

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

**AUGUST 12, 2025**

**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.

June 10, 2025 – Planning & Zoning Commission Meeting

**PUBLIC COMMENTS:**

**STAFF COMMENTS:**

**COMMISSION COMMENTS:**

**OTHER BUSINESS:** \*\*\*ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.

1.      Applicant:      Sam Investments LLC  
         Location:      1801 Lincoln Way  
         Request:        A Proposed Special Use Permit for onsite food and beverage consumption in  
                                 Commercial Limited C-17L Zoning District QUASI-JUDICIAL (SP-1-25)

**Presented by: Sean Holm, Senior Planner**

**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.*

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# MINUTES

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**PLANNING & ZONING COMMISSION  
MINUTES  
LOWER LEVEL – LIBRARY COMMUNITY ROOM  
702 E. FRONT AVENUE  
JUNE 10, 2025**

**COMMISSIONERS PRESENT:**

Tom Messina, Chairman  
Jon Ingalls, Vice Chair  
Phil Ward  
Sarah McCracken  
Lynn Fleming

**STAFF MEMBERS PRESENT:**

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

**Commissioners Absent:**

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 Fleming, seconded by Commissioner Ingalls, to approve the minutes of the Historic Preservation Commission & Planning and Zoning Commission Workshop on March 26, 2025. Motion carried.

Motion by Commissioner McCracken, seconded by Commissioner Ward, to approve the minutes of the Planning & Zoning Commission meeting on April 8, 2025. Motion carried.

**PUBLIC COMMENTS:**

None.

**STAFF COMMENTS:**

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

- Two Planning Department staff members are here this evening attending the workshop, Virginia Loustalot, who is the Planning Technician and has been very involved in reviewing plans for accessory dwelling units (ADU's), and Barbara Barker, our new Associate Planner.
- We did not receive any public hearing items for the month of July. There might be a workshop on some housekeeping items in the Zoning Code or twin homes.

**COMMISSION COMMENTS:**

None.

**OTHER BUSINESS: \*\*\*ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.**

1.     Applicant:     Weter Bare Land, LLC  
       Location:    West of Ramsey Road, south of Lopez Avenue and east of Player Drive  
       Request:      Requesting a 1-year extension for a R-34 Special Use Permit (SUP) to allow multifamily residential at 34 units per acre on a lot zoned C-17 that allows 17 units per acre by right  
                       QUASI-JUDICIAL (**SP-2-24**)

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

Weter Bare, LLC is requesting a one-year extension on their Special Use Permit for a R-34 for an increased density from R-17 to R-34 (34 units per gross Acre) within the C-17 portion for their subject property in the City of Coeur d'Alene.

On June 11, 2024, the Coeur d'Alene Planning and Zoning Commission held a public hearing on the above Special Use request and approved it with the following conditions:

**Planning:**

1. If approved, the maximum height shall be limited to 45' from average finished grade, based on the lowest feasible grade along N. Ramsey Rd. and the applicant's property line.
2. All subject properties shall be combined/consolidated with the properties currently zoned Community Commercial (CC); the CC zoned parcels shall be limited to multi-family parking only, as designed.

**Engineering**

3. Dedicate right-of-way to the City of Coeur d'Alene to create a consistent 100-foot right-of-way along the Ramsey Road frontage.
4. Relocate the Ramsey Road median swale adjacent to the property to a new swale within the development and dedicate a stormwater easement, reconstruct Ramsey Road, where the median swale is removed to extend the northbound left-turn lane.
5. Install a stop sign on Lopez Ave at Player Drive.

**Water:**

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

**Fire Department:**

7. FD minimum access width: 20' minimum, 26' maximum.
8. Maximum Turning Radiuses is 25' interior and 50' exterior.
9. Address numbers shall be visible from the street and property.
10. Fire hydrant amount and location to be determined at building permit.
11. Fire sprinkler and fire alarms are required.
12. Knox box is required.
13. Locking Knox caps required for the FDC.

The Decision Point this evening is for the commission to approve or deny the request of Weter Bare Land

LLC one-year extension of approved Special Use Permit R-34 for increased density from R-17 to R-34 (34 units per gross Acre) within the C-17 portion for their subject property in the City of Coeur d'Alene.

Mr. Holm read the Applicant's explanation of the hardship that they are encountering:

*"The applicant has indicated that the hardship that they are incurring is that the current economic and market conditions, with the high estimated construction costs are proving to be a significant barrier in getting the project off the ground. As a result, the applicant is needing more time to consider alternative financing and construction options".*

Mr. Holm noted the action alternative this evening: The Planning and Zoning Commission must consider the request by motion by granting a one-year extension of the approved special use permit to June 11, 2026, or deny the one-year extension request. If denied, the item expires, and the applicant must reapply for another special use permit.

Mr. Holm concluded his presentation.

### **Commission Discussion:**

Commissioner Fleming asked how many extensions are granted for Special Use Permits?

Mr. Holm replied just one.

Chairman Messina asked if the applicant would come up with a different design for the project? Or would they have to stay with the design we originally approved?

Mr. Holm replied he does not know what they are working on now. With a Special Use Permit they do need to follow the site plan itself. But they do have some flexibility with design.

Chairman Messina was asking if they can change the layout because of what they said in the letter.

Mr. Holm replied they can change the layout internally of the structure itself. If the market studies show that maybe the suites need to be a little smaller or bigger, they are well within their right to do that. They can change the number of units that were set. But maybe two-bedroom units would work better than three, they can do that as well. They can change the internal structure of building itself within the limits of the total number of units for density, but they do need to meet what was approved for the site plan.

Commissioner Fleming asked for clarification on the height. Did we limit the height as well? The parameters are set with the building envelope, and they just will need to decide whether they will be apartments or condos. But they are restricted by the structure and the site plan, correct?

Mr. Holm replied yes, that is in the code for the height. The CC (Community Commercial zoning) portion decided they would use it as surface parking on the other side of Player Drive because of the homes and they wanted those homes to have a continued view of the mountains.

Commissioner Ingalls commented that this is a good project. The design is very thoughtful with the way it works with the neighborhood. It is higher density, but it is in the right spot. The Comp Plan encourages this. There are 13 conditions that will protect the city and will improve the streets. He does want an academic moment maybe with a little help from legal when he reads the code requirement for finding an "unusual hardship" for the extension. He gets that financing is tough right now, interest rates are crazy, etc. but does the definition work against them?

Mr. Holms replied he has not seen a definition that defines hardship versus unusual hardship.

Mr. Adams, City Attorney, replied it is not defined anywhere as far as he knows. The commission would have to decide what is unusual and what is usual. Hardships exist that could be usual in terms of difficulty in finding materials, things that are common hardships that are experienced by various developers.

Commissioner Ward commented on this site that it was very suitable for multi-family development. The commission placed some requirements regarding some access because of the major roadways it is on. This was a valid application a year ago. This should be approved now. He does not know what hardship means. Financially and market conditions could affect this project. He has no problem with this application.

**Motion was made by Commissioner Ingalls, to grant a one-year extension to end on June 11, 2026, seconded by Commissioner Ward. Motion Carried.**

## 2. Workshop – Possible Code Amendments to Accessory Use and Impervious Surface Standards

**Presented by: Hilary Patterson, Community Planning Director**

Ms. Patterson began the workshop discussion by noting that the workshop would be focused on impervious surface standards and accessory uses. She stated that there are ongoing issues with neighboring properties flooding because some neighbor's houses have their buildings so close to each other because of the snow, and storm water from the drainage they are flooding. The ADU code was amended in 2019 to allow increased height over garages. The second story stepback has been challenging to administer. Accessory structures are intended to be "accessory to" principal. Currently setbacks and height don't always achieve that. The ADU code requires a 30% pervious surface. Setback requirements can achieve this. This will be a workshop discussion item on pervious versus impervious surface, and potentially increasing requirements. The Impervious Surface regulations were repealed in 2000.

Ms. Patterson shared the current code language from the Zoning Code Section 17.06.610: Accessory Uses Related to Principal Uses and provided an overview of the proposed amendment language.

Commissioner McCracken asked what is the definition of the building envelope?

Ms. Patterson replied those would be setbacks such as you would have to meet your front, rear and side setbacks for the principal structure. Typically, it would be 20 in front if you had an alley, and it would be 5 feet and 10 feet if you don't have an alley, and 25 feet in the rear yard. A lot of homes are being built now with the attached ADU and garage that goes into the rear yard. They are taking advantage of the 32-foot tall allowance for an ADU that is built within the principal building envelope.

Commissioner McCracken asked it is not required to be attached?

Ms. Patterson replied, correct. Any detached structure, if it is in the principal building envelope, can be up to 32 feet tall.

Commissioner McCracken asked, would the change be for it to be required to be attached?

Ms. Patterson replied, correct.

Chairman Messina asked the square footage of an ADU?

Ms. Patterson replied 800 square feet.

Chairman Messina asked if there has been any discussion with staff about the ADU being built that they should stay within the height of the original house that is on the property?

Ms. Patterson stated staff have talked about it internally, and the Historic Preservation Commission has also talked about it. This is something that would be difficult to apply citywide. Maybe this would be a Historic Overlay area consideration if they wanted to opt into that? The Commission has the option of making recommendations.

