

# Coeur Terre Rezone Application

With Annexation and Development Agreement Amendments

| Coeur d'Alene, ID |

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## Proposal and Property Information

LREV 28, LREV 31, and LRE33 LLCs are the owners of properties proposed for rezoning as discussed in this narrative and the related application. The properties are located within the Coeur Terre Master Planned Development.

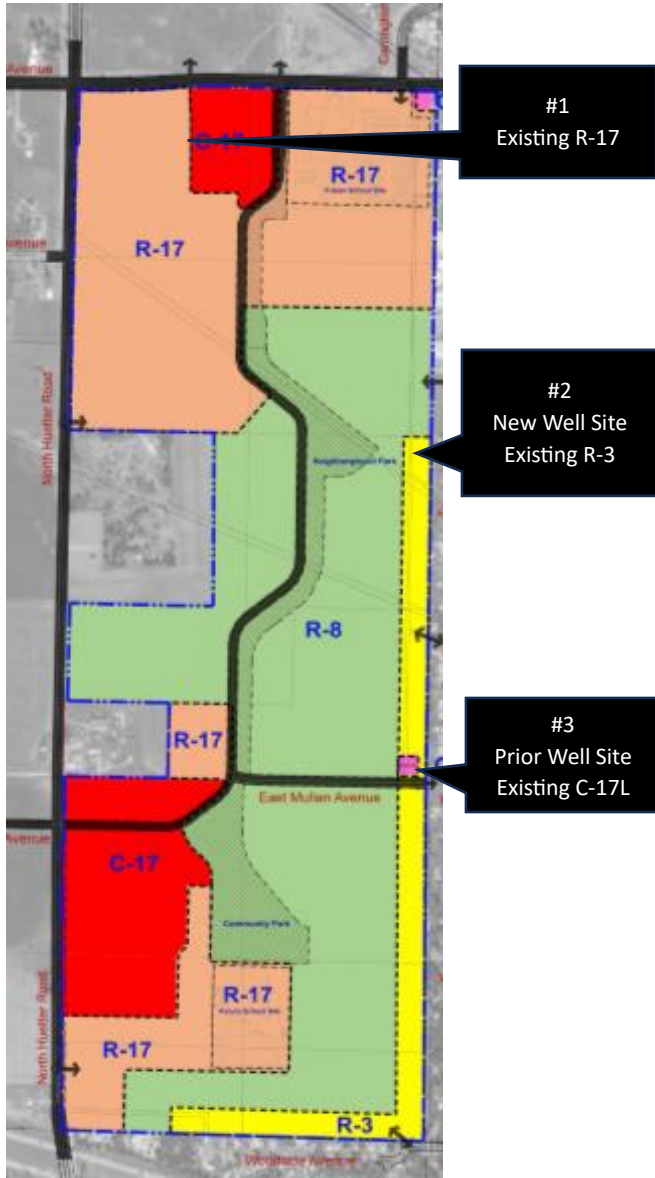
Additionally, accompanying this rezone application is a request for amendments to clarify certain terms of the Coeur Terre Annexation and Development Agreement.

## Proposed Zoning Amendments

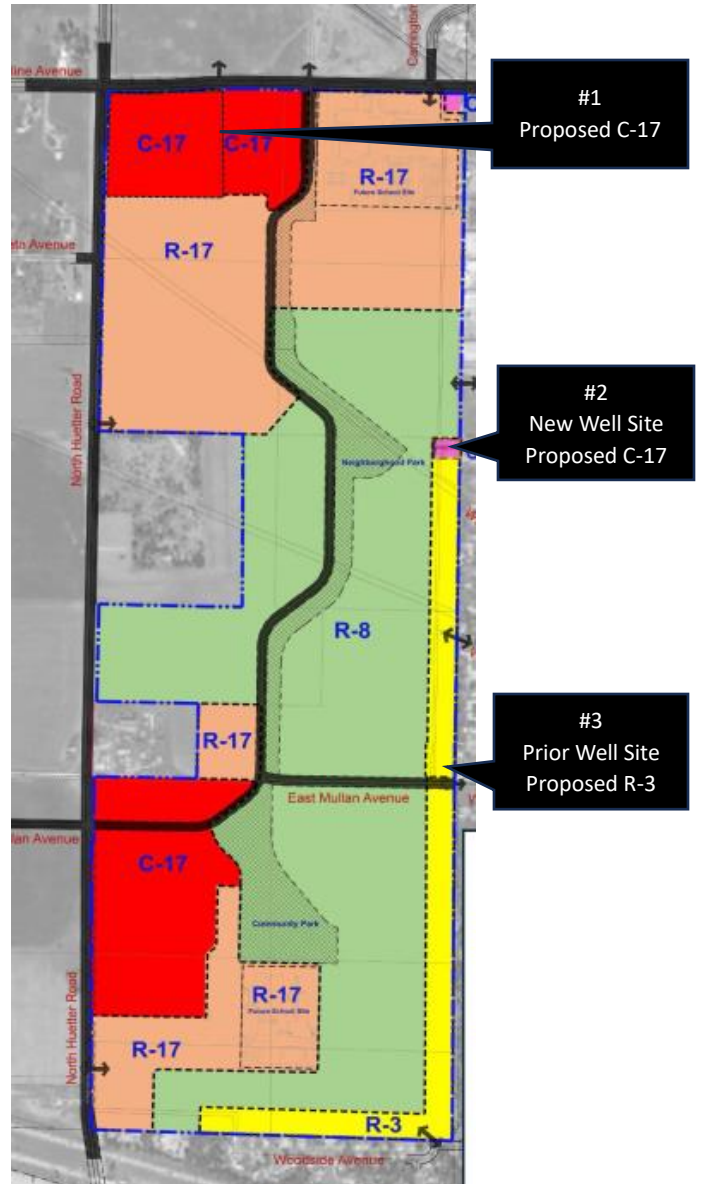
The proposed zoning of the properties is depicted in the Exhibits A “Proposed Rezone Map” and B “Legal Descriptions for Zone Districts” and is further described as follows:

Map Reference # and Owner	AIN	Existing Zoning/ Existing Land Use	Future Zoning/ Future Land Use	Reason(s)
1. LREV 28	351867	R-17 Undeveloped	C-17 Commercial Uses as delineated in proposed development agreement	<p>A localized commercial area is important to the sense of community within the northern portion of Coeur Terre. This property is conveniently located adjacent to collector and arterial roads.</p> <p>The central C-17 Zone District (AIN 351868) property adjacent to the east has been purchased for a future community use. The owner wishes to retain a similar commercial land use base of 14.095 acres in this north side Coeur Terre location.</p>
2. LREV 31	128956	R-3 City well	C-17 City well	Rezone .824 acres of this property from R-3 to C-17L to accommodate the newly relocated city well site
3. LREV 33	128181	C-17 L Undeveloped	R-3 Single family residential as allowed in the R-3 Zone District	Rezone .517 acres of this property from R-3 to C-17L to recognize that the city well site has been moved per #2 above.

