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

FEBRUARY 9, 2016

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

The Planning 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: Jordan, Fleming, Ingalls, Luttropp, Messina, Rumpler, Ward

PUBLIC COMMENTS:

STAFF COMMENTS:

ADMINISTRATIVE:

1. Applicant: Port of Hope Centers INC.
   Request: A request for a six month extension, of special use permit (SP-3-13)

2. Applicant: City of Coeur d'Alene
   Request Open Space Interpretation
   ADMINISTRATIVE, (I-1-16)

3. Applicant: City of Coeur d'Alene
   Request: Bellerive 4th and 5th Addition's Interpretation
   ADMINISTRATIVE, (I-2-16)

PUBLIC HEARINGS:

1. Applicant: Vista Meadows, LLC
   Location: 2100 W. Prairie Avenue
   Request:

   A. A proposed 15 acre annexation from County Ag. to City R-8.
   LEGISLATIVE, (A-1-16)

   B. A proposed 15 acre PUD "Vista Meadows"
   QUASI-JUDICIAL, (PUD-1-16)

   C. A proposed 43-lot preliminary plat "Vista Meadows"
   QUASI-JUDICIAL, (S-1-16)

2. Applicant: Mort Construction, LLC
Location: 3989 N. Player Drive
Request: A proposed 1.60 acre PUD "The Lodge at Fairway Forest- 2nd Addition"
QUASI-JUDICIAL, (PUD-2-16)

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 Shana Stuhlmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***

PLANNING COMMISSION
STAFF REPORT

FROM:	HILARY ANDERSON, COMMUNITY PLANNING DIRECTOR
DATE:	FEBRUARY 9, 2016
SUBJECT:	EXTENSION OF CITY COUNCIL APPROVAL FOR SP-3-13 – SPECIAL USE PERMIT REQUEST FOR PORT OF HOPE TO ALLOW THE OPERATION OF A CRIMINAL TRANSITION FACILITY
LOCATION:	218 N. 23RD STREET – APPROX 0.842 OF AN ACRE

DECISION POINT:

Port of Hope Centers, Inc., is requesting a six month extension of City Council approval for a Special Use Permit request, which allowed a two year continuation of a criminal transition facility in its existing location, until a new location can be found/approved. The request would allow the facility to operate in its current location until September 1, 2016. The letter of request is attached.

PRIOR ACTION(S):

- On July 9th, 2013, the Coeur d'Alene Planning Commission held a public hearing, considering the Port of Hope request for a criminal transition facility, which was continued to August 13th, 2013.
- On August 13th, 2013, the Coeur d'Alene Planning Commission denied the request 3 to 0.
- On August 21st, 2013, Port of Hope, Inc. appealed the Planning Commission decision to deny the request to City Council.
- On October 1st, 2013 City Council held a public hearing, considering the Port of Hope request for a criminal transition facility, which was approved 6 to 0 with conditions (provided below).

DISCUSSION:

Section 17.09.230 of the city's Zone Code allows the Planning Commission to extend a Special Use Permit for one year, without public notice, upon written request filed at any time before the permit has expired and upon showing of unusual hardship not caused by the owner or applicant. The applicant has submitted a letter requesting a 6-month extension with a statement explaining that Port of Hope has been actively seeking a place to relocate in Post Falls.

NOTE:
A phone call to Warren Wilson, Post Falls Legal Services Director, revealed that the Port of Hope Special Use Permit appeal request was recently approved. The requested special use permit extension will allow Port of Hope time to renovate their new location in Post Falls prior to relocating.

COMMISSION ALTERNATIVES:

- The Planning Commission may, by motion, grant a six month extension of the Port of Hope's special use permit to allow Port of Hope to continue to operate the facility at its current location under the conditions of the existing permit (with the exception of condition 8, which would be modified to a Sunset date of September 1, 2016) during renovation of the new Post Falls facility, or;

- The Planning Commission may, by motion, deny the extension request.

PRIOR CONDITIONS OF APPROVAL:

The following conditions were approved with the request:

1. The maximum number of offenders is 43.

2. No offenders required by Idaho law to register as a sex offender may be housed at the facility.

3. No offender will be allowed to reside at the facility for more than 365 calendar days.

4. The facility must as all times comply with requirements of the Federal Bureau of Prisons Residential Reentry Center Statement of Work regarding security and discipline (currently Chapters 11 & 12).

5. Create an exclusion zone within the facility's GPS (Veritraks) system around the Fernan Elementary School property. The system must alert the facility within one minute if an offender enters the exclusion zone. Exclusion zone reports (with names redacted) must be made available to School District 271 and the City upon request.

6. Place GPS units on all pre-release offenders, in the facility and on home confinement with a VCCLEA status. This status includes assault charges, drug charges, etc.

7. The facility will not allow offenders to travel to bus stops without staff supervision during the peak hours when school children are arriving and leaving school (currently 7:00 - 8:00 a.m. and 2:30 - 3:30 p.m.).

8. The approved Special Use Permit with be valid until the Sunset date of March 1, 2016.

Residential Reentry Center
218 N. 23rd
Coeur d' Alene, Idaho 83814
Telephone: (208) 664-6816 ext.204

Planning Commission
City of Coeur d'Alene
710 E Mullan Ave.
Coeur d'Alene, ID 83814

RE: Extension of Special Use Permit SP-3-13

Dear Commissioners,

Port of Hope's current special use permit is set to expire on 03/01/16. Port of Hope is requesting a 6 month extension to the special use permit to allow us to complete the relocation process.

Port of Hope has been actively seeking an alternate location for our Residential Reentry Program. We are currently exploring relocating to the City of Post Falls. On October 13th, 2015 a hearing was held before the Post Falls Planning and Zoning Commission. The commission, at that time, denied our request for a special use permit. The decision has been appealed and we are anticipating an appeal hearing to be held with the Planning and Zoning Commission in January 2016. If the original ruling of the commission is overturned, we would only have 2 months to complete renovations on the existing building. An extension of our current Special Use Permit would allow more time to complete the renovations, as well as, give us time to incorporate our move.

In the event the original ruling is upheld, an extension would allow us an opportunity to continue to look for a location to relocate our facility. We are actively working with our realtor who continues to look at building options for us.

Port of Hope has upheld all of the conditions set forth in the Special Use Permit and will continue to abide by them. We have remained incident free at our facility and used due diligence to protect the surrounding community from feeling any negative impact of our presence. We continue to believe in the necessity of our program and are seeking the best location to continue to provide this service.

Thank you for your time and consideration of granting Port of Hope a 6 month extension.

Sincerely,

Carlos V Solorza Jr.
RRC Director
Port of Hope Centers INC.
Coeur d'Alene Facility

RECEIVED
Planning Department
City of Coeur d'Alene
Date: 12/16/2015

MEMORANDUM

DATE: FEBRUARY 9, 2016

TO: PLANNING COMMISSION

FROM: HILARY ANDERSON, COMMUNITY PLANNING DIRECTOR

RE: **I-1-16 INTERPRETATION OF:**
Open Space for Planned Unit Development projects

REQUEST FOR INTERPRETATION:

The Planning Department is requesting an interpretation on open space from the Planning Commission on the intent, functionality, use, types, required improvements, and other components of open space that is part of Planned Unit Development (PUD) projects.

This request has been necessitated by a recent request for a PUD Amendment and Subdivision in Bellerive as well as a lack of clarity in the Zoning Code on what qualifies as open space.

HISTORY:

On December 8, 2015, the Coeur d'Alene Planning Commission held a public hearing on a proposed PUD Amendment and Subdivision in Bellerive for the Riverwalk Townhomes LLC. The request was denied without prejudice due to incomplete open space within the Bellerive PUD and staff was directed to work with the Bellerive Homeowners Association to work out a solution to have open space completed. This precipitated the need to get further input from the Planning Commission on the intent, functionality, and use of open space, required improvement and maintenance, and timing of open space completion. The applicant appealed the Planning Commission's decision and the appeal hearing was held on February 2, 2016. The requests were also denied without prejudice by the City Council and the motion directed the Planning Commission to provide clarification on the definition of open space.

The city code includes basic definitions of open space but does not provide much guidance on what can be considered as open space and what level of improvements are required. Open space is defined under the Planned Unit Development and the Pocket Residential Development sections of the code. The PUD Ordinance was originally adopted in 1982. Since then, there have been PUD projects approved with varying percentages of open space and different types of open space. The Pocket Residential Development Ordinance was adopted in 2007. The type and functionality of open space has also varied for these projects.

"Open Space" as defined by the Planned Unit Development section of the Zoning Code

"…adequate private common open space open space area, as determined by the commission, no less than ten percent (10%) of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes." (Emphasis added)

"All improvements for planned unit developments and limited design planned unit developments including off street parking and loading spaces, usable open space, and landscaping, buffering and screening may be located within the development without reference to the lot lines or

blocks, except that required parking spaces serving residential activities shall be located within two hundred feet (200') of the building containing the living units served. (Ord. 2368 §9, 1991: Ord. 1691 §1(part), 1982)" (Emphasis added)

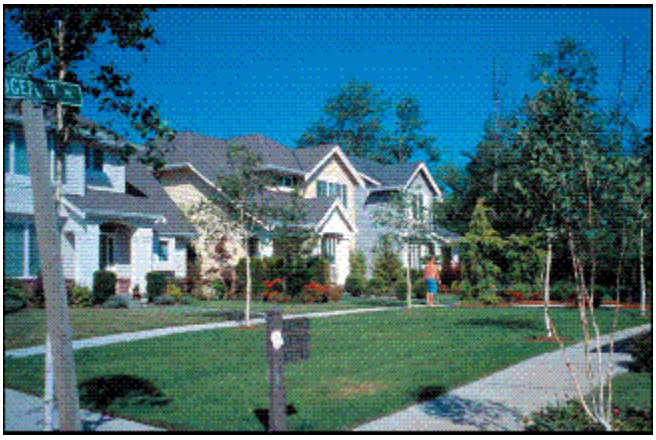
"Reservations for public uses, including schools, parks, playgrounds, and other open spaces;"

See code sections 17.07.230, 17.07.235, and 17.09.460.

"Open Space" as defined by the Pocket Residential Development section of the Zoning Code

"H. Usable Open Space: Pocket residential developments must provide usable open space for residents. Such space may be either in a common, shared form or associated with individual units. The minimum required amount is three hundred (300) square feet per dwelling unit. The open space must be at least fifteen feet (15') wide at the narrowest dimension and must be planted with grass and one tree (minimum of 2 inch caliper) for each three hundred (300) square feet of open space. Hard surfaced patios or decks may occupy up to one-half ($^1/_2$) of the required area." (Emphasis added)

Section 17.07.1010 of the code includes a photo showing an example of individual access with shared open space



"Recreation" as defined by Zoning Code under Section 17.03: Activity Groups

"I. Neighborhood recreation: Activities that include the use of small open spaces for nonstructured or passive recreation, typical of neighborhood or vest pocket parks; these parks, which could be publicly or privately owned and maintained, provide for the low intensity recreational needs of the immediate local vicinity."

"J. Public recreation: Activities typical of institutionally owned structures or public open space for passive or active recreation programs and life sports that include municipal parks, school playgrounds, public beach."

"U. Commercial Recreation: Activities that include profit-oriented sports activities performed either indoors or outdoors, which require a facility for conducting the recreational activity; such activities are typical of swimming centers, tennis courts, racquetball courts, golf courses, etc."

Approved Special Use Permits related to Open Space

Several special use permits have come before the city's Planning Commission in the past related to open space. In 1995, there were five special use permit requests for active and passive use park land and open space for active use sports. These included park sites in two subdivisions (Coeur d'Alene Place and Canfield Park), a request for a parkland area at Canfield along Dalton Avenue, a request for a parkland area at the Sunset Field along Best Avenue, and an area adjacent to Tubbs Hill.

Open space was described as follows in the five special use permits:

- Park sites
- Active parkland
- Open space for active use sports
- Public recreation and community assembly activities typical of city parks
- Public open space for passive or active recreation and live sports
- Park with passive, open space activity areas, and volleyball and basketball courts
- Facilities supporting swimming classes

The open space area in Coeur d'Alene Place that was the subject of the special use permit has been improved with grass, trees and irrigation.

There was also a reference to a pond not qualifying as open space in the staff report for one of the special use permits. The staff report says, "Although a pond could be considered attractive, it does not allow for the multitude of leisure activities that open space would provide." It goes on to say, "amenities or uses of the park that would be forfeited or diminished with the inclusion of a pond are such items as volleyball, children's playground, group and family picnic areas, reunions, playing frisbee, playing catch, or just practicing a team sport… the pond/lake feature would prohibit the inclusion of other potentially needed uses such as handball court, tennis court, shuffleboard, horse shoe pits, additional basketball, additional picnic shelter and very possibly a designated practice site for a team sport."

The Bellerive PUD and plat references to open space

The PUD documents describe open space in Bellerive as five common open space areas that have landscaping with lawn and trees, and walking paths in the open space areas along the shoreline. The open space is also described as the three common open space areas identified on the PUD plan as open space including the +/- 30-foot wide shoreline area containing the public walking path, an open space area adjacent to the Riverview Lofts, and open space areas along the Centennial Trail. Landscaping will be a combination of native shorelines plantings, hardscape areas and manicured areas, depending on site locations. The Riverfront House was to include a public plaza including a seasonal entertainment area and provide a seasonal attraction for both visitors and residents.

The Final PUD application describes the public uses to include a riverwalk on the Spokane River frontage and a public plaza at the terminus of Beebe Boulevard as well as useable open space areas and intimate open plazas oriented towards the Spokane River.

The Final Development Plan and presentations by Black Rock showed a plaza with an ice skating rink that would have been used for the seasonal entertainment for the winter season, a

boardwalk with seating areas, landscaping and people playing in the water and recreating along a large beach.

The documents also describe a public riverwalk located along the entire length of the site, a pedestrian plaza with a pool and site amenities at the Riverwalk Plaza, and small plazas that create interest along the riverwalk. As described, the boardwalk was intended to provide a public pedestrian way and an opportunity for public day slips.

The Tract A common area edge was to include a riverwalk/boardwalk and open space edge that is accessible by the public and maintained by the Homeowners Association. The request also asked for walks, hardscape, stairs and retaining walls necessary for boat docks, public enjoyment of the shoreline or access to the public boardwalk and public day slips and a combination of enhanced and native landscape plantings.

The landscape plan showed public river access in at least three locations along the shoreline, the public river walk along the entire length of the site, and a seasonal ice rink in the plaza.

The Bellerive Plat notes on the Owner's Certificate and Dedication that, *"The common area (Tract A) shall be improved, managed and maintained by the Bellerive Homeowners Association and shall be for the public, for use and enjoyment for recreational purpose and to access the boardwalk along the shoreline of the Spokane River".*

Examples of "Open Space" in other approved Planned Unit Development (PUD) projects

- **Coeur d'Alene Place (1994)**: 62+ acres of improved open space and trails (14.8%), consisting of private and public parks (including both active and passive parkland), a gazebo with picnic tables, basketball courts, a playground, soccer fields, landscaping and related facilities. Open space and an internal pathway system connect the overall trail system in the development. The neighborhood also includes adjoining open space areas between some of the residences that meet or exceed the 10-foot easement requirement that are fully landscaped.

- **Mill River (2004)**: 10 acres of open space (11% of the gross land area) for the benefit of residents and guests, including a paved trail system throughout the development, a 0.9-acre private park adjacent to the R-3 neighborhood, a 1.34-acre improved private park along the Spokane River, and a 1.3-acre open space area along the Spokane River that was reserved for a public park, which has since been improved as a public park with lawn, a dock, a gazebo and seating.

- **Cottage Grove, formerly Sherwood Forest (2007)**: 3.95 acres of open space (+/- 39%) of the 10-acre property was dedicated to open space and was accessible to all users. It has been improved with grass and trees.

- **Circuit at Seltice (2014):** 20,449 SF (10.1% of the gross land area) of open space consisting of a community garden plots, Espaller Apple Gardens, an open turf/park area, a pedestrian pathway connecting to the Centennial Trail, and a bicycle staging area.

- **Riviera Walk, formerly Revel at Riverstone (2014):** 0.355 acre of usable open space that doubles as a functional swale measuring 10.08% of gross land area.

- **Lilac Glen (2014)**: 1.4 acres (10.76%) of private usable open space including a private picnic area, trail and asphalt path, and an additional 1.9 acres (15%) of natural and unusable open space and natural hillside areas consisting of steeper wooded slopes and the floodway. The sum total of usable and unusable open space is 3.3 acres (25%).

- **Garden Grove (2015):** 2 acres (10.72%) of open space consisting of community trails, community gardens, ornamental gardens, planted berms, large turf grass lawn areas, benches and gazebos.

"Open Space" as defined in the city's Natural Open Space Management Plan

"Enhances the urban environment and provides wildlife habitat while preserving valuable community assets and affording opportunities for public enjoyment through outdoor recreation." It also says the purpose of the plan is to provide "…an overall guide to managing the city's natural open space parks and includes specific management actions designed to promote the stewardship and public enjoyment of these properties." (Emphasis added)

The Natural Open Space Management Plan applies to Tubbs Hill, Fernan Lake Natural Area, Veteran's Centennial Park, Cherry Hill Park, Canfield Trails Natural Area, Winton Park Natural Area.

The Comprehensive Plan provides direction on open space and recreation as follows,

- Objective 1.09 – Parks:
  Provide an ample supply of urbanized open space in the form of beaches, squares, greens and parks whose frequent use is encouraged by placement, design, and access. *(Emphasis added)*

- Objective 1.15 – Natural Terrain:
  Whenever possible, the natural terrain, drainage, and vegetation should be preserved with superior examples featured within parks and open spaces.

- Objective 1.16 – Connectivity:
  Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks and trail systems.

- Objective 3.14 – Recreation:
  Encourage city sponsored and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities, hiking and biking pathways, open space passive parks, and water access for people and boats.
  (Emphasis added)

An older version of the Comprehensive Plan contained the following objective,

- 18B1b – Plan for regional, multi-purpose parks, community parks, shoreline parks and vest-pocket parks, which are easily accessible to the young and old, physically or mentally handicapped.
  (Emphasis added)

“Open Space” definitions from other Idaho jurisdictions

Other cities and counties in Idaho have defined open space to varying degrees in their ordinances; however, most of these definitions are not specific to Planned Unit Development projects.

- ***Kootenai County***

  OPEN SPACE: Any open area, including, but not limited to, the following: parks, yards, playgrounds, beaches, waterways, parkways, and streets.

- ***Post Falls***

  OPEN SPACE: An area, substantially undeveloped, which may or may not be open to the public. Open space may include, along with the natural environmental features, water areas, swimming pools, tennis courts, utilities, and any other approved recreational or support facilities.

  Planned Unit Development (PUD) Permit (Section 18.20.080)

  A.4. Provides open space. A minimum of ten percent (10%) of the land area within any PUD that includes residential uses shall be designated for open space for the residents of the area being developed and/or the public. The location, character and design of common open space shall be reviewed and approved as part of the PUD process.

  a. Open space provided in a PUD shall be held and maintained privately for the use of owners or residents within the development, dedicated to and maintained by the public, a combination thereof, or maintained privately but open to the public by an easement or other approved arrangement.

  b. Public utility rights of way and easements are not generally acceptable for common open space unless such land or rights of way are developed as a trail or other similar benefit to the public.

  c. The responsibility for and the method of maintaining common open spaces shall be specified by the developer prior to approval of the final development plan.

- ***Bonner County***

  OPEN SPACE: Any open area, including, but not limited to, parks, yards, playgrounds, beaches, parkways, waterways and streets.

- ***Ada County***

  OPEN SPACE: Land or water left in an undisturbed natural condition and unoccupied by building lots, structures, streets, or parking lots, except as otherwise specified in chapter 4, article J of this title.

  OPEN SPACE, DEDICATED: An area that has been designated on a master site plan or subdivision plat as open space.

OPEN SPACE, DEVELOPED: An area of open land used for recreational opportunities and that provides either active or passive recreational facilities.

OPEN SPACE, NATURAL: An area of open land, with little or no land disturbance, preserved, enhanced and/or restored in order to maintain the natural, scenic, ecological, cultural, hydrological, geological, or agricultural values of the land. Natural open space may include trails and park bench style seating; interpretive signage and kiosks for educational purposes; and agricultural activities.

- ***Canyon County***

  OPEN SPACE LAND: Any undeveloped or predominately undeveloped land which may be set aside for any of the following:

  - *Park and recreation purposes;*
  - *Conservation of land and other natural resources;*
  - *Conservation of wildlife habitat and natural space;*
  - *Historic or scenic purposes;*
  - *Common areas;*
  - *Any area without structures that provides an open view.*

- ***Meridian***

  OPEN SPACE: An area substantially open to the sky that may be on the same property with a structure. The area may include, along with the natural environmental features, parks, playgrounds, trees, water areas, swimming pools, tennis courts, community centers or other recreational facilities. This term shall not include streets, parking areas, or structures for habitation.

- ***Valley County Land Use and Development Ordinance (PUD)***

  OPEN SPACE: A portion of real property devoid of buildings and other physical improvements, except where accessory to the provision of passive or active recreation, or fish and wildlife habitat improvements, or any natural break which serves one of the following functions:

  - *Provides relief from monotonous building arrangements.*
  - *Conserves or preserves natural, historic and other amenities with social or cultural value.*
  - *Maintains the natural water table level or preserves wetlands.*
  - *Roads, parking areas, and unusable strips of land shall not be considered in open space calculations. Open space must be an amenity to the planned unit development. Amenities may include, but are not limited to: parks, play yards, playgrounds, beaches, waterways, ski hills, tennis courts, swimming pools, natural*

vegetation, gardens, wooded areas, developed recreation areas, ponds over one acre in size, etc.

- *Open space should be contiguous to open space in other developments when possible.*

PERFORMANCE ANALYSIS:

As stated previously, the PUD section of the Zoning Code requires that, *"The proposal provides adequate private common open space open space area, as determined by the commission, no less than ten percent (10%) of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes."*

Many of the approved PUD projects have provided more than 10% open space and the type of open space has varied from project to project. Many of the projects have also allowed the public to access some or all of the open space.

Planning staff would like input from the Planning Commission on the functionality, use, types, improvements, and other components of open space in PUD projects. The following questions are designed to help the commission consider the wide-ranging possibilities for proposed "open space" in PUD projects:

- If property qualifies as open space for a project, does it need to be improved, landscaped/planted, irrigated and maintained?
- Is open space a dog park?
- Is open space a plaza? *If so, should amenities and/or certain landscaping features be provided?*
- Is open space a swale?
- Is open space a passive park that is planted with grass and trees, irrigated and maintained?
- Is open space an active park with a playground, play fields, sport courts, splash pad, ice skating rink, picnic areas, shade structures, gazebos, and/or restrooms, etc.?
- Is open space a thin mow strip of grass along a right-of-way?
- Is open space a pond or fountain?
- Is open space an unimproved and unmaintained weed patch?
- Is AstroTurf considered open space?
- Are patios and decks considered open space?

- Is open space a paved multi-purpose trail? *If so, can a regional trail facility such as the Centennial Trail be included in the calculation or does it need to be a trail that serves the PUD project?*

- Is open space a staircase? *If so, should it connect open space areas and include any other features (e.g., seating, view point, etc.)?*

- Can open space in a PUD provide an aesthetic and shoreline protection function but not provide accessible or usable land for public or private recreation as a result of topography, vegetation, rock features, and/or other physical constraints?

- If additional open space is provided above the 10% requirement, is it ok for it to be left in a natural state?

- If open space is natural, should there be a minimum size requirement or improvements required such as enhanced native plantings, and should the natural open space provide a certain function such as preservation of important areas and allow the public to access and use a percentage of the natural open space for recreation (e.g., Tubbs Hill, Canfield Mountain, etc.)?

- Is open space the same as "green space," or is green space more similar to mowing strips, landscape buffers, easements and other areas that are planted with grass or xeriscaping and maintained but do not serve the same function as open space? *(NOTE: Green space is a term used in the Pocket Residential Development section of the code, but not defined anywhere in the code.)*

- Does a platted tract qualify as completed open space for a PUD project even if it has not been improved?

- Should there be a public benefit to open space in a PUD?

Staff does not believe that an unimproved area with weeds should qualify as open space. Nor does staff believe that a park strip along the sidewalk, a landscaped median or a required landscaped buffer should count as open space. Furthermore, staff has concerns with a swale doubling as functional open space in a PUD project because of its limited use during the wet seasons. Staff does not believe a regional trail facility should count as open space for the PUD project. Staff also does not believe that a heavily landscaped steep slope should qualify as open space unless there is at least 10% of usable and functional open space also provided with a PUD project.

It is staff's belief that at least 10% of the open space for a PUD project should be landscaped, improved, irrigated, maintained, and include some amenities to make the open space functional for active and/or passive recreational purposes. Beyond the 10% requirement, staff would support additional open space could be left in its natural state or improved with native plantings and maintained to provide an aesthetic, slope protection and/or habitat preservation function, similar to the Lilac Glenn project.

Staff believes open space should be platted as tracts or protected by an easement that clearly designates the property as open space and all improvements should be completed prior to final plat or bonded for. Staff also believe that if a project is phased, each phase should meet the 10% requirement for improved and functional open space.

Staff likes the minimum width requirement for open space in the city's Pocket Residential Development standards that states, "*open space must be at least fifteen feet (15') wide."*

Staff likes the clarification provided in Post Falls' PUD open space definition that states, *"Public utility rights of way and easements are not generally acceptable for common open space unless such land or rights of way are developed as a trail or other similar benefit to the public."*

Staff also likes components of the Valley County definition of PUD open space including, "*Roads, parking areas, and unusable strips of land shall not be considered in open space calculations. Open space must be an amenity to the planned unit development. Amenities may include, but are not limited to: parks, play yards, playgrounds, beaches, waterways, ski hills, tennis courts, swimming pools, natural vegetation, gardens, wooded areas, developed recreation areas, ponds over one acre in size, etc."* and *"Open space should be contiguous to open space in other developments when possible."*

DECISION POINT RECOMMENDATION:

The Planning Department is asking for guidance from the Planning Commission on what constitutes open space for PUD projects. Staff would like clarification on the intent, functionality, use, types, required improvements, and other components of open space that is part of Planned Unit Development projects and if there can be a difference between open space that is provided under the 10% requirement and open space that is provided above the 10% requirement. This interpretation will help guide PUD projects and also assist with a future amendment to the Zoning Code addressing open space requirements for PUD projects.

MEMORANDUM

DATE: FEBRUARY 9, 2016

TO: PLANNING COMMISSION

FROM: HILARY ANDERSON, COMMUNITY PLANNING DIRECTOR

RE: **I-2-16 INTERPRETATION OF:**
Bellerive 4th Addition PUD Amendment (PUD-1-04m.2)
Bellerive 5th Addition PUD Amendment (PUD-1-04m.3)

DECISION POINT:

Drew Dittman, P.E. of Lake City Engineering is requesting an interpretation of the Bellerive 4th and 5th Additions and associated PUD approvals. The requested interpretation is to clarify two specific items: 1) that the maximum building size for boardwalk homes is to be eliminated, and 2) allow carriage homes to be either detached (located over detached garages) or attached (located over garages that are attached to boardwalk homes).

HISTORY:

- On March 8, 2005, the Planning Commission approved the "Riverwalk PUD" and "Riverwalk" Preliminary Plat, which included two phases.
- On July 27, 2005, the Planning Commission approved an interpretation that moved the boundary between phase one and two.
- On February 13, 2007, the Planning Commission approved an interpretation (I-4-07) that expanded the phasing plan from two to three phases
- On October 9, 2012, the Planning Commission approved an interpretation (I-4-O6) that postponed Condition #3, requiring the extension of Lakewood Drive be postponed until a future phase, is not a major departure from the approved Bellerive Final Development Plan.
- On November 12, 2013, the Planning Commission approved a PUD modification to “Riverwalk” Planned Unit Development not requiring the developer to construct Lakewood Drive (PUD-1-04m.2) and the approval of S-4-05m, a 17-lot preliminary plat.
- On March 11, 2014, the Planning Commission approved a PUD modification to Riverwalk PUD in the C-17PUD zoning district (PUD-1-04m.3). The modification allowed the 38 residential units in Riverview Lofts (stacked flats) to be replaced with 24 single-family lots, allowed for Boardwalk Homes and/or Carriage Homes on the lots in the 5th Addition, and removed the potential connection from Lakewood Drive to Bellerive Lane.

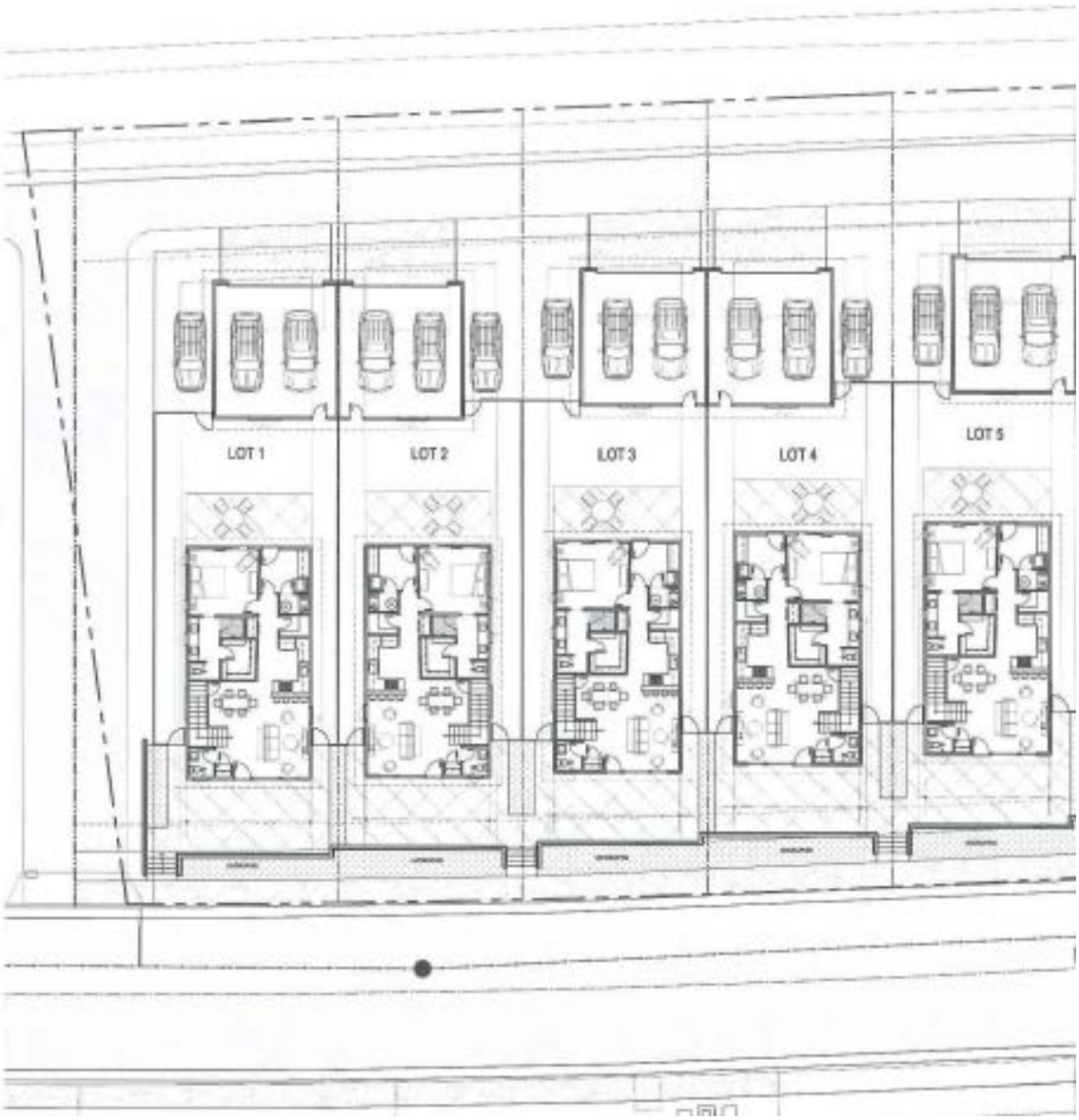
REQUEST FOR INTERPRETATION:

Please see the interpretation letter attached from the applicant.

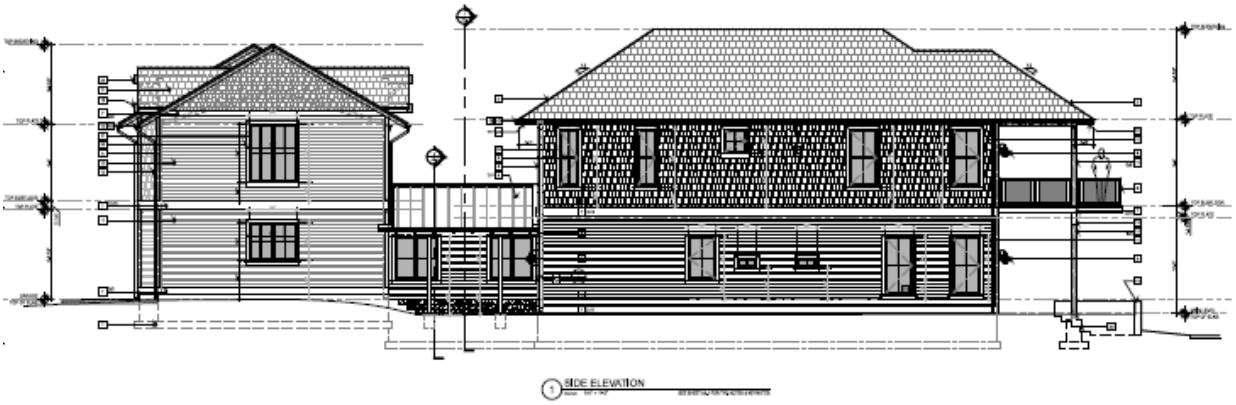
The request would result in the following changes to the approved definitions of boardwalk homes and carriage homes for both the 4th and 5th Additions:

> *"Boardwalk Homes – single-family homes located to maximize views across the river and create diversity of architecture along the river's edge. Homes are located on 35 foot wide lots and range in size from* ***~~2,100-2,600 square feet~~ 1,400 square foot minimum for single level, and 1,800 square foot minimum for multi-level (no maximum size)."***
>
> *"Carriage Homes – are located over detached* ***or attached garages*** *to allow an alternative to units within larger buildings. Units range in size from 500-900 square feet."*

Bellerive 5th Addition Site Plan showing carriage homes over detached garages



Bellerive 5th Addition House Plan showing carriage home over a garage attached to a boardwalk home



PERFORMANCE ANALYSIS:

The prior approvals for the Bellerive PUD called out carriage houses as being over detached garages. This definition remained as part of the PUD amendment for the Bellerive 4th and 5th Additions. The Bellerive 5th Addition PUD amendment did not include a maximum square footage for boardwalk homes. Because of this, it was unclear if boardwalk homes were limited to the maximum square footage associated with the initial approval, which was 2,600 square feet, or if the maximum square footage for boardwalk homes was being removed.

Permits have been issued for Boardwalk homes in Bellerive 4th and 5th Additions that are larger than the 2,600 square foot threshold. Additionally, staff has received building permit applications in Bellerive 5th Addition recently showing boardwalk homes with attached garages and storage spaces above the garages that could be converted to a separate residential unit if this interpretation is approved.

