

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

September 8, 2015

**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, Luttrupp, Messina, Rumpler, Ward

**APPROVAL OF MINUTES:**

August 11, 2015

**PUBLIC COMMENTS:**

**STAFF COMMENTS:**

**PUBLIC HEARINGS:**

1. Applicant: The Village at Orchard Ridge  
Location: 704 W. Walnut  
Request:
  - A. A proposed 1.99 acre Planned Unit Development  
"The Village at Orchard Ridge PUD" in the R-17 (Residential at 17 units/acre)  
zoning district.  
QUASI-JUDICIAL, (PUD-3-15)
  - B. A proposed R-34 Density Increase special use permit in the R-17  
(Residential at 17units/acre) zoning district  
QUASI-JUDICIAL, (SP-4-15)

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



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**PLANNING COMMISSION  
MINUTES  
AUGUST 11, 2015  
LOWER LEVEL – COMMUNITY ROOM  
702 E. FRONT AVENUE**

**COMMISSIONERS PRESENT:**

Brad Jordan, Chairman  
Lynn Fleming  
Michael Ward  
Peter Luttrupp  
Jon Ingalls

**STAFF MEMBERS PRESENT:**

Hilary Anderson, Community Planning Director  
Sean Holm, Planner  
Shana Stuhlmiller, Public Hearing Assistant

**COMMISSIONERS ABSENT:**

Tom Messina, Vice Chair  
Lewis Rumpler

**CALL TO ORDER:**

The meeting was called to order by Chairman Jordan at 5:30 p.m.

**APPROVAL OF MINUTES:**

Motion by Ward, seconded by Fleming, to approve the minutes of the Planning Commission meeting on July 14, 2015. Motion approved.

**COMMISSION COMMENTS:**

None

**STAFF COMMENTS:**

Ms. Anderson announced that there is one item scheduled on the September Planning Commission agenda and second interviews have been scheduled for the new planner position next week. She announced that a couple of weeks ago, a group of 30 stakeholders participated in the East Sherman walking audit. After the walk, a discussion was held that provided a lot of feedback to produce some “easy wins” that will be provided in a report expected back in a couple of weeks. A joint workshop with Design Review/Planning Commission has been scheduled for August 18<sup>th</sup> starting at 12:00 p.m., held in the Community Room at the library with a discussion on parking and floor area ratios.

**OTHER:**

Approval of findings for ZC-2-15, 1020 E. Timber Lane

**Motion by Ingalls, seconded by Luttrupp, to approve Item ZC-2-15. Motion approved.**

**ADMINISTRATIVE:**

1. Applicant: Lake Forest, LLC  
Location: 1555 W. Hanley Avenue  
Request: Modification to phasing plan for Lake Forest West  
ADMINISTRATIVE (I-2-15)

Planner Holm presented the staff report and answered questions from the Commission.

Commissioner Ingalls questioned if other departments will be ok with a setback if the road phase for 2A and phase 2B becomes detained.

Mr. Holm stated that other departments are familiar with projects being detained and feels that this would not be a concern if this happens on this project.

**Motion by Ingalls, seconded by Fleming, to approve Item I-2-15. Motion approved.**

**PUBLIC HEARINGS:**

1. Applicant: Ryan Davis  
Location: 930 N. 15<sup>th</sup> Street  
Request: A proposed Community Organization special use permit in the R-12 zoning district.  
QUASI-JUDICIAL (SP-3-15)

Planner Holm presented the staff report and answered questions from the Commission.

Commissioner Ingalls inquired if there will be enough parking available once the building is done.

Mr. Holm explained that after reviewing the site plan, he informed the applicant that the city required 132 stalls. The applicant explained that the reduced parking is because most of the kids using the facility don't have a driver's license.

**Public Testimony open.**

Ryan Davis, applicant, explained that they are proposing a 20,000 square foot Boys and Girls Club. He explained when meeting with the school board about this project they had concerns about the existing bus loop/route and from that discussion, came up with a new bus loop/route that would provide a safer route. The hours of operation during the school year are Monday-Friday from 2:00 p.m. to 6:00 p.m. during the summer months with an estimate of 15-18 staff either carpooling or walk/ride a bike to work. He stated that Monday – Friday will be four administrative staff employees 8:00 a.m. to 5.00 p.m. available on a daily basis. He stated that the mission of the Boys and Girls club is to provide a safe place for all kids and to help provide a positive experience.

Commissioner Luttrupp inquired how this location was chosen for the Boys and Girls Club.

Mr. Davis explained that the Boys and Girls Clubs are neighborhood based where most of the kids who use the facility don't have busing or a way to get to school other than walking.

Commissioner Ingalls questioned why the grassy area next to the school was not chosen for the site of the building.

Mr. Davis explained that the site was chosen to not take away an area that the kids can use to play on.

Amber Gundlach stated that when she attended Lakes Middle School as a student a few years ago, there was not enough parking.

Brian Wallace commented that he works with the school district in Rathdrum and supports this project.

**Public Testimony closed.**

**Motion by Ingalls, seconded by Ward, to approve Item SP-3-15. Motion approved.**

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

**PRESENTATION:**

Fort Grounds Neighborhood – Denny Davis, Patty Jester and Ann Melbourn.

Denny Davis stated that this community is unique with a combination of small and large type of homes that make up the neighborhood. He explained that last year, the City Council approved an ordinance limiting only single-family homes built in this area and is requesting a workshop with the Planning Commission to discuss a way to protect the height and scale, which is now a problem.

Kevin Jester stated that he has lived in the Fort Grounds area for 36 years and is also in favor of trying to preserve the character in this neighborhood. He discussed some bullet points for the neighborhood to consider, for example, lot coverage, available greenspace, scale and proportion, etc.

Ann Melbourn, President of the Fort Grounds Homeowner’s Association, explained that in 2010 some of the neighbors from the Fort Grounds came to the city requesting an ordinance change that would help preserve the integrity of the neighborhood. She commented that since 2010 the neighborhood has changed with some of the historical homes being replaced by larger homes. She explained that a few months ago, 113 packets were mailed to all the homeowners in the neighborhood requesting they provide feedback about what is happening in this area. She is requesting that the Planning Department and this neighborhood have a public workshop to see a way to help preserve this neighborhood.

**PUBLIC COMMENTS:**

Kite Faulkner stated that he currently still lives in the house that his parents own in the Fort Grounds. He feels that people’s property rights should be maintained, but feels that neighbors need to respect the “good-neighbor” policy. He stated that his parents a few years ago remodeled their home using the original setbacks. He supports coming up with a building code for this area.

Mike Dolan stated that he supports having a workshop with the Planning Commission to help this neighborhood come up with a way to eliminate the impact of the “McMansions”.

Randy Bell stated that he is against a group of people trying to tell him what he can do on his property. He commented he owns a couple of houses in this area and would like to remodel them so he will have something for retirement. He feels that a workshop with the city and the Fort Grounds is a waste of time.

Roger Snyder presented an album of photographs of different homes in the Fort Grounds neighborhood and commented that some of the bigger homes are owned by the people who are doing the presentation tonight. He stated that he feels threatened and will not support this workshop.

John Pulsipher commented that he was fortunate enough to buy a house in this neighborhood and loves the location. He explained that he was not aware of any regulations when he bought his home and feels that this would be a waste of time for the commission, especially if the majority of the homeowners do not want a workshop and list the number of people who signed up to talk that support a workshop.

Commissioner Ingalls stated that if a change is granted for this neighborhood that maybe this should be city-wide that might be able to help other communities in the city.

Commissioner Luttrupp stated that after listening to the presentation, he feels that a workshop between staff and the Fort Grounds neighborhood would be beneficial, but that whatever comes out of the workshop should be city-wide.

Commissioner Fleming commented that when she served on the Hayden Planning Commission, that some of the neighborhoods within the city of Hayden were compromised. She feels that maximizing your lot is not right. She feels this is a good idea for this neighborhood to get their vision on the table.

Commissioner Ward feels that if a workshop is granted it might help to have the City Council involved.

**ADJOURNMENT:**

Motion by Fleming, seconded by Luttrupp, to adjourn the meeting. Motion approved.

The meeting was adjourned at 7:15 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant.