Existing Zoning



Proposed Zoning



Figures 1a and 1b Existing and Proposed Coeur Terre Zoning Designations

## Proposed Coeur Terre Annexation and Development Agreement Amendments

The proposed amendments to the Annexation and Development Agreement (Exhibit C: Amendment No. 1 to Annexation and Development Agreement, Exhibit D: Amended Exhibit E to Annexation and Development Agreement) are to address the following:

1. An amendment allowing for specific land use activities/product types by zone and to allow for staff determinations of future allowed land uses/product types by zone. This will eliminate the requirement for public hearings for those uses which are substantially consistent in use and density with the original Coeur Terre Annexation development concepts and the city's currently adopted Comprehensive Plan.
  - a. *This amendment is necessary and reasonable because it allows for realistic and timely implementation of the Coeur Terre Annexation and Development agreement throughout its duration without modifying the framework concepts of the Master Planned Development.*
  - b. *This amendment is in the public interest as it facilitates bringing new product types into the Coeur Terre Community in a timely and predictable manner; which is also a benefit to the greater Coeur d'Alene Community where it is potentially more difficult to locate certain types of land uses/product types as infill development.*
  
2. An amendment regarding the timing of sewer infrastructure installation allowing the city's wastewater utility department to delay implementation of sewer improvements to that time as determined by the utility.
  - a. *This amendment is necessary and reasonable because it allows for realistic and timely implementation of the Coeur Terre Annexation and Development agreement throughout its duration without modifying the framework concepts of the Master Planned Development.*
  - b. *This amendment is in the public interest as it maintains the requirements for installation and funding of sewer infrastructure related to the Coeur Terre community while allowing for this process to be driven by the true need as identified by the city's wastewater utility.*

## Physical Environment

The properties are adjacent to the urbanized areas of Coeur d'Alene where public services exist in terms of schools, emergency responders, and medical services. Water (potable and fire flow), sanitary sewer, power, and communication utilities are present and/or planned to serve the properties. There are no known environmental constraints in terms of wetlands, floodplains, riparian areas, unstable soils, contaminated soils, or the like.

## Development Process

Once the zoning and annexation and development agreement amendments are approved, the owners will move forward with development applications such as preliminary plats and site plans.

## Comprehensive Plan Analysis to Support Zoning Request

The City of Coeur d'Alene's 2022-2042 Comprehensive Plan Future Land Use Map plans for specific place types in the Coeur Terre area. The zoning districts requested with this application are appropriate for the related place type.

### Urban Neighborhood

Urban Neighborhood places are highly walkable neighborhoods with larger multifamily building types, shared greenspaces and parking areas. They are typically served with gridded street patterns, and for larger developments, may have an internal circulation system. Development typically consists of townhomes, condominiums, and apartments, with convenient access to goods, services, and dining for nearby residents. Supporting uses include neighborhood parks and recreation facilities, parking, office and commercial development.

Compatible Zoning: R-17 and R-34SUP; NC, CC, C17, and C17L

### Single-Family Neighborhood

Single-Family Neighborhood 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.

Compatible Zoning: R-1, R-3, R-5, and R-8;

### 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

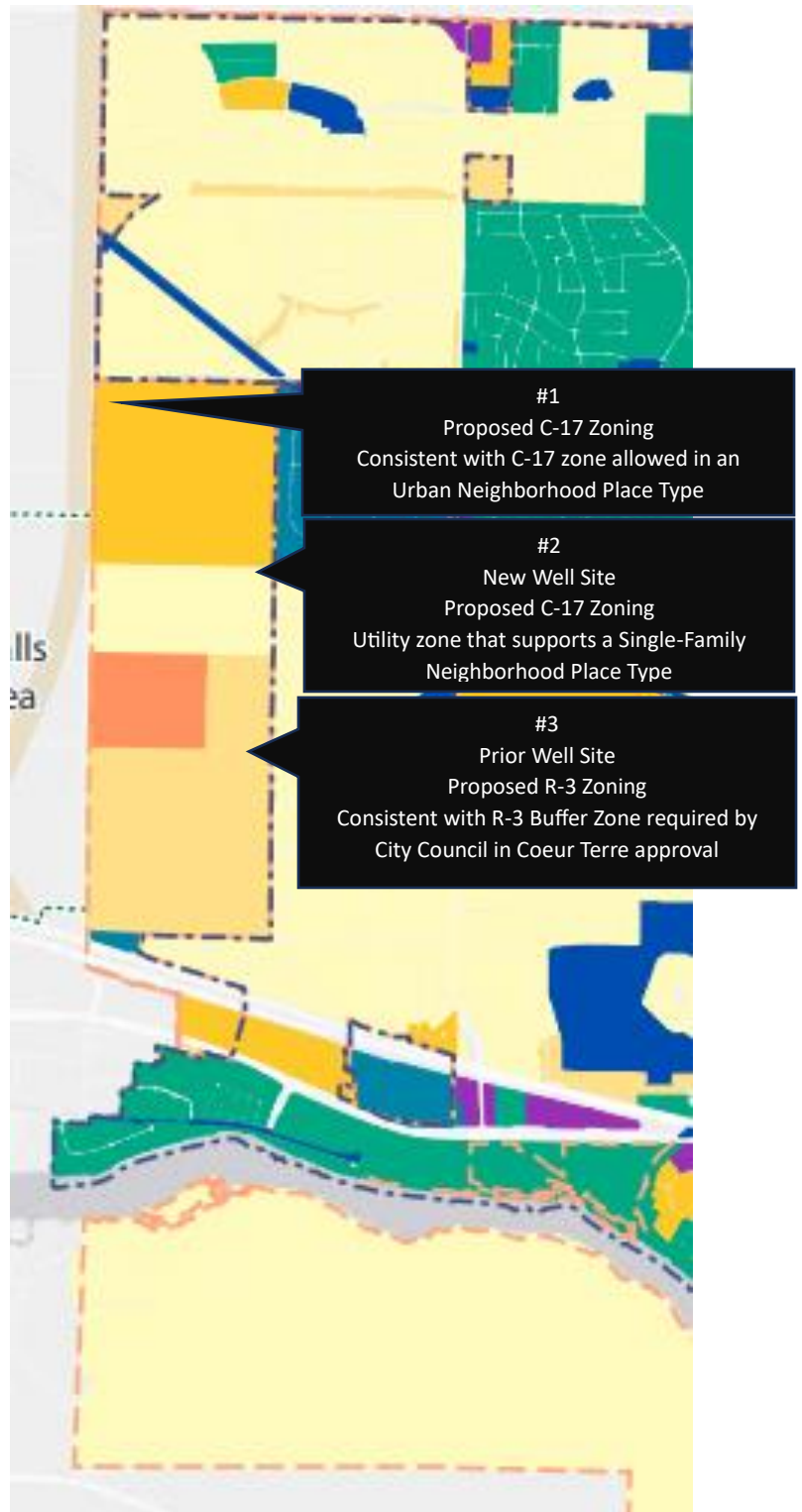


Figure 2 City of Coeur d'Alene's Comprehensive Plan Map depicting Place Types with Proposed Zoning

