

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

MAY 12, 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, O'Brien (Student Rep.)
Cousins (Alt. Student Rep.)

APPROVAL OF MINUTES:

April 14, 2015

OATH:

Lewis Rumpler
Lynn Fleming

PUBLIC COMMENTS:

STAFF COMMENTS:

ELECTION:

1. Vice Chair

PUBLIC HEARINGS:

1. Applicant: Lake Forest, LLC
Location: 1555 W. Hanley Avenue
Request: A proposed 66-lot preliminary plat "Lake Forest West 1st Addition
QUASI-JUDICIAL, (S-1-14m)

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.***



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**PLANNING COMMISSION
MINUTES
APRIL 14, 2015
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Heather Bowlby, Vice-Chair
Michael Ward
Peter Luttrupp
Jon Ingalls
Cole O'Brien, Student Rep.

STAFF MEMBERS PRESENT:

Hilary Anderson, Community Planning Director
Lori Burchett, Planner
Tami Stroud, Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney

COMMISSIONERS ABSENT:

Tom Messina
Heather Bowlby
Christian Cousins, Alt. Student Rep.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Ingalls, seconded by Luttrupp, to approve the minutes of the Planning Commission meeting held on March 10, 2015. Motion approved.

STAFF COMMENTS:

Hilary Anderson, Community Planning Director, announced that we have one item scheduled on the May agenda and interviews have been scheduled for the two vacant positions on the planning commission for Tuesday, April 21, 2015.

Chairman Jordan stated that he would like to thank Commissioner Bowlby for her 20 years of service on the Planning Commission.

PUBLIC COMMENTS:

None.

PUBLIC HEARINGS:

1. Applicant: U.S. Forest Service
Location: 3600 W. Nursery Road
Request: A proposed 13.4 acre PUD "U.S. Forest Service PUD"
QUASI-JUDICIAL (PUD-1-15)

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

Commissioner Ingalls stated that last year when the Forest Service came before the Planning Commission with an annexation request, the applicant was not required to submit a drawing of the building. He explained that, if approved, a Planned Unit Development will lock-in the site plan for the project and give the neighbors some relief as to what will be built on site.

Commissioner Luttrupp inquired how many parking stalls will be required.

Planner Stroud stated that 70 parking stalls will be required.

Public testimony open:

James Giebardt, applicant representative, explained that their goal is to combine the U.S. Forest Service, Bureau of Land Management, and U.S. Fish and Wildlife Service together to save taxpayer's money by eliminating costly rental fees.

Commissioner Ingalls inquired if the applicant agrees with the five conditions listed in the staff report.

Mr. Giebardt stated that they agree with all the conditions.

Commissioner Ward inquired about the 60-foot buffer and what process for the tree removal will be used for this buffer.

Mr Giebardt explained that trees will be cleared from the property by planting smaller trees next to bigger trees to manage growth and provide a safe place for native birds and plantings produced within that area.

Commissioner Ingalls inquired regarding the anticipated hours of operation.

Mr. Giebardt answered that the hours would be Monday through Friday, 7:00 a.m. to 5:00 p.m.

Commissioner Luttrupp stated that he would encourage the Forest Service to leave as many trees next to the parking lot to help maintain the natural landscape as possible.

Mr. Giebardt concurred and explained that the goal of the Forest Service is to leave as many trees as possible.

Marilyn Reames stated she is opposed to the request and feels that the Forest Service is not telling the truth. She explained that after reading the minutes from the council meeting last year that the Forest Service was questioned about providing a 150-foot buffer by the council, and responded that they would be ok with that request. She suggested having the commission go out and look at the site before approving this request.

Commissioner Luttrupp explained that the site plan is already included if this request is approved.

Joan Davis stated that she lives next door to Ms. Reames and questioned why she didn't receive a notice.

Kevin McCrummen stated he is opposed. He feels that a 150-foot buffer would discourage any commercial businesses if the property is sold anytime in the future. He requested that the lighting be low-level to not disturb the surrounding homes if approved.

Mike Maker requested that the applicant leave the entrance where it currently is. He explained that the new entrance is on the corner of Kathleen, and if approved, it will be unsafe for people leaving the property. He explained that his house sits across the street and is concerned if the entrance is left, car lights will be shining directly at his house.

Ann Sedgwick commented that she also feels that the Forest Service was lying when asked about leaving a 150-foot buffer after attending a meeting set up by the Forest Service for the neighbors to explain the project.

Commissioner Ingalls stated that he is confident that the Forest Service knows how to manage their forest and provide an appropriate buffer.

Warren Wilson, Deputy City Attorney, read an excerpt from the City Council minutes where the City Council, upon approval, requested that the Forest Service go back to the Planning Commission for a PUD. At that meeting, the Forest Service did not say they would provide a 150-foot buffer, and provided a site plan showing a 60-foot buffer with the building and parking lot set back from that buffer.

Commissioner Luttrupp inquired if a condition could be added to request how many trees will be left on the lot.

Mr. Wilson feels that the goal of the Forest Service is to retain as many trees as possible on the property, as outlined in the staff report.

Commissioner Luttrupp stated that he feels confident that the city engineer reviewed the placement of the ingress/egress on the site plan to make sure it was safe.

Philana McInnis stated she is opposed and feels that a 60-foot buffer is not enough to protect her from the light pollution between her house and the property.