**PLANNING COMMISSION  
STAFF REPORT**

**FROM:** SEAN E. HOLM, PLANNER  
**DATE:** SEPTEMBER 8, 2015  
**SUBJECT:** **PUD-3-15** – “VILLAGE AT ORCHARD RIDGE” PLANNED UNIT DEVELOPMENT  
**SP-4-15** – R-34 DENSITY SPECIAL USE PERMIT  
**LOCATION:** A +/- 1.993 ACRE PARCEL ASSOCIATED WITH 704 W. WALNUT AVE. KNOWN AS LOT 3, BLOCK 1, OF COEUR D’ALENE HOMES.

**APPLICANT/OWNER:**  
The Village at Orchard Ridge  
624 W. Harrison Ave.  
Coeur d’Alene, ID, 83814

**REPRESENTATIVE:**  
Gordon Longwell (Longwell + Trapp Architects)  
8382 N. Wayne Dr.  
Hayden, ID 83835

**SITE PHOTO:**



**DECISION POINTS:**

The Village at Orchard Ridge is requesting the following:

- A. Approval of “The Village at Orchard Ridge” Planned Unit Development (PUD) in the R-17 (Residential at 17 units/acre) zoning district, as follows:
  - 1. A request for increased height for a five (5) story resident structure sitting directly over a two (2) level parking structure.
    - A maximum height of eighty-five feet (85’).
    - Open Space: An unbuildable 0.1993 acre tract of usable open space measuring 10% of gross land area.
- B. A Special Use Permit requesting increased density from seventeen (17) units per acre to an R-34 designation.
  - The applicant is requesting a total of fifty (50) units for the subject property at build-out versus the maximum this approval would achieve at sixty-eight (68). (See staff condition)

**NOTE:** *The above deviations are the only ones requested. All other zoning and subdivision ordinance requirements apply.*

In making this determination, the Planning Commission should decide if the deviations requested represent a substantial change over what would be allowed if the regulations were applied status quo.

The chief benefits for the applicant based on the request for this PUD and Special Use Permit are:

- An increase in allowable height from 45’ to 85’ a difference of forty (40’) feet.
- An increase in density from thirty-four (34) units allowed by right to the requested fifty (50), a difference of sixteen (16) additional units.

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:

- Ability to add conditions to an approval.
- Ability to lock in development plans for the future to the approved PUD Final Development Plan.
- Ability to negotiate solutions that benefit all.

**Evaluation:** *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.*



**GENERAL INFORMATION:**

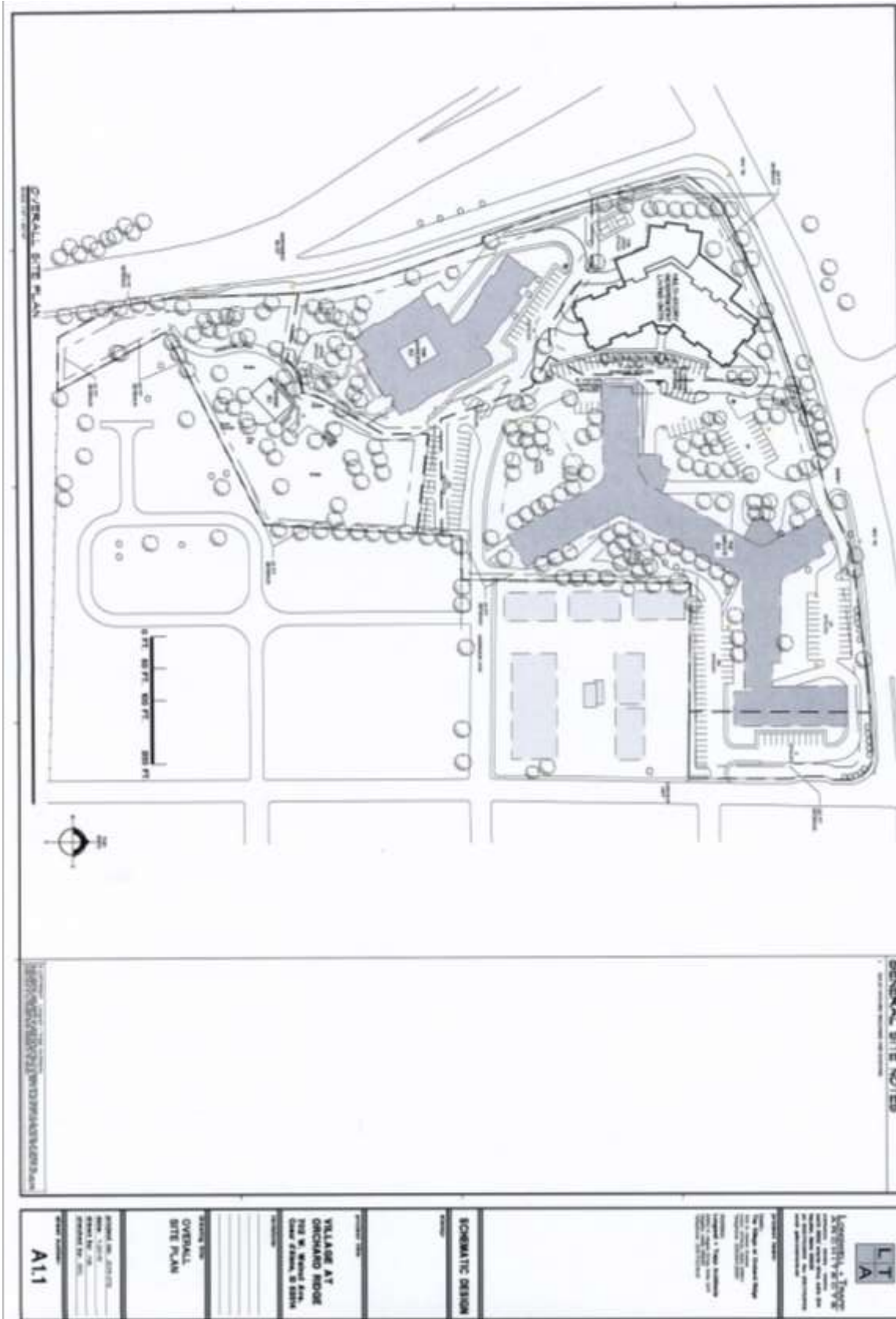
1. Land uses in the area are primarily multi-family residential and civic with some single-family residential and commercial uses located north of US Highway 95 and Walnut Avenue, and some single-family residential and duplexes located east of Lincoln Way.
2. The subject property is sloped and currently holds a structure to be demolished to make way for new construction as proposed.
3. Zoning. As shown below, the subject property is zoned R-17.



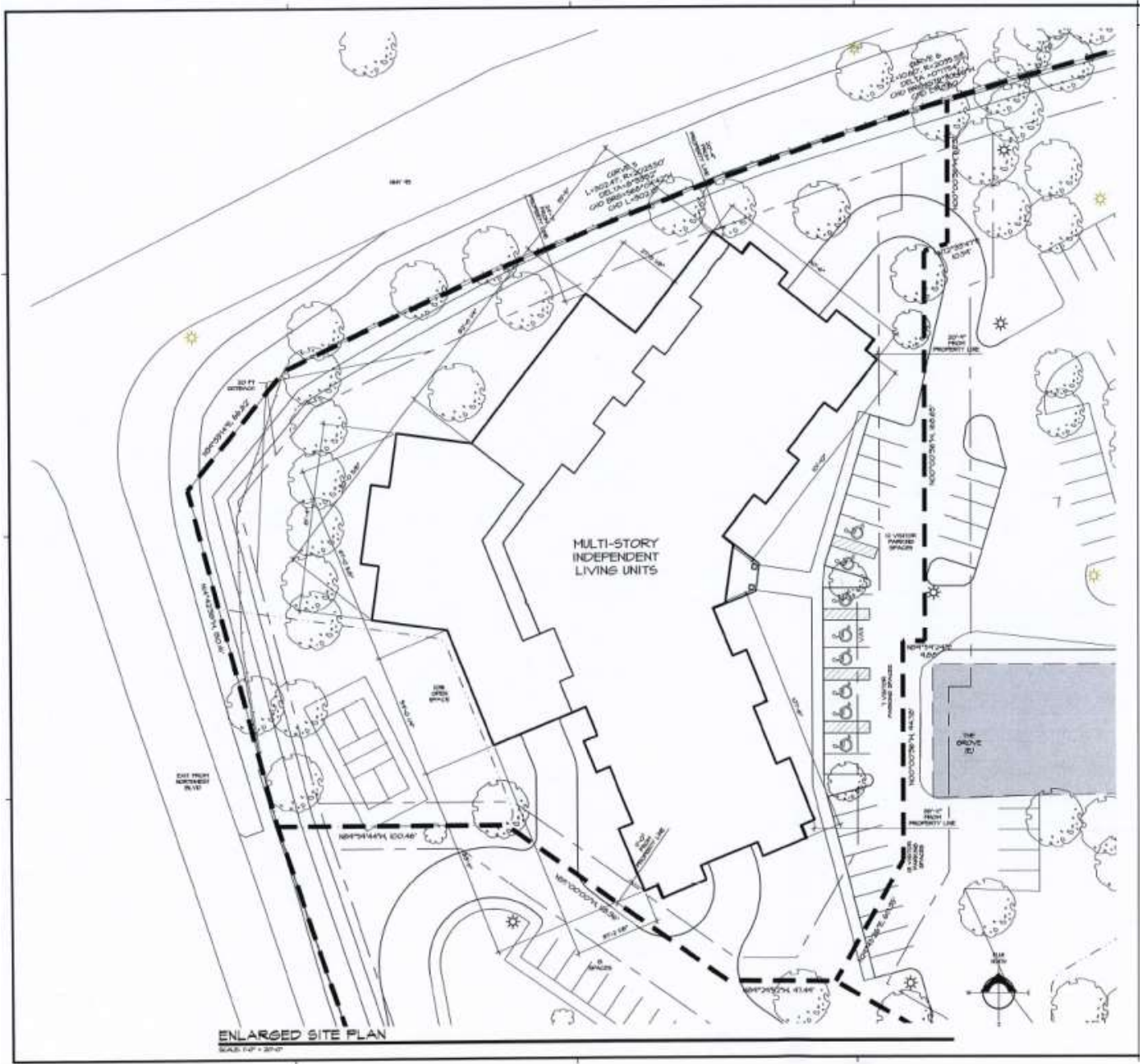
4. Generalized land use pattern. As shown below, the subject property is categorized as a civic land use.