The zoning amendments are consistent with the following goals and objectives of the Comprehensive Plan:

<u>Goals</u>	<u>Objectives</u>
<p>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.</p>	<p>Objective GD 1.1 Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.</p> <p>Objective GS 1.3 Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance</p> <p>Objective GD 1.4 Increase pedestrian walkability and access within commercial development.</p> <p>Objective GD 1.5 Recognize neighborhood and district identities.</p> <p>Objective GD 1.6 Revitalize existing and create new business districts to promote opportunities for jobs, housing, and ensure maximum economic development potential throughout the community.</p> <p><i>Applies to #1, C-17 Zone: The C-17 Zone District allows for a mixture of residential activities including single family housing, duplex housing, multiple family housing, home occupations, boarding houses, and group dwellings. The C-17 Zone District allows for a variety of sales, service, wholesale and industrial activities. This northwestern commercial area will complement the variety of uses planned for the northern area of Coeur Terre, including schools, retirement homes, various housing stock, and the like. Placing the C-17 Zone District adjacent to the intersection of Poleline and Huetter roads is consistent with the C-17 Zone District which is encouraged to be located adjacent to arterial roads. Providing sales and service activities that complement the surrounding residential uses will provide an enhanced sense of neighborhood or district identity.</i></p>
<p>Goal GD 2 Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.</p>	<p>Objective GD 2.1 Ensure appropriate, high quality infrastructure to accommodate growth and redevelopment.</p> <p><i>Applies to #1, C-17L Zone: The C-17L Zone District allows essential services. A community well is an essential facility and must be located in areas where it functionally has access to adequate amounts and quality of groundwater and where there is servicing capacity in terms of topography, existing infrastructure, economic considerations to the utility, and the like. Placing the C-17 Zone District in this area of Coeur Terre reflects the chosen well location of the city. It is also located in near proximity to manufacturing zoned land.</i></p>
<p>Goal C1 3 Coeur d'Alene will strive to be livable for medium and below income levels, including young families, working class, low income, and fixed income households.</p>	<p>Objective C1 3.1 Support efforts to preserve existing housing stocks and provide opportunities for new affordable and workforce housing.</p> <p><i>Applies to #1, C-17 Zone: The C-17 Zone District allows for a mixture of residential activities including workforce housing such as single-family housing, duplex housing, and multiple family housing. The C-17 Zone District also allows for home occupations.</i></p>

<p>Goal HS 1 Support social, mental, and physical health in Coeur d'Alene and the greater region</p>	<p>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. <i>Applies to #1, C-17 Zone:</i> <i>The C-17 Zone District allows for a mixture of residential, civic, and service activities that will support the various education and program needs of Coeur d'Alene residents. Placing the C-17 Zone District in this northwest area of Coeur Terre adjacent to the intersection of Poleline and Huetter roads is consistent with the C-17 Zone District which is encouraged to locate adjacent to arterials where transportation to such education and program facilities can be accommodated without accessing local road systems. Coeur Terre also provides open space, trail, and park systems that will complement education and program facilities and allow for outdoor activities related to these.</i></p>
<p>Goal JE 1 Retain, grow, and attract business</p>	<p>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 <i>Applies to #1, C-17 Zone:</i> <i>The C-17 Zone District allows for a mixture of residential, civic, and service activities that will support economic development and a pro-business culture. This northwestern commercial area will complement the variety of uses planned for the northern area of Coeur Terre, including schools, retirement homes, various housing stock, and the like. Placing the C-17 Zone District in this northwest area of Coeur Terre adjacent to the intersection of Poleline and Huetter roads is consistent with the C-17 Zone District which is encouraged to locate adjacent to arterials where transportation to such business facilities can be accommodated without accessing local road systems.</i></p>
<p>Goal JE 3 Enhance the Startup Ecosystem</p>	<p>Objective JE 3.1 Develop public private partnerships to develop the type of office space and amenities desired by start-ups Objective JE 3.3 Promote access to the outdoors for workers and workers who telecommute <i>Applies to #1, C-17 Zone:</i> <i>The C-17 Zone District allows for a mixture of residential, civic, and service activities that will support economic development and a pro-business start-up culture. This northwestern commercial area will complement the variety of uses planned for the northern area of Coeur Terre, including schools, retirement homes, various housing stock, and the like. Placing the C-17 Zone District adjacent to the intersection of Poleline and Huetter roads is consistent with the C-17 Zone District which is encouraged to locate adjacent to arterials where transportation to such facilities can be accommodated without accessing local road systems. Coeur Terre also provides open space, trail, and park systems that will provide workers with convenient access to the outdoors.</i></p>

#### Coeur Housing

Coeur Housing is a proposed Infill Housing code that staff has been working on with an advisory committee and community input that will allow additional housing units in appropriate areas of the city that area quality in design. The concept of Middle Housing includes housing product types that have been missing in our community that fall in between single-family detached housing and mid-rise apartments. It includes townhomes, triplexes, fourplexes, live/work units, cottage courts, courtyard apartments, and multi-plexes that are house-scale and generally on individual lots. Coeur Housing will also include stacked triplexes and tiny house courts. Coeur Housing intends for these housing types to be allowed in areas of the city that are near jobs, employment, services, the downtown, public transportation, and walking/biking trails. It is anticipated that Coeur Housing will primarily be new housing units constructed on vacant or underutilized lots in existing neighborhoods.

*The Coeur Terre Master Planned Development allows for a full range of land uses and product types that address the "Middle Housing" concept that the city is working to implement as infill development in other areas of the city. The mixed uses of the C-17 Zone District further support this concept. These land uses and product types are located with employment centers, businesses, public transportation, parks and open space, and walking/biking trails.*

#### Growth and Development

Coeur d'Alene is a desirable place to live and work. Future growth is focused on improving our city's livability by planning for a mix of land uses that are walkable, access attainable housing options, employment opportunities, healthcare, quality schools, and recreation. Neighborhoods include a variety of housing options and services where residents can walk or bike to cafes, shops, services, jobs, and open spaces. Existing and future development is connected by an extensive multi-modal transportation system that incorporates public transit, automobiles, and safe and convenient pedestrian and bicycle routes.