As stated in the letter by the applicant,

> "*The applicant desires to build homes that meet the demands of the market and consumers, while maintaining the character and intent of the project."*
>
> *"The housing product in this development is very unique to this area, and the project proponent has been working diligently to preserve and maintain the integrity of the homes as was originally presented and approved by the Planning Commission."*

The applicant has indicated that buyers desire to have the option,

> *"… for an attached garage/carriage home that allows for a covered walkway to the main home that prevents exposure to the elements."*

The request would not increase the number of units in the 4th or 5th Additions or change the density of the project. The request may result in larger boardwalk homes (although as noted previously, some homes have already been permitted that are larger than 2,600 square feet)

and some of the boardwalk homes may have an attached garage/carriage home while others would have a detached garage/carriage home.

The Community Planning Director has determined that the Planning Commission may interpret if the request is consistent with the original approvals. The other city departments have indicated that the requested interpretation will not impact their ability to serve the project or the previously adopted conditions. However, it should be noted that by attaching the boardwalk homes and carriage homes would require fire resistive separation as required by the Building Code.

DECISION POINT RECOMMENDATION:

Approve or deny the requested clarification to the Bellerive 4th and 5th Additions to eliminate the 2,600 square foot maximum building size for boardwalk homes and also revise the definition of carriage home to allow for detached or attached products.

City of Coeur d'Alene
710 E. Mullan Avenue
Coeur d'Alene, Idaho 83814

January 29, 2016

ATTN: Ms. Hilary Anderson
Community Planning Director

RE: Bellerive 4th Addition PUD Amendment (PUD-1-04m.2)
Bellerive 5th Addition PUD Amendment (PUD-1-04m.3)

Dear Hilary:

The purpose of this letter is to formally ask the Planning Department Staff for an interpretation of the approvals related to the above referenced Planned Unit Development. As you are aware, Bellerive 4th Addition and 5th Addition PUD Amendments were approved by the Planning and Zoning Commission on December 11, 2013 and March 11, 2014, respectively. We are asking for clarification of two specific items that relate to said approvals as follows:

1) The definition of *Boardwalk Homes* was presented in the narratives and submittals and approved as:

> *"Boardwalk Homes – single-family homes located to maximize views across the river and create diversity of architecture along the river's edge. Homes are located on 35 foot wide lots and range in size from 2,100 -2,600 square feet.* ***[1400 square foot minimum proposed for single level, and 1800 square foot proposed for multi-level]"***

We felt that Staff interpreted this condition correctly as they have issued numerous building permits in both Bellerive 4th Addition and Bellerive 5th Addition that are above the 2,600 sf threshold. However, it has come to our attention that there is some recent confusion as to applicable maximum building size. It was always our intention to eliminate the 2,600 sf maximum building size as imposed by the original PUD, and only have the minimum building size as suggested by the above definition.

2) The definition of *Carriage Homes* was presented in the narratives and submittals and approved as:

> *"Carriage Homes – are located over detached garages to allow an alternative to units within larger buildings. Units range in size from 650-700 square feet.* ***[500 – 900 square feet proposed]"***

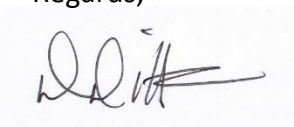
The housing product in this development is very unique to this area, and the project proponent has been working diligently to preserve and maintain the integrity of the homes as was originally presented and approved by the Planning and Zoning Commission. The word "detached" in the above definition has caused some confusion between the City and the proponent. It has hindered the ability of the proponent to construct homes that meet the demands of the market and consumers while maintaining the character and intent of the project. Discussions with potential buyers of this type of product have revealed a desire for an attached garage / carriage home that allows for a covered walkway to the main home that prevents exposure to the elements. These buyers also like the idea of the carriage house being utilized as a separate guest or mother-in-law quarters for other friends and family when they come to visit, or as a place for a caretaker to live while tending to the main house on behalf of the owners. Armed with this information, the proponent designed the neighborhood with the intent of having the flexibility to accommodate these various requests.

We are hereby asking that the word "detached" be removed from the above definition and replaced with "detached or attached" in order to eliminate any future misunderstandings.

We respectfully request clarification to the above in an effort to continue the successful development of the Bellerive project and avoid further delays. This request does not alter the overall approved density or have impact on any of the other approved components of the Bellerive PUD.

Thank you for your time and consideration in this matter. Please feel free to contact me if you have questions regarding any of the above.

Regards,



Drew C. Dittman, PE
Principal

PLANNING COMMISSION
STAFF REPORT

FROM: SEAN E. HOLM, PLANNER

DATE: FEBRUARY 9, 2016

SUBJECT: A-1-16 – ZONING PRIOR TO ANNEXATION OF +/-14.66 ACRES FROM COUNTY AGRICULTURAL TO R-8.

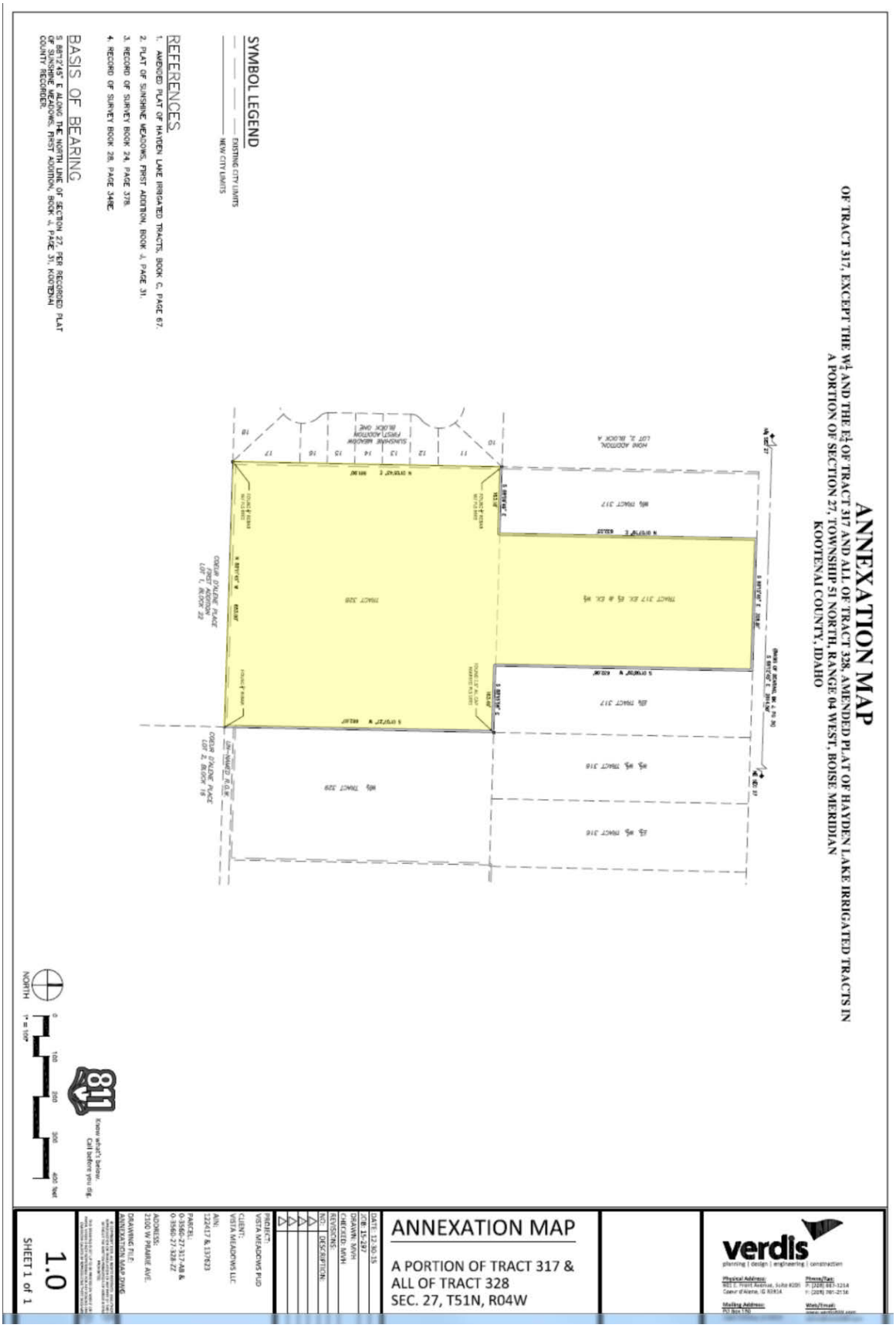
LOCATION: +/- 14.66 ACRE PARCEL LOCATED BETWEEN W. TIMBERLAKE LOOP AND W. ALPS STREET, SOUTH OF PRAIRIE AVE., AND NORTH OF THE CDA PLACE PUD.

APPLICANT:
Owner: Vista Meadows, LLC
1836 Northwest Blvd
Coeur d'Alene, ID 83814

DECISION POINT:
Vista Meadows, LLC is requesting approval of a proposed +/- 14.66 acre annexation from County Agricultural to city R-8 zoning district (Residential at 8 units/acre).

Area Map:

Annexation Map:



GENERAL INFORMATION:

Vista Meadows, LLC is proposing to annex +/- 14.66 acres as shown on the annexation map. The property is currently zoned County Agricultural and they are requesting the city R-8 zoning district.

Proposed R-8 Zoning District:

17.05.090: GENERALLY:

A. The R-8 district is intended as a residential area that permits a mix of housing types at a density not greater than eight (8) units per gross acre.

B. In this district a special use permit, as prescribed in section 17.09.205 of this title may be requested by neighborhood sponsor to restrict development for a specific area to single-family detached housing only at eight (8) units per gross acre. To constitute neighborhood sponsor, at least sixty six percent (66%) of the people who own at least sixty six percent (66%) of the property involved must be party to the request. The area of the request must be at least one and one-half (1 ½) acres bounded by streets, alleys, rear lot lines, or other recognized boundary. Side lot lines may be used for the boundary only if it is also the rear lot line of the adjacent property.

C. In this district a special use permit may be requested by the developer for a two (2) unit per gross acre density increase for each gross acre included in a pocket residential development. This density increase provision is established to reflect the concern for energy and environment conservation.

D. Project review (see sections 17.07.305 through 17.07.330 of this title) is required for all subdivisions and for all residential, civic, commercial, service and industry uses, except residential uses for four (4) or fewer dwellings.

17.05.100: PERMITTED USES; PRINCIPAL:

Principal permitted uses in an R-8 district shall be as follows:

- Administrative
- Duplex housing
- Essential service (underground)
- "Home occupation", as defined in this title
- Neighborhood recreation
- Pocket residential development
- Public recreation
- Single-family detached housing

17.05.110: PERMITTED USES; ACCESSORY:

Accessory permitted uses in an R-8 district shall be as follows:

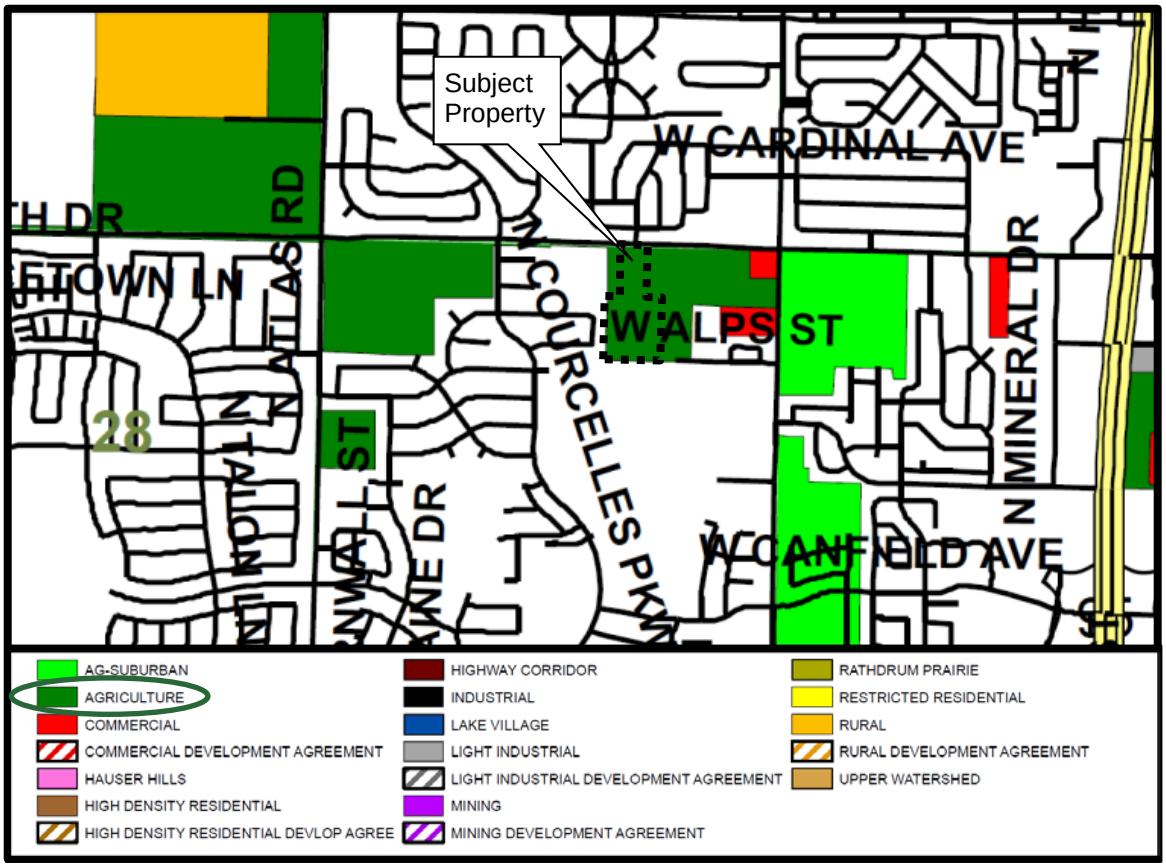
- Accessory dwelling units
- Garage or carport (attached or detached)
- Private recreation facility (enclosed or unenclosed).

17.05.120: PERMITTED USES; SPECIAL USE PERMIT:

Permitted uses by special use permit in an R-8 district shall be as follows:

- A two (2) unit per gross acre density increase
- Boarding house
- Childcare facility
- Commercial film production
- Community assembly
- Community education
- Community organization
- Convenience sales
- Essential service (aboveground)
- Group dwelling - detached housing
- Handicapped or minimal care facility
- Juvenile offenders facility
- Noncommercial kennel
- Religious assembly
- Restriction to single-family only

CURRENT KOOTENAI COUNTY ZONING (Agriculture):



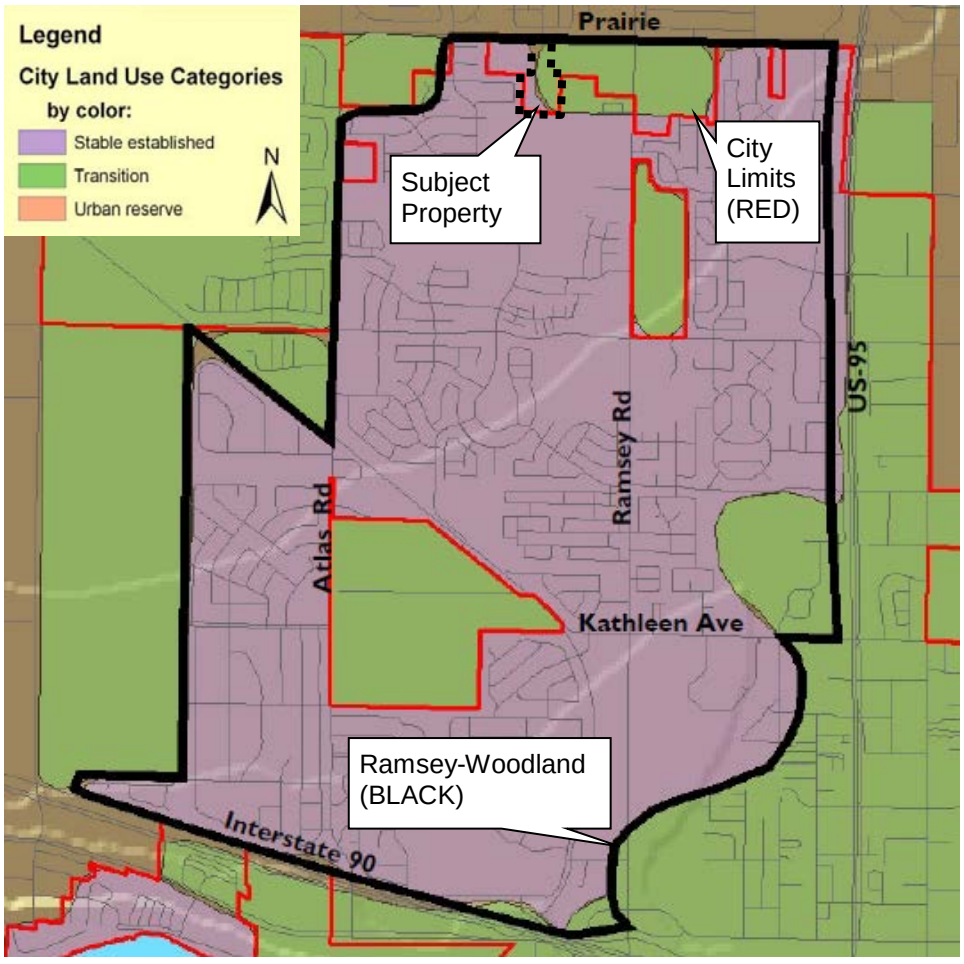
REQUIRED FINDINGS FOR ANNEXATION:

Finding #B8: **That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.**

2007 COMPREHENSIVE PLAN- LAND USE CATEGORIES:

- The subject property is contiguous with existing city limits
- The City Comprehensive Plan Map designates this area as: *Ramsey – Woodland*:

Atlas-Prairie Comprehensive Plan Map:



Stable Established:
These areas are where the character of neighborhoods has largely been established and, in general, should be maintained. The street network, the number of building lots, and general land use are not expected to change greatly within the planning period.

Transition:
These areas are where the character of neighborhoods is in transition and should be developed with care. The street network, the number of building lots and general land use are expected to change greatly within the planning period.

Land Use: Ramsey-Woodland

Ramsey - Woodland Today:
The development pattern in this area is mixed with established subdivisions, such as Coeur d'Alene Place, that are continuing to expand to the north. Passive and active parks have also been provided for the residents of these housing developments. Industrial uses are prominent to the west of Atlas Road with a mix of residential zoning on the south side of Hanley Avenue.

Neighborhood service nodes can be found throughout the Ramsey-Woodland area.

Ramsey - Woodland Tomorrow
Characteristics of the neighborhoods have, for the most part, been established and should be maintained. Development in this area will continue to grow in a stable manner. Lower density zoning districts will intermingle with the existing Coeur d'Alene Place Planned Unit Development (PUD) providing a variety of housing types. The northern boundary is the edge of the community, offering opportunities for infill.

The characteristics of Ramsey – Woodland neighborhoods will be:

- That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Pedestrian and bicycle trails.
- Parks just a 5-minute walk away.
- Neighborhood service nodes where appropriate.
- Multi-family and single-family housing units.

COMPREHENSIVE PLAN GOALS & OBJECTIVES:

- **Objective 1.02 - Water Quality:**
  Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.

- **Objective 1.11- Community Design:**
  Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

- **Objective 1.12 - Community Design:**
  Support the enhancement of existing urbanized areas and discourage sprawl.

- **Objective 1.13 - Open Space:**
  Encourage all participants to make open space a priority with every development and annexation.

- **Objective 1.14 - Efficiency:**
  Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

- **Objective 1.16 - Connectivity:**
  Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.

- **Objective 2.02 - Economic & Workforce Development:**
  Plan suitable zones and mixed use areas, and support local workforce development

and housing to meet the needs of business and industry.

- **Objective 2.05 - Pedestrian & Bicycle Environment:**
  Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.

- **Objective 3.01 - Managed Growth:**
  Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population

- **Objective 3.05 - Neighborhoods:**
  Protect and preserve existing neighborhoods from incompatible land uses and developments.

- **Objective 3.08 - Housing:**
  Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.

- **Objective 3.10 - Affordable & Workforce Housing:**
  Support efforts to preserve and provide affordable and workforce housing.

- **Objective 3.16 - Capital Improvements:**
  Ensure infrastructure and essential services are available prior to approval for properties seeking development.

- **Objective 3.18 - Transportation:**
  Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.

- **Objective 4.02 - City Services:**
  Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling and trash collection).

- **Objective 4.06** - **Public Participation:**
  Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision making process.

Evaluation: *Planning 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 #B9: **That public facilities and utilities (are) (are not) available and adequate for the proposed use.**

STORMWATER:

Stormwater will be addressed as the area proposed for annexation develops. It is anticipated that the residential development will typically utilize curb adjacent swales to manage the site runoff.

-Submitted by Chris Bates, Engineering Project Manager

STREETS:

The area proposed for annexation is bordered by a major arterial roadway, Prairie Avenue (E/W), which is jointly under the jurisdiction of both the Post Falls Highway, and, the Lakes Highway District. The point of access to the area to be developed is under the portion that is controlled by the Lakes Highway District.

Assessment:
The roadway is a fully developed five (5) lane configuration that has multiple signalized intersections. A developed five (5) lane road section can carry upwards of 36,000 vehicles (Level C) per day before the level of service begins to deteriorate. Any alterations or restrictions to the roadway are under the jurisdiction of the Lakes Highway District and beyond City control.

-Submitted by Chris Bates, Engineering Project Manager

WATER:

Water service for the proposed development is to be furnished by the Hayden Irrigated Tracts water system.

Assessment:
The Hayden Lake Irrigation District (HLID) has indicated that they will serve the project based on a "Will Serve" letter provided to the applicant and the city.

-Submitted by Sean Holm, Planner

WASTEWATER:

The Wastewater Utility has no objections to A-1-16 as proposed.

-Submitted by Mike Becker, Utility Project Manager

FIRE:

The Fire Department works with the Engineering and Water Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents.

Fire department ***access*** to the site (Road widths, surfacing, maximum grade and turning radiuses), in addition to, fire ***protection*** (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation and/or building permit approval, utilizing the currently adopted International Fire Code (IFC) for compliance.

-Submitted by Bobby Gonder, Fire Inspector

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

Finding #B10: **That the physical characteristics of the site (make) (do not make) it suitable for the request at this time.**

PHYSICAL CHARACTERISTICS:
The subject property is relatively flat with Prairie Avenue to the north. Directly north of Prairie Ave. is small tract single family homes located in Hayden. To the west are two distinctly different properties: Sunshine Meadows, on the southwest, which are single family homes with lots that generally measure 8,500 SQ. FT., and northwest, a 2.35 acre parcel that has a single family home and multiple out-buildings. To the east, there are two parcels adjoining, both large lots (2-5 acres) with a single family home on each.

PHOTOS OF SUBJECT PROPERTY:

Bird's eye view of the subject property looking north

Looking west from Alps at the SE corner of the property (Emergency Fire access for Phase 2):

Alps looking east (Emergency Fire access for Phase 2):

Subject property looking south from Prairie Avenue:

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

Finding #B11: **That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.**

TRAFFIC:

The requested 15 acre residential zone total may generate A.M. peak hour volumes of 71 trips and, P.M. peak hour volumes of 92 trips at total buildout. Until such time that the area surrounding the proposed annexation site develops, all traffic generated will be utilizing Prairie Avenue for ingress/egress. The point of access to the development is under the jurisdiction of the Lakes Highway District.

Assessment:

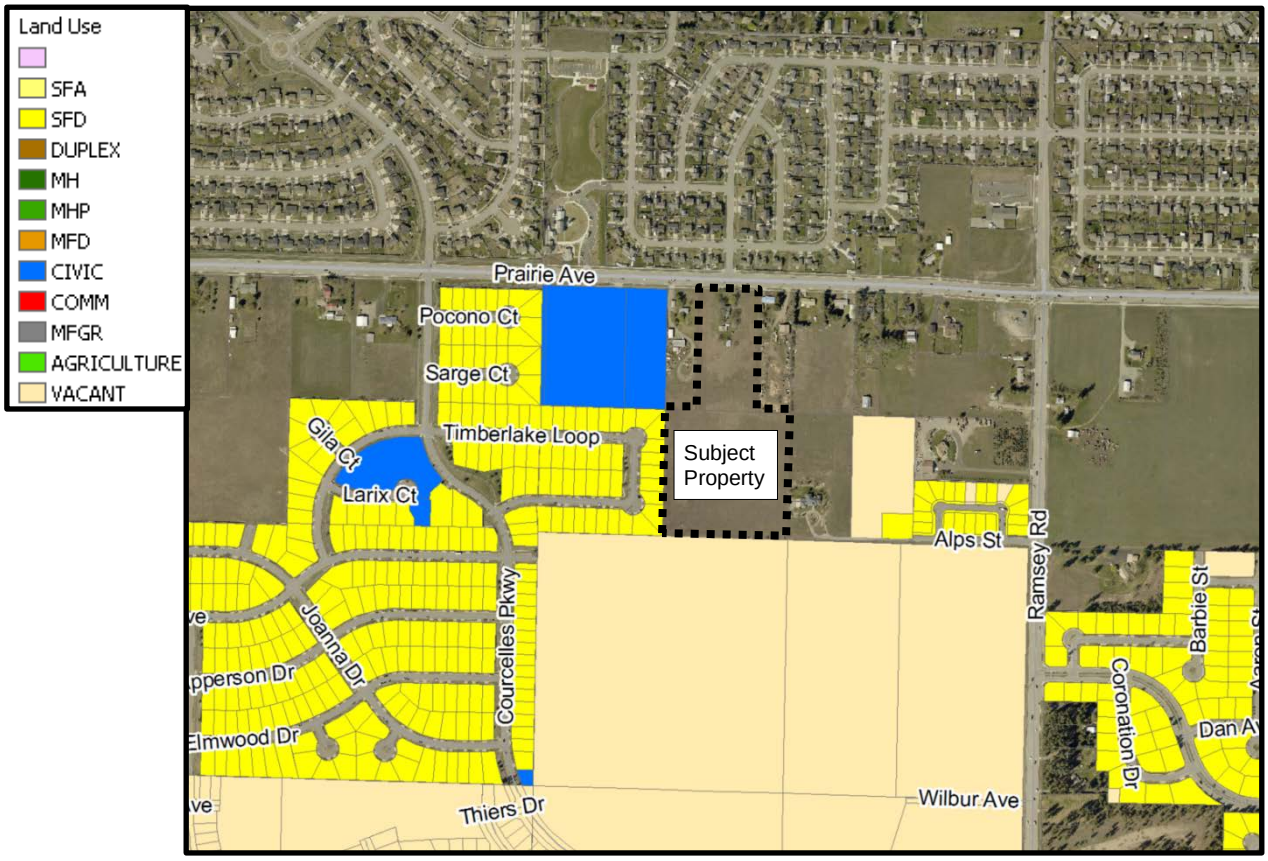
Due to the fact that the point of access to the development is under the jurisdiction of a political subdivision other than the City, permission in writing is required, and, any traffic related impacts that are placed on the developer by the associated jurisdiction should be made a component of any annexation agreement for the subject property.

-Submitted by Chris Bates, Engineering Project Manager

NEIGHBORHOOD CHARACTER:

See the "Ramsey-Woodland Today" descriptions from the 2007 Comprehensive Plan listed in finding #B8 as well as the photos of subject property.

GENERALIZED LAND USE PATTERN:



EXISTING ZONING:

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

PROPOSED CONDITIONS:

No proposed conditions are recommended by staff for the applicant's request for annexation. An annexation agreement will address any concerns for this request.

ORDINANCES & STANDARDS USED FOR EVALUATION:

2007 Comprehensive Plan
Transportation Plan
Municipal Code
Idaho Code
Wastewater Treatment Facility Plan
Water and Sewer Service Policies
Urban Forestry Standards
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices
2010 Coeur d'Alene Trails Master Plan

ACTION ALTERNATIVES:

Planning Commission must consider this request and make separate findings to approve, deny or deny without prejudice. The findings worksheet is attached.

APPLICANT'S NARRATIVE

verdis
planning | design | engineering | construction

311 E. Coeur d'Alene Ave.
PO Box 580
Coeur d' Alene, Idaho 83816
Tel.208.667.1214
Fax.208 765.2516

www.verdisnw.com

Annexation Justification
Parcel Numbers 0-3560-27-328-ZZ & 0-3560-27-317-AB

The reasons for the requested annexation are to extend the City of Coeur d'Alene's boundary to continue residential development on property located south of Prairie Avenue, to obtain City services, and to realize the highest and best use of the land.

The property is currently being used residentially and is zoned Agricultural. Agricultural use is no longer a practical use for the Subject Property since smaller lot subdivision developments surround the area in question, see EXHIBIT A.

The Subject Site is one of a few properties left to annex within the area south of Prairie Avenue. The contiguous property on the west and south boundaries of Vista Meadows southern parcel are located within the City of Coeur d'Alene's city limits. The two parcels on each side of Vista Meadows northern parcel are still within the County's limits of jurisdiction. There are only very few parcels still left in the county's jurisdiction within this residential area. Annexation is the natural progression for this area since it is on the fringe of city limits.

The proposed annexation request conforms to the Coeur d'Alene 2007 Comprehensive Plan as follows:

Goal #1- *Natural Environment*, of the Comprehensive Plan, supports policies that preserve the beauty of the natural environment by minimizing potential pollutants, by protecting water quality and by implementing community design of streets and pedestrian access throughout the development. *Open space will be provided in the proposed development (Objectives 1.01, 1.02, 1.11 &1.14). These objectives will be fulfilled during and upon completion of the development. Open space will be provided for the residents in the form of recreational areas and a park/playground. Vista Meadows will dedicate 10.6% of its land to open space from the residents.*

Goal #2- *Economic Development* supports business growth that contributes to the economic health of Coeur d'Alene. *The proposed PUD/Subdivision request will make housing available for workers in the community (Objective 2.02).*

Goal #3- *Home Environment* strives for a common-sense approach in creating exceptional neighborhood communities by ensuring infrastructure and essential services are available for properties in development, providing a variety of transportation modes and encouraging housing that meets the needs of all income and family status categories. *This proposed PUD/Subdivision will allow for development of duplex and multi-family homes for residents and workers that are not ready to purchase a home. The proposed subdivision also provides sidewalks for pedestrian traffic and a park/playground area for families, etc. (Objective 3.05, 3.07 & 3.14).*

The 2007 Comprehensive Plan's Land Use Map identifies this area as: Stable Established.

Land Use: Ramsey - Woodland which supports residential development with mixed subdivisions and active parks. Multi-family and single family housing is desired. There are several surrounding subdivisions within close proximity to Vista Meadows, therefore infrastructure such as water and sewer is near the Subject Property.

The Subject Property is located within the City of Coeur d'Alene's Area of City Impact (ACI) boundary per the Comprehensive Plan 2007-2027 which provides for an entrance to the city.

The annexed area is envisioned to be a Planned Unit Development. The characteristics described in the Comprehensive Plan for the Ramsey-Woodland Tomorrow appropriately define the long range plans for this area that will include:

- Pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Pedestrian and bicycle trails will be provided;
- Providing a park that is a 5 minute or less walk away;
- Neighborhood nodes are available;
- Providing multi-family housing units.

The proposed annexation request provides continued subdivision development in an area that has been established as a residential hub for area citizens. There are only a handful of parcels undeveloped and unincorporated in this specific area. The annexation is a natural progression for these parcels surrounded by city limits and large subdivisions.

This narrative prepared by Stephanie Blalack, Senior Planner, January 2016.

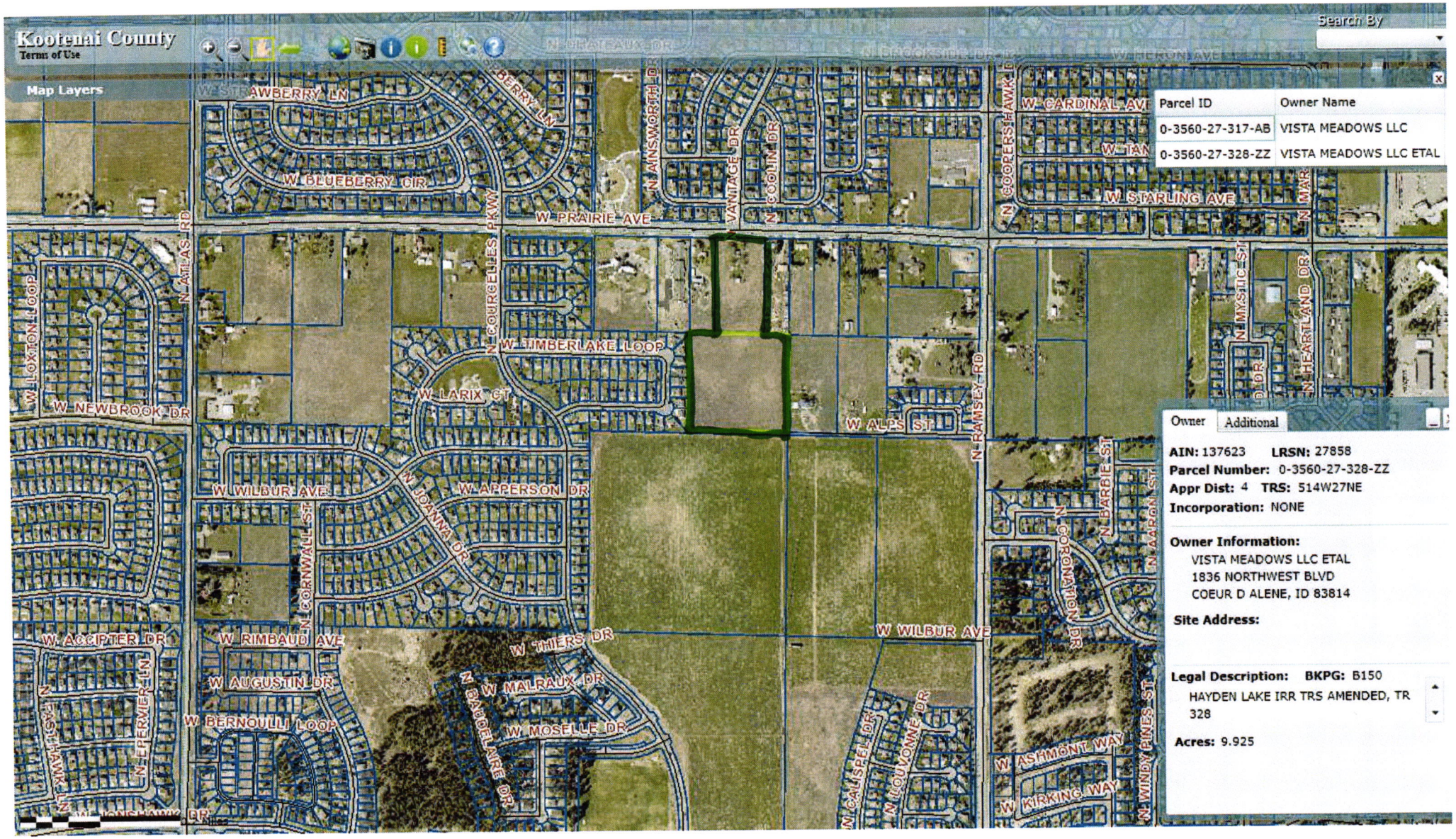

Kootenai County
Terms of Use
Map Layers
Search By
Parcel ID
Owner Name
0-3560-27-317-AB
VISTA MEADOWS LLC
0-3560-27-328-ZZ
VISTA MEADOWS LLC ETAL
Owner
Additional
AIN: 137623 LRSN: 27858
Parcel Number: 0-3560-27-328-ZZ
Appr Dist: 4 TRS: 514W27NE
Incorporation: NONE
Owner Information:
VISTA MEADOWS LLC ETAL
1836 NORTHWEST BLVD
COEUR D ALENE, ID 83814
Site Address:
Legal Description: BKPG: B150
HAYDEN LAKE IRR TRS AMENDED, TR 328
Acres: 9.925
W BLUEBERRY CIR
W PRAIRIE AVE
W TIMBERLAKE LOOP
W LARIX CT
W NEWBROOK DR
W WILBUR AVE
W APPERSON DR
W ACCIPTER DR
W RIMBAUD AVE
W AUGUSTIN DR
W BERNOULLI LOOP
W THIERS DR
W MALRAUX DR
W MOSELLE DR
W WILBUR AVE
W ASHMONT WAY
W KIRKING WAY
W STARLING AVE
W CARDINAL AVE
N RAMSEY RD
N ATLAS RD
N COURCELLES PKWY
N AINSWORTH LP
N COOPERSHAWK LP
N HEARTLAND DR
N MYSTIC ST
N CORNWALL ST
N JOANNA DR
N BARBIE ST
N CORONATION DR
N WINDY PINES ST
N LOU YVONNE DR
N CALISPEL DR
N GABRIELLE DR
N EPERVIER LN
N HAWK ST

Exhibit A

FINDINGS

COEUR D'ALENE PLANNING COMMISSION

FINDINGS AND ORDER

A. INTRODUCTION

This matter having come before the Planning Commission on February 9, 2016, and there being present a person requesting approval of ITEM A-1-16, a request for zoning prior to annexation from County Agricultural to City R-8.