5. Overall Site Master Plan: The Village at Orchard Ridge

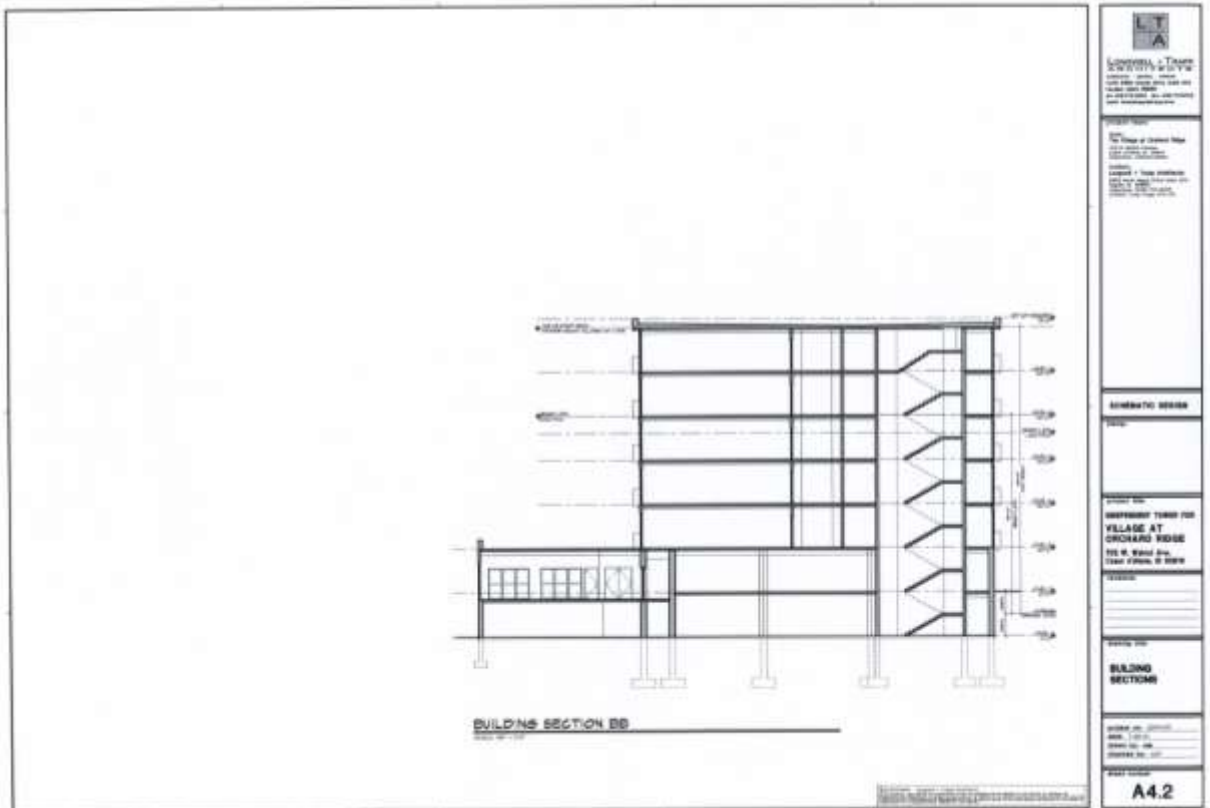
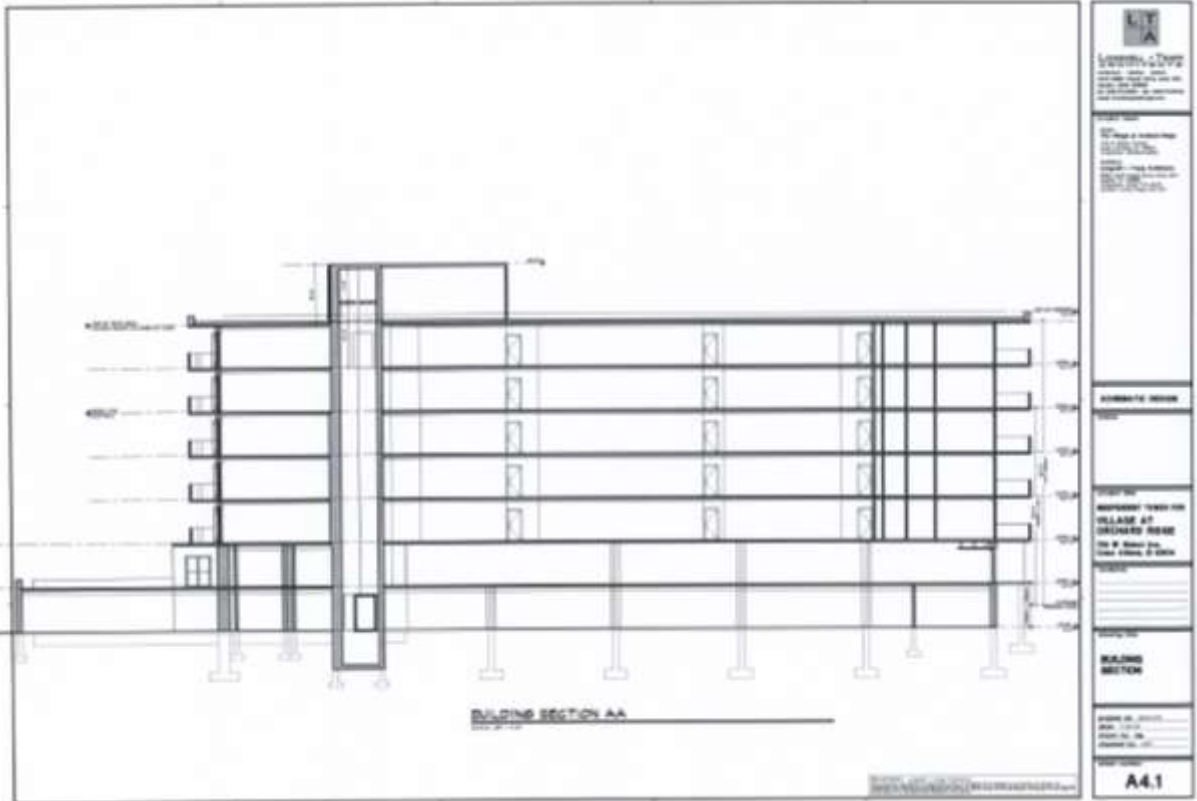