*The Coeur Terre Master Planned Development allows for a full range of land uses and product types that include attainable housing, employment centers, healthcare services, schools, and recreation. The mixed uses of the C-17 Zone District further support this concept. These land uses and product types are located with employment centers, businesses, public transportation, parks and open space, and walking/biking trails.*

#### Health and Safety

Coeur d'Alene will strive to be one of the safest and healthiest cities in the nation. Our focus is on continually improving mental and physical health, as well as providing exceptional healthcare and emergency services. Convenient access to trails, parks, open spaces, community gardens and other public spaces provides residents with the opportunity to lead active lifestyles and participate in safe, healthy social activities. Police, fire, and emergency services in Coeur d'Alene are fast, reliable, and trusted by the community. They are highly trained, with excellent equipment and facilities. Our government, businesses, and community groups collaborate to provide programs and services for our at-risk and vulnerable populations.

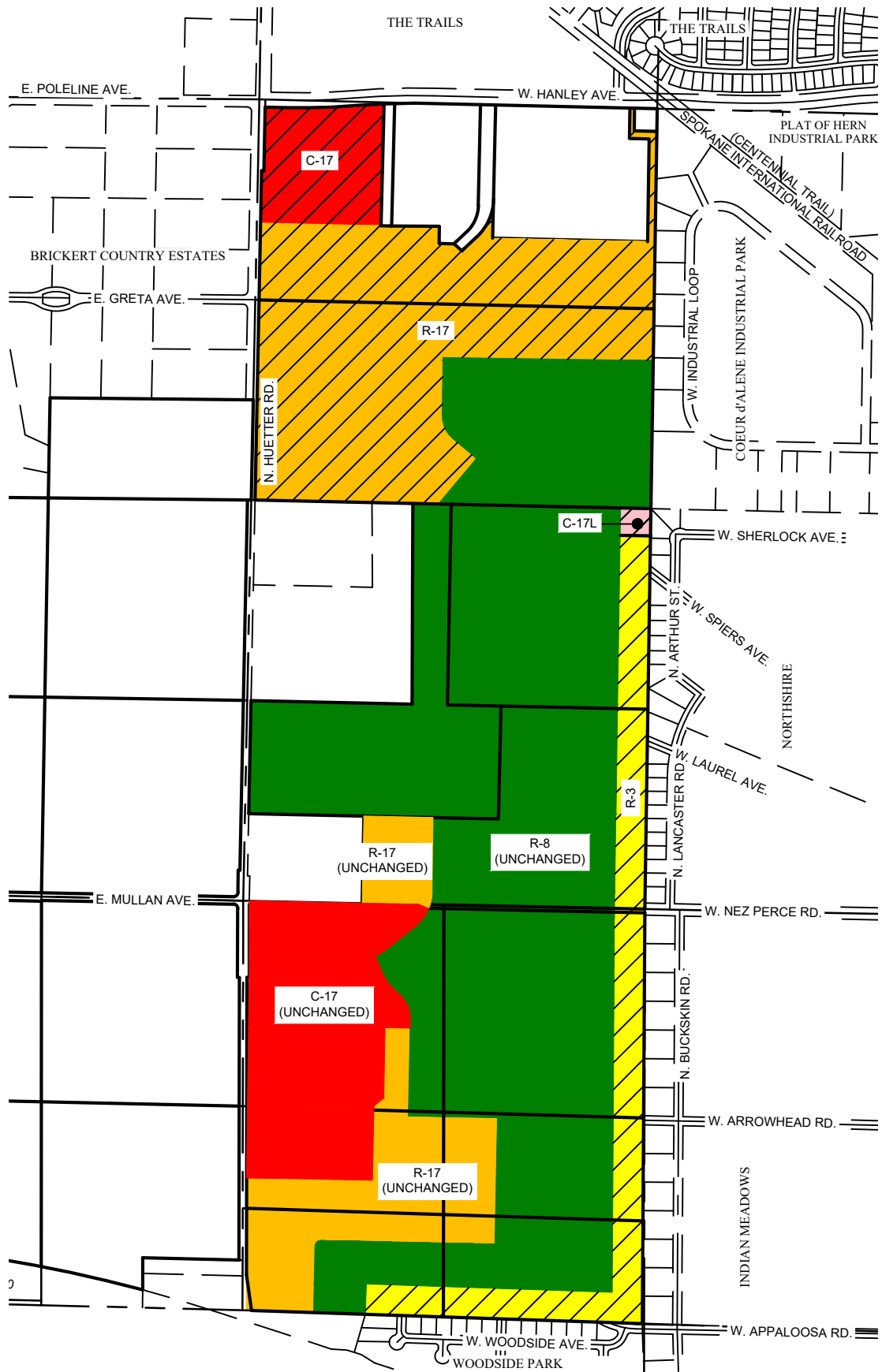
*The Coeur Terre Master Planned Development allows for a full range of land uses and product types that include public services, health, and recreation. The public and service uses of the C-17 Zone District further support this concept. These land uses and product types are located with employment centers, businesses, public transportation, parks and open space, and walking/biking trails.*

Prepared by:



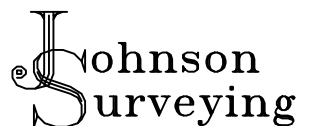
Connie Krueger, AICP

Exhibit A: Proposed Rezone Map



### ZONING EXHIBIT

SECTION 33, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN  
 4, TOWNSHIP 50 NORTH, RANGE 4 WEST, B. M. KOOTENAI COUNTY, IDAHO



P.O. Box 2544 Post Falls, ID 83877  
 208-660-2351  
 johnsonsurveyingnw.com

DATE SURVEYED:

DRAFTED BY: DTL

PLOT DATE: 01/16/2025

SHEET

FILE NAME:

CHECKED BY: CJJ

PROJECT No.: 25-012

1 / 1

Exhibit B: Legal Descriptions for Zone Districts

## **ZONE C-17 (NORTHWEST)**

THAT PART OF LOT 1, BLOCK 1, FULL CIRCLE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK L, PAGE 878, RECORDS OF KOOTENAI COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 88°39'33" EAST 149.46 FEET
2. ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 4050.00 FEET, A CHORD BEARING OF NORTH 88°16'47" EAST, A CHORD DISTANCE OF 432.53 FEET; THROUGH A CENTRAL ANGLE OF 06°07'19", A DISTANCE OF 432.74 FEET;
3. ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 4960.00 FEET, A CHORD BEARING OF NORTH 86°23'26" EAST, A CHORD DISTANCE OF 202.83 FEET; THROUGH A CENTRAL ANGLE OF 02°20'35", A DISTANCE OF 202.84 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ALECAT DRIVE;

THENCE SOUTH 01°21'02" WEST, ALONG LAST SAID WEST RIGHT OF WAY, 806.09 FEET; THENCE NORTH 88°39'33" WEST 795.86 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 01°09'27" EAST 344.50 FEET;
2. SOUTH 88°39'33" EAST 15.00 FEET;
3. NORTH 01°09'27" EAST 421.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 14.095 ACRES, MORE OR LESS.