APPLICANT: VISTA MEADOWS, LLC

LOCATION: +/- 14.66 ACRE PARCEL LOCATED BETWEEN W. TIMBERLAKE LOOP. AND W. ALPS STREET, SOUTH OF PRAIRIE AVE., AND NORTH OF THE CDA PLACE PUD

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

(The Planning Commission may adopt Items B1-through7.)

B1. That the existing land uses are residential, single-family, large parcels (in county), civic, and vacant land.

B2. That the Comprehensive Plan Map designation is Stable Established and Transition.

B3. That the zoning is County Agricultural.

B4. That the notice of public hearing was published on, January 23, 2016, which fulfills the proper legal requirement.

B5. That the notice of public hearing was not required to be posted, which fulfills the proper legal requirement.

B6. That 88 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on January 22, 2016.

B7. That public testimony was heard on February 9, 2016.

B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as follows:

B9. That public facilities and utilities **(are) (are not)** available and adequate for the proposed use. This is based on

Criteria to consider for B9:

1. **Can water be provided or extended to serve the property?**
2. **Can sewer service be provided or extended to serve the property?**
3. **Does the existing street system provide adequate access to the property?**
4. **Is police and fire service available to the property?**

B10. That the physical characteristics of the site **(do) (do not)** make it suitable for the request at this time because

Criteria to consider for B10:

1. **Topography.**
2. **Streams.**
3. **Wetlands.**
4. **Rock outcroppings, etc.**
5. **vegetative cover.**

B11. That the proposal **(would) (would not)** adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, **(and) (or)** existing land uses because

Criteria to consider for B11:

1. **Traffic congestion.**
2. **Is the proposed zoning compatible with the surrounding area in terms of density, types of uses allowed or building types allowed?**
3. **Existing land use pattern i.e. residential, commercial, residential w churches & schools etc.**

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **VISTA MEADOWS, LLC** for zoning prior to annexation, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Suggested provisions for inclusion in an Annexation Agreement are as follows:

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

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttropp	Voted _____
Commissioner Messina	Voted _____
Commissioner Rumpler	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____were absent.

Motion to _____carried by a ____ to ____ vote.

_____

CHAIRMAN BRAD JORDAN

PLANNING COMMISSION
STAFF REPORT

FROM: SEAN E. HOLM, PLANNER

DATE: FEBRUARY 9, 2016

SUBJECT: S-1-16 – 94 LOT PRELIMINARY PLAT SUDIVISION REQUEST FOR "VISTA MEADOWS"

PUD-1-16 – "VISTA MEADOWS" PLANNED UNIT DEVELOPMENT

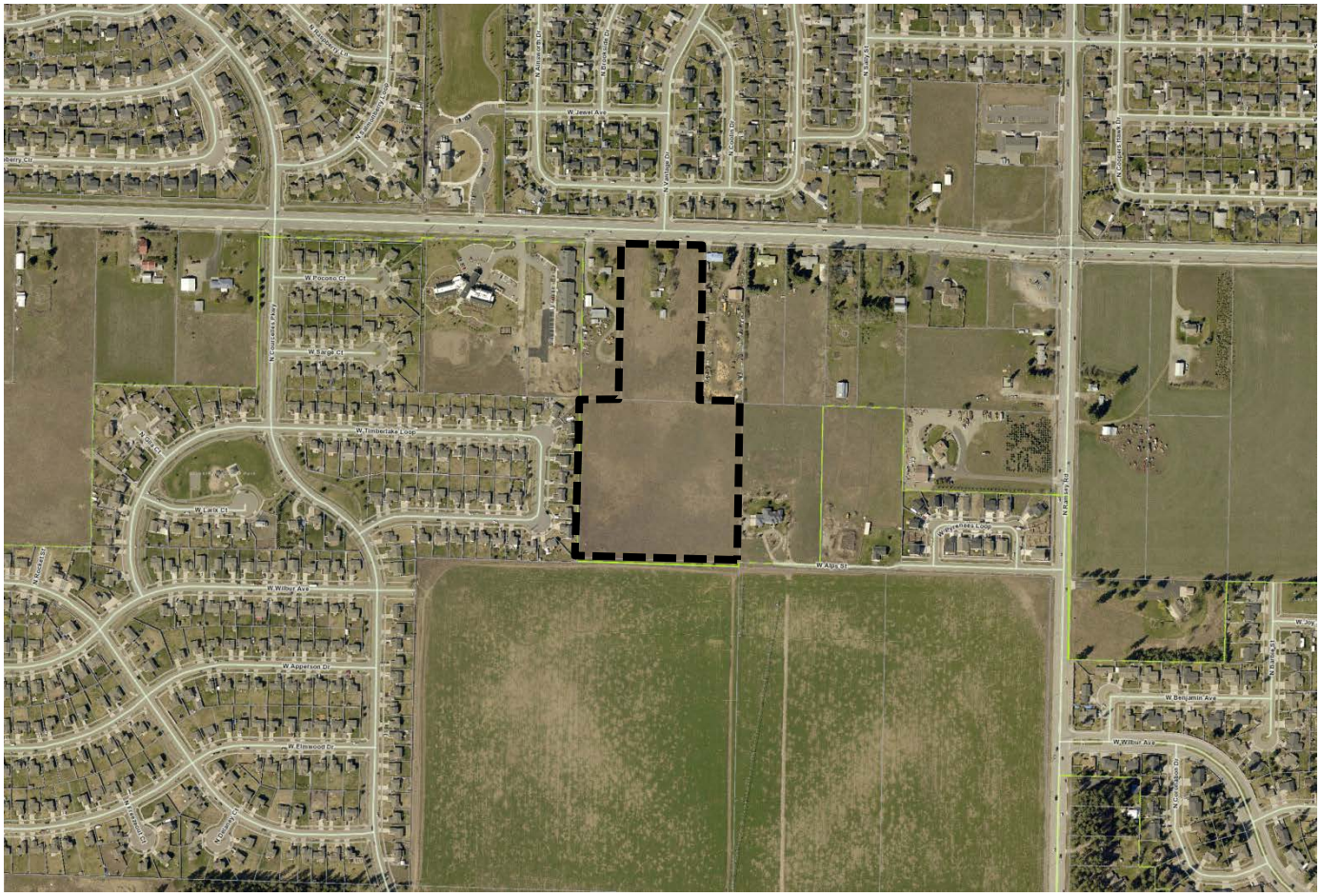
LOCATION: +/- 14.66 ACRE PARCEL LOCATED BETWEEN W. TIMBERLAKE LOOP. AND W. ALPS STREET, SOUTH OF PRAIRIE AVE., AND NORTH OF THE CDA PLACE PUD.

APPLICANT:

Owner: Vista Meadows, LLC
1836 Northwest Blvd
Coeur d'Alene, ID 83814

DECISION POINT:

Vista Meadows, LLC is requesting approval of the Vista Meadows Planned Unit Development and a 43-lot and 14 tracts (106 total units) preliminary plat to be known as "Vista Meadows", based on 2 existing parcels currently in Kootenai County totaling +/-14.66 acres. These requests have been filed in conjunction with an annexation (A-1-16).



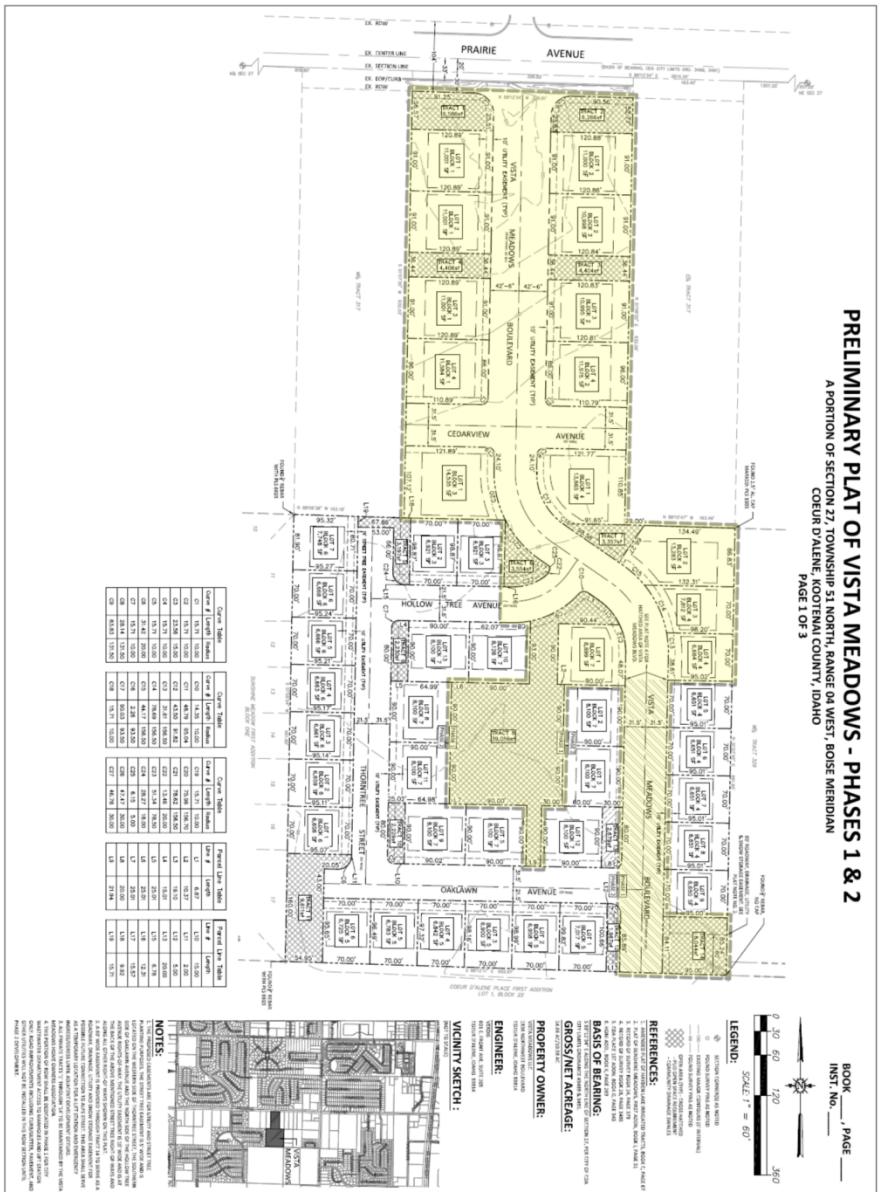
Because the requests involve multiple land use actions (3 total), some of which stop at Planning Commission (unless appealed) with the annexation that continues onto City Council, staff made an effort to write the staff reports in a manner that split the requests into its two respective parts.

REQUIRED FINDINGS (Subdivision):

Finding #B7A: **That all of the general preliminary plat requirements (have) (have not) been met as attested to by the City Engineer.**

Per Gordon Dobler, City Engineer, the preliminary plat submitted contains all of the general preliminary plat elements required by the Municipal Code.

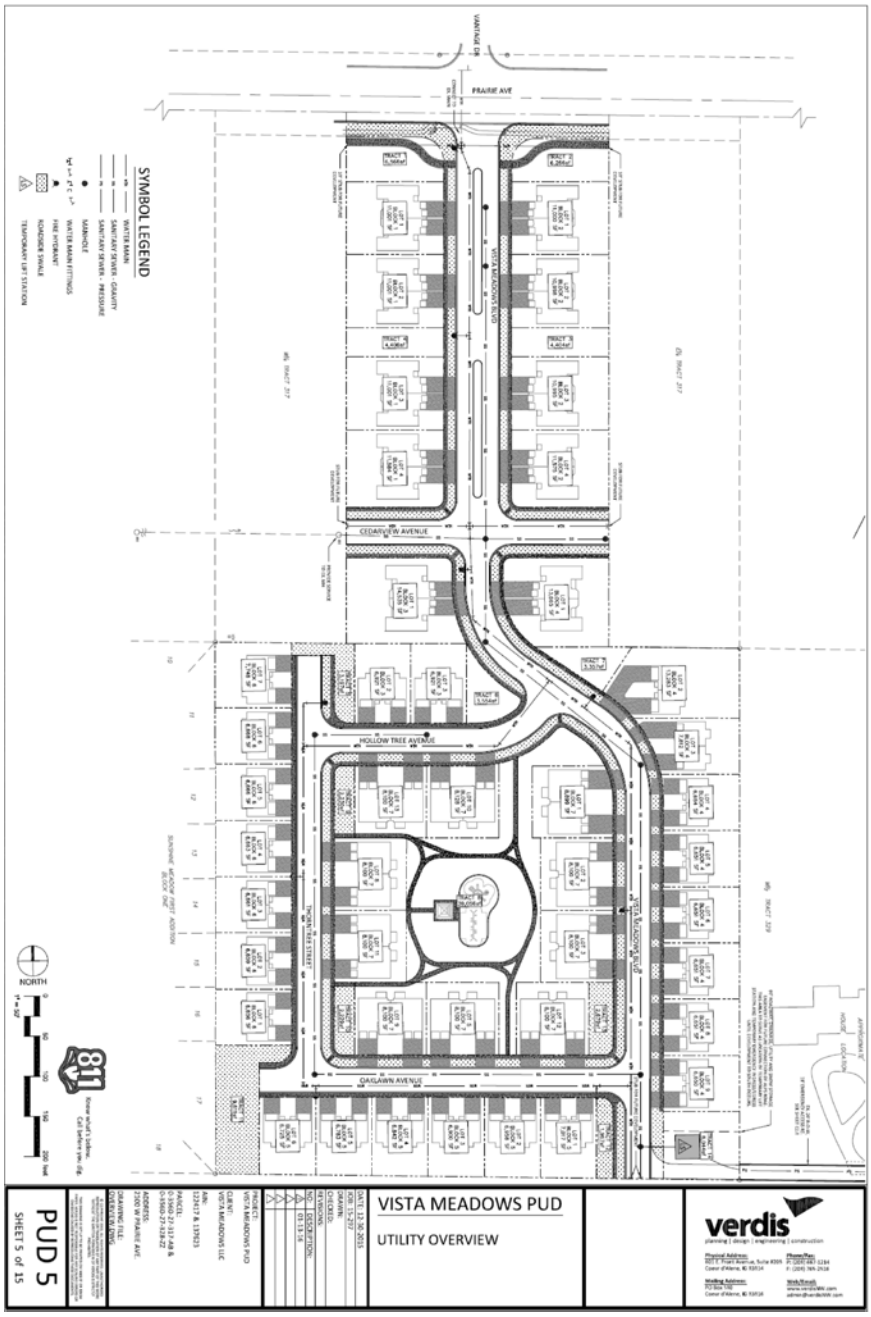
Preliminary Plat for "Vista Meadows":



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

Finding #B7B: **That the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities (are) (are not) adequate.**

Proposed "Vista Meadows" Utility Improvements:



STORMWATER:

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

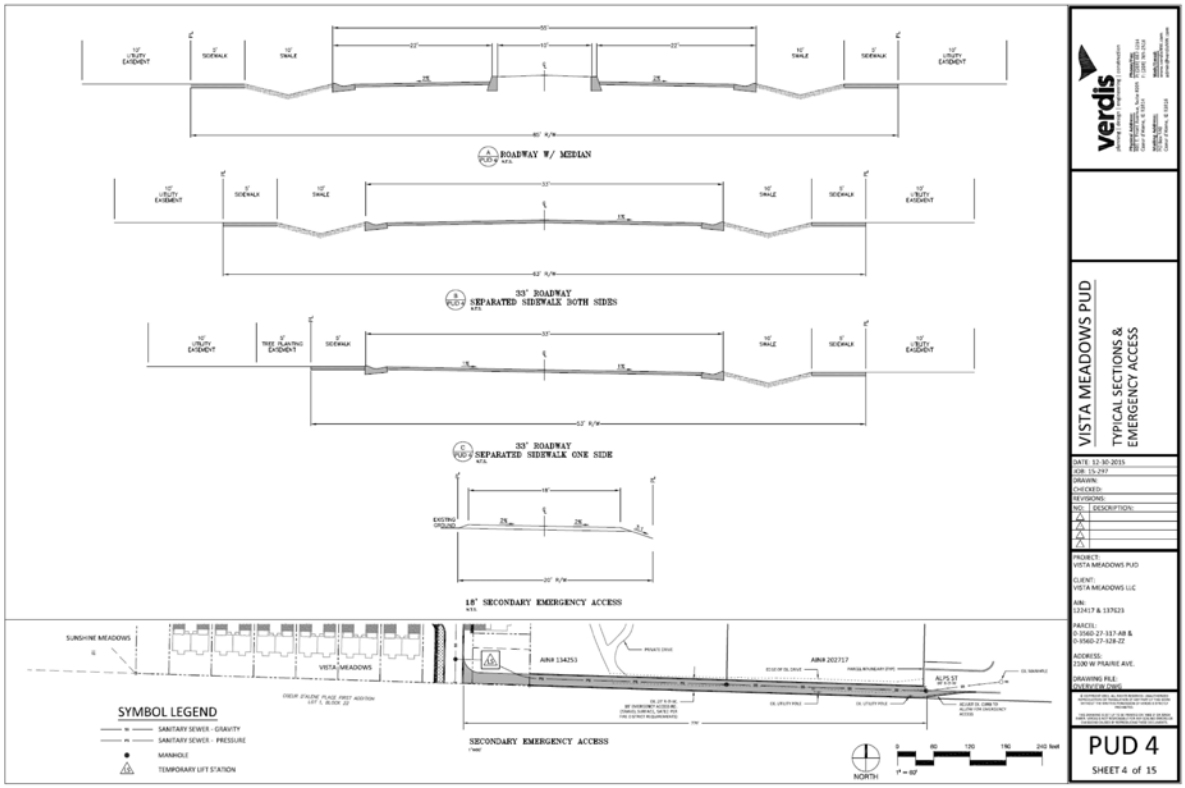
Assessment:

The applicant for the subject property is proposing the use of both roadside and community type drainage swales. A detailed analysis of these for location and sizing capacity will be addressed during the infrastructure plan review for the proposed development.

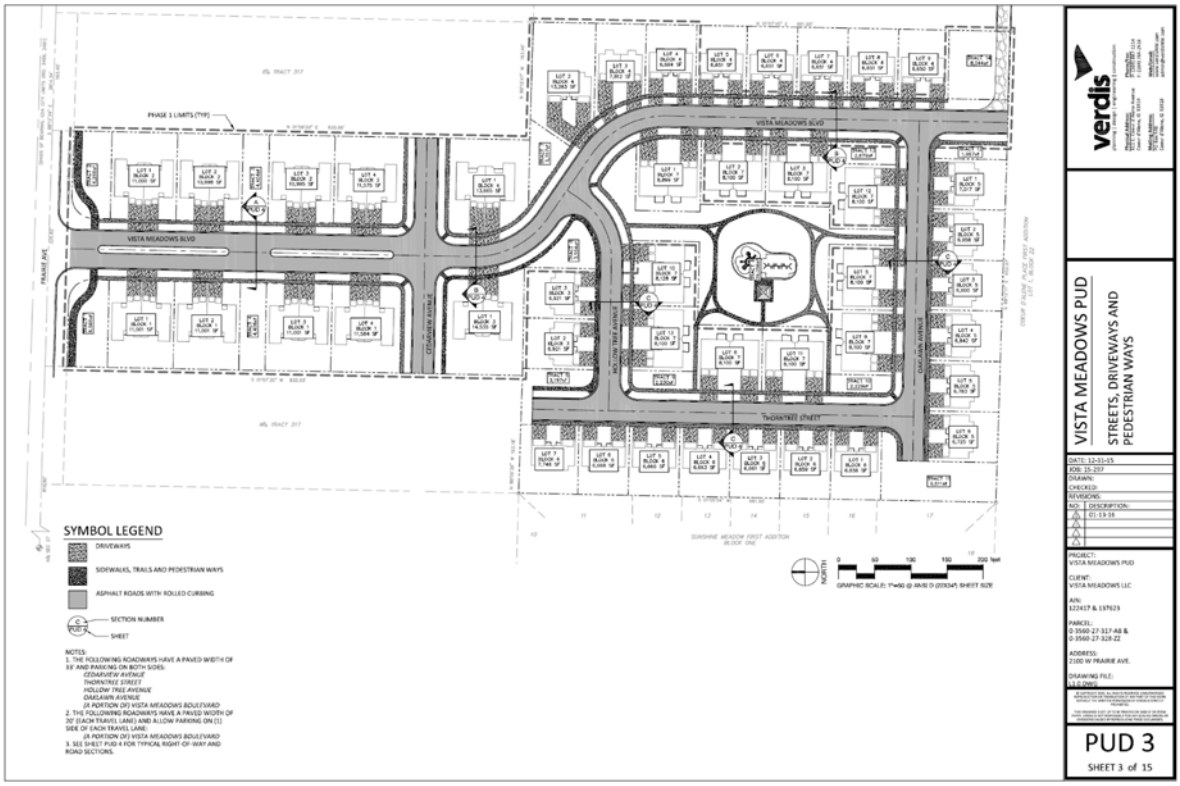
-Submitted by Chris Bates, Engineering Project Manager

STREETS:

Street Section (including emergency access):



Streets, Driveways, & Pedestrian Ways:



The streets and rights-of-way within the proposed development meet all current standards established in the City Subdivision Ordinance, and, allowance has been made for future roadway extensions to the east and west of the proposed development.

Assessment:
The proposed street sections as shown in the PUD submittal meet all City criteria for street width, drainage and sidewalk purposes. No changes to the submittal will be required; however, should the developer propose to alter the proposed street configurations, approval of the City Engineer will be required.

-Submitted by Chris Bates, Engineering Project Manager

TRAFFIC:

The ITE Trip Generation Manual estimates that the project may generate approximately 22 trips during both the A.M. & P.M. peak hour periods with this initial phase of 30 units, and, 77 trips during both the A.M. & P.M. peak hour periods at total build out of the proposed 106 units.

Assessment:
The ITE Manual category utilized for this determination was the rental condominium/townhouse category. This descriptor best fits the type of structure that has been described by the applicant since they are not single family dwellings (sfd's), and, more than one unit in the same building (2-plx/4-plx).

Considering the multi-unit nature of the buildings, they are less likely to be owner occupied, therefore, they fit the ITE descriptor utilized for traffic generation (0.73/unit for both AM & PM peak hours).

The Lakes Highway District has the jurisdictional control over the sole point of ingress/egress onto Prairie Avenue, which is a major 5-lane east/west arterial roadway adjoining the northerly boundary of the development. The developer will be required to obtain permission in writing from the Highway District allowing the access and approving the location for the development.

-Submitted by Chris Bates, Engineering Project Manager

WATER:

Water service for the proposed development is to be furnished by the Hayden Irrigated Tracts water system.

Assessment:
The Hayden Lake Irrigation District (HLID) has indicated that they will serve the project based on a "Will Serve" letter provided to the applicant and the city.

-Submitted by Sean Holm, Planner

WASTEWATER:

The 2013 Sewer Master Plan identifies the subject property ultimately draining via gravity to and through the future phases of Coeur d'Alene (CDA) Place Development and discharge into existing Sanitary Sewer Manhole REX1-23K8 (Courcelles & Charlemagne). Since the future phases of CDA Place have yet to be constructed, the Applicant shall work with the CDA Place Developer(s) to establish a target elevation at the southern boundary of the subject property and demonstrate to the City conformance to said master plan.

The dryline and temporary tee shall permit a sewer connection into the future CDA Place Development's public sewer system.

Sewer Policy #713 requires an accessible all weather vehicular route to be provided to all off street manholes. Phase 2 is presently not going to be paved.

In lieu of installing offsite sewer infrastructure conforming to the sewer master plan through the adjacent property to the south (CDA Place), a temporary "private" pump station and force main will be accepted provided that it is solely owned, operated and maintained by the Development's HOA with no cost burden to the City of Coeur d'Alene. The Applicant shall cover all temporary "Private" pump station and force main O&M costs until such time as the HOA can fully fund such O&M costs. The Applicant is required to demonstrate to the City the method of collection and payment of said O&M Funds. This condition should be discussed at length within the Final Development Plan and within the Development's CC&Rs. Private sewer infrastructure may require Idaho

Department of Environmental Quality (IDEQ) Approval.

After the CDA Place Developer(s) connects to this project's dryline sewer and disconnects from the temporary private pump station and force main, the Vista Meadows HOA will be responsible for decommissioning their pump station and force main. This condition is required to be discussed at length within the Final Development Plan and within the Development's CC&Rs.

-Submitted by Mike Becker, Utility Project Manager

FIRE:

The Fire Department works with the Engineering and Water Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents.

Fire department ***access*** to the site (Road widths, surfacing, maximum grade and turning radiuses), in addition to, fire ***protection*** (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation and/or building permit approval, utilizing the currently adopted International Fire Code (IFC) for compliance.

-Submitted by Bobby Gonder, Fire Inspector

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

Finding #B7C: **That the proposed preliminary plat (does) (does not) comply with all of the subdivision design standards (contained in chapter 16.15) and all of the subdivision improvement standards (contained in chapter 16.40) requirements.**

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

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

Finding #B7D: **The lots proposed in the preliminary plat (do) (do not) meet the requirements of the applicable zoning district.**

The lots in the proposed preliminary plat meet frontage requirements of 50’ per lot in the request R-8 zone. However, the lot sizes are less than the R-8 standard, at 5500 SQ FT per lot. The request for reduced lot size is made through the PUD (see below).

The density of the proposal meets minimum requirements for the R-8 zone as a PUD.

The gross square footage of the subject property is 638,589.6. The total number of units requested is 106. The result is 6024.43 square feet per unit of overall property within the development which is 7.23 units per acre.

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

PLANNED UNIT DEVELOPMENT: Request for a PUD to allow for the following deviations from existing standards:

The Commission should bear in mind that a PUD is intended to provide for flexibility and diversity of use by removing the limitations in the typical lot by lot approach to development. It is not intended to be a means to waive certain development regulations. The Commission must, therefore, determine if the concept of the proposal is unique enough that it merits the flexibility afforded by the PUD regulations.

In making this determination, the Planning Commission should decide if the modifications requested represent a substantial change over what would be allowed if the regulations were applied on a lot by lot basis.

The chief benefits of this PUD for the applicant are:

- A residential development on public streets consisting of duplex and multi-family (4-plex) units.
- A reduction of side yard setbacks from 5’ and 10’ to 5’ and 5’ for all lots.
- A reduction of the rear yard setback from 25’ to 20’ for multi-family (4-plex) lots.
- A reduction of minimum lot size from 5500 SF per single-family unit (11,000 for duplex) to:
    - 11,575 SF per duplex (type 1 lot: *meets code*)
    - 6,650 SF per duplex (type 2 lot)
    - 8,100 SF per multi-family 4-plex structure (type 3 lot)

The Commission must decide if this request meets the intent of the PUD regulations and in so doing may wish to consider that certain benefits accrue to the city and the public by virtue of a planned unit development:

- Preservation of private open space.
- Ability to add conditions to an approval.
- Ability to lock in development plans for the future through the approved final development plan.
- Ability to negotiate solutions that benefit all.

Requested Deviations through the PUD Request:

1. **Housing Type:** The applicant has asked to allow multi-family structures in an R-8 zone. This request, if approved, is allowed through the PUD development standards:

> **17.07.245: DEVELOPMENT STANDARDS:**
>
> The maximum allowable density for planned unit developments and limited design planned unit developments shall be based on the overall gross deeded land area, and shall be equal to or less than the overall density and density bonuses permitted by the applicable zoning district in which the planned unit development is proposed. In order to achieve the purposes of these provisions, the following standards may be modified:
>
> B. Planned Unit Development:
>
> 4. Any provision pertaining to the type of facility allowed *(i.e., multi-family residential versus single-family detached).*

2. **Setbacks:** The applicant has asked to modify the setbacks required by code (listed below) for duplex and multi-family lots. The requests:
   a. A reduction of side yard setbacks from 5' and 10' to 5' and 5' for all lots.
   b. A reduction of rear yard setbacks from 25' to 20' for multi-family (type 3 lots).

> **17.05.160: SITE PERFORMANCE STANDARDS; MINIMUM YARD:**
>
> Minimum yard requirements for residential activities in an R-8 district shall be as follows:
>
> A. Single-family and duplex structures must meet the minimum yard requirements for a single-family structure established by the R-3 district.
>
> **17.05.080: SITE PERFORMANCE STANDARDS; MINIMUM YARD:**
>
> A. Minimum yard requirements for residential activities in an R-3 district shall be as follows:

1. Front: The front yard requirement shall be twenty feet (20').
2. Side, Interior: The interior side yard requirement shall be five feet (5'). If there is no alley or other legal access behind a lot, each lot shall have at least one side yard of ten foot (10') minimum.
3. Side, Street: The street side yard requirement shall be ten feet (10').
4. Rear: The rear yard requirement shall be twenty five feet (25'). However, the required rear yard will be reduced by one-half (1/2) when adjacent to public open space (see section 17.06.480 of this title).

3. **Minimum Lot Size:** As explained above, the applicant has asked to modify the minimum lot size required by 17.05.150 for duplex (type 2) and multi-family (type 3) lots. The request:
    - 6,650 SF per duplex (type 2 lot)
    - 8,100 SF per multi-family 4-plex structure (type 3 lot)

17.05.150: SITE PERFORMANCE STANDARDS; MINIMUM LOT:

The minimum lot requirements in an R-8 district shall be five thousand five hundred (5,500) square feet per unit per individual lot…

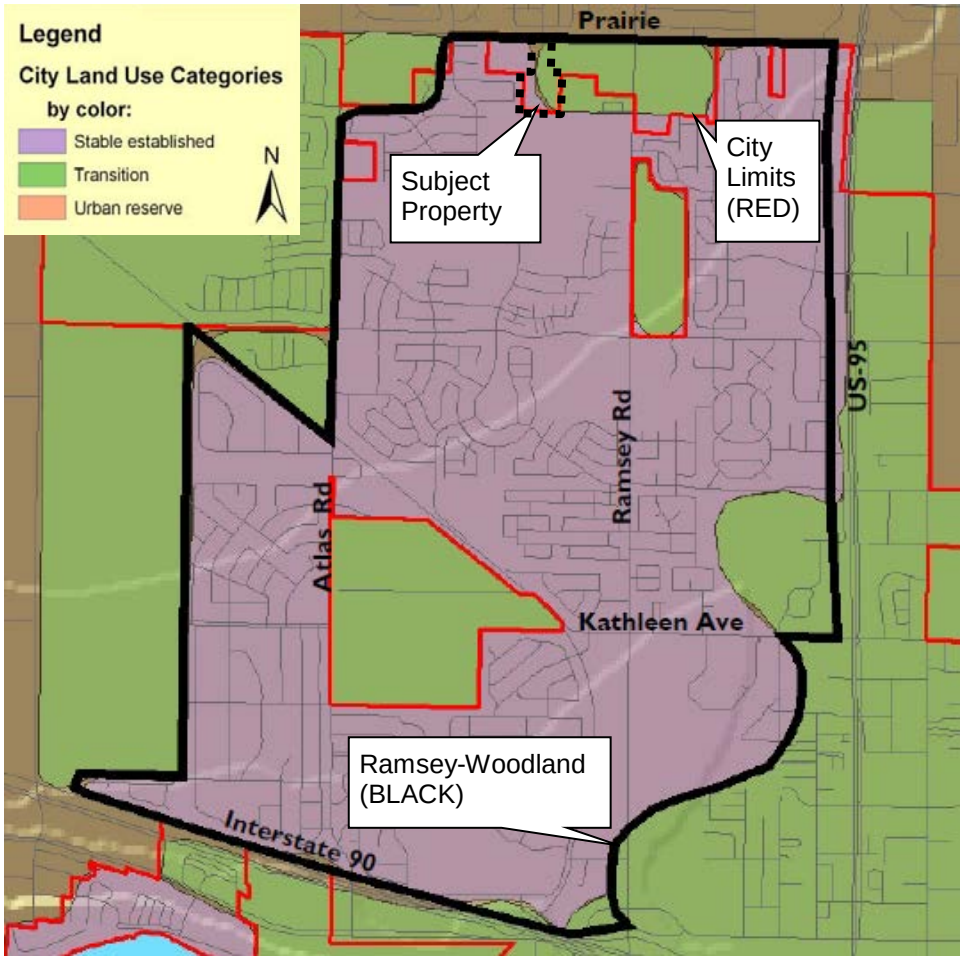
REQUIRED FINDINGS (Planned Unit Development - PUD):

Finding #B8A: **The proposal (is) (is not) in conformance with the Comprehensive Plan.**

2007 COMPREHENSIVE PLAN- LAND USE CATEGORIES:

- The subject property is contiguous with existing city limits
- The City Comprehensive Plan Map designates this area as: *Ramsey – Woodland*:

Atlas-Prairie Comprehensive Plan Map:



Stable Established:
These areas are where the character of neighborhoods has largely been established and, in general, should be maintained. The street network, the number of building lots, and general land use are not expected to change greatly within the planning period.

Transition:
These areas are where the character of neighborhoods is in transition and should be developed with care. The street network, the number of building lots and general land use are expected to change greatly within the planning period.

Land Use: Ramsey-Woodland
Ramsey - Woodland Today:
The development pattern in this area is mixed with established subdivisions, such as Coeur d'Alene Place, that are continuing to expand to the north. Passive and active parks have also been provided for the residents of these housing developments. Industrial uses are prominent to the west of Atlas Road with a mix of residential zoning on the south side of Hanley Avenue.

Neighborhood service nodes can be found throughout the Ramsey-Woodland area.