6. Enlarged Site Plan: The Village at Orchard Ridge





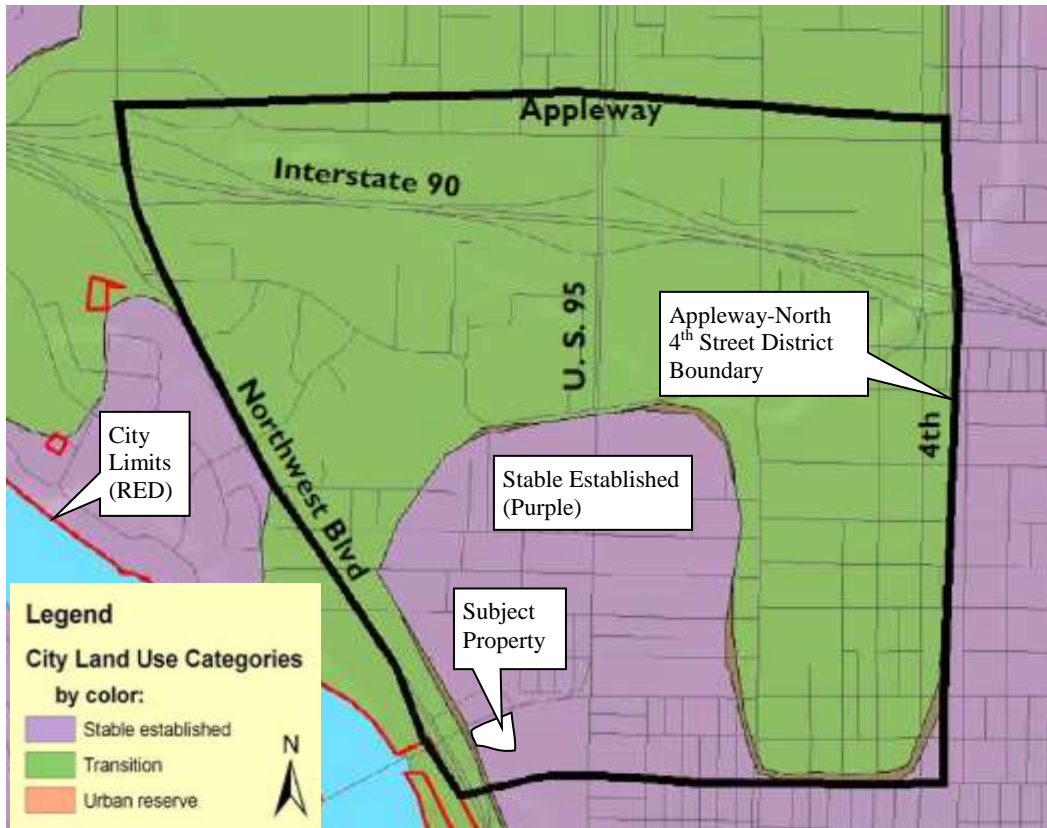
7. Building Sections (Conceptual):



## 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 the Appleway – North 4<sup>th</sup> Street district – Stable Established:



### ***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.

### **Appleway - North 4th Street Today:**

This area is a diverse mix of residential, medical, commercial, and warehousing land uses. The area is very gently sloped with some drop in elevation within a block of Northwest Boulevard. This elevation change has also defined the break from commercial to residential uses for much of the area's history.

The south-west and south-central portions of the area consist primarily of stable, single-family housing at approximately five units per acre (5:1). The Winton Elementary School and park is located in this neighborhood. Various multi-family apartments, mostly constructed in the late 1970s and early 1980s, are located within the district. The most active area for construction within this district is the Ironwood corridor which consists of many health-care and professional offices west of US 95, with office and retail uses east of US 95.

Along the northern border, commercial use thrives due to the proximity of I-90 and US 95. Appleway Avenue is a hub for restaurants and service uses, and extends from Northwest Boulevard east to 4th Street where Appleway Avenue becomes Best Avenue.

The US 95 and Appleway intersection is one of the most congested intersections in Coeur d'Alene.

### **Appleway - North 4th Street Tomorrow**

Generally, this area is expected to be a mixed use area. The stable/ established residential area will remain. The west Ironwood corridor will require careful evaluation of traffic flow. Ironwood will be connected to 4th Street, enabling higher intensity commercial and residential uses.

The characteristics of Appleway - North 4th Street neighborhoods will be:

- That overall density will approach six units per acre (6:1) with infill and multi-family housing located next to arterial and collector streets.
- That pedestrian and bicycle connections will be provided.
- Street widening and potential reconfiguration of US 95 should be sensitive to adjacent uses.
- Uses that strengthen neighborhoods will be encouraged.

The characteristics of Appleway - North 4th Street commercial will be:

- That commercial buildings will remain lower in scale than in the downtown core.
- Streetscapes should be dominated by pedestrian facilities, landscaping, and buildings.
- Shared-use parking behind buildings is preferred.

### **Significant Comprehensive Plan policies for 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 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 3.05-Neighborhoods:**

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

**Objective 3.06 - Neighborhoods:**

Protect the residential character of neighborhoods by allowing residential/commercial/industrial transition boundaries at alleyways or along back lot lines if possible.

**Objective 3.07**

**Neighborhoods:**

Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.

**Objective 3.16**

**Capital Improvements:**

Ensure infrastructure and essential services are available for properties in 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 4.01-City Services:**

Make decisions based on the needs and desires of the citizenry.

**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 record before them, whether the proposal is or is not in conformance with the Comprehensive Plan. 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 the location, setting, and existing uses on adjacent properties.**

The proposed request is an elderly housing residential multi-family structure consisting of fifty (50) total units. The structure is planned to have ten (10) units per floor over two (2) levels of parking. (See page #3, General Information: Zoning and Land Use Maps)

The following page show conceptual architectural renderings depicting structure mass as envisioned for the property.

Architectural Renderings:





**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 subject property is gently sloped along the Northwest Boulevard exit ramp up to the site. Along the US-95 frontage the property is generally flat. The neighboring properties are owned by the same non-profit or are of similar use. The site is sloped with an existing structure that will be removed to make way for the proposed structure. (See aerial photo showing natural features with 5' contour lines and site photos on the following pages)



Natural Features & Adjoining Properties (5' Contours in Yellow):



Site Photos:

Northwest Boulevard exit ramp to US 95 looking northeast



US-95 looking south into subject 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 public water system has sufficient capacity in this area to adequately supply domestic, irrigation and fire service needs to the proposed project. Any infrastructure improvements required to serve the project will be the responsibility of the developer at their expense. Requirements will be reviewed and identified at time of plan submittal.

*Comments submitted by Terry Pickel, Assistant 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 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/Investigator*

**WASTEWATER**

The Wastewater Utility has no objections to the project as proposed. Based on the proposed use, the Wastewater Utility presently has the public wastewater system capacity and willingness to serve this project.

Assessment:

Presently, a private sewer system serves the subject property. The Applicant is encouraged to evaluate their private sewer system for potential capacity issues and implement upgrades as necessary.

*-Comments submitted by Mike Becker, Utility Project Manager*

**STORMWATER**

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

Assessment:

Development of the subject property will require that all new storm drainage be retained on site, and, this issue will be addressed at the time of plan review and site development of the subject property.

*-Comments submitted by Chris Bates, Engineering Project Manager*

**TRAFFIC**

The ITE Trip Generation Manual estimates the project may generate approximately 17 A.M., and, 22 P.M. peak hour trips respectively, per day.

Assessment:

The subject property has multiple points of access to both a major arterial and local collector street, therefore, ingress and egress to/from the subject property does not present any issues. Also, although the intent is to bring in a “younger” population, that population is still a senior age group, and they tend to drive less than most age groups, therefore, the A.M. and P.M. movements will be considerably less. The additional traffic generation that may be due to the increased density will not result in any significant increase to vehicles on the surrounding roadways.

*-Comments submitted by Chris Bates, Engineering Project Manager*

**STREETS**

The roadways surrounding the subject property are under multi-jurisdictional control. US Hwy. 95 to the west is controlled by the Idaho Transportation Department (ITD), and, Harrison Ave./Lincoln Way are under City jurisdiction. All of the roadways are developed to State/City standards and no alterations will be required.

