be allowed on this site as listed below (including the applicant's proposed project). Theoretical project maximums are included later in the staff report.

PROPERTY LOCATION MAP:

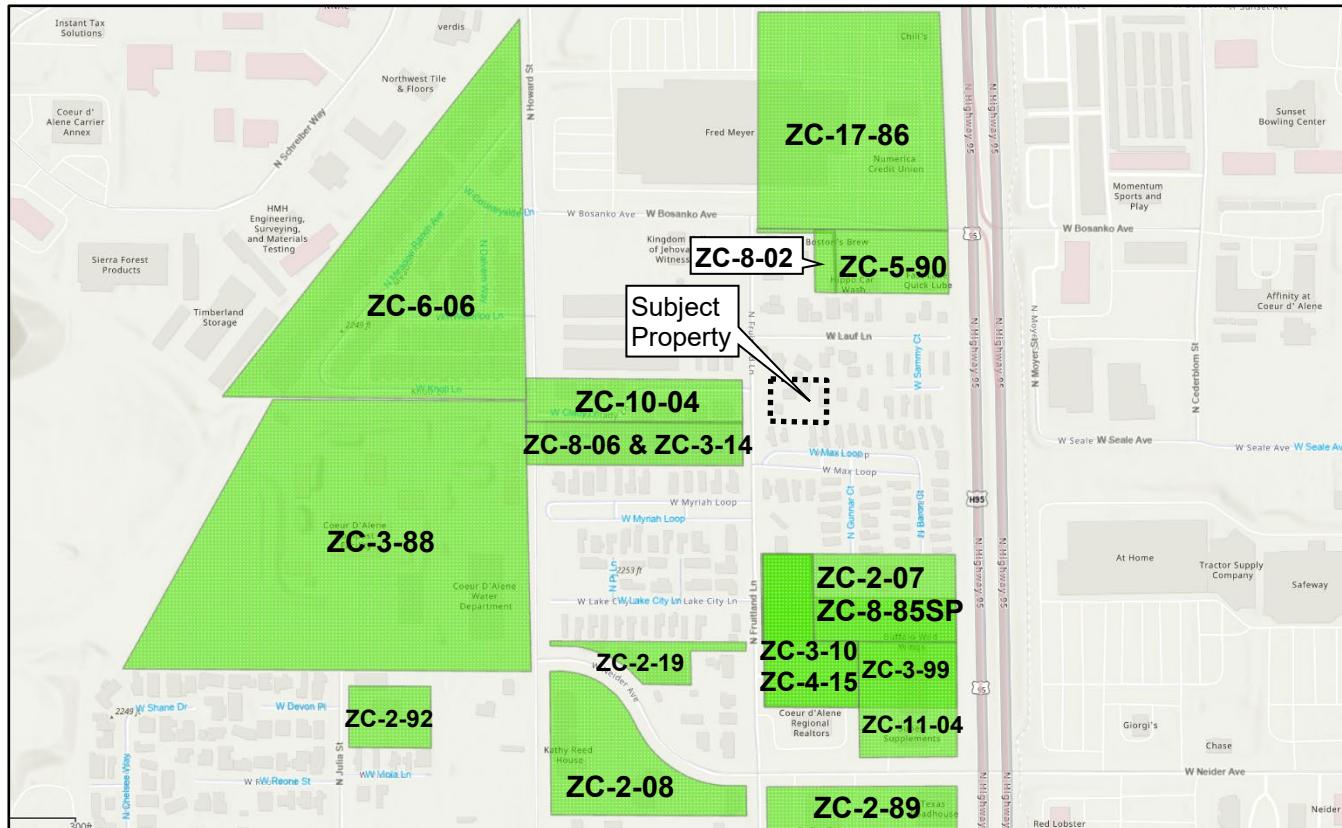


AERIAL PHOTO:



PRIOR ZONE CHANGE REQUESTS IN THE AREA:

Planning and Zoning Commission and City Council have approved multiple zone change requests in the area from 1985 to 2019. As seen in the map provided below, the area is in transition in the vicinity of the subject property. Many of the changes have been from MH-8 to a higher density residential or commercial zoning depending on proximity to US-95. The outlier was ZC-3-88 which approved Manufacturing for the City's Compost Facility and the newer Water Department Building.



ZC-8-85SP*	R-12 to MH-8	3514 FRUITLAND LN (partial)	Approved
ZC-17-86	R-12 to C-17	NKA FRUITLAND ADD	Approved
ZC-3-88	C-17 to M	3500 JULIA ST	Approved
ZC-2-89	R-12 to C-17	3200 FRUITLAND LN	Approved
ZC-5-90	MH-8 to C-17	484 BOSANKO AVE	Approved
ZC-2-92	MH-8 to C-17	3380 JULIA ST	Approved
ZC-3-99***	R-12 to C-17	3400 FRUITLAND LN	Expired
ZC-8-02	MH-8 to C-17	3832 FRUITLAND LN	Approved
ZC-11-04***	R-12 to C17	3400 FRUITLAND LN	Approved
ZC-6-06	M to R-17 & C17	HOWARD ST & BOSANKO AVE	Approved
ZC-8-06**	MH-8 to R-12	3615 FRUITLAND LN (same property)	Approved
ZC-2-07*	MH-8 to C-17	3514 FRUITLAND LN (whole property)	Approved
ZC-2-08	MH-8 to R-12	3285 FRUITLAND LN	Approved
ZC-3-10****	R-12- to R-17	3400 & 3514 FRUITLAND LN	Approved
ZC-3-14**	R-12 to R-17	3615 FRUITLAND LN (same property)	Approved
ZC-4-15****	R-17 to C-17	3502 FRUITLAND LN (address changed)	Approved
ZC-2-19	MH-8 to R-17	601 NEIDER AVE	Approved

STATEMENT OF FACTS:

The following facts align with the facts listed in the draft Findings and Order worksheet for the Planning and Zoning Commission's consideration. These facts can be modified and added to as part of the motion associated with the Findings and Order.

A1. All public hearing requirements have been met for item ZC-1-26.

- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on January 24, 2026.
- Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on January 27, 2026.
- Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). Fifty-one (51) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on January 23, 2026.
- Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts, at least fifteen (15) days prior to the public hearing.
- Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b).
- A public hearing will be held on February 10, 2026 to receive comments and consider this request.

A2. The subject property is currently vacant, the home and accessory structures having been demolished in 2023.**A3.** The subject site is currently zoned Mobile Home (MH-8).**A4.** The neighborhood surrounding 3620 N. Fruitland Drive is characterized by a mix of residential units ranging from mobile homes, townhomes, multi-family, and commercial to the north. A mini-storage business is located northwest on Fruitland Lane with the city's Water Department and compost facility located west on N. Howard St.**A5.** The Comprehensive Plan Future Land Use Map designation is the Compact Neighborhood place type. The Comprehensive Plan states that the compatible zoning districts are listed as R-12, R-17, MH-8, NC, and CC.

A6. According to the 2022-2042 Comprehensive Plan, the Compact Neighborhood place type is described as places that 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.

A7. City staff provided Comprehensive Plan goals and objectives for the Planning and Zoning Commission to review as part of this request. The commission will review the full list and determine which goals and objectives are applicable to this request.

A8. The applicant has indicated that, if this zone change request is approved, they intend to develop the property as a multi-family development of up to nine (9) units. However, it should be noted that if the zone change is approved, all uses within the R-17 zoning district would be allowed (See the R-17 permitted uses on page 20).

A9. City departments have indicated that water and wastewater services are available for residential use of the subject property. Frontage improvement requirements including curb, gutter, sidewalk, and stormwater swales will be handled at the time of construction.

A10. The subject property is approximately 22,738 square feet in size and is relatively flat with minimal landscaping. The immediate area is characterized by a mix of residential, commercial, and civic development.

A11. The City Engineer has indicated that the applicant intends to construct nine workforce housing units. Multifamily Low-Rise Apartments (Land Use Code 221) are a reasonable approximation with an estimate of 59 trips per day with five occurring in the AM Peak Hour and six occurring in the PM Peak Hour. Fruitland Lane has the available capacity to accommodate the additional traffic.

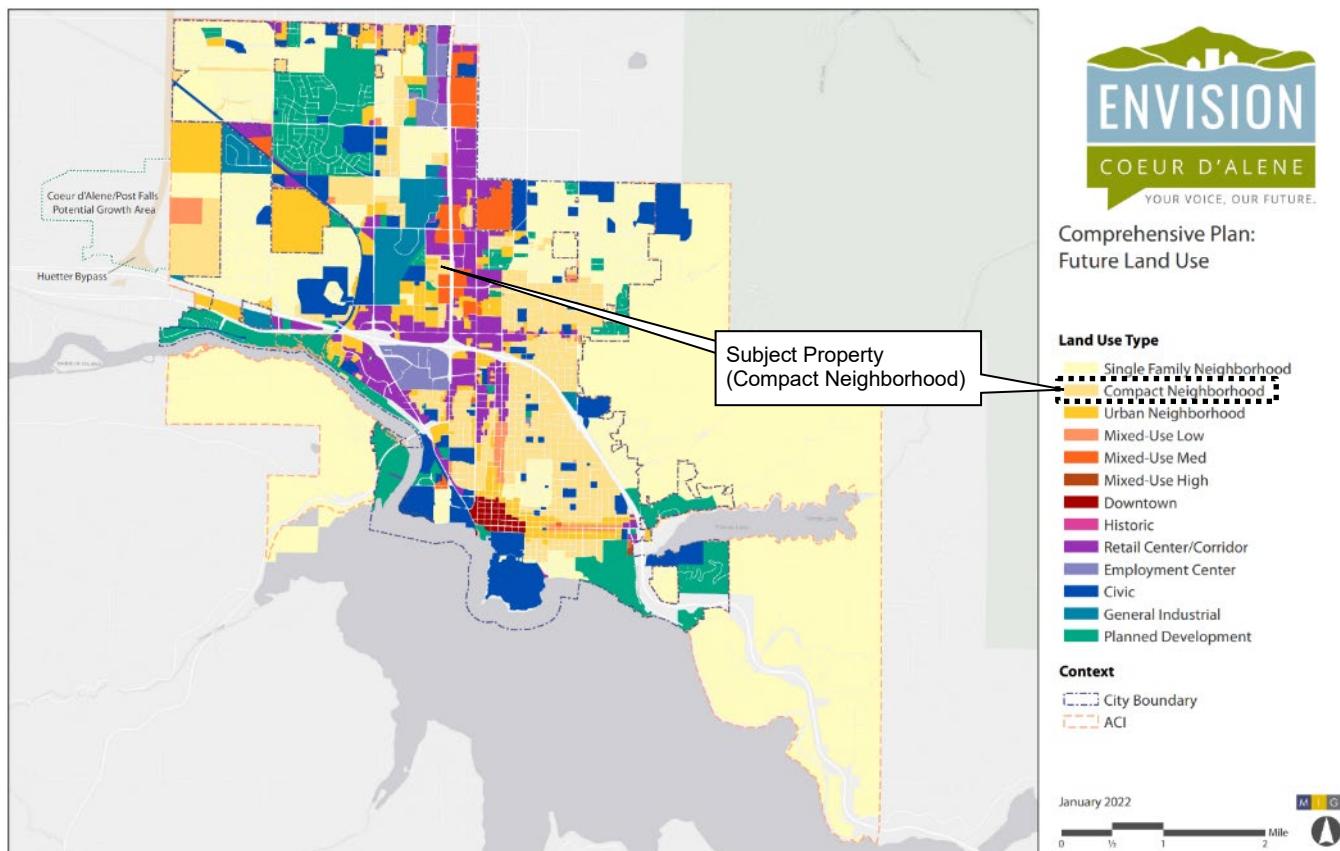
REQUIRED ZONE CHANGE FINDINGS:

Finding #B1: That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.

Use the following information as well as the attached Comprehensive Plan goals and objectives to make this finding. See the "Statement of Facts" on pages 4-5, referring to items A5, A6 & A7.

1. The subject property is within city limits.
2. The City's 2022-2042 Comprehensive Plan categorizes this area as a "Compact Neighborhood" Place Type:

Future Land Use Map (City Context):



Future Land Use Map (Neighborhood Context):

Land Use Type

- Single Family Neighborhood
- Compact Neighborhood
- Urban Neighborhood
- Mixed-Use Low
- Mixed-Use Med
- Mixed-Use High
- Downtown
- Historic
- Retail Center/Corridor
- Employment Center
- Civic
- General Industrial
- Planned Development

Context

- City Boundary
- ACI



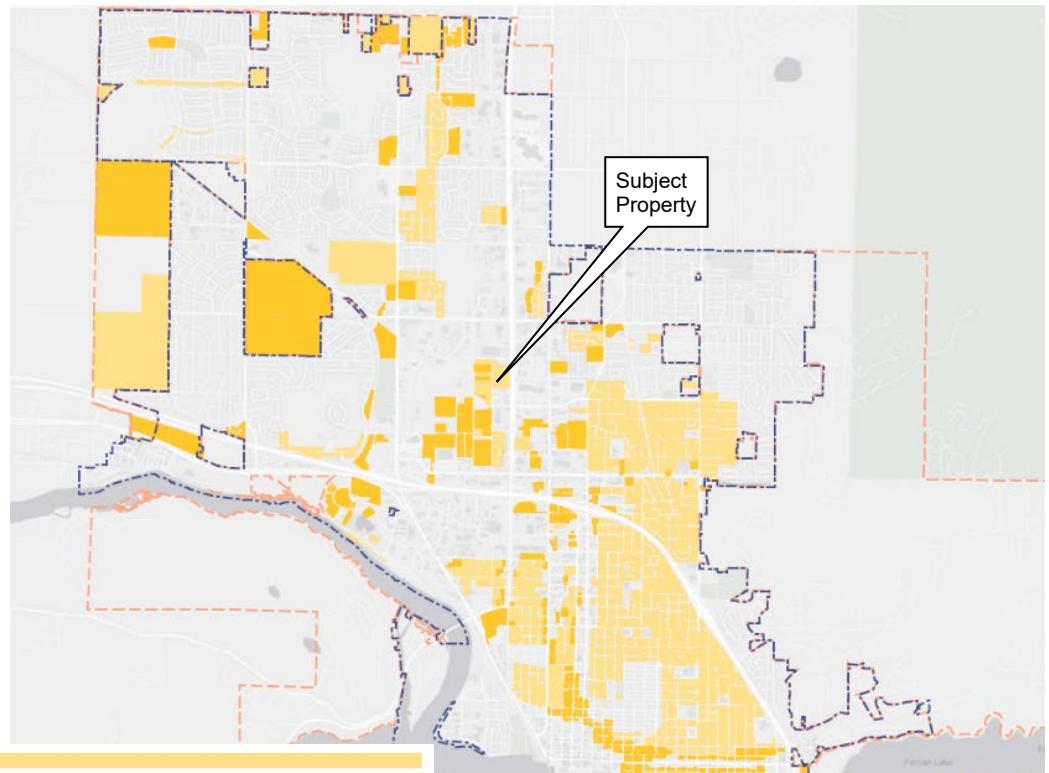
Place Types

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

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.

Compatible Zoning: R-12 and R-17; MH-8; NC and CC

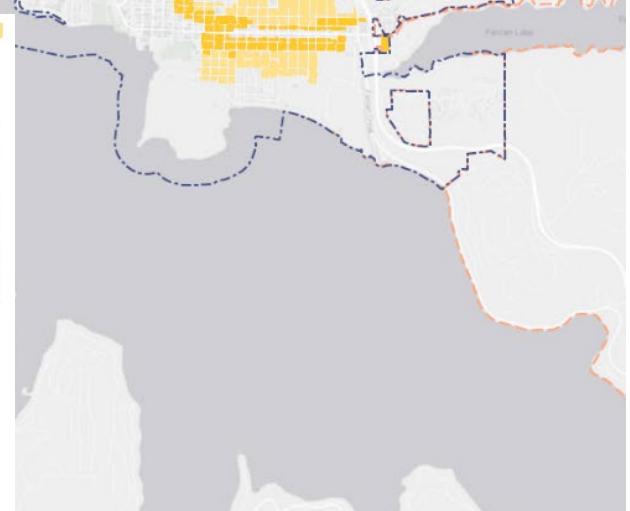


Compact Neighborhood



Key Characteristics

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, duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts. Supporting uses typically include neighborhood parks, recreation facilities, and parking areas.

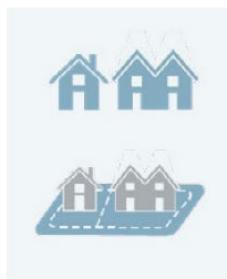


Transportation

- Gridded street pattern with pedestrian and bicycle facilities

Typical Uses

- Primary: Single and mixed residential
- Secondary: Neighborhood parks and recreation facilities, parking



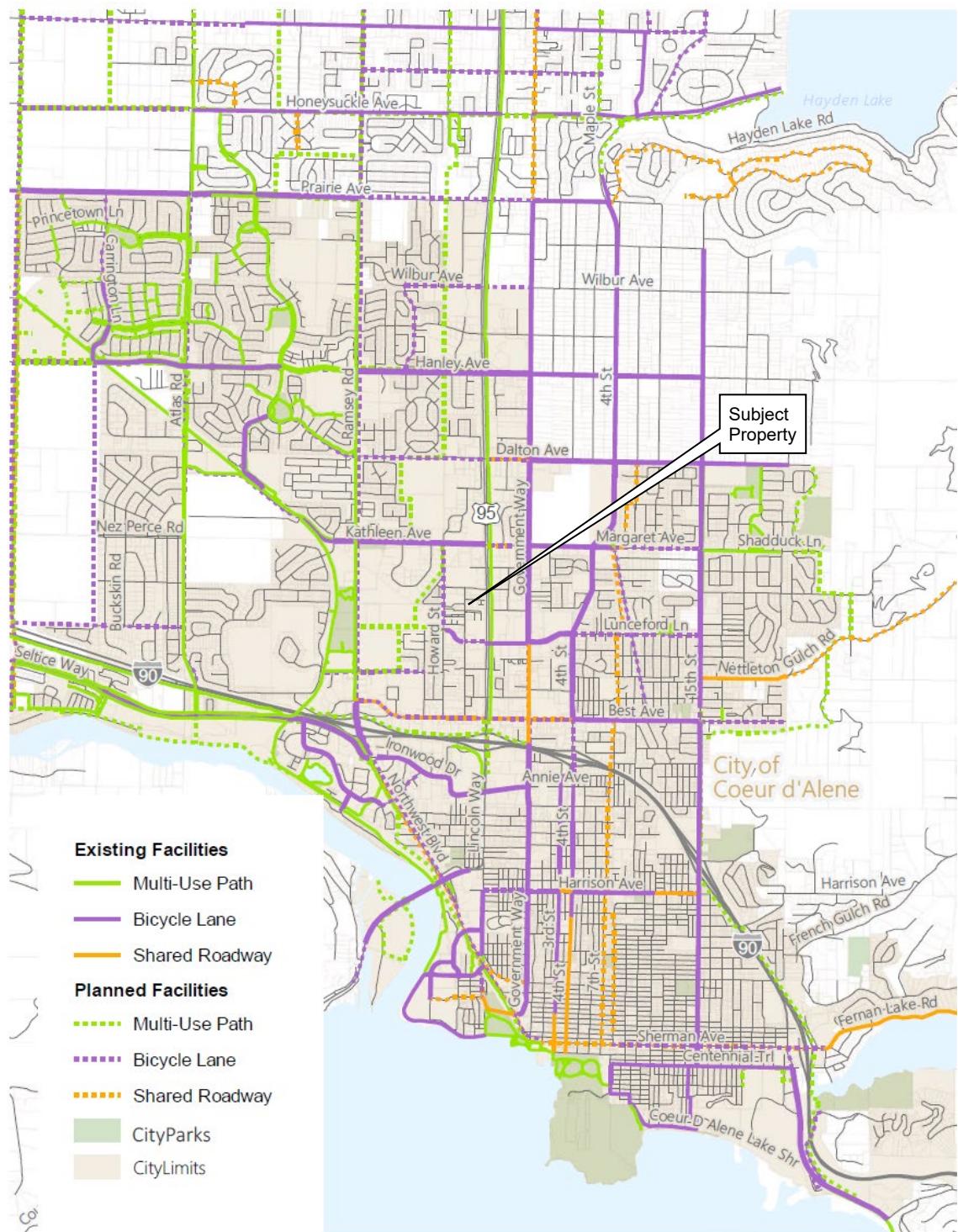
Building Types

- Single-family, duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts

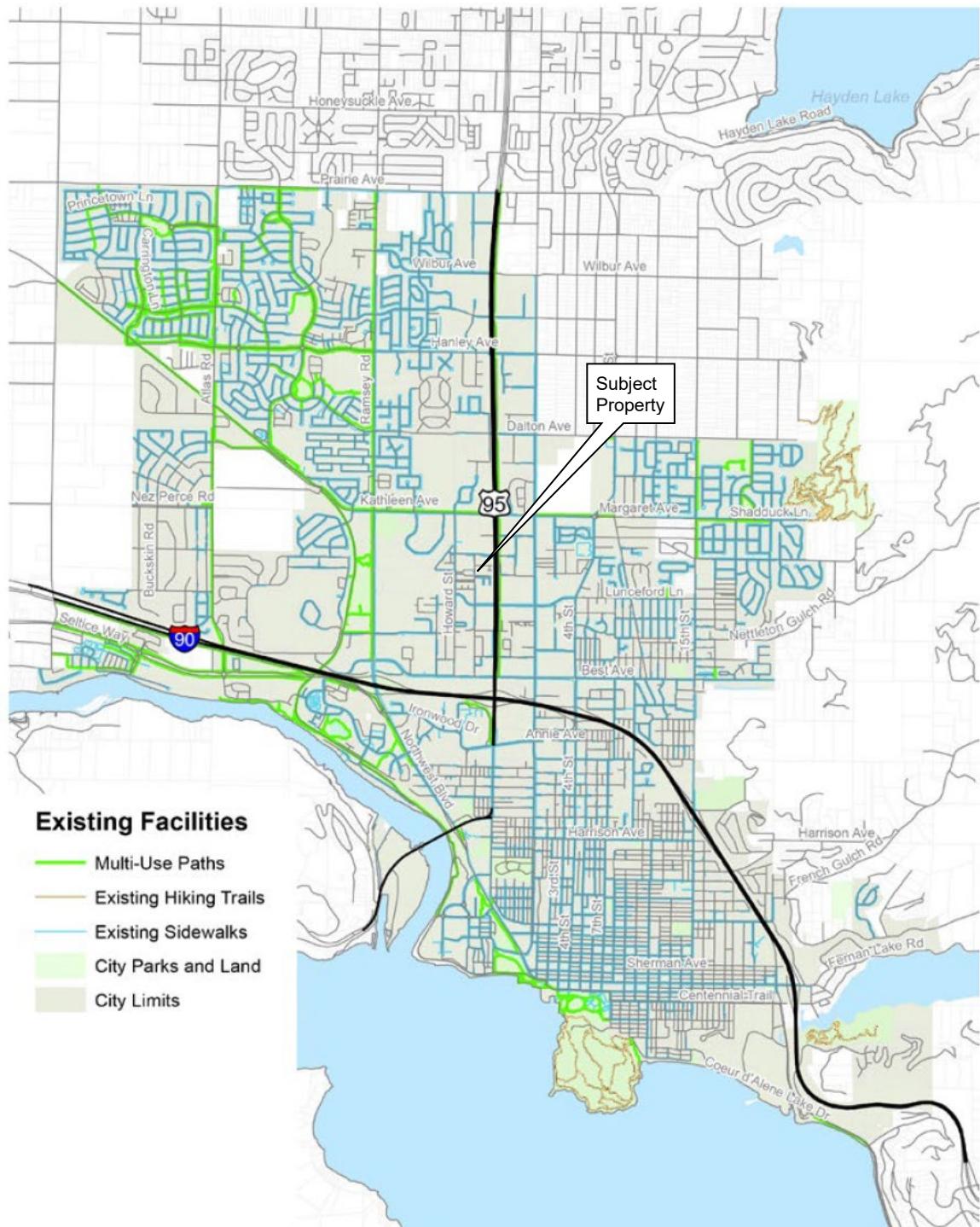
Compatible Zoning

- R-12 and R-17; MH-8; NC and CC

Transportation:
Existing and Planned Bicycle Network:



Existing and Planned Walking Network:



Existing Transit Network:



2022-2042 Comprehensive Plan Policy Framework:

Community & Identity (CI)

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 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 and workforce housing.