Ramsey - Woodland Tomorrow
Characteristics of the neighborhoods have, for the most part, been established and should be maintained. Development in this area will continue to grow in a stable manner. Lower density zoning districts will intermingle with the existing Coeur d'Alene Place Planned Unit Development (PUD) providing a variety of housing types. The northern boundary is the edge of the community, offering opportunities for infill.

The characteristics of Ramsey – Woodland neighborhoods will be:

- That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Pedestrian and bicycle trails.
- Parks just a 5-minute walk away.
- Neighborhood service nodes where appropriate.
- Multi-family and single-family housing units.

COMPREHENSIVE PLAN GOALS & OBJECTIVES:

- **Objective 1.02 - Water Quality:**
  Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.

- **Objective 1.11- Community Design:**
  Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

- **Objective 1.12 - Community Design:**
  Support the enhancement of existing urbanized areas and discourage sprawl.

- **Objective 1.13 - Open Space:**
  Encourage all participants to make open space a priority with every development and annexation.

- **Objective 1.14 - Efficiency:**
  Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

- **Objective 1.16 - Connectivity:**
  Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.

- **Objective 2.02 - Economic & Workforce Development:**
  Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.

- **Objective 2.05 - Pedestrian & Bicycle Environment:**
  Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.

- **Objective 3.01 - Managed Growth:**
  Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.

- **Objective 3.05 - Neighborhoods:**
  Protect and preserve existing neighborhoods from incompatible land uses and developments.

- **Objective 3.08 - Housing:**
  Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.

- **Objective 3.10 - Affordable & Workforce Housing:**
  Support efforts to preserve and provide affordable and workforce housing.

- **Objective 3.16 - Capital Improvements:**
  Ensure infrastructure and essential services are available prior to approval for properties seeking development.

- **Objective 3.18 - Transportation:**
  Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.

- **Objective 4.02 - City Services:**
  Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling and trash collection).

- **Objective 4.06 - Public Participation:**
  Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision making process.

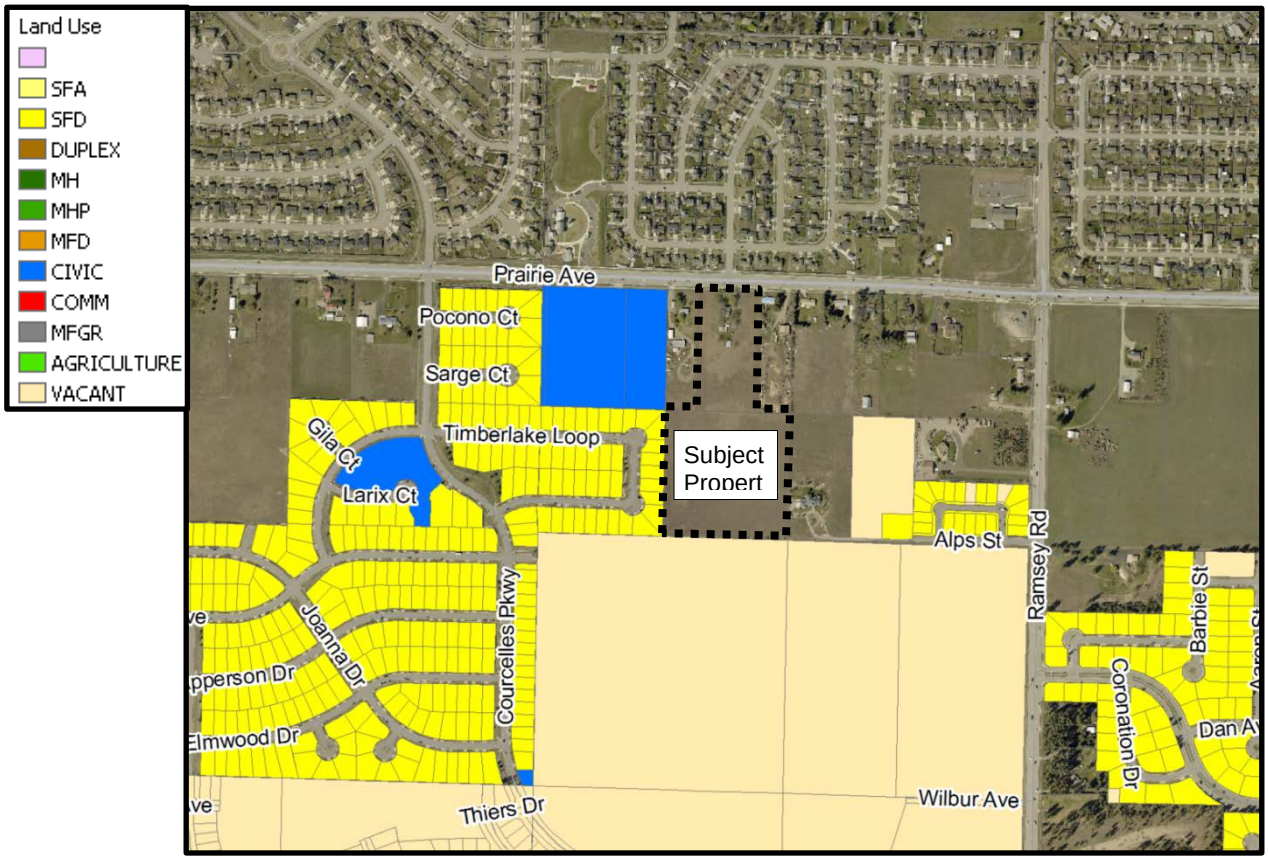
Evaluation: *The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

Finding #B8B: **The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.**

LOCATION, SETTING, AND EXISTING USES:

See both “Ramsey-Woodland (today and tomorrow)” descriptions from the 2007 Comprehensive Plan listed in finding #B8A above. Also, see land use map, zoning map, and photos below of the subject property.

GENERALIZED LAND USE PATTERN:



EXISTING ZONING:

PHOTOS OF SUBJECT PROPERTY:

Bird's eye view of the subject property looking north

Looking west from Alps at the SE corner of the property (Emergency Fire access for Phase 2):

Alps looking east (Emergency Fire access for Phase 2):

Subject property looking south from Prairie Avenue:

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

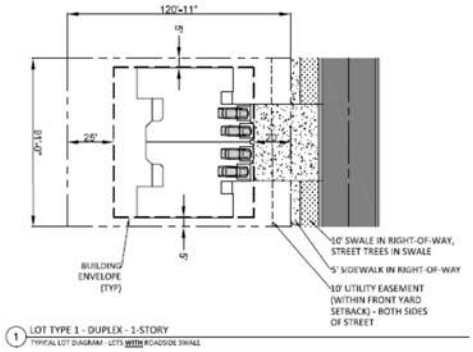
Finding #B8C: **The proposal (is) (is not) compatible with natural features of the site and adjoining properties.**

The subject property is relatively flat with Prairie Avenue to the north. Directly north of Prairie Ave. is small tract single family homes located in Hayden. To the west are two distinctly different properties: Sunshine Meadows, on the southwest, which are single family homes with lots that generally measure 8,500 SQ. FT., and northwest, a 2.35 parcel that has a single family home and multiple out-buildings. To the east, there are two parcels adjoining, both large (2-5 acres) with a single family home on each.

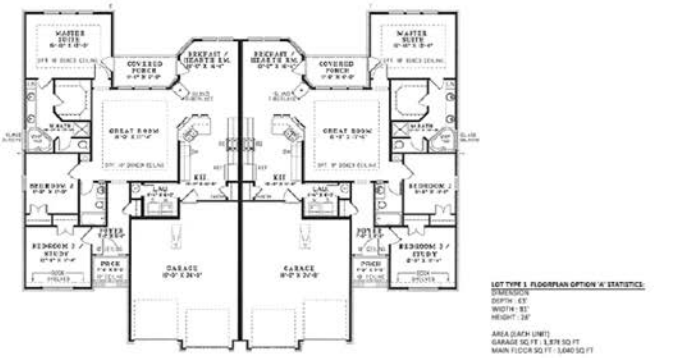
At less than 15% slope, the subject property is hillside exempt.

Examples of the architecture type anticipated for the site (To be provided with Final Development Plan):

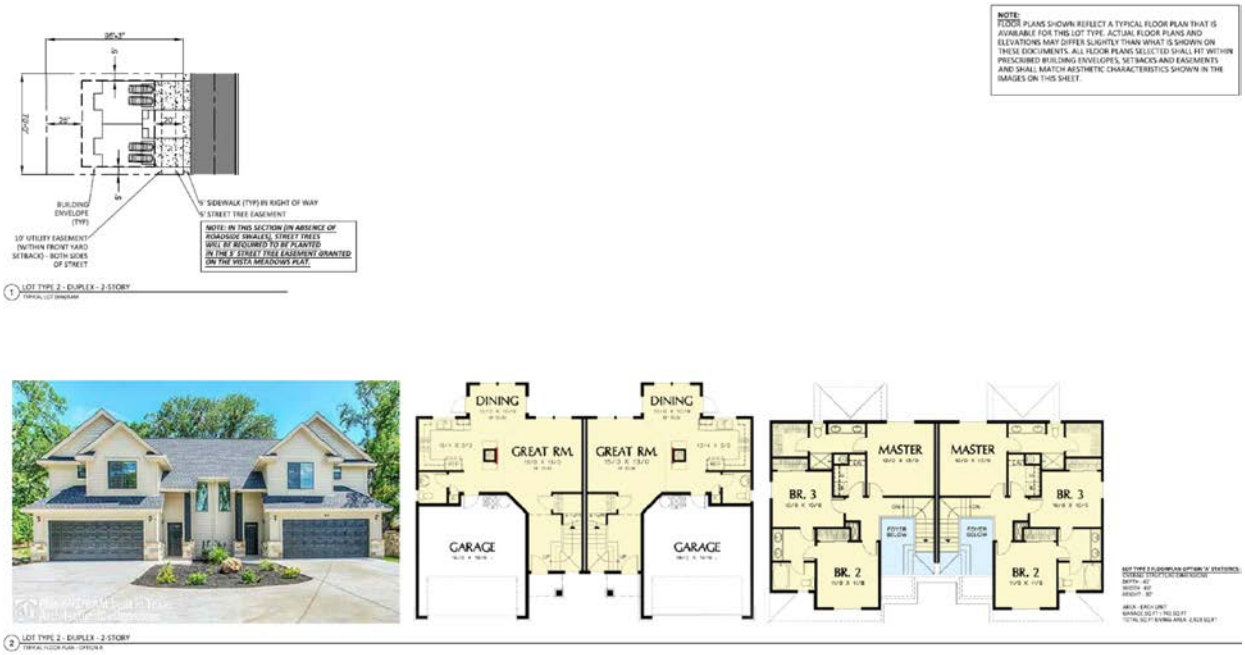
Duplexes (illustrative only)



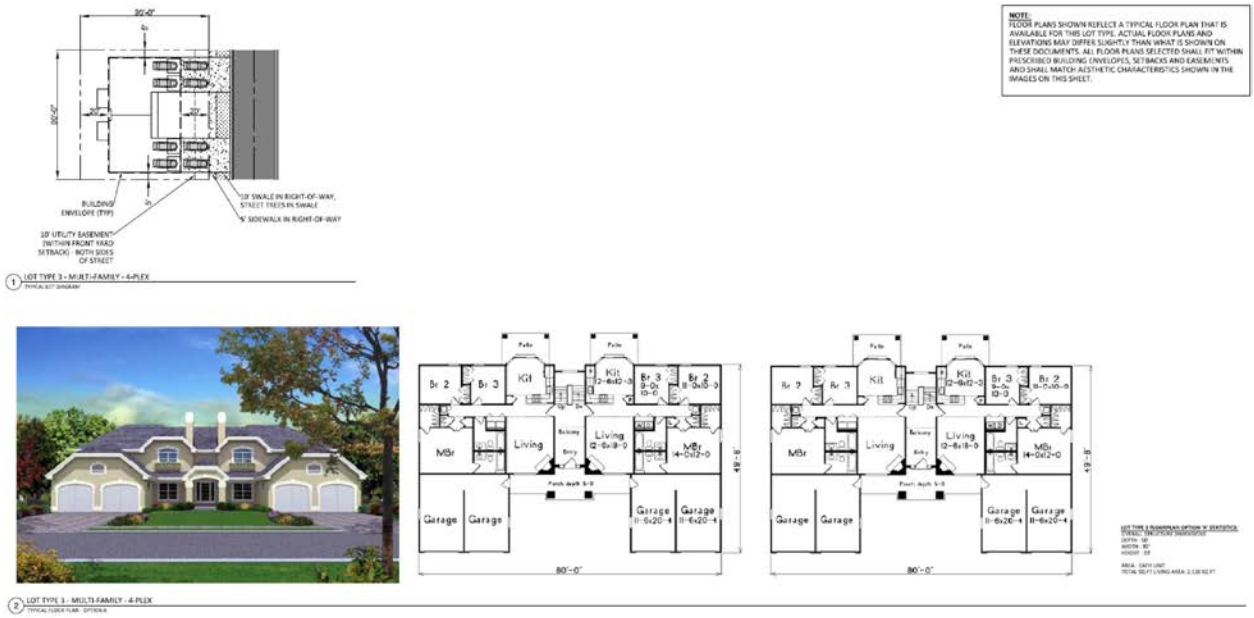
1 LOT TYPE 1 - DUPLEX - 1-STORY



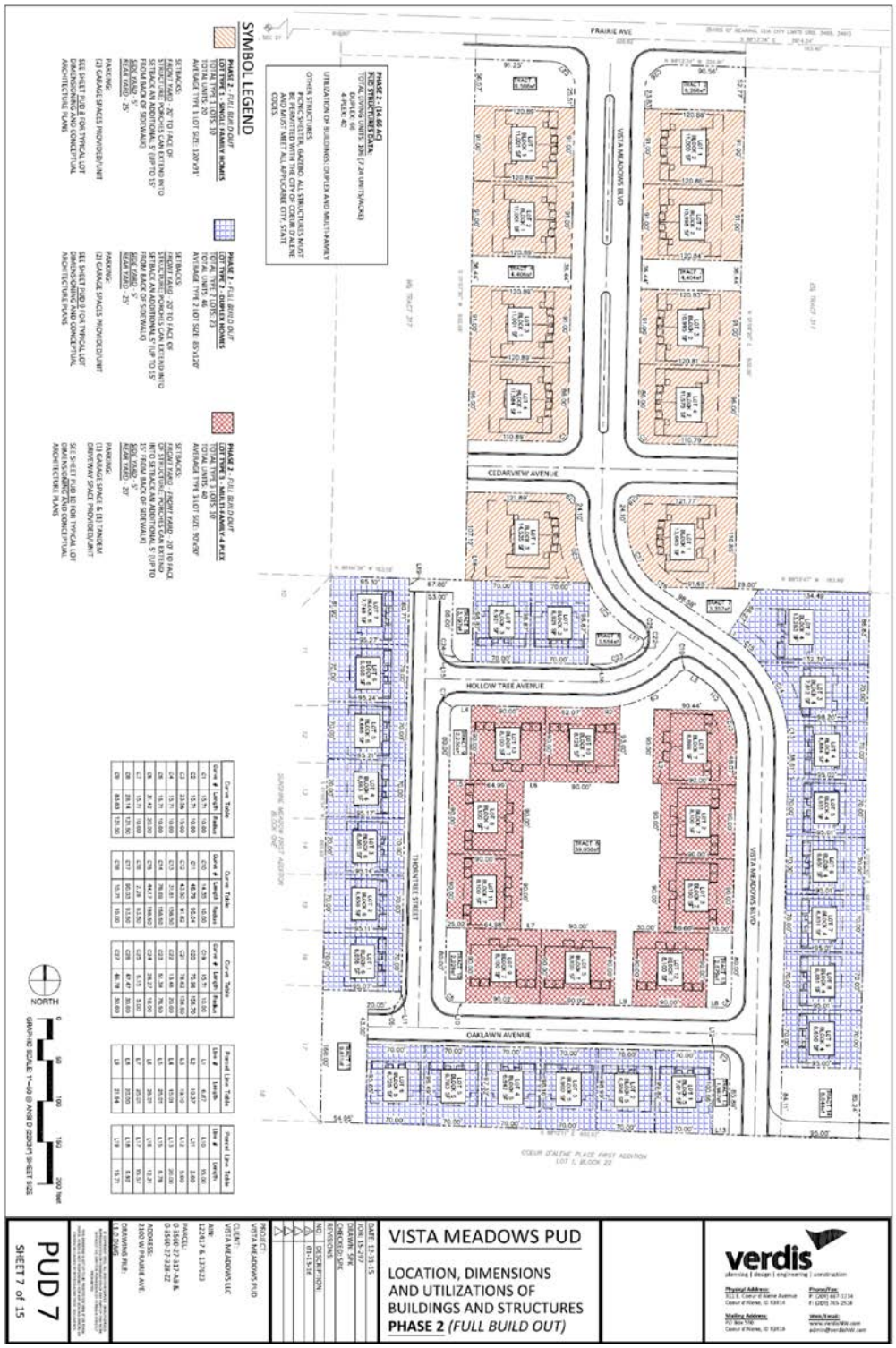
2 LOT TYPE 1 - DUPLEX - 1-STORY



Multi-Family 4-Plex (illustrative only)



Unit Types and Locations:



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

Finding #B8D: **The location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing public facilities and services.**

See staff comments which can be found in finding #B7B; (Subdivision: pg. 3-7), above.

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

Finding #B8E: **The proposal (does) (does not) provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes.**

From the applicant's narrative:

Phase 1 will consist of developing approximately 349,637 square feet; of that number 67,609 square feet will be developed as open space which is approximately 19.33%. The open space tracts for Phase 1 will consist of passive lawn areas and sidewalks. Tract 8 will have the perimeter sidewalks with the middle lawn area installed. There will be 30 units constructed with Phase 1: (26) duplex units and (4) 4-plex units. There is a phasing map to delineate the exact area to be developed for Phase 1.

Staff assessment:

The applicant has proposed two phases of development for Vista Meadows. Staff worked with Verdis to ensure phase 1 of Vista Meadows would include at least 10% open space for the area in phase 1 to ensure there is no deficit prior to starting phase 2. Ultimately, the applicant's representative provided 19.33% of the area in phase 1 as open space which will be improved as delineated in the open space map (phase 1) below, which includes: Community trails, ornamental gardens, planted berms, large turf-grass areas, and benches.

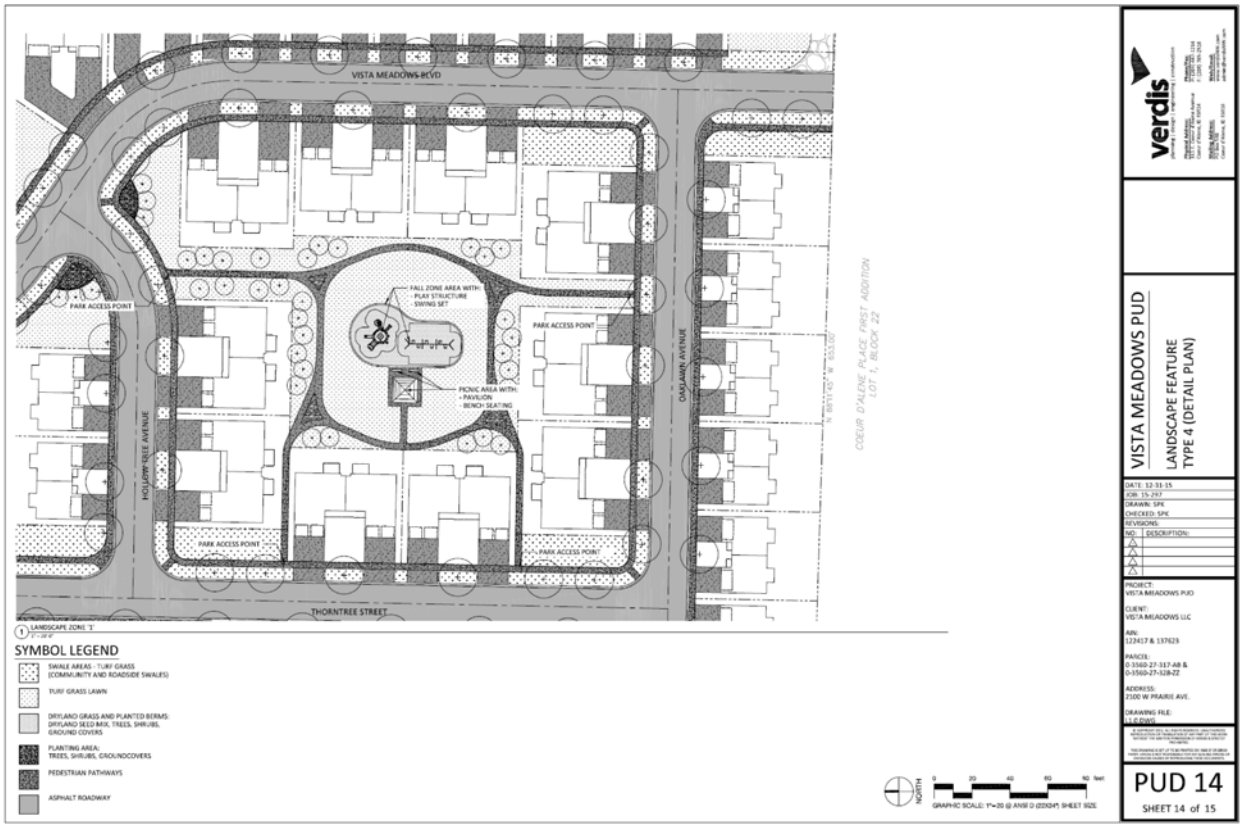
Tract 8 will be improved with trails and turf-grass with phase 1. Prior to recording the phase 2 final plat, the developer will be completing the remainder of tract 8 which is shown as the "main park area" (phase 1), with the gazebo and playground structure. The remainder of the open space areas in phase 2 will be completed at that time.

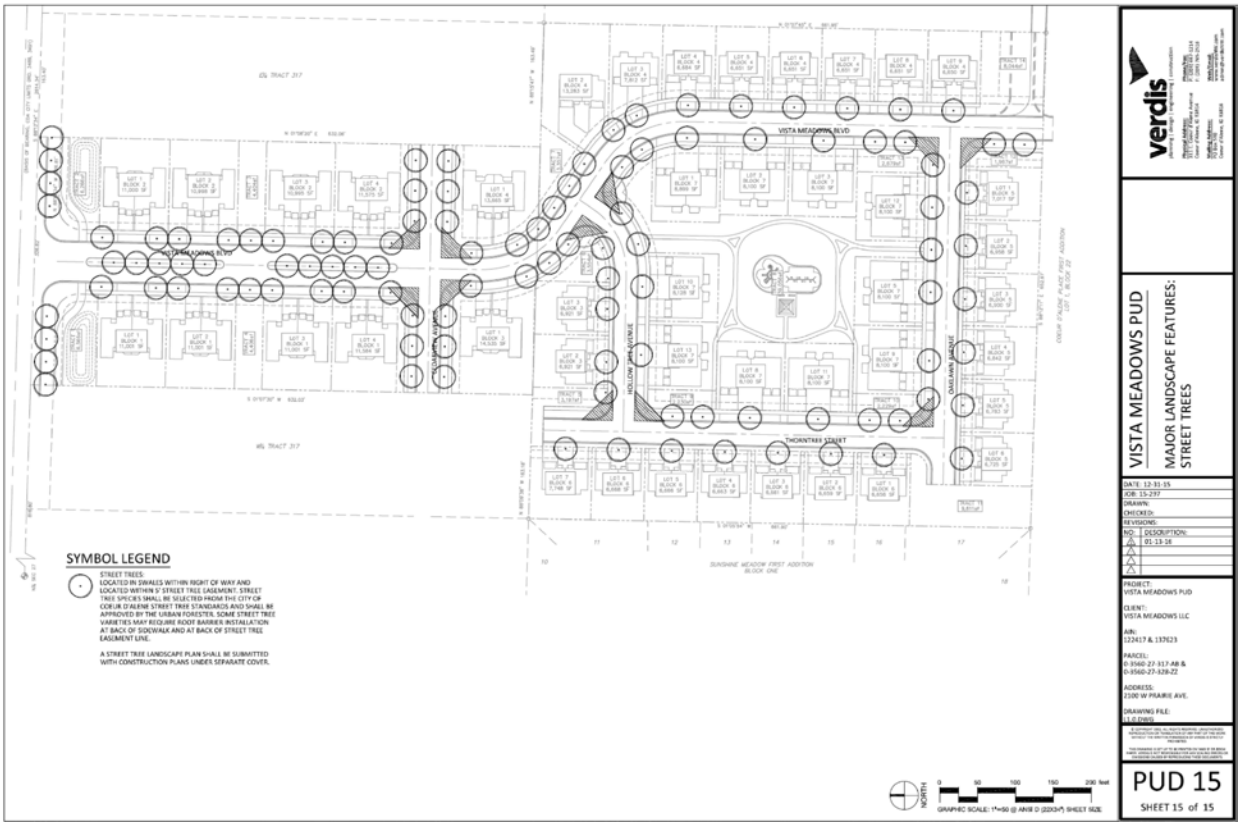
Total Usable Open Space for Phases 1 & 2: 10.58% of the site (67,609SF/1.55 acres) will be private usable open space for all users of the development.

Open Space Map (Phase 1):

Open Space Map (Phase 2):

Proposed Landscaping Features:





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

Finding #B8F: **Off-street parking (does) (does not) provide parking sufficient for users of the development.**

There was no request made for changes to off-street parking requirements through the PUD. Duplexes would require two (2) paved stalls per residential unit. Multi-family structures require parking based on number of bedrooms per unit:

17.44.030: RESIDENTIAL USES:
Unless otherwise allowed by the relevant zoning or overlay district, the following off street parking is required for all residential uses:

	Residential Uses	Requirement
C.	Duplex housing	2 spaces per dwelling unit
E.	Multiple-family housing:	
	1. Studio units	1 space per unit
	2. 1 bedroom units	1.5 spaces per unit
	3. 2 bedroom units	2 spaces per unit
	4. 3 bedroom units	2 spaces per unit
	5. More than 3 bedrooms	2 spaces per unit

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

Finding #B8G: **That the proposal (does) (does not) provide for an acceptable method for the perpetual maintenance of all common property.**

From the applicant's narrative:

Common Space Ownership and Management
Vista Meadows LLC and Verdis will work with the City of Coeur d'Alene's legal department to provide all required language for the CC&Rs, Articles

of Incorporation and the By-Laws, and any language that will be required to be placed on the final subdivision plat with regard to maintenance of all private infrastructure.

The developer will be responsible for the installation of any required street and traffic signage/signalization per MUTCD (Manual on Uniform Traffic Control Devices) and City of Coeur d'Alene standards and requirements. The HOA will be responsible for the park and playground maintenance, continued maintenance of all street and traffic signage and required signalization.

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

APPLICABLE CODES AND POLICIES:

Utilities:

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

Streets:

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

Stormwater:

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

Fire Protection:

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

General:

11. The final plat shall conform to the requirements of the City.

12. Written permission for access onto Prairie Avenue from the Post Falls Highway District shall be obtained prior to recording the final plat.
13. Prior to approval of the final plat, all required improvements must be installed and accepted by the City. The developer may enter into an agreement with the City guaranteeing installation of the improvements and shall provide security acceptable to the City in an amount equal to 150 percent of the cost of installation of the improvements as determined by the City Engineer. The agreement and security shall be approved by the City Council prior to recording the final plat.

PROPOSED CONDITIONS:

Planning:

1. The creation of a homeowners association will be required to ensure the perpetual maintenance of the open space.

2. Multi-family units shall be ground floor entry only. No exterior staircases.

Engineering:

3. The developer must adhere to all requirements of Local Highway District (LHD).

4. The developer will be required to obtain permission in writing from the Lakes Highway District allowing the access and approving the location for the development.

5. Should the developer propose to alter the proposed street configurations, approval of the City Engineer will be required.

Water:

6. All water service, operations, and, maintenance will be provided by the Hayden Irrigated Tracts water system. The City will have no responsibility for any part of the water system. Construction will need to adhere to all conditions established in the Memorandum of Understanding (MOU) between the irrigation district and the City.

7. The Irrigation District is required to have a statement on the face of the final plat that states that all water facilities and related easements are dedicated to the District, and, there will be a required sign off to that extent on the face of the final plat document.

Fire:

8. When the project exceeds more than 30 dwelling units, a second (FD) approved access shall be constructed.

9. The FD approved apparatus access road shall meet the requirements of the IFC Section 503.2.3. It shall be engineered and constructed to meet the imposed load of 75,000lbs and surfaced to provide all-weather driving capabilities.

10. The FD approved apparatus access road shall be maintained year around by the HOA to include snow removal. This apparatus access road shall be posted with signage stating 'NO PARKING-FIRE LANE' and remain unobstructed.

11. The FD will require access through any proposed gate or barrier.

Wastewater:

12. The Applicant shall work with the CDA Place Developer to mutually establish a target sewer main invert elevation at the southern boundary to ensure all onsite public sewer infrastructure will drain by gravity conveyance through the CDA Place Development's sewer infrastructure in accordance to the 2013 City of Coeur d'Alene Wastewater Collection System "Sewer" Master Plan.

13. The Applicant shall extend a "dryline" sewer main with temporary tee to the southern boundary within the Vista Meadows Blvd R/W within the subject property for a future connection to the CDA Place Development's sewer Infrastructure.

14. All public sewer manholes installed within Phase 2 shall require all-weather vehicular access in conformance to Sewer Policy #713.

15. On an interim basis only, the subject property may discharge sewerage into the existing public sewer infrastructure at the west end of Alps via temporary "Private" pump station and force main owned, operated and maintained by this Development's HOA and at no cost to the City of Coeur d'Alene. The Applicant shall be responsible for all temporary "Private" pump station and force main installation and O&M costs until such time as the HOA can fully fund such O&M costs. The Applicant shall also demonstrate to the City the method in which the HOA will collect and pay O&M Costs. The City of CDA will not be financially obligated for any O&M costs associated with the temporary "Private" pump station and force main. This condition is required to be discussed at length within the Final Development Plan and within the Development's CC&Rs.

16. At no cost to the City, the Vista Meadows HOA shall be responsible for decommissioning the temporary "Private" pump station and force main after the CDA Place Developer(s) connect the Vista Meadows' dryline sewer to their sewer improvements. This condition is required to be discussed at length within the Final Development Plan and within the Development's CC&Rs.

ORDINANCES & STANDARDS USED FOR EVALUATION:

2007 Comprehensive Plan
Transportation Plan
Municipal Code
Idaho Code
Wastewater Treatment Facility Plan

Water and Sewer Service Policies
Urban Forestry Standards
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices
2010 Coeur d'Alene Trails Master Plan

ACTION ALTERNATIVES:

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

APPLICANT'S NARRATIVE

verdis
planning | design | engineering | construction

311 E. Coeur d'Alene Ave.
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Coeur d' Alene, Idaho 83816
Tel.208.667.1214
Fax.208 765.2516

www.verdisnw.com

Vista Meadows

PUD/Subdivision Application Narrative

December 31, 2015

Verdis has been retained by Vista Meadows LLC, to represent them in their request for PUD and subdivision approval. On behalf of Vista Meadows LLC, we are seeking preliminary approval of a 43 lot development with 14 Tracts to be known as Vista Meadows. The Subject Property is located on the south side of Prairie Avenue, west of Ramsey Road.

Legal Description and Location of Property

The proposed development is currently two unplatted parcels with the following legal descriptions: Parcel 1- *Tract 317 Excluding the East ¼ and Excluding the West ¼ and Parcel 2 Tract 328 all in the Hayden Lake Irrigated Tracts Amended Plat in Section 27, Township 51N Range 4W, Boise Meridian*. The address of Parcel 1 is 2100 W. Prairie Ave., Coeur d'Alene, Idaho; parcel 2 is not addressed. The total acreage of both parcels combined is 14.66 acres; the north parcel is 4.7 acres and the south parcel is 9.9 acres in size.

The two parcels included in this request are contiguous to one other; the larger parcel is located adjacent to and east of Sunshine Meadows Subdivision 1ST Addition. The smaller parcel is located directly off Prairie Ave.

Project Overview: Proposed Uses, Open Space, Structures and Infrastructure

This Planned Unit Development will include 43 lots with 106 dwelling units, a mix of duplex and multi-family lots. The PUD will provide community open space and a community park/playground area located on Tract 8 that will be owned and managed by the Homeowners Association.

The site will allow for connectivity to Prairie Avenue and Alps Street. For now Alps Street will be used for emergency access only but it could potentially allow for connectively to a subdivision on the south side of Alps street when it develops in the future. There will also be an east west road connection installed toward the north end of the property for future connection once those parcels are developed.

Vista Meadows will house a mix of duplex and multi-family lots with community open space areas and a park. There are 3 lot types: Type 1: Duplex lots, single story attached, 2 units,

there will be 10 lots and 20 units for Type 1. Type 2: Duplex lots, 2 story attached, 2 units, there will be 23 lots and 46 units for Type 2. Type 3: Multi-family lots, 2 story attached, 3-4 units, there will be 10 lots and 40 units for lot type 3. This development will have a density of 7.24 dwelling units per acre and will meet the City's PUD open space requirements with a total of 10.58% open space.

The subdivision design is fully compatible with the surrounding subdivisions (Sunshine Meadows, Stoddard Meadows, Legacy Place, Coeur d'Alene Place and Strawberry Fields) yet provides a distinction to future residents. The lots in Vista Meadows Subdivision that abut Sunshine Meadows Subdivision are similar in size.

The main entrance to the subdivision will be off of Prairie Avenue with an emergency access through Alps Street to the south. The emergency accesses will provide a secondary point of access for emergency vehicles or in the event residents cannot access onto Prairie Ave.

This project is simultaneously going through the annexation process to be zoned as R-8 and the subdivision/PUD process in accordance with the City's Code. The density for Vista Meadows Subdivision will be 7.24 units per acre under the R-8 zoning provisions with a PUD overlay to allow for duplex and multi-family residential lots. There are 43 lots, 106 units and 14 tracts that are proposed for Vista Meadows Subdivision. The units will be built entirely on their own lots and will not share a common wall with a structure on an adjacent property. The proposed lot sizes range from 6,650 square feet to 14,521 square feet. Setbacks are requested to be as follows:

Dulpex Lot:

- Front yard setback: 20' – to the front of the garage/house
- Side yard setback: 5' (deviation from 10')
- Rear yard setback: 25'

Multi-Family Lot:

- Front yard setback: 20' – to the front of the garage/house
- Side yard setback: 5' (deviation from 10')
- Rear yard setback: 20' (deviation from 25')

We are requesting a reduction to the minimum lot size in an R-8 zone. The overall density will be 7.24 homes per acre. The minimum lot size requested for the duplex Lot Type 1 is 11,575 square feet. The minimum lot size requested for the duplex Lot Type 2 is 6,650 square feet. The minimum lot size requested for the multi-family Lot Type 3 is 8,100 square feet. The reduction allows for more open space giving the neighborhood more area for a park and a playground benefitting the residents in these units. The open space will consist of passive lawn areas and Tract 8 will house a park and playground area. These lot sizes will still provide off street parking and a front and rear lawn area for residents.

There will be building plans drawn up for all 3 lot types to choose from. We currently have the floor plans available and an architect is in the process of completing the plans. The structures are being designed during the preliminary subdivision stage to ensure compatibility in design within Vista Meadows Subdivision.