*-Comments submitted by Chris Bates, Engineering Project Manager*

**Evaluation:**

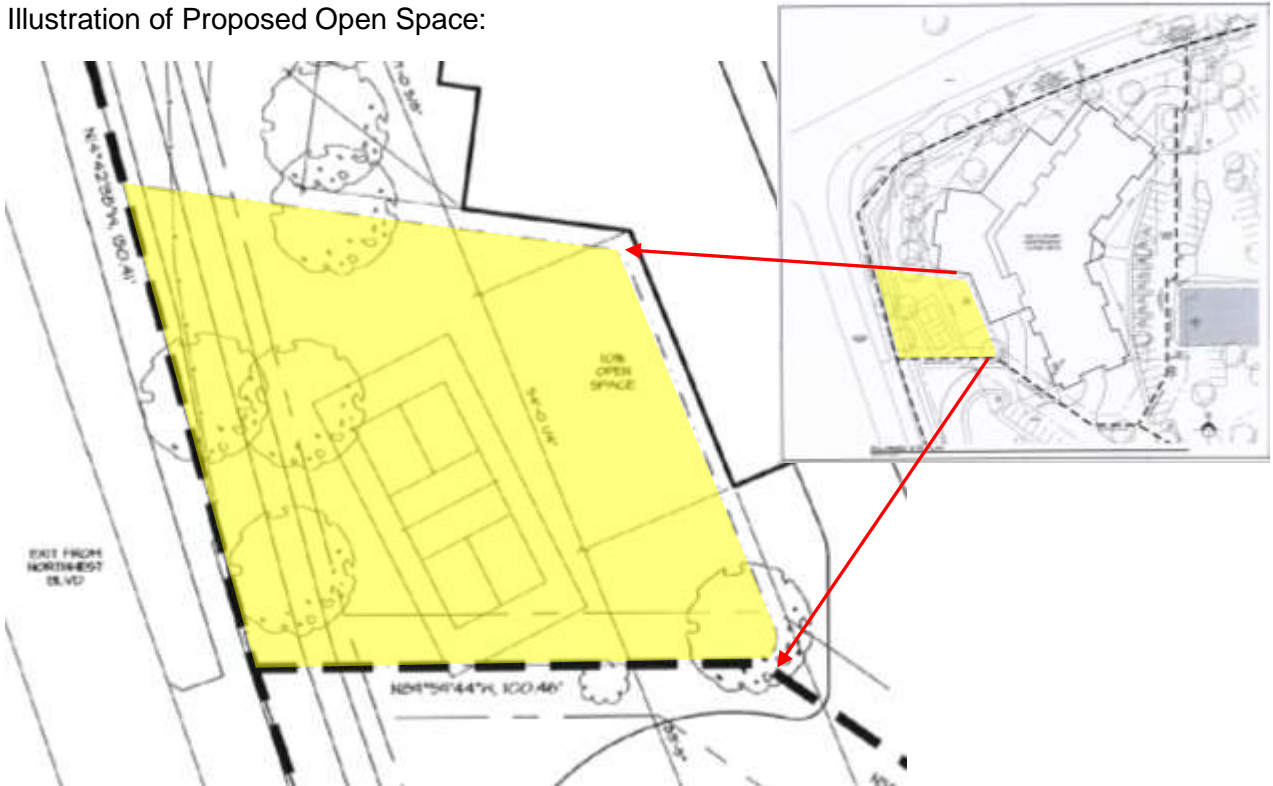
*The Planning Commission must determine, based on the record before them, whether the location, design, and size of the proposal are such that the development will or will not be adequately served by existing public facilities and services. Specific ways in which the policy is or is not supported by 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 0.1993 acres of open space area, satisfying the 10% requirement for the PUD request.

Illustration of Proposed 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 Elderly housing falls under the residential portion of Title 17 (Zoning) code which requires one-half (0.5) paved off-street parking stalls per dwelling unit. This designation requires residents are at least sixty-two (62) years of age.

**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:

	<u>Residential Uses</u>	<u>Requirement</u>
I.	Elderly housing	0.50 space per dwelling unit

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:

"We don't anticipate areas of common ownership issues as all parcels of the property are managed by our **15 person Board of Directors**. The Village at Orchard Ridge has a very competent administration and maintenance staff that have aided the Board in the operations for the last 94 years."

**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.*

**SPECIAL USE PERMIT FINDINGS:**

Applicant's request from: Decision Points (page #2):

Special Use Permit requesting increased density from seventeen (17) units per acre to an R-34 designation.

- The applicant is requesting a total of fifty (50) units for the subject property at build-out versus the maximum this approval would achieve at sixty-eight (68). (See staff condition)

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

See finding #B8A for the PUD request above found on page #8.

*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.**

See finding #B8B for the PUD request above found on page #10.

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

**Finding #B8C: 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.**

See finding #B8D for the PUD request above found on page #14.

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

**PROPOSED CONDITIONS:**

**PLANNING:**

1. Per the applicant's request, limit density for the special use permit to a total of fifty (50) units for the subject property.

**ORDINANCES AND STANDARDS USED IN ASSESSMENT:**

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  
Coeur d'Alene Bikeways Plan

**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**

July 28, 2015

City of Coeur d'Alene Planning Department  
710 E. Mullan Avenue  
Coeur d'Alene, ID 83814

**RE: THE VILLAGE AT ORCHARD RIDGE P.U.D. Proposal**

Please describe the concept of development proposed:

The Village at Orchard Ridge, formerly known as Coeur d'Alene Homes and Heritage Place has been providing senior housing in Coeur d'Alene since 1921. The Village at Orchard Ridge is a non-profit faith based provider of senior housing and assisted living and dementia care services. The average age of our HUD assistance housing project (The Grove) is 81 years and our assisted living and dementia care facility (The Garden) is 89 years of age. Our current facilities do not accommodate housing for active couples. Our goal is to provide senior housing for couples that are still active in our community and are looking for a comfortable, convenient location and well maintained facility to age in place in their golden years. A side benefit of this project will be twofold; younger retirees on campus could provide volunteers or part-time staff and having no low-income constraints on apartments will provide housing for spouses of Memory Care residents.

The project is conceived to be a 5 story resident structure containing 10 units per story sitting directly over 2 level parking structure. By stacking the living units and providing parking below makes for a very efficient project that will allow us to make these units more affordable for our residents. The 2012 International Building Code (2012 IBC) will allow 5 stories of dwelling units above a parking structure with a maximum height of 85' if the project is fully fire sprinklered. The current height limit available to the R-17 zone is 45 feet. We are asking through this PUD for an increase in height for this project equal to that allowed by the 2012 IBC or 85 feet maximum.

Proposed uses and activities:

As proposed, this project will contain 50 total living units within 5 stories in this resident tower with two levels of secure parking below. Also provided for the use and comfort of the residents is a main floor dining hall and lounge with associated kitchen and storage facilities. The structure will provide an exercise facility that may include a small aquatic area/lap pool. In addition to the normal mechanical and electrical spaces; the facility will also contain housekeeping, laundry and maintenance areas.

The project is conceived as independent dwelling units with full kitchen and laundry facilities in each unit. The project will provide for residents, the option of partaking of daily meal plan provided in the dining and lounge on the ground floor on the West side of the structure. Exterior areas will be provided for outdoor dining and activities that may include shuffleboard, pickle ball or casual walking paths throughout our campus site.

APPLICATION DOCUMENTS:

1. Application and narrative containing:
  - a) The legal description of the property:

Coeur d'Alene Homes Inc.; 702 W. Walnut Avenue; Coeur d'Alene, Idaho 83814; BKPG: J243 Coeur d'Alene Homes, LT3, BLK1 AIN: 2509010 LRSN: 87199 Parcel No. C-1760-001-003-0. Appr. Dist: C TRS: 504W11SE

- b) An overall description of the location and intensity of proposed uses and activities including public and private open spaces:

The proposed development will be located on just less than 2 acres of property. Currently located on this property is the old brick building known in our community as "Coeur d'Alene Homes" building. This structure has been vacant since its replacement structure was built to the South in 2005. The natural topography on this parcel will allow for two parking levels to have on grade entries for each level. On the West side of the tower we are proposing a dining hall/multi-purpose room and lounge area with kitchen to serve the residents of the building. Activities for this area would include entertainment, dances, birthday and anniversary parties, educational presentations and seminars, church services, etc.. Undeveloped property to the North and West will be landscaped and provide activity spaces for this project and the entire Village campus.

- c) An overall description of proposed facilities, including types of buildings, structures and landscape and circulation elements;

The proposed project is a 7 story multi-family structure with 5 stories of residential units located atop 2 levels of private secure parking. Each dwelling level will contain up to 10 residential units. 20% of the proposed units will be one bedroom/one bath units and 80% will be 2 bedroom/2 bath units. The entire building will be fire sprinklered throughout. The project is intended to cater to younger retiree populations that are still active in our community who appreciate the mission of the Village at Orchard Ridge. Even though each dwelling is intended to be independent living units providing complete kitchens and laundry facilities in each unit; a central kitchen and dining and lounge will be provided as an option to all residents.