Steve Baily stated that he is opposed to this request and believes his property values will be decreased when the Forest Service removes the trees. He stated this is a beautiful property.

Rebuttal:

Mr. Giebhardt thanked everyone for their comments. He explained that when they discussed the site plan with the architect, lighting was discussed. He explained that the lighting will be directed downward, so it won't disturb the surrounding neighborhood. Ingress/egress was discussed and this was the recommendation from the city engineer as the best spot. He explained that a dense 60-foot buffer will provide adequate coverage with the management of trees as described in the staff report. He feels that this building will meet the goals of the Forest Service by combining other agencies to save money for the taxpayers.

Commissioner Ingalls inquired what the reason is for not wanting a 150-foot buffer.

Mr. Giebhardt stated that a 60-foot buffer would give some flexibility for future expansion of the parking lot.

Commissioner Luttrupp inquired if it would be helpful for staff to design a tree management program.

Mr. Giebhardt explained the Forest Service already has a tree management program for the property.

Commissioner Luttrupp inquired if the applicant would be required to return for approval if they desired to increase parking.

Mr. Wilson explained that if they encroach into the open space, it might need to come back, but would not need approval to increase parking.

Chairman Jordan stated that he feels the neighbors are looking for a dense natural buffer between their property and the applicant's property.

Commissioner Ingalls commented that he feels this project is similar to the Hecla building next to Highway 95. He explained that the Hecla building is set back within the trees and similar to the site plan the Forest

Service submitted. He stated that he supports this project and would make a motion with six conditions added to require a 150-foot buffer.

Mr. Giebardt explained that they would not want a 150-foot buffer as that would not give them the necessary flexibility for further expansion.

Commissioner Luttrupp inquired if the Forest Service would be willing to work with the City Urban Forester to come up with a tree management plan.

Public testimony closed.

Commissioner Luttrupp feels a 60-foot buffer is not adequate, and for that reason, he cannot approve this request.

Mr. Wilson explained that the Forest Service, per the code requirement for buffer yards, does not have to provide that much buffer. The Forest Service is trying to be a good neighbor by listening to the concerns of the area residents and trying to compromise with a 60-foot buffer. He explained that the Forest Service is being generous by giving more of a buffer than what is required, and if they choose to stay in the County, they would have less than a 60-foot buffer.

Commissioner Luttrupp restated that he will not support this project.

Motion by Ingalls, seconded by Ward, to approve Item PUD-1-15. Motion approved.

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Luttrupp	Voted	Nay
Commissioner Ward	Voted	Aye

Motion to approve carried by a 2 to 1 vote.

2. Applicant: MK City Development, LLC.
Location: 113 E. Garden Avenue
Request: A proposed 7-unit Townhome Development
"Garden Terraces"
QUASI-JUDICIAL (S-3-15)

Planner Bruchett presented the staff report and answered questions from the commission.

Commissioner Luttrupp inquired if this request was required to be reviewed by the Planning Commission prior to the Design Review Committee.

Ms. Burchett responded affirmatively.

Public testimony open:

Chad Johnson, applicant representative, stated that staff did a great job explaining the project and asked if the commission had any questions.

Jimmy D. Lewis stated that his concern is that they are taking out all the trees behind his property that act as a noise barrier. He questioned if the applicant intends to replace those trees or put in a fence.

Mark Johnstone explained that his house is directly behind lot numbers two and three on the site plan and stated that he is in the process of building a garage. He explained that he won't have any way to access

his garage without alley access.

Rebuttal:

Mr. Johnson explained that they did remove a very old tree behind the property and they do intend to put a fence along the property.

Public testimony closed.

Motion by Ward, seconded by Luttropp, to approve Item S-3-15. Motion approved.

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Luttropp	Voted	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

3. Applicant: Eve Fatz
Location: 5097 N. Building Center Drive
Request: A proposed Commercial Recreation special use permit in the LM (Light Manufacturing) zoning district.
QUASI-JUDICIAL (SP-2-15)

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

Eve Fatz, applicant, stated that she is a personal trainer and will be using this building for classes. She explained that with only five sessions a day, it should not have an impact for the area.

Commissioner Luttropp stated that this area is zoned manufacturing and that most of the businesses in this area produce a lot of noise and dust.

Ms. Katz stated that she appreciates the information.

Public testimony closed.

Motion by Ingalls, seconded by Ward, to approve Item SP-2-15. Motion approved.

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Luttropp	Voted	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

ADJOURNMENT:

Motion by Ingalls, seconded by Ward, to adjourn the meeting.

The meeting was adjourned at 8:09 p.m. Motion approved.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**PLANNING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER
DATE: MAY 12, 2015
SUBJECT: S-1-14.m – A 66 LOT PROPOSED PRELIMINARY PLAT
SUBDIVISION KNOWN AS “LAKE FOREST WEST 1st
ADDITION”
LOCATION: +/- 13.97 ACRES NEAR THE NORTHEAST CORNER OF
HANLEY AVENUE AND RAMSEY ROAD

APPLICANT/OWNER:
Lake Forest, LLC
179 E. Wilbur Avenue
Dalton Gardens, ID 83815

ENGINEER:
Lake City Engineering, Inc.
3909 N. Schreiber Way Suite #4
Coeur d’Alene, ID 83815

DECISION POINT:

Lake Forest, LLC, is requesting preliminary plat approval (modification) for “Lake Forest West 1st Addition” a 66-lot subdivision on +/-13.97 acres.