## **ZONE C-17 (NORTH-REMAINDER)**

THAT PART OF LOT 1, BLOCK 1, FULL CIRCLE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK L, PAGE 878, RECORDS OF KOOTENAI COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 88°39'33" EAST 149.46 FEET
2. ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 4050.00 FEET, A CHORD BEARING OF NORTH 88°16'47" EAST, A CHORD DISTANCE OF 432.53 FEET; THROUGH A CENTRAL ANGLE OF 06°07'19", A DISTANCE OF 432.74 FEET;
3. ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 4960.00 FEET, A CHORD BEARING OF NORTH 86°23'26" EAST, A CHORD DISTANCE OF 202.83 FEET; THROUGH A CENTRAL ANGLE OF 02°20'35", A DISTANCE OF 202.84 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ALECAT DRIVE;

THENCE SOUTH 01°21'02" WEST, ALONG LAST SAID WEST RIGHT OF WAY, 806.09 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 88°39'33" WEST 795.86 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE SOUTH 01°09'27" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 507.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88°42'37" EAST 2608.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00°52'54" EAST 1170.97 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 1 OF SAID PLAT; THENCE NORTH 88°39'33" WEST 150.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 00°52'54" EAST 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 88°39'33" WEST 30.00 FEET TO THE NORTHEAST CORNER OF LOT 4, BLOCK 1, OF SAID PLAT; THENCE SOUTH 00°52'54" WEST 200.01 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID LOT 4; THENCE SOUTH 88°39'33" EAST 130.00 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID LOT 4; THENCE SOUTH 00°49'54" EAST 679.53 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 88°39'33" WEST 1024.18 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 01°21'02" EAST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 255.52 FEET TO A POINT OF CURVATURE IN THE EAST RIGHT OF WAY OF COUER TERRE BOULEVARD; THENCE ALONG SAID EAST RIGHT OF WAY OF COUER TERRE BOULEVARD THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, A CHORD BEARING OF SOUTH 23°51'02" WEST, A CHORD DISTANCE OF 267.88 FEET; THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 274.89 FEET;
2. SOUTH 46°21'02" WEST 120.14 FEET;
3. ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 265.00 FEET, A CHORD BEARING OF SOUTH 44°23'39" WEST, A CHORD DISTANCE OF 18.09 FEET; THROUGH A CENTRAL ANGLE OF 03°54'46", A DISTANCE OF 18.10 FEET;
4. NORTH 47°33'44" WEST 70.00 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 2, BLOCK 1, OF SAID PLAT;

THENCE NORTH 88°38'42" WEST 99.46 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 00°44'36" EAST 113.94 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF

## Exhibit B Legal Descriptions for Zone Districts

SAID LOT 2; THENCE NORTH  $89^{\circ}43'53''$  WEST 313.82 FEET; TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH  $88^{\circ}38'58''$  WEST 70.00 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO; DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, FULL CIRCLE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK L, PAGE 878, RECORDS OF KOOTENAI COUNTY, IDAHO; THENCE SOUTH  $01^{\circ}09'27''$  WEST, ALONG A LINE THAT IS PARALLEL TO AND 25 FEET EAST OF THE WEST LINE OF SAID SOUTH HALF, 1323.28 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTH HALF; THENCE SOUTH  $88^{\circ}45'41''$  EAST, ALONG THE SOUTH LINE OF SAID SOUTH HALF 1209.14 FEET; THENCE NORTH  $39^{\circ}57'50''$  EAST 393.70 FEET; THENCE NORTH  $50^{\circ}02'10''$  WEST 202.18 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF NORTH  $24^{\circ}38'47''$  WEST, A CHORD DISTANCE OF 171.51 FEET, THROUGH A CENTRAL ANGLE OF  $50^{\circ}46'46''$ , A DISTANCE OF 177.25 FEET; THENCE NORTH  $00^{\circ}44'36''$  EAST 381.86 FEET; THENCE SOUTH  $89^{\circ}09'46''$  EAST 1389.12 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH HALF; THENCE NORTH  $00^{\circ}52'54''$  EAST, ALONG THE EAST LINE OF SAID SOUTH HALF 341.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH  $88^{\circ}42'37''$  WEST 2608.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 78.733 ACRES, MORE OR LESS.

**ZONE C-17L (NEW WELL SITE)**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, KOOTENAI COUNTY, IDAHO; DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE CENTER OF SAID SECTION 33, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PLAT OF NORTHSHIRE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN BOOK 'E' OF PLATS, PAGE 199, RECORDS OF KOOTENAI COUNTY, IDAHO; THENCE SOUTH  $00^{\circ}53'34''$  WEST, ALONG THE WEST LINE OF SAID PLAT OF NORTHSHIRE 178.83 FEET; THENCE NORTH  $89^{\circ}06'55''$  WEST 200.00 FEET; THENCE NORTH  $00^{\circ}53'34''$  EAST 180.07 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH  $88^{\circ}45'41''$  EAST 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 35890 SQUARE FEET, MORE OR LESS.

**ZONE R-3 (REMAINDER)**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, AND OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO; DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTER OF SAID SECTION 33, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PLAT OF NORTHSHIRE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN BOOK 'E' OF PLATS, PAGE 199, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE SOUTH 00°53'34" WEST, ALONG THE WEST LINE OF SAID PLAT OF NORTHSHIRE, 178.83 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°53'34" WEST 2426.61 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF NORTHSHIRE; THENCE CONTINUING SOUTH 00°53'34" WEST 40.00 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH 00°19'49" WEST 40.00 FEET TO THE NORTHWEST CORNER OF INDIAN MEADOWS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN BOOK 'E' OF PLATS, PAGE 130, RECORDS OF KOOTENAI COUNTY, IDAHO; THENCE SOUTH 00°19'49" WEST, ALONG THE WEST LINE OF SAID PLAT OF INDIAN MEADOWS, 2697.32 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF WOODSIDE PARK ADDITION, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN BOOK 'G' OF PLATS, PAGE 20, RECORDS OF KOOTENAI COUNTY, IDAHO; THENCE NORTH 88°04'43" WEST ALONG THE NORTH LINE OF SAID PLAT OF WOODSIDE PARK ADDITION AND THE NORTH LINE OF WOODSIDE PARK FIRST ADDITION, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN BOOK 'G' OF PLATS, PAGE 368, RECORDS OF KOOTENAI COUNTY, IDAHO, 1830.40 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF WOODSIDE PARK FIRST ADDITION; THENCE NORTH 01°55'17" EAST 200 FEET; THENCE SOUTH 88°04'43" EAST 1624.77 FEET TO A POINT WHICH IS 200 FEET WEST OF THE WEST LINE OF SAID PLAT OF INDIAN MEADOWS; THENCE NORTH 00°19'49" EAST 2534.78 FEET; THENCE NORTH 00°53'34" EAST 2465.45 FEET; THENCE SOUTH 89°06'55" EAST 200.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 31.357 ACRE, MORE OR LESS.