Ms. Patterson continued with her presentation. The setbacks for ADU's located in the rear 25 feet is 10 feet on both sides, including on street side yards. If we remove the second story stepback, this could achieve a similar result by just increasing the setbacks. The rear yard would be a proposal to consider keeping it 5 feet if you're next to abutting rear alley and 10 feet if there is no rear alley.

Commissioner Fleming stated that most of the lots run about 50 feet wide, is that correct? Maybe some are 40?

Ms. Patterson replied, yes, 50 are the majority. There are a few at 40. These would be more challenging.

Commissioner Ingalls stated, maybe every lot should not have an ADU.

Chairman Messina commented when the ADU study was implemented in the city. He asked has this been difficult for staff to not approve ADU's when they come forward because of the current code and have the applicants found some loopholes to get around so they can get around some of these larger structures that we see in town that have a garage that towers over the neighborhood? He would like to protect the neighborhood. He is not against ADU's, they serve a purpose but when they interfere with the characteristic with the neighborhood this is his concern, regardless how the commission changes the code, will this still be the same height and will it interfere with the next-door neighbor because now they have windows on the second story looking down in someone's yard that used to be private. He is for setbacks; he thinks the neighborhoods have been compromised recently.

Ms. Patterson replied for the most part the code has worked well, other than the stepback that has been difficult to administer. There will always be people that will push the limits and find the loopholes. What we are seeing more now with the cost of the land and material prices is that people are trying to put more on their small properties. This has made it more obvious for staff and commission members and community members to stop and look at the changes of the character of the historic neighborhoods.

Chairman Messina asked if the new permits coming in are for new homes with an ADU, whether they are attached or separated, or new construction because they have demolished an original structure?

Ms. Patterson replied she has seen both.

Mr. Holm also stated there has been a mix of both.

Commissioner Ward asked how do you distinguish a duplex from an ADU?

Mr. Holm replied it depends on the underlying zoning. In the R-12 zone you will need 7,000 square feet for a duplex. Many of the lots do not achieve that. For a house with an ADU, the main house can be whatever the square foot is allowed within the 32-foot height limit, but the ADU can only be 800 square feet.

Commissioner Ward stated this is not a site plan review or a variance. This is technical stuff. If you are not a developer and he reads a code and he wants to build an ADU as part of the house or separate, you really need to know what the heck you are doing. In the code we talk about the lot coverage and the various setbacks and how far away and talking about protecting the property next door with windows or not having windows. There needs to be setbacks. If it's going to be the house, we know what those will

be. If it is going to be the ADU independent of the house, then we need to establish those setbacks. That should be the envelope that you build in. The way the code is written now is very confusing to people. We want to encourage people to build ADU's and the best way to do it is to make it easier for people. When it comes to windows, he thinks that somewhere in the fire code it talks about you can't have windows facing another building because of a fire breaks out it can jump across to another one. There are limitations on that. He feels if a homeowner wants to have an ADU and it's not attached to the house, it needs to setback behind the principal building line of the main house. It shouldn't be aligned to the house because it would be a duplex. He would like the process to be less confusing to the public.

Commissioner Ingalls stated that this would be staff's call. You are looking for input from us. The commission would be in support. He would like to see an increased setback methodology rather than the stepback. He would like it to apply to all accessory structures.

Commissioner McCracken asked if an ADU second story step back is the only part written into the code?

Ms. Patterson replied, yes.

Commissioner McCracken states she understands this would be challenging to administer.

#### **Discussion Questions:**

- Does P&Z support increasing setbacks and removing the second story step back requirement for ADUs over garages? **Yes**
- Should rear yard with a rear alley be 10 feet for ADUs over garages to address step back, or is a 5 feet more appropriate to provide a usable back yard? **10 feet.**
- If setbacks are increased to 10 feet, are decks and stairs acceptable encroachments? **Yes**
- Should other accessory structures within the principal building envelope be limited in height *unless* they are attached to the principal dwelling unit? **Yes**
- Should all accessory structures be subject to increased setbacks? **Yes**
- Should ADUs within the principal building envelope be limited in height *unless* they are attached to the principal dwelling unit? **Yes**
- Should other accessory structures within the principal building envelope be limited in height *unless* they are attached to the principal dwelling unit? **Yes**
- Should there be a requirement for windows on the ADU/garage structure for walls that face another residential lot/use of street(s)? **No, don't add.**

#### **Impervious Surface:**

Section 17.02.070 of the current Zoning Code has this definition:

- A. "Impervious surfaces" means a hard surface area which either prevents or retards the entry of water into the soil mantle, and/or which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development.

The prior code (repealed in 2000) defined it as,

"Impervious surfaces" are those that do not absorb rain. All buildings, parking areas, driveways, roads, sidewalks and any areas in concrete and asphalt shall be considered impervious surfaces within this definition. In addition, other areas determined by the Engineer to be impervious within the meaning of this definition will also be classified as impervious surfaces.

The prior code allowed 25% impervious for E-1 lots, 51% for R-3 and R-5, and 60% for R-8 and R-12 and 70% for R-12 and 70% for R-17 and MH-8, and 75% for R-34. It also provided for an increase not

to exceed 85% in R-17 for parking lots that are authorized by special use permit upon finding by the Planning and Zoning Commission that the surrounding neighborhood would be better served or protected by the expansion of the available off-street parking than it would be by the addition of open, landscaped area.

According to the staff report associated with the repeal of the Impervious surface site performance standards in 2000 (0-2-2000), "The existing requirements for impervious surface are no longer supported by need." It cited the grassed swale regulations that were adopted in 1994 that were more comprehensive and detailed, and indicated that the less regulations should be removed. The staff report and ordinance associated with 0-2-2000 is attached for reference.

Ms. Patterson states staff does not feel this way now. We do not have swale requirements for residential, only for large multi-family projects and commercial. You do have to keep your storm water on your site, but this proves to be very challenging if there is very limited setbacks and lots of structures and hard scape surfaces.

Ms. Patterson said the current code has a pervious surface standard that only applies to ADUs, which is in Section 17.06.660: Accessory Dwelling Units; Basic Development Standards under N. Lot Coverage/Open Spaces And Pervious Surface Requirements.

Commissioner McCracken commented that she sees the idea of adding it back. Is there a way of writing it back more simplified, or is suggesting to adding it back with a chart in different percentages for different zoning?

Ms. Patterson replied that staff's recommendation at this point is that we would like the input of this commission and Chris Bosley, City Engineer, might have other opinions as well. Planning was talking internally about maybe increasing it to 40% pervious which would be 10% improvement over what ADUs has currently. This would simplify things to have a standard percentage. We could increase this for R-1 if we wanted because these are larger lots or we could leave this alone. The zoning was based on lots sizes in the past.

Commissioner Ingalls asked what does the building department see and what do they look at when it comes in with a potential ADU permit?

Ms. Patterson replied the applicant would have to provide an exhibit and a calculation of lot coverage. The city would expect everyone to comply with their improvement to the property but not everyone complies.

Chairman Messina asked about possible ways to address storm water and snow runoff?

Ms. Patterson replied that there has been input regarding snow breaks on metal roofs. Ted Lanzy, Building Official, said they are going to start when they get permits in at the Building Department to require snow breaks if they see anything that within 5 feet of a property line that has a metal roof.

Commissioner Ward commented the point of zoning is building, green area, driveways, etc. The concern here is water runoff. Where is the drainage going to go, out in the street or on the neighbors property? Is there a provision in the city's ordinance that says you must retain your own water on your property?

Ms. Patterson replied, yes it's in the code.

Commissioner Ward stated if it is there how do we enforce that? If the idea is to control the water runoff and we have a law to do it, why is there a challenge. He sees maybe change the lot coverage. Maybe have 40% lot coverage but if you want to go closer then you have to show you can contain the water.

Ms. Patterson stated the challenge would be to enforce it if we do not change this. Changing the setbacks for the ADU's and the accessory's structures will help. If you do not have enough green space for the water to penetrate, most people do not do elaborate drainage systems on their lots. We have to go and enforce it on our end after-the-fact. The lot coverage and the impervious surface is what we are looking at.

Commissioner Fleming commented that maybe there needs to be some kind of box on the application of what and how are you dealing with the storm water stating that you the homeowner needs to deal with your own water, whether you build a french drain, etc. The homeowner and or the builder needs to know its on them to deal with the stormwater. We need to put them on the spot to address this issue and make sure they are aware of it as well.

Commissioner Ingalls commented if the standard is 30% and we bump it to 40% this will not guarantee that all the water that lands here will stay here. If a project comes in with 45% grass, but the lot slopes a little and it's the middle of winter and the grass is as hard as a rock, the stormwater will run off the property. In the real world if the number is being increased to 40% it is going to be presumptive that it will save the day. A commercial lot does have to prove that the water lands in the spots does stay there.