Growth & Development (GD)

Goal GD 1: Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

Objective GD 1.1: Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

Goal GD 2: Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

Objective GD 2.1: Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

Health & Safety (HS)

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.

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

Finding #B2: **That public facilities and utilities (are) (are not) available and adequate for the proposed use.**

Utilize the staff comments below to make this finding. See the "Statement of Facts" on pages 4-5, referring to item A9.

STORMWATER:

City Code requires that all stormwater remain on the property and for a stormwater management plan to be submitted and approved prior to any construction activity on the site.

-Submitted by Chris Bosley, City Engineer

STREETS:

The subject property is bordered by Fruitland Lane to the west. Frontage improvement requirements including curb, gutter, sidewalk, and stormwater swales will be handled at the time of construction.

-Submitted by Chris Bosley, City Engineer

WATER:

There is a 12" C-900 water main on N Fruitland Ln with a 3/4" service and meter serving this property. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional services will have cap fees due at building permitting.

-Submitted by Glen Poelstra, Assistant Water Director

SEWER:

The City sewer is available for this project along N Fruitland Lane, and according to the 2023 Collection System Master Plan, the Wastewater Department has both the willingness and the capacity to serve this property. Wastewater has no objections to the proposed Zone Change Request. However, any development must fully comply with all applicable Wastewater Department and City of Coeur d'Alene codes and standards for construction at the time of building permit.

-Submitted by Larry Parsons, Utility Project Manager

FIRE:

The Coeur d'Alene Fire Department has no comments regarding the requested zone change. It should be known that side setbacks of 10' between buildings with a height of 45' have an increased risk for exposure from one building to the next via convection of heat from fire.

All requirements of the currently adopted International Fire Code will be enforced at the time of permit submittal.

-Submitted by Craig Etherton, Deputy Fire Marshal

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the public facilities and utilities are adequate for the request.*

Finding #B3: That the physical characteristics of the site (do) (do not) make it suitable for the request at this time.

Use the following description, photos and public testimony to make this finding. See the "Statement of Facts" on pages 4-5 referring to items A2, A3, & A4.

PHYSICAL CHARACTERISTICS:

The site is generally flat with residential uses adjacent. There are no topographical or other physical constraints that would make the subject property unsuitable for the request. Currently, no sidewalk or street side swale exist on the east side of Fruitland Ln. See "BACKGROUND INFORMATION" on the first page for additional context.

SITE PHOTO - 1: Looking east across Fruitland Lane from Clady Ln. toward the subject property.



SITE PHOTO - 2: Looking north from SW corner of property toward Lauf Ln.



SITE PHOTO - 3: Looking south from NW corner of property toward Max Loop.



SITE PHOTO - 4: View from SE corner from rear of property toward Fruitland Ln.



SITE PHOTO - 5: View from NE corner from rear of property toward Fruitland Ln



SITE PHOTO - 6: Rear of parcel showing existing fence along the property line looking NE.



Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the physical characteristics of the site make it suitable for the request at this time.*

Finding #B4: **That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.**

Use the following information and public testimony to make this finding. See the "Statement of Facts" on pages 4-5, referring to items A11 & A11.

TRAFFIC:

The proposed zone change would not adversely affect the surrounding area with regard to traffic, as no traffic is generated from a zone change alone. However, the applicant intends to construct nine workforce housing units. Although the Institute of Transportation Engineers' Trip Generation Manual provides no Land Use Code for workforce housing, Multifamily Low-Rise Apartments (Land Use Code 221) are considered a reasonable approximation. From this, it is estimated that the nine units will generate an average of 59 trips per day with five occurring in the AM Peak Hour and six occurring in the PM Peak Hour. Fruitland Lane has the available capacity to accommodate the additional traffic.

-Submitted by Chris Bosley, City Engineer

NEIGHBORHOOD CHARACTER:

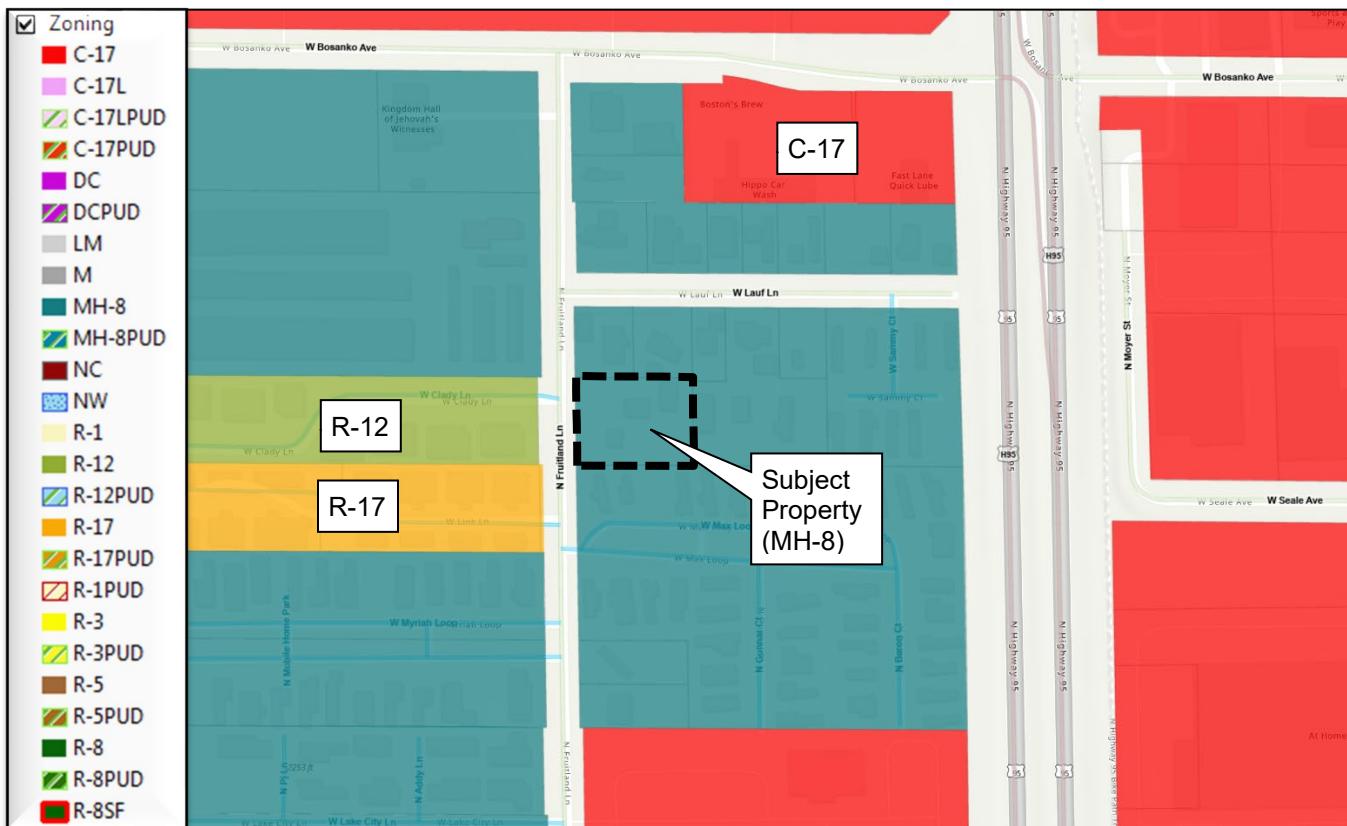
The area along North Fruitland Lane displays a transitioning suburban residential character common to the vicinity positioned west of US-95. This portion of Fruitland Lane is a transitional zone between more compact urban amenities featuring a varied mix of housing types that reflect incremental development over decades.

Overall, the neighborhood character is defined by its compatibility with a range of residential uses both owned and leased, modest lot sizes, formal and informal street layouts, and a blend of housing forms that combine affordability and practicality over uniform architectural style. The area supports a sense of an established working-class neighborhood in proximity to commercial amenities (such as the nearby Fred Meyer complex).

GENERALIZED LAND USE PATTERN:



ZONING MAP:



EXISTING & PROPOSED ZONING:

Approval of the requested zone change from MH-8 to R-17 could intensify the potential use of the property by increasing the density and allowable uses by right (as listed below).

17.05.410: GENERALLY:

- A. The MH-8 District is intended as a moderate density residential district for mobile homes at a density of eight (8) units per gross acre.
- B. In addition to the regulations set forth in this article, all mobile homes must also conform to the mobile home regulations commencing in section 17.07.005 of this title.

17.05.420: PERMITTED USES; PRINCIPAL:

Principal permitted uses in an MH-8 District shall be as follows:

- Administrative.
- Essential service (underground).
- "Home occupation", as defined in this title.
- Individual mobile homes.
- Neighborhood recreation.
- Public recreation.
- Single-family detached housing.

17.05.250: GENERALLY:

- A. The R-17 District is intended as a medium/high density residential district that permits a mix of housing types at a density not greater than seventeen (17) units per gross acre.
- B. This district permits single-family detached housing as specified by the R-8 District and duplex housing as specified by the R-12 District.
- C. This district is for establishment in those areas that are not suitable for lower density residential due to proximity to more intense types of land use.
- D. This district is appropriate as a transition between low density residential and commercial districts, or as a buffer between arterial streets and low density residential districts.

17.05.260: PERMITTED USES; PRINCIPAL:

Principal permitted uses in an R-17 District shall be as follows:

- Administrative.
- Childcare facility.
- Community education.
- Duplex housing as specified by the R-12 District.
- Essential service.
- "Home occupation", as defined in this title.

- Multiple-family.
- Neighborhood recreation.
- Public recreation.
- Single-family detached housing.

THEORETICAL DENSITY BY ZONE TYPE (MH-8 vs. R-17):

Note: Theoretical density calculations can be limited by actual construction standards such as required setbacks, height limitations, parking, and other regulations that may restrain the full expected use of the property. These calculations are based on lot size and frontage only.

The subject property measures 0.522 acres or 22,738.32 sq. ft. and has 130' ft. of frontage on a public street (Fruitland Ln.).

MH-8 zoning has two ways to realize density for “highest and best use”. The first is a typical subdivision requiring a minimum of 5,500 sq. ft. lot with 50' of frontage on a public street. So, while there is enough *property* for four lots, the *frontage requirement* limits the potential for subdivision into two (2) lots because of the frontage requirement. Maximum height is 19' unless the home is “stick built” onsite allowing for 32'.

The other MH-8 option is a mobile home park. This particular use requires a public hearing for special use permit approval and requires vehicular circulation, but lot size minimum is 3,150 sq ft. (11 units/acre). Because the lot would remain whole in single ownership, the frontage would remain as is, yielding a maximum potential of seven (7) mobile home sites.

If the zone change request is approved to R-17 and the developer builds multi-family units (3-units attached or more per structure), the required property per unit is 2,500 sq. ft. This calculation would allow for a total of nine (9) attached units for this parcel. Maximum height in an R-17 for multi-family structures is 45'.

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the proposal would adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and)/(or) existing land uses.*

APPLICABLE CODES AND POLICIES:

UTILITIES:

1. All proposed utilities within the project shall be installed underground.
2. All water and sewer facilities shall be designed and constructed to the requirements of the City of Coeur d'Alene. Improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.

3. All water and sewer facilities servicing the project shall be installed and approved prior to issuance of building permits.

STREETS:

4. Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
5. All required street improvements shall be constructed prior to issuance of, or, in conjunction with, building permits.
6. An encroachment permit is required to be obtained prior to any work being performed in the existing right-of-way.

STORMWATER:

7. A stormwater management plan shall be submitted and approved prior to start of any construction. The plan shall conform to all requirements of the City.

PROPOSED CONDITIONS:

No conditions are proposed for this zone change request.

ORDINANCES & STANDARDS USED FOR EVALUATION:

2022-2042 Comprehensive Plan
Transportation Plan
Municipal Code
Idaho Code
Wastewater Treatment Facility Plan
Water and Sewer Service Policies
Urban Forestry Standards
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices
2021 Parks Master Plan
2017 Trails and Bikeways Master Plan

ACTION ALTERNATIVES:

The Planning and Zoning Commission will need to consider this request and make findings to recommend that the City Council (does) (does not) adopt the R-17 zoning.

Attachments:

Attachment 1 – Applicant’s Application and Narrative

Attachment 2 – Comprehensive Plan Goals and Objectives Worksheet

This Page Intentionally Left Blank

APPLICANT'S APPLICATION

This Page Intentionally Left Blank



ZONE CHANGE APPLICATION

STAFF USE ONLY

Date Submitted: 12/21/25 Received by: BS Fee paid: 1650 Project # TC-1-26

REQUIRED SUBMITTALS

* Public Hearing with the Planning Commission and City Council required

Application Fee: \$ 1,200.00

Publication Fee: \$ 300.00

Mailing Fee(x2): \$ 1.00 per address + \$ 28.00

(The City's standard mailing list has 28 addresses per public hearing)

A COMPLETE APPLICATION is required at time of application submittal, as determined and accepted by the Planning Department located at <http://cdaid.org/1105/departments/planning/application-forms>.

- Completed application form**
- Application, Publication, and Mailing Fees**
- Title Report(s) by an Idaho licensed Title Company:** Title report(s) with correct ownership easements, and encumbrances prepared by a title insurance company. The report(s) shall be a full Title Report and include the Listing Packet.
- Mailing labels provided by an Idaho licensed Title Company:** Owner's list and three (3) sets of mailing labels with the owner's addresses prepared by a title company, using the last known name/address from the latest tax roll of the County records. This shall include the following:
 1. All property owners within 300ft of the external boundaries. * **Non-owners list no longer required***
 2. All property owners within the subject property boundaries. (Including the applicant's property)
 3. A copy of the tax map showing the 300ft mailing boundary around the subject property.
- A written narrative:** Including zoning, how proposal relates to the 2022-2042 Comprehensive Plan Category, Neighborhood Area, applicable Special Areas and appropriate Goals and Policies, and Policies and how they support your request.
- A legal description:** in MS Word compatible format.
- A vicinity map:** To scale, showing property lines, thoroughfares, existing and proposed zoning, etc.
- Submittal documents:** Applications will not be accepted unless all application items on the form are submitted both with original documents and an electronic copy.

DEADLINE FOR SUBMITTALS

The Planning Commission meets on the second Tuesday of each month. The completed form and other documents must be submitted to the Planning Department not later than the first working day of the month that precedes the next Planning Commission meeting at which this item may be heard.

PUBLIC HEARING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY:

The applicant is required to post a public hearing notice, provided by the Planning Department, on the property at a location specified by the Planning Department. This posting must be done one (1) week prior to the date of the Planning Commission meeting at which this item will be heard. An affidavit testifying where and when the notice was posted, by whom, and a picture of the notice posed on the property is also required and must be returned to the Planning Department.

APPLICATION INFORMATION

PROPERTY OWNER: Michael Reasor & Norma Reasor		
MAILING ADDRESS: [REDACTED]		
CITY: Coeur D'Alene		STATE: Idaho ZIP: 83814
PHONE: [REDACTED]	FAX: [REDACTED]	EMAIL: [REDACTED]
APPLICANT OR CONSULTANT:		STATUS: ENGINEER OTHER
MAILING ADDRESS:		
CITY: [REDACTED]		STATE: [REDACTED] ZIP: [REDACTED]
PHONE: [REDACTED]	FAX: [REDACTED]	EMAIL: [REDACTED]

FILING CAPACITY

Recorded property owner as to of 08/31/2023

Purchasing (under contract) as of _____

The Lessee/Renter as of _____

Authorized agent of any of the foregoing, duly authorized in writing. (Written authorization must be attached)

SITE INFORMATION:

PROPERTY LOCATION OR ADDRESS OF PROPERTY: 3620 North Fruitland Ln. Coeur d'Alene, Id		
EXISTING CITY ZONING (CHECK ALL THAT APPLY): R-1 <input type="checkbox"/> R-3 <input type="checkbox"/> R-5 <input type="checkbox"/> R-8 <input type="checkbox"/> R-12 <input type="checkbox"/> R-17 <input checked="" type="checkbox"/> MH-8 <input type="checkbox"/> NC <input type="checkbox"/> C-17 <input type="checkbox"/> C-17L <input type="checkbox"/> CC <input type="checkbox"/> DC <input type="checkbox"/> LM <input type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/>		
EXISTING CITY ZONING (CHECK ALL THAT APPLY): R-1 <input type="checkbox"/> R-3 <input type="checkbox"/> R-5 <input type="checkbox"/> R-8 <input type="checkbox"/> R-12 <input type="checkbox"/> R-17 <input type="checkbox"/> MH-8 <input type="checkbox"/> NC <input type="checkbox"/> C-17 <input type="checkbox"/> C-17L <input type="checkbox"/> CC <input type="checkbox"/> DC <input type="checkbox"/> LM <input type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/>		
TAX PARCEL #: C4050000075E	EXISTING ZONING: MH8	TOTAL NET AREA/ACRES: .522
GROSS AREA/ACRES: 22738 Sq Ft	CURRENT LAND USE: Vacant	ADJACENT LAND USE: MH8
DESCRIPTION OF PROJECT/REASON FOR REQUEST: To rezone from MH8 to C17 to build infrastructure for 9 units of work force/affordable houses. R17		

REQUIRED CERTIFICATIONS:

OWNERSHIP LIST:

Attached is a listing of the addresses of all property owners within 300 feet of this request as described under "Submittals".

The list was compiled by Kootenai Title Company on 08/2023
(title company) (date)

RESIDENTS LIST:

Attached is a listing of the addresses of all residences that are not owner-occupied within 300 feet of this request as described under "Submittals".

CERTIFICATION OF APPLICANT:

I, Michael Reasor, being duly sworn, attests that he/she is the applicant of this
(Insert name of applicant)

request and knows the contents thereof to be true to his/her knowledge.

Signed: _____
(applicant)

Notary to complete this section for applicant:

Subscribed and sworn to me before this 2 day of December, 2025.

Notary Public for Idaho Residing at: Kootenai County



My commission expires: 10/7/27

Signed: Umano, Jr.
(notary)

CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 2 day of December, 2025

Notary Public for Idaho Residing at: Kootenai County



My commission expires: 10/7/27

Signed: Amanda Scott
(notary)

**For multiple applicants or owners of record, please submit multiple copies of this page.*

I (We) the undersigned do hereby make petition for a zone change of the property described in this petition, and do certify that we have provided accurate information as required by this petition form, to the best of my (our) ability.

Be advised that all exhibits presented will need to be identified at the meeting, entered into the record, and retained in the file.

DATED THIS 2 DAY OF December

CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Address: 104 E Theresa Drive CPA 83814

Signed by Owner: Norma Reagor

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 2 day of December, 2025

Notary Public for Idaho Residing at: Kootenai County



My commission expires: 10/7/27

Signed: Amanda Sutton
(notary)

**For multiple applicants or owners of record, please submit multiple copies of this page.*

I (We) the undersigned do hereby make petition for a zone change of the property described in this petition, and do certify that we have provided accurate information as required by this petition form, to the best of my (our) ability.

Be advised that all exhibits presented will need to be identified at the meeting, entered into the record, and retained in the file.

DATED THIS 2 DAY OF December

Narrative for Zone Change - 3620 N. Fruitland Ln Coeurdalene Mike & Norma Reasor ↑

To: City of Coeurdalene Planning Dept

Cc/Bcc, From: faharris49@gmail.com

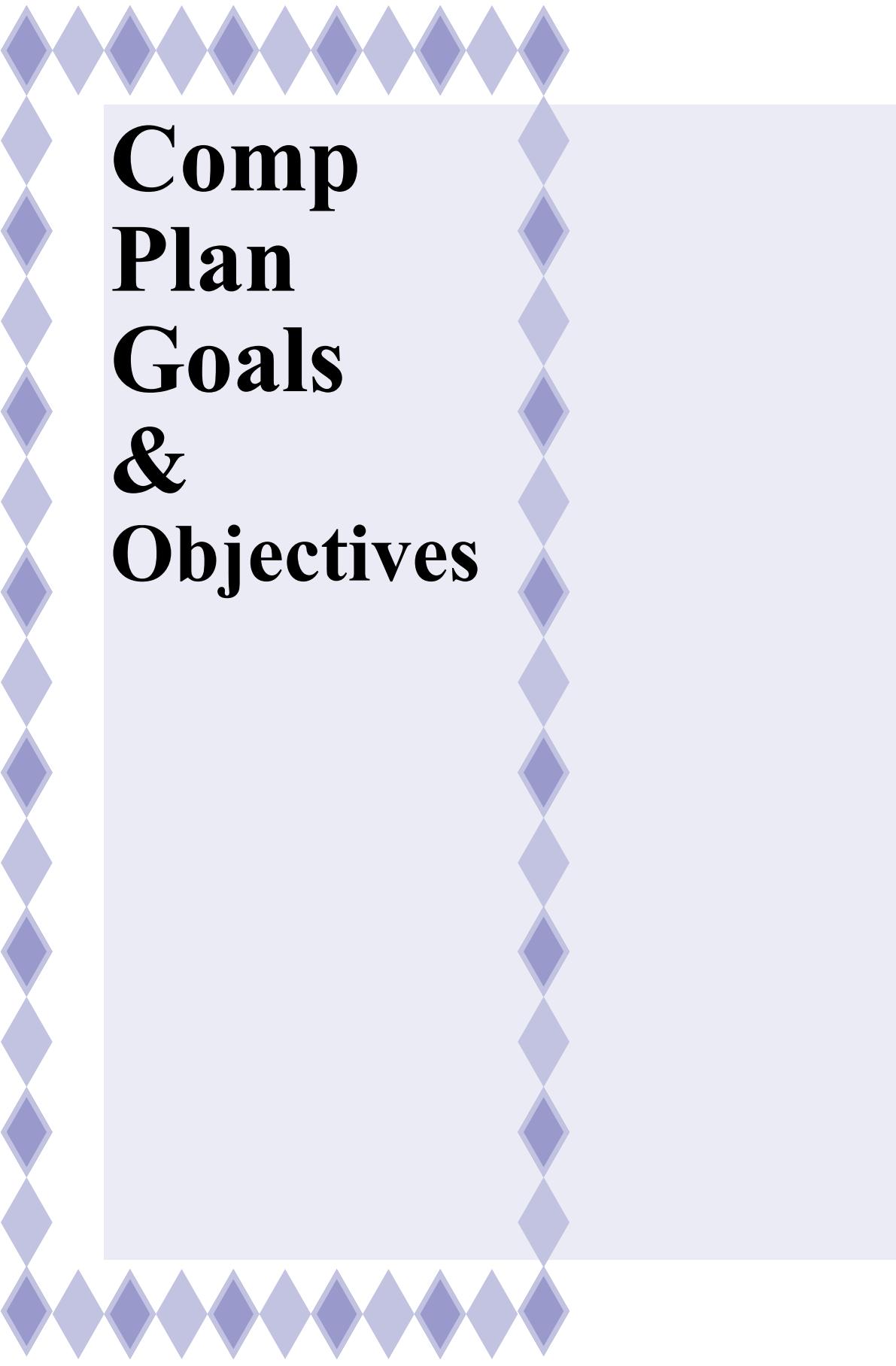
Subject: Narrative for Zone Change - 3620 N. Fruitland Ln Coeurdalene Mike & Norma Reasor

-Present zoning on property is M-8. Requesting Rezone to R-17. Coeurdalene City Comp Plan agrees with R-17 from M-8.