**ZONE C-17L (OLD WELL SITE)**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE NORTH 88°47'00" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 53.95 FEET; THENCE NORTH 00°24'13" EAST 53.05 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°24'13" EAST 150.00 FEET;  
THENCE NORTH 89°35'47" WEST 150.00 FEET;  
THENCE SOUTH 00°24'13" WEST 150.00 FEET;  
THENCE SOUTH 89°35'47" EAST 150.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 22500 SQ. FT. OR 0.517 ACRE, MORE OR LESS.

Exhibit C: Amendment No. 1 to Annexation and Development Agreement

**AMENDMENT NO. 1  
TO  
ANNEXATION AND DEVELOPMENT AGREEMENT**

This Amendment No. 1 to the Annexation and Development Agreement dated March 21, 2023, (the “Agreement”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2024, by the City of Coeur d’Alene, 710 E. Mullan Rd., Coeur d’Alene, Idaho, hereinafter referred to as the “City,” and, Kootenai County Land Company, LLC, LREV 27 LLC, LREV 28 LLC, LREV 29 LLC, LREV 30 LLC, LREV 31 LLC, LREV 32 LLC, LREV 33 LLC, LREV 34 LLC, LREV 35 LLC, LREV 36 LLC, LREV 37 LLC, LREV 38 LLC, and LREV 39 LLC, hereinafter referred to as the “Owners.”

WHEREAS, the Owners have requested an amendment to the Agreement which would enable the parties to avoid the unnecessary expenditure of time and money on duplicative proceedings in the event deviations from the conceptual product types included as illustrative examples in the original Agreement are deemed appropriate and advisable, while preserving the integrity of the original conceptual vision; and

WHEREAS, it is in the best interests of the City to enter into this Amendment No. 1 for the purpose of facilitating efficient development of the Owners’ property, to ensure that future development is consistent with the City’s comprehensive plan and zoning regulations, to restrict development to what has been approved by Council in the Agreement and this Amendment, and to provide some flexibility within defined parameters.

NOW, THEREFORE, the parties agree to amendments to the Agreement as follows:

1. Paragraph 6.6 of the Agreement is amended as follows:

Conceptual Master Plan: Future subdivision and PUD applications shall substantially conform to the alignment of the transportation network, product and place types, trails/multiuse paths, density, and public parks as shown in the conceptual design, attached hereto and incorporated herein by reference as Amended Exhibit “E,” subject to the Zoning Code in effect at the time of development.

Amended Exhibit “E” is intended to establish a map showing the project layout with the components identified above, in addition to comprehensive lists of product types which are allowed in the areas of the Project shown in the Amended Exhibit. Moreover, attached hereto as Exhibit E-1 is a map showing the location and type of approved future public amenities which the Owners must include in the future development of the identified project areas. While the Owners are restricted to the product types identified in Amended Exhibit “E” unless this Agreement is further amended with the approval of Council pursuant to Idaho Code § 67-6511A, the Planning Department is authorized to determine whether any proposed development would be substantially consistent in use and density with the established lists of product types provided in Amended Exhibit “E;” provided the

overall density is generally consistent with Amended Exhibit “E;” and provided the public amenities depicted in Exhibit E-1 are included where designated. In making this determination, the Planning Department shall be guided by the plain language of Amended Exhibit “E” as to use and density, other relevant factors including compatibility with surrounding uses and zoning, conformance with density and layout in Amended Exhibit “E,” and the overall intent of the Agreement and this Amendment. The Planning Department shall make such interpretations as will maintain consistency in the application of the Agreement and this Amendment. If the proposed change in product types and density cannot be interpreted as permitted under this interpretation clause, the Owner must follow the formal Amendment process outlined in the Development Agreement Ordinance.

2. A new Paragraph 3.2.1.6 shall be added to and included in the Agreement by this Amendment. Said Paragraph 3.2.1.6 reads as follows:

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

3. In all other respects, the terms and conditions of the Agreement shall remain in full force and effect. All development within the project shall continue to meet all applicable local, state, and federal laws and regulations.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2024.

**CITY OF COEUR D’ALENE**

\_\_\_\_\_  
Woody McEvers, Mayor

ATTEST:

\_\_\_\_\_  
Renata McLeod, City Clerk

**DEVELOPER**  
**KOOTENAI COUNTY LAND COMPANY, LLC**

By \_\_\_\_\_  
Melissa Wells, Manager

**OWNERS**

**LREV 27 LLC**

By \_\_\_\_\_  
Melissa Wells, Manager

**LREV 28 LLC**

By \_\_\_\_\_  
Melissa Wells, Manager

**LREV 29 LLC**

By \_\_\_\_\_  
Melissa Wells, Manager

**LREV 30 LLC**

By \_\_\_\_\_  
Melissa Wells, Manager

**LREV 31 LLC**

By \_\_\_\_\_  
Melissa Wells, Manager

**LREV 32 LLC**

By \_\_\_\_\_  
Melissa Wells, Manager

**LREV 33 LLC**

By \_\_\_\_\_  
Melissa Wells, Manager

**LREV 34 LLC**

By \_\_\_\_\_  
Melissa Wells, Manager

**LREV 35 LLC**

By \_\_\_\_\_  
Melissa Wells, Manager

**LREV 36 LLC**

By \_\_\_\_\_  
Melissa Wells, Manager

**LREV 37 LLC**

By \_\_\_\_\_  
Melissa Wells, Manager

**LREV 38 LLC**

By \_\_\_\_\_  
Melissa Wells, Manager

**LREV 39 LLC**

By \_\_\_\_\_  
Melissa Wells, Manager

Exhibit D: Amended Exhibit E to Annexation and Development Agreement

# AMENDED EXHIBIT E

## PRODUCT TYPES/USES

- C17\*:**
- Residential Activities (per code)
  - Civic Activities (per code)
  - Sales Activities (per code)
  - Service Activities (per code)
  - Accessory Uses (per code)

- R17\*:**
- Single Family Housing
  - Duplex Housing
  - Child Care Facility
  - Community Education
  - Essential Services
  - Civic Administrative Offices
  - Multi-family Housing
  - Neighborhood Recreation
  - Public Recreation
  - Accessory Uses (per code)

- R8\*:**
- Single Family Housing
  - Duplex Housing
  - Civic Administrative Offices
  - Neighborhood/Public Recreation
  - Accessory Uses/Home Occupations/Essential Services (per code)

- R3\*:**
- Single Family Housing
  - Civic Administrative Offices
  - Neighborhood/Public Recreation
  - Accessory Uses/Home Occupations/Essential Services (per code)

\*Owner reserves the right to apply for PUDs or special uses (per code).