Proposed infrastructure within the subdivision includes public roads, sidewalks, swales, and water and sewer lines.

Pedestrian access is provided throughout the entire subdivision via sidewalks. There will also be a sidewalk provided parallel to Prairie Ave for pedestrian access.

The roads within Vista Meadows Subdivision will have 53 feet of Right of Way with 33 feet wide of travel way, 5 foot wide sidewalks on both sides of the roads and a 10 foot swale on one side of the road. All roads will meet a public road standard and be maintained by the City of Coeur d'Alene.

Vista Meadows Boulevard, the main road will be constructed to the south end of the subdivision to prepare for future development of Alps Street and other developments. There will also be two future connections installed to the east and west for future development on Cedarview Avenue.

HOA landscaping features will include street trees, lawn, grassy swales, shrub and planting areas in all community areas. There will be individual home site landscaping as well. A decorative privacy fence will be installed along the perimeter of the development.

Comprehensive Plan

This request conforms to the Coeur d'Alene 2007 Comprehensive Plan as follows:

Goal #1- *Natural Environment*, of the Comprehensive Plan, supports policies that preserve the beauty of the natural environment by minimizing potential pollutants, by protecting water quality and by implementing community design of streets and pedestrian access throughout the development. *Open space will be provided in the proposed development (Objectives 1.01, 1.02, 1.11 &1.14). These objectives will be fulfilled during and upon completion of the development. Open space will be provided for the residents in the form of recreational areas and a park/playground at full build out. Vista Meadows Subdivision will dedicate 10.6% of its land to open space for the residents.*

Goal #2- *Economic Development* supports business growth that contributes to the economic health of Coeur d'Alene. *The proposed PUD/Subdivision request will make housing available for workers in the community (Objective 2.02).*

Goal #3- *Home Environment* strives for a common-sense approach in creating exceptional neighborhood communities by ensuring infrastructure and essential services are available for properties in development, providing a variety of transportation modes and encouraging housing that meets the needs of all income and family status categories. *This proposed*

PUD/Subdivision will allow for development of duplex and multi-family homes for city residents and workers that are not ready to purchase a home but are in need of housing. The proposed subdivision also provides sidewalks for pedestrian traffic and a park/playground area for families, etc. (Objective 3.05, 3.07 & 3.14).

The 2007 Comprehensive Plan's Land Use Map identifies this area as: Stable Established.

Land Use: Ramsey - Woodland which supports residential development with mixed subdivisions and active parks. Multi-family and single family housing is desired. There are several surrounding subdivisions within close proximity to Vista Meadows Subdivision, therefore infrastructure improvements such as water and sewer are near the Subject Property. Vista Meadows Subdivision meets the Ramsey-Woodland Tomorrow Characteristics by:

- Providing pedestrian trails;
- Providing a park that is a 5 minute or less walk away;
- Neighborhood nodes are available;
- Providing multi-family housing units.

In summary, deviations from City standards for this PUD will include:

1) Reductions in proposed building setbacks-

    - Requesting a 20' rear setback on Lot Type 3 for multi-family structures only.

    - Requesting a 5' minimum setback from both side property lines to garage/structure, except that eaves may encroach up to 2' into setback (from 5-10' per R-8 zoning).

2) Reduction in lot size-
    - Duplex Lot Type 1 has a minimum lot size of 11,575 square feet;
    - Duplex Lot Type 2 has a minimum lot size of 6,650 square feet;
    - Multi-family Lot Type 3 has a minimum lot size of 8,100 square feet.

3) Housing type-
    - Multi-family housing in the R-8 zone is allowed with a Planned Unit Development. The multi-family dwelling will consist of 3-4 units. The units will be entered into separately from the outside.

Site Utility Extensions

Utilities to the project will be provided by the following utility companies: Avista Utilities provides the electrical power and gas lines. Time Warner will provide cable and Frontier will provide telephone service for the subdivision. Hayden Lake Irrigation District will provide water and the City of Coeur d'Alene will serve the project with sanitary sewer and road maintenance.

Common Space Ownership and Management

Vista Meadows LLC and Verdis will work with the City of Coeur d'Alene's legal department to provide all required language for the CC&Rs, Articles of Incorporation and the By-Laws, and any language that will be required to be placed on the final subdivision plat with regard to maintenance of all private infrastructure.

The developer will be responsible for the installation of any required street and traffic signage/signalization per MUTCD (Manual on Uniform Traffic Control Devices) and City of Coeur d'Alene standards and requirements. The HOA will be responsible for the park and playground maintenance, continued maintenance of all street and traffic signage and required signalization.

Relationship to Adjacent Public Development Programs

Vista Meadows Subdivision will connect and expand the housing options available in this area. There are four other subdivisions either adjacent to or in close proximity to Vista Meadows. There will also be the standard sidewalks located within the right of way fronting Prairie to allow residents and citizen's safe pedestrian travel within the area.

This area of Prairie Avenue is maintained by Lakes Highway District. No proposed improvements are required to Prairie Avenue per Eric Shanley, Professional Engineer, Lakes Highway District.

Preliminary Development Schedule:

There will be two phases of development upon PUD/Subdivision approval. Utility extensions and subdivision infrastructure are proposed to begin as soon as possible for Phase 1.

Phase 1 will consist of developing approximately 349,637 square feet, of that number 67,609 square feet will be developed as open space which is approximately 19.33%. The open space tracts for Phase 1 will consist of passive lawn areas and sidewalks. Tract 8 will have the perimeter sidewalks with the middle lawn area installed. There will be 30 units constructed with Phase 1: (26) duplex units and (4) 4-plex units. There is a phasing map to delineate the exact area to be developed for Phase 1.

The project absorption rate is projected to take approximately 5-6 years which puts full completion into the year 2022.

On behalf of Vista Meadows, LLC, Verdis is asking for your approval of this project as proposed.

FINDINGS

COEUR D'ALENE PLANNING COMMISSION

FINDINGS AND ORDER

A. INTRODUCTION

This matter having come before the Planning Commission on February 9, 2016, and there being present a person requesting approval of PUD-1-16: A request for a planned unit development known as "Vista Meadows".

APPLICANT: VISTA MEADOWS, LLC

LOCATION: +/- 14.66 ACRE PARCEL LOCATED BETWEEN W. TIMBERLAKE LOOP. AND W. ALPS STREET, SOUTH OF PRAIRIE AVE., AND NORTH OF THE CDA PLACE PUD.

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

(The Planning Commission may adopt Items B1-through7.)

B1. That the existing land uses are residential, single-family, large parcels (in county), civic, and vacant land.

B2. That the Comprehensive Plan Map designation is Stable Established and Transition.

B3. That the zoning is County Agricultural.

B4. That the notice of public hearing was published on January 23, 2016, which fulfills the proper legal requirement.

B5. That the notice of public hearing was posted on the property on January 29, 2016, which fulfills the proper legal requirement.

B6. That 88 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on January 22, 2016.

B7. That public testimony was heard on February 9, 2016.

B8. Pursuant to Section 17.07.230, Planned Unit Development Review Criteria, a planned unit development may be approved only if the proposal conforms to the following criteria to the satisfaction of the Planning Commission:

B8A. The proposal **(is) (is not)** in conformance with the Comprehensive Plan. This is based upon the following policies:

B8B. The design and planning of the site **(is) (is not)** compatible with the location, setting and existing uses on adjacent properties. This is based on

Criteria to consider for B8B:

1. **Density**
2. **Architectural style**
3. **Layout of buildings**
4. **Building heights & bulk**
5. **Off-street parking**
6. **Open space**
7. **Landscaping**

B8C. The proposal **(is) (is not)** compatible with natural features of the site and adjoining properties. In the case of property located within the hillside overlay zone, does not create soil erosion, sedimentation of lower slopes, slide damage, or flooding problems; prevents surface water degradation, or severe cutting or scarring; reduces the risk of catastrophic wildfire in the wildland urban interface; and complements the visual character and nature of the city. This is based on

Criteria to consider for B8C:

1. **Topography**
2. **Wildlife habitats**
3. **Native vegetation**
4. **Streams & other water areas**

B8D. 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. This is based on

Criteria to consider for B8D:

1. **Is there water available to meet the minimum requirements for domestic consumption & fire flow?**
2. **Can sewer service be provided to meet minimum requirements?**
3. **Can the existing street system accommodate the anticipated traffic to be generated by this development?**
4. **Can police and fire provide reasonable service to the property?**

B8E. The proposal **(does) (does not)** provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes. This is based on

B8F. Off-street parking **(does)(does not)** provide parking sufficient for users of the development. This is based on

B8G. That the proposal **(does) (does not)** provide for an acceptable method for the perpetual maintenance of all common property. This is based on

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of for approval of **VISTA MEADOWS, LLC** for a planned unit development, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are:

Planning:

1. The creation of a homeowners association will be required to ensure the perpetual maintenance of the open space.

2. Multi-family units shall be ground floor entry only. No exterior staircases.

Engineering:

3. The developer must adhere to all requirements of Local Highway District (LHD).

4. The developer will be required to obtain permission in writing from the Lakes Highway District allowing the access and approving the location for the development.

5. Should the developer propose to alter the proposed street configurations, approval of the City Engineer will be required.

Water:

6. All water service, operations, and, maintenance will be provided by the Hayden Irrigated Tracts water system. The City will have no responsibility for any part of the water system. Construction will need to adhere to all conditions established in the Memorandum of Understanding (MOU) between the irrigation district and the City.

7. The Irrigation District is required to have a statement on the face of the final plat that states that all water facilities and related easements are dedicated to the District, and, there will be a required sign off to that extent on the face of the final plat document.

Fire:

8. When the project exceeds more than 30 dwelling units, a second (FD) approved access shall be constructed.

9. The FD approved apparatus access road shall meet the requirements of the IFC Section 503.2.3. It shall be engineered and constructed to meet the imposed load of 75,000lbs and surfaced to provide all-weather driving capabilities.

10. The FD approved apparatus access road shall be maintained year around by the HOA to include snow removal. This apparatus access road shall be posted with signage stating 'NO PARKING-FIRE LANE' and remain unobstructed.

11. The FD will require access through any proposed gate or barrier.

Wastewater:

12. The Applicant shall work with the CDA Place Developer to mutually establish a target sewer main invert elevation at the southern boundary to ensure all onsite public sewer infrastructure will drain by gravity conveyance through the CDA Place Development's sewer infrastructure in accordance to the 2013 City of Coeur d'Alene Wastewater Collection System "Sewer" Master Plan.

13. The Applicant shall extend a "dryline" sewer main with temporary tee to the southern boundary within the Vista Meadows Blvd R/W within the subject property for a future connection to the CDA Place Development's sewer Infrastructure.

14. All public sewer manholes installed within Phase 2 shall require all-weather vehicular access in conformance to Sewer Policy #713.

15. On an interim basis only, the subject property may discharge sewerage into the existing public sewer infrastructure at the west end of Alps via temporary "Private" pump station and force main owned, operated and maintained by this Development's HOA and at no cost to the City of Coeur d'Alene. The Applicant shall be responsible for all temporary "Private" pump station and force main installation and O&M costs until such time as the HOA can fully fund such O&M costs. The Applicant shall also demonstrate to the City the method in which the HOA will collect and pay O&M Costs. The City of CDA will not be financially obligated for any O&M costs associated with the temporary "Private" pump station and force main. This condition is required to be discussed at length within the Final Development Plan and within the Development's CC&Rs.

16. At no cost to the City, the Vista Meadows HOA shall be responsible for decommissioning the temporary "Private" pump station and force main after the CDA Place Developer(s) connect the Vista Meadows' dryline sewer to their sewer improvements. This condition is required to be discussed at length within the Final Development Plan and within the Development's CC&Rs.

Motion by _____ seconded by _____ to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttropp	Voted _____
Commissioner Messina	Voted _____
Commissioner Rumpler	Voted _____
Commissioner Ward	Voted _____
Chairman Jordan	Voted _____ (tie breaker)

Commissioners _____were absent.

Motion to _____ carried by a ____ to ____ vote.

_____

CHAIRMAN BRAD JORDAN

FINDINGS

COEUR D'ALENE PLANNING COMMISSION

FINDINGS AND ORDER

A. INTRODUCTION

This matter having come before the Planning Commission on February 9, 2016, and there being present a person requesting approval of ITEM: S-1-16 a request for preliminary plat approval of a 43-lot and 14 tracts (106 total units) preliminary plat known as "Vista Meadows".

.

APPLICANT: VISTA MEADOWS, LLC

LOCATION: +/- 14.66 ACRE PARCEL LOCATED BETWEEN W. TIMBERLAKE LOOP. AND W. ALPS STREET, SOUTH OF PRAIRIE AVE., AND NORTH OF THE CDA PLACE PUD.

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

(The Planning Commission may adopt Items B1-through7.)

B1. That the existing land uses are residential, single-family, large parcels (in county), civic, and vacant land.

B2. That the zoning is County Agricultural.

B3. That the notice of public hearing was published on, January 23, 2016, which fulfills the proper legal requirement.

B4. That the notice was not required to be posted on the property.

B5. That 88 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on, January 22, 2016.

B6. That public testimony was heard on February 2, 2016.

B7. Pursuant to Section 16.10.030A.1, Preliminary Plats: In order to approve a preliminary plat, the Planning Commission must make the following findings:

B7A. That all of the general preliminary plat requirements **(have) (have not)** been met as determined by the City Engineer. This is based on

B7B. That the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities **(are) (are not)** adequate. This is based on

B7C. That the proposed preliminary plat (**do) (do not)** comply with all of the subdivision design standards (contained in chapter 16.15) and all of the subdivision improvement standards (contained in chapter 16.40) requirements. This is based on

B7D. The lots proposed in the preliminary plat **(do) (do not)** meet the requirements of the applicable zoning district. This is based on

Criteria to consider for B7D:

1. **Do all lots meet the required minimum lot size?**
2. **Do all lots meet the required minimum street frontage?**
3. **Is the gross density within the maximum allowed for the applicable zone?**

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **VISTA MEADOWS, LLC,** for preliminary plat of approval as described in the application should be **(approved) (denied) (denied without prejudice).**

Special conditions applied to the motion are:

Planning:

1. The creation of a homeowners association will be required to ensure the perpetual maintenance of the open space.

2. Multi-family units shall be ground floor entry only. No exterior staircases.

Engineering:

3. The developer must adhere to all requirements of Local Highway District (LHD).

4. The developer will be required to obtain permission in writing from the Lakes Highway District allowing the access and approving the location for the development.

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7. The Irrigation District is required to have a statement on the face of the final plat that states that all water facilities and related easements are dedicated to the District, and, there will be a required sign off to that extent on the face of the final plat document.

Fire:

8. When the project exceeds more than 30 dwelling units, a second (FD) approved access shall be constructed.

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10. The FD approved apparatus access road shall be maintained year around by the HOA to include snow removal. This apparatus access road shall be posted with signage stating 'NO PARKING-FIRE LANE' and remain unobstructed.

11. The FD will require access through any proposed gate or barrier.

Wastewater:

12. The Applicant shall work with the CDA Place Developer to mutually establish a target sewer main invert elevation at the southern boundary to ensure all onsite public sewer infrastructure will drain by gravity conveyance through the CDA Place Development's sewer infrastructure in accordance to the 2013 City of Coeur d'Alene Wastewater Collection System "Sewer" Master Plan.

13. The Applicant shall extend a "dryline" sewer main with temporary tee to the southern boundary within the Vista Meadows Blvd R/W within the subject property for a future connection to the CDA Place Development's sewer Infrastructure.

14. All public sewer manholes installed within Phase 2 shall require all-weather vehicular access in conformance to Sewer Policy #713.

15. On an interim basis only, the subject property may discharge sewerage into the existing public sewer infrastructure at the west end of Alps via temporary "Private" pump station and force main owned, operated and maintained by this Development's HOA and at no cost to the City of Coeur d'Alene. The Applicant shall be responsible for all temporary "Private" pump station and force main installation and O&M costs until such time as the HOA can fully fund such O&M costs. The Applicant shall also demonstrate to the City the method in which the HOA will collect and pay O&M Costs. The City of CDA will not be financially obligated for any O&M costs associated with the temporary "Private" pump station and force main. This condition is required to be discussed at length within the Final Development Plan and within the Development's CC&Rs.

16. At no cost to the City, the Vista Meadows HOA shall be responsible for decommissioning the temporary "Private" pump station and force main after the CDA Place Developer(s) connect the Vista Meadows' dryline sewer to their sewer improvements. This condition is required to be discussed at length within the Final Development Plan and within the Development's CC&Rs.

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

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttropp	Voted _____
Commissioner Messina	Voted _____
Commissioner Rumpler	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____were absent.

Motion to _____ carried by a ____ to ____ vote.

_____

CHAIRMAN BRAD JORDAN

PLANNING COMMISSION

STAFF REPORT

FROM: MIKE BEHARY, PLANNER

DATE: FEBRUARY 9, 2016

SUBJECT: PUD-2-16 – "THE LODGE AT FAIRWAY FOREST 2ND ADDITION" PLANNED UNIT DEVELPOMENT

LOCATION: A +/- 1.6 ACRE PARCEL LOCATED AT 3989 N PLAYER DRIVE

APPLICANT/OWNER:

Mort Construction
1950 W. Bellerive Lane, #108
Coeur d'Alene, Idaho

Site Photo:

DECISION POINT:

Mort Construction is requesting approval of "The Lodge at Fairway Forrest 2nd Addition" Planned Unit Development (PUD) in the R-12 (Residential at 12 unit/acre) zoning district, as follows:

- Setbacks: A front setback of 12 feet from the property line rather than 20 feet as required.

NOTE: The above deviation is the only one requested. All other zoning and subdivision ordinance requirements apply.

BACKGROUND INFORMATION:

In 2012 the applicant applied for a special use permit for a Handicapped and Minimal Care Facility that would allow two 16-unit assisted living buildings (special use item number SP-1-12). The special use was approved on January 12, 2012. The applicant obtained a building permit for the first building and construction began in 2012. The building was completed in 2013 and has since reached capacity.

A small portion of the second building is proposed to be 12 feet from the front property line rather than the 20 feet as required in the R-12 Zoning District for non-residential activities.

The applicant met with staff and has been working toward a solution for this issue. It was determined by staff that the applicant would need to request a PUD that would allow for the applicant to seek a deviation for the front yard setback for the second building. In order for the applicant to apply for the PUD they needed a small addition of land to be added to this parcel in order to be above the 1.5 acres that is required in order to meet the minimum lot size for PUD's. This can be achieved by a partial vacation of Kathleen Avenue.

The applicant has submitted an application for a partial vacation of Kathleen Avenue right-of-way (ROW) and is now in the process of vacating a portion of the ROW that is adjacent to the proposed second building along Kathleen Avenue. The vacation hearing has been scheduled for March 1, 2016. The vacation plat is scheduled to be competed and recorded in March of this year. The additional land that is being vacated does not allow enough room for the proposed building to meet the 20 foot setback requirement. Therefore, the PUD is required to modify the front setback requirement.

The special use permit for this project was tied to the narrative, site plan, and the setbacks of the R-12 Zoning District. The front setback in the R-12 is 20 feet from the property line. The proposed structure is 12 feet from the front property line and only a small portion of the building will encroach into the front setback. The proposed PUD is consistent with the special use permit that was approved in 2012. The applicant's site plan below highlights the intended development for this site.

GENERAL INFORMATION:

1. Land uses in the area are primarily single-family subdivisions adjacent to Kathleen Avenue with some multi-family and commercial uses east and west of the subject property.

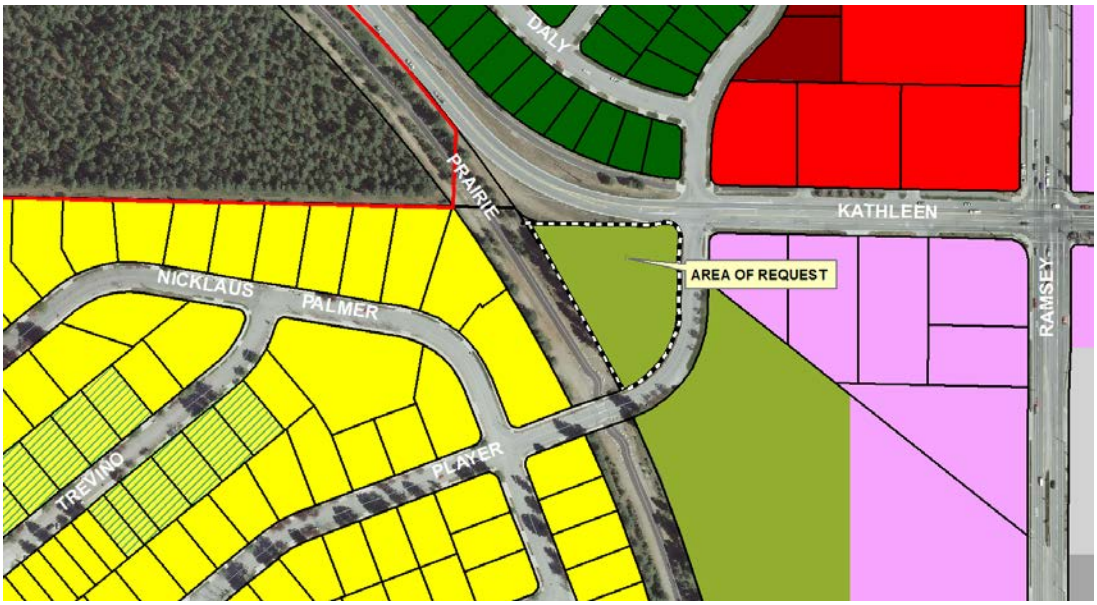
2. The subject property is relatively flat and has no topography issues. The existing 16-unit Minimal Care Facility was completed in 2013 and is at full capacity.

3. As shown below the subject property is zoned R-12 (Residential at 12 units/acre) with a Minimal Care Facility Special Use Permit approved in 2012.

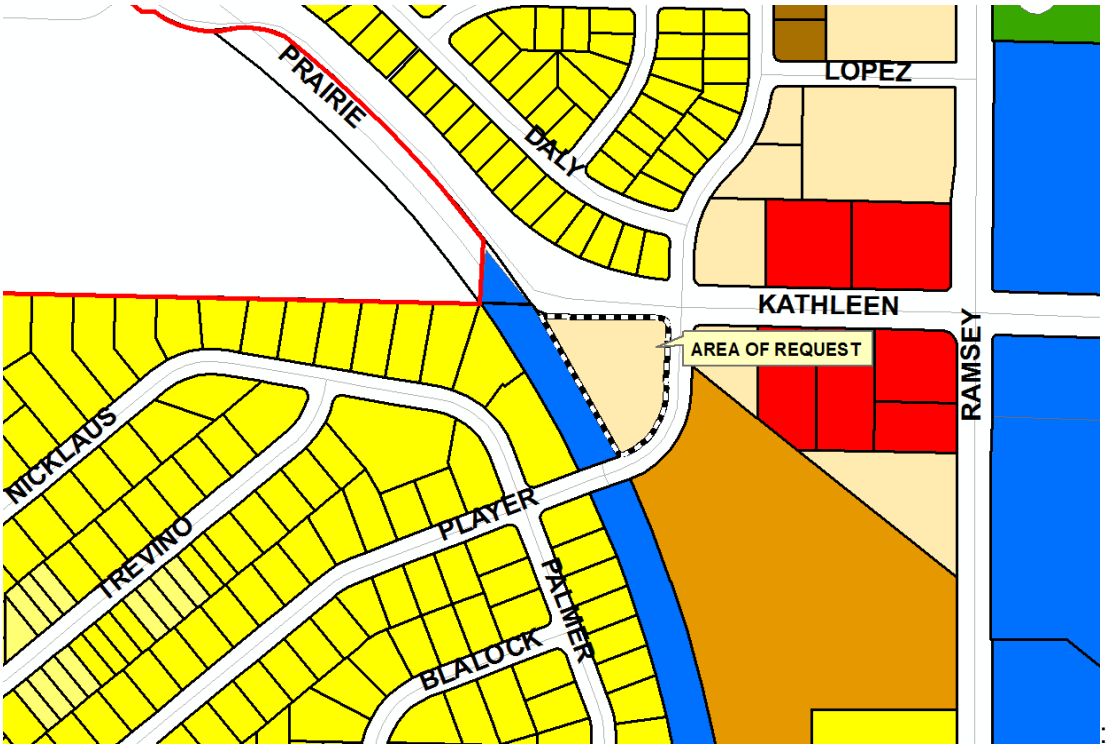
4. Existing land uses in the area include residential – single-family residences, multi-family, commercial uses, civic and vacant land.

5. There is a newly constructed building on a portion of the site containing 16 units for assisted living and was completed in August of 2013. A portion of the subject property is vacant land and the applicant intends to construct an additional 16-unit assisted living facility similar to the existing facility.

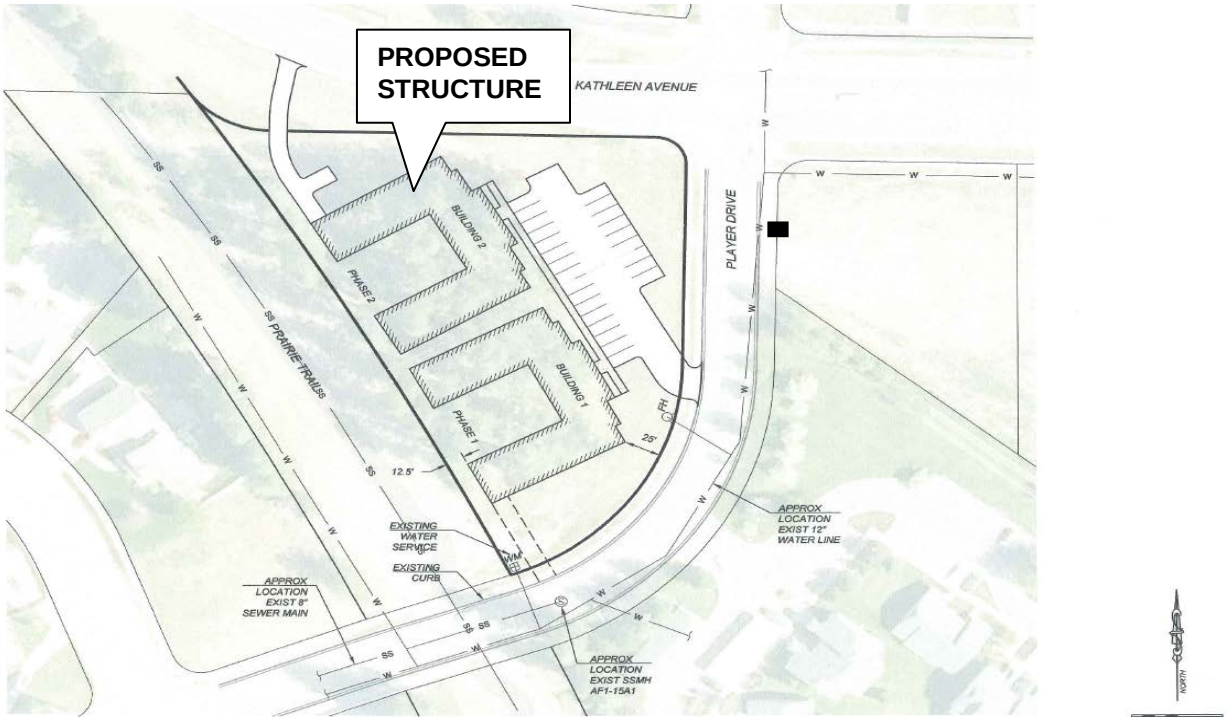
Zoning:



Generalized land use pattern:



Site Plan



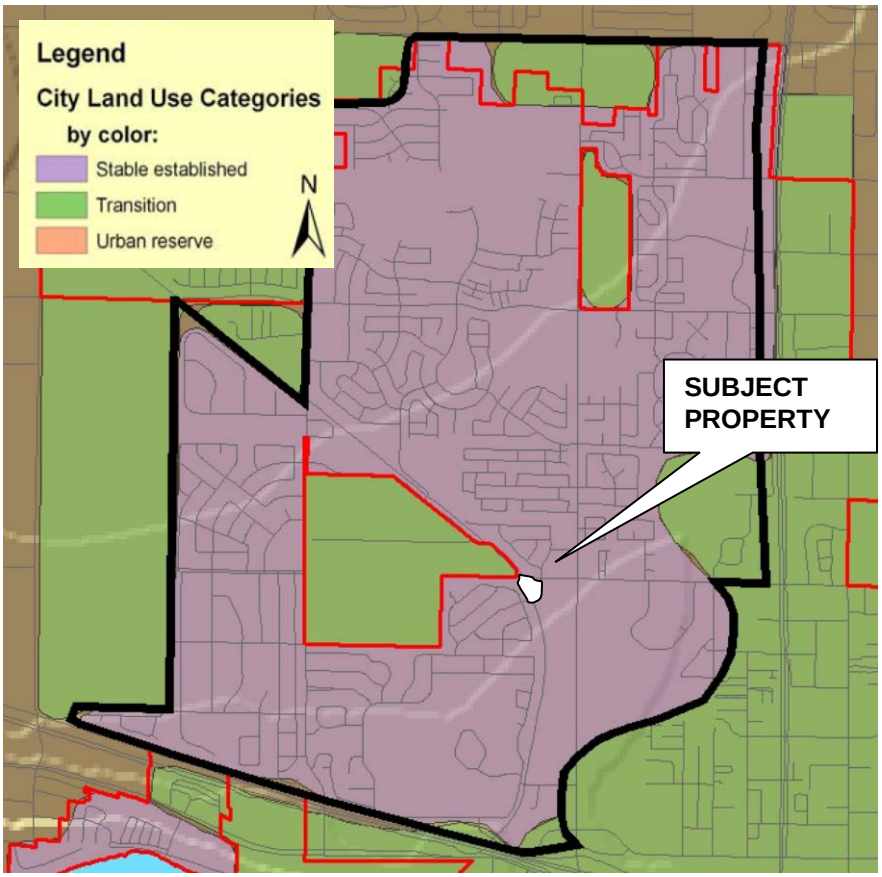
PLANNED UNIT DEVELOPMENT (PUD) FINDINGS:

Finding #B8A: **The proposal (is) (is not) in conformance with the Comprehensive Plan.**

1. The subject property is within the existing city limits.

2. The City Comprehensive Plan Map designates this area as a Stable Established Area in the Ramsey-Woodland Neighborhood, as follows:

2007 Compréhensive Plan - Stable Established – Ramsey – Woodland Area:



Stable Established Areas:

These areas are where the character of neighborhoods has largely been established and, in general, should be maintained. The street network, the number of building lots and general land use are not expected to change greatly within the planning period.

Ramsey-Woodland Neighborhood:

Characteristics of the neighborhoods have, for the most part, been established and should be maintained. Development in this area will continue to grow in a stable manner.

Lower density zoning districts will intermingle with the existing Coeur d'Alene Place Planned Unit Development (PUD) providing a variety of housing types. The northern boundary is the edge of the community, offering opportunities for infill.

The characteristics of Ramsey - Woodland neighborhoods will be:

- That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Pedestrian and bicycle trails.
- Parks just a 5-minute walk away.
- Neighborhood service nodes where appropriate.
- Multi-family and single-family housing units.

Significant policies for your consideration:

Objective 1.11
Community Design:
Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

Objective 1.12
Community Design:
Support the enhancement of existing urbanized areas and discourage sprawl.

Objective 1.14
Efficiency:
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

Objective 2.01
Business Image & Diversity
Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.

Objective 3.05
Neighborhoods:
Protect and preserve existing neighborhoods from incompatible land uses and developments.

Objective 3.16
Capital Improvements:
Ensure infrastructure and essential services are available for properties in development.

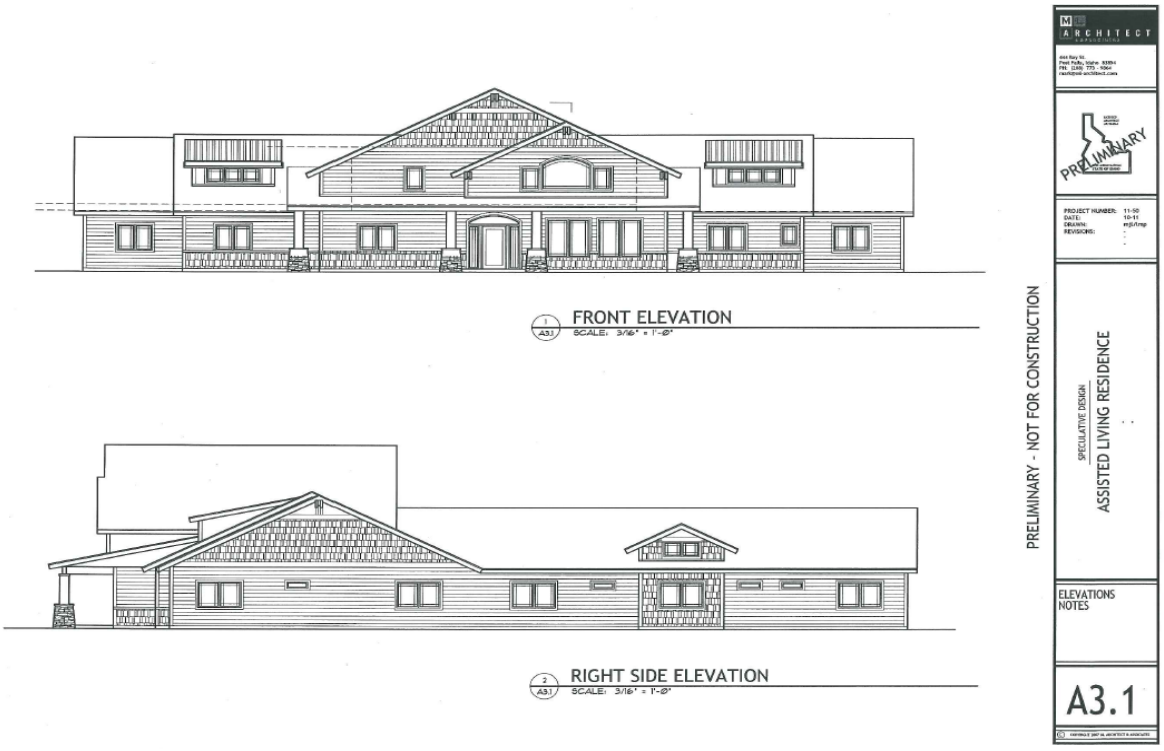
Objective 4.01
City Services:
Make decisions based on the needs and desires of the citizenry.

Evaluation: *The Planning Commission must determine, based on the evidence 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 #B8B: The design and site planning (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.

The proposed request is a deviation to the front setback to allow for a 16-unit minimal care facility to be constructed. The proposed structure will be similar in architecture to the existing care facility. The structure is planned to have 16 units on the lower level and an office area on the upper level.

The below conceptual architectural renderings depict structure mass as envisioned for the property.