HISTORY:

On January 14, 2014, Lake Forest, LLC, received approval for the “Lake Forest West” preliminary plat, which included the following elements:

- An R-8 zoned neighborhood
- 175 residential lots on 54.9+/- acres
- Five (5) phases of residential development
- One 2.96 acre C-17 commercial lot (in SW corner)
- An open space/trail system throughout the development

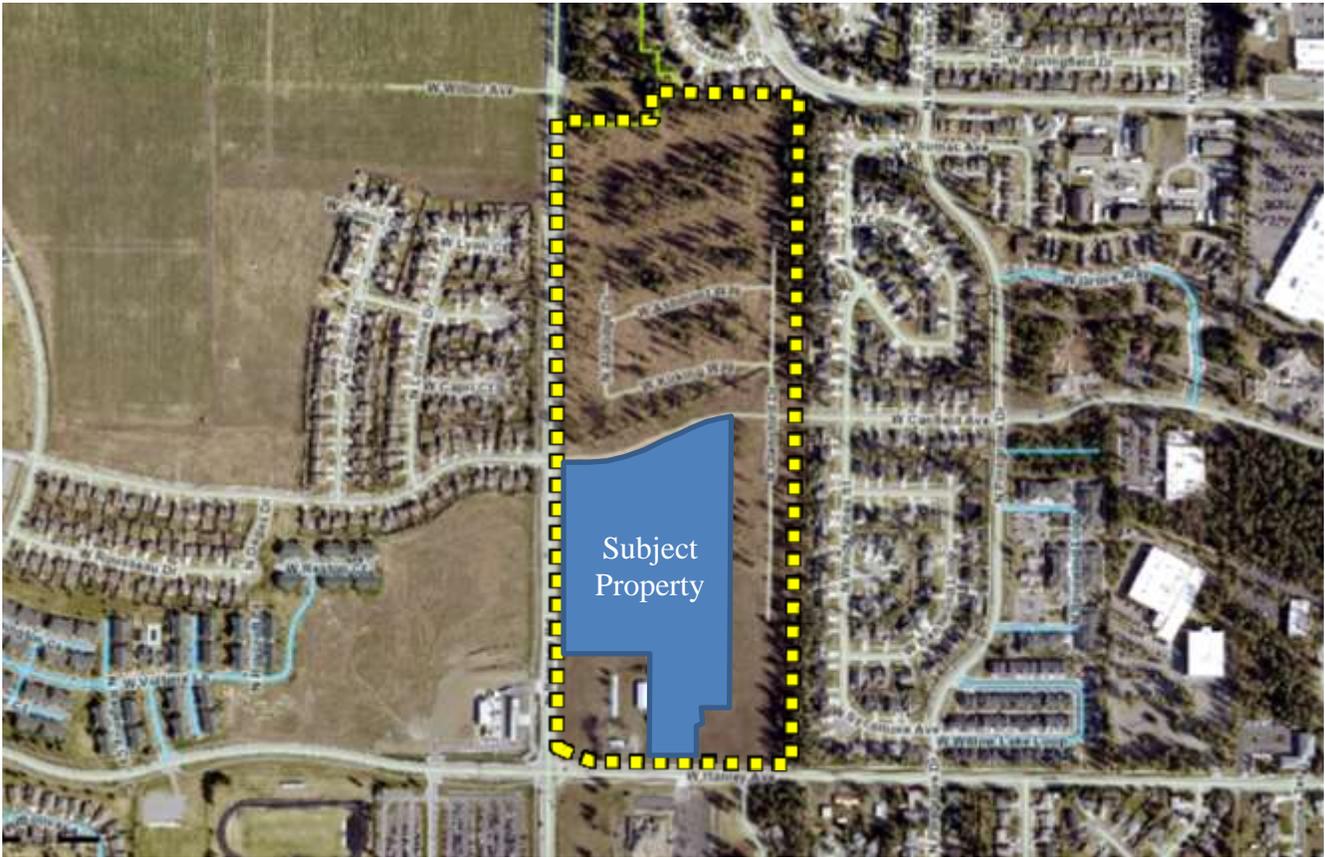
GENERAL INFORMATION:

This Lake Forest West 1st Addition request alters the density of this phase of the subdivision by adding eighteen (18) residential lots zoned R-8 and also includes a small shift in overall phasing. Note: Street alignment, sidewalks/trail connections, locations of utilities, and other physical attributes remain as previously approved.

Lake Forest West Subdivision (Residential):

<u>YEAR</u>	<u>SIZE</u>	<u>LOTS</u>	<u>UNITS/GROSS ACRE</u>
2014	51.65 acres	175 lots	3.32
2015	51.65 acres	193 lots	3.74

Aerial photo:



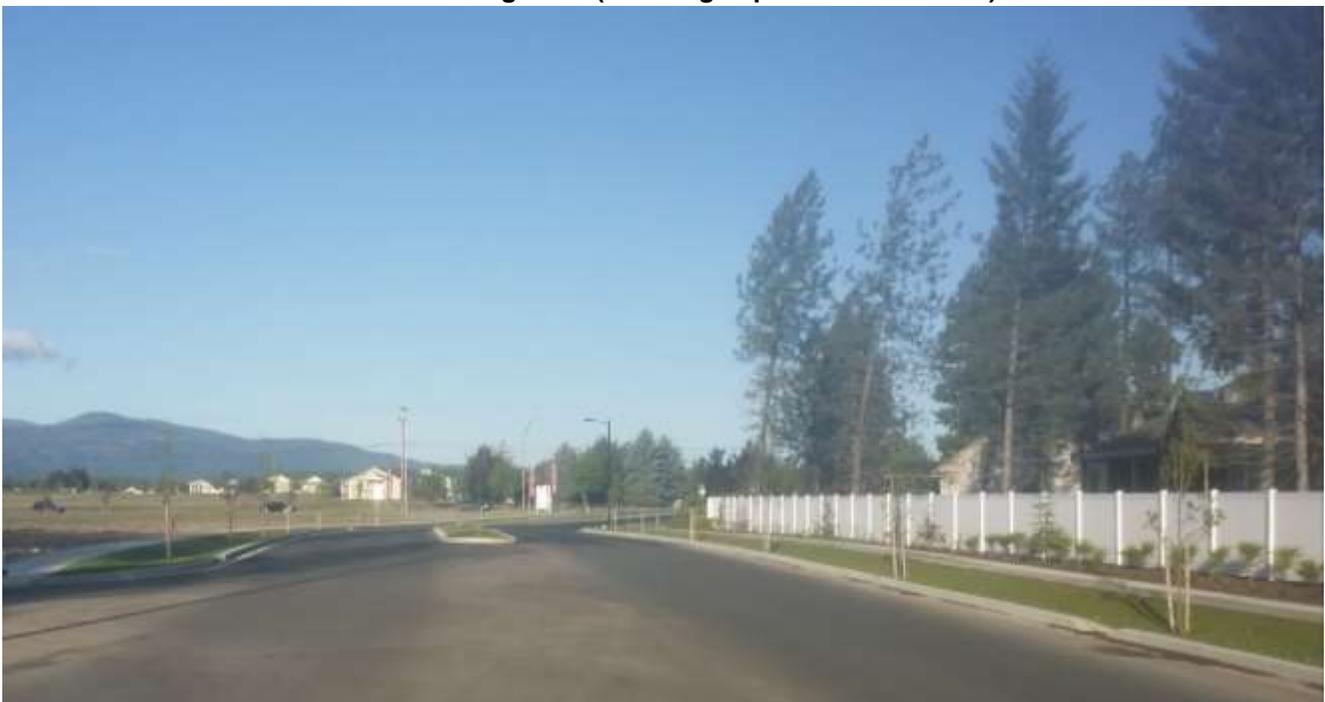
Photos of Subject Property:

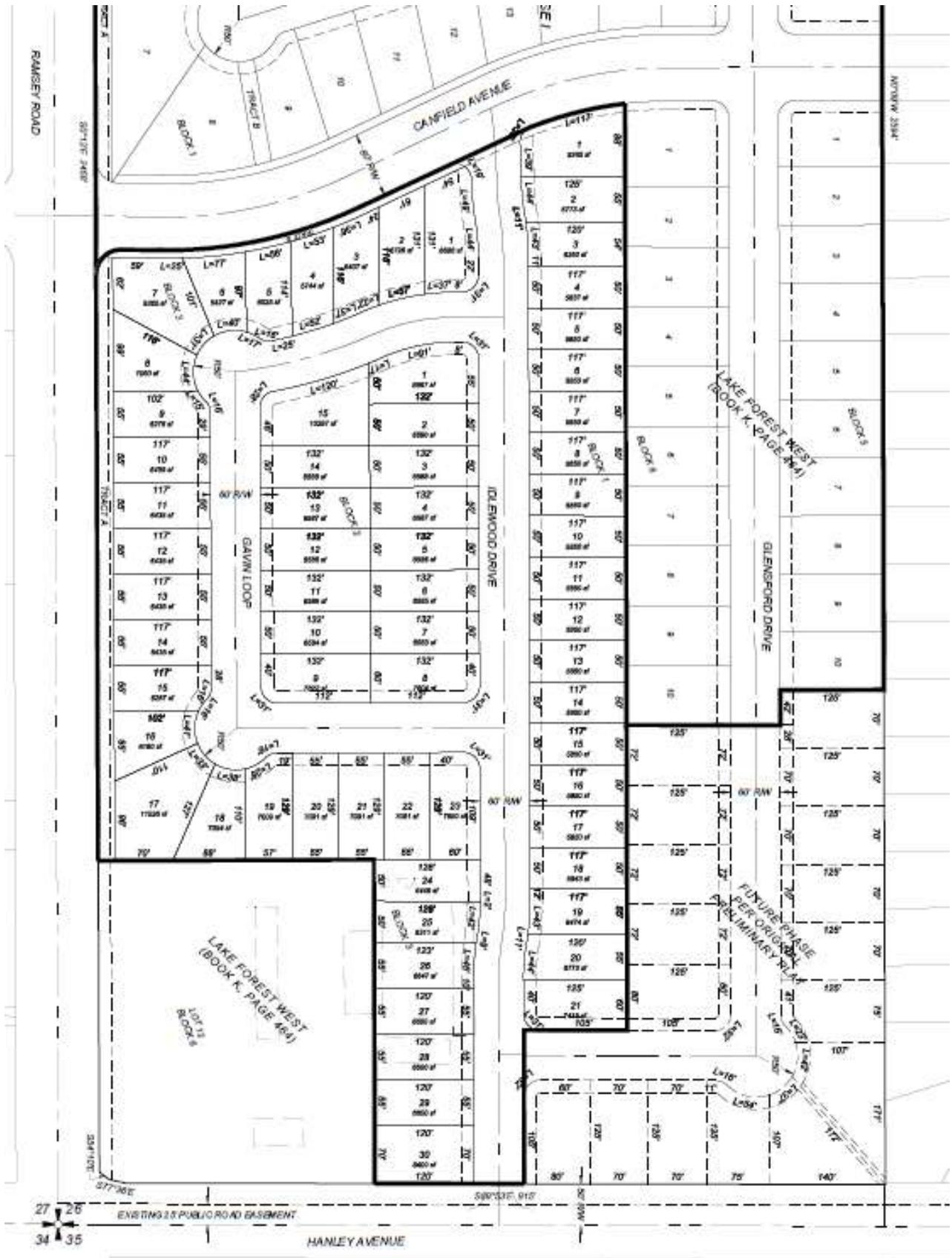


Canfield Ave. and Idlewood Dr. Looking SW:



Canfield Ave. Looking West (Showing Improvements/Buffer):





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 where applicable.**

SUMMARY OF DEPARTMENT COMMENTS:

Stormwater:

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

The stormwater management plan, with swale location, sizing and justifications, is required to be a component of any infrastructure plan submittal for the subject property. All swale upkeep and maintenance will be the responsibility of the homeowners/property owners association for the subdivision. City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site.

-Submitted by Chris Bates, Engineering Project Manager

Traffic:

The ITE Trip Generation Manual estimates the project may generate approximately 51 A.M. and 67 P.M. peak hour trips per day at total build out. This is a change of 14 and 26 trips respectively from the previous approval that consisted of 48 lots.

The subject property is bracketed by two major City arterial roadways, Ramsey Road on the west and Hanley Avenue on the south. Bisecting the proposed development is an extension of Canfield Avenue which is a major E/W collector roadway. These roadways all make direct connections to the primary urban arterial travel ways of U.S. Hwy 95 and U.S 90 that move large volumes of the city's traffic. In addition, the numerous local streets that make connections with these roadways allow for the rapid dispersion of traffic flows throughout the area. Therefore, based on the availability of the multiple available adjacent and connecting streets, the additional traffic volumes will be accommodated.

-Submitted by Chris Bates, Engineering Project Manager

Streets:

The proposed development is bordered by Canfield Avenue on the north, Hanley Avenue on the south, and, Ramsey Road on the west. All of the roadways have the required amount of right-of-way and are built to current City standards. No alterations will be required to the existing street sections. The proposed local streets in the development are the City standard thirty six foot (36') paved section within a sixty foot (60') right-of-way.

The proposed interior streets meet City standards, and, the proposed street sections are acceptable as submitted in the proposal.

-Submitted by Chris Bates, Engineering Project Manager

Water:

There is sufficient water system infrastructure and capacity in the area to provide adequate domestic service and fire flow for the proposed subdivision's 1st Addition. It is assumed that infrastructure installation will be performed in phases. Care should be given to minimize long term dead end mains whenever possible during the phased construction.

-Submitted by Terry Pickel, Assistant Water Superintendent

Wastewater:

The Wastewater Utility does not have objections to this Subdivision's additional lots and presently has adequate wastewater capacity and willingness to serve this project 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:

-Submitted by Bobby Gonder, Fire Inspector

SHIFT IN PHASING

As mentioned in General Information (pg. 1), the applicant is requesting to change the phasing. Lake Forest West was approved with five (5) residential phases and a commercial lot in 2014:



The current request for Lake Forest West 1st Addition reduces the staging to four (4) residential phases and a commercial lot:



Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities adequate where applicable.*

Finding #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.**

Subdivision design standards have changed since the approval of Lake Forest West in 2014. Since then, the developer has bonded for and installed improvements along Ramsey Rd. and Canfield Ave. The new subdivision standards for double frontage lots require an increase in dimensional buffer yards based on road designation. This change in the buffer yard size, if required now, would cause a disjointed finished product and could potentially cost a hefty sum to redesign/install. After discussion with Legal, the city is comfortable with the buffer as approved in the original Lake Forest West subdivision which measures twenty feet (20') along Ramsey Rd. and ten feet (10') along Canfield Ave.

Due to the less than standard frontages for the lots situated on the “knuckle” corners, it is not possible to construct numerous driveway approaches with any degree of separation, thus the result is one continuous approach. This creates problems with drainage, parking, snow plowing, etc.; therefore, joint driveway approaches will be

required for all of the lots situated on the “knuckles”. Driveway separation for the individual lots can begin on the “backside” of the installed sidewalk.

All other newly adopted subdivision design and improvement standards (from 2014) are shown in the preliminary plat.

Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the proposal complies with all of the subdivision design standards and all of the subdivision improvement standards requirements.*

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

The Lake Forest West 1st Addition preliminary plat is currently zoned R-8.

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 seventy five percent (75%) of the property involved must be party to the request. The area of the request must be at least one and one-half (1 1/2) 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. (Ord. 3288 §11, 2007: Ord. 1691 §1(part), 1982)

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).

