

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

JANUARY 11, 2022

12:00 p.m. CALL TO ORDER

ROLL CALL: Messina, Fleming, Ingalls, Luttropp, Mandel, McCracken Ward

WORKSHOP:

Envision Coeur d'Alene (Comprehensive Plan Update and CDA 2030 Vision Validation and Implementation Plan) – Project Recap and Component Review, Mock Staff Report/Public Hearing Findings Example, Next Steps, and Discussion

Presented by: Sean Holm, Senior Planner, and

ADJOURNMENT/CONTINUATION:

Motion by _____, seconded by _____ ,
to continue meeting to _____, __, at __ p.m.; motion carried unanimously.



Planning Commission Workshop

January 11, 2022

Agenda

Welcome and Agenda Overview

Presentation/Discussion:

- EnvisionCDA Plan- Component review
 - Part I: **Plan Background and Organization**
 - Part II: **About Coeur d'Alene**
 - Part III: **Policy Document** *(+ Implementation appendix)*
 - Part IV: **Land Use and Design**

Mock Staff Report/Public Hearing Findings

Next Steps

Close

Refresher:



Project recap

Welcome!

Comprehensive Planning in Idaho:

A comprehensive plan is an official long range planning document that provides strategic direction for decision-making and community investment. Envision Coeur d'Alene was developed in close partnership and support from: Coeur d'Alene residents and businesses, local and nonprofit organizations, City and CDA 2030 staff. The purpose of this plan is to provide a unified vision and strategies to manage future growth and align the City's vision with actions that can be implemented over time through City, CDA 2030, and community partnerships.

Welcome!

What is Envision Coeur d'Alene?

Envision Coeur d'Alene is Coeur d'Alene's visioning and long-range planning project created to develop a roadmap to the future and a citywide plan to serve our community. The plan will be the City of Coeur d'Alene's State-mandated comprehensive plan to 2040 and CDA 2030's updated Vision and Implementation Plan.

Planning Commission Refresher

Part I: **Plan Background and Organization**

- ✓ Comprehensive Planning in Idaho
 - 17 State Required Elements
- Developing the Plan's Foundation
 - In-Person Meetings and Community Events
 - Focus Groups and the Community Advisory Committee
 - Online Surveys
 - Envision Coeur d'Alene
 - Leadership Committee

Component (see State Statute 67-508)	General Location of References to State Statute								
	Part 1: Plan Background and Organization	Part 2: About Coeur d'Alene	Part 3: Envision Coeur d'Alene						Part 4: Land use and Design
			Community & Identity	Education & Learning	Environment & Recreation	Growth & Development	Health & Safety	Jobs & Economy	
Property Rights	Comprehensive Planning in Idaho					•			
Population		Population, Income and Employment				•	•		
School Facilities		Education		•		•	•	•	
Economic Development		Economic Development and Market Position							

Component (see State Statute 67-508)	General Location of References to State Statute									
	Part 1: Plan Background and Organization	Part 2: About Coeur d'Alene	Part 3: Envision Coeur d'Alene						Part 4: Land use and Design	
			Community & Identity	Education & Learning	Environment & Recreation	Growth & Development	Health & Safety	Jobs & Economy		
Land Use										
Natural Resources										