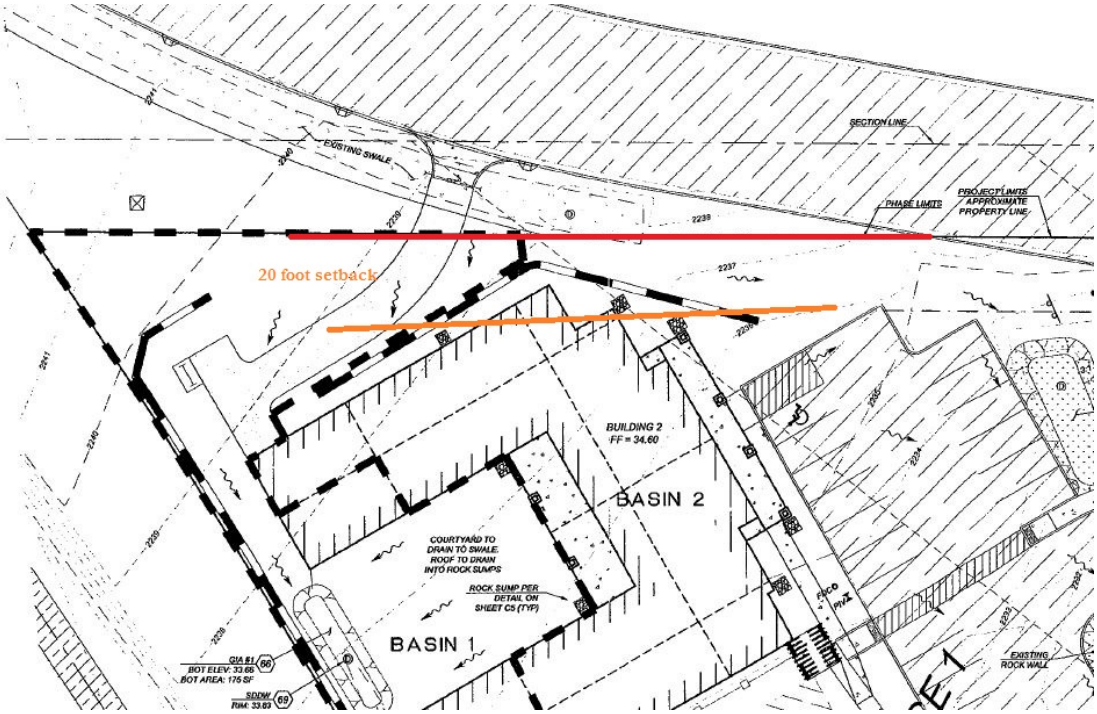
Evaluation: *The Planning Commission must determine, based on the record before them, whether the request is or is not compatible with the location, setting, and existing uses on adjacent properties. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

Finding #B8C: **The proposal (is) (is not) compatible with natural features of the site and adjoining properties.**

The topography on the subject property is relatively flat. The proposed use is in an area of single-family subdivisions adjacent to Kathleen Avenue. The building proposed on the site is a two-story building. The proposed building will maintain the required rear setback adjacent to the trail that is toward the rear of the property. The applicant has designed the structures in a manner that has a single-family look and will blend in with the surrounding area. (See aerial photo showing natural features with 5 foot contour lines, setback exhibit, and site photos below)

Natural Features and Adjoining Properties - 5 foot contour lines with aerial photo:

Setback Exhibit:



Site Photo 1 - parking lot of subject property looking south toward existing minimal care facility:

Site Photo 2 - Northeast corner of property looking south:

Site Photo 3 - North part of property looking north and west along ROW:

Site Photo 4 - North part of property looking west through property:

Evaluation: *The Planning Commission must determine, based on the record before them, whether the proposal is or is not compatible with natural features of the site and adjoining properties. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

Finding #B8D: The location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing public facilities and services.

WATER:
The property is fronted by 12" mains in Player Dr. and Kathleen Ave. The Water Department does not have any comments for the ROW abandonment and modification of the PUD setbacks for 3991 Player Drive. (PUD-2-16)

-Comments submitted by Terry Pickel, Water Superintendent

FIRE:
The Fire Department works with the Engineering, Water and Building Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents.

Fire department *access* to the site (Road widths, surfacing, maximum grade and

turning radiuses), in addition to, fire ***protection*** (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation or during the Site Development and Building Permit, utilizing the currently adopted International Fire Code (IFC) for compliance. The CD'A FD can address all concerns at site and building permit submittals.

-Comments submitted by Bobby Gonder, Fire Inspector

SEWER:
The property is already connected to the Public Sewer. The Wastewater Utility has no objections to this PUD and presently has the wastewater system capacity and willingness to serve this project as proposed.

-Comments submitted by Mike Becker, Utility Project Manager

STORMWATER:
The City Code requires a Stormwater management plan to be submitted and approve prior to any construction activity on the site. Drainage facilities for the site were previously addressed and built during the initial construction phase on the subject property. Stormwater BMP's will be addressed with the building permit submittal and required to be installed prior to the initiation of the new construction.

-Comments submitted by Chris Bates, Engineering Project Manager

TRAFFIC:
The ITE Trip Generation Manual estimates the project may generate approximately 3 trips during the peak hour periods based on a peak hour rate of 0.18/bed. There are numerous points of access to the site of the proposed facility through the adjacent subdivisions, and, it adjoins an east/west collector street (Kathleen Ave.) that intersects a signalized intersections on two of the City's major north/south arterial roadways (Ramsey Rd./Kathleen Ave. & Atlas Rd./Kathleen Ave). Peak hour traffic movements do not typically coincide with traffic from this type of facility, and, the low ADT rates will not result in any significant increase to the existing traffic flows. The adjacent and/or connecting streets should accommodate the additional traffic volume.

-Comments submitted by Chris Bates, Engineering Project Manager

STREETS:
The subject property is bordered by Player Drive on the east and Kathleen Avenue on the north. Both of the roadways bordering the subject property are fully developed road sections with the exception of sidewalk on Kathleen Avenue. Sidewalk installation will be required on the Kathleen Avenue frontage and will be addressed at the time of building permit submittal.

-Comments submitted by Chris Bates, Engineering Project Manager

Evaluation: *The Planning Commission must determine, based on the record 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 public facilities and services. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

Finding #B8E: **The proposal (does) (does not) provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes.**

As shown below, there is 8,325 SF (approximately 13% of the project area) of proposed open space as depicted in the below illustration, satisfying the 10% requirement for the PUD request. Each building will have a courtyard area located in the rear of the building between the wings and rear property. The area includes outdoor seating, a flower/planter garden and a large grassed area for recreation.

Illustration of Proposed Open Space:

Figure 3: Courtyard Open Space

Evaluation: *The Planning Commission must determine, based on the record before them, whether the proposal does or does not provide adequate private common open space area (no less than 10% of gross land area), free of buildings,*

streets, driveways or parking areas, and is accessible to all users of the development, usable for open space and recreational purposes. Specific ways in which the policy is or is not supported by this request should be stated in the finding.

Finding #B8F: Off-street parking (does)(does not) provide parking sufficient for users of the development.

The applicant has not asked for a deviation to the parking requirements through the PUD request. Compliance with the parking requirements in the City's parking code will be accomplished through the building permit process. Current code for Minimal Care falls under the residential portion of Title 17 (Zoning) code which requires one (1) paved off-street parking stall for every (6) six beds. The applicant intends to provide 25 parking stalls to allow for ample parking for employees and visitors for the entire project.

Off-street paved parking that meets the requirements of the parking code must be provided before a certificate of occupancy is issued.

Evaluation: *The Planning Commission must determine, based on the record before them, whether off-street parking does or does not provide parking sufficient for users of the development. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

Finding #B8G: That the proposal (does) (does not) provide for an acceptable method for the perpetual maintenance of all common property.

From the applicant's narrative:

"Maintenance for the open space will be provided by the ownership of the facility."

Evaluation: *The Planning Commission must determine, based on the record before them, whether the proposal does or does not provide for an acceptable method for the perpetual maintenance of all common property. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

Proposed Conditions:

1. The PUD shall be conditionally approved pending the Vacation of the ROW.

2. Before a building permit is issued for the proposed building, the following must be met:

    a) The Vacation Plat for the adjacent ROW shall be approved and recorded, and
    b) A Final Development Plan for the PUD shall be submitted and approved.

Ordinances and Standards Used In Evaluation:

2007 Comprehensive Plan
Transportation Plan
Municipal Code
Idaho Code
Wastewater Treatment Facility Plan
Water and Sewer Service Policies
Urban Forestry Standards
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices

ACTION ALTERNATIVES:

The Planning Commission must consider this request and make appropriate findings to approve, deny, or deny without prejudice. The findings worksheet is attached.

APPLICANT'S NARRATIVE

THE LODGE AT FAIRWAY FOREST

Assisted Living Facility

Planned Unit Development

Project Narrative

MORT CONSTRUCTION, Inc.

1950 W. Bellerive Lane, #107

Coeur d'Alene, Idaho 83815

208-930-4697

LAKE CITY ENGINEERING

3909 N. Schreiber Way, Suite 4
Coeur d'Alene, Idaho 83815
208-676-0230

PROJECT SUMMARY

The Lodge at Fairway Forest is an assisted living facility geared towards serving seniors. The project consists of two phases with one building per phase. Each building will contain 16 separate living quarters with private bathroom facilities for each room. This project was original presented to the City of Coeur d'Alene Planning and Zoning Commission in 2011, and was approved for Special Use Permit accordingly. The site development work has been completed and the first building has been constructed. Building 1 has reached full occupancy, and the project proponent desires to start construction on Phase II .

This home will be a private facility will provide assisted living for the elderly. As seen in similar facilities in the area, the majority of the residents will not have vehicles to drive thus limiting any traffic impacts. In addition, each building will have two to three employees per shift for a total of four to six employees per shift after both phases are completed. The facility and its management will be licensed by the State of Idaho in accordance with the requirements of regulations of Idaho Code.

While being a professionally licensed and managed facility, *The Lodge at Fairway Forest* will be architecturally designed to fit into the North Idaho landscape. Timber and stone accents will be used to enhance the exterior of the building and complement its rustic elegance and create an aesthetic home that will blend with the existing neighborhood quite well. This project will fulfill a growing need in the area for professional and qualified assistance for seniors.

PROJECT PROPONENT

Mort Construction, Inc. is a local development/construction firm that was founded in 1985. The primary principal, Clifford Mort, was born and raised in North Idaho and strives to continue making our area a better place through responsible building and development. In his tenure as a homebuilder, Mr. Mort has built thousands of homes and developed hundreds of acres of land. He has been an integral part of several projects in the area including the Mill River development at the Crown Pacific Mill site, Master planned Subdivisions in Rathdrum, and portions of Riverside Harbor to name a few. He is also an owner and developer of GarageTown U.S.A., a condominium storage company. He has also been a part of several projects in other markets including Spokane, the Tri-Cities area, Colorado, and Arizona. With 26 years of experience and deep roots here in North Idaho, Mort Construction continues to create responsible neighborhoods and projects that enrich and benefit our community.

LAND USE

The subject property is located at the southwesterly intersection of Kathleen Avenue and Player Drive in the City of Coeur d'Alene. It is bounded on the North by Kathleen Avenue, the East by Player Drive and the southwest by the Centennial Trail. It is known as Parcel Number C-0000-003-0200 and is approximately 1.5 acres in size. A Vacation request is being submitted concurrently with this application to formally vacate a portion of Kathleen Avenue. There are no known easements or other encumbrances

on the subject t property. It is currently owned by the Coeur d'Alene Development Company and is under an exclusive purchase contract by Mort Construction, Inc.

The project originally required the approval of a Special Use Permit in accordance with 17.09.200 of the City of Coeur d'Alene Municipal Code. The property is currently zoned R-12 according to the City of Coeur d'Alene Zoning Map. The adjoining properties to the East are zoned R-12 and C-17, to the South is zoned R-3, and to the North is zoned R-8. This project provides an innate balance with the surrounding land uses. The current site performance standards as shown in 17.05.245 of the City of Coeur d'Alene Municipal Code, and shown below, for the R-12 zone shown below are appropriate for this development.

R-12 Zoning Requirements	
Max Height:	32'
Front Setback:	20'
Rear Setback:	25'*
Side Setback:	25'
Flanking Setback:	25'

A reduction of 50% is allowed for the rear setback if the subject property is adjacent to public open space. The Centennial Trail is located immediately to the southwest of the project; therefore the rear setback is reduced to 12.5'.

The proponent is requesting that with this PUD, the side street setback along Kathleen Avenue be reduced to 12'. As can be seen in the attached exhibits, the Kathleen Avenue right-of-way runs at an angle to the proposed building, therefore the reduced setback will apply only at the front corner of the building.

COMPREHENSIVE PLAN

The subject property is currently classified in the Stable Established category of the Ramsey-Woodland Land Use Area according to the 2007 *City of Coeur d'Alene Comprehensive Plan.* The uses proposed are in accord with characteristics described in this Land Use section. Multi-family and higher density housing units are appropriate according to the Comprehensive Plan.

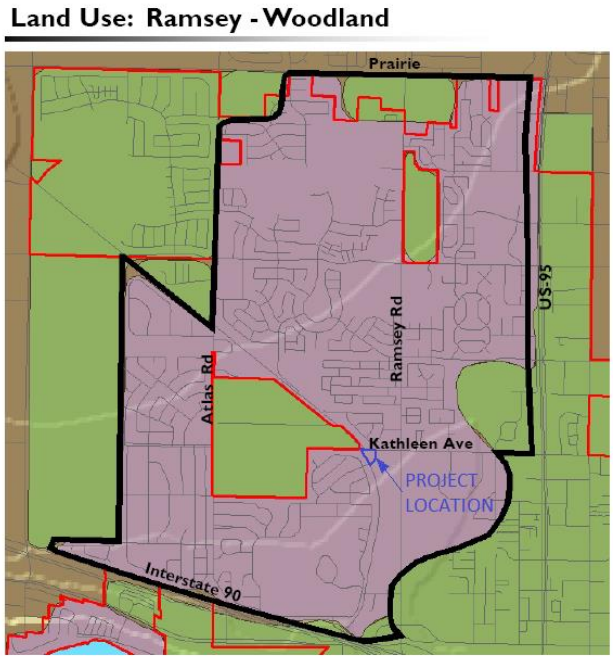


Figure 1: Comprehensive Plan Land Use Map

The project proponent believes this project also embraces the Goals and Objectives of the Comprehensive Plan as this project will enhance the quality of life of the citizens, promote efficient land use and planning, preserve the characteristics of the existing neighborhood and will have minimal impacts on the existing City infrastructure and level of services. The following Goals and Policies from the *Comprehensive Plan* are relevant to the proposed project and show how this project is compliant with the same:

Objective 1.11: Community Design

> *Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the City.*

Objective 1.12: Community Design

> *Support the enhancement of existing urbanized areas and discourage sprawl.*

Objective 1.14: Efficiency

> *Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.*

Goal # 2 – Economic Environment

> *Our Comprehensive Plan preserves the city's quality workplaves and policies, and promotes opportunities for economic growth.*

Objective 2.01: Business Image & Diversity

> *Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.*

Objective 2.02: Economic & Workforce Development

> *Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.*

Objective 3.05: Neighborhoods

> *Protect and preserve existing neighborhoods from incompatible land uses and developments.*

PRE-DEVELOPMENT CHARACTERISTICS

The project site is currently developed with a parking lot, 16-unit building (Phase I) and site landscaping. Kathleen Avenue is currently constructed with curb & gutter on both sides, an asphalt pathway on the north side and consists of two travel lanes. Player Drive is currently constructed with two travel lanes, curb & gutter on both sides and a concrete sidewalk on the West side. The soils are native sands and gravels and the project is located over the Rathdrum Prairie Aquifer. The aerial picture shown below is for reference.

Figure 2: Aerial view of the Project Site

POST-DEVELOPMENT CHARACTERISTICS

The proposed project will be built in accordance with The City of Coeur d'Alene standards and common accepted construction practices. All utilities are currently extended to serve the project. Required infrastructure improvements are discussed in detail below.

Open Space

This project will provide approximately 8325 sf of useable, dedicated open space (approximately 13% of the project area). Each building will have a courtyard area located in the rear of the building between the wings and the rear property. This area includes outdoor seating, a flower/planter garden and a large grassed area for recreation. It will be fenced for the privacy and security of the patrons. Maintenance for the open space will be provided by the ownership of the facility. An example of the courtyard is show below in Figure 3.

Figure 3: Courtyard Open Space

Transportations & Roads

Access to the proposed facility currently exists on Player Drive with a 30' urban approach. Player Drive is currently constructed at approximately 36' wide with two lanes of travel and a sidewalk on the West side.

Kathleen Avenue is currently constructed at full width with curbing on both sides. No additional off-site improvements are required or necessary.

Sanitary Sewer

Sanitary Sewer service is provided by the City of Coeur d'Alene Wastewater Utility. An existing 8" gravity sewer main is located in Player Drive which provides service to the property. A private 6" sewer lateral has been extended to serve both buildings on the site. There is currently sufficient capacity in this sewer main for the proposed project. No additional sewer improvements are anticipated.

Domestic Water

Domestic and irrigation water will be provided by The City of Coeur d'Alene Water Department. An existing 12" water main is located in Player Drive, and has adequate capacity to serve the project and provide the necessary fire flows. Water is provided to the site via an existing 2" domestic water service. No additional water improvements are anticipated.

Stormwater

Stormwater will be handled via the permanent grassy swale system that collects and mitigates stormwater runoff generated from the project. Excess runoff is direct injected into the ground through the use of drywells. A stormwater management plan has been submitted tot eh City and includes the use of best management practices (BMP) during and after construction of Phase II in accordance with City of Coeur d'Alene standards and accepted standard construction practices. The area's soils are suitable for this type stormwater management system. Maintenance of the storm system is the responsibility of the facility owner

Other Utilities

All dry utilities are currently available to serve the proposed building and are located in Player Drive and Kathleen Avenue and have been extended into the site, and include power, natural gas, communications and internet. All dry utility companies will be notified at the appropriate time, and agreements to provide service will be finalized between the developer and the respective utility.

Parking

Off-street parking will be provided in accordance with City of Coeur d'Alene standards. According to the City of Coeur d'Alene Municipal Code, 1 parking space is required for every 6 beds in the facility. This equates to 6 required parking spaces. However, the project will provide 25 parking spaces to allow for ample parking for employees and visitors. It is not anticipated that the residents will own or operate motor vehicles.

DEVELOPMENT SCHEDULE

It is anticipated to begin construction on Phase II of the facility in the Spring of 2016, with completion of the second building in the Summer of 2016.

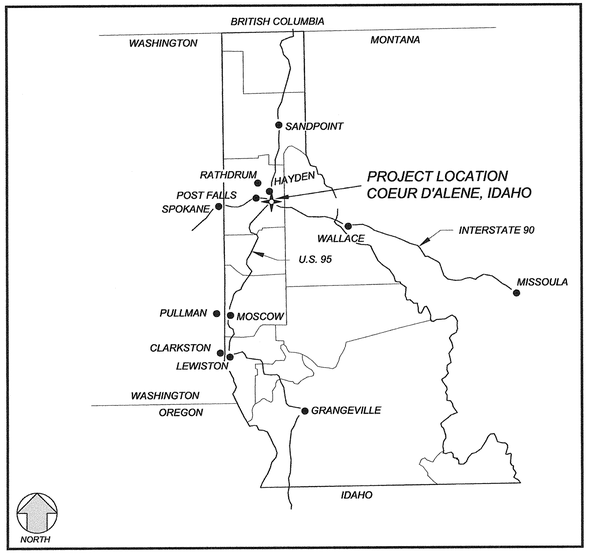
ATTACHMENT “A”

Site Development Plans

THE LODGE AT FAIRWAY FOREST - PHASE 2

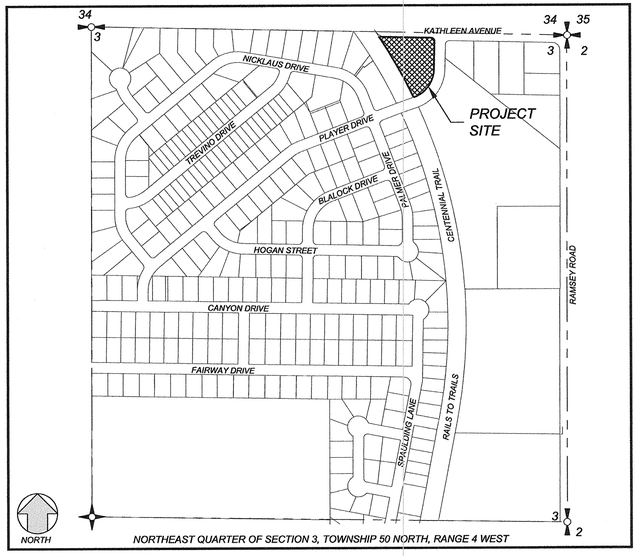
SITE DEVELOPMENT PLAN

CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



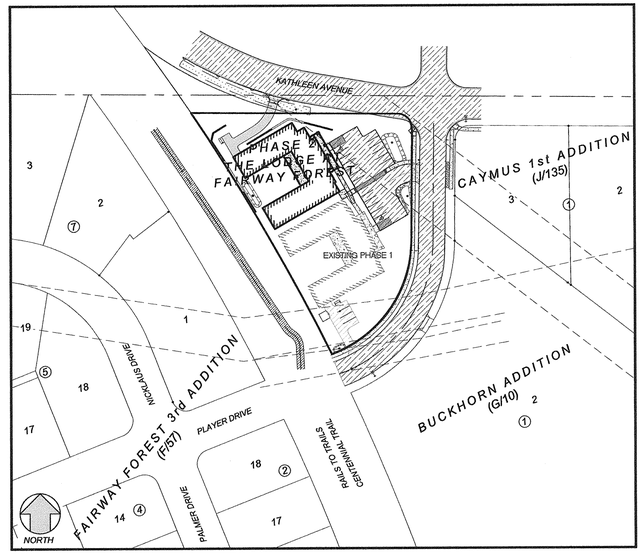
VICINITY MAP

NTS



PROJECT LOCATION

1" = 400'



PROJECT SITE

1" = 100'

PROJECT OWNER

MORT CONSTRUCTION, INC.
1950 W. BELLERIVE LANE, #108
COEUR D'ALENE, IDAHO 83815
(208) 930-4697

PROJECT SITE

PARCEL NUMBER: C-0000-003-0200
AREA: 1.50 acres

CIVIL ENGINEER

LAKE CITY ENGINEERING, INC.
3909 N. SCHREIBER WAY, SUITE 4
COEUR D'ALENE, IDAHO 83814
(208) 676-0230

PROJECT MATRIX

ZONING: R-12
No. OF BUILDINGS: 2
BEDS/BUILDING: 16
PROJECT AREA: 1.50 acres

CITY CONTACT INFORMATION

CITY OF COEUR D'ALENE ENGINEERING DEPARTMENT
710 MULLAN AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: (208) 769-2300
FAX: (208) 769-2284

CITY OF COEUR D'ALENE STREET DEPARTMENT
3800 RAMSEY ROAD
COEUR D'ALENE, IDAHO 83814
PHONE: (208) 769-2233

CITY OF COEUR D'ALENE WASTEWATER UTILITY
816 SHERMAN AVENUE, SUITE 6
COEUR D'ALENE, IDAHO 83814
PHONE: (208) 769-2281

CITY OF COEUR D'ALENE STORMWATER UTILITY
710 E. MULLAN AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: (208) 676-7402

CITY OF COEUR D'ALENE WATER UTILITY
3820 RAMSEY ROAD
COEUR D'ALENE, IDAHO 83815
PHONE: (208) 769-2211

UTILITY CONTACT LIST

AVISTA:	(208) 769-1343
CONOCO/PHILLIPS:	(509) 466-6650
FRONTIER:	(208) 772-7369
KOOTENAI ELECTRIC:	(208) 292-3243
TIME WARNER CABLE:	(208) 769-8332
YELLOWSTONE PIPELINE:	(509) 536-8428
ZAYO FIBER SOLUTIONS:	(509) 688-4885

VERTICAL BENCHMARK

CITY OF COEUR D'ALENE BENCH MARK L-6
NGVD 29 ELEV = 2203.86.
RAILROAD SPIKE IN NORTH FACE IN POWER POLE 50 FT.
WEST OF SCHREIBER WAY (EAST), SOUTH SIDE
KATHLEEN AVENUE.

INDEX OF SHEETS

C1 TITLE SHEET
C2 SITE GRADING, STORMWATER, UTILITY AND ESC PLAN
C3 STORMWATER BASIN MAP
C4 PROJECT SPECIFICATIONS
C5 ESC, BMP AND PROJECT DETAILS

CITY OF COEUR D'ALENE APPROVAL

STREETS DIV.	APPROVED BY:
WASTEWATER DIV.	
WATER DIV.	CITY ENGINEER DATE

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

REVISION BLOCK

NO.	DESCRIPTION	INITIAL	DATE

LAKE CITY ENGINEERING
3909 N. SCHREIBER WAY, STE. 4
COEUR D'ALENE, IDAHO 83815
PHONE: 208.676.0230

PROFESSIONAL ENGINEER
REGISTERED
11138
STATE OF IDAHO
DREW C. DITTMAN
9/15/15

THE LODGE AT FAIRWAY FOREST - PHASE 2
TITLE SHEET
CITY OF COEUR D'ALENE, IDAHO

ONE INCH
AT FULL SIZE IF NOT ONE INCH SCALE ACCORDINGLY

DESIGNED BY:	DCD
DRAFTED BY:	GDH
DATE:	9/14/2015
JOB NO:	LCE 14-001

C1

CONSTRUCTION NOTES:

1. NEW ADA ACCESS ROUTE. SAW CUT EXISTING CURB AS REQUIRED AND REMOVE AND DISPOSE OF CONCRETE MATERIAL. MATCH NEW WALK INTO EXISTING CURB PER CITY OF COEUR D'ALENE REQUIREMENTS.
2. CONSTRUCT STANDARD 12' URBAN APPROACH PER CITY OF COEUR D'ALENE STANDARD DRAWING C-11. MATCH APPROACH INTO EXISTING CURB GRADES AS REQUIRED. PRIOR TO INSTALLATION, CITY ENGINEER SHALL APPROVE OF FINAL LOCATION AND SIZE OF APPROACH.
3. CONSTRUCT DRIVE AISLE WITH 2" ASPHALT OVER 4" COMPACTED AGGREGATE BASE COURSE OVER COMPACTED AND APPROVED NATIVE SUBGRADE MATERIAL PER DETAIL ON SHEET C5.
4. CONSTRUCT ROCK WALL PER STRUCTURAL DETAIL FROM PHASE 1 AND PER DETAIL SHOWN ON SHEET C3. CONTRACTOR TO FIELD FIT WITH OWNER AND ENGINEER.
5. CONSTRUCT 5' WIDE CONCRETE SIDEWALK PER CITY OF COEUR D'ALENE STANDARD DRAWING C-5.
6. INSTALL APPROVED BIKE RACK (4 BIKE STALLS MINIMUM). CONTRACTOR TO SUBMIT SPECIFICATIONS TO OWNER FOR APPROVAL.
7. INSTALL 12" CULVERT IN SWALE UNDER NEW DRIVEWAY, S= 1% MIN, DEPTH OF COVER = 1' MIN.
8. GRADE SHALLOW LANDSCAPE AREA AND/OR DITCH TO CARRY DRAINAGE TO EXISTING SWALE.
9. EXISTING UTILITY INFRASTRUCTURE (TYP.), RETAIN AND PROTECT. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY PRIOR TO CONSTRUCTION. UTILITIES TO BE RE-LOCATED AS REQUIRED.
10. EXISTING GARBAGE ENCLOSURE/DUMPSTER TO BE SHARED BY BOTH BUILDINGS.
11. REMOVE AND RECONFIGURE EXISTING SIDEWALK AS SHOWN.
12. 11'6" x 10' 4" THICK REINFORCED CONCRETE PAD WITH TRELLIS ABOVE. DESIGN BY OTHERS.
13. EXISTING HANDICAP PARKING WITH SIGNAGE AND FLUSH CURB.
14. EXISTING CONCRETE CURB.
15. EXISTING ASPHALT PAVEMENT.

UTILITY KEY NOTES:

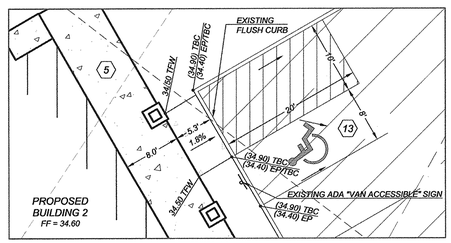
30. EXISTING WATER OR SEWER INFRASTRUCTURE INSTALLED IN PHASE 1. RETAIN AND PROTECT.
31. INSTALL NEW 200 PSI POLY PIPE (DRY LINE) FROM FDC TO STRUCTURE MECHANICAL ROOM PER MANUFACTURER'S SPECIFICATIONS AND CITY OF COEUR D'ALENE STANDARD DRAWING W-11. MAINTAIN 4.5' COVER AND PIPE DIAMETER AS SPECIFIED HEREIN.
32. EXTEND FIRE LINES (PIV AND FDC) TO MECHANICAL ROOM AS REQUIRED.
33. EXISTING 2" DOMESTIC WATER SERVICE. DO NOT DISTURB.
34. INSTALL NEW LOCKING KNOX #3041 FIRE DEPARTMENT CONNECTION (FDC) ASSEMBLY PER CITY OF COEUR D'ALENE FIRE DEPARTMENT REQUIREMENTS. MATCH PIPE DIAMETER AS SPECIFIED HEREIN.
35. INSTALL NEW 200 PSI POLY PIPE DOMESTIC WATER SERVICE PER MANUFACTURER'S SPECIFICATIONS AND CITY OF COEUR D'ALENE STANDARD DRAWING W-11. MAINTAIN 4.5' COVER AND PIPE DIAMETER AS SPECIFIED HEREIN.
36. EXISTING SANITARY SEWER CLEANOUT. EXTEND 6" PVC SDR 35 SERVICE TO BUILDING AS REQUIRED AND PER THE IDAHO SATE PLUMBING CODE (CURRENT EDITION).

GRADING AND STORMWATER KEY NOTES:

61. CONSTRUCT STABILIZED ROCK CONSTRUCTION ENTRANCE PER THE REQUIREMENTS OF THE CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES BMP #5. CONTRACTOR TO MAINTAIN SAID CONSTRUCTION ENTRANCE IN WORKING CONDITIONS TO KEEP EXISTING STREETS, SIDEWALKS, AND RIGHT-OF-WAY FREE OF MUD, DEBRIS AND OTHER CONSTRUCTION MATERIALS.
62. INSTALL AND MAINTAIN NEW FILTER FABRIC AND APPROVED SILT AND SEDIMENT TRAP AT NEW AND EXISTING STORMWATER FEATURES PER THE CITY OF COEUR D'ALENE STANDARD DRAWING M-19 AND THE REQUIREMENTS OF THE CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES BMP #31. CONTRACTOR TO INSPECT BMP ON A DAILY BASIS INCLUDING WEEKENDS AND HOLIDAYS, TO ENSURE THAT BMP IS FUNCTIONING PROPERLY.
63. INSTALL NEW SILT FENCE PER CITY OF COEUR D'ALENE STANDARD DRAWING M-20. CONTRACTOR TO INSPECT BMP ON A DAILY BASIS INCLUDING WEEKENDS AND HOLIDAYS, TO ENSURE THAT BMP IS FUNCTIONING PROPERLY.
64. DESIGNATED CONCRETE WASTE SITE TO BE LOCATED ON-SITE BY CONTRACTOR AND APPROVED BY ENGINEER OF RECORD PER THE REQUIREMENTS OF THE CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES BMP #12.
65. RESHAPE EXISTING PLANTER STRIP OR SWALE PER CITY OF COEUR D'ALENE STANDARD DRAWING SD-7. RESTORE GROUND SURFACE WITH TOP SOIL, BLENDED AND RAKED SMOOTH FREE OF OBSTRUCTION AND DEBRIS. HYDROSEEDED AS REQUIRED.
66. CONSTRUCT GRASSED INFILTRATION AREA AS SHOWN PER CITY OF COEUR D'ALENE STANDARD DRAWING SD-7 AND DETAIL SHOWN ON SHEET C5.
67. EXISTING DRYWELL. PROTECT IN PLACE.
68. CONSTRUCT ROCK SUMP PER DETAIL SHOWN ON SHEET C5. GUTTER AND DOWNSPOUTS BY OTHERS.
69. INSTALL SINGLE DEPTH DRYWELL PER THE CITY OF COEUR D'ALENE STANDARD DRAWING SD-6A.
70. GUTTER DOWNSPOUT DIRECTED TOWARDS GIA. SEE ARCHITECTURAL PLANS BY OTHERS FOR LOCATION AND DETAILS.

CONSTRUCTION NOTE:

1. ALL EARTHWORK AND EXCAVATION IMPROVEMENTS INSIDE CONOCO-PHILLIPS (PACIFIC NORTHWEST) GAS EASEMENT REQUIRE MINIMUM 48 HOUR NOTIFICATION TO CONOCO/PHILLIPS REPRESENTATIVE, (509) 466 - 6650.



ADA PARKING DETAIL "A"
SCALE: 1" = 10'

NOTE:
CONTRACTOR TO COORDINATE WITH ALL APPROPRIATE UTILITIES PRIOR TO CONSTRUCTION OF RETAINING WALLS TO AVOID UTILITY CONFLICTS AND/OR RELOCATE UTILITIES AS NEEDED. UTILITY INFORMATION SHOWN HEREON IS BASED ON LOCATE INFORMATION PAINTED ON GROUND DURING PRE-CONSTRUCTION TOPOGRAPHIC SURVEY.

KATHLEEN AVENUE
EXISTING PHASE 1
PROPOSED BUILDING 2
FF = 34.60
EXISTING BUILDING 1
FF = 33.00
FOREST FAIRWAY 3RD ADDITION
BUCKHORN ADDITION
CAYMUS ST ADDITION
PLAYER DRIVE
100' CENTENNIAL TRAIL RIGHT-OF-WAY
60' RIGHT-OF-WAY
EXISTING CURB CUT RETAIN & PROTECT
EXISTING GRASSY SWALE RETAIN AND PROTECT
CONTRACTOR SHALL COORDINATE WITH FIBER OPTICS PURVEYOR FOR UTILITY RELOCATION IF NEEDED
EXISTING GIA BOTTOM AREA: 1901 sf DW RIM ELEV: 2236.19
SECTION LINE
EXISTING CURB RETAIN AND PROTECT
PHASE LIMITS
PROJECT LIMITS APPROXIMATE PROPERTY LINE
CONSTRUCTION SIGN
PERMANENT SIGN BY OTHERS
KEC POLE
F.O. VAULT
LANDSCAPING BY OTHERS
APPROXIMATE LOCATION OF EXISTING BURIED FIBER OPTICS LINE, CONTRACTOR TO COORDINATE WITH UTILITY COMPANY REGARDING ACTUAL LOCATION AND RELOCATION AS NECESSARY.
CONTRACTOR TO COORDINATE LOCATION/SIZE OF ROCKERY WALL WITH OWNER & CONTRACTOR
COURTYARD BY OTHERS
BOT ELEV: 33.66
BOT AREA: 175 SF
SDDW
RIM: 33.83
PROJECT LIMITS APPROXIMATE PROPERTY LINE
SEWER STUB AND CLEAN-OUT INSTALLED IN PREVIOUS PHASE INV. ELEV: 2232.00
SILT FENCE 134 LF
MATCH INTO EXISTING WALK
EXISTING SIDEWALK RETAIN AND PROTECT
EXISTING PACIFIC NORTHWEST GAS PIPELINE EASEMENT PER BK 147, PG 262
APPROXIMATE EXISTING 100' WWP (ANISTA) EASEMENT PER BK 9, PG 217
APPROXIMATE EXISTING VELOCITY/QWEST FIBER LINE EASEMENT PER BK 147, PG 15
GIA #1
GIA #2
GIA #3
NORTH
SCALE: 1" = 20'

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

REVISION BLOCK

NO.	DESCRIPTION	INITIAL	DATE

LAKE CITY ENGINEERING
3909 N. SCHREIBER WAY, STE. 4
COEUR D'ALENE, ID 83815
PHONE 208.676.0230

PROFESSIONAL ENGINEER REGISTERED 21138 STATE OF IDAHO DREW C. DITTMAN 9/15/15

THE LODGE AT FAIRWAY FOREST - PHASE 2

SITE GRADING, STORMWATER, UTILITY AND ESC PLAN

CITY OF COEUR D'ALENE, IDAHO

ONE INCH
AT FULL SIZE IF NOT ONE INCH SCALE ACCORDINGLY

DESIGNED BY:	DCD
DRAFTED BY:	GDH
DATE:	9/14/2015
JOB NO:	LCE 14-001

C2

STORMWATER CALCULATIONS

BASIN #1

Q = CiA (RATIONAL METHOD)
Ccomp = (0.9 x 0.03) + (0.2 x 0.24) /0.27 = 0.28
Q = 0.28 x 2.1 x 0.27
Q = 0.16 cfs < 1 SDDW

i = 2.1 in/hr (10 year event)
A imp = 1,400 sf = 0.03 ac
A (BASIN) = 10,400 sf = 0.24 ac
Tc < 5 min.