-Currently the property is a vacant lot. Past use was a single family dwelling with 2 car detached garage and 500 sq. ft. shop.

-Water and sewer available on site.

-Adjacent property and must recent developments on west side of Fruitland Lane are Aspen Creek Village Condos and Link Lane Townhouses R12
-Lot + 22,738 square feet + 9.09 potential dwelling lots with setbacks of 20 ft front, 20 ft back, 10 ft side and 45 height.



Comp Plan Goals & Objectives

This Page Intentionally Left Blank

COMPREHENSIVE PLAN 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 smalltown feel.
- OBJECTIVE CI 2.2**
 - Support programs that preserve historical collections, key community features, cultural heritage, and traditions.
- 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 and workforce housing.
- Goal CI 4**
 - Coeur d'Alene is a community that works to support cultural awareness, diversity and inclusiveness.
- OBJECTIVE CI 4.1**
 - Recognize cultural and economic connections to the Coeur d'Alene Tribe, acknowledging that this area is their ancestral homeland.
- OBJECTIVE CI 4.2**
 - Create an environment that supports and embraces diversity in arts, culture, food, and self-expression.
- OBJECTIVE CI 4.3**
 - Promote human rights, civil rights, respect, and dignity for all in Coeur d'Alene.

Education & Learning

- Goal EL 3**
 - Provide an educational environment that provides open access to resources for all people.
- OBJECTIVE EL 3.2**
 - Provide abundant opportunities for and access to lifelong learning, fostering mastery of new skills, academic enrichment, mentoring programs, and personal growth.
- OBJECTIVE EL 3.3**
 - Support educators in developing and maintaining high standards to attract, recruit, and retain enthusiastic, talented, and caring teachers and staff.

Goal EL 4

Support partnerships and collaborations focused on quality education and enhanced funding opportunities for school facilities and operations.

OBJECTIVE EL 4.1

Collaborate with the school district (SD 271) to help identify future locations for new or expanded school facilities and funding mechanisms as development occurs to meet Coeur d'Alene's growing population.

OBJECTIVE EL 4.2

Enhance partnerships among local higher education institutions and vocational schools, offering an expanded number of degrees and increased diversity in graduate level education options with combined campus, classroom, research, and scholarship resources that meet the changing needs of the region.

Environment & Recreation

Goal ER 1

Preserve and enhance the beauty and health of Coeur d'Alene's natural environment.

OBJECTIVE ER 1.1

Manage shoreline development to address stormwater management and improve water quality.

OBJECTIVE ER 1.2

Improve the water quality of Coeur d'Alene Lake and Spokane River by reducing the use of fertilizers, pesticides, herbicides, and managing aquatic invasive plant and fish species.

OBJECTIVE ER 1.3

Enhance and improve lake and river habitat and riparian zones, while maintaining waterways and shorelines that are distinctive features of the community.

OBJECTIVE ER 1.4

Reduce water consumption for landscaping throughout the city.

Goal ER 2

Provide diverse recreation options.

OBJECTIVE ER 2.2

Encourage publicly-owned and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities (both outdoor and indoor), hiking and biking pathways, open space, passive recreation, and water access for people and motorized and non-motorized watercraft.

OBJECTIVE ER 2.3

Encourage and maintain public access to mountains, natural areas, parks, and trails that are easily accessible by walking and biking.

Goal ER 3

Protect and improve the urban forest while maintaining defensible spaces that reduces the potential for forest fire.

OBJECTIVE ER 3.1

Preserve and expand the number of street trees within city rights-of-way.

OBJECTIVE ER 3.2

Protect and enhance the urban forest, including wooded areas, street trees, and "heritage" trees that beautify neighborhoods and integrate nature with the city.

OBJECTIVE ER 3.3

Minimize the risk of fire in wooded areas that also include, or may include residential uses.

OBJECTIVE ER 3.4

Protect the natural and topographic character, identity, and aesthetic quality of hillsides.

Goal ER 4

Reduce the environmental impact of Coeur d'Alene.

OBJECTIVE ER 4.1

Minimize potential pollution problems such as air, land, water, or hazardous materials.

OBJECTIVE ER 4.2

Improve the existing compost and recycling program.

Growth & Development

Goal GD 1

Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

OBJECTIVE GD 1.1

Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

OBJECTIVE GD 1.3

Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.

OBJECTIVE GD 1.4

Increase pedestrian walkability and access within commercial development.

OBJECTIVE GD 1.5

Recognize neighborhood and district identities.

OBJECTIVE GD 1.6

Revitalize existing and create new business districts to promote opportunities for jobs, services, and housing, and ensure maximum economic development potential throughout the community.

OBJECTIVE GD 1.7

Increase physical and visual access to the lakes and rivers.

OBJECTIVE GD 1.8

Support and expand community urban farming opportunities.

Goal GD 2

Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

OBJECTIVE GD 2.1

Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

OBJECTIVE GD 2.2

Ensure that City and technology services meet the needs of the community.

Goal GD 3

Support the development of a multimodal transportation system for all users.

OBJECTIVE GD 3.1

Provide accessible, safe, and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation.

OBJECTIVE GD 3.2

Provide an accessible, safe, efficient multimodal public transportation system including bus stop amenities designed to maximize the user experience.

Goal GD 4

Protect the visual and historic qualities of Coeur d'Alene

OBJECTIVE GD 4.1

Encourage the protection of historic buildings and sites.

- Goal GD 5**
Implement principles of environmental design in planning projects.
 - OBJECTIVE GD 5.1**
Minimize glare, light trespass, and skyglow from outdoor lighting.

Health & Safety

- Goal HS 1**
Support social, mental, and physical health in Coeur d'Alene and the greater region.
 - OBJECTIVE HS 1.1**
Provide safe programs and facilities for the community's youth to gather, connect, and take part in healthy social activities and youth-centered endeavors.
 - OBJECTIVE HS 1.2**
Expand services for the city's aging population and other at-risk groups that provide access to education, promote healthy lifestyles, and offer programs that improve quality of life.
 - OBJECTIVE HS 1.3**
Increase access and awareness to education and prevention programs, and recreational activities.
- 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.
 - OBJECTIVE HS 3.3**
Collaborate with partners to increase one on one services.

Jobs & Economy

- Goal JE 1**
Retain, grow, and attract businesses
 - OBJECTIVE JE 1.1**
Actively engage with community partners in economic development efforts.
 - OBJECTIVE JE 1.2**
Foster a pro-business culture that supports economic growth.
- Goal JE 3**
Enhance the Startup Ecosystem
 - OBJECTIVE JE 3.1**
Convene a startup working group of business leaders, workforce providers, and economic development professionals and to define needs.
 - OBJECTIVE JE 3.2**
Develop public-private partnerships to develop the types of office space and amenities desired by startups.
 - OBJECTIVE JE 3.3**
Promote access to the outdoors for workers and workers who telecommute.
 - OBJECTIVE JE 3.4**
Expand partnerships with North Idaho College, such as opportunities to use the community maker space and rapid prototyping (North Idaho College Venture Center and Gizmo) facilities.

PUBLIC COMMENTS

This Page Intentionally Left Blank

From: [Martinez, Leo](#)
To: [CLARK, TRACI](#)
Subject: PUBLIC NOTICES FOR PLANNING & ZONING HEARING TO BE HELD ON FEBRUARY 10, 2026, AT 5:30
Date: Wednesday, January 28, 2026 10:15:23 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[public notice .pdf](#)
[public notice .pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Traci,

Phillips 66 does not have any utilities within the attached project vicinities.
(Response 13229)

Leo Martinez
Associate, Operations Support • Real Estate Services

O: 805-541-8912 | F: 805-538-6204
18781 El Camino Real | Atascadero, CA 93422
Leo.Martinez@phillips66.com



The information in this electronic message is privileged and confidential and is intended solely for the use of the individual(s) and/or entity named above, and any unauthorized disclosure, copying, distribution or taking of any action in reliance upon on the contents of these electronically transmitted materials is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and destroy this message and any copies.

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Friday, January 23, 2026 9:13 AM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: [EXTERNAL]PUBLIC NOTICES FOR PLANNING & ZONING HEARING TO BE HELD ON FEBRUARY 10, 2026, AT 5:30

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Greetings,

Attached are copies of the public hearing notices for the Planning & Zoning hearing to be held on **FEBRUARY 10, 2026, at 5:30**.

If you have any comments, please let me know.

Traci Clark
Administrative Assistant
Planning Department, City of Coeur d'Alene

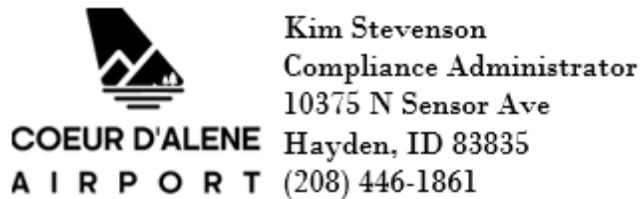
208.769-2240
tclark@cdaid.org



From: [Kim Stevenson](#)
To: [CLARK, TRACI](#)
Subject: ITEMS: ZC-1-26 / PUD-3-21m.1 & S-5-21m.1
Date: Thursday, February 5, 2026 12:00:34 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon Traci,
In both items noted above, the Coeur d'Alene Airport has no comment.
Thank you! Kim



This Page Intentionally Left Blank

SAFETY REPORT

This Page Intentionally Left Blank

PLANNING AND ZONING COMMISSION

STAFF REPORT

FROM: HILARY PATTERSON, COMMUNITY PLANNING DIRECTOR

DATE: FEBRUARY 10, 2026

SUBJECT: PUD-3-21M.1: AMENDMENT TO THE MAHOGANY LANE PLANNED UNIT DEVELOPMENT

S-5-21M.1: A REPLAT OF THE MAHOGANY LANE SUBDIVISION

LOCATION: 3.6 ACRES LOCATED ALONG BELLERIVE LANE, BEEBE BOULEVARD AND TILFORD LANE, INCLUDING MAHOGANY LANE TRACTS A, B, C & D, AND LOT 1 (1570 TILFORD LANE)

OWNER:

Bear Waterfront, LLC
2936 W Dakota
Hayden, ID 83835

APPLICANT:

PLACE Landscape Architecture.
1325 W First Ave
Spokane, WA 99201

DECISION POINTS:

- 1) Bear Waterfront LLC is requesting approval of an amendment to the Mahogany Lane Planned Unit Development (PUD) to modify the tracts, reduce the open space to 12.95%, create two new residential lots, and change the design of the Delores Depot.

AND;

- 2) Bear Waterfront LLC is requesting approval of a replat of the Mahogany Lane Subdivision to convert Tract D into two residential lots (Lots 12 and 13), reduce Tract A, increase Tract C, and change the access into the Delores Depot.

BACKGROUND INFORMATION:

The Mahogany Lane Planned Unit D (PUD-3-21) and Subdivision (S-5-21) were approved by the Planning and Zoning Commission in 2021 with 32 conditions of approval, which are included at the end of this staff report. The approved project consisted of 10 single-family residential lots, five accessory dwelling units (ADUs), a mixed-use building on Lot 1 with access off Tilford Lane, and open space areas for use by the public and the residents of the development.

An interpretation request was brought before the Planning and Zoning Commission in April 2022 to provide clarification on the height and 2nd story stepback for Accessory Dwelling Units (ADUs) in Mahogany Lane. As part of the approval of the original PUD, the applicant submitted building elevations of what the accessory dwellings would look like. These renderings of the ADU's indicate the buildings did not have a 2nd story stepback. The building elevations also showed that the ADU's were over 24 feet in height. The original Mahogany Lane PUD exhibit D showed in

cross sections indicated the desired height of 29' for ADU's, however the table in the applicant's narrative indicated 24' in ADU building height. The interpretation request that was approved by the commission was to allow ADUs within the project to have the ability to extend up to 29' to account for grade changes across the site and because there were no immediate neighbors to be impacted by the height. It also allowed ADUs next to principal residences on Lots 4 and 7 to have a height of 32'. Further, it clarified that the 2nd story stepback provision didn't apply.

A request was granted by the Planning and Zoning Commission for a one-year extension of the Subdivision approval in March 2023.

An interpretation request was brought before the Planning and Zoning Commission in November 2024 to clarify that 5-foot extensions of 2nd story roofs and decks would be allowed to extend into the front yards on Lots 2, 3 and 4. The Commission approved the interpretation request.

With approval of the final plat, City Council entered into a bond agreement with Mr. Bloem on June 20, 2022 that allowed some of the landscaping, open space, trail, and parking improvements to be delayed. Due to a variety of factors, some conditions were not satisfied as of November 2025, and the bond agreement had expired. Mr. Bloem agreed to enter into an agreement with City Council to establish updated timelines, to renew the bond, and submit a PUD Amendment application by January 2, 2026 to formally modify the timing of conditions of approval. City Council approved the Agreement with Robb Bloem for the Mahogany Lane PUD and Subdivision to establish terms regarding fulfillment of conditions on November 4, 2025. City Council approved the agreement, which solidified Mr. Bloem's commitment to completing the project that includes public open space, parking along Tilford Lane, improvements to the Centennial Trail, completion of the trail realignment across Beebe Boulevard, and providing a warranty bond for all public improvements that have been completed and accepted by City Staff. By entering into this agreement, it removes the "noncompliant" nature of the project until such time other amendments are approved through the PUD process and allows a certificate of occupancy to be issued for one of the tri-homes in the project and a building permit to be issued for the Delores Depot to allow that portion of the project to move forward. With this PUD Amendment request, Mr. Bloem is satisfying that condition of the agreement.

The site, which is zoned R-17PUD, consists of 3.6 acres and is in various stages of development. Bear Waterfront, LLC is seeking to amend the PUD and replat the subdivision to remove a common parking area that is no longer needed and replat that tract (Tract D) into two residential lots and modify the open space tracts, which would reduce the open space percentage from 13.92% to 12.95%. The open space will be accessible to the public and to all users of the development. There will be no changes to the pedestrian access to the Centennial Trail or the other improvements along the Centennial Trail that Bear Waterfront, LLC agreed to do as part of this project. The applicant is also requesting approval of a new design for the Delores Depot. If the PUD amendment is approved, the project would consist of 13 single-family residential lots and five accessory dwelling units (ADUs) with access off of Bellerive Lane, the Delores Depot on Lot 1 with access off Tilford Lane, and 12.95% open space.

The PUD was initially approved with 13.92% of open space with connections to the Centennial Trail, native landscaping, and a pedestrian overlook that will provide community seating and a rest opportunity while in route to the boardwalk or community open space. The developer worked with the Parks Department and North Idaho Centennial Trail Foundation on the realignment of Centennial Trail where it crosses Beebe Boulevard to improve safety and to make improvements

along the Centennial Trail. The realignment of the trail necessitated a land swap with the Bellerive HOA. The trail realignment has been completed. Other improvements still need to be made.

An overview of the requested changes to the project are outlined on the following page. The applicant's narrative is included as an attachment.

PUD AMENDMENT AND REPLAT OVERVIEW (JANUARY 2026)

1. Delores Depot (Lot 1)

The final building design, community patio space, and parking/vehicle circulation have changed, however the final design fits within platted boundaries.

2. Tract A

Tract A has been reduced to 13,487 SF from 15,827 SF to allow for the development of two new single-family home sites (Lots 12 and 13, proposed). The community seating has been moved to the bottom of the slope in Tract A.

3. Tract B

The pedestrian seating node location has been modified slightly from its previous location.

4. Tract C

2,340 SF of open space has been moved out of Tract A to Tract C to allow for the conversion of the Bear Waterfront, LLC surface parking lot to single-family home sites (Lots 12 and 13, proposed)

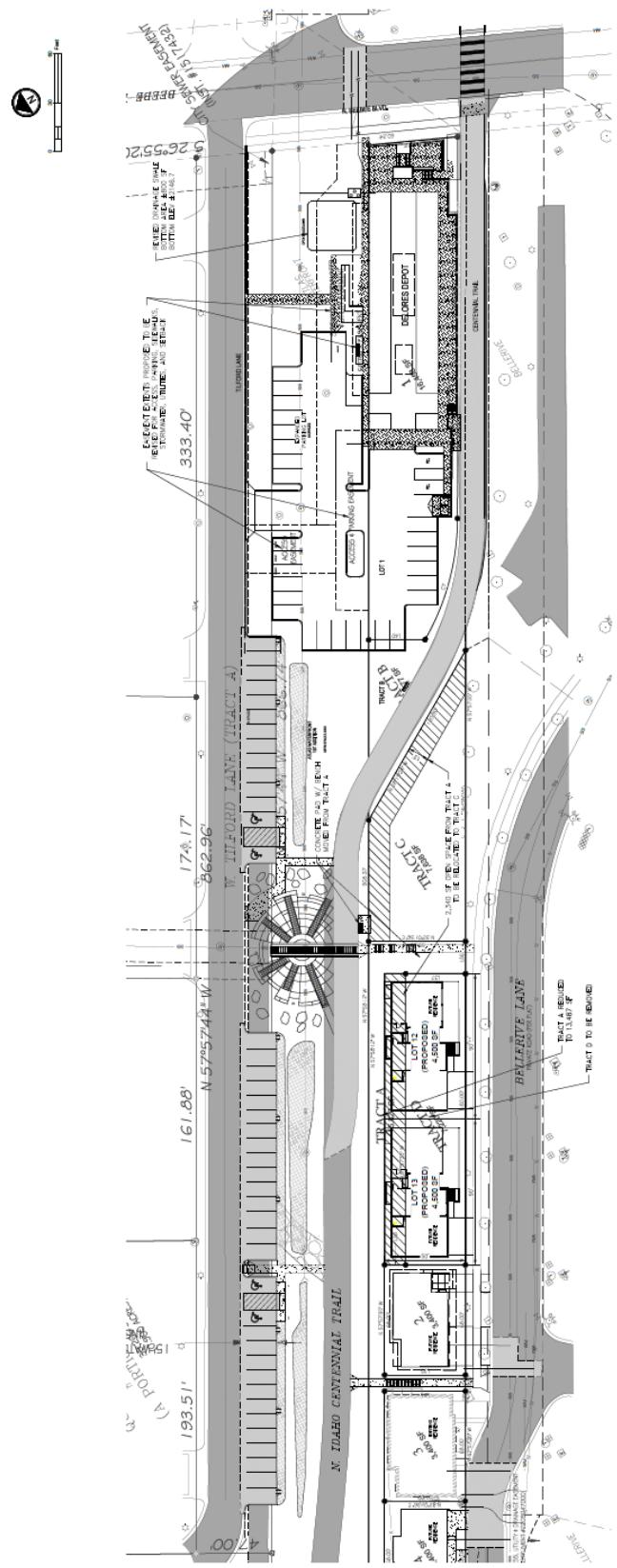
5. Tract D

Tract D has been removed and is converted into new Lots 12 and 13.

6. Atlas Waterfront 1st Addition (Open Space)

Improvements shown on the exhibit are for reference only as all work is outside the PUD boundaries and is not part of the PUD or amendment request, but is being done in conjunction with the project and in partnership with the City and North Idaho Centennial Trail Foundation.

PUD AMENDMENT EXHIBIT: **NEW**



APPROVED DEVIATIONS FOR THE MAHOGANY LANE PUD:

The project was approved with the following deviations from existing standards:

Lot 1: Principal Mixed-Use Structure (Commercial Lot)

- Front Setback: 20' rather than 25'
- Side Setback: 0' rather than 20'
- Rear Setback: 5' rather than 20'

Lots 2-4: Principal Structure

- Front Setback: 10' rather than 20'
 - 5' extensions of 2nd story roofs/decks into front setback (approved Nov 2024)
- Side Setback: 5' and 5' rather than 5' and 10'
- Rear Setback: 5' rather than 25'

Lots 5-11: Principal Structure (River Front Lots -Shoreline Ordinance)

- Front Setback: 5' rather than 20'
- Side Setback: 5' and 5' rather than twenty percent (20%) of the average width of the lot
- Rear Setback: 22' rather than 40' (as measured from face of rock wall)
- Building Height: 32' rather than 30'

Lots 5-11: ADU w/garage (River Front Lots)

- Front Setback: 10' rather than 20'
- Side Setback: 5' and 5' rather than 5' and 10'
- Rear Setback: 5' rather than 25'

** The front yard is defined as the parcel edge directly adjacent the private street for all lots except Lot 1, where the front yard shall be adjacent to the public right-of-way along Beebe Boulevard.*

ADUs:

- 29' height limit and up to 32' for ADUs next to principal residences on Lots 4 and 7.
- No 2nd story stepback requirement.

Other approved modifications:

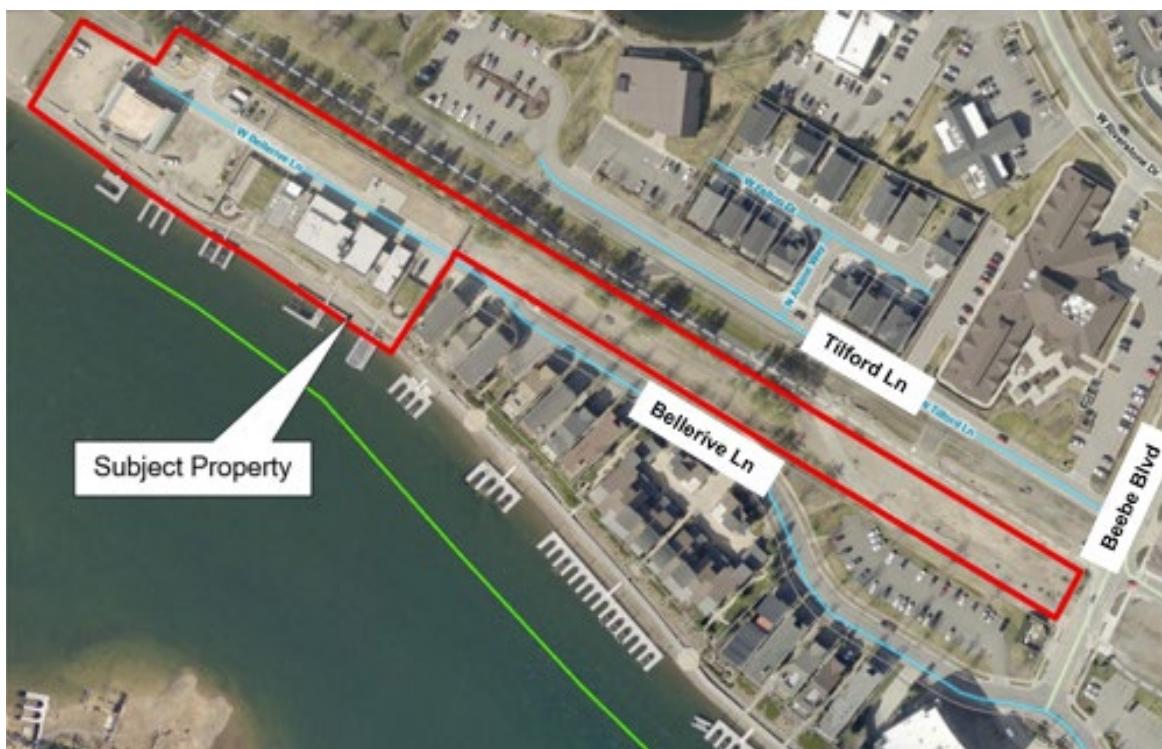
- Private gated vehicle access for river front lots rather than open access for the public.
- Minimum Lot Width: 37' rather than 50'
- Minimum Lot Area: 2,982 sf rather than 5,500 sf
- Seven (7) lots on a private driveway that is not in a separate tract. (see Code below)

16.15.160: LOT FRONTAGE AND ACCESS: (B.1) Residential lots served by common parking and driveways may front and access from a private driveway situated in a separate tract dedicated on the final plat. Driveways for single-family residences may not serve more than five (5) lots.