Chris Bosley, City Engineer, stated commercial lots do have to show testing for the swales, infiltration and that the design was correct. He does not have a magic number of what should be a pervious area. He does think any increase would be good. The increase in setbacks that would automatically go to help because now they won't be able to fill in as much area because they have a 10 foot side yard that they have to maintain. With PUD projects they have very small lots, the people have the house and the garage in place and they come in after the fact, after they have moved in, and they do not want to maintain 100 feet of lawn anymore. They put in pavers, concrete or rock. The neighbors then call us because the water is now running into their yard. He has to tell them the City does not get involved with civil disputes between two neighbors. This is difficult, but the more pervious area we can maintain it is better for everyone. Not all soils are the same either. Some neighborhoods have high clay contents in the soil and there are swamps in some neighborhoods, and some are just fine because they are very gravelly. The County has five acre lots. It's pretty easy to put numbers on those lots when they are so large. Mr. Bosely likes the checklist system. The property owners might not like it because it's another step for them. He suggested anything less than a 1-acre lot needs to have this extra step because of the competition for space.

Commissioner McCracken stated going forward with the PUD process, she wants to see what has worked and what has not worked and get input from staff. Maybe there should be a reasonable threshold should be achievable and if you are above these, there is now a checklist the homeowner/builder will have to do. She understands this is a work in progress and their needs to be an average threshold for that lot size and soil.

Mr. Bosley stated the drainage utility collects stormwater fees based on where you live and whether you are commercial or residential. For residential there is an assumption that the water from the driveway will drain into the street, but that everything else will remain on site. Commercial we would like the water to stay on site. There are some commercial properties that pay an increased drainage fee based on the square footage of impervious surface. Those fees will help to combat storm water.

Chairman Messina stated what would staff come up with to help make it easier and not have so many calls or problems. Could you guide this commission on what kind of recommendations that would work for the staff?

Ms. Patterson stated that staff is recommending having the pervious surface requirement be 40% for residential.

Mr. Bosley replied any improvement is heading in the right direction. The setback increases will also help.

Commissioner McCracken asked currently right now you are not requiring a plan on individual lots?

Mr. Bosely replied that is correct.

Commissioner McCracken stated but if you had a current threshold you could?

Mr. Bosely replied yes we could.

**Discussion Questions:**

- Should the requirement be increased? **Yes**
- Should it be required for all structures on all single-family residential lots in all residential zoning districts (including MH-8) to be determined with building permits for any new permitted for any new permitted structures, and not just applied to lots with ADU's? **Yes**
- Or should it be only applied to ADU permits? **No**
- Should it be changed from pervious to impervious to provide better guidance on the standards? **Yes**
- If so, should the impervious maximum to 60% (40% pervious) for most residential zones and 25% impervious for R-1 (75% pervious)? **Yes 40%**
- Or should the standard not apply to R-1 since the lots are on acre or larger?

Commissioner McCracken suggested that staff take this information back and decide what would be the right amount of pervious surface with the increased setbacks, then maybe have an example or two with various lot sizes so the Commission can see how the lots could be developed if the pervious surface percentage is increased.

Ms. Patterson concluded with her presentation.

**ADJOURNMENT:**

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


The meeting was adjourned at 7:00 p.m.

Prepared by Traci Clark, Administrative Assistant

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# PUBLIC HEARING

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# STAFF REPORT

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**FROM:** SEAN E. HOLM, SENIOR PLANNER  
**DATE:** AUGUST 12, 2025  
**SUBJECT:** SP-1-25: FOOD AND BEVERAGE ON-SITE CONSUMPTION SPECIAL USE PERMIT  
**LOCATION:** A SHOPPING PLAZA ON A 0.58 ACRE SITE LOCATED AT 1801 LINCOLN WAY, SOUTH OF W. EMMA AVE. AND NORTH OF W. DAVIDSON AVE.

**APPLICANT/CONSULANT:**  
Kurtis Thornton  
504 W. 12th Ave.  
Post Falls, ID 83854

Kurtis Thornton, applicant, is requesting a Food and Beverage On-site Consumption Special Use Permit in the C-17L (Commercial Limited at 17 units/acre) zoning district to allow a bakery shop within the 1,100 sq. ft. suite. The Special Use Permit would apply to the whole parcel, including the existing On-site Food and Beverage Consumption Use in the adjacent suite (El Paise Restaurant). Parking would be the limiting factor to determine use allowance on-site.

## LOCATION CONTEXT:



## SITE BACKGROUND:

The subject property was previously a Professional Services office space and the suite is currently vacant. The adjacent suite is an active On-site Food and Beverage establishment (El Paisa). In 1998, a Special Use Permit was granted for Chopstick Express, an Off-site Food and

Beverage establishment (SP-8-98) housed in the suite currently occupied by El Paisa. The rest of the strip mall is occupied by retail shops and business offices. On-site Food and Beverage Consumption is an allowed use in the C17L zoning district with a Special Use Permit.

#### **APPLICANT'S NARRATIVE:**

"This letter is the explanation of why a bakery at 1801 Lincoln Way makes sense. Since the corridor is designated as a retail center/corridor a bakery will fit right in. All city utilities already service the building, and it is easily accessed by Davidson Street to the south or Emma to the north. The building already features a lot of mixed use and a Mexican restaurant and is a local "go to" for many areas surrounding it, including several medical establishments. Adding a bakery to this space will also add employment opportunities to the local community, adding to economic growth for the area. I know that adding a bakery to this part of town will be a huge win for everyone to enjoy".

#### **SUMMARY 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 notice requirements have been met for item SP-1-25.
- 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 in the Coeur d'Alene Press on July 26, 2025, 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). The Notice was posted on the property on July 29, 2025, fourteen 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). Thirty-five (35) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on July 25, 2025.
  - 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 July 25, 2025, eighteen days prior to the 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). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on July 25, 2025.

- A2. Public testimony was received at a public hearing on August 12, 2025.
- A3. The subject property is occupied with frontages located on the west side of US-95, south of W. Emma Avenue, and north of W. Davidson Avenue. The subject site is 0.58 acres. The property is surrounded by residential, commercial and civic uses.
- A4. The subject site is currently zoned Commercial Limited at seventeen (17) units per acre.
- A5. The applicant is proposing a Food & Beverage On-site Consumption use (Bakery). The site is in a retail area that provides goods and services to the nearby Health Care Corridor. It is positioned on a main arterial serving traffic to the Downtown District and Interstate 90. The subject parcel has other On-site Food and Beverage establishments within the same building. The nearby Ironwood Square Northeast of the property also has similar Food and Beverage On-site Consumption businesses.
- A6. The Comprehensive Plan Future Land Use Map designation is Retail Center/Corridor Place Type. The Comprehensive Plan states that compatible zoning for the Retail Center/Corridor Place Type includes C-17 and C-17L.
- A7. The Comprehensive Plan includes transportation maps showing Existing and Planned Bicycle Networks, Existing and Planned Walking Networks, Existing Transit Networks. The subject property is in an area with existing sidewalks and is close to Citylink Transit Routes A and C.
- A8. The staff report includes applicable Comprehensive Plan goals and objectives. The commission will determine if there are other applicable goals and objectives to support their decision from the attached Comprehensive Plan goals and objectives worksheet.
- A9. City departments have indicated the project will be served by existing streets, facilities and services.

## **REQUIRED SPECIAL USE PERMIT FINDINGS:**

Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

Findings:

- B1:** The proposal is in conformance with the comprehensive plan.
1. Future Land Use/Place Type
  2. Transportation
  3. Special Area Land Use
  4. Policy Framework (Goals and Objectives)
- B2:** The design and planning of the site is compatible with the location, setting and existing uses on adjacent properties.
- B3:** The location, design, and size of the proposal are such that the development will be adequately served by existing streets, public facilities and services.

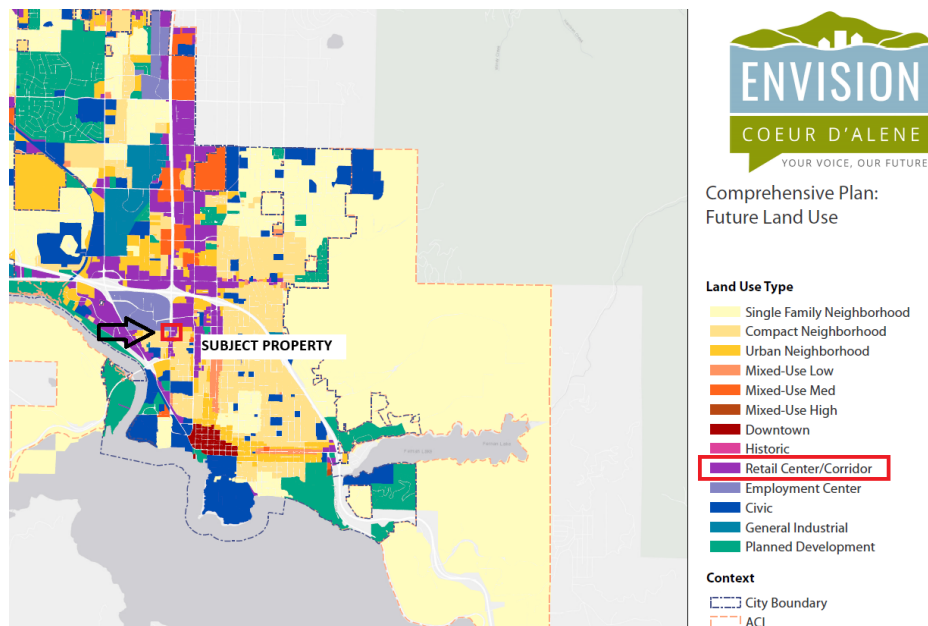
**Finding B1:** That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.