** ASSUME INFILTRATION RATE = 2.0 in/hr*

FACTOR = 0.0446 (CITY OF COEUR D'ALENE)
A imp = 1,400 sf
TREATMENT REQUIRED = (0.0446) (1,400 sf)
= 62 sf

TREATMENT AREA PROVIDED = 175 sf

BASIN #2 - ROOF

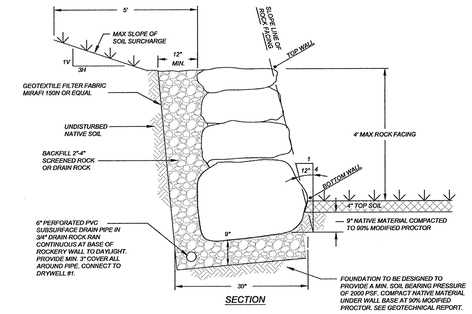
- ROOF TO DRAIN INTO ROCK SUMPS. NO SWALE REQUIRED.

STORMWATER NOTES

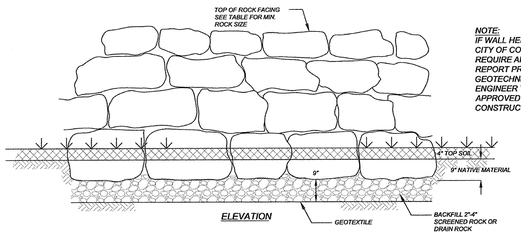
1. CONSTRUCT SWALES PER CITY OF Cd'A STD. DWG. SD-7.
2. SWALES SHALL BE MAXIMUM 12" DEEP, WITH 3:1 SIDE SLOPES.
3. DRYWELL RIMS SHALL BE SET 2" ABOVE SWALE BOTTOM.

Rockery Wall Table

Rockery Height	Base Width	Base Depth	Minimum Rock Size*			
			Base of Wall		Top of Wall	
			Size	Weight	Size	Weight
2 ft	12 in	3 in	18 in	215 lbs	12 in	51 lbs
4 ft	24 in	6 in	26 in	706 lbs	18 in	215 lbs



SECTION

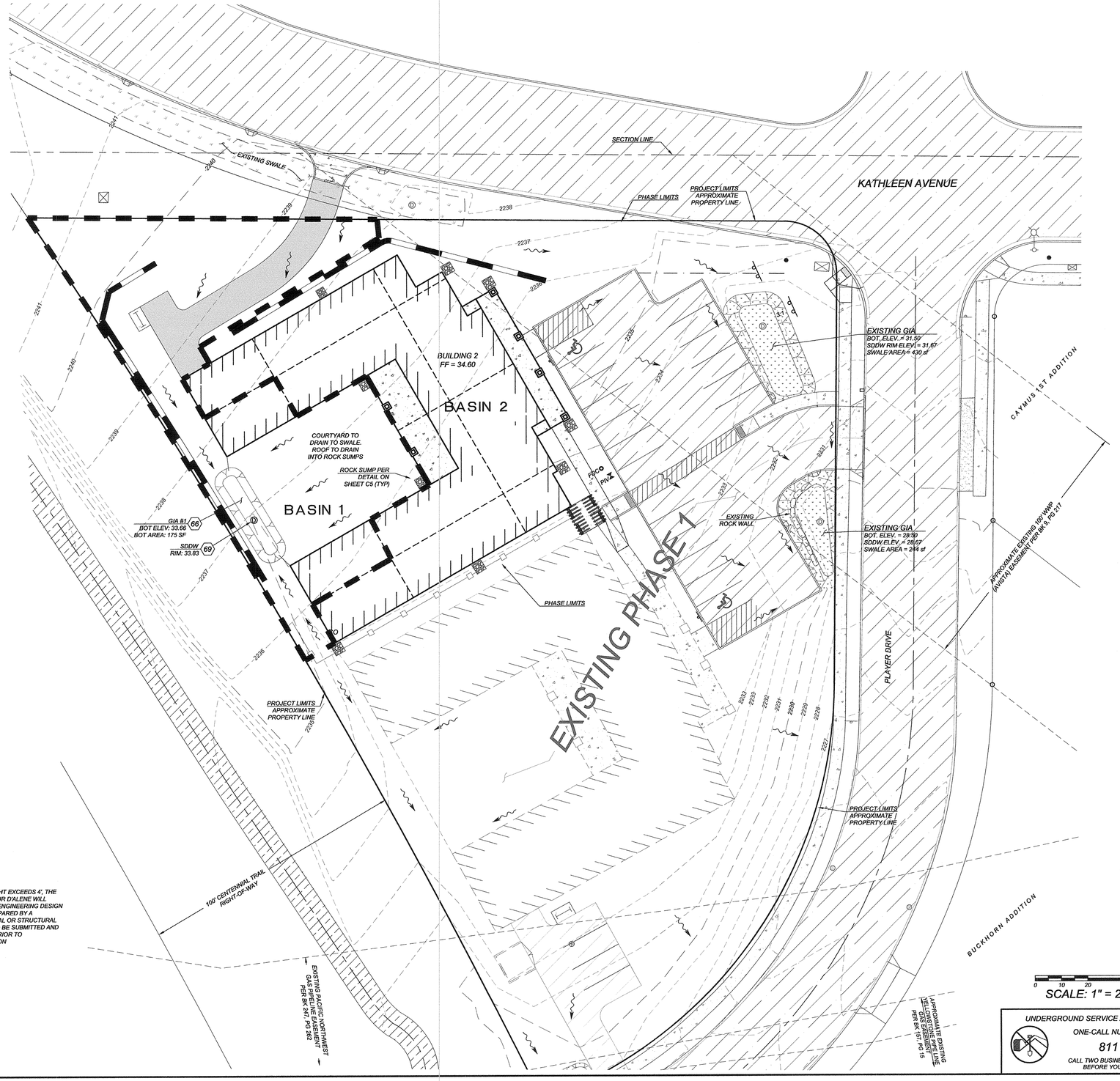


ELEVATION

ROCKERY WALL DETAIL

NO SCALE

NOTE:
IF WALL HEIGHT EXCEEDS 4', THE CITY OF COEUR D'ALENE WILL REQUIRE AN ENGINEERING DESIGN REPORT PREPARED BY A GEOTECHNICAL OR STRUCTURAL ENGINEER TO BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION



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LAKE CITY ENGINEERING
3909 N. SCHREIBER WAY, STE. 4
COEUR D'ALENE, ID 83815
PHONE 208.676.0230

PROFESSIONAL ENGINEER REGISTERED 13138 STATE OF IDAHO DREW C. DITTMAN
9/15/15

THE LODGE AT FAIRWAY FOREST - PHASE 2

STORMWATER BASIN MAP

CITY OF COEUR D'ALENE, IDAHO

ONE INCH
AT FULL SIZE IF NOT ONE INCH SCALE ACCORDINGLY

DESIGNED BY:	DCD
DRAFTED BY:	GDH
DATE:	9/14/2015
JOB NO:	LCE 14-001

C3

SUPPLEMENTAL GRADING NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED IN ORDER TO PROVIDE GUIDANCE TO CONTRACTOR.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS REQUIRED TO PERFORM HIS (THEIR) OWN EARTHWORK CALCULATIONS PRIOR TO SUBMITTING A BID PROPOSAL TO DEVELOPER.
4. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

	HORIZONTAL	VERTICAL
A. PAVEMENT AREA SUBGRADE	0.1'+	+0.1' TO -0.1'
B. ENGINEERED FILL	0.5'+	+0.1' TO -0.1'

   COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE, AT THE CONTRACTORS EXPENSE.
5. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITH AN EFFECTIVE DRYLAND SEED MIXTURE.
6. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USEABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USEABLE CONDITION.
7. THE TOPOGRAPHY SHOWN HEREON IS SPECIFICALLY INTENDED FOR THE MASS GRADING SHOWN HEREON.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH THE GRADING OPERATIONS..
9. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITION BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND OF INGRESS AND EGRESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE DETERMINED BY THE CITY ENGINEER.
10. EXISTING UTILITIES ARE LOCATED ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION AND/OR RELOCATION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND.
11. PROTECTION AND REPLACEMENT OF SURVEY MONUMENTS OR PROPERTY STAKES NOT DELINEATED ON THE CONTRACT DRAWINGS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REPLACEMENT OF SURVEY MONUMENTS OR PROPERTY STAKES SHALL BE DONE IN ACCORDANCE WITH IDAHO CODE.
12. CONTRACTOR IS REQUIRED TO CALL FOR LOCATES. CALL BEFORE YOU DIG, 811
13. ENGINEER OF RECORD MAKES NO GUARANTEE OF TOPOGRAPHY SHOWN HEREON. CONTRACTOR TO FIELD VERIFY AT HIS EXPENSE ALL TOPOGRAPHY PRIOR TO THE START OF ANY WORK HEREON. CONTRACTOR SHOULD IMMEDIATELY NOTIFY ENGINEER OF RECORD IF ANY DISCREPANCIES ARE FOUND.
14. LIMITS OF CLEARING TO BE A MINIMUM OF 10' OUTSIDE OF CUT/ FILL DAYLIGHT LINE IF POSSIBLE OR AS DETERMINED IN FIELD BY ENGINEER.
15. A LICENSED PROFESSIONAL ENGINEER WITH APPROPRIATE GEOTECHNICAL EXPERIENCE SHALL MONITOR, TEST AND CERTIFY THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS HEREON AND WITH CITY OF COEUR D'ALENE STANDARDS.
16. CUT SLOPES SHOWN HEREON ARE A MAXIMUM 3:1 PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
17. A SEARCH OF AVAILABLE RECORDS AND FIELD RESEARCH WAS CONDUCTED TO LOCATE EXISTING SURVEY MONUMENTS, PROPERTY CORNERS, AND PLSS MONUMENTS WITHIN THE PROJECT LIMITS. LOCATIONS OF SUCH EXISTING ARE SHOWN HEREON FOR REFERENCE. ANY EXISTING MONUMENTS THAT WILL BE LOST OR DISTURBED DURING THE COURSE OF CONSTRUCTION MUST BE RE-ESTABLISHED PER THE REQUIREMENTS OF IDAHO CODE 55-1613 AT THE CONTRACTOR'S EXPENSE. EXISTING MONUMENTS MUST BE PRESERVED AND PROTECTED, TO THE EXTENT POSSIBLE, DURING CONSTRUCTION.
18. UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR SHALL FOLLOW THE CONSTRUCTION SCHEDULING AND SEQUENCING GUIDELINES PER BMP #1 OF VOLUME 2 OF THE IDEQ STORM WATER BEST MANAGEMENT PRACTICES CATALOG (LATEST EDITION).
19. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PRESERVE THE EXISTING VEGETATION ALONG THE SPECIFIED PROJECT LIMITS PER BMP #3 OF VOLUME 2 OF THE IDEQ STORM WATER BEST MANAGEMENT PRACTICES CATALOG (LATEST EDITION).
20. CONTRACTOR SHALL CONFINE CLEARING LIMITS TO WITHIN THE SPECIFIED PROJECT LIMITS PER BMP #4 OF VOLUME 2 OF THE IDEQ STORM WATER BEST MANAGEMENT PRACTICES CATALOG (LATEST EDITION).
21. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN A DUST CONTROL PROGRAM ON A DAILY BASIS, INCLUDING WEEKEND AND HOLIDAYS PER BMP #7 OF VOLUME 2 OF THE IDEQ STORM WATER BEST MANAGEMENT PRACTICES CATALOG (LATEST EDITION).
22. UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO COVER ALL ONSITE MATERIALS AND EQUIPMENT PER BMP #8 OF VOLUME 2 OF THE IDEQ STORM WATER BEST MANAGEMENT PRACTICES CATALOG (LATEST EDITION).
23. WASHOUT FACILITIES INCLUDING CONCRETE MATERIAL WASHOUT WILL BE PERMITTED WITHIN THE SPECIFIED PROJECT LIMITS, AS SHOWN. THE CONTRACTOR SHALL DIRECT ALL WASHOUT ACTIVITIES TO BE CONDUCTED WITHIN DESIGNATED WASHOUT AREAS.
24. CONTRACTOR SHALL FILE AND MAINTAIN A NOTICE OF INTENT WITH THE EPA AND OBTAIN A CONSTRUCTION GENERAL PERMIT FOR THIS PROJECT. THE APPROVED SWPPP DOCUMENTS SHALL BE ONSITE IN A PUBLICALLY VISIBLE LOCATION DURING THE COURSE OF CONSTRUCTION
25. CONTRACTOR SHALL MAKE PROVISIONS TO RETAIN AND PROTECT ALL EXISTING SURVEY MONUMENTS, PROPERTY CORNERS AND PUBLIC LANDS CORNERS. ALL DISTURBED MONUMENTS SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF IDAHO CODE.
26. CONTRACTOR SHALL MAKE PROVISIONS TO RETAIN AND PROTECT ALL SURVEY CONTROL, CONSTRUCTION STAKES AND OFFSETS. ANY RESTAKING WILL BE PERFORMED AT THE EXPENSE OF THE CONTRACTOR .

PROJECT MATRIX

ZONE:	R-12
NUMBER OF BUILDINGS:	1 NEW AND 1 EXISTING
NUMBER OF BEDS PER BUILDING:	16
PROJECT AREA:	1.5 ACRES
PARKING REQUIRED:	6 STALLS (1 STALL PER 6 BEDS)
PARKING PROVIDED:	23 STALLS (21 STANDARD + 2 ADA)

SUPPLEMENTAL CONSTRUCTION NOTES:

1. THE CONTRACTOR IS REQUIRED TO KEEP ALL EQUIPMENT, PERSONNEL AND MATERIALS CONFINED TO PROJECT LIMITS AS SHOWN HEREIN. UNLESS SPECIFIED OTHERWISE, ALL PROPERTY AND DISTURBED AREAS DAMAGED OUTSIDE THE PROJECT LIMITS SHALL BE RESTORED BY THE CONTRACTOR TO EQUAL OR BETTER CONDITIONS AND APPROVED BY THE ENGINEER AT NO ADDITIONAL EXPENSE TO THE CITY AND THE ENGINEER.
2. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK NEAR ANY FACILITIES AND SHALL BE SOLELY RESPONSIBLE FOR COORDINATING THEIR WORK WITH UTILITY COMPANY REPRESENTATIVES.
3. THE EXISTENCE AND LOCATION OF UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE BEST AVAILABLE INFORMATION. THEY ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY AND THE CITY AND ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THESE PLANS OR NOT IN THE LOCATION SHOWN HEREIN. THE CONTRACTOR SHALL CONTACT "ONE CALL" AT 811 AT LEAST 48 HOURS PRIOR TO STARTING ANY EXCAVATION WORK AND SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.
4. THE CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY UTILITY COMPANY REPRESENTATIVES OF ANY AND ALL DAMAGES TO EXISTING UTILITIES THAT HAS OCCURRED DURING CONSTRUCTION. UNLESS SPECIFIED OTHERWISE, ALL UTILITY DAMAGES SHALL BE RESTORED TO EQUAL OR BETTER CONDITIONS AND APPROVED BY THE UTILITY COMPANY REPRESENTATIVES AT NO ADDITIONAL COST TO THE CITY OR THE ENGINEER.
5. IN THE EVENT OF ANY UNFORESEEN CONDITION NOT COVERED BY THESE PLANS AND SPECIFICATIONS ARE ENCOUNTERED DURING CONSTRUCTION, THE ENGINEER/SURVEYOR SHALL BE IMMEDIATELY NOTIFIED TO PROVIDE DIRECTION TO THE CONTRACTOR.
6. UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING STRUCTURES, FENCES, MAILBOXES, TREES, LANDSCAPING DRIVEWAYS OR ANY OTHER PUBLIC OR PRIVATE PROPERTY THAT BECOMES DAMAGED OR REMOVED BY THE CONTRACTOR DURING CONSTRUCTION TO ORIGINAL CONDITION OR BETTER.
7. THE CONTRACTOR SHALL MAINTAIN ALL ADJACENT STREETS, CURB AND GUTTERS, SWALES, SIDEWALKS, OR ANY OTHER PUBLICLY OR PRIVATELY OWNED PROPERTY WITHIN THE PROJECT LIMITS IN A CLEAN, SAFE, AND USABLE CONDITION. ALL SOIL, ROCKS EQUIPMENT AND MATERIALS AND/OR OTHER CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED AND DISPOSED OF BY THE CONTRACTOR DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
8. PRIOR TO THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL PREPARE AND SUBMIT THEIR PROPOSED CONSTRUCTION SCHEDULE, TRAFFIC CONTROL PLAN, DUST ABATEMENT PROGRAM, AND CONSTRUCTION CLEAN UP PLAN TO THE CITY AND ENGINEER. NO WORK SHALL BEGIN UNTIL AFOREMENTIONED INFORMATION HAS BEEN APPROVED BY THE CITY.
9. UNLESS APPROVED BY THE CITY AND THE ENGINEER, THE CONTRACTOR SHALL ADHERE TO THEIR SUBMITTED CONSTRUCTION SCHEDULE.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ALL APPROVED TRAFFIC CONTROL DEVICES, DETOURED ROUTES, AND FLAGGING OPERATIONS IN ACCORDANCE TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) ON A DAILY BASIS INCLUDING WEEKENDS AND HOLIDAYS. ANY MODIFICATIONS TO THE APPROVED TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING THE APPROVED DUST ABATEMENT PROGRAM ON A DAILY BASIS INCLUDING WEEKENDS AND HOLIDAYS.
12. UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR SHALL COORDINATE WITH ALL LOCAL SOLID WASTE MANAGERS AND PROVIDE TEMPORARY PROVISIONS FOR ALL LOCAL SOLID WASTE PERSONNEL AND EQUIPMENT TO ACCESS TRASH AND RECYCLING RECEPTACLES BELONGING TO ALL AFFECTED RESIDENTS AND BUSINESSES WITHIN PROJECT LIMITS UNTIL THE CLOSE OF THE PROJECT.
13. UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR SHALL COORDINATE WITH ALL SCHOOL DISTRICT TRANSPORTATION DIRECTORS AND PROVIDE TEMPORARY PROVISIONS FOR ALTERNATIVE BUS ROUTES WITHIN PROJECT LIMITS UNTIL THE CLOSE OF THE PROJECT.
14. UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL POST MASTER AND PROVIDE TEMPORARY PROVISIONS FOR TEMPORARY MAIL DELIVERY ROUTES WITHIN PROJECT LIMITS UNTIL THE CLOSE OF THE PROJECT.
15. UNLESS SPECIFIED OTHERWISE, RIGHT-OF-WAY STRIPING IS NOT PART OF THE PROJECT SCOPE.
16. THE EXISTENCE AND LOCATION OF PROPERTY, EASEMENT AND RIGHT-OF-WAY LINES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE BEST AVAILABLE INFORMATION. THEY ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY AND THE CITY AND ENGINEER BEARS NO RESPONSIBILITY FOR LINES NOT SHOWN ON THESE PLANS OR NOT IN THE LOCATION SHOWN HEREON.
17. ALL BACKFILL SLOPES BEHIND NEW CURB AND GUTTER, SIDEWALK, OR OTHER IMPROVEMENTS SHALL BE A MAXIMUM OF 3:1 AND SHALL BE INSTALLED WITH LIKE MATERIALS.
18. ALL OTHER DISTURBED AREAS SHALL BE HYDROSEEDED WITH AN APPROPRIATE MIXTURE AS APPROVED BY THE CITY ENGINEER UNLESS OTHERWISE NOTED HEREON.
19. ALL DAMAGED IRRIGATION SYSTEMS SHALL BE REPAIRED IN KIND AND APPROVED BY THE CITY ENGINEER PRIOR TO ACCEPTANCE. ANY EXISTING SWALES THAT ARE DISTURBED, RE-GRADED, OR EXTENDED SHALL HAVE THE EXISTING IRRIGATION SYSTEM REPAIRED AND/OR ALTERED TO ACCOMMODATE THE NEW SWALE.
20. ALL DRIVEWAY AND URBAN APPROACH LOCATIONS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION OF CURB AND GUTTER.
21. CURB STRING LINE SHALL BE APPROVED BY THE CITY ENGINEER AND THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION OF CURB AND GUTTER OR SIDEWALK.

CITY OF COEUR D'ALENE STANDARD DRAWINGS

DATED 04-01-08

CONCRETE

- ☑ C-1 Curb & Gutter
- ☐ C-2 Curb
- ☐ C-3 Curb & Gutter, Rolled
- ☐ C-4 Curb & Gutter, Median
- ☐ C-5 Sidewalk Joints & Sections
- Driveway Approach, Residential
- ☑ C-6 "" W/Park Strip
- ☐ C-7 "" W/O Park Strip, 5' Walk
- ☐ C-8 "" W/O Park Strip, 3' Walk
- ☐ C-9 "" W/Culvert
- ☐ C-10 "" W/Curb Drop
- ☐ C-11 Driveway Approach, Urban
- ☐ C-12 "" W/Grassy Swale
- ☑ C-13 Driveway Location & Width
- ☐ C-14 Pedestrian Ramp
- ☐ C-15 Cross Gutter
- ☐ C-16 Curb Inlet, Type A
- ☐ C-17 Inlet Apron

MISCELLANEOUS

- ☐ M-1 Street Name Sign Location
- ☐ M-2 Street Name Sign Details
- ☐ M-3 Left-Turn Lane Delineation/Markings
- ☐ M-4 Typical Street Sections, Pg 1
- ☐ M-5 Typical Street Sections, Pg 2
- ☐ M-6 Control Barrier & Root Pruning
- ☐ M-7 Chain Link Fence Detail
- ☑ M-8 Legend, Page 1
- ☑ M-9 Legend, Page 2
- ☑ M-10 Signature Block
- ☐ M-11 Trench Cut Pavement Repair
- ☑ M-12 Parking Stall Requirements
- ☐ M-13 Pedestal Mount Light Standard
- ☐ M-14 Direct Burial Light Standard
- ☐ M-15 Street Lighting Notes
- ☑ M-16 Erosion/Sed. Control Notes, Pg 1
- ☑ M-17 Erosion/Sed. Control Notes, Pg 2
- ☑ M-18 Rock Construction Entry Detail
- ☑ M-19 Storm Drain Inlet Protection
- ☑ M-20 Silt Fence Detail
- ☑ M-21 Utility Locations
- ☑ M-22 General Plan Notes, Pg 1
- ☑ M-23 General Plan Notes, Pg 2
- ☑ M-24 Pavement Notes - Page 1
- ☑ M-25 Pavement Notes - Page 2
- ☑ M-26 Sewer System Notes
- ☑ M-27 Water System Notes
- ☑ M-28 Standard Drawing Index - Pg 1
- ☑ M-29 Standard Drawing Index - Pg 2
- ☐ M-30 Straw Bale Dike
- ☐ M-31 Pavement Design Standards
- ☐ M-32 Pavement Marking Notes
- ☑ M-33 Storm System Notes
- ☐ M-34 Multi-use Path
- ☐ M-35 Removable Bollard

SEWER

- ☐ SS-1 Manhole
- ☐ SS-2 Manhole Frame & Cover
- ☐ SS-3 Standard Sewer Service Lines
- ☐ SS-4 Standard Sewer Service Marker
- ☑ SS-5 Pipe Bedding/Backfill: Sanitary Sewer
- ☐ SS-6 Temporary Tee
- ☐ SS-7 Installation Dog House Manhole
- ☐ SS-8 Force Main Location Wire Details

STORM DRAINAGE

- ☐ SD-1 Catch Basin, Type 1
- ☐ SD-2 Grate Frame, Type 1
- ☐ SD-3 Grate Frame, Type 2
- ☐ SD-4 Catch Basin Grate
- ☐ SD-5 Catch Basin Installation Detail
- ☐ SD-6A Type A Drywell
- ☐ SD-6B Type B Drywell
- ☐ SD-7 Residential Street Swale
- ☐ SD-8 Pipe Bedding/Backfill: Storm Drain
- ☐ SD-9 Curb Inlet Box, Type 1
- ☐ SD-10 Curb Inlet Box, Type 2
- ☑ SD-11 Swale Drain

WATER

- ☐ W-1 1" Coppersetter Standard Pit Setting
- ☐ W-2 Water Meter Pit Locations
- ☐ W-3 Typical 6" Fire Hydrant Setting
- ☐ W-4 Fire Hydrant Locations
- ☐ W-5 Curb Stop Box Assembly
- ☐ W-6 Frost-free Blowoff Assembly
- ☐ W-7 1" Air Relief Assembly
- ☐ W-8 A.C. Main Crossing
- ☐ W-9 Thrust Blocking
- ☐ W-10 Thrust Blocking Bearing Area
- ☑ W-11 Pipe Bedding & Backfill: for Water Mains
- ☐ W-12 Cast Iron Valve Box - Two Piece
- ☐ W-13 Valve Box Adjustments for Overlay Projects
- ☐ W-14 2" Standard Pit Setting
- ☐ W-15 3" and Larger Meter Setting, Std.
- ☐ W-16 3" and Larger Meter Setting, Irr.
- ☐ W-17 3" and Larger Service Vault
- ☐ W-18 Pressure Sustaining Valve Assembly.
- ☐ W-19 Pressure Reducing Station Assembly.
- ☐ W-20 RPBA Premise Isolation, Std.
- ☐ W-21 RPBA Premise Isolation, Alt.
- ☐ W-22 Atmospheric Vacuum Breaker
- ☐ W-23 Standard Pressure/Spill Resistant Breaker Assembly. Installation
- ☐ W-24 Approved 3" or Larger DCVA, PI
- ☐ W-25 Approved 1" & 2" DCVA, for PI
- ☐ W-26 Approved DCVA, for Irr. Install
- ☐ W-27 Approved Air Gap Standard
- ☐ W-28 Monitoring Well Casing Modifications
- ☐ W-29 Valve Operating Nut Depth
- ☐ W-30 24" Manhole Cover, Hem Iron Works
- ☐ W-31 RPBA Install for Irr. System
- ☐ W-32 RPBA Install for Interior PI
- ☐ W-33 1" & 2" Service Reconnect
- ☐ W-34 Water Main Flushing Chart
- ☐ W-35 Approved Pressure Testing Methods
- ☐ W-36 Allowable Leak Loss Table
- ☐ W-37 Approved RPBA for Ext. PI
- ☐ W-38 Approved DCVA for Int. PI

SEWER & WATER LEGEND

CL	CENTERLINE
CL INT	INTERSECTION OF STREET CENTERLINES
TYP	TYPICAL
FS	FINISHED SURFACE ELEVATION
ELEV.	ELEVATION
(EP)	EXISTING EDGE OF PAVEMENT ELEVATION
EX	EXISTING
R/W	RIGHT OF WAY
MH	MANHOLE
STA	STATION
INV IN	INVERT ELEVATION IN
INV OUT	INVERT ELEVATION OUT
PRV	PRESSURE REDUCING VALVE
AC	ASBESTOS CEMENT
TB	THRUST BLOCK
S	SLOPE
L	LENGTH

STREET & STORM DRAINAGE LEGEND

TBC	TOP BACK OF CURB
FL	FLOW LINE
BCR	BEGINNING OF CURB RETURN
ECR	END OF CURB RETURN
MOC	MIDDLE OF CURVE
HP	HIGH POINT
LP	LOW POINT
GB	GRADE BREAK
CL	CENTERLINE
CL INT	INTERSECTION OF STREET CENTERLINES
TYP	TYPICAL
PRC	POINT OF REVERSING CURVES
FG	FINISHED GRADE ELEVATION
FS	FINISHED SURFACE ELEVATION
EL	ELEVATION
EP	EDGE OF PAVEMENT
TFC	TOP FACE OF CURB
ST LT	STREET LIGHT
OG	ORIGINAL GRADE
SDDW	SINGLE DEPTH DRYWELL
DDDW	DOUBLE DEPTH DRYWELL
GIA	GRASSY INFILTRATION AREA
MB	END OF CURVE
INT	INTERSECTION
PL	PROPERTY LINE

SITE LEGEND:

Symbol	Description
PP	EXISTING POWER POLE
	EXISTING GUY WIRE
	EXISTING UTILITY BOXES
	EXISTING STREET LIGHT
	EXISTING SIGN
	EXISTING CONDUIT
GV	EXISTING GAS VALVE
	EXISTING GAS VENT/MARKER
WV	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED ROCK SUMP
	EXISTING SEWER SERVICE RISER
SV	EXISTING SEWER VALVE
	EXISTING CURB, GUTTER & CURB DROP
	EXISTING PROPERTY MONUMENT
	EXISTING GRASSY SWALE & DRYWELL
	EXISTING ASPHALT
	EXISTING CATCH BASIN
	PROPOSED PAVEMENT
	PROPOSED GRASSY SWALE & DRYWELL
	PROPOSED SWALE DRAIN
	PROPOSED FIRE HYDRANT
IRR	PROPOSED 1" IRRIGATION METER
WM	PROPOSED 2" WATER SERVICE
PIV	PROPOSED PIV
WV	PROPOSED WATER GATE VALVE
FDC	PROPOSED FDC
CO	PROPOSED CLEAN OUT
2230	EXISTING CONTOURS
2230	PROPOSED CONTOURS
OH	EXISTING OVERHEAD POWER LINE
FO	EXISTING UNDERGROUND FIBER OPTICS LINE
UC	EXISTING UNDERGROUND COMMUNICATION LINE
UG	EXISTING UNDERGROUND NATURAL GAS LINE
GAS	EXISTING UNDERGROUND GAS LINE
	PROPERTY LINE
	PROPOSED SILT FENCE
W2	PROPOSED 2" WATER LINE
W4	PROPOSED 4" WATER LINE
W6	PROPOSED 6" WATER LINE
W	EXISTING WATER LINE (SIZE AS NOTED)
SS6	PROPOSED 6" SANITARY SEWER LINE
SS	EXISTING SANITARY SEWER LINE (SIZE AS NOTED)