LOCATION MAP:



AERIAL MAP:



PUD STATEMENT OF FACTS:

The following facts align with the facts listed in the draft Findings and Order worksheet for the Planning and Zoning Commission's consideration. These facts can be modified and added to as part of the motion associated with the Findings and Order.

A1. All public hearing requirements have been met for items PUD-3-21m.1 and S-5-21m.1.

- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on January 24, 2026, seventeen days prior to the hearing.
- Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). Two notices were posted on the property on February 2, 2026, eight days prior to the hearing.
- Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). One hundred and forty-three (143) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on January 23, 2026.
- Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on January 23, 2026.
- Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on January 23, 2026.
- A public hearing will be held on February 10, 2026 to receive comments and consider this request.

A2. Mahogany Lane is the subject of this amendment. The site, which is zoned R-17PUD, consists of 3.6 acres and is in various stages of development. Bear Waterfront, LLC has applied for a PUD amendment and a replat of the Mahogany Lane Subdivision to add two additional single-family residential lots for a total of 13 single-family residential lots and five accessory dwelling units (ADUs) with access off Bellerive Lane and a mixed-use building on Lot 1 with access off Tilford Lane. It would remove Tract D that was anticipated as common parking for the project and replace that with two new single-family residential lots (Lots 12 and 13), shift open space between tracts and reduce the open space from 13.92% to 12.95%, shifts the driveway access into the Delores Depot further to the east along Tilford Lane, and change the design of the Delores Depot structure, community patio space, and parking/vehicle circulation.

A3. Mahogany Lane was approved as a PUD project in 2021 that consisted of 10 single-family residential lots, five accessory dwelling units (ADUs), a mixed-use building on Lot 1 with access off Tilford Lane, and public open space areas for the public and the residents of the development to access. A one-year extension for the Subdivision was approved in March 2023, an interpretation was approved by the Planning and Zoning Commission to allow 2nd story roofs and decks to extend 5' into the front yards on Lots 2, 3 and 4, and the City Council entered into an agreement with Mr. Bloem (Bear Waterfront, LLC) to establish updated timelines for compliance of the project approval and bond agreement for the subdivision. Conditions outlined in the agreement are included as proposed conditions for this PUD amendment and replat request.

A4. Mahogany Lane was approved as a PUD project under the 2007 Comprehensive Plan. This PUD amendment request is analyzed under the 2022-2042 Comprehensive Plan.

The Future Land Use Map designation is the Planned Development Place Type, which are locations that have completed the planned unit development application process.

- A5.** The transportation exhibits from the Comprehensive Plan were provided showing the planned and existing bicycle, pedestrian, and transit networks.
- A6.** City staff provided Comprehensive Plan goals and objectives for the Planning and Zoning Commission to review as part of this PUD amendment request. The commission will review the full list and determine which goals and objectives are applicable to this request.
- A7.** Mahogany Lane is primarily located off Bellerive Lane and the Delores Depot mixed-use building is located off Tilford Lane and will abut Beebe Boulevard. The project is surrounded by Bellerive, Tilford Place, Atlas Waterfront dog park, and abuts the Spokane River to the south. Other development in the immediate vicinity includes Riverstone to the north and the Union to the east. Surrounding land uses include single-family residential, twin homes, commercial, retail, restaurant, medical office, hospitality, parks, open space, and recreation. The Centennial Trail runs along Bellerive Lane and Tilford Lane, crossing over Beebe Boulevard.
- A8.** The subject property is relatively flat with some grade change from Lot 1 from Tilford Lane to the properties along Bellerive Boulevard. The Centennial Trail is on a slope behind the residential lots. The amendments to the PUD and the replat will not affect the grade change from what was approved previously. The project will enhance the vegetation and natural features along the Centennial Trail.
- A9.** Staff from the various departments have reviewed and provided comments concerning the adequacy of provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities and has provided recommended conditions for particular consideration by the Planning and Zoning Commission that were agreed to by Mr. Bloem (Bear Waterfront, LLC) in an agreement approved by the City Council and entered into in November 2025 to bring the project into compliance.
- A10.** The open space in Mahogany Lane would be reduced with this PUD amendment from 13.92% to 12.95%, which would exceed the 10% required for a Planned Unit Development project. The open space will be accessible to the public and to all users of the development. There will be no changes to the pedestrian access to the Centennial Trail.
- A11.** The proposed PUD amendment does not affect parking, and no deviations were requested with the original project approval.
- A12.** The Homeowner's Association would be responsible for providing perpetual maintenance of all common property.
- A13.** Project conditions will ensure compliance with all applicable ordinances and prior agreements.

PUD-3-21: PLANNED UNIT DEVELOPMENT FINDINGS:

17.07.230: PLANNED UNIT DEVELOPMENT REVIEW CRITERIA:

A planned unit development may be approved only if the proposal conforms to the following criteria, to the satisfaction of the commission:

REQUIRED FINDINGS (PUD):

Finding B1: The proposal (is) (is not) in conformance with the Comprehensive Plan.

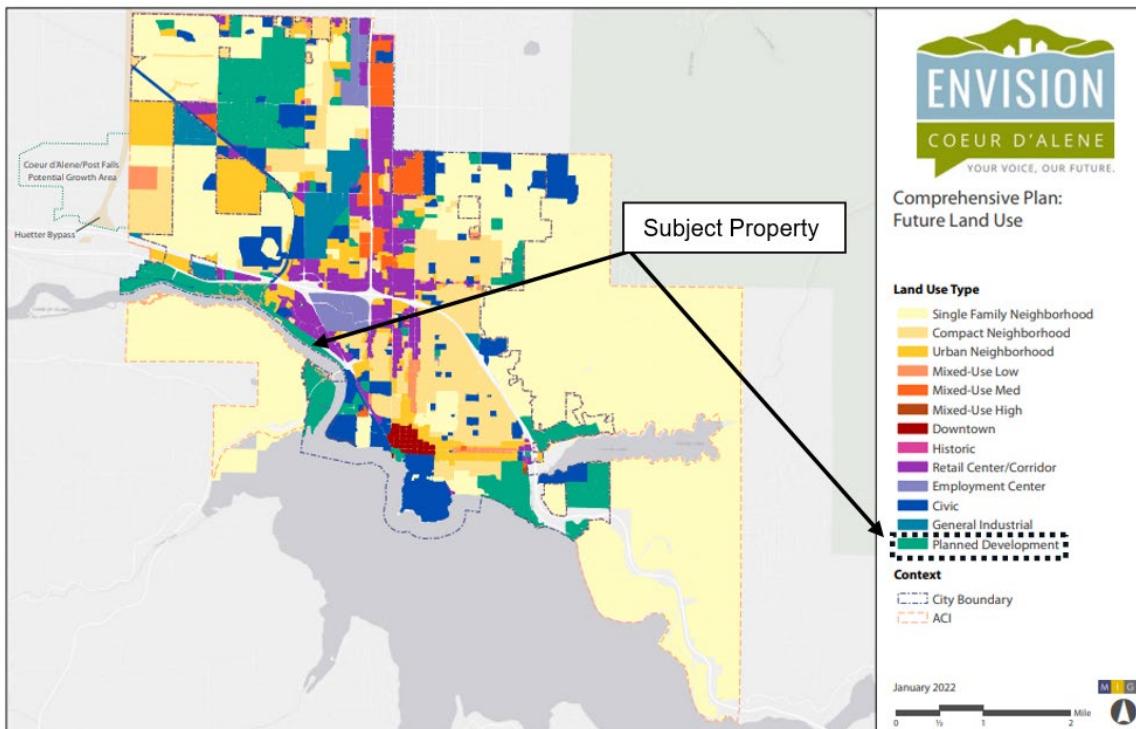
Use the following information as well as the attached Comprehensive Plan goals and objectives to make this finding. See the "PUD Statement of Facts" on pages 7-8, referring to items A4 through A6.

The project was approved under the 2007 Comprehensive Plan. The 2022-2042 Comprehensive Plan now applies to the project. The property is within existing city limits and is zoned R-17PUD.

2022-2042 COMPREHENSIVE PLAN- LAND USE CATEGORY:

- The Future Land Use Map designates this area as Planned Development.

Future Land Use Map (City Context)



Place Types

The Place Types in this plan represent the form of future development, as envisioned by the residents of Coeur d'Alene. These Place Types will in turn provide the policy level guidance that will inform the City's Development Ordinance. Each Place Type corresponds to multiple zoning districts that will provide a high-level of detail and regulatory guidance on items such as height, lot size, setbacks, adjacencies, and allowed uses. See Page 55 for summaries of each Place Type and development assumptions.

Planned Development Place Type



Planned Development



Key Characteristics

Planned Development places are locations that have completed the planned unit development application process. As part of that process the City and the applicant have agreed to a determined set of complementary land uses that can include a number of Place Types. Planned development also often has a determined phasing and development plan and can include land uses such as housing, recreation, commercial centers, and industrial parks, all within one contained development or subdivision. Building design and scale, and transportation, public space and other elements are determined by the City of Coeur d'Alene's PUD evaluation process.

Transportation

- Dependent on PUD approvals for large lots. Access should include pedestrian and bicycle facilities

Typical Uses

- Primary: Dependant on PUD approval agreements
- Secondary: Not applicable

Building Types

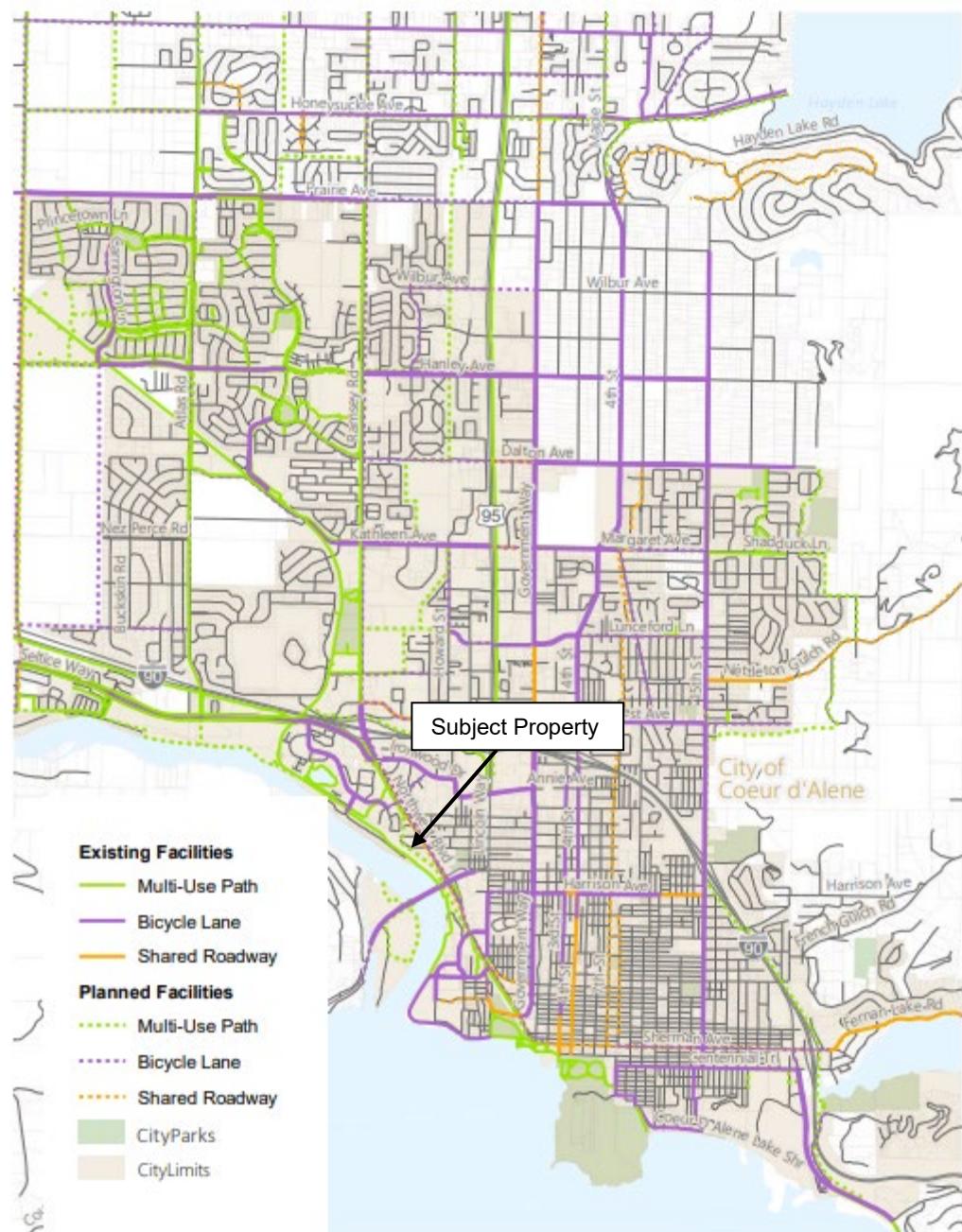
- Varies by PUD

Compatible Zoning

- Not applicable. Planned Development may occur within any Place Type (1.5 acre minimum).

Transportation Exhibits

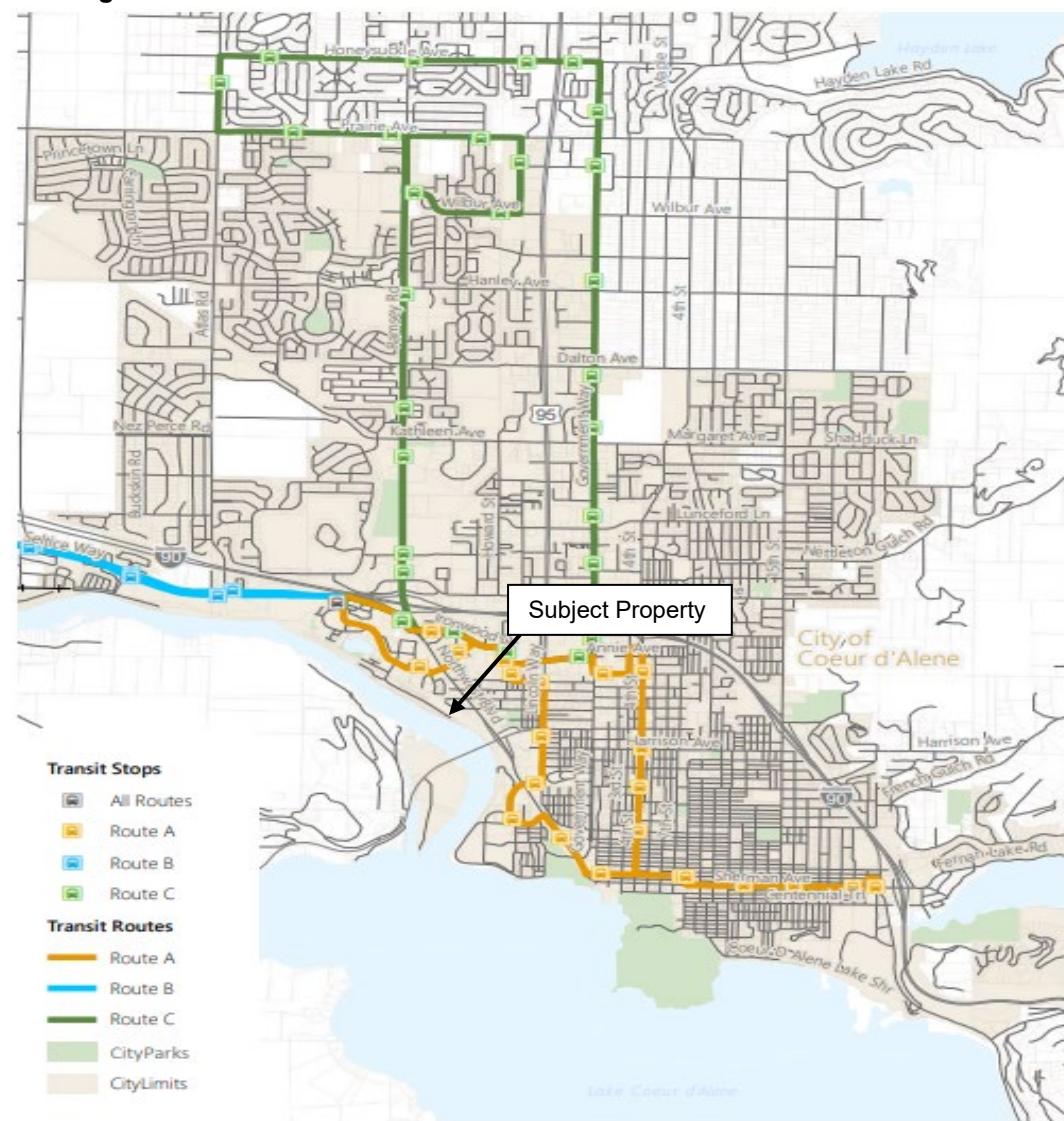
Existing and Planned Bicycle Network



Existing and Planned Walking Network



Existing Transit Network



Goal ER 2

Provide diverse recreation options.

OBJECTIVE ER 2.2

Encourage publicly-owned and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities (both outdoor and indoor), hiking and biking pathways, open space, passive recreation, and water access for people and motorized and non-motorized watercraft.

OBJECTIVE ER 2.3

Encourage and maintain public access to mountains, natural areas, parks, and trails that are easily accessible by walking and biking.

Growth & Development (GD)**Goal GD 1**

Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

OBJECTIVE GD 1.1

Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

OBJECTIVE GD 1.3

Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.

OBJECTIVE GD 1.4

Increase pedestrian walkability and access within commercial development.

OBJECTIVE GD 1.7

Increase physical and visual access to the lakes and rivers.

Goal GD 2

Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

OBJECTIVE GD 2.1

Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

Goal GD 3

Support the development of a multimodal transportation system for all users.

OBJECTIVE GD 3.1

Provide accessible, safe, and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation.

Goal GD 4

Protect the visual and historic qualities of Coeur d'Alene

Jobs & Economy (JE)**Goal JE 1**

Retain, grow, and attract businesses

OBJECTIVE JE 1.2

Foster a pro-business culture that supports economic growth.

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

Finding B2:

The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.

Use the following information, images, and public testimony to make this finding. See the “PUD Statement of Facts” on pages 7-8, referring to item A7.

The changes requested to the Mahogany Lane PUD would add two additional single-family lots on the north side of Bellerive Lane where a common parking area was anticipated. It also moves open space between tracts, shifts the driveway access into the Delores Depot further to the east and Tilford Lane, and changes the design of the Delores Depot structure, community patio space, and parking/vehicle circulation. See images on the following pages.

The Planning and Zoning Commission found that the project met this finding with the original approval. The commission will need to determine if the requested change would meet this finding.

LOCATION, SETTING, AND EXISTING USES: NO CHANGE

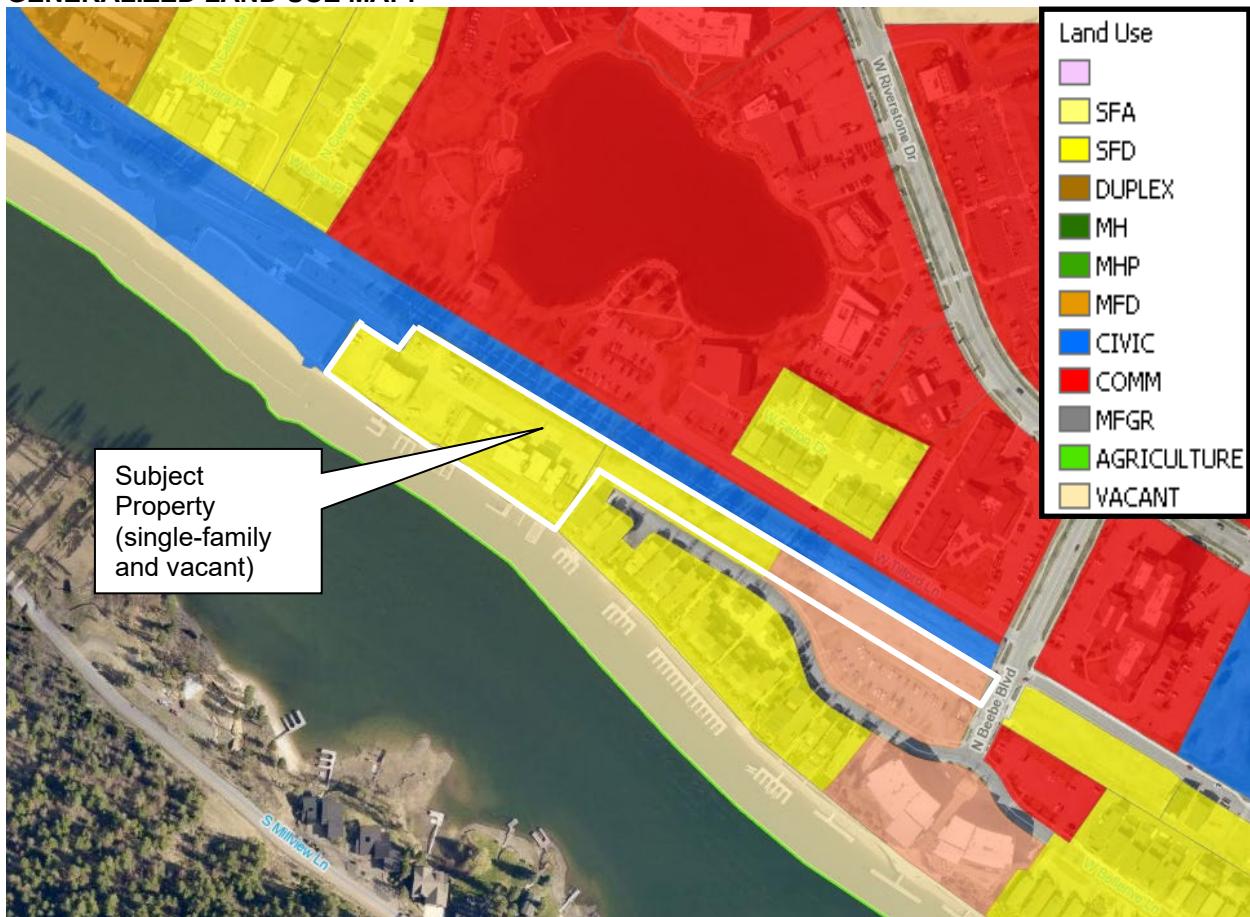
The Centennial Trail (Prairie Trail) lies north of the subject site. There are existing residential uses to the north of Centennial Trail along with a commercial use located along Beebe Boulevard. To the west along the river are single family homes. To the south are single family homes along the river and a mixed-use multi-family development located in the Bellerive Planned Unit Development (PUD). To the west is the dog park located in the new Atlas Waterfront development along the river.

The property is located within close proximity to the Riverstone development, which offers a variety of shopping opportunities. Winton Elementary is located approximately 1 mile from the proposed PUD. The subject property is also in close proximity to Riverstone Park, which provide both passive and active recreation opportunities.