Using the information provided below, the summary of facts in item A6, A7, and A8, and the testimony from the hearing, make finding B1 using the attached findings worksheet.

### **2022-2042 COMPREHENSIVE PLAN- LAND USE CATEGORY:**

- The subject property is within city limits.
- The City's 2022-2042 Comprehensive Plan categorizes this parcel as **Retail Center/Corridor** Place Type.

### **Future Land Use:**



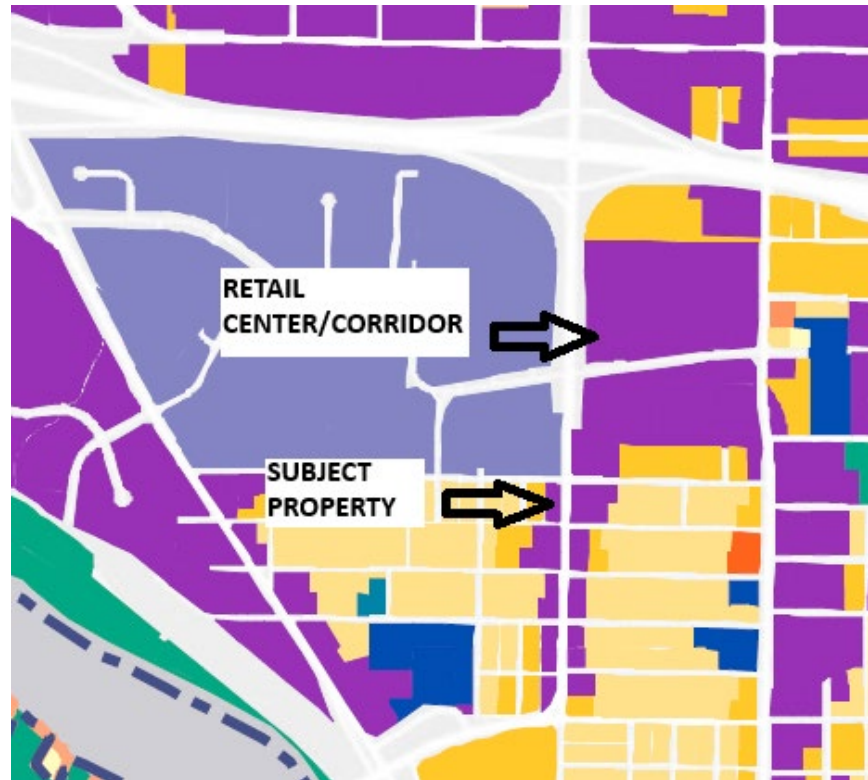
## Comprehensive Plan: Future Land Use

### 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



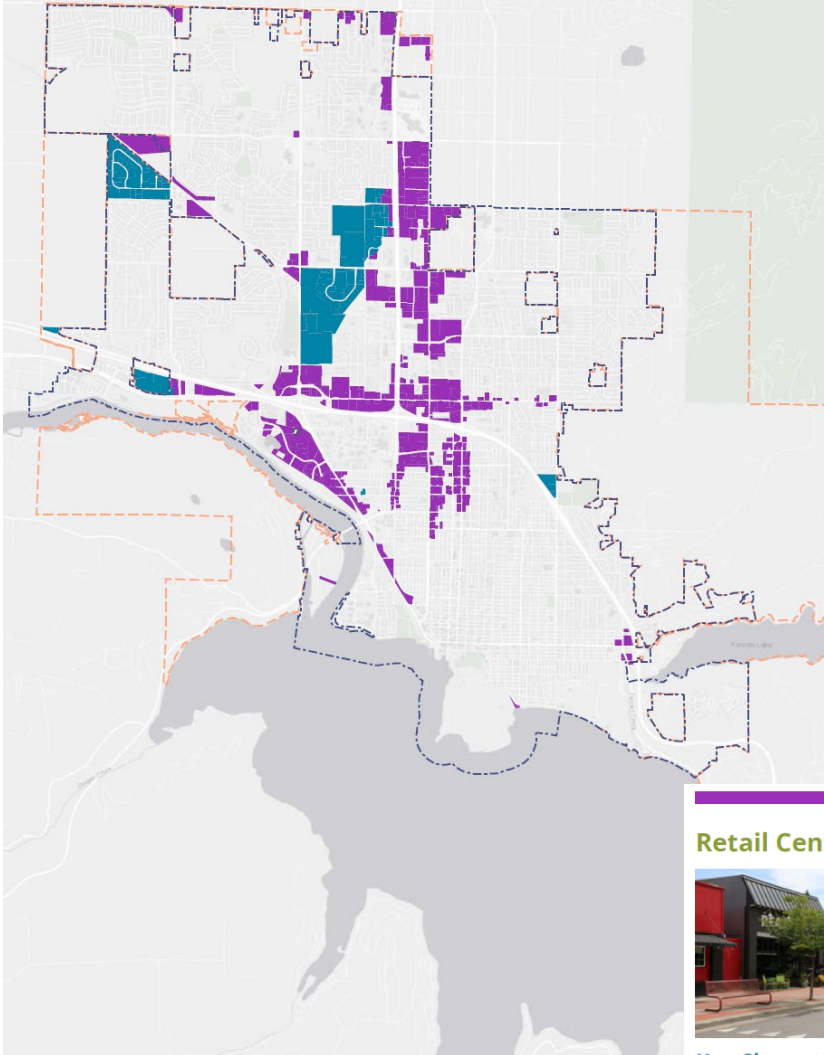
### Place Types:

Place types 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**.

#### **Retail Center/ Corridor:**

Retail Center/ Corridor places are primarily car-oriented destinations for retail, services, hotels and motels, and restaurants along major streets. These locations are often developed with large format retail uses with some infill commercial development, typically one to three stories. These places are typically not easily walkable and generally have limited civic or other public uses, but because they are often located along major arterials, they may be served by transit.

**Compatible Zoning: C17 and C17L**



## Retail Center/Corridor



### Key Characteristics

Retail Center/Corridor places are primarily car-oriented destinations for retail, services, hotels and motels, and restaurants along major streets. These locations are often developed with large format retail uses with some infill commercial development, typically one to three stories. These places are typically not walkable and generally have limited civic or other public uses, but because they are often located along major arterials, they may be served by transit.

### Transportation

- Often located along or at the intersection of major arterials
- Varied street pattern with more parking to meet commercial needs

### Typical Uses

- Primary: Shopping centers, hotels/motels, car sales, restaurants, entertainment, office
- Secondary: Open space and parking

### Building Types

- 1-3 stories, strip malls, walking malls, box stores, small format stores, or walkable Main Streets