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

REVISION BLOCK

NO.	DESCRIPTION	INITIAL	DATE

LAKE CITY ENGINEERING
3909 N. SCHREIBER WAY, STE. 4
COEUR D'ALENE, IDAHO 83815
PHONE: 208.676.0230

PROFESSIONAL ENGINEER REGISTERED 11138 STATE OF IDAHO DREW C. DITTMAN 9/15/15

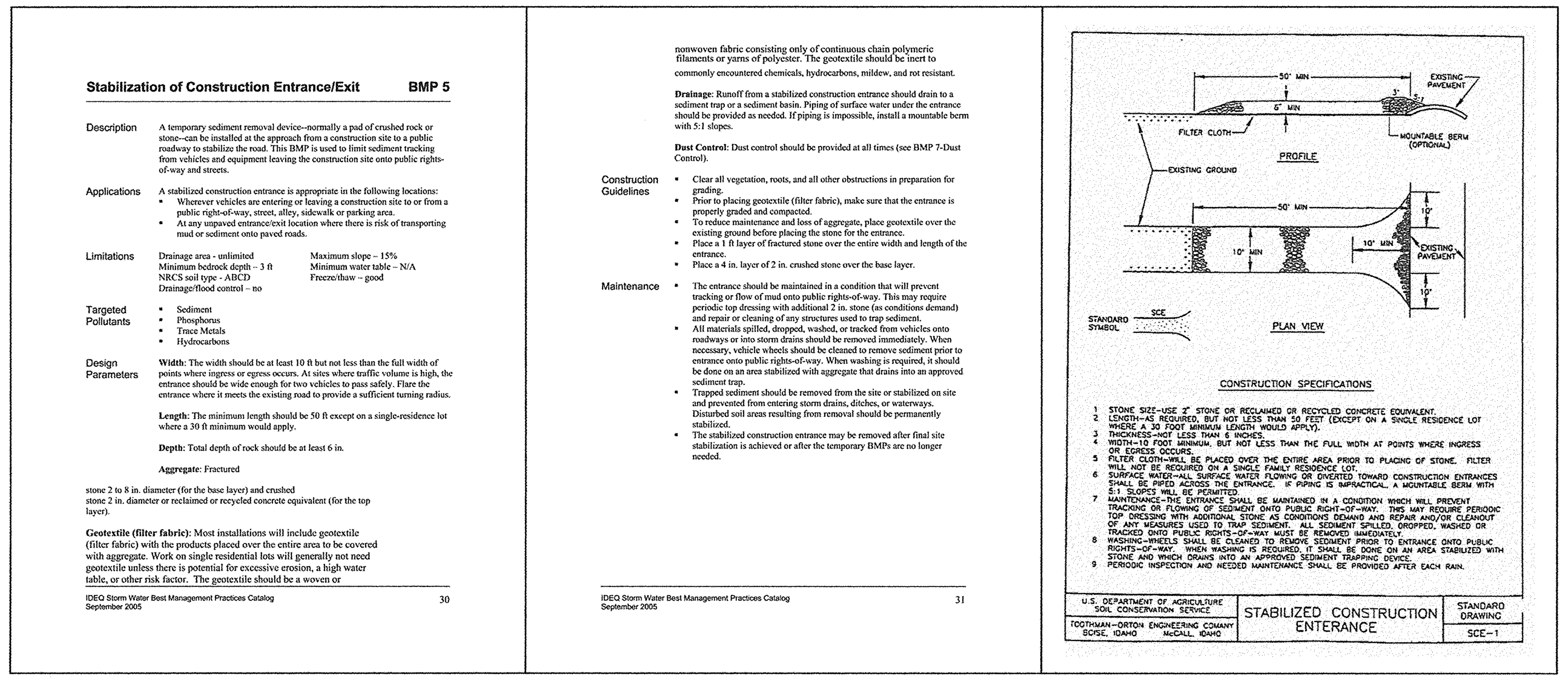
THE LODGE AT FAIRWAY FOREST - PHASE 2

PROJECT SPECIFICATIONS
CITY OF COEUR D'ALENE, IDAHO

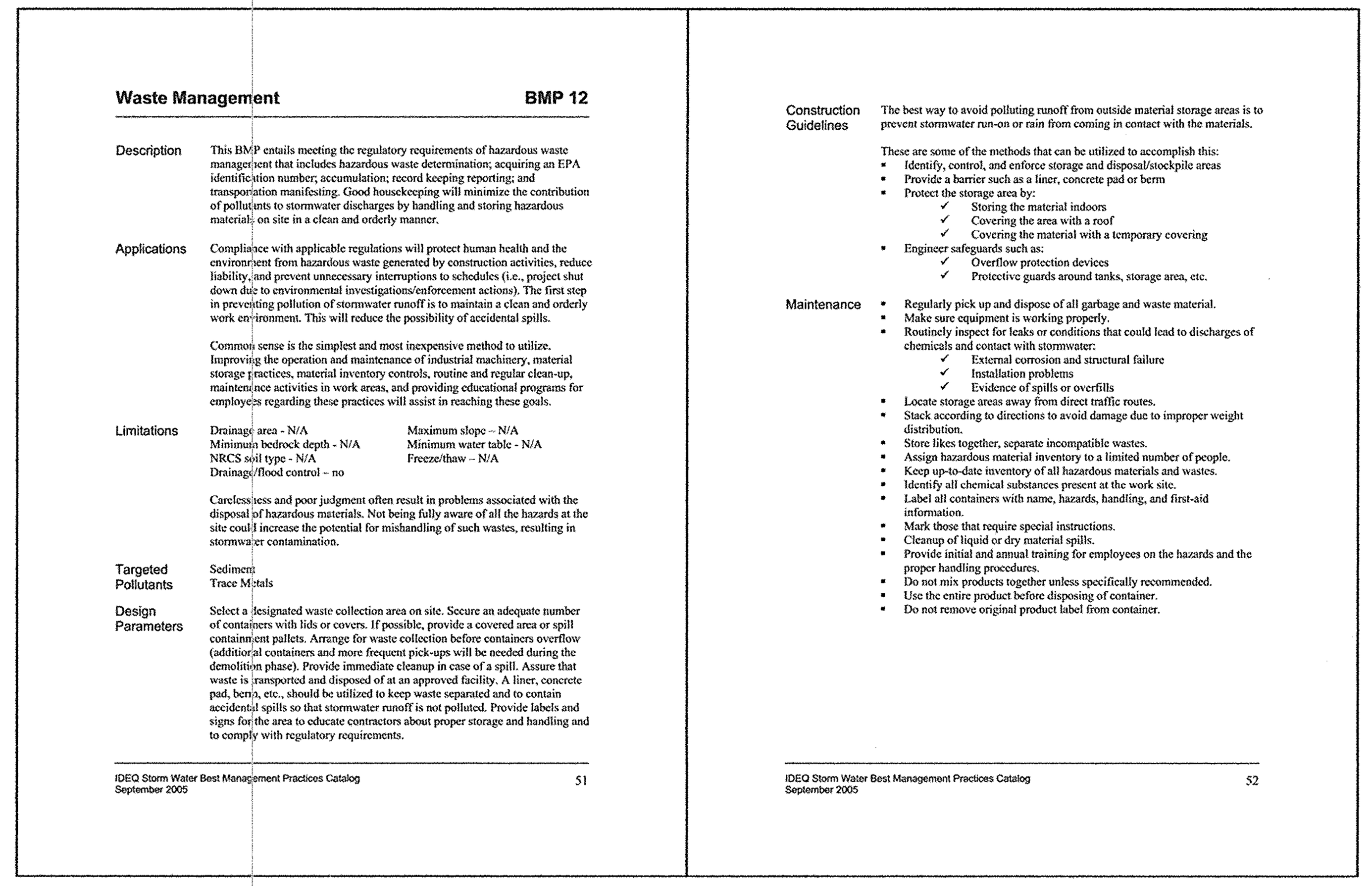
ONE INCH
AT FULL SIZE IF NOT ONE INCH SCALE ACCORDINGLY

DESIGNED BY:	DCD
DRAFTED BY:	GDH
DATE:	9/14/2015
JOB NO:	LCE 14-001

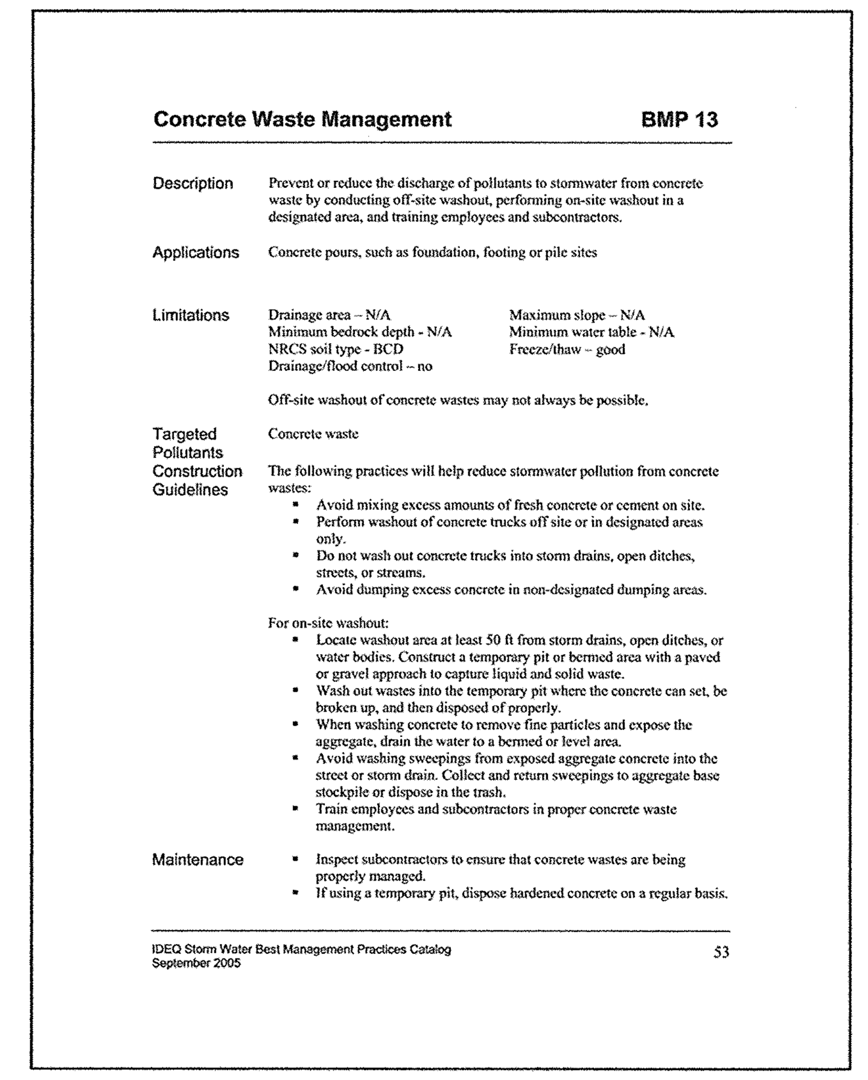
C4



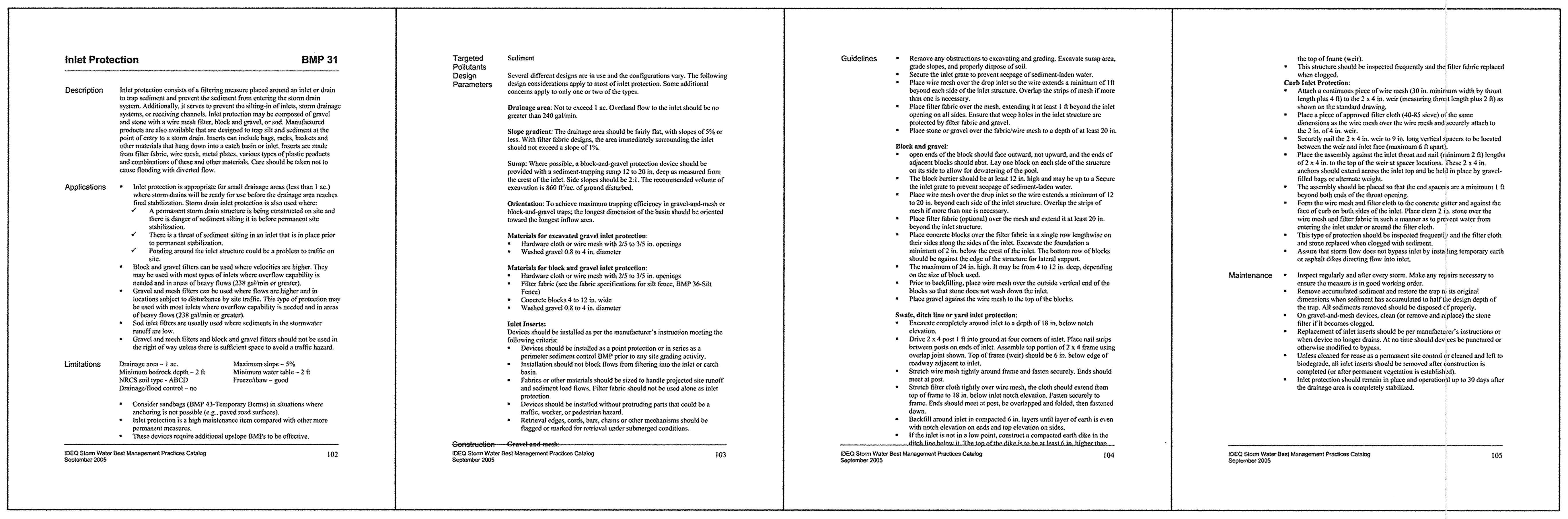
BMP 5: STABILIZED CONSTRUCTION ENTRANCE



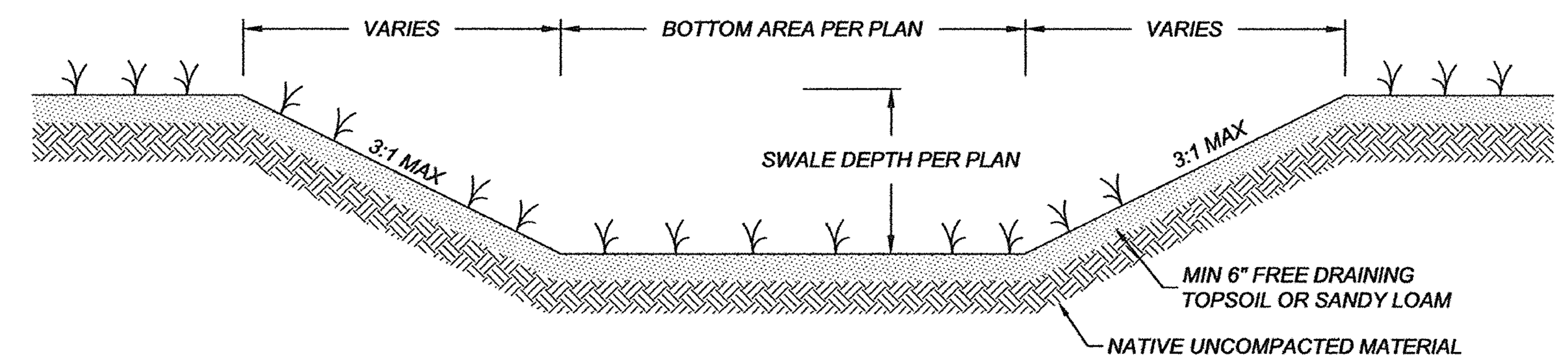
BMP 12: WASTE MANAGEMENT



BMP 13: CONCRETE WASTE MANAGEMENT



BMP 31: INLET PROTECTION



TYPICAL GRASSY SWALE DETAIL

NTS

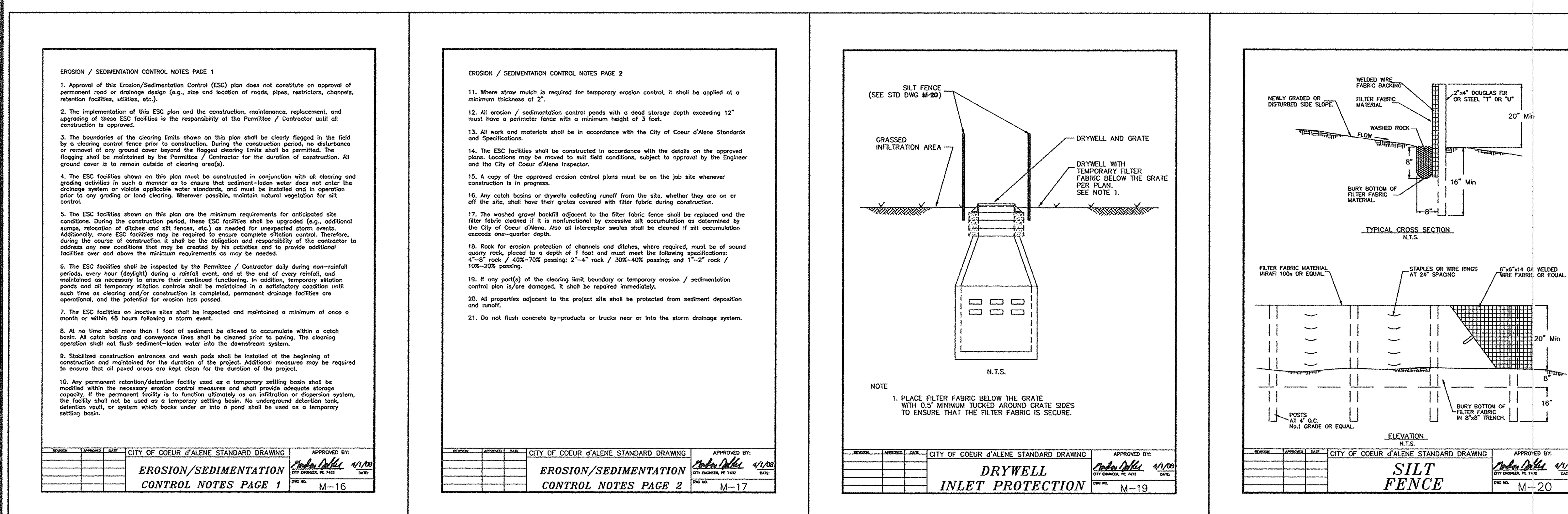
NOTES

1) DRY WELLS SHALL BE CONSTRUCTED PER CITY OF COEUR D'ALENE DRAWING SD-7

2) DO NOT COMPACT SWALE BACKFILL

3) SWALE SHALL BE HYDROSEEDED WITH APPROPRIATE GRASS MIXTURE IN ACCORDANCE WITH BMP #35.

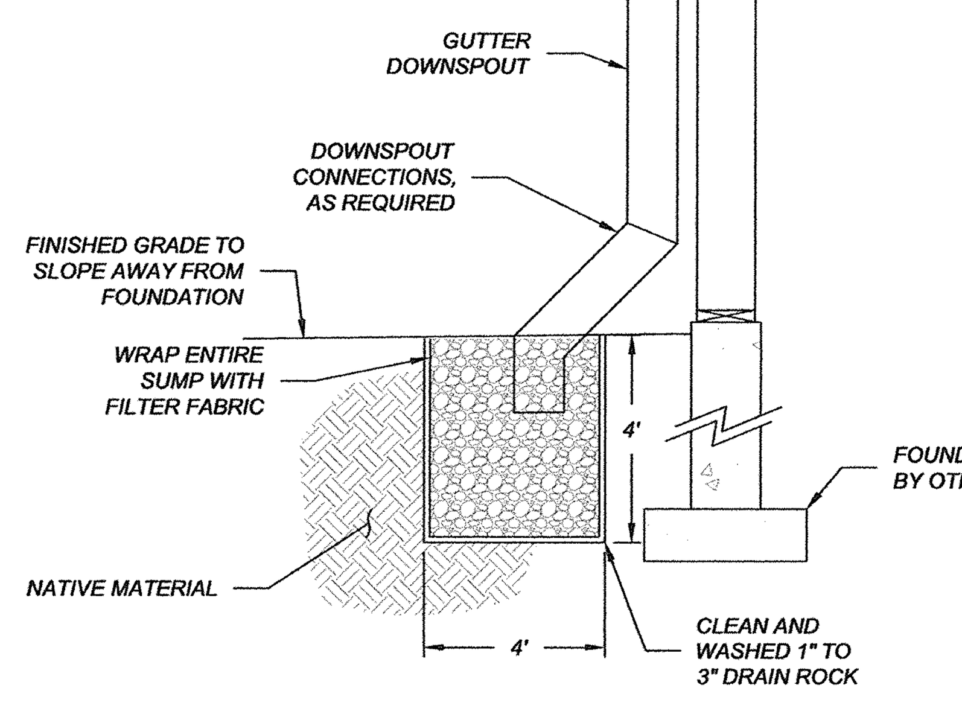
4) CONTRACTOR SHALL HAVE INDEPENDENT GEOCONSULTANT PERFORM ON INFILTRATION TEST CONFORMING TO CITY STANDARDS IN ALL SWALES PRIOR TO SEEDING AT CONTRACTOR'S COSTS.



M-16 & M-17: ESC NOTES

M-19: INLET PROTECTION

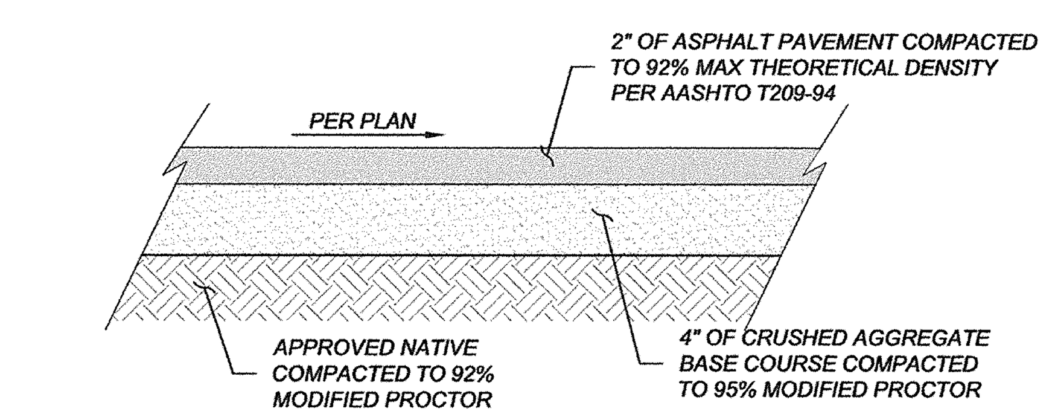
M-20: SILT FENCE



TYPICAL ROCK SUMP

NTS

NOTE: ROCK SUMP NOT NEEDED IF GUTTER IS DIRECTED INTO FOOTING DRAIN THAT DRAINS TO DAYLIGHT OR GIA.



TYPICAL PARKING LOT & PRIVATE DRIVEWAY SECTION

NTS

UNDERGROUND SERVICE ALERT

ONE-CALL NUMBER

811

CALL TWO BUSINESS DAYS BEFORE YOU DIG

REVISION BLOCK

NO.	DESCRIPTION	INITIAL	DATE

LAKE CITY ENGINEERING

3909 N. SCHREIBER WAY, STE. 4
COEUR D'ALENE, IDAHO 83815
PHONE: 208.676.0230

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO DREW C. DITTMAN

THE LODGE AT FAIRWAY FOREST - PHASE 2

ESC, BMP AND PROJECT DETAILS
CITY OF COEUR D'ALENE, IDAHO

ONE INCH

AT FULL SIZE IF NOT ONE INCH SCALE ACCORDINGLY

DESIGNED BY:	DCD
DRAFTED BY:	GDH
DATE:	9/14/2015
JOB NO:	LCE 14-001

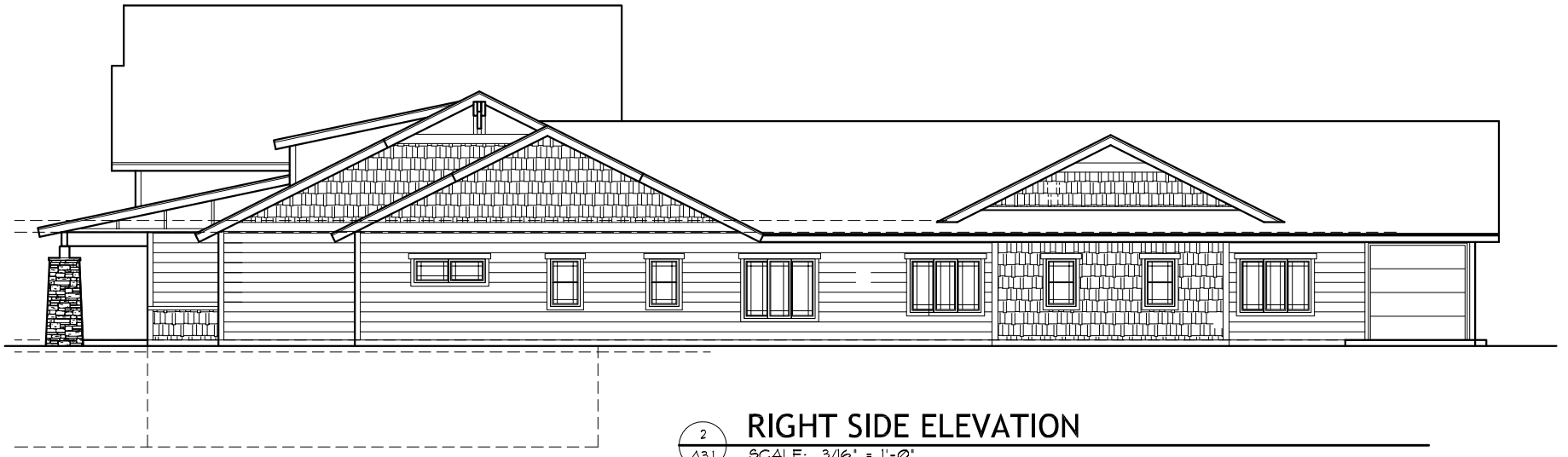
C5

ATTACHMENT “B”

Architectural Plans

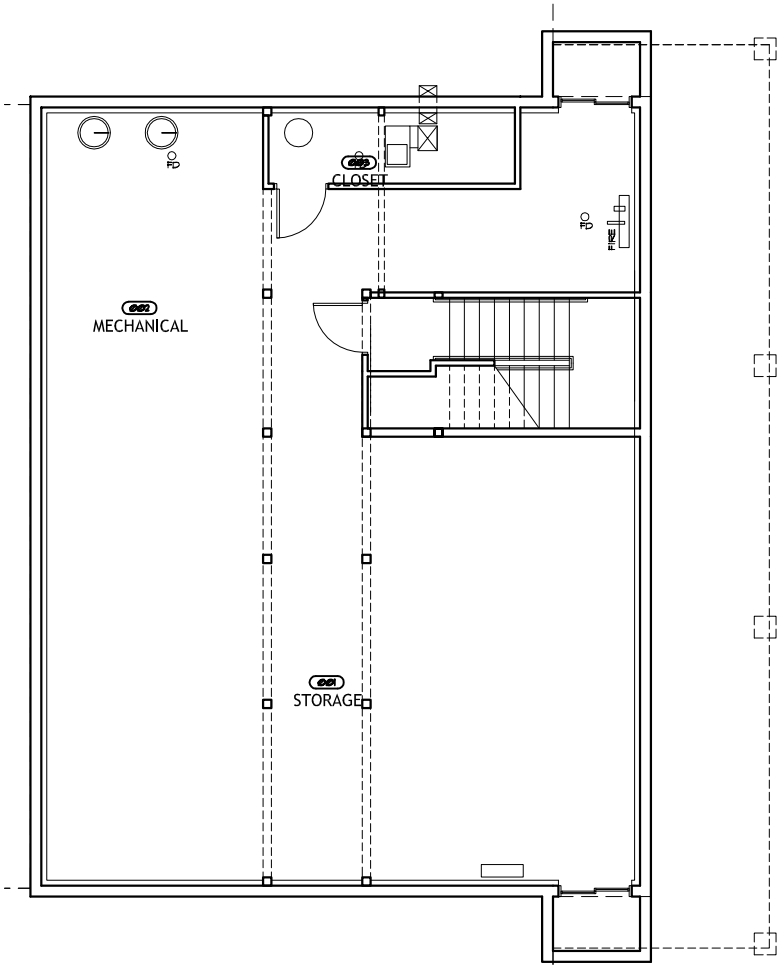
1 / A3.1 FRONT ELEVATION

SCALE: 3/16" = 1'-0"

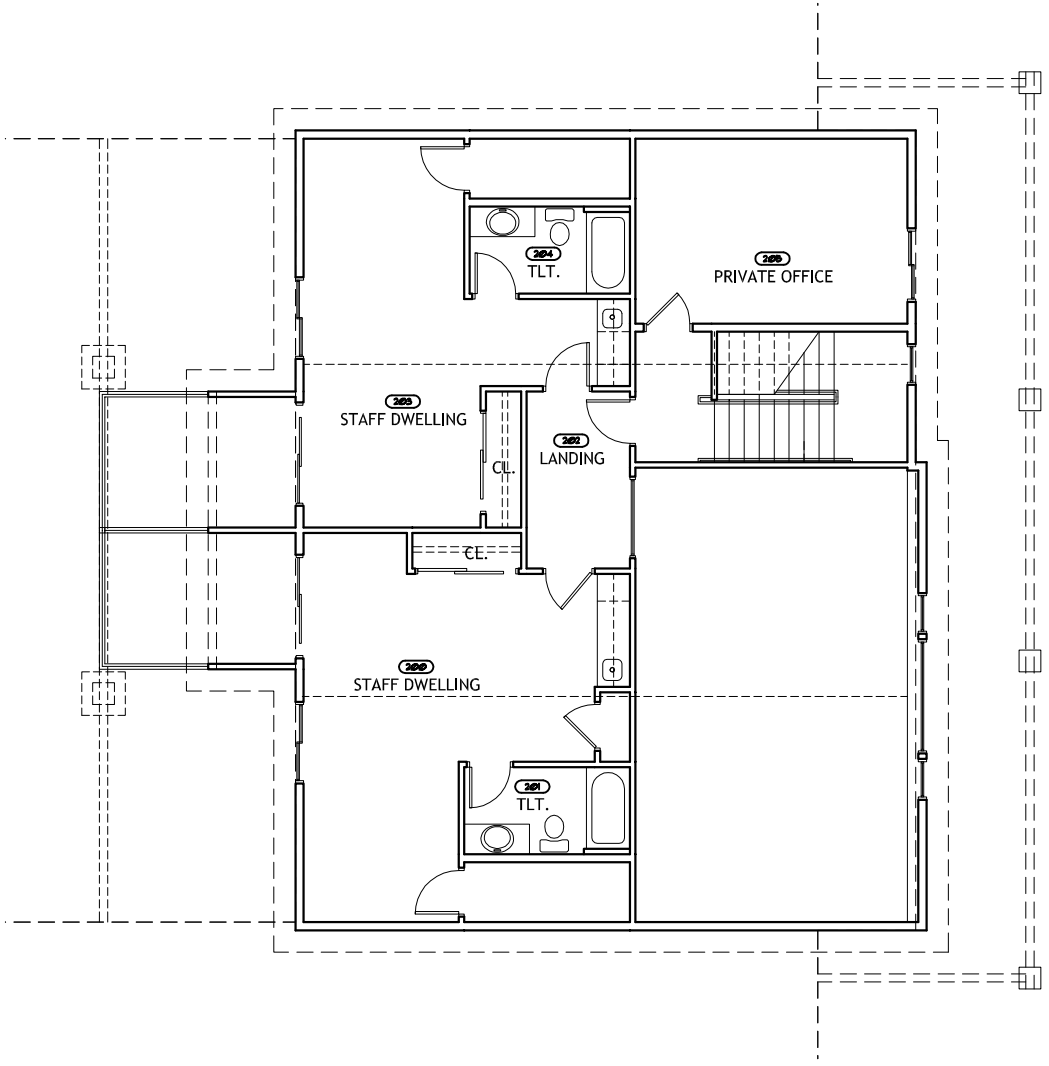


2 / A3.1 RIGHT SIDE ELEVATION

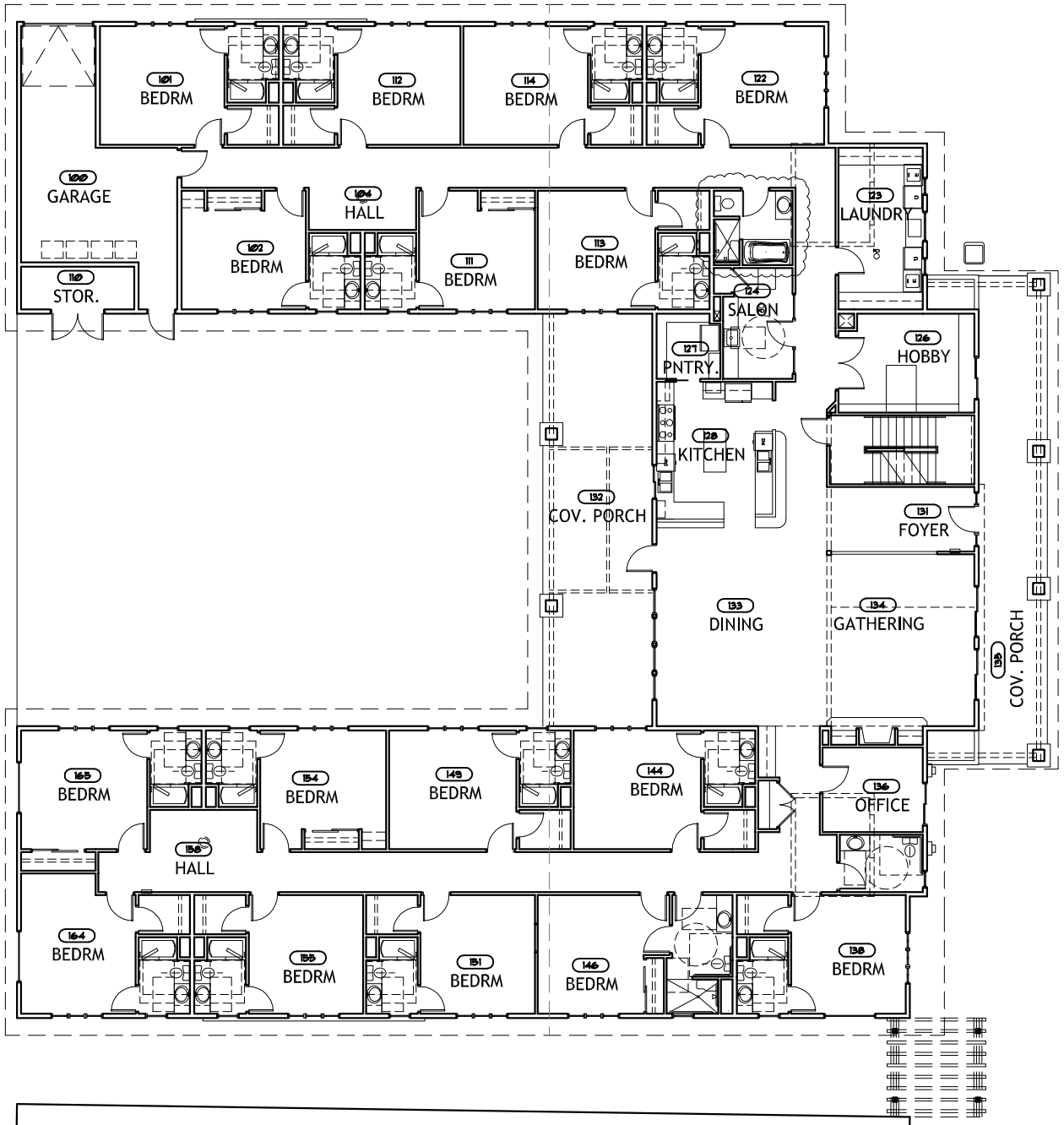
SCALE: 3/16" = 1'-0"



LOWER FLOOR PLAN



UPPER FLOOR PLAN



OVERALL MAIN FLOOR PLAN

FINDINGS

COEUR D'ALENE PLANNING COMMISSION

FINDINGS AND ORDER

A. INTRODUCTION

This matter having come before the Planning Commission on February 9, 2016, and there being present a person requesting approval of PUD-2-16, a request for a Planned Unit Development known as "The Lodge at Fairway Forrest 2nd Addition.

APPLICANT: MORT CONSTRUCTION

LOCATION: A +/- ACRE PARCEL LOCATED AT 3989 N. PLAYER DRIVE

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

(The Planning Commission may adopt Items B1-through7.)

B1. That the existing land uses are residential – single-family residences, multi-family, commercial uses, civic and vacant land.

B2. That the Comprehensive Plan Map designation is Stable Established.

B3. That the zoning is R-12.

B4. That the notice of public hearing was published on, January 23, 2016, which fulfills the proper legal requirement.

B5. That the notice of public hearing was posted on the property on, February 3, 2016, which fulfills the proper legal requirement.

B6. That 88 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on January 22, 2016.

B7. That public testimony was heard on February 9, 2016.

B8. Pursuant to Section 17.07.230, Planned Unit Development Review Criteria, a planned unit development may be approved only if the proposal conforms to the following criteria to the satisfaction of the Planning Commission:

B8A. The proposal **(is) (is not)** in conformance with the Comprehensive Plan. This is based upon the following policies:

B8B. The design and planning of the site **(is) (is not)** compatible with the location, setting and existing uses on adjacent properties. This is based on

Criteria to consider for B8B:

1. **Density**
2. **Architectural style**
3. **Layout of buildings**
4. **Building heights & bulk**
5. **Off-street parking**
6. **Open space**
7. **Landscaping**

B8C. The proposal **(is) (is not)** compatible with natural features of the site and adjoining properties. In the case of property located within the hillside overlay zone, does not create soil erosion, sedimentation of lower slopes, slide damage, or flooding problems; prevents surface water degradation, or severe cutting or scarring; reduces the risk of catastrophic wildfire in the wildland urban interface; and complements the visual character and nature of the city. This is based on

Criteria to consider for B8C:

1. **Topography**
2. **Wildlife habitats**
3. **Native vegetation**
4. **Streams & other water areas**

B8D. 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. This is based on

Criteria to consider for B8D:

1. **Is there water available to meet the minimum requirements for domestic consumption & fire flow?**
2. **Can sewer service be provided to meet minimum requirements?**
3. **Can the existing street system accommodate the anticipated traffic to be generated by this development?**
4. **Can police and fire provide reasonable service to the property?**

B8E. The proposal **(does) (does not)** provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes. This is based on

B8F. Off-street parking **(does)(does not)** provide parking sufficient for users of the development. This is based on

B8G. That the proposal **(does) (does not)** provide for an acceptable method for the perpetual maintenance of all common property. This is based on

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **MORT CONSTRUCTION** for approval of the planned unit development, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are:

1. The PUD shall be conditionally approved pending the Vacation of the ROW.

2. Before a building permit is issued for the proposed building, the following must be met:

   a) The Vacation Plat for the adjacent ROW shall be approved and recorded, and
   b) A Final Development Plan for the PUD shall be submitted and approved.

Motion by _____ seconded by _____ to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttropp	Voted _____
Commissioner Messina	Voted _____
Commissioner Rumpler	Voted _____
Commissioner Ward	Voted _____
Chairman Jordan	Voted _____ (tie breaker)

Commissioners _____were absent.

Motion to _____ carried by a ____ to ____ vote.

_____

CHAIRMAN BRAD JORDAN