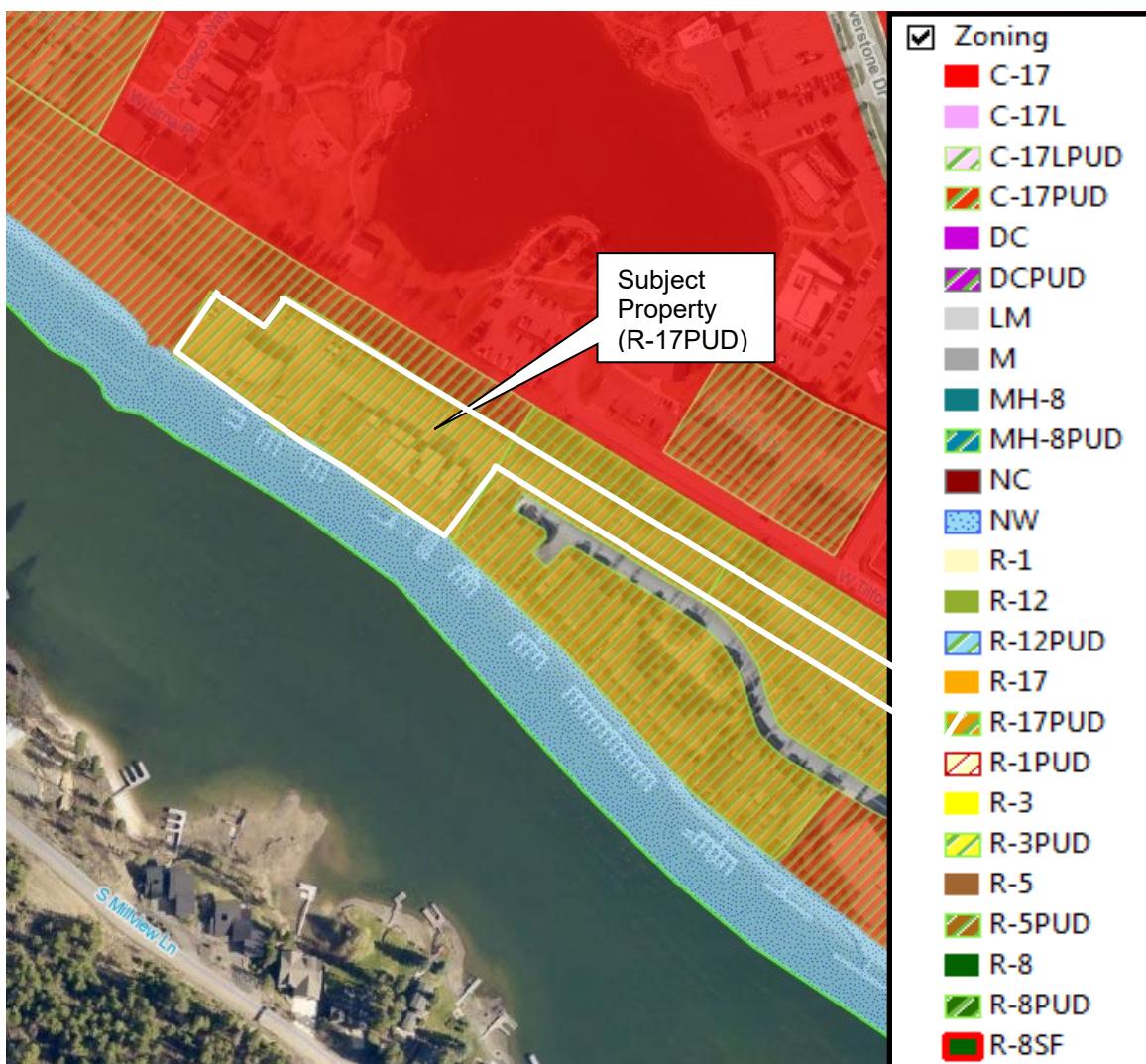
The Riverstone development is primarily zoned C-17 (Commercial) with C-17PUD and R-17PUD zoning along the Spokane River waterfront development known as “Bellerive” (as shown on the zoning map on page 16).

The proposed development is similar to the uses that are located adjacent in the Bellerive PUD, which allows for single family homes along the river with a mixed-use development located at the intersection of Beebe Boulevard and Bellerive Lane. The site is relatively flat and there are no topographical or other physical constraints that would make the subject property unsuitable for the proposed subdivision and Planned Unit Development.

GENERALIZED LAND USE MAP:

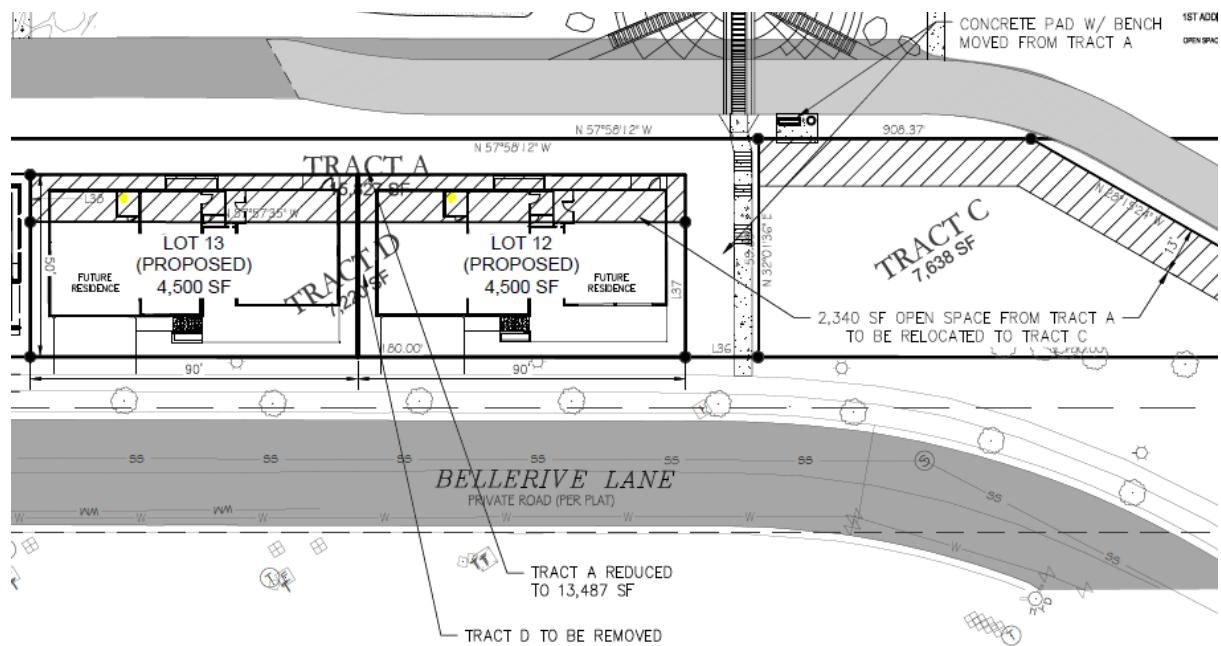


EXISTING ZONING:

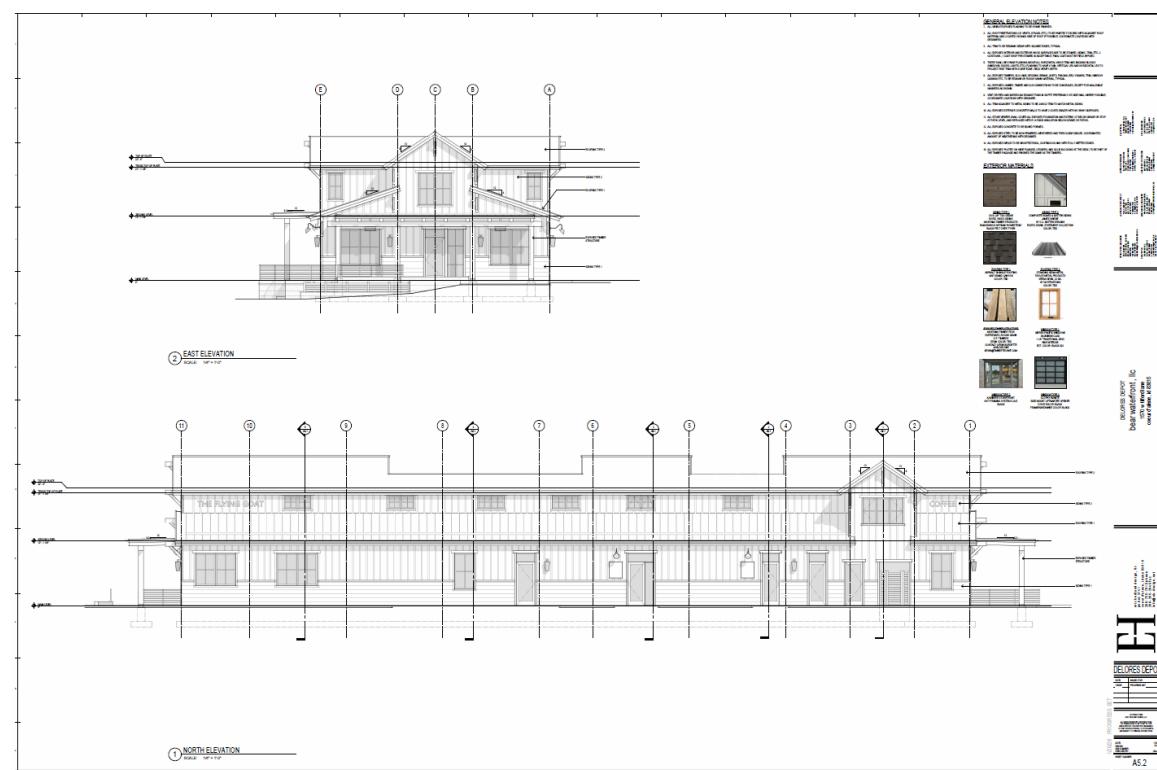
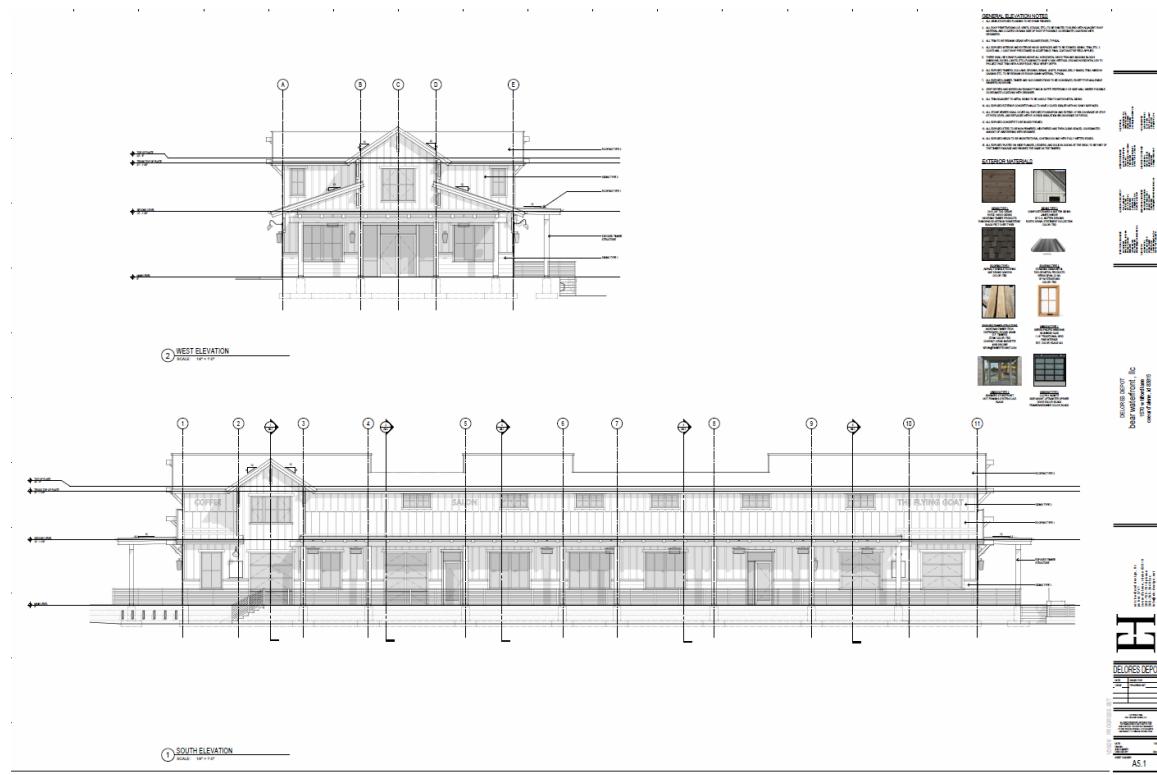


AMENDED PUD EXHIBIT (ENLARGED) NEW

Tract D converted to Lots 12 and 13 (Mahogany Lane 1st Addition, Block 2, Lots 1 & 2)



REVISED ELEVATIONS OF DELORES DEPOT: **NEW**



REVISED ARCHITECTURAL RENDERING OF THE DELORES DEPOT: **NEW**



PRIOR DESIGN OF THE DELORES DEPOT APPROVED WITH THE PUD IN 2021:





CONCEPTUAL DESIGN OF THE HOMES ON LOTS 12 and 13: NEW



SOUTHWEST VIEW



MAHOGANY PHASE 3 RESIDENCE

OPTION B

A0.1
11/24/25



SOUTHEAST VIEW



MAHOGANY PHASE 3 RESIDENCE

OPTION B

A0.2
11/24/25

SITE PHOTOS 1 – 2: Location of the two proposed residential lots (Lots 12 & 13), Tract D
Looking west along Bellerive Lane toward the single-family home outside the gate



Looking toward the Centennial Trail and Tilford Place from Bellerive Lane



SITE PHOTOS 3–6: Delores Depot Property (Lot 1)

Looking at the “for lease” sign along Beebe Boulevard in front of the property



Looking at the Delores Depot property along the new Cennential Trail connection with commercial buildings and Tilford Place in the background



Looking across Beebe Boulevard at the Delores Depot site and the old trail crossing alignment



SITE PHOTOS 7–8: Tract C – location of the expanded open space

Looking toward Mahogany Lane and the Centennial Trail connection from the Bellerive parking lot (Bellerive homes are on the left and Tilford Place homes are on the right)



Looking toward the Delores Depot property and Centennial Trail connection from Bellerive Lane



SITE PHOTOS 9–10: Realigned Centennial Trail across Beebe Boulevard
Looking south toward Bellerive and the Riverfront House along Beebe Boulevard





Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the design and planning of the site is compatible with the location, setting and existing uses on adjacent properties.*

Finding B3: **The proposal (is) (is not) compatible with natural features of the site and adjoining properties. **NO CHANGE****

Use images under Finding B2, the following information and testimony make this finding. See the "PUD Statement of Facts" on pages 7-8, referring to item A8.

The subject property is relatively flat. There is some grade change for Lot 1 from Tilford Lane to the subject property. There is a slope behind the single-family residential lots and the Centennial Trail. The amendments to the PUD and the replat will not affect the grade change from what was approved previously. The project will enhance the vegetation and natural features along the Centennial Trail.

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the proposal is compatible with natural features of the site and adjoining properties.*

Finding B4:

The location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing public facilities and services.

Use the following information as well as testimony from the hearing to make this finding. See the "PUD Statement of Facts" on pages 7-8, referring to item A9.

Infrastructure already exists for the Mahogany Lane Subdivision and surrounding neighborhoods such as Bellerive and Tilford Place. The requested modifications would not impact city services or utilities. Also see staff comments under Subdivision Finding B2 on pages 38-40.

Evaluation:

The Planning and Zoning Commission must determine, based on the information before them, whether or not the location, design, and size of the proposal are such that the development will be adequately served by existing public facilities and services.

Finding B5:

The proposal (does) (does not) provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes.

Use the following information as well as testimony from the hearing to make this finding. See the "PUD Statement of Facts" on pages 7-8, referring to item A10.

As noted in the background section, the original project was approved with 13.92% open space designed as a large natural area, pedestrian sitting and viewing area, and landscaping areas for the public and the residences to enjoy.

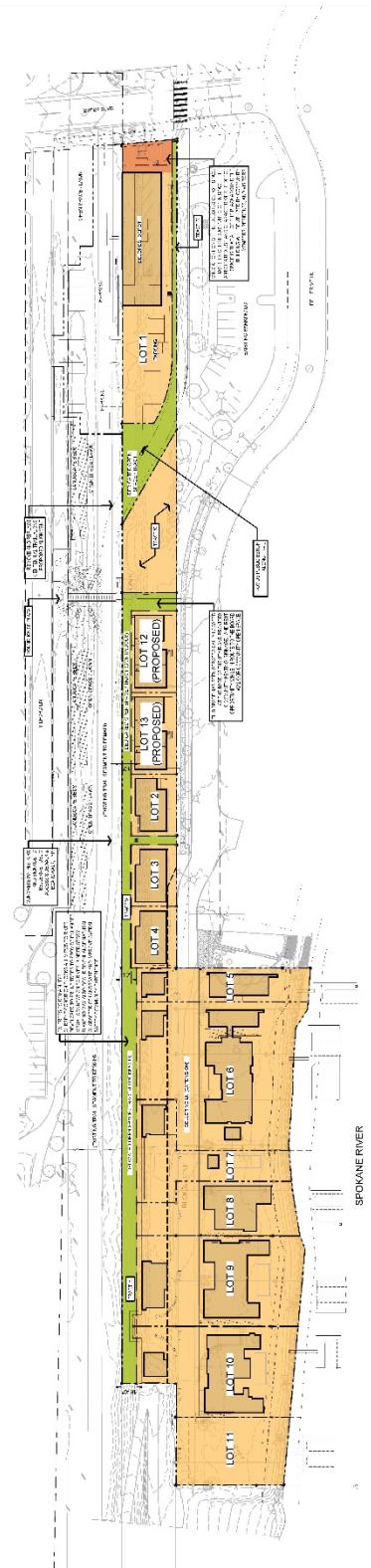
This PUD amendment would reduce the open space from 13.92% to 12.95%. A PUD project requires a minimum of 10% open space. The following images show the changes to the open space. It should also be noted that Bear Waterfront, LLC is working with the City and North Idaho Centennial Trail Foundation to make significant improvements along the Centennial Trail that do not count toward the open space percentage because they are not within the project boundaries.

OPEN SPACE SUMMARY

SYMBOL	DESCRIPTION	QTY	SYMBOL	QTY (SF)	QTY (AC)	% OF USE
	GROSS DEVELOPMENT AREA.	156,676 SF		156,676 SF	3.59 AC	
	OPEN SPACE - NATIVE VEGETATION ENHANCED; PUBLIC ACCESS, NORTH IDAHO CENTENNIAL TRAIL. INCLUDED IN OPEN SPACE GROSS AREA CALCULATION.	18,392 SF		18,392 SF	0.42 AC	11.75%
	OPEN SPACE - PLAZA & ENTERTAINMENT, PUBLIC ACCESS. INCLUDED IN OPEN SPACE GROSS AREA CALCULATION.	1,853 SF		1,853 SF	0.04 AC	1.20%
MIN REQUIRED OPEN SPACE EXCEEDS MIN REQ. BY					10.00% 2.95%	12.95%

REVISED OPEN SPACE SITE PLAN: **NEW**

OPEN SPACE SUMMARY



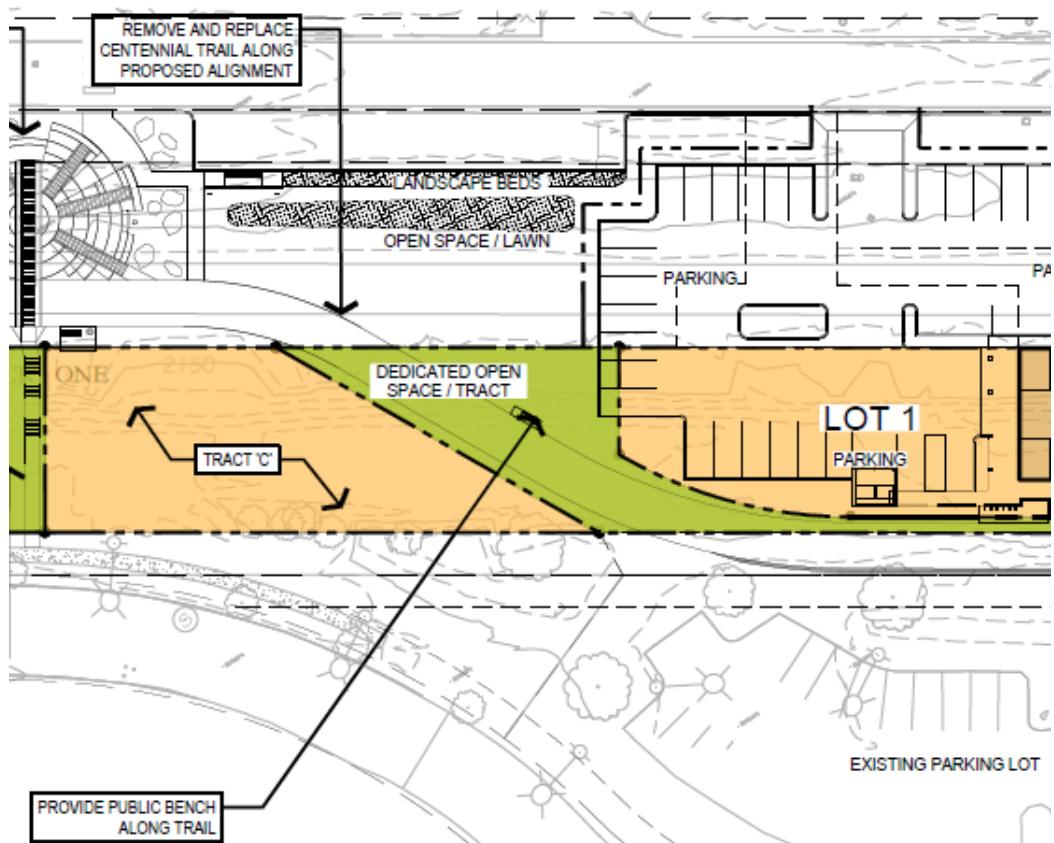
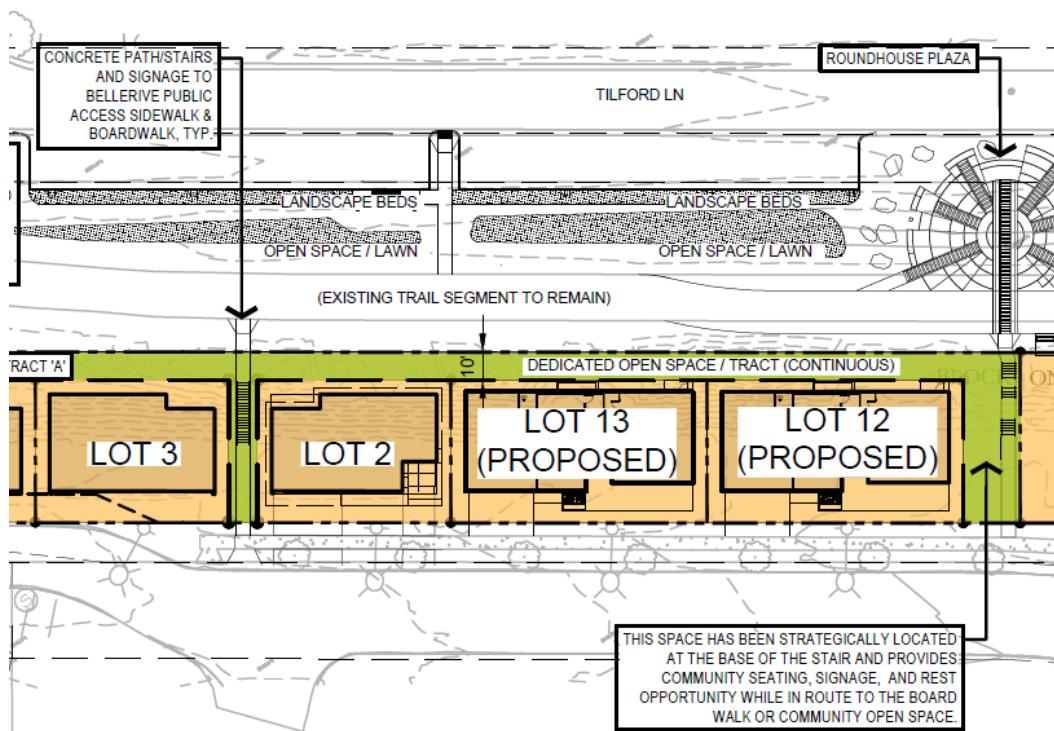
ERIC HEDLUND DESIGN LLC
eric@eric-hedlund.com