The R-8 zone has the following performance standards, which will be met as building permits are issued on each lot:

Front yard:	20-feet
Side yards:	5/10-feet
Side street yard:	10-feet
Rear yard:	25-feet
Minimum lot size:	5,500 sq. ft.
Street frontage:	50-feet on a public street (<i>Unless requested as a deviation</i>)
Building height:	32 feet

REQUESTED DEVIATIONS:

There are two (2) requested deviations for this request. They are the same deviations requested in the original Lake Forest West preliminary plat approval:

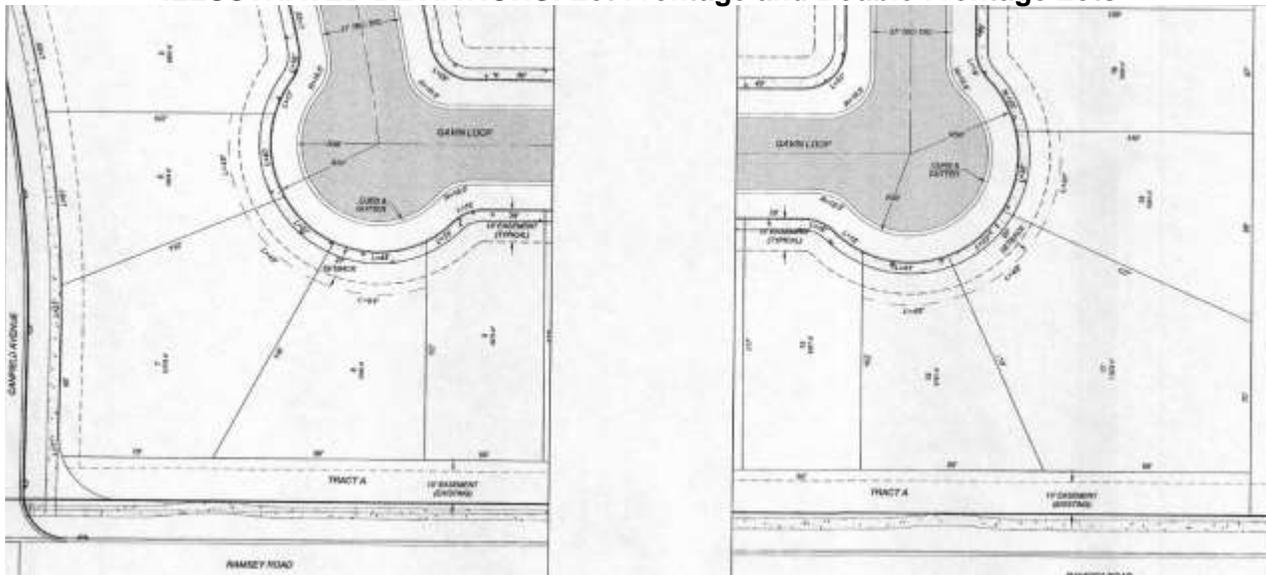
1. Lot Frontage

- Lot frontages on lots that are situated in “knuckles” (eyebrow cul-de-sacs) of the development require a deviation to allow reduced frontage from the minimum of fifty feet (50’). Six lots fall into this category. They range from thirty-one feet (31’) to forty-four feet (44’) in linear frontage, shown below.

2. Double Frontage Lots

- Double frontage lots, buffers, and the newly adopted subdivision code are discussed in finding #B7C above, as well as illustrated below.

ILLUSTRATED DEVIATIONS: Lot Frontage and Double Frontage Lots



16.25.040: DEVIATIONS:

- A. In specific cases the commission may authorize deviations from the requirements of chapters 16.15 (design standards) and 16.40 (improvement standards) of this title but only where, owing to special conditions pertaining to a specific subdivision, the literal interpretation and strict application of the provisions or requirements of this title would cause undue and unnecessary hardship. No deviation from the provisions or requirements of this title may be authorized by the commission unless they find that all of the following facts and conditions exist:
1. Exceptional or extraordinary circumstances or conditions exist warranting the approval of the requested deviation that does not generally apply to other properties in similar subdivisions or in subdivisions in the vicinity of the proposed subdivision.
 2. Approval of the deviation is necessary for the preservation and enjoyment of a substantial property right of the developer or is necessary for the reasonable and acceptable development of the property.
 3. Approval of the deviation will not be injurious to property in the vicinity in which the subdivision is located.
 4. Approval of the deviation is consistent with the comprehensive plan.
- B. The commission may attach conditions of approval concerning the design or features of the deviation in order to meet the purpose and intent of this title. (Ord. 3485, 2014)

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

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 hydrants shall be installed at all locations as determined by the City Fire Inspector.

GENERAL

11. The final plat shall conform to the requirements of the City.
12. The Covenants, Conditions, and Restrictions and/or Articles of Incorporation of the homeowners association shall be subject to review for compliance with the conditions herein by the City Attorney.

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.
- Coeur d'Alene Bikeways Plan
- Kootenai County Assessor's Department property records
- Resolution No. 09-021 Complete Street Policy

PROPOSED CONDITIONS:

Wastewater:

1. A utility easement for the onsite public sewer infrastructure within the subject property shall be dedicated to the City and shown on the Plat.

Water:

2. Water mains will be required to front all buildable lots and each lot will be served by a minimum of one domestic service.
3. All water infrastructure applicable to each phase will be installed and operational prior to submission and approval of building permits.
4. Eventual subdivision build out will require the looping of all mains to maintain water quality and provide necessary redundancy per IDEQ guidelines.

