

The **annexation** rezoned land previously zoned agriculture-suburban to a combination of residential districts (R-3, R-8, R-17) and commercial zones (C-17 and C-17L). Concurrently, the Coeur Terre **Annexation and Development Agreement** was recorded, allowing up to 2,800 ERUs, commercial spaces, parks, transversing trails, and sites for two public schools over a 20- to 30-year buildout period. *Note: Public Hearings for land use considerations such as subdivision approvals cannot alter the Agreement for zoning, density, access or other defined requirements, limitations, or allowances found within.*

Following annexation, Kootenai County Land Company, LLC, applied for a **four-lot short plat** “Full Circle Tracts,” located at the north end of the project. This short plat created four parcels: one for the City’s water tower, another for a future school site, a commercially zoned parcel (10.91-acres) that has since been sold to the Church of Jesus Christ of Latter-day Saints, and a remainder parcel. Full Circle Tracts was recorded on December 6, 2023.

Amendment No. 1 to the Annexation and Development Agreement, partially approved by City Council on April 15, 2025, adjusted the wastewater utility timeline and relocated/rezoned a well site from C-17L to R-3. The Council denied the applicant’s request to allow underlying zoning to govern all land use types and rejected a zone change from R-17 to C-17 for 14.095 acres in the northwestern corner.

Amendment No. 2 to the Annexation and Development Agreement, approved by City Council on October 21, 2025, modified Exhibit “E” to change the “cluster triplex” land use designation to a combination of “active adult senior living” and “multifamily” for the Coeur Terre 1 PUD.

Amendment No. 3 to the Annexation and Development Agreement, approved by City Council on December 2, 2025, modified Exhibit “E” to change the 10.91-acre C-17 zoned church property (Full Circle Tracts, Lot 2 Block 1) from “urban townhomes” to “religious assembly,” following the LDS Church’s renewed request.

On December 9, 2025, the Planning and Zoning Commission reviewed and unanimously approved **PUD-1-25** (Coeur Terre 1 Planned Unit Development), **S-2-25** (preliminary plat), and **LS-1-25** (landscaping plan) for the northern portion of the project. This approval included 595 units consisting of 170 age-restricted senior living units (Affinity at Coeur Terre), 288 multifamily apartment units (The Goat Apartments), and 137 single-family detached units.