## DENSITY DETAILS

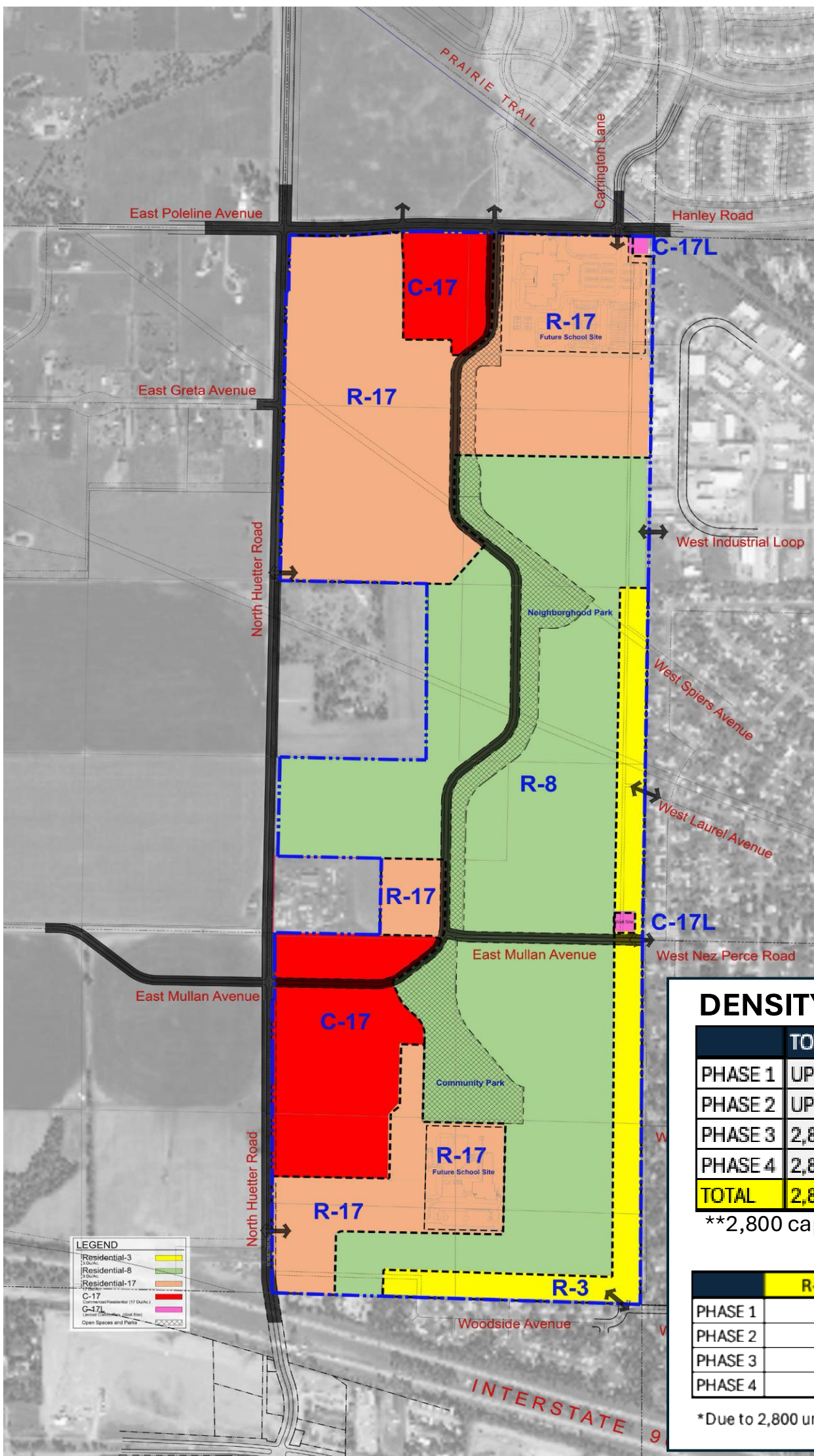
	TOTAL DENSITY
PHASE 1	UP TO 1,600
PHASE 2	UP TO 715
PHASE 3	2,800 - PH 1 - PH 2 (not to exceed 835)
PHASE 4	2,800 - PH 1 - PH 2 - PH3 (not to exceed 600)
<b>TOTAL</b>	<b>2,800 UNITS**</b>

\*\*2,800 cap without future approvals.

### MAXIMUMS BY ZONE AND PHASE\*

	R-3	R-8	R-17	C-17
PHASE 1		150	1,200	350
PHASE 2	55	430	230	
PHASE 3	35	700	100	
PHASE 4				600

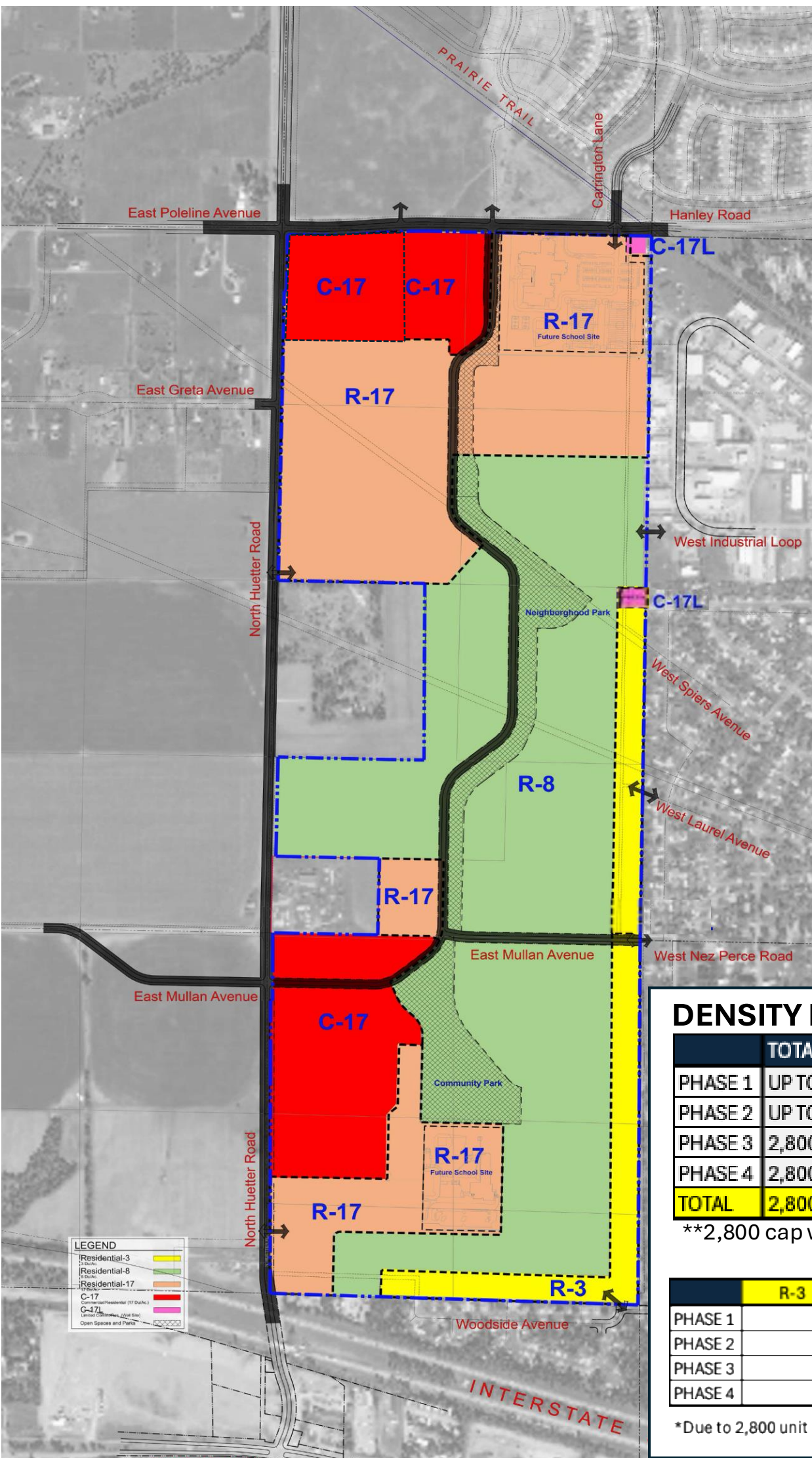
\*Due to 2,800 unit cap, ALL Zone Maximums cannot be used in each phase