Planning:

5. A minimum 10' tract along Canfield Ave. and a 20' tract along Ramsey Rd. for a planting screen shall be dedicated for all double frontage lots consistent with existing improvements and prior approval(s).
6. A planting screen landscaping plan approved by the Planning Department and installed, prior to final plat approval or, if not installed before final plat approval, a bond or other sufficient security for the planting screen landscaping approved by the city attorney, equal to one hundred fifty percent

(150%) of the costs of landscaping, provided by the owner/developer and held by the City until said landscaping is complete.

7. Formation of a home owner's association, approved by the City Attorney, for the purpose of maintaining the planting screen landscaping.

Engineering:

8. Joint driveway approaches will be required for all of the lots situated on the “knuckles”. Driveway separation for the individual lots can begin on the “backside” of the installed sidewalk.

ACTION ALTERNATIVES:

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

A decorative border composed of a grid of purple diamonds in various shades, surrounding a central light purple rectangular area.

**APPLICANT'S
NARRATIVE**

Lake Forest West 1st Addition

PRELIMINARY SUBDIVISION

PROJECT SUBMITTAL

APPLICANT:

Lake Forest, LLC
179 E. Wilbur Avenue
Dalton Gardens, Idaho 83815
(208) 772-4083

PREPARED BY:

Lake City Engineering, Inc.
3909 N. Schreiber Way, Ste. 4
Coeur d'Alene, Idaho 83815
(208) 676-0230



PROJECT SUMMARY

Lake Forest West 1st Addition is a proposed development consisting of 66 single family residential lots located in the northwestern portion of the City of Coeur d’Alene, Idaho. The goal for this subject property is to contribute to the affordable housing demand within the City by providing 66 units.

LAND USE

The subject property, which has several outbuildings, is within the Urban Growth Area. According to the City of Coeur d’Alene Zoning Map, it is zoned R-8, Residential. The properties to the North are zoned R-8, to the East R-8 & R-12, and to the West across Ramsey Road R-8, C-17 & C-17L. This property is in the city limits of Coeur d’Alene and has been platted as a portion of Lot 11, Block 6, Lake Forest West subdivision.

The proposed uses for Lake Forest West 1st Addition are consistent with the existing zoning classification, the surrounding land uses, and are in conformance with the Coeur d’Alene Municipal Code. Additional open space is not required as a part of this project. A brief summary of the proposed project is provided below:

Existing Zoning: R-8 Residential (City of Coeur d’Alene)

Proposed Zoning: R-8 Residential

Comprehensive Plan Designation: Ramsey-Woodland Neighborhood Area

Project Area: 13.97 acres

Residential Area: 13.64 acres

Residential Units: 66 units

Residential Density: 4.72 units/ac

<u>Setback or Provision</u>	<u>Proposed</u>
Maximum Lot Size	11,526 sf
Minimum Lot Size	5,837 sf
Average Lot Size	6,833 sf
Allowable Lot Coverage	50%
Front Setback	20'
Side Setback	5' / 10'
Rear Setback	25'
Max Building Height	32'

PRE-DEVELOPMENT CHARACTERISTICS

The project site is located within the City of Coeur d’Alene, Kootenai County, Idaho. It is situated immediately West of Lake Forest 5th Addition, South of Lake Forest West subdivision, East of Ramsey Road, North of Hanley Avenue and is a part of the Lake Forest West subdivision. City

public right-of ways for Canfield Avenue and Hanley Avenue already exist. The site is relatively flat with a combination of natural brush & grasses. The developments to the North and East are fully developed subdivisions with residential homes. A rural home site is situated at the South and West boundaries of the project. There are no topographical limitations to the development of this property.

Existing 12" domestic water mains are located within Ramsey Road and Hanley Avenue. A 12" domestic water main is located in Canfield Avenue through the Lake Forest West subdivision with an 8" line stubbed into the proposed project. An existing gravity sewer collection system is located within Canfield Avenue and Hanley Avenue with an 8" gravity main stubbed into the project. The sewer infrastructure is currently live and being used by the City.

POST-DEVELOPMENT CHARACTERISTICS

The proposed 66 unit development will be built in accordance with City of Coeur d'Alene standards and common accepted construction practices. Each lot will be accessed from public internal streets which are connected to Hanley Avenue and Canfield Avenue.

Transportation and Roads

The proposed access to and from the subdivision will be from Canfield Avenue via Ramsey Road to the West and Hanley Avenue to the South. These are existing public streets and maintained by the City of Coeur d'Alene. Idlewood Drive will access Canfield Avenue at the north end and Hanley Avenue at the south end. The proposed residential streets will be 37' wide. Roadway widths are measured from top back of curb to top back of curb. All roadways will be constructed with concrete curb & gutter and asphalt pavement, with grassy swales and a concrete 5' sidewalk along both sides per City of Coeur d'Alene standards.

Stormwater

Stormwater will be collected and mitigated via grassed infiltration basins and permanent drywell injection per City standards. A stormwater management plan shall be designed to use best management practices (BMP) during and after construction in accordance with accepted standard construction practices and City of Coeur d'Alene Standards. The soils on the project site consist of silty sands and prairie gravels, which are suitable for this type of development and stormwater disposal.

