

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

DECEMBER 9, 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.

November 12, 2025 – Planning & Zoning Commission Meeting

PUBLIC COMMENTS:

STAFF COMMENTS:

COMMISSION COMMENTS:

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

1. Applicant: JBR Landholdings
Location: 3415 N 15th St.
Request: A request for a 1-year extension for a 4-lot, 2-tract Subdivision known as Juniper Ridge (S-4-24)

Presented by: Sean Holm, Senior Planner

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

- 1 Applicant: Affinity at Coeur Terre, LLC & The Goat at Coeur Terre, LLC
Location: Coeur Terre Boulevard and Hanley Avenue
Request:
 - A. A proposed residential Planned Unit Development (PUD) comprised of three phases including; active adult senior living, multi-family apartments, and single-family homes QUASI JUDICIAL (PUD-1-25)
 - B. A Preliminary Plat request to subdivide existing properties into 2 multi-family lots, 137 single-family lots, 13 tracts, a public park, and a city well site, known as Coeur Terre 1 Subdivision QUASI JUDICIAL (S-2-25)
 - C. A request for Landscaping Plan approval for two multi-family parcels with over 300 parking stalls. (LS-1-25)

Presented by: Sean Holm, Senior Planner

2. Applicant: Glacier 505, LLC (Parkwood)
Location: 505 W. Kathleen Avenue
Request: A Preliminary Plat request for 10 commercial lots known as “Junction at Kathleen” Subdivision
QUASI JUDICIAL (S-3-25)

Presented by: Barbara Barker, Associate 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.*