The project will provide a 10% landscape and active open space that will provide for all types of outdoor activities such as shuffleboard, outside dining, pickle ball or table tennis and gardens for all residents to enjoy in their leisure.

- d) A general designation of utilities;

The existing structure on this property; the old brick building is currently connected to all utilities required for the proposed project. The total number of



residents that will be served by this structure will be less than those that occupied the existing Coeur d'Alene Homes building at full occupancy. All utilities including water, sewer, natural gas, and electrical are currently serving the vacant structure.

- e) A general statement on the form of management proposed in areas of common ownership;

We don't anticipate areas of common ownership issues as all parcels of the property are managed by our 15 person Board of Directors. The Village at Orchard Ridge has a very competent administration and maintenance staff that have aided the Board in the operations for the last 94 years.

- f) A statement detailing the relationships of the proposed development project with major public development programs, including but not limited to freeways, highways, park, trails, open spaces, utility transmission lines and other major public facilities;

The Village at Orchard Ridge works closely with North Idaho College Nursing Program. Students visit during their geriatric in-service and are assigned residents who volunteer so the students can learn how to create care plans. Social Workers at Kootenai Health and our community physicians are in constant communication with our staff in placing patients in our assisted living and memory care facility. The 22 Member Churches who support our organization are engaged in our campus' governance, spiritual life and volunteer program. In addition, we have strong ties with the Alzheimer's Association, The Area Agency on Aging, The Idaho Healthcare Association and Lutheran Services of America. As a nonprofit, we are active in collaborating with other area nonprofits such as The Kroc Center and United Way and our executive director, Ann Johnson, sits on the Idaho Nonprofit Center board of directors as a representative of all North Idaho nonprofits.



July 28, 2015

City of Coeur d'Alene Planning Department  
710 E. Mullan Avenue  
Coeur d'Alene, ID 83814

RE: **THE VILLAGE AT ORCHARD RIDGE S.U.P. Proposal**

A. A description of your request (reason for the S.U.P.);

The Village at Orchard Ridge, formerly Coeur d'Alene Senior Living, has been a part of the Coeur d'Alene Community since 1921. The current "Village at Orchard Ridge" campus is made up of 12.625 acres and is currently zoned R-17 and includes the adjoining properties located at 612 W. Harrison, 624 W. Harrison, 702 W. Walnut, and 704 W. Walnut ( Parcels: C-J349-001-001-A, C-J349-001-001-B, C-J349-001-002-0, C-J349-001-003-0, C-1760-001-003-0, C-1760-001-002-A, C-1760-001-002-B). **The Village at Orchard Ridge is seeking a S.U.P. for the 704 W. Walnut ( Parcel: C-1760-001-003-0.** Currently The Village at Orchard Ridge campus has 3 Special Use Permits (S.U.P.'s) on 4 of its 7 parcels of land. These special use permits allow for handicapped/minimal care, assisted living, dementia care, convalescent care and increased density. We are requesting a S.U.P. for this specific Parcel that would allow for an increase in the allowable density from the underlying R-17 zoning of 17 units/acre to 26 units/acre.

The Board of Directors for The Village at Orchard Ridge is proposing to construct a 5 story independent housing project to include 50 apartment units, a two level private parking structure, dining and lounge with kitchen and various related spaces,(ie. exercise, housekeeping and storage spaces). The 2012 International Building Code will allow us to construct a 5 story residential structure above a two story parking garage with a maximum height of 85 feet.

The three previous S.U.P.'s that were granted on this campus were as follows: SP-4-83, SP-10-03, and SP-5-05 (see attached site plan). Each of these previous S.U.P.'s requested and increase to allowable density on this site. Our current request is well within these previous requests as well as the 34 units/acre of the adjacent Captain Apartments to the East.

B. Explain how your request conforms to the 2007 Comprehensive Plan;

This is Coeur d'Alene Tomorrow:2007-2027

"The community is our greatest asset. We must make every effort to provide quality neighborhoods, and to protect existing neighborhoods for our generation and many more to come."

*Response:* This S.U.P. will allow The Village at Orchard Ridge to grow and provide quality housing and other services to the residents of its current “neighborhood” community as well as create new senior housing for couples and a younger more active retiree. By allowing an increase in density, it will provide for a more efficient project which will allow us to offer quality, convenient retirement housing at a reduced cost for our residents.

Goal #1 Objective 1.12 “Community Design: support the enhancement of existing urbanized areas and discourage sprawl.”

*Response:* The requested S.U.P. will allow The Village at Orchard Ridge to expand its offerings for a more upscale independent housing product in our community. Our central location in Coeur d’Alene will provide for a younger resident on our campus that will have easy access to many of the offerings our community provides.

Goal #1 Objective 1.14 “Efficiency: Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.”

*Response:* The Village at Orchard Ridge campus currently has existing infrastructure which is able to support the proposed changes and growth. By allowing us to construct more units, it will increase the overall efficiency of this project. We believe with a more efficient product with enhanced views and vistas, we have the opportunity to attract a younger retiree to our campus. These younger residents often are looking for ways to stay busy and fulfilled. Giving them opportunities to volunteer and engage in meaningful relationships with other residents will improve quality of life. The average age of our assisted living and dementia residents is 89 years and the average age of our HUD subsidized housing at The Grove is 81 years. You can imagine that these demographics require a large number of volunteers and staff. We hope that a younger retiree on our campus will aid us with a potential group of caring volunteers and possibly a resource for part-time employees.

Goal #2, Objective 2.02 “Economic & Workforce Development: Plan suitable zones and mixed use areas, and support local housing to meet the needs of business and industry.”

*Response:* As noted for Goal #1 Objective 1.14, we believe that being able to attract a younger resident to our campus will provide us with an in house “Economic and Workforce Development” to draw from for many of our volunteer and part-time staffing needs.

Goal #3, Objective 3.01 “Manage Growth: Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.”

*Response:* The Village at Orchard Ridge currently provides for subsidized housing and assisted living housing for our “single” retirees. We provide only a few (1 to 2 percent) of our units for couples to age in place. Our proposed project will provide for 50 one and two bedroom units designed for a younger retired couple on a campus that will provide them care as they gracefully age in place. In addition, the need for senior housing on our campus that is not income restricted is urgent. For example, if a spouse is admitted to our Memory Care Unit, there is no place on our campus for the independent

spouse to live if their income is above \$31,300/year. The result is that couples become separated and must live miles apart, making daily visits nearly impossible.

Goal #3, Objective 3.08 “Housing: design new housing areas to meet the city’s need for quality neighborhoods for all income and family status categories.”

*Response:* The request for a S.U.P. will help to promote future development of The Village at Orchard Ridge campus so they can create new quality housing to meet the needs of Coeur d’Alene’s elderly residents.

Goal #3, Objective 3.10 “ Affordable & Workforce Housing: support efforts to preserve and provide affordable and workforce housing.”

*Response:* The Village at Orchard Ridge provides quality affordable housing for the elderly. The proposed S.U.P. will afford “The Village at Orchard Ridge” a more efficient development and therefore the ability to continue to provide affordable housing for the elderly in our community.

Comprehensive Plan: Implementation

Specific steps that should be undertaken include: Review and update both the subdivision and zoning codes to conform to the plan.

*Response:* The R-17 zone is frequently amended with S.U.P.’s. Both The Village at Orchard Ridge and the neighboring Captain Apartments have utilized Special Use Permits to increase the density of the underlying zoning. Our proposed use is allowed within the R-17 zoning and we do not need modification to the building set-backs or required parking for senior housing. We believe the increase in density request by this S.U.P. will allow us to build more units on a smaller footprint which will be more efficient and allow more of the current parklike setting to remain unchanged.

Appendices: Population and demographics

Coeur d’Alene has a higher percentage of residents 65 years and older than the state (14.8% verses 11.3%).

*Response:* We know with the oncoming “Silver Tsunami” (the retiring of our baby boomers), Coeur d’Alene will have an even larger demand for this type of senior housing. We believe that our campus location combined with the ability to age in place; if given the increase density will provide us the efficiencies needed to provide for a more affordable housing option that fills a public need.