Water

Domestic water is currently available to the project site via a 12" domestic water main that is located in Canfield Avenue through the Lake Forest West subdivision with an 8" line stubbed into the proposed project at the North end. A 12" ductile iron water main is located in Hanley Avenue at the South end of the project. An 8" diameter PVC distribution system is proposed to be looped between these two existing water mains. All water services are proposed to be tapped into the new water distribution mains and extended into each lot of the project as required. The water system is owned and operated by the City of Coeur d'Alene, and all construction shall meet their standards and requirements. There is currently adequate capacity within the existing water system to serve this project.

An existing fire hydrant is located on the southeast corner of Canfield Avenue and the proposed Idlewood Drive. All new fire hydrants are proposed to be installed at 600 feet spacing per City of Coeur d'Alene Fire Department Standards. There is adequate capacity in the existing water system to meet the fire flow requirements.

Sewer

Sanitary sewer is currently available to the project site via two locations. An 8" PVC gravity sewer main is located in Canfield Avenue. During construction of the Lake Forest West subdivision, an 8" line was stubbed southerly out of manhole LFW1-02 along the proposed Idlewood Drive. New 8" PVC line will extend to the South to serve the northerly 2/3's of this project. An 8" PVC line will be extended from manhole Ram1-42J along Hanley Avenue to serve the southerly portion of this project. All sewer mains within the proposed project will be 8" PVC installed at or above the 10 State Standards recommended minimum grades. Sanitary sewer services are to be extended to each lot. The gravity sewer collection system is owned and operated by the City of Coeur d'Alene. There is currently adequate capacity within the existing gravity system to serve this project.

Other Utilities

All dry utilities are currently available to serve the proposed project and are located in Hanley Avenue, Ramsey Road and Canfield Avenue in the Lake Forest West subdivision. Similar to other developments, power, natural gas, communications and internet service will be provided to each lot. All dry utility companies will be notified of the proposed project at the appropriate time where agreements will be finalized between the developer and the respective utility company.

Development Schedule

It is anticipated that construction on this project will begin in the summer of 2015 and be completed by fall of 2015.

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

A. INTRODUCTION

This matter having come before the Planning Commission on, May 12, 2015, and there being present a person requesting approval of ITEM: S-1-14.m a request for preliminary plat approval (modification) for "Lake Forest West 1st Addition" a 66-lot subdivision on +/- 13.97 acres.

APPLICANT: LAKE FOREST, LLC

LOCATION: +/- 13.97 ACRES NEAR THE NORTHEAST CORNER OF HANLEY AVENUE AND RAMSEY ROAD

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: single-family residential, multi-family, cemetery, commercial, and vacant land.
- B2. That the zoning is R-8 (Residential at 8 units/acre).
- B3. That the notice of public hearing was published on, April 25, 2015, which fulfills the proper legal requirement.
- B4. That the notice was not required to be posted on the property.
- B5. That 62 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B6. That public testimony was heard on May 12, 2015.
- 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?

- B8. Deviations from Provisions Criteria, Section 16.32.010, Standards for Granting. In specific cases, the Commission may authorize deviations from the provisions or requirements of this title that will not be contrary to public interest; but only where, owing to special conditions pertaining to a specific subdivision, the literal interpretation and strict application of the provisions or requirements of this title would cause undue and unnecessary hardship. No such deviation from the provisions or requirements of this title shall be authorized by the Commission unless they find that all of the following facts and conditions exist:
 - A. Exceptional or extraordinary circumstances or conditions applying to the subject subdivision or to the intended use of any portion thereof that does not apply generally to other properties in similar subdivisions or in the vicinity of the subject subdivision. This is based on

 - B. Such deviation is necessary for the preservation and enjoyment of a substantial property right of the sub divider or is necessary for the reasonable and acceptable development of the property. This is based on

 - C. The authorization of such deviation **(will) (will not)** be materially detrimental to the public welfare or injurious to property in the vicinity in which the subdivision is located. This is based on

 - D. The authorization of such deviation will not adversely affect the Comprehensive Plan.

- E. Deviations with respect to those matters originally requiring the approval of the City Engineer may be granted by the Commission only with the written approval of the City Engineer.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of LAKE FOREST, 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:

Wastewater:

- 1. A utility easement for the onsite public sewer infrastructure within the subject property shall be dedicated to the City and shown on the Plat.

Water:

- 2. Water mains will be required to front all buildable lots and each lot will be served by a minimum of one domestic service.
- 3. All water infrastructure applicable to each phase will be installed and operational prior to submission and approval of building permits.
- 4. Eventual subdivision build out will require the looping of all mains to maintain water quality and provide necessary redundancy per IDEQ guidelines.

Planning:

- 5. A minimum 10' tract along Canfield Ave. and a 20' tract along Ramsey Rd. for a planting screen shall be dedicated for all double frontage lots consistent with existing improvements and prior approval(s).
- 6. A planting screen landscaping plan approved by the Planning Department and installed, prior to final plat approval or, if not installed before final plat approval, a bond or other sufficient security for the planting screen landscaping approved by the city attorney, equal to one hundred fifty percent (150%) of the costs of landscaping, provided by the owner/developer and held by the City until said landscaping is complete.
- 7. Formation of a home owner's association, approved by the City Attorney, for the purpose of maintaining the planting screen landscaping.

Engineering:

- 8. Joint driveway approaches will be required for all of the lots situated on the "knuckles". Driveway separation for the individual lots can begin on the "backside" of the installed sidewalk.

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