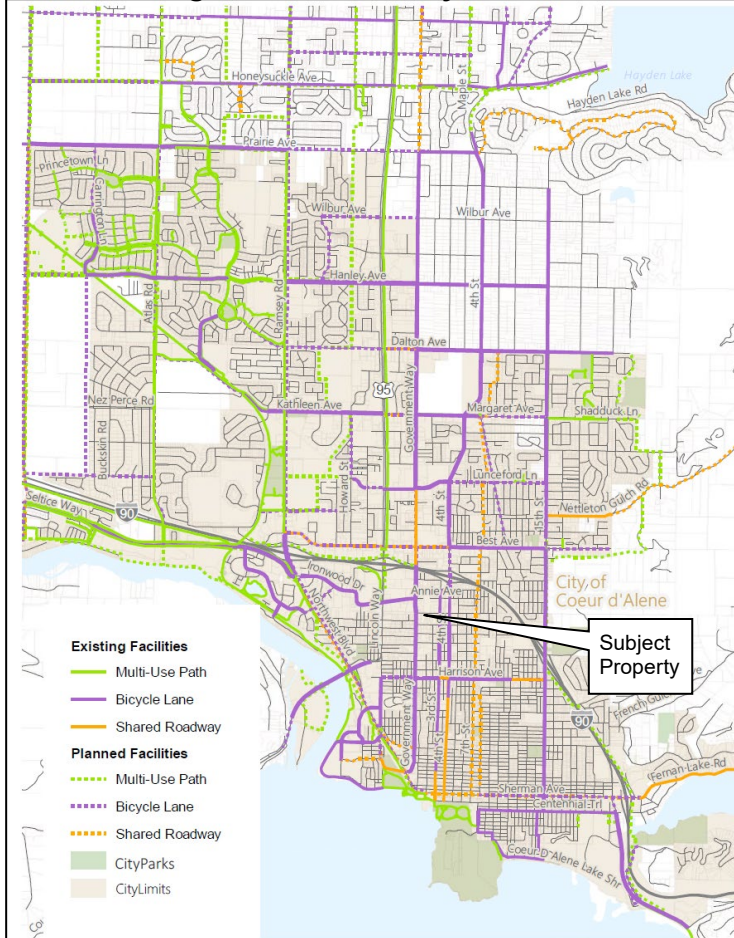
### Compatible Zoning

- C17 and C17L

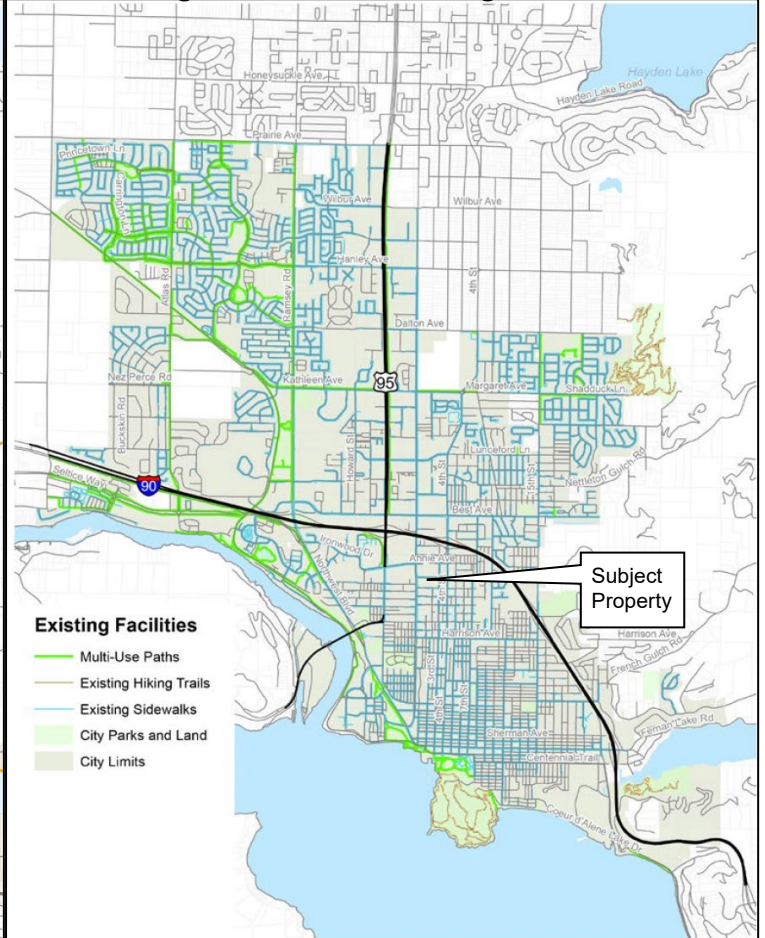


## Transportation

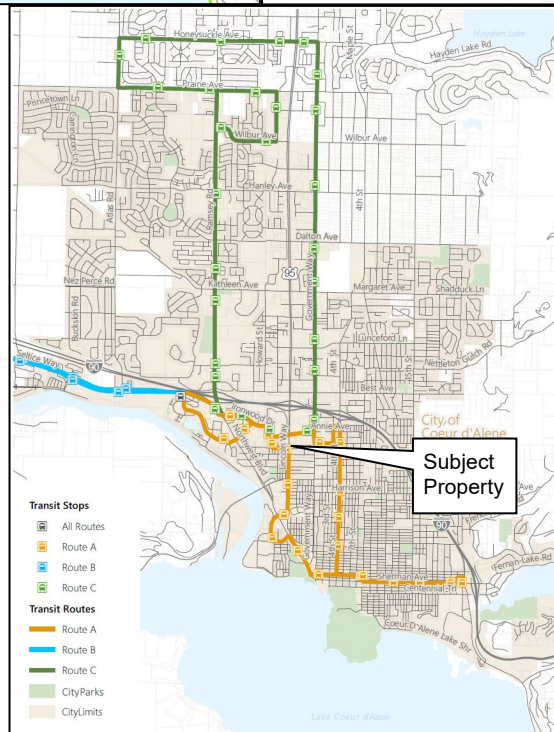
### Existing and Planned Bicycle Network:



### Existing and Planned Walking Network:



### Existing Transit Network:



## Road Network

The backbone of Coeur d'Alene's road network is I-90 and US 95. I-90 provides connections to Post Falls and Spokane to the west, while US 95 connects the city to neighboring Hayden, and provides a route from Canada to Boise. Not surprisingly, I-90 and US 95 have the highest traffic volumes in the city. Volumes on US 95 are highest north of I-90 where the highway provides regional connections, as well as access to much of the city's retail and other commercial developments.

## Special Areas

These areas have adopted plans to ensure that future development and growth is compatible with the unique characteristics of each area. Area-specific policies apply in addition to design principles for neighborhoods, activity centers, and community/employment areas as applicable.

## Health Corridor Master Plan



The Health Corridor master plan provides a long-range vision for development within the 259-acre project area boundary over the 20-year duration of the Urban Renewal District (URD). The project boundary includes Kootenai Health's campus, the corridor's primary property owner and job center. The plan focuses on establishing a strong urban framework of publicly beneficial projects that are planned to be funded in part through the Tax Increment Financing (TIF) produced by the URD.

Primary among the plan's design recommendations west of US-95 is the realigned section of Ironwood Drive adjacent to the Kootenai Health campus. The troublesome Ironwood Drive 'S-curve' is removed, and the street section re-envisioned to include on-street parking stalls, dual cycle track lanes, and enhanced landscaping. Development centers on a central public green space at the Ironwood-Lakewood Drives intersection. A greenway runs along the north edge of this central park and from the arts plaza, a multi-use trail will follow Ironwood Drive west to

Northwest Boulevard, where it will connect to the Centennial Trail via a tunnel.

South of Ironwood Drive, a mix of housing typologies are proposed and a new north-south street and a pedestrian promenade will provide two dedicated routes connecting the main Corridor development areas to the existing neighborhood to the south. East of US-95, the new Shopko Drive will serve as a main street focal corridor onto which new residential, hotel, and commercial developments will front.

### **Policy Framework (Goals and Objectives)**

The following goals and objectives are a curated list picked by staff. The full list from the 2022 Comprehensive Plan is attached for review:

#### **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.

#### **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 1.3:** Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distances.

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

**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.

**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.

#### **Jobs & Economy**

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

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

**Objective JE 3.2:** Develop public-private partnerships to develop the type of office and amenities desired by startups.

**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 compatible with the location, setting, and existing uses on adjacent properties.

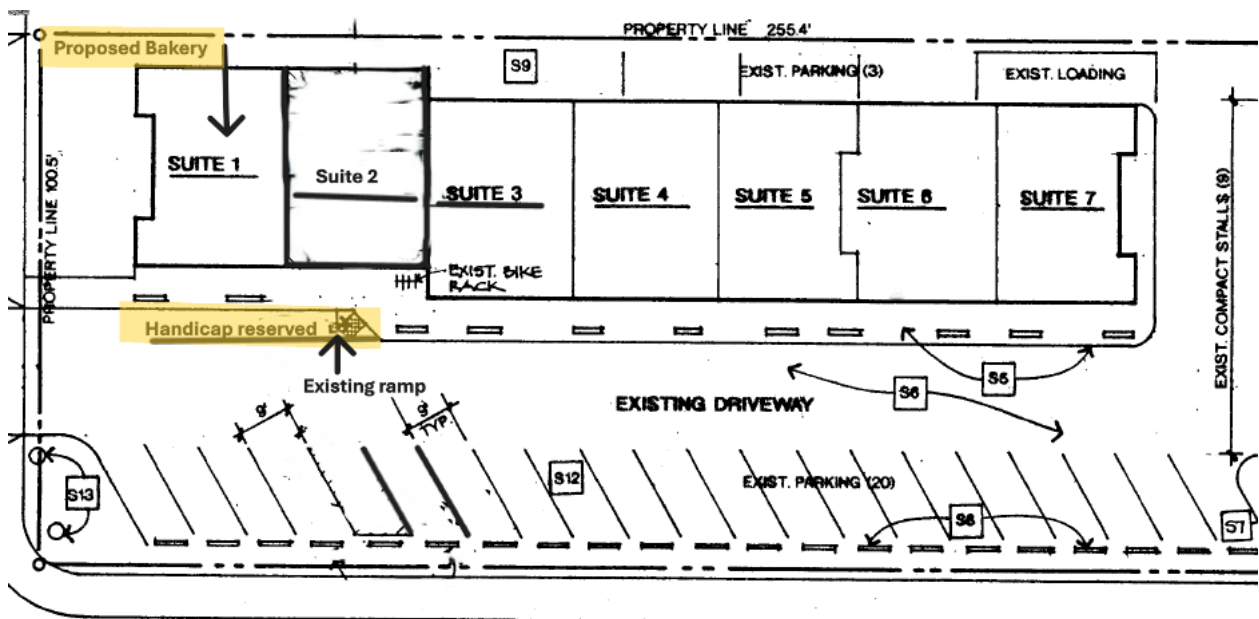
Using the information provided below, the summary of facts in item A3 and A5, and the testimony from the hearing, make finding B2 using the attached findings worksheet.