C. Explain how the design and planning of the site is compatible with the location, setting and existing uses on adjacent properties;

Currently on this campus property, there are 3 parcels that have been granted a Special Use Permit for increased density. The adjacent Captain Apartments also has received an increased density to a level of R-34. The portion of our campus that is part of this request, fronts onto the off-ramp of Northwest Boulevard on the West and Highway 95 to the North. The existing topography at this location is conducive to a two story parking structure allowing on grade access to both parking levels. The location for our project is the currently vacant four (4) story brick Coeur d’Alene Homes building. Many of the

existing structures adjacent to this proposed building views and vistas are currently blocked by the vacant four (4) story brick building or the existing Ponderosa Pine tree canopies. If approved, this S.U.P. will allow us to remove an eyesore old abandoned building with a new modern vibrant facility. The nearest property to the East of our project beyond our campus boundary is the Captain Apartment buildings. The Captain Apartment site to the East is an R-17 zoned property that by use of a Special Use Permit was allowed to increase its density to roughly 34 units per acre. Our request is for an increase from 17 to 26 units per acre. The two directly adjacent parcels to the East on our campus have received increases in density by way of Special Use Permits SP-4-83 and SP-5-05. Both of those Special Use Permits exceeded our current request for up to 26 units per acre.

D. Explain how the location, design, and size of the proposal will be adequately served by existing streets, public facilities and services;

By allowing the increase in density of this S.U.P. to 26 units/acre will have much the same land use for The Village at Orchard Ridge campus as it has currently as an R-17 but with granting extra use and higher density. The sites access to Lincoln Way via Harrison Avenue and Highway 95 with the adjacent Northwest Boulevard already easily supports this use density. The Village at Orchard Ridge campus has access from Highway 95 and Harrison Avenue. We would anticipate the majority of the traffic for this project will access this site from Harrison Avenue via Lincoln Way.

Existing use

The Village at Orchard Ridge's campus is currently used for handicapped & minimal care, assisted living, and dementia care. Many of these uses were only allowed by the previous granted S.U.P.'s. Our proposed project is the site of the existing old brick building, commonly known as the original Coeur d'Alene Homes building. This structure has been vacant since its replacement was constructed to the South in 2005. This building although vacant, still is served by all the necessary utilities that will serve the new proposed replacement structure.

Neighboring Use

The Village at Orchard Ridge's campus fits within the R-17 zoning with the increased densities and the allowance for the assisted living and dementia care as provided by the earlier S.U.P.'s as a transition from commercial to residential. The Village at Orchard Ridge is bordered by R-12, R-3, C-17, and pockets of R-17 and C17L. The Campus sits along major arterials in between residential and commercial zoning. This change in density requested is not expected to have significant impact on traffic and what change in traffic does occur will be easily accommodated by Lincoln Way and Highway 95 which are the primary entrances to The Village at Orchard Ridge campus. This proposed increase in density by the proposed SUP will be below the density of the already existing R-34 density of the Captain Apartments and the two adjacent S.U.P.'s already granted for our campus.

E. Any other information that you feel is important and should be considered by the Planning Commission in making their decision.

The mission of “The Village at Orchard Ridge” is to provide for a faith based loving home that honors older adults. We pride ourselves in providing more affordable housing for our residents on our campus. A key to providing more affordable housing is to provide for efficiencies in their design. Increasing the density along with building multiple levels of efficient units stacked on top of one another and utilizing less property in the process will provide you the most efficient project possible.

The Area Agency on Aging, Plan for North Idaho 2009-2013 has stated the following:

- By the year 2020, the 65+ population in Kootenai County will grow to 31,497 or an increase of 56%.
- Kootenai County Alzheimer’s & Dementia case will increase 125% by 2030.
- People living in these age ranges will live longer, with more complicated diseases, and less familial support.

### Conclusion

Our request for a Special Use Permit to increase the density from 17 units/acre to 26 units/acre is a reasonable request to aid us in providing a cost efficient project for young active couples to comfortably age in place on our lovely campus. Most of the adjacent properties that are zoned R-17 have utilized the S.U.P. process to increase their densities accordingly including the Captain Apartments directly to the East of our campus. Our project is conceived to provide housing for married couples which our current campus housing does not accommodate. We believe, by providing housing for couples, this will allow for a younger mix of retirees that could aid us in our ever growing demand for volunteers and part-time staff on our campus. The “Silver Tsunami is coming, whether we like or not, whether we are ready or not.





Map Layers



Owner:  Address:

AZN: 259010 LRSN: 67259  
 Parcel Number: C-2760-001-003-0  
 Appr Dist: C TRS: 504W1:5E  
 Incorporation: COEUR D'ALENE

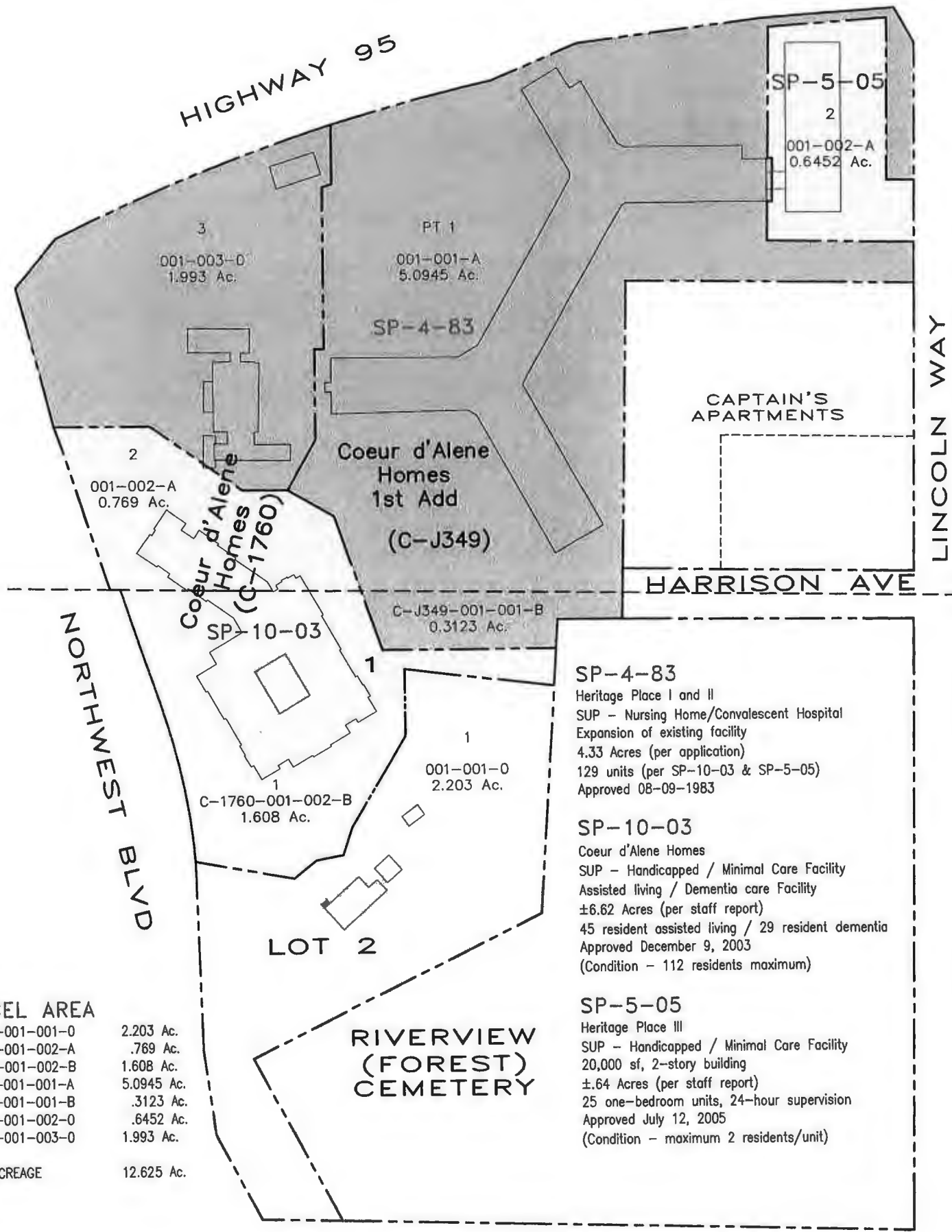
**Owner Information:**  
 COEUR D'ALENE HOMES INC  
 704 W WALKUT AVE  
 COEUR D'ALENE, ID 83814

**Site Address:**

**Legal Description:** BKPG: 124E  
 COEUR D'ALENE HOMES, LT 3 BLK 1

**Acres:** 1.953





**PARCEL AREA**

C-1760-001-001-0	2.203 Ac.
C-1760-001-002-A	.769 Ac.
C-1760-001-002-B	1.608 Ac.
C-J349-001-001-A	5.0945 Ac.
C-J349-001-001-B	.3123 Ac.
C-J349-001-002-0	.6452 Ac.
C-J349-001-003-0	1.993 Ac.