MAHOGANY LANE PUD

OPEN SPACE PLAN

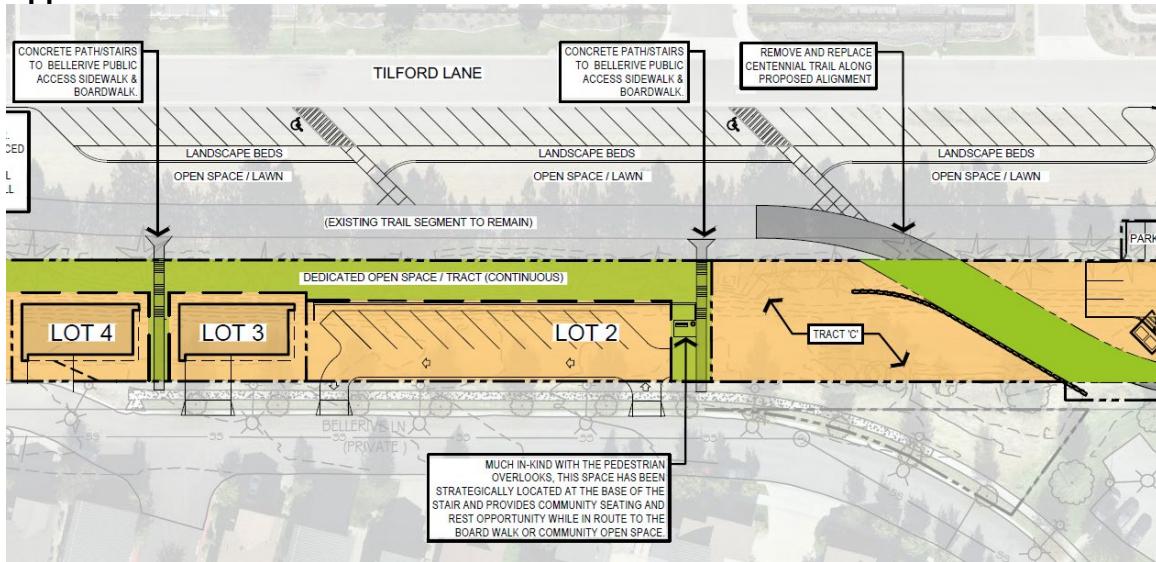
EXHIBIT C 14N 20 30226

OPEN SPACE DETAILS: NEW

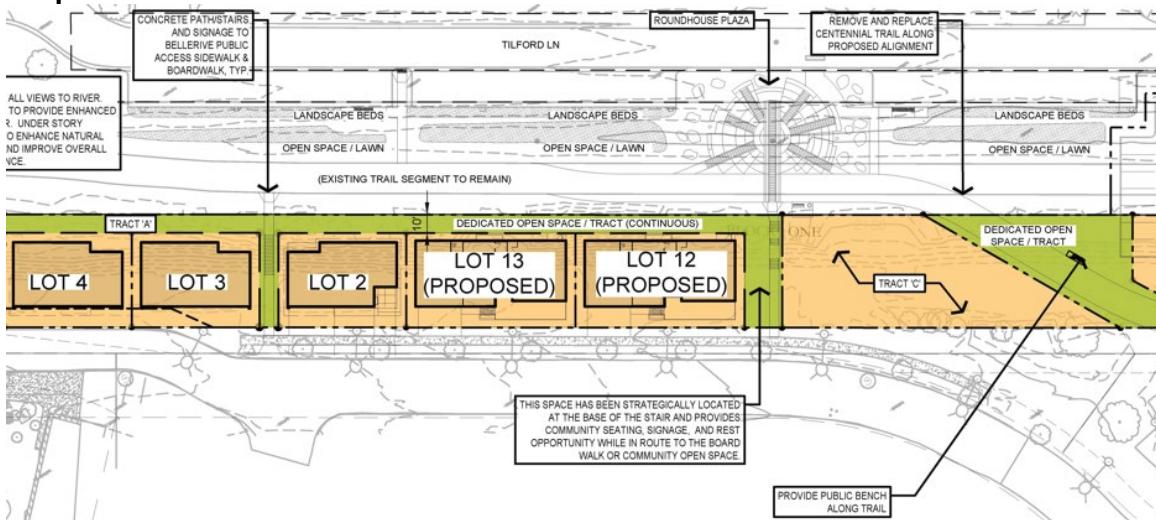


APPROVED VERSUS PROPOSED OPEN SPACE

Approved

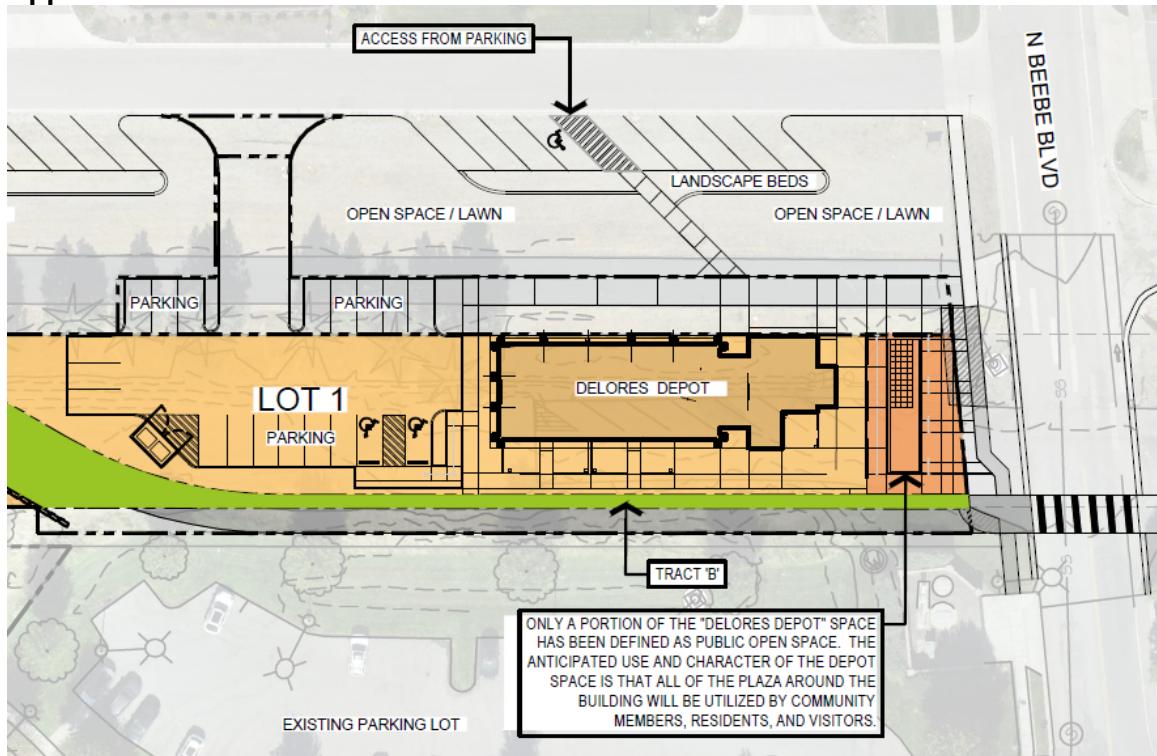


Proposed

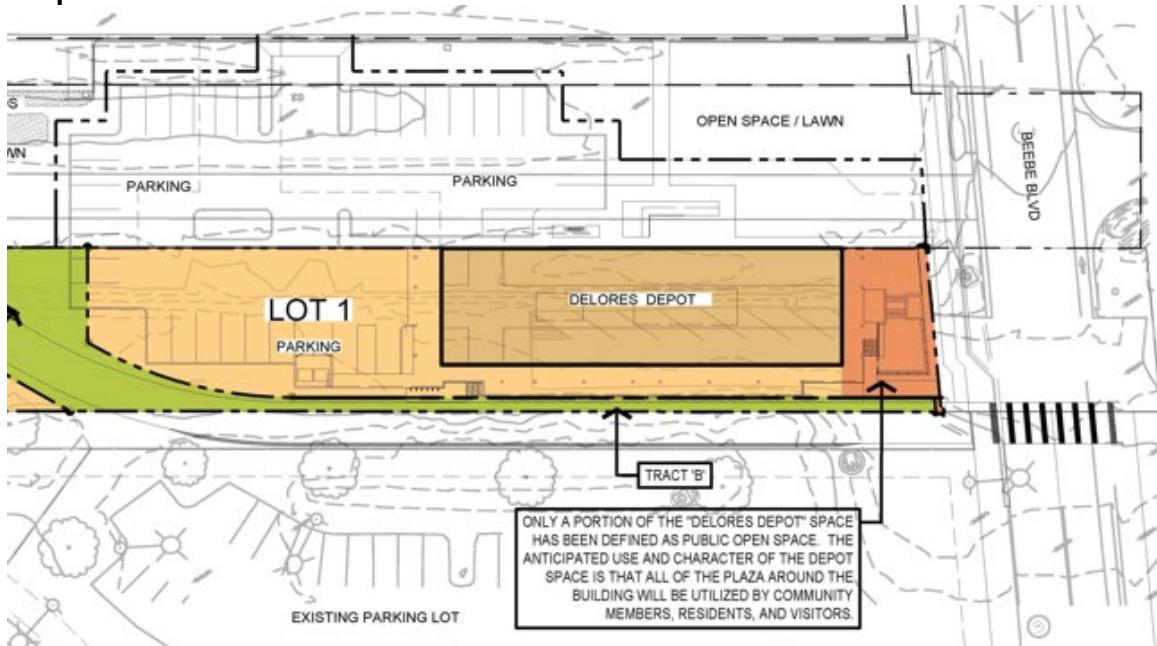


APPROVED VERSUS PROPOSED DELORES DEPOT LAYOUT & OPEN SPACE

Approved



Proposed



Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the proposal provides adequate private common open space area, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes.*

Finding B6: **Off-street parking (does) (does not) provide parking sufficient for users of the development. NO CHANGE**

Use the following information as well as testimony from the hearing to make this finding. See the "PUD Statement of Facts" on pages 7-8, referring to item A11.

There was no request made to change the City's off-street parking requirements through the prior PUD approval process. Single family homes would be required to provide two (2) off-street paved parking spaces per unit, which is consistent with code requirements for single-family residential. The mixed-use development on the Lot 1 will have to meet both the commercial and multi-family parking requirements per the City's parking code requirements.

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the off-street parking provides parking sufficient for users of the development.*

Finding B7: **That the proposal (does) (does not) provide for an acceptable method for the perpetual maintenance of all common property. NO CHANGE**

Use the following information as well as testimony from the hearing to make this finding. See the "PUD Statement of Facts" on pages 7-8, referring to item A12.

An HOA was formed for the project to maintain all common areas and the private driveway that serves the residential lots. The HOA will also maintain the following infrastructure:

- Stormwater systems
- Streets (street surface, curb/gutters, sidewalks, crosswalk markings, and signage)
- Paths/sidewalks for internal recreation and external connections
- Structures within common areas
- Auxiliary parking areas
- Snow removal and storage
- Irrigation (stormwater infrastructure, street and common area landscaping)

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the proposal provides for an acceptable method for the perpetual maintenance of all common property.*

SUBDIVISION STATEMENT OF FACTS:

The following facts align with the facts listed in the draft Findings and Order worksheet for the Planning and Zoning Commission's consideration. These facts can be modified and added to as part of the motion associated with the Findings and Order.

A1. All public hearing requirements have been met for item S-5-21m.1.

- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on January 24, 2026, seventeen days prior to the hearing.
- Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). Two notices were posted on the property on February 2, 2026, eight days prior to the hearing.
- Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). One hundred and forty-three (143) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on January 23, 2026.
- Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on October 24, 2026.
- Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on January 23, 2026.
- A public hearing will be held on February 10, 2026 to receive comments and consider this request.

A2. Mahogany Lane is the subject of this amendment. The site, which is zoned R-17PUD, consists of 3.6 acres and is in various stages of development. Bear Waterfront, LLC has applied for a PUD amendment and a replat of the Mahogany Lane Subdivision to add two additional single-family residential lots for a total of 13 single-family residential lots and five accessory dwelling units (ADUs) with access off of Bellerive Lane and a mixed-use building on Lot 1 with access off Tilford Lane. It would remove Tract D that was anticipated as common parking for the project and replace that with two new single-family residential lots (Lots 12 and 13), shift open space between tracts and reduce the open space from 13.92% to 12.95%, shifts the driveway access into the Delores Depot further to the east along Tilford Lane, and change the design of the Delores Depot structure, community patio space, and parking/vehicle circulation.**A3. As attested by the City Engineer, the preliminary plans submitted contain all of the general preliminary plat elements required by the Municipal Code.****A4. The site, which is zoned R-17PUD, consists of 3.6 acres and is in various stages of development.****A5. Staff from the various departments have reviewed and provided comments concerning the adequacy of provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities and has provided recommended conditions for particular consideration by the Planning and Zoning Commission that were agreed to by Mr. Bloem (Bear Waterfront, LLC) in an agreement approved by the City Council and entered into in November 2025 to bring the project into compliance.**

A6. The City Engineer has indicated that for the purposes of the preliminary plans, both subdivision design standards and improvement standards comply with municipal code, subject to the approval of the PUD deviations requested by the applicant.

A7. The replat of the Mahogany Lane Subdivision is in conformance with the existing zoning per the approved deviations that were approved for Mahogany Lane PUD (PUD-3-21) and the findings therein.

S-5-21 SUBDIVISION FINDINGS:

REQUIRED FINDINGS (Subdivision):

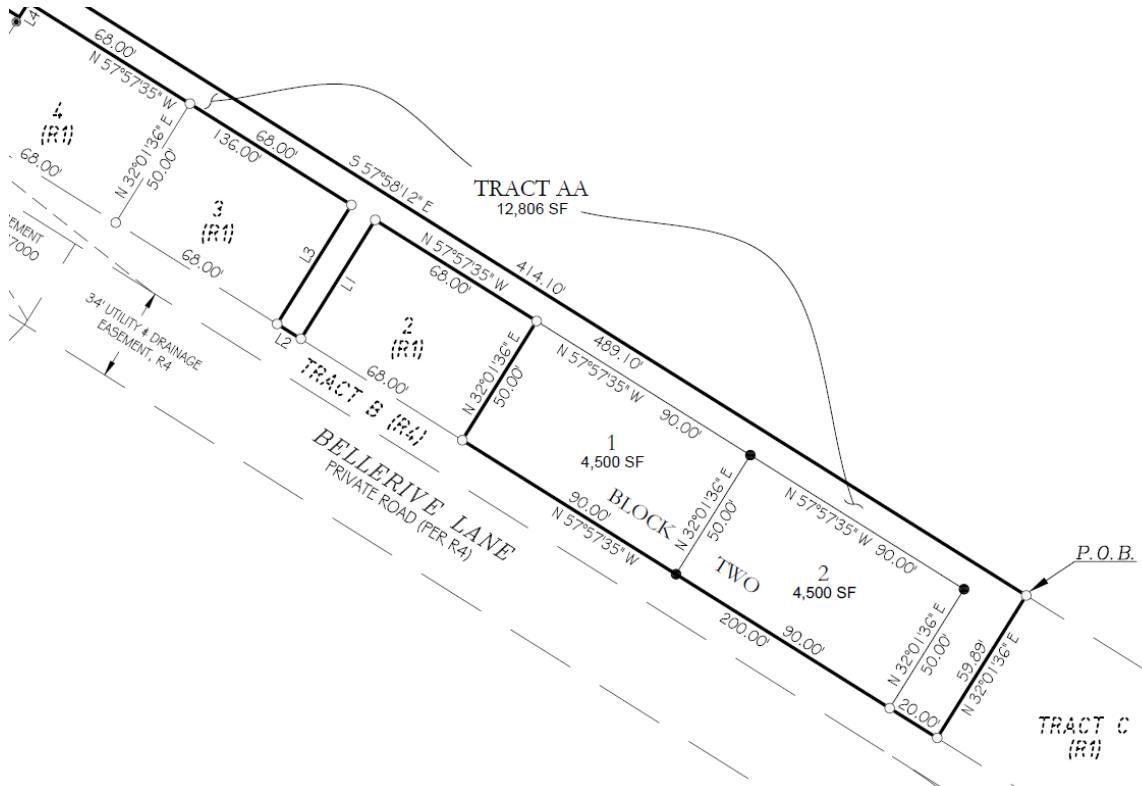
Finding B1: **That all of the general plat requirements (have) (have not) been met as attested to by the City Engineer.**

Use the following information as well as testimony from the hearing to make this finding. See the "Subdivision Statement of Facts" on pages 35-36, referring to item A3.

Per Chris Bosley, City Engineer, the replat of the Mahogany Lane Subdivision contains all of the general plat elements required by the Municipal Code.

- Deviations from the required subdivision standards have been requested through the Planned Unit Development process as noted in the PUD portion of the staff report.

REPLAT FOR "MAHOGANY LANE" – MAHOGANY LANE 1ST ADDITION:



Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not all of the general preliminary plat requirements have been met as attested to by the City Engineer.*

Finding B2: *That the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities (are) (are not) adequate.*

Use the following information as well as testimony from the hearing to make this finding. See the "Subdivision Statement of Facts" on pages 35-36, referring to item A5.

The site, which is zoned R-17PUD, consists of 3.6 acres and is in various stages of development. The project design related to sidewalks, streets, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities and utilities have not changed with the requested amendment to the PUD and replat of the Mahogany Lane Subdivision.

STORMWATER:

Stormwater will be addressed with project development. All stormwater must be contained on-site. A stormwater management plan, conforming to all requirements of the City, shall be submitted and approved prior to the start of any construction.

-Submitted by Chris Bosley, City Engineer

STREETS:

The subject site is currently partially developed including Bellerive Lane, and the North Idaho Centennial Trail. The site has frontage on Bellerive Lane, Tilford Lane, and Beebe Boulevard. Any necessary improvements to the frontages would be addressed during construction. A pair of Rectangular Rapid Flashing Beacons shall be installed for the Beebe Blvd crosswalk for the Centennial Trail.

-Submitted by Chris Bosley, City Engineer

TRAFFIC: NEW

As noted above, the subject property is bordered primarily by Bellerive Lane, Tilford Lane, and Beebe Boulevard, which are local residential streets with only Beebe Boulevard being a public street. Traffic from the proposed residential development is estimated to generate a minimal change in peak hour trips compared to what has been previously approved. Two additional residential lots are estimated to generate approximately 19 trips per day.

-Submitted by Chris Bosley, City Engineer

WATER: NEW

Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional services will have cap fees due at building permitting.

-Submitted by Glen Poelstra, Water Department Assistant Director

WASTEWATER: NEW

1. Sewer Policy #719 requires a 20' wide utility easement (30' if shared with Public Water) to be dedicated to the City for all city sewers.
2. Sewer Policy #719 requires an unobstructed "All-Weather" surface permitting O&M access to the city sewer.
3. Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) city sewer connection.
4. Idaho Code §39-118 requires IDEQ or QLPE to review and approve public infrastructure plans for construction.

-Submitted by Larry Parsons, Utility Project Manager

FIRE: NEW:

Fire department access must be present to within 150' of the furthest point of any commercial building. Fire hydrant needs and placement will be consistent with currently adopted International Fire Code at the time of permitting. The new section of trail must be built to the same specs as the current trail, I believe that the trail is designed and built as a secondary FD access and capable of withstanding 75,000 pounds.

-Submitted by Craig Etherton, Deputy Fire Marshal

POLICE: NO CHANGE

The Police department has no issue with the Mahogany Lane PUD and Subdivision.

-Submitted by Dave Hagar, Interim Chief of Police

PARKS: NO CHANGE

The Parks Department requires a 15-foot wide shared-use path where the trail is being re-routed. The grade cannot exceed 5% and the cross slope needs to be 1% each way from the 1-foot-wide crown of the trail. This will help with wheelchair use and will match the existing trail.

The asphalt mix used in the trail should have 3/8-inch rock instead of the typical 3/4-. This is referred to as driveway mix and provides a smoother surface for bicycles, wheelchairs, skateboards, rollerblades and strollers. Our standards require 4 inches of compacted gravel and 2 inches of asphalt. The gravel shoulder needs to be 2 feet wider than the trail on each side. Considerations will be made if there are constraints.

The natural areas on either side of the trail, where there is not irrigated turf grass (tract B and the northwest side of the structure), needs to be smoothed out for mowing purposes, with 2 inches minimum of top soil. There should be no rocks left behind. The soil needs to be seeded with natural grass seed. It is also helpful to sterilize the surface under where the trail will go to prevent weeds from growing through and damaging the trail. The entire tract B does not need to be mowable. Just 10 feet on the NW side of the trail and all the way to the building or parking lot on the SE side of the trail.

-Submitted by Monte McCully, Trails Coordinator and Acting Urban Forester

URBAN FORESTRY: NO CHANGE

The City of Coeur d'Alene Parks and Recreation Department will need to see a full set of landscape plans for the "Greenbelt" area north of the Centennial Trail. The Parks and Recreation Department will approve all tree and plant species selected for this area. The site plan for this project will need to show all parking improvements, walking paths and irrigation plans. Street trees abutting Beebe Blvd. will need to be planted in the public right of way or planting easement. Any easements must be recorded with the County Recorder. Bellerive Lane is a private street, street trees planted in this area are not subject to Urban Forestry Ordinance. Selecting trees from the approved street tree list and planting to City specifications is recommended.

- Submitted by Monte McCully, Trails Coordinator and Acting Urban Forester

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the public facilities and utilities are adequate for the request.*

Finding B3: **That the proposed plat (does) (does not) comply with all of the subdivision design standards (contained in chapter 16.15) and all of the subdivision improvement standards (contained in chapter 16.40) requirements. NO CHANGE**

Use the following information as well as testimony from the hearing to make this finding. See the "Subdivision Statement of Facts" on pages 35-36, referring to item A6.

Per engineering review, for the purposes of the replat, both subdivision design standards (Chapter 16.15) and improvement standards (Chapter 16.40) have been vetted for compliance.

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether the proposed preliminary plat does or does not comply with all of the subdivision design standards (contained in chapter 16.15) and all of the subdivision improvement standards (contained in chapter 16.40) requirements. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

Finding B4: **The lots proposed in the plat (do) (do not) meet the requirements of the applicable zoning district.**

Use the following information as well as testimony from the hearing to make this finding. See the "Subdivision Statement of Facts" on pages 35-36, referring to items A4 and A7.

The R-17 Zoning District requires that each single-family lot have a minimum of 5,500 square feet. The proposed lots area ranges from 2,982SF to 26,317SF. The applicant has requested the street frontage, lot width, and lot area deviations through the PUD process, which were approved with the original project. The gross area of the subject property is 3.6 acres. The overall density of the project with the two additional lots, would be less than 4 units per acre. The existing zoning allows for a density of 17 units per acre, which allows for a total of 61 units. The proposed density is less than what is allowed by the existing zoning. The replat exhibit meets these requirements.

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the lots proposed in the preliminary plat do or do not meet the requirements of the applicable zoning district*

APPLICABLE CODES AND POLICIES:

Utilities:

1. All proposed utilities within the project shall be installed underground.
2. All water and sewer facilities shall be designed and constructed to the requirements of the City of Coeur d'Alene. Improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
3. All water and sewer facilities servicing the project shall be installed and approved prior to issuance of building permits.
4. All required utility easements shall be dedicated on the final plat.

Streets:

5. All new streets shall be dedicated and constructed to City of Coeur d'Alene standards.
6. Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
7. All required street improvements shall be constructed prior to issuance of building permits.
8. An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.

Stormwater:

9. A stormwater management plan shall be submitted and approved prior to start of any construction. The plan shall conform to all requirements of the City.

Fire Protection:

10. Fire hydrant(s) shall be installed at all locations as determined by the City Fire Inspectors.

General:

11. The final plat shall conform to the requirements of the City.
12. Prior to approval of the final plat, all required improvements must be installed and accepted by the City. The developer may enter into an agreement with the City guaranteeing installation of the improvements and shall provide security acceptable to the City in an amount equal to 150 percent of the cost of installation of the improvements as determined by the City Engineer. The agreement and security shall be approved by the City Council prior to recording the final plat.

PROJECT CONDITIONS: NEW

Based on the November 2025 agreement between Mr. Bloem and the City Council, the following conditions apply to this project. Unless otherwise noted, superseded by the recommended conditions below, or completed, the original conditions of the project still apply.

PUD Open Space

1. The Applicant shall obtain a new Site Development Permit prior to doing any of the open space and trail work;
2. The Applicant shall complete the staircases connecting the Centennial Trail to Bellerive Lane following the construction of the adjacent Tri-homes and shall complete the work no later than August 31, 2026;
3. The Applicant shall commence work on the landscaped areas no later than March 1, 2026, and shall complete the work no later than August 31, 2026;
4. The Applicant shall commence work on the Park and Centennial Trail improvements no later than March 1, 2026, and shall complete the work no later than August 31, 2026;

5. The Applicant shall commence the work on the Plaza next to the Delores Depot along Beebe Boulevard no later than March 1, 2026, and shall complete the work no later than August 31, 2026; and

Delores Depot

6. The Applicant shall submit for revisions for the building permit by March 1, 2026, and shall complete the project by January 31, 2027.
7. The Applicant shall complete the parking on Tilford Lane with the Delores Depot.

RRFBs, Crossings

8. The Applicant shall order two (2) RRFBs by November 30, 2025, and install said RRFBs no later than March 15, 2026, unless the time is extended at the request of the City Engineer.
9. The Applicant shall remove the old pavement markings on Beebe Boulevard by March 1, 2026; and
10. The Applicant shall remove the old trail ped/bike ramps on both sides of Beebe Boulevard and replace the curbs by March 1, 2026.

Warranty Bond, Acceptance of Improvements

11. The Applicant shall provide a Warranty Bond for all public improvements for City Council approval by November 18, 2026; and
12. The Applicant shall confirm that all required public improvements have been completed and accepted by City Staff, or are bonded for by November 11, 2026.

ORIGINAL CONDITIONS APPROVED WITH THE MAHOGANY LANE PUD & SUBDIVISION:

1. The creation of a homeowner's association will be required to ensure the perpetual maintenance of the open space and other common areas.
2. The applicant's requests for subdivision, and PUD run concurrently. The subdivision and PUD designs are reliant upon one another. Additionally, approval of the requested PUD is only valid once the Final Development Plan has been approved by the Planning Department.
3. Ingress and egress access easements to Lot 1 must be obtained from all affected property owners before site construction can begin on the subdivision and PUD.
4. Onsite parking for Lot 1 must meet the City's parking code requirements as outlined in Chapter 17.44.
5. The Open Space must be installed and completed prior to certificates of occupancies being issued for this project.
6. The Centennial Trail realignment must be completed prior to disturbance to the existing Centennial Trail to provide uninterrupted access and shall be completed and accepted by the City and North Idaho Centennial Trail Foundation before November 1, 2022 or prior to issuance of any additional building permits, whichever comes first.

7. Add access easements as instrument numbers on the plat indicating all access easements acquired. Access agreements will be required for access to Tilford Lane, Bellerive Lane, and across the North Idaho Centennial Trail. These easements will be required prior to Final Plat.
8. Dedicate Beebe Boulevard right-of-way to the City to achieve an 80-foot total right-of-way width.
9. New lots 1 through 5 will require new water service installations for each lot.
10. Lots 6 through 11 that are proposed to extend beyond the original boundary line, and may be utilized for ADU purposes, will require additional services as private service lines are not allowed to cross an existing public utility easement.
11. Additional fire hydrants may be required by the Fire Dept.
12. All improvements will be the responsibility of the developer at their expense.
13. An unobstructed City approved “all-weather” access shall be required over all public sewers.
14. All public sewer plans require IDEQ or QLPE Approval prior to construction.
15. Sewer Policy #716 requires all legally recognized parcels within the City to individually connect and discharge into (1) public sewer connection.
16. A utility easement for the public sewer shall be dedicated to the City prior to building permits.
17. This PUD shall be required to comply with the City's One Lot-One Lateral Rule
18. Dead-end Fire Department access roads over 150 feet in length requires an approved turn-around. The proposed Hammer Head turn-around as shown on PUD-3-21 exhibit is approved by the Coeur d'Alene Fire Department.
19. A sign stating 'FIRE LANE – NO PARKING' is required to be installed at this hammer head.
20. The proposed locations for (2) fire hydrants (lot 5 and property line of lots 10/11) are approved by Coeur d'Alene Fire Department.
21. Build a 15' shared-use path not to exceed 5% slope with a 1% crown slope.
22. Use 'Driveway Mix' asphalt in the construction of the trail.
23. Sterilize the ground with herbicide before laying down gravel and asphalt.
24. Finish the natural area so it is mow-able.
25. All landscaping must be approved by the City of Coeur d'Alene parks department and planted to City specifications.
26. All street trees must be selected from the approved street tree list and planted to City specifications and planted in the public right of way or in street tree easements.
27. All site improvements and landscaping improvements in the “greenbelt” outside the PUD, as agreed to by the applicant, must be completed before the issuance of certificates of occupancy will be issued.
28. The City of Coeur d'Alene parks and recreation department will need to see a full set of landscape plans for the “Greenbelt” area north of the Centennial trail. The Parks and Recreation Department will approve all tree and plant species selected for this area.

29. The site plan for this project will need to show all parking improvements, walking paths and irrigation plans.
30. Street trees abutting Beebe Blvd. will need to be planted in the public right of way or planting easement. Any easements must be recorded with the County Recorder.
31. Bellerive Ln. is a private street, street trees planted in this area are not subject to Urban Forestry Ordinance. Selecting trees from the approved street tree list and planting to City specifications is recommended.

ORDINANCES & STANDARDS USED FOR EVALUATION:

2007 Comprehensive Plan
Transportation Plan
Municipal Code
Idaho Code
Wastewater Treatment Facility Plan
Water and Sewer Service Policies Urban Forestry Standards
Transportation and Traffic Engineering Handbook,
I.T.E. Manual on Uniform Traffic Control Devices
2017 Coeur d'Alene Trails Master Plan

ACTION ALTERNATIVES:

The Planning and Zoning Commission must consider these two requests and make separate findings to approve, deny, or deny without prejudice. The findings worksheets are attached.

Attachments:

- *Applicant's Applications and Narrative*
- *Comprehensive Plan Goals and Objectives Worksheet*

This Page Intentionally Left Blank

APPLICANT'S APPLICATION

This Page Intentionally Left Blank



PLANNED UNIT DEVELOPMENT AMENDMENT APPLICATION

STAFF USE ONLY

Date Submitted: 1-2-26 Received by: BB Fee paid: 1465⁰⁰ Project #: PUD-3-21m.1

REQUIRED SUBMITTALS

*Public Hearing with the Planning Commission required

Application Fee: \$ 1,000.00

Publication Fee: \$ 300.00

Mailing Fee (x1): \$1.00 per address + \$28.00

(The City's standard mailing list has 28 addresses per public hearing)

A COMPLETE APPLICATION is required at time of application submittal, as determined and accepted by the Planning Department located at <http://cdaid.org/1105/departments/planning/application-forms>.

- Completed application form**
- Application, Publication, and Mailing Fees**
- Title Report(s) by an Idaho licensed Title Company:** Title report(s) with correct ownership easements, and encumbrances prepared by a title insurance company. The report(s) shall be a full Title Report and include the Listing Packet.
- Mailing labels provided by an Idaho licensed Title Company:** Owner's list and three (3) sets of mailing labels with the owner's addresses prepared by a title company, using the last known name/address from the latest tax roll of the County records. This shall include the following:
 1. All property owners within 300ft of the external boundaries. * **Non-owners list no longer required***
 2. All property owners within the subject property boundaries. (Including the applicant's property)
 3. A copy of the tax map showing the 300ft mailing boundary around the subject property.
- A written narrative:** Including the development name (original PUD), description of modification proposed, and the reason for the modification.
- A legal description:** in MS Word compatible format, together with a meets and bounds map stamped by a licensed Surveyor.
- A plan set map:** Providing sufficient information to identify how the proposed modification differs from the previously submitted/approved PUD request and development plans and a phasing schedule. The respective elements of the development plans that will affect such items as the existing and proposed infrastructure, improvements, building, and landscaping.
- Submittal documents:** Applications will not be accepted unless all application items on the form are submitted both with original documents and an electronic copy.

DEADLINE FOR SUBMITTALS

The Planning Commission meets on the second Tuesday of each month. The completed form and other documents must be submitted to the Planning Department not later than the first working day of the month that precedes the next Planning Commission meeting at which this item may be heard.

PUBLIC HEARING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY:

The applicant is required to post a public hearing notice, provided by the Planning Department, on the property at a location specified by the Planning Department. This posting must be done one (1) week prior to the date of

DEADLINE FOR SUBMITTALS

The Planning Commission meets on the second Tuesday of each month. The completed form and other documents must be submitted to the Planning Department not later than the first working day of the month that precedes the next Planning Commission meeting at which this item may be heard.

PUBLIC HEARING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY:

The applicant is required to post a public hearing notice, provided by the Planning Department, on the property at a location specified by the Planning Department. This posting must be done one (1) week prior to the date of

DEADLINE FOR SUBMITTALS

The Planning Commission meets on the second Tuesday of each month. The completed form and other documents must be submitted to the Planning Department not later than the first working day of the month that precedes the next Planning Commission meeting at which this item may be heard.

PUBLIC HEARING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY:

The applicant is required to post a public hearing notice, provided by the Planning Department, on the property at a location specified by the Planning Department. This posting must be done one (1) week prior to the date of

the Planning Commission meeting at which this item will be heard. An affidavit testifying where and when the notice was posted, by whom, and a picture of the notice posted on the property is also required and must be returned to the Planning Department.

APPLICATION INFORMATION

PROPERTY OWNER: Bear Waterfront, LLC		
MAILING ADDRESS: [REDACTED]		
Hayden	STATE: ID	ZIP: 83835
PHONE: [REDACTED]	FAX: [REDACTED]	EMAIL: [REDACTED]
Olson Engineering, PLLC		STATUS: ENGINEER / OTHER
APPLICANT OR CONSULTANT: [REDACTED]		
MAILING ADDRESS: [REDACTED]		
CITY: Post Falls		STATE: ID
PHONE: [REDACTED]	FAX: [REDACTED]	EMAIL: [REDACTED]
ZIP: 83854		

2FILING CAPACITY

Recorded property owner as to of _____

Purchasing (under contract) as of _____

The Lessee/Renter as of _____

Authorized agent of any of the foregoing, duly authorized in writing.

(Written authorization must be attached)

SITE INFORMATION:

GENERAL LOCATION OR ADDRESS OF THE PROPERTY:
2252 W Bellrive Lane Coeur d'Alene, ID 83814
DEVELOPMENT NAME (ORIGINAL PUD):
Mahagony Lane PUD
DESCRIPTION OF PROJECT/REASON FOR REQUEST:
Update the parameters for the easement for the Depot. Move the bench location on the stair to the upper side. Swapping/exchange for open space with Bellerive. Revised Tract D into two lots.

CERTIFICATION OF APPLICANT:

I, Scott Hislop, being duly sworn, attests that he/she is the applicant of
(Insert name of applicant)

this request and knows the contents thereof to be true to his/her knowledge.

Signed: Scott Hislop
(applicant)

Notary to complete this section for applicant:

Subscribed and sworn to me before this 2nd day of January, 2026.

Notary Public for Idaho Residing at: Coeur d'Alene, ID



My commission expires: 07-29-31

Signed: Paul Lewis
(notary)

CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: Bear Waterfront, LLC

Telephone No.: [REDACTED]

Address: [REDACTED]

Signed by Owner: Mr. J. H. Autman, Jr.

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 2nd day of January, 2026.

Notary Public for Idaho Residing at:

Savannah Durbaugh
Public
Commission No. 20253186
State of Idaho

Coeur d'Alene, ID

My commission expires: 07-29-31

Signed: Seal Durmy
(notary)

**For multiple applicants or owners of record, please submit multiple copies of this page.*

I (We) the undersigned do hereby make petition for an amendment to the original planned unit development of the property described in this petition, and do certify that we have provided accurate information as required by this petition form, to the best of my (our) ability.

Be advised that all exhibits presented will need to be identified at the meeting, entered into the record, and retained in the file.

DATED THIS 2nd DAY OF January 20 26

Mr. J. H.

December 29, 2025

Hilary Patterson
Community Planning Director
hpatterson@cdaid.org
208-769-2270

RE: Mahogany Lane (PUD-3-21) Amendment Narrative

The applicant is requesting minor modifications (amendments) to the PUD. The updated site plan (by Olson Engineering, attached) illustrates the following revisions:

1. Delores Depot (Lot 1):
 - a. The final building design, community patio space, and parking/vehicle circulation have changed, however the final design fits within platted boundaries.
2. Tract B:
 - a. The pedestrian seating node location has been modified slightly from it's previous location.
3. Tract C:
 - a. 2,340 SF of Open Space has been moved out of Tract A to Tract C to allow for the conversion of the Bear Waterfront LLC surface parking lot to Single-Family home sites (Lots 12 and 13, Proposed).
4. Tract A:
 - a. Tract A has been reduced to 13,487 SF from 15,827 SF to allow for the development of 2 new single-family home sites (lots 12 and 13, Proposed). The community seating area has been moved to the bottom of the slope in Tract A.
5. Tract D:
 - a. Tract D has been removed
6. Atlas Waterfront 1st Addition (Open Space)
 - a. Improvements shown on the exhibit are for reference only as all work outside the PUD boundary is for informational use only and is not part of the PUD or amendment request.

Sincerely,



Joshua Tripp, LLA
Principal Landscape Architect

This Page Intentionally Left Blank

PUBLIC COMMENTS

This Page Intentionally Left Blank

From: [Martinez, Leo](#)
To: [CLARK, TRACI](#)
Subject: PUBLIC NOTICES FOR PLANNING & ZONING HEARING TO BE HELD ON FEBRUARY 10, 2026, AT 5:30
Date: Wednesday, January 28, 2026 10:15:23 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[public notice .pdf](#)
[public notice .pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Traci,

Phillips 66 does not have any utilities within the attached project vicinities.
(Response 13229)

Leo Martinez
Associate, Operations Support • Real Estate Services

O: 805-541-8912 | F: 805-538-6204
18781 El Camino Real | Atascadero, CA 93422
Leo.Martinez@phillips66.com



The information in this electronic message is privileged and confidential and is intended solely for the use of the individual(s) and/or entity named above, and any unauthorized disclosure, copying, distribution or taking of any action in reliance upon on the contents of these electronically transmitted materials is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and destroy this message and any copies.

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Friday, January 23, 2026 9:13 AM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: [EXTERNAL]PUBLIC NOTICES FOR PLANNING & ZONING HEARING TO BE HELD ON FEBRUARY 10, 2026, AT 5:30

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Greetings,

Attached are copies of the public hearing notices for the Planning & Zoning hearing to be held on **FEBRUARY 10, 2026, at 5:30**.

If you have any comments, please let me know.

From: [Cindy Johnson](#)
To: [CLARK, TRACI](#)
Subject: Items: PUD-3-21m.1 & S-5-21m.1
Date: Saturday, January 31, 2026 11:42:55 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it concerns.

We do not agree with the amendment to the Mahogany Lane Planned Unit Development brought forth by Bear Waterfront LLC.

The Riverstone area is already overbuilt. This particular developer has taken every remaining space and view of the river away for all of us that enjoy the Centennial Trail and live in the surrounding areas. Two more houses in that already congested space seems extraordinarily greedy. If there was already a PUD planned and approved, why is the planning commission even considering this amendment?

Also, the color photo with the red outlined area on the back of your notice seems incorrect as well. We discussed this with employees of the builder who stated that the city made a mistake as the majority of the space outlined in red is far too narrow to even consider building on. Yes, there's a bit more space at Beebe Blvd, but not much. Why not send an updated and truthful depiction which should also include the subject property lots at the water have already been built.

Finally, the plat description that was given seems ridiculous. As I am sure that you are aware, most people will not come into your department and request that specific plat map. However, we are all perfectly capable of reading a plat map that should have been included with the original notification.

How much participation are we allowed at your public hearing? Do we just come say our piece and then be told to sit down, or will there actually be dialogue?

With regards,
Cynthia Johnson and
William Johnson @ mrbill724@gmail.com

Traci Clark
Administrative Assistant
Planning Department, City of Coeur d'Alene

208.769-2240
tclark@cdaid.org



From: [Lou Somers](#)
To: [CLARK, TRACI](#)
Date: Tuesday, January 27, 2026 4:00:40 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Lou Somers

Secretary Treasurer

Somers Convention Furniture Rental Inc.

lou@lousomers.com
cellular: 702-371-3560

As to the Bear Waterfront,LLC requesting amendments to the 3.59 acre Mahogany Lane Planned Unit Development, I completely DISAGREE on that development. That already has plenty of homes built in that area, It doesn't even look good on paper. There is more than enough homes in that area,as you or anyone else can determine that by looking at the design.and NO I am against it.,

Lou & Debbi Somers

From: Beth Littlejohn <mrsli99@gmail.com>
Sent: Wednesday, January 28, 2026 8:38 AM
To: CLARK, TRACI <tclark@cdaid.org>
Subject: Re: Bear Waterfront plat modification

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sorry- that accidentally sent.

Trying again

My name is Lizabeth Littlejohn, and I am the owner of 2170 W. Bellerive Lane. We recently received notice of a public hearing regarding a proposed modification to the preliminary plat for the Bear Waterfront property adjacent to our home.

Unfortunately, we are not able to attend the hearing, so I was hoping you might be willing to share a bit more information to help us understand the proposed changes and accurately express any concerns we may have.

In particular, we would appreciate:

- A plat or diagram showing both the original plans and the proposed modifications
- Information on where the new homes will be located, and what was previously planned for those areas
- Details about any design changes planned for the Delores Depot

I also had one specific question related to access. In the original plat, there was a stairway between two of the new homes providing access from Bellerive Lane up to the bike path. Is that still part of the plan? This access point is important to us, as we are concerned about having to walk all the way down to Beebe Boulevard to reach the trail if it is removed.

Thank you very much for your time and any information you are able to provide. We appreciate your help as we seek to stay informed and engaged in this process.

Best regards,
Lizabeth Littlejohn

On Wed, Jan 28, 2026 at 8:31 AM Beth Littlejohn <mrsli99@gmail.com> wrote:

Hello-

This is Lizabeht Littlejohn- owner of 2170 W. Bellerive Lane.

We got a notice of a public hearing about a modification to the preliminary plat for Bear Waterfront property adjacent to ours.

We are unable to attend the hearing so I was hoping to get a bit mor

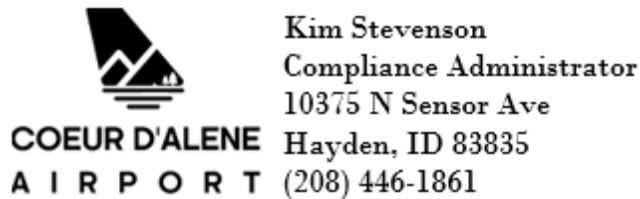
--

Beth Littlejohn

From: [Kim Stevenson](#)
To: [CLARK, TRACI](#)
Subject: ITEMS: ZC-1-26 / PUD-3-21m.1 & S-5-21m.1
Date: Thursday, February 5, 2026 12:00:34 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon Traci,
In both items noted above, the Coeur d'Alene Airport has no comment.
Thank you! Kim



This Page Intentionally Left Blank

F I N D I N G S

This Page Intentionally Left Blank

COEUR D'ALENE PLANNING AND ZONING COMMISSION
FINDINGS AND ORDER
ZC-1-26

INTRODUCTION

This matter having come before the Planning and Zoning Commission on February 10, 2026 to consider ZC-1-26, a request for a zone change from MH-8 to R-17 on a parcel measuring 0.522 +/- acre.

APPLICANT: Michael & Norma Reasor

LOCATION: 3620 N. Fruitland Drive Coeur d'Alene ID, 83815

A. FINDINGS OF FACT:

The Planning and Zoning Commission finds that the following facts, A1 through A11, have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing.

A1. All public hearing requirements have been met for item ZC-1-26.

- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on January 24, 2026.
- Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on January 27, 2026.
- Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). Fifty-one (51) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on January 23, 2026.
- Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts, at least fifteen (15) days prior to the public hearing.
- Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b).
- A public hearing was held on February 10, 2026 to receive comments and consider this request.

A2. The subject property is currently vacant, the home and accessory structures having been demolished in 2023.

- A3.** The subject site is currently zoned Mobile Home (MH-8).
- A4.** The neighborhood surrounding 3620 N. Fruitland Drive is characterized by a mix of residential units ranging from mobile homes, townhomes, multi-family, and commercial to the north. A mini-storage business is located northwest on Fruitland Lane with the city's Water Department and compost facility located west on N. Howard St.
- A5.** The Comprehensive Plan Future Land Use Map designation is the Compact Neighborhood place type. The Comprehensive Plan states that the compatible zoning districts are listed as R-12, R-17, MH-8, NC, and CC.
- A6.** According to the 2022-2042 Comprehensive Plan, the Compact Neighborhood place type is described as places that 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.
- A7.** The Planning and Zoning Commission has identified the following Comprehensive Plan Goals and Objectives as being applicable to this matter.

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 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 and workforce housing.

Goal GD 1: Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

Objective GD 1.1: Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

Goal GD 2: Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

Objective GD 2.1: Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

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.

(The commission should remove or add other goals and objectives here as it finds applicable. The Comp Plan goals and objectives are also included in their entirety as an attachment to the staff report.)

- A8.** The applicant has indicated that, if this zone change request is approved, they intend to develop the property as a multi-family development of up to nine (9) units. However, it should be noted that if the zone change is approved, all uses within the R-17 zoning district would be allowed (See the R-17 permitted uses on page 20).
- A9.** City departments have indicated that water and wastewater services are available for residential use of the subject property. Frontage improvement requirements including curb, gutter, sidewalk, and stormwater swales will be handled at the time of construction.

A10. The subject property is approximately 22,738 square feet in size and is relatively flat with minimal landscaping. The immediate area is characterized by a mix of residential, commercial, and civic development.

A11. The City Engineer has indicated that the applicant intends to construct nine workforce housing units. Multifamily Low-Rise Apartments (Land Use Code 221) are a reasonable approximation with an estimate of 59 trips per day with five occurring in the AM Peak Hour and six occurring in the PM Peak Hour. Fruitland Lane has the available capacity to accommodate the additional traffic.

(The commission may add other facts here)

B. CONCLUSIONS OF LAW:

Based on the foregoing Findings of Fact, the Planning and Zoning Commission makes the following Conclusions of Law.

- B1. This proposal **(is) (is not)** in conformance with the Comprehensive Plan policies.
- B2. Public facilities and utilities **(are) (are not)** available and adequate for the proposed use.
- B3. The physical characteristics of the site **(make) (do not make)** it suitable for the request.
- B4. The proposal **(would) (would not)** not adversely affect the surrounding neighborhood character, and or with regard to traffic, neighborhood character, and or existing land uses.

C. DECISION

The Planning and Zoning Commission, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the requested zone change **(does) (does not)** comply with the required evaluation criteria and recommends that the City Council **(does) (does not)** adopt the R-17 zoning.

Motion by Commissioner , seconded by commissioner , to adopt the foregoing Findings and Order.

ROLL CALL:

COMMISSION MEMBER MCCRACKEN	Voted (Aye) (Nay)
COMMISSION MEMBER JAMTAAS	Voted (Aye) (Nay)
COMMISSION MEMBER COPPESS	Voted (Aye) (Nay)
COMMISSION MEMBER FLEMING	Voted (Aye) (Nay)
COMMISSION MEMBER INGALLS	Voted (Aye) (Nay)
COMMISSION MEMBER WARD	Voted (Aye) (Nay)
CHAIRMAN MESSINA	Voted (Aye) (Nay)

Motion to _____ carried by a to vote.

F I N D I N G S

This Page Intentionally Left Blank

COEUR D'ALENE PLANNING AND ZONING COMMISSION
FINDINGS AND ORDER

PUD-3-21m.1

INTRODUCTION

This matter came before the Planning and Zoning Commission on February 10, 2026 to consider PUD-3-21m.1, a request to approve an amendment to the Mahogany Lane Planned Unit Development.

APPLICANT: Olson Engineering, PLLC

OWNER: Bear Waterfront, LLC

LOCATION: 3.6 Acres located along Bellerive Lane, Beebe Boulevard and Tilford Lane, Including Mahogany Lane Tracts A, B, C & D, and Lot 1 (1570 Tilford Lane)

A. FINDINGS OF FACT:

The Planning and Zoning Commission finds that the following facts, A1 through A13, have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing.

A1. All public hearing requirements have been met for item PUD-3-21m.1.

- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on January 24, 2026, seventeen days prior to the hearing.
- Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). Two notices were posted on the property on February 2, 2026, eight days prior to the hearing.
- Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). One hundred and forty-three (143) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on January 23, 2026.
- Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on January 23, 2026.
- Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on January 23, 2026.
- A public hearing was held on February 10, 2026 to receive comments and consider this request.

A2. Mahogany Lane is the subject of this amendment. The site, which is zoned R-17PUD, consists of 3.6 acres and is in various stages of development. Bear Waterfront, LLC has applied for a PUD amendment and a replat of the Mahogany Lane Subdivision to add two additional single-family residential lots for a total of 13 single-family residential lots and five accessory dwelling units (ADUs) with access off Bellerive Lane and a mixed-use building on Lot 1 with access off Tilford Lane. It would remove Tract D that was anticipated as common parking for the project and replace that with two new single-family residential lots (Lots 12 and 13), shift open space between tracts and reduce the open space from 13.92% to 12.95%, shifts the driveway access into the Delores Depot further to the east along Tilford Lane, and change the design of the Delores Depot structure, community patio space, and parking/vehicle circulation.

A3. Mahogany Lane was approved as a PUD project in 2021 that consisted of 10 single-family residential lots, five accessory dwelling units (ADUs), a mixed-use building on Lot 1 with access off Tilford Lane, and public open space areas for the public and the residents of the development to access. A one-year extension for the Subdivision was approved in March 2023, an interpretation was approved by the Planning and Zoning Commission to allow 2nd story roofs and decks to extend 5' into the front yards on Lots 2, 3 and 4, and the City Council entered into an agreement with Mr. Bloem (Bear Waterfront, LLC) to establish updated timelines for compliance of the project approval and bond agreement for the subdivision. Conditions outlined in the agreement are included as proposed conditions for this PUD amendment and replat request.

A4. Mahogany Lane was approved as a PUD project under the 2007 Comprehensive Plan. This PUD amendment request is analyzed under the 2022-2042 Comprehensive Plan. The Future Land Use Map designation is the Planned Development Place Type, which are locations that have completed the planned unit development application process.

A5. The transportation exhibits from the Comprehensive Plan were provided showing the planned and existing bicycle, pedestrian, and transit networks.

A6. The Planning and Zoning Commission has identified the following Comprehensive Plan Goals and Objectives as being applicable to this matter.

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 smalltown feel.

Goal ER 1: Preserve and enhance the beauty and health of Coeur d'Alene's natural environment.

Objective ER 1.1: Manage shoreline development to address stormwater management and improve water quality.

Goal ER 2: Provide diverse recreation options.

Objective ER 2.2: Encourage publicly-owned and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities (both outdoor and indoor), hiking and biking pathways, open space, passive recreation, and water access for people and motorized and non-motorized watercraft.

Objective ER 2.3: Encourage and maintain public access to mountains, natural areas, parks, and trails that are easily accessible by walking and biking.

Goal GD 1: Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

Objective GD 1.1: Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

Objective GD 1.3: Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.

Objective GD 1.4: Increase pedestrian walkability and access within commercial development.

Objective GD 1.7: Increase physical and visual access to the lakes and rivers.

Goal GD 2: Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

Objective GD 2.1: Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

Goal GD 3: Support the development of a multimodal transportation system for all users.

Objective GD 3.1: Provide accessible, safe, and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation.

Goal GD 4: Protect the visual and historic qualities of Coeur d'Alene

Goal JE 1: Retain, grow, and attract businesses

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

(The commission should remove or add other goals and objectives here as it finds applicable. The Comp Plan goals and objectives are also included in their entirety as an attachment to the staff report.)

- A7.** Mahogany Lane is primarily located off Bellerive Lane and the Delores Depot mixed-use building is located off Tilford Lane and will abut Beebe Boulevard. The project is surrounded by Bellerive, Tilford Place, Atlas Waterfront dog park, and abuts the Spokane River to the south. Other development in the immediate vicinity includes Riverstone to the north and the Union to the east. Surrounding land uses include single-family residential, twin homes, commercial, retail, restaurant, medical office, hospitality, parks, open space, and recreation. The Centennial Trail runs along Bellerive Lane and Tilford Lane, crossing over Beebe Boulevard.
- A8.** The subject property is relatively flat with some grade change from Lot 1 from Tilford Lane to the properties along Bellerive Boulevard. The Centennial Trail is on a slope behind the residential lots. The amendments to the PUD and the replat will not affect the grade change from what was approved previously. The project will enhance the vegetation and natural features along the Centennial Trail.
- A9.** Staff from the various departments have reviewed and provided comments concerning the adequacy of provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities and has provided recommended conditions for particular consideration by the Planning and Zoning Commission that were agreed to by Mr. Bloem (Bear Waterfront, LLC) in an agreement approved by the City Council and entered into in November 2025 to bring the project into compliance.
- A10.** The open space in Mahogany Lane would be reduced with this PUD amendment from 13.92% to 12.95%, which would exceed the 10% required for a Planned Unit Development project. The open space will be accessible to the public and to all users of the development. There will be no changes to the pedestrian access to the Centennial Trail.
- A11.** The proposed PUD amendment does not affect parking, and no deviations were requested with the original project approval.

A12. The Homeowner's Association would be responsible for providing perpetual maintenance of all common property.

A13. Project conditions will ensure compliance with all applicable ordinances and prior agreements.

(The commission may add other facts here)

B. CONCLUSIONS OF LAW:

Based on the foregoing Findings of Fact, the Planning and Zoning Commission makes the following Conclusions of Law.

- B1. This proposal **(is) (is not)** in conformance with the Comprehensive Plan Goals, Objectives, and Future Land Use Map Place Type.
- B2. The design and planning of the site **(is) (is not)** compatible with the location, setting and existing uses on adjacent properties.
- B3. The proposal **(is) (is not)** compatible with natural features of the site and adjoining properties.
- B4. The location, design, and size of the proposal are such that the development **(will) (will not)** be adequately served by existing public facilities and services.
- B5. The proposal **(does) (does not)** provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes.
- B6. Off-street parking **(does) (does not)** provide parking sufficient for users of the development.
- B7. That the proposal **(does) (does not)** provide for an acceptable method for the perpetual maintenance of all common property.

C. DECISION

The Planning and Zoning Commission, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the requested PUD amendment **(does) (does not)** comply with the required evaluation and should be **(approved) (denied) (denied without prejudice)**.

PROJECT CONDITIONS:

Based on the November 2025 agreement between Mr. Bloem and the City Council, the following conditions apply to this project. Unless otherwise noted, superseded by the recommended conditions below, or completed, the original conditions of the project still apply. *(The commission may add other conditions.)*

APPROVED CONDITIONS

PUD Open Space

1. The Applicant shall obtain a new Site Development Permit prior to doing any of the open space and trail work;
2. The Applicant shall complete the staircases connecting the Centennial Trail to Bellerive Lane following the construction of the adjacent Tri-homes and shall complete the work no later than August 31, 2026;
3. The Applicant shall commence work on the landscaped areas no later than March 1, 2026, and shall complete the work no later than August 31, 2026;
4. The Applicant shall commence work on the Park and Centennial Trail improvements no later than March 1, 2026, and shall complete the work no later than August 31, 2026;
5. The Applicant shall commence the work on the Plaza next to the Delores Depot along Beebe Boulevard no later than March 1, 2026, and shall complete the work no later than August 31, 2026; and

Delores Depot

6. The Applicant shall submit for revisions for the building permit by March 1, 2026, and shall complete the project by January 31, 2027.
7. The Applicant shall complete the parking on Tilford Lane with the Delores Depot.

RRFBs, Crossings

8. The Applicant shall order two (2) RRFBs by November 30, 2025, and install said RRFBs no later than March 15, 2026, unless the time is extended at the request of the City Engineer.
9. The Applicant shall remove the old pavement markings on Beebe Boulevard by March 1, 2026; and
10. The Applicant shall remove the old trail ped/bike ramps on both sides of Beebe Boulevard and replace the curbs by March 1, 2026.

Warranty Bond, Acceptance of Improvements

11. The Applicant shall provide a Warranty Bond for all public improvements for City Council approval by November 18, 2026; and
12. The Applicant shall confirm that all required public improvements have been completed and accepted by City Staff, or are bonded for by November 11, 2026.

ORIGINAL CONDITIONS APPROVED WITH THE MAHOGANY LANE PUD & SUBDIVISION:

1. The creation of a homeowner's association will be required to ensure the perpetual maintenance of the open space and other common areas.
2. The applicant's requests for subdivision, and PUD run concurrently. The subdivision and PUD designs are reliant upon one another. Additionally, approval of the requested PUD is only valid once the Final Development Plan has been approved by the Planning Department.
3. Ingress and egress access easements to Lot 1 must be obtained from all affected property owners before site construction can begin on the subdivision and PUD.
4. Onsite parking for Lot 1 must meet the City's parking code requirements as outlined in Chapter 17.44.
5. The Open Space must be installed and completed prior to certificates of occupancies being issued for this project.
6. The Centennial Trail realignment must be completed prior to disturbance to the existing Centennial Trail to provide uninterrupted access and shall be completed and accepted by the City and North Idaho Centennial Trail Foundation before November 1, 2022 or prior to issuance of any additional building permits, whichever comes first.
7. Add access easements as instrument numbers on the plat indicating all access easements acquired. Access agreements will be required for access to Tilford Lane, Bellerive Lane, and across the North Idaho Centennial Trail. These easements will be required prior to Final Plat.
8. Dedicate Beebe Boulevard right-of-way to the City to achieve an 80-foot total right-of-way width.
9. New lots 1 through 5 will require new water service installations for each lot.
10. Lots 6 through 11 that are proposed to extend beyond the original boundary line, and may be utilized for ADU purposes, will require additional services as private service lines are not allowed to cross an existing public utility easement.
11. Additional fire hydrants may be required by the Fire Dept.
12. All improvements will be the responsibility of the developer at their expense.
13. An unobstructed City approved "all-weather" access shall be required over all public sewers.
14. All public sewer plans require IDEQ or QLPE Approval prior to construction.
15. Sewer Policy #716 requires all legally recognized parcels within the City to individually connect and discharge into (1) public sewer connection.
16. A utility easement for the public sewer shall be dedicated to the City prior to building permits.
17. This PUD shall be required to comply with the City's One Lot-One Lateral Rule
18. Dead-end Fire Department access roads over 150 feet in length requires an approved turn-around. The proposed Hammer Head turn-around as shown on PUD-3-21 exhibit is approved by the Coeur d'Alene Fire Department.
19. A sign stating 'FIRE LANE – NO PARKING' is required to be installed at this hammer head.
20. The proposed locations for (2) fire hydrants (lot 5 and property line of lots 10/11) are approved by Coeur d'Alene Fire Department.
21. Build a 15' shared-use path not to exceed 5% slope with a 1% crown slope.
22. Use 'Driveway Mix' asphalt in the construction of the trail.

23. Sterilize the ground with herbicide before laying down gravel and asphalt.
24. Finish the natural area so it is mow-able.
25. All landscaping must be approved by the City of Coeur d'Alene parks department and planted to City specifications.
26. All street trees must be selected from the approved street tree list and planted to City specifications and planted in the public right of way or in street tree easements.
27. All site improvements and landscaping improvements in the "greenbelt" outside the PUD, as agreed to by the applicant, must be completed before the issuance of certificates of occupancy will be issued.
28. The City of Coeur d'Alene parks and recreation department will need to see a full set of landscape plans for the "Greenbelt" area north of the Centennial trail. The Parks and Recreation Department will approve all tree and plant species selected for this area.
29. The site plan for this project will need to show all parking improvements, walking paths and irrigation plans.
30. Street trees abutting Beebe Blvd. will need to be planted in the public right of way or planting easement. Any easements must be recorded with the County Recorder.
31. Bellerive Ln. is a private street, street trees planted in this area are not subject to Urban Forestry Ordinance. Selecting trees from the approved street tree list and planting to City specifications is recommended.

Motion by _____, seconded by _____, to adopt the foregoing Findings and Order **(approve) (deny) (deny without prejudice)** the request.

ROLL CALL:

COMMISSION MEMBER INGALLS	Voted	(Aye) (Nay)
COMMISSION MEMBER JAMTAAS	Voted	(Aye) (Nay)
COMMISSION MEMBER WARD	Voted	(Aye) (Nay)
COMMISSION MEMBER FLEMING	Voted	(Aye) (Nay)
COMMISSION MEMBER MCCRACKEN	Voted	(Aye) (Nay)
COMMISSION MEMBER COPPES	Voted	(Aye) (Nay)
CHAIRMAN MESSINA	Voted	(Aye) (Nay)

Motion to _____ carried by a _____ to _____ vote.

This Page Intentionally Left Blank

F I N D I N G S

This Page Intentionally Left Blank

COEUR D'ALENE PLANNING AND ZONING COMMISSION
FINDINGS AND ORDER

S-5-21m.1

INTRODUCTION

This matter came before the Planning and Zoning Commission on February 10, 2026, to consider S-5-21m.1 a request for amendment of a replat of the Mahogany Lane Subdivision.

APPLICANT: Olson Engineering, PLLC

OWNER: Bear Waterfront, LLC

LOCATION: 3.6 Acres Located along Bellerive Lane, Beebe Boulevard and Tilford Lane, including Mahogany Lane Tracts A, B, C & D, and Lot 1 (1570 Tilford Lane)

A. FINDINGS OF FACT:

The Planning and Zoning Commission finds that the following facts, A1 through A7, have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing.

A1. All public hearing requirements have been met for item S-5-21m.1.

- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on January 24, 2026, seventeen days prior to the hearing.
- Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). Two notices were posted on the property on February 2, 2026, eight days prior to the hearing.
- Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). One hundred and forty-three (143) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on January 23, 2026.
- Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on October 24, 2026.
- Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on January 23, 2026.
- A public hearing was held on February 10, 2026 to receive comments and consider this request.

A2. Mahogany Lane is the subject of this amendment. The site, which is zoned R-17PUD, consists of 3.6 acres and is in various stages of development. Bear Waterfront, LLC has applied for a PUD amendment and a replat of the Mahogany Lane Subdivision to add two additional single-family residential lots for a total of 13 single-family residential lots and five accessory dwelling units (ADUs) with access off of Bellerive Lane and a mixed-use building on Lot 1 with access off Tilford Lane. It would remove Tract D that was anticipated as common parking for the project and replace that with two new single-family residential lots (Lots 12 and 13), shift open space between tracts and reduce the open space from 13.92% to 12.95%, shifts the driveway access into the Delores Depot further to the east along Tilford Lane, and change the design of the Delores Depot structure, community patio space, and parking/vehicle circulation.

A3. As attested by the City Engineer, the preliminary plans submitted contain all of the general plat elements required by the Municipal Code.

A4. The site, which is zoned R-17PUD, consists of 3.6 acres and is in various stages of development.

A5. Staff from the various departments have reviewed and provided comments concerning the adequacy of provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities and has provided recommended conditions for particular consideration by the Planning and Zoning Commission that were agreed to by Mr. Bloem (Bear Waterfront, LLC) in an agreement approved by the City Council and entered into in November 2025 to bring the project into compliance.

A6. The City Engineer has indicated that for the purposes of the preliminary plans, both subdivision design standards and improvement standards comply with municipal code, subject to the approval of the PUD deviations requested by the applicant.

A7. The replat of the Mahogany Lane Subdivision is in conformance with the existing zoning per the approved deviations that were approved for Mahogany Lane PUD (PUD-3-21) and the findings therein.

(The commission should add other facts here which it finds are relevant to its decision.)

B. CONCLUSIONS OF LAW:

Based on the foregoing Findings of Fact, the Planning and Zoning Commission makes the following Conclusions of Law.

B1. That all of the general plat requirements **(have) (have not)** been met as attested to by the City Engineer.

B2. That the provision for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities **(are) (are not)** adequate.

B3. That the proposed plat **(does) does not** comply with all of the subdivision design standards (contained in chapter 16.15) and all of the subdivision improvement standards (contained in chapter 16.40) requirements.

B4. The lots proposed in the plat **(do) (do not)** meet the requirements of the applicable zoning district.

C. **DECISION**

The Planning and Zoning Commission, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the replat **(does)** **(does not)** comply with the required evaluation criteria, and the request should be **(approved)** **(denied)** **(denied without prejudice)**.

PROJECT CONDITIONS:

Based on the November 2025 agreement between Mr. Bloem and the City Council, the following conditions apply to this project. Unless otherwise noted, superseded by the recommended conditions below, or completed, the original conditions of the project still apply. *(The commission may include additional conditions.)*

PUD Open Space

1. The Applicant shall obtain a new Site Development Permit prior to doing any of the open space and trail work;
2. The Applicant shall complete the staircases connecting the Centennial Trail to Bellerive Lane following the construction of the adjacent Tri-homes and shall complete the work no later than August 31, 2026;
3. The Applicant shall commence work on the landscaped areas no later than March 1, 2026, and shall complete the work no later than August 31, 2026;
4. The Applicant shall commence work on the Park and Centennial Trail improvements no later than March 1, 2026, and shall complete the work no later than August 31, 2026;
5. The Applicant shall commence the work on the Plaza next to the Delores Depot along Beebe Boulevard no later than March 1, 2026, and shall complete the work no later than August 31, 2026; and

Delores Depot

6. The Applicant shall submit for revisions for the building permit by March 1, 2026, and shall complete the project by January 31, 2027.
7. The Applicant shall complete the parking on Tilford Lane with the Delores Depot.

RRFBs, Crossings

8. The Applicant shall order two (2) RRFBs by November 30, 2025, and install said RRFBs no later than March 15, 2026, unless the time is extended at the request of the City Engineer.
9. The Applicant shall remove the old pavement markings on Beebe Boulevard by March 1, 2026; and
10. The Applicant shall remove the old trail ped/bike ramps on both sides of Beebe Boulevard and replace the curbs by March 1, 2026.

Warranty Bond, Acceptance of Improvements

11. The Applicant shall provide a Warranty Bond for all public improvements for City Council approval by November 18, 2026; and
12. The Applicant shall confirm that all required public improvements have been completed and accepted by City Staff, or are bonded for by November 11, 2026.

ORIGINAL CONDITIONS APPROVED WITH THE MAHOGANY LANE PUD & SUBDIVISION:

1. The creation of a homeowner's association will be required to ensure the perpetual maintenance of the open space and other common areas.
2. The applicant's requests for subdivision, and PUD run concurrently. The subdivision and PUD designs are reliant upon one another. Additionally, approval of the requested PUD is only valid once the Final Development Plan has been approved by the Planning Department.
3. Ingress and egress access easements to Lot 1 must be obtained from all affected property owners before site construction can begin on the subdivision and PUD.
4. Onsite parking for Lot 1 must meet the City's parking code requirements as outlined in Chapter 17.44.
5. The Open Space must be installed and completed prior to certificates of occupancies being issued for this project.
6. The Centennial Trail realignment must be completed prior to disturbance to the existing Centennial Trail to provide uninterrupted access and shall be completed and accepted by the City and North Idaho Centennial Trail Foundation before November 1, 2022 or prior to issuance of any additional building permits, whichever comes first.
7. Add access easements as instrument numbers on the plat indicating all access easements acquired. Access agreements will be required for access to Tilford Lane, Bellerive Lane, and across the North Idaho Centennial Trail. These easements will be required prior to Final Plat.
8. Dedicate Beebe Boulevard right-of-way to the City to achieve an 80-foot total right-of-way width.
9. New lots 1 through 5 will require new water service installations for each lot.
10. Lots 6 through 11 that are proposed to extend beyond the original boundary line, and may be utilized for ADU purposes, will require additional services as private service lines are not allowed to cross an existing public utility easement.
11. Additional fire hydrants may be required by the Fire Dept.
12. All improvements will be the responsibility of the developer at their expense.
13. An unobstructed City approved "all-weather" access shall be required over all public sewers.
14. All public sewer plans require IDEQ or QLPE Approval prior to construction.
15. Sewer Policy #716 requires all legally recognized parcels within the City to individually connect and discharge into (1) public sewer connection.
16. A utility easement for the public sewer shall be dedicated to the City prior to building permits.
17. This PUD shall be required to comply with the City's One Lot-One Lateral Rule
18. Dead-end Fire Department access roads over 150 feet in length requires an approved turn-around. The proposed Hammer Head turn-around as shown on PUD-3-21 exhibit is approved by the Coeur d'Alene Fire Department.
19. A sign stating 'FIRE LANE – NO PARKING' is required to be installed at this hammer head.
20. The proposed locations for (2) fire hydrants (lot 5 and property line of lots 10/11) are approved by Coeur d'Alene Fire Department.
21. Build a 15' shared-use path not to exceed 5% slope with a 1% crown slope.
22. Use 'Driveway Mix' asphalt in the construction of the trail.

23. Sterilize the ground with herbicide before laying down gravel and asphalt.
24. Finish the natural area so it is mow-able.
25. All landscaping must be approved by the City of Coeur d'Alene parks department and planted to City specifications.
26. All street trees must be selected from the approved street tree list and planted to City specifications and planted in the public right of way or in street tree easements.
27. All site improvements and landscaping improvements in the "greenbelt" outside the PUD, as agreed to by the applicant, must be completed before the issuance of certificates of occupancy will be issued.
28. The City of Coeur d'Alene parks and recreation department will need to see a full set of landscape plans for the "Greenbelt" area north of the Centennial trail. The Parks and Recreation Department will approve all tree and plant species selected for this area.
29. The site plan for this project will need to show all parking improvements, walking paths and irrigation plans.
30. Street trees abutting Beebe Blvd. will need to be planted in the public right of way or planting easement. Any easements must be recorded with the County Recorder.
31. Bellerive Ln. is a private street, street trees planted in this area are not subject to Urban Forestry Ordinance. Selecting trees from the approved street tree list and planting to City specifications is recommended.

Motion by commissioner , seconded by commissioner , to adopt the foregoing Findings and Order and (approve) (deny) (deny without prejudice) the request.

ROLL CALL:

COMMISSION MEMBER INGALLS	Voted	(Aye) (Nay)
COMMISSION MEMBER WARD	Voted	(Aye) (Nay)
COMMISSION MEMBER JAMTAAS	Voted	(Aye) (Nay)
COMMISSION MEMBER FLEMING	Voted	(Aye) (Nay)
COMMISSION MEMBER MCCRACKEN	Voted	(Aye) (Nay)
CHAIRMAN MESSINA	Voted	(Aye) (Nay)

Motion to (approve)(deny)(deny without prejudice) carried by a to vote.