**LEGEND**

- Residential-3 (Yellow)
- Residential-8 (Green)
- Residential-17 (Orange)
- C-17 (Red)
- G-17L (Blue)
- Open Spaces and Parks (Hatched)

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**R17\*:**  
 Single Family Housing  
 Duplex Housing  
 Child Care Facility  
 Community Education  
 Essential Services  
 Civic Administrative Offices  
 Multi-family Housing  
 Neighborhood Recreation  
 Public Recreation  
 Accessory Uses (per code)

**R8\*:**  
 Single Family Housing  
 Duplex Housing  
 Civic Administrative Offices  
 Neighborhood/Public Recreation  
 Accessory Uses/Home Occupations/Essential Services (per code)

**R3\*:**  
 Single Family Housing  
 Civic Administrative Offices  
 Neighborhood/Public Recreation  
 Accessory Uses/Home Occupations/Essential Services (per code)

\*Owner reserves the right to apply for PUDs or special uses (per code).

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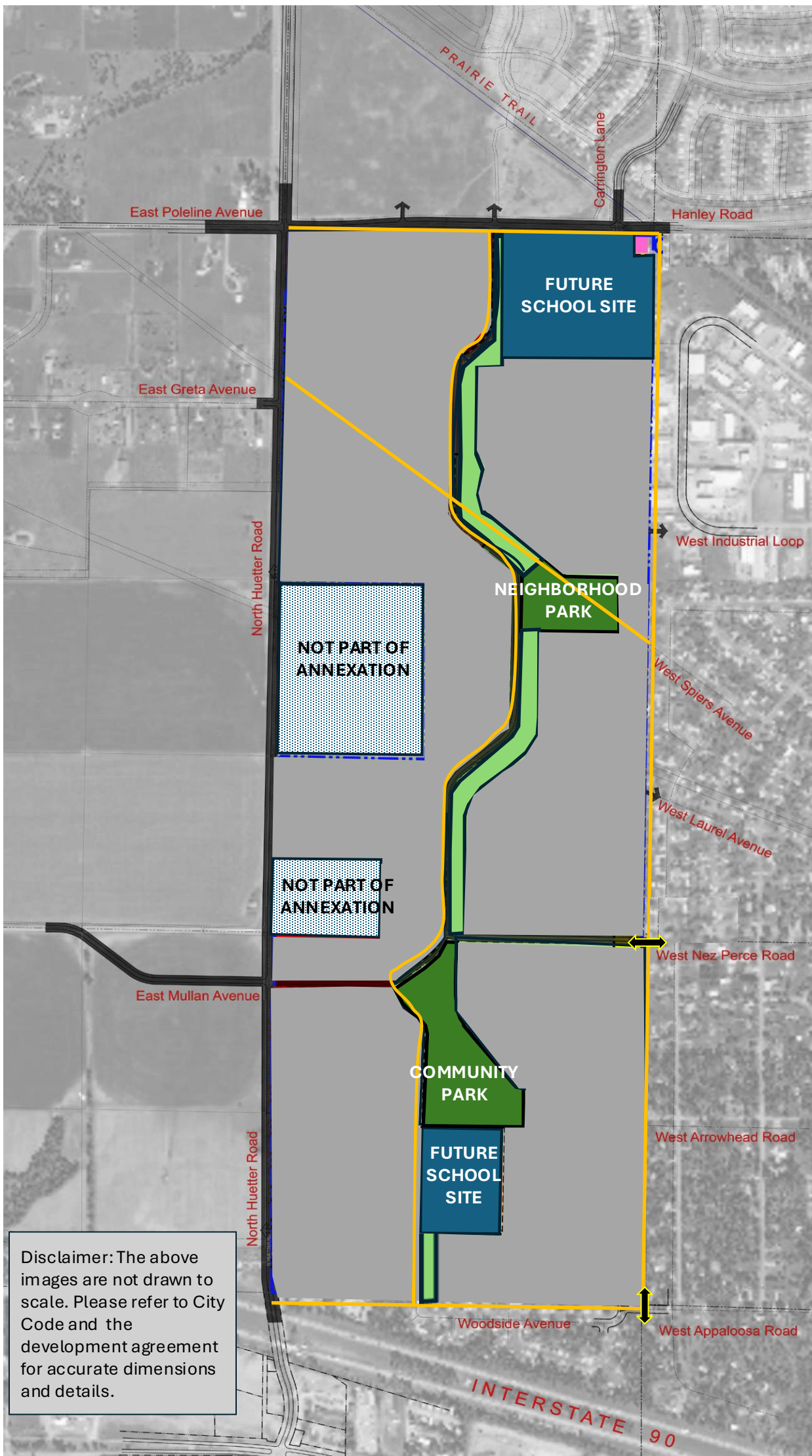
	R-3	R-8	R-17	C-17
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PHASE 2	55	430	230	
PHASE 3	35	700	100	
PHASE 4				600

\*Due to 2,800 unit cap, ALL Zone Maximums cannot be used in each phase

**LEGEND**





- Residential-3 (2 DU/AC)
- Residential-6 (5 DU/AC)
- Residential-17 (12 DU/AC)
- C-17 (Community/Commercial (12 DU/AC))
- C-17L (Limited Commercial (12 DU/AC))
- Open Spaces and Parks

# EXHIBIT E1



Disclaimer: The above images are not drawn to scale. Please refer to City Code and the development agreement for accurate dimensions and details.

## LEGEND

-  PUBLIC TRAILS/MULTI-USE PATHS  
N/S: 12' wide Multi-use paths  
E/W: 10' wide Multi-use paths
-  LINEAR PARK
-  NEIGHBORHOOD/COMMUNITY PARKS
-  CONNECTION TO EXISTING STREETS