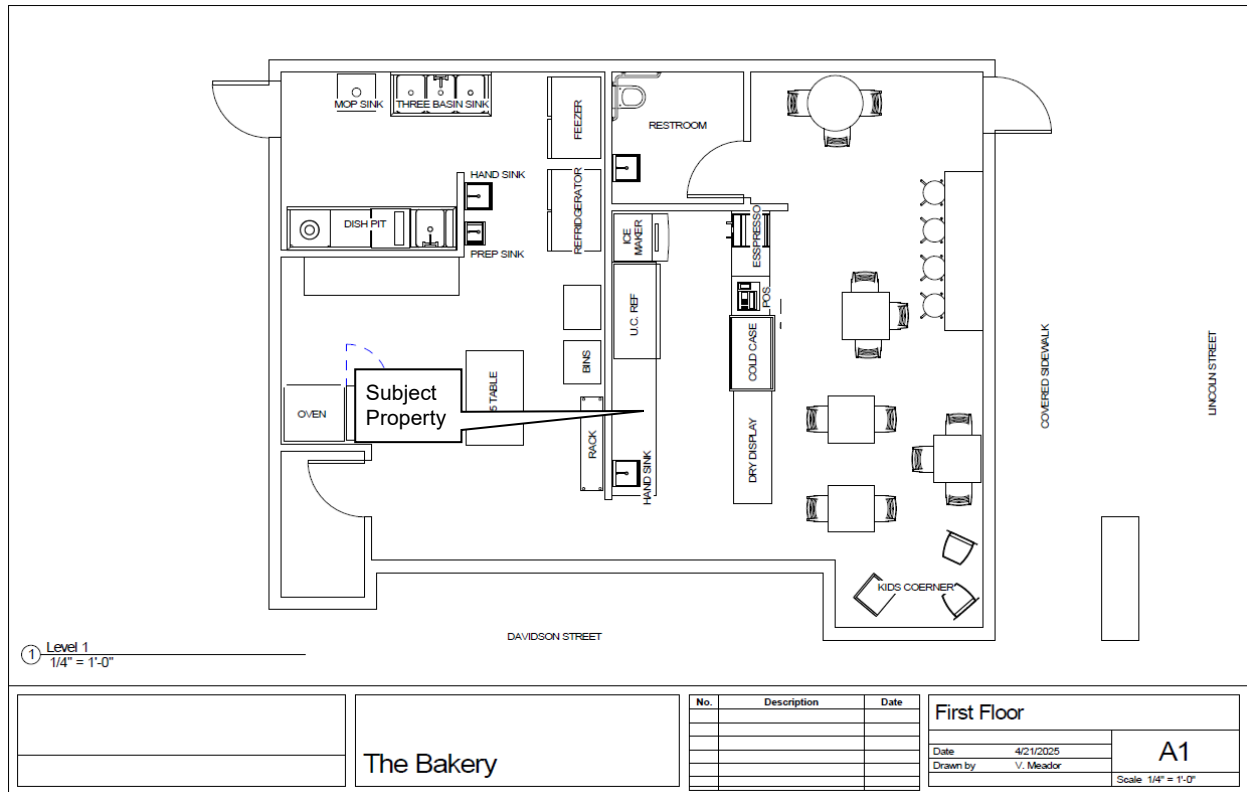
#### DESIGN & PLANNING OF THE SITE:

The site is in a retail area that provides goods and services to the nearby Health Care Corridor. It is positioned on a main arterial serving traffic to the Downtown District and Interstate 90. The subject parcel has other On-site Food and Beverage establishments within the same building. The nearby Ironwood Square Northeast of the property also has similar On-site Food and Beverage businesses.

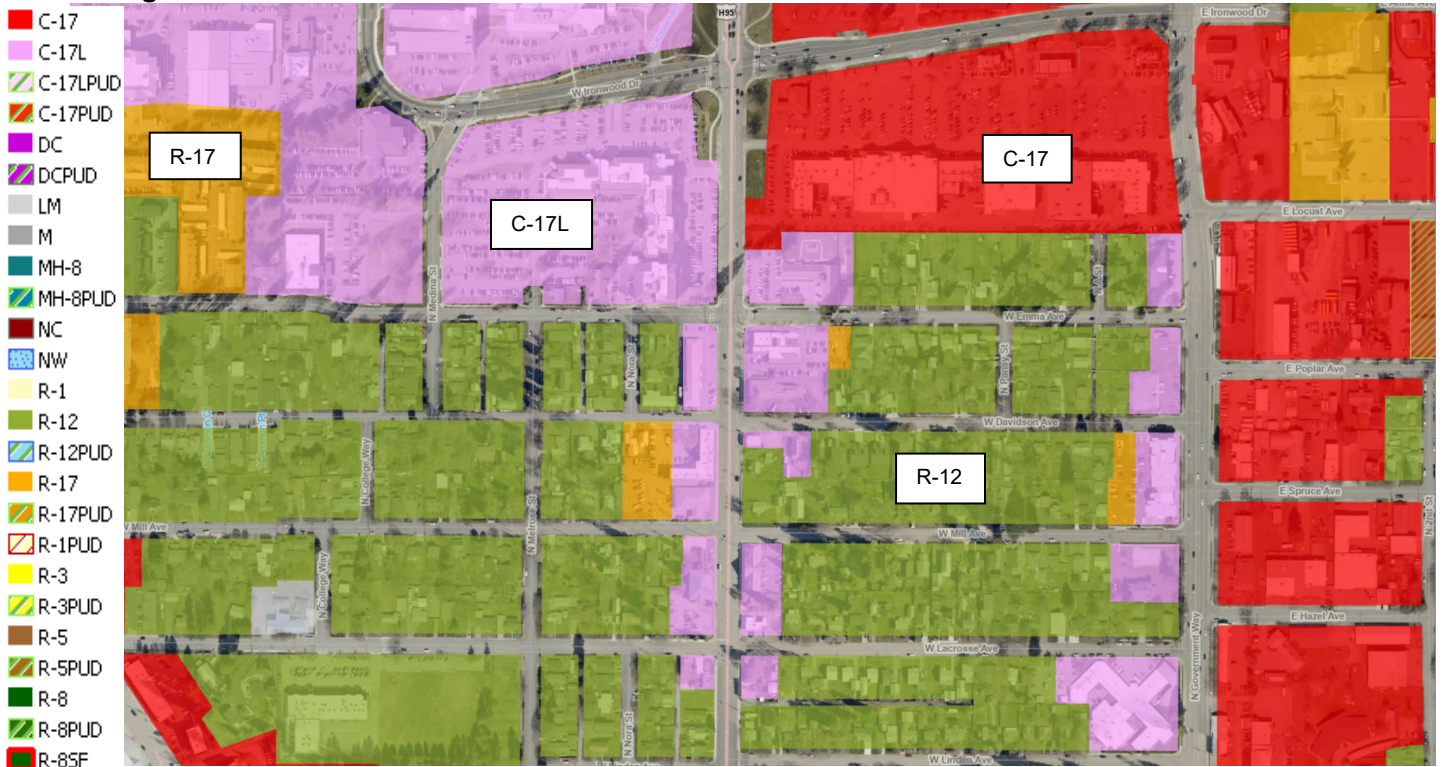
Required Parking: For commercial/retail uses, for all of the suites in the strip mall property, the required number of parking spaces is 25. There are 29 spaces existing. ADA parking is also provided.

#### Existing site plan and proposed floor plan:





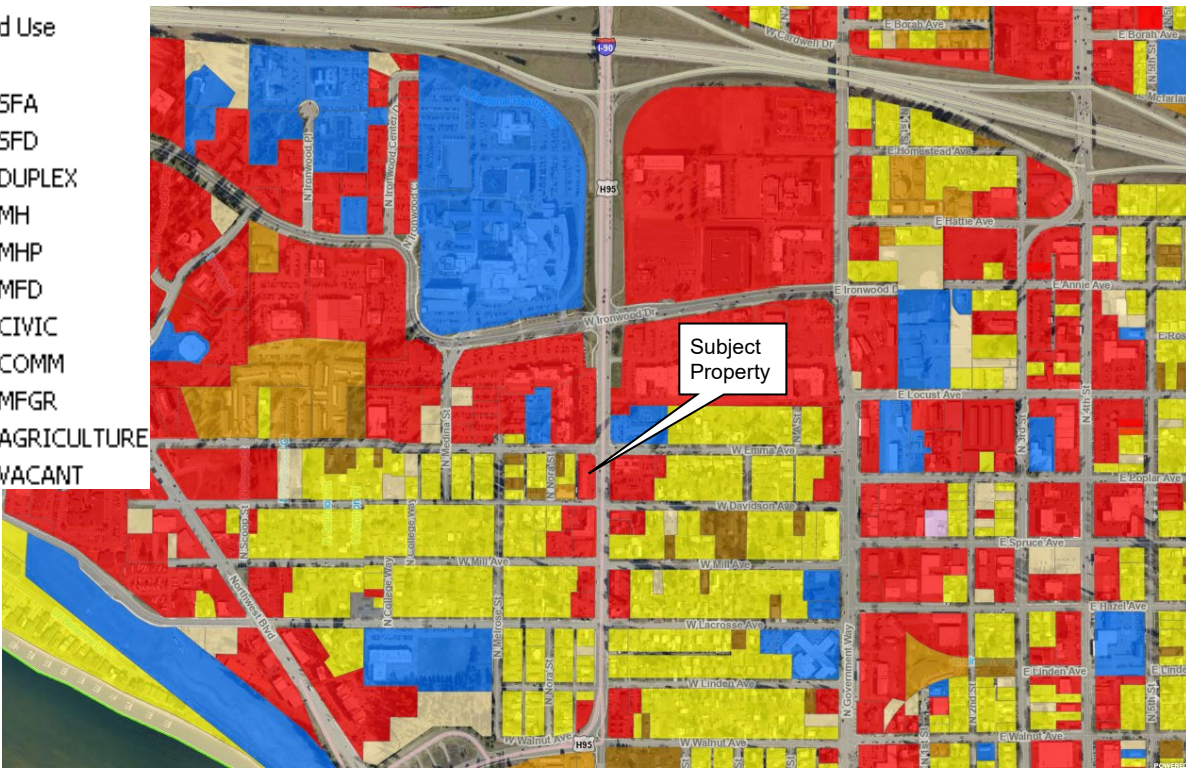
## Zoning:



## Generalized Land Use:

Land Use

- SFA
- SFD
- DUPLEX
- MH
- MHP
- MFD
- CIVIC
- COMM
- MFGR
- AGRICULTURE
- VACANT



## Photos of site and adjacencies:

Site circled here, shows adjacency to the Kootenai Clinic Family Medicine Offices:



North end of the parking lot with Kootenai Clinic Family Medicine Offices beyond:



View looking south showing Hwy 95 corridor:



View looking north showing the Hwy 95 corridor, site parking and sidewalk:



Site parking looking south showing property adjacent:



Front façade of building facing Hwy 95:



South side of subject property, and property across Hwy 95 to the East:



Subject Property, alley view:



**Evaluation:** *The Planning and Zoning Commission must determine, based on the information before them, whether the design and planning of the site is or is not compatible with the location, setting, and existing uses on adjacent properties. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

**Finding B3:** 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.

Using the information provided below, the summary of facts in item A9, and the testimony from the hearing, make finding B3 using the attached findings worksheet.

#### **DEPARTMENT COMMENTS:**

##### **Water**

The City of Coeur d'Alene Water Department's requirements have been satisfied by installing an approved backflow prevention device on the domestic water service. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional service will have cap fees due at building permitting.

*-Submitted by Glen Poelstra, Water Department / Assistant director*

##### **Fire**

Water supply is adequate. No additional fire hydrants are required.

*-Submitted by Craig Etherton, Deputy Fire Marshal*

**Wastewater**

Structure is connected to City Sewer within alley to the west. No known stormwater inflow issues on this property. Presently there are no downstream capacity issues. Sewer Capitalization Fees required.

*-Submitted by Larry Parsons, Utility Project Manager*

**Stormwater:**

City Code requires that all storm drainage be retained on site. This issue will be addressed at the time of site development.

*-Submitted by Chris Bosley, City Engineer*

**Streets:**

The subject property is bordered by Lincoln Way to the east and Emma Ave to the north. Both streets have been constructed to City and/or State standards.

*-Submitted by Chris Bosley, City Engineer*

**Traffic:**

Using Land Use Code 939 – Bread/Donut/Bagel Shop without Drive-Through Window from the ITE Trip Generation Manual, the proposed bakery is expected to generate approximately 48 trips in the AM Peak Hour. It is likely that the bakery will receive a significant number of walk-in customers with its proximity to the medical campus. Emma Ave has the capacity to accommodate the additional traffic.

*-Submitted by Chris Bosley, City Engineer*

**Evaluation:** *The Planning and Zoning Commission must determine, based on the information before them, whether the location, design, and size of the proposal are such that the development will or will not be adequately served by existing streets, public facilities and services. Specific ways in which the policy is or is not supported by this request should be stated in the finding*

**Proposed Conditions:**

No proposed conditions.

*The Planning Commission may, as a condition of approval, establish reasonable requirements to mitigate any impacts that would adversely affect the surrounding neighborhood. Please be specific, when adding conditions to the motion.*

**Ordinances and Standards used in Assessment:**

- 2022-2024 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 Commission must consider this special use permit request and make appropriate findings to approve, deny or deny without prejudice. The findings worksheet is attached.

**Attachments:**

*Attachment 1 – Applicant's Application and Narrative*

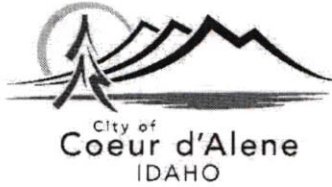
*Attachment 2 – Comprehensive Plan Goals and Objectives Worksheet*

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# APPLICANT'S APPLICATION

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PAID

JUL 10 2025

CITY OF COEUR D'ALENE

## SPECIAL USE PERMIT APPLICATION

**STAFF USE ONLY**Date Submitted: 7/1/25 Received by: [Signature] Fee paid: 1176<sup>00</sup> Project # SP-1-25

### REQUIRED SUBMITTALS

*\* Public hearing required with the Planning Commission***Application Fee: \$ 800.00****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 a description of the request, how the request conforms to the Comprehensive Plan, how the design and planning of the site is compatible with the location, setting, and existing uses on adjacent properties. Explain how the location, design, and size of the proposal will be adequately served by existing street, public facilities and services.
- ☐ **A legal description:** in MS Word compatible format, together with a meets and bounds map stamped by a licensed Surveyor.
- ☐ **A plan set map:** A digital site plan with floor plans, and/or building elevations as deemed necessary to demonstrate the characteristics of the proposed use. All plans must be accurately drawn to an acceptable scale and complete with dimensions that show lot size, setbacks, required off-street parking, any landscaping that may be proposed to ensure the compatibility with the abutting properties, and surrounding neighborhood.
- ☐ **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 posted on the property is also required and must be returned to the Planning Department.

**APPLICATION INFORMATION**

PROPERTY OWNER: <i>Sam Investments LLC</i>		
MAILING ADDRESS: <i>1250 North northwood Center</i>		
CITY: <i>CDA</i>	STATE: <i>ID</i>	ZIP: <i>83814</i>
PHONE:	FAX:	EMAIL:
APPLICANT OR CONSULTANT: <i>Kurt's Thornton</i>		STATUS: ENGINEER / <del>OTHER</del>
MAILING ADDRESS: <i>504 west 12<sup>th</sup> Ave</i>		
CITY: <i>Post Falls</i>	STATE: <i>ID</i>	ZIP: <i>83854</i>
PHONE: <i>208-215-8553</i>	FAX:	EMAIL: <i>Kurt's Thornton@gmail.com</i>

**FILING 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: <i>1801 Lincoln Way #1</i>
GROSS AREA/ACRES):
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 checked="" type="checkbox"/> CC <input type="checkbox"/> DC <input type="checkbox"/> LM <input type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/>
CURRENT LAND USE: <i>OFFICE</i>
DESCRIPTION OF PROJECT/REASON FOR REQUEST: <i>turn existing OFFICE space into a bakery</i>

**CERTIFICATION OF APPLICANT:**

I, Kurtis Thornton, 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 28 day of May, 2025.

Notary Public for Idaho Residing at: 212 W Ironwood Dr STE D CDA ID 83814



My commission expires: 7/2/2025

Signed: \_\_\_\_\_

(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: Paul Beese Telephone No.: 208-699-2880

Address: PO Box 2527 CDA ID 83814

Signed by Owner: \_\_\_\_\_

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 4th day of June, 2025.

Notary Public for Idaho Residing at: 1924 NW Blvd, CDA ID



My commission expires: 1/28/28

Signed: \_\_\_\_\_

(notary)

\*For multiple applicants of owners please submit multiple copies of this page.

I (We) the undersigned do hereby make petition for a special use permit 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### III. SPECIAL USE PERMIT PROCEDURE

#### **17.09.205: TITLE AND PURPOSE:**

The provisions of this article shall be known as the SPECIAL USE PERMIT PROCEDURE. The purpose of these provisions is to prescribe the procedure for the accommodation of uses with special site or design requirements, operating characteristics or potential adverse effects on surroundings, through review and, where necessary, the imposition of special conditions of approval. This procedure shall apply to all proposals for which a special use permit is required by the zoning ordinance. (Ord. 1691 §1(part), 1982)

#### **17.09.210: APPLICATION AND SUBMITTALS:**

Application for a special use permit shall be made on a form prescribed by the planning director, and shall be notarized. The application shall be accompanied by information including:

- A. A set of design drawings which shall include a site plan. The planning director or planning commission may require additional submittals such as floor plans and site and/or building elevations as deemed necessary to demonstrate the characteristics of the use being considered;
- B. A narrative depicting the operational characteristics of the use and its impact on the surrounding area, if any;
- C. Other such information as may be required by the planning director; and
- D. The fee referenced in the fee schedule. (Ord. 3127 §19, 2003: Ord. 3025 §18, 2001: Ord. 2314 §5, 1990: Ord. 1691 §1(part), 1982)