TOTAL ACREAGE 12.625 Ac.

**SP-4-83**

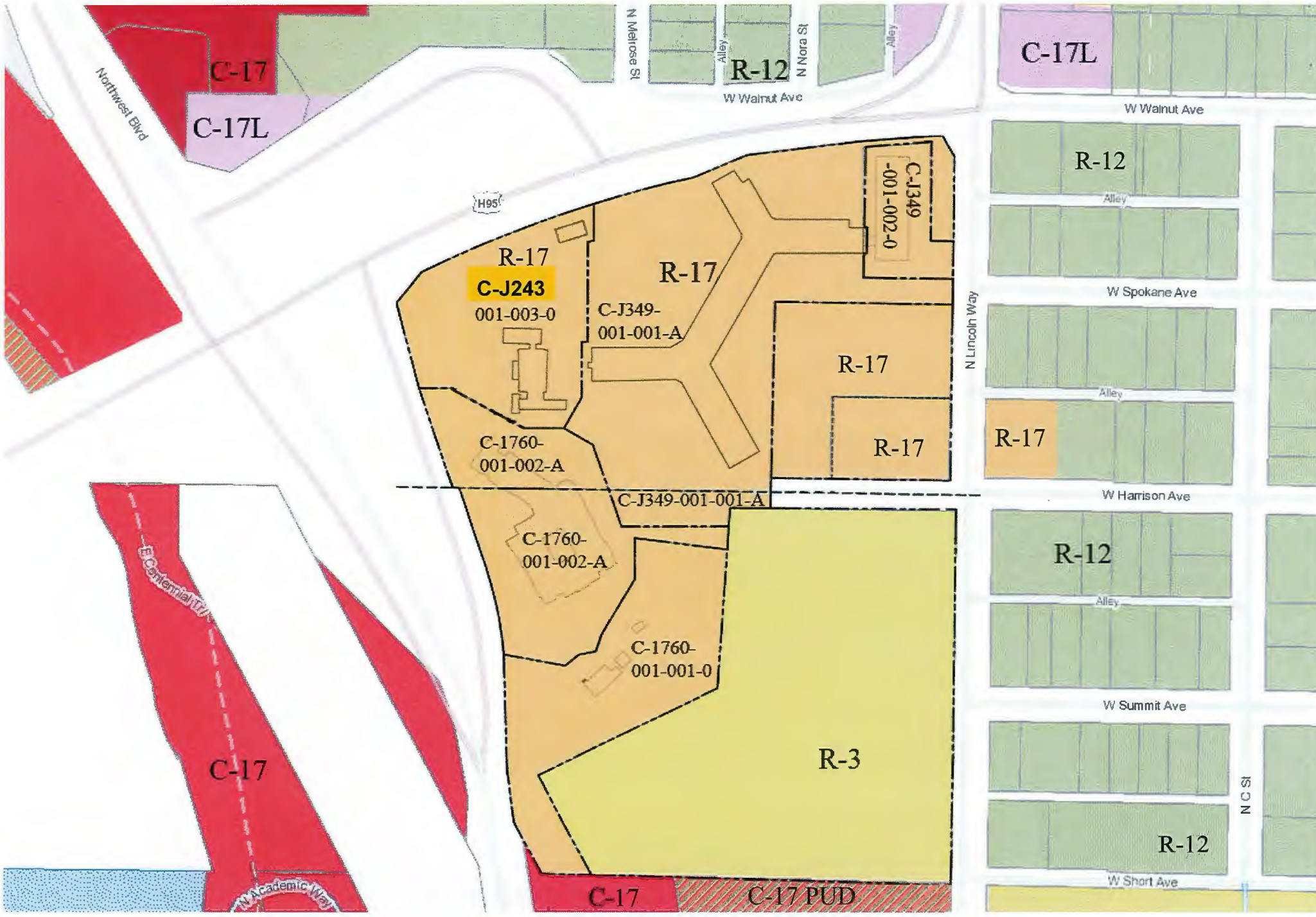
Heritage Place I and II  
 SUP - Nursing Home/Convalescent Hospital  
 Expansion of existing facility  
 4.33 Acres (per application)  
 129 units (per SP-10-03 & SP-5-05)  
 Approved 08-09-1983

**SP-10-03**

Coeur d'Alene Homes  
 SUP - Handicapped / Minimal Care Facility  
 Assisted living / Dementia care Facility  
 ±6.62 Acres (per staff report)  
 45 resident assisted living / 29 resident dementia  
 Approved December 9, 2003  
 (Condition - 112 residents maximum)

**SP-5-05**

Heritage Place III  
 SUP - Handicapped / Minimal Care Facility  
 20,000 sf, 2-story building  
 ±.64 Acres (per staff report)  
 25 one-bedroom units, 24-hour supervision  
 Approved July 12, 2005  
 (Condition - maximum 2 residents/unit)























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

**A. INTRODUCTION**

This matter having come before the Planning Commission on September 8, 2015, and there being present a person requesting approval of ITEM: PUD-3-15 a request for a planned unit development known as "The Village at Orchard Ridge" in the R-17 (Residential at 17 units/acre) zoning district.

APPLICANT: THE VILLAGE AT ORCHARD RIDGE

LOCATION: A +/- 1.993 ACRE PARCEL ASSOCIATED WITH 704 W. WALNUT AVE.  
KNOWN AS LOT 3, BLOCK 1, OF COEUR D'ALENE HOMES.

**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-multi-family, commercial, and vacant land.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is R-17 (Residential at 17units/acre) zoning district.
- B4. That the notice of public hearing was published on, August 22, 2015, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on August 31, 2015, which fulfills the proper legal requirement.
- B6. That 10 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on August 21, 2015.
- B7. That public testimony was heard on September 8, 2015.

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

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        | 3. Native vegetation           |
| 2. Wildlife habitats | 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 THE VILLAGE AT ORCHARD RIDGE for approval of the planned unit development, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are:

PLANNING:

1. Per the applicant's request, limit density for the special use permit to a total of fifty (50) units for the subject property.

Motion by \_\_\_\_\_ seconded by \_\_\_\_\_ to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	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



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

**A. INTRODUCTION**

This matter having come before the Planning Commission on September 8, 2015, and there being present a person requesting approval of ITEM: SP-4-15, a request for an R-34 Density Increase Special Use Permit in the R-17 (Residential at 17 units/acre) zoning district.

APPLICANT: THE VILLAGE AT ORCHARD RIDGE

LOCATION: A +/- 1.993 ACRE PARCEL ASSOCIATED WITH 704 W. WALNUT AVE.  
KNOWN AS LOT 3, BLOCK 1, OF COEUR D'ALENE HOMES.

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

**(The Planning Commission may adopt Items B1 to B7.)**

- B1. That the existing land uses are residential-multi-family, commercial, and vacant land.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is R-17 (Residential at 17 units/acre) zoning district
- B4. That the notice of public hearing was published on, August 22, 2015, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on August 31, 2015, which fulfills the proper legal requirement.
- B6. That 10 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on August 21, 2015.
- B7. That public testimony was heard on September 8, 2015.

B8. Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

B8A. The proposal **(is) (is not)** in conformance with the comprehensive plan, as follows:

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. Does the density or intensity of the project "fit " the surrounding area?
2. Is the proposed development compatible with the existing land use pattern i.e. residential, commercial, residential w churches & schools etc?
3. Is the design and appearance of the project compatible with the surrounding neighborhood in terms of architectural style, layout of buildings, building height and bulk, off-street parking, open space, and landscaping?

B8C 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 B8C:**

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 police and fire provide reasonable service to the property?

**C. ORDER: CONCLUSION AND DECISION**

The Planning Commission, pursuant to the aforementioned, finds that the request of THE VILLAGE AT ORCHARD RIDGE for a special use permit, as described in the application should be **(approved)(denied)(denied without prejudice)**.

Special conditions applied are as follows:

PLANNING:

1. Per the applicant's request, limit density for the special use permit to a total of fifty (50) units for the subject property.

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

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	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