#### **17.09.215: PROCEDURE FOR CONSIDERATION:**

- A. Public Hearing: A public hearing before the planning commission shall be set for between twenty one (21) and sixty (60) days after formal acceptance, to be held on each application for a special use permit.
- B. Notice: Notice of the hearing shall be as prescribed in subsection 17.09.120B of this chapter. Notices also may be posted within the area of potential influence, if required by the planning director.
- C. Planning Commission Action: The planning commission shall determine whether the proposal conforms to the special use permit criteria and may grant or deny the application for the proposed special use permit or require such changes or impose such reasonable conditions of approval as are in their judgment necessary to ensure conformity of the criteria. They shall make specific written findings to support their decisions. A copy of the planning commission decision shall be mailed to the applicant and property owners who received mailed notice of the public hearing and notice of the decision by the planning commission shall be published in the official newspaper within seven (7) days of the decision. The determination of the planning commission shall be made within forty (40) days after the hearing. It shall become final ten (10) days after the date of written notice of the decision has been published in the official newspaper unless appealed to the city council pursuant to subsection 17.09.125B of this chapter. (Ord. 3127 §20, 2003: Ord. 3121 §5, 2003: Ord. 3025 §19, 2001: Ord. 2901 §4, 1999: Ord. 2886 §4, 1998: Ord. 1844 §6, 1984: Ord. 1691 §1(part), 1982)

Applicant's Narrative (email received 7.2.2025)

This letter is the explanation of why a bakery at 1801 Lincoln Way makes sense. Since the corridor is designated as a retail center/corridor a bakery will fit right in. All city utilities already service the building and it is easily accessed by Davidson street to the south or Emma to the north. The building already features a lot of mixed use and a Mexican restaurant and is a local "go to" for many areas surrounding it, including several medical establishments. Adding a bakery to this space will also add employment opportunities to the local community adding to economic growth for the area. I know that adding a bakery to this part of town will be a huge win for everyone to enjoy.



# **Comp Plan Goals & Objectives**

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# 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**

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**From:** [Donna Phillips](#)  
**To:** [CLARK, TRACI](#)  
**Subject:** RE: PUBLIC NOTICE FOR PLANNING & ZONING ON AUGUST 12, 2025  
**Date:** Monday, July 28, 2025 10:49:12 AM  
**Attachments:** [image001.png](#)

---

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

Good Morning,

The City of Hayden has no comments for the below referenced public hearing notice. Thank you for the opportunity to provide comments.

### **Donna Phillips, GISP**

Community Development Director

---

**From:** CLARK, TRACI <TCLARK@cdaid.org>  
**Sent:** Friday, July 25, 2025 8:54 AM  
**To:** CLARK, TRACI <TCLARK@cdaid.org>  
**Subject:** FW: PUBLIC NOTICE FOR PLANNING & ZONING ON AUGUST 12, 2025

Greetings,

Attached is a copy of the public hearing notice for the **PLANNING & ZONING** on **TUESDAY, AUGUST 12, 2025, 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](mailto:tclark@cdaid.org)



**From:** [Kim Stevenson](#)  
**To:** [CLARK, TRACI](#)  
**Subject:** ITEM: SP-1-25  
**Date:** Wednesday, July 30, 2025 9:18:40 AM  
**Attachments:** [image001.png](#)

---

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Good Morning Traci,

The Coeur d'Alene Airport has no comment on Item: SP-1-25.

Have a great day, Kim



**From:** [Martinez, Leo](#)  
**To:** [CLARK, TRACI](#)  
**Subject:** PUBLIC NOTICE FOR PLANNING & ZONING ON AUGUST 12, 2025  
**Date:** Wednesday, July 30, 2025 12:39:31 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[SP-1-25 public notice .pdf](#)

---

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Traci,

Phillips 66 does not have any utilities within your attached project vicinity.  
(Response 13072)



**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](mailto:Leo.Martinez@phillips66.com)



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**From:** CLARK, TRACI <TCLARK@cdaid.org>  
**Sent:** Friday, July 25, 2025 8:54 AM  
**To:** CLARK, TRACI <TCLARK@cdaid.org>  
**Subject:** [EXTERNAL]FW: PUBLIC NOTICE FOR PLANNING & ZONING ON AUGUST 12, 2025

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Greetings,

Attached is a copy of the public hearing notice for the **PLANNING & ZONING** on **TUESDAY, AUGUST 12, 2025, 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](mailto:tclark@cdaid.org)



**From:** [Robert Beachler](#)  
**To:** [CLARK, TRACI](#)  
**Subject:** RE: PUBLIC NOTICE FOR PLANNING & ZONING ON AUGUST 12, 2025  
**Date:** Monday, July 28, 2025 6:21:12 AM  
**Attachments:** [image001.png](#)

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

No Comment from the Idaho Transportation Department.

Robert Beachler  
District 1 Planning Program Manager  
Idaho Transportation Department  
600 W. Prairie Ave  
Coeur d'Alene, ID 83815  
[robert.beachler@itd.idaho.gov](mailto:robert.beachler@itd.idaho.gov)  
(208) 772-1216  
Office Hours M-TH 6-4:30

---

**From:** CLARK, TRACI <TCLARK@cdaid.org>  
**Sent:** Friday, July 25, 2025 8:54 AM  
**To:** CLARK, TRACI <TCLARK@cdaid.org>  
**Subject:** FW: PUBLIC NOTICE FOR PLANNING & ZONING ON AUGUST 12, 2025

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Greetings,

Attached is a copy of the public hearing notice for the **PLANNING & ZONING** on **TUESDAY, AUGUST 12, 2025, 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](mailto:tclark@cdaid.org)



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**COEUR D'ALENE PLANNING AND ZONING COMMISSION  
FINDINGS AND ORDER**

**SP-1-25**

**A. INTRODUCTION**

This matter came before the Planning and Zoning Commission on August 12, 2025, to consider SP-1-25, a request for approval of a Special Use Permit for Food and Beverage On-Site Consumption in the C-17L Zoning District.

APPLICANT:	Kurtis Thornton
OWNER:	Sam Investments, LLC
LOCATION:	1801 Lincoln Way, South of W. Emma Avenue and North of W. Davidson Avenue

**A. FINDINGS OF FACT:**

**The Planning and Zoning Commission finds that the following facts, A1 through A9, 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 notice requirements have been met for item SP-1-25.
- 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 in the Coeur d'Alene Press on July 26, 2025, 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). The Notice was posted on the property on July 29, 2025, fourteen 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). Thirty-five (35) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on July 25, 2025.
  - 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 July 25, 2025, eighteen days prior to the 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). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on July 25, 2025.

- A2.** Public testimony was received at a public hearing on August 12, 2025.
- A3.** The subject property is occupied with frontages located on the west side of US-95/Lincoln Way, south of W. Emma Avenue, and north of W. Davidson Avenue. The subject site is 0.58 acres. The property is surrounded by residential, commercial and civic uses.
- A4.** The subject site is currently zoned Commercial Limited at seventeen (17) units per acre.
- A5.** The applicant is proposing a Food & Beverage On-site Consumption use (Bakery). The site is in a retail area that provides goods and services to the nearby Health Care Corridor. It is positioned on a main arterial serving traffic to the Downtown District and Interstate 90. The subject parcel has other On-site Food and Beverage establishments within the same building. The nearby Ironwood Square Northeast of the property also has similar Food and Beverage On-site Consumption businesses.
- A6.** The Comprehensive Plan Future Land Use Map designation is Retail Center/Corridor Place Type. The Comprehensive Plan states that compatible zoning for the Retail Center/Corridor Place Type includes C-17 and C-17L.
- A7.** The Comprehensive Plan includes transportation maps showing Existing and Planned Bicycle Networks, Existing and Planned Walking Networks, Existing Transit Networks. The subject property is in an area with existing sidewalks and is close to Citylink Transit Routes A and C.
- A8.** The staff report includes applicable Comprehensive Plan goals and objectives. The commission will determine if there are other applicable goals and objectives to support their decision from the attached Comprehensive Plan goals and objectives worksheet.

#### **Community & Identity**

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

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

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

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

**Objective CI 2.2:** Support programs that preserve historical collections, key community features, cultural heritage, and traditions.

#### **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 1.3:** 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 1.6:** Revitalize existing and create new business districts to promote opportunities for jobs, services, and housing, and ensure maximum economic development potential throughout the community.

### 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.

*(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.)*

- A9.** City departments have indicated the project will be served by existing streets, facilities and services.

*(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.** The proposal **(is) (is not)** in conformance with the Comprehensive Plan.
- B2.** The design and planning of the site **(is) (is not)** compatible with location, setting, and existing uses on adjacent properties.
- B3.** 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.

### **C. DECISION**

The Planning and Zoning Commission, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the proposed special use permit request for a Special Use Permit for Food and Beverage On-Site Consumption in the C-17L Zoning District **(does) (does not)** comply with the required evaluation criteria, and the special use permit request should be **(approved) (approved with conditions) (denied) (denied without prejudice)**.

**No Proposed Conditions:**

*(The commission may include conditions.)*

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to adopt the foregoing Findings and Order and (approve) (approve with conditions) (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 COPPESS	Voted	(Aye) (Nay)
CHAIRMAN MESSINA	Voted	(Aye) (Nay)

Motion to (approve)(approve with conditions)(deny)(deny without prejudice) carried by a \_\_\_\_\_ to \_\_\_\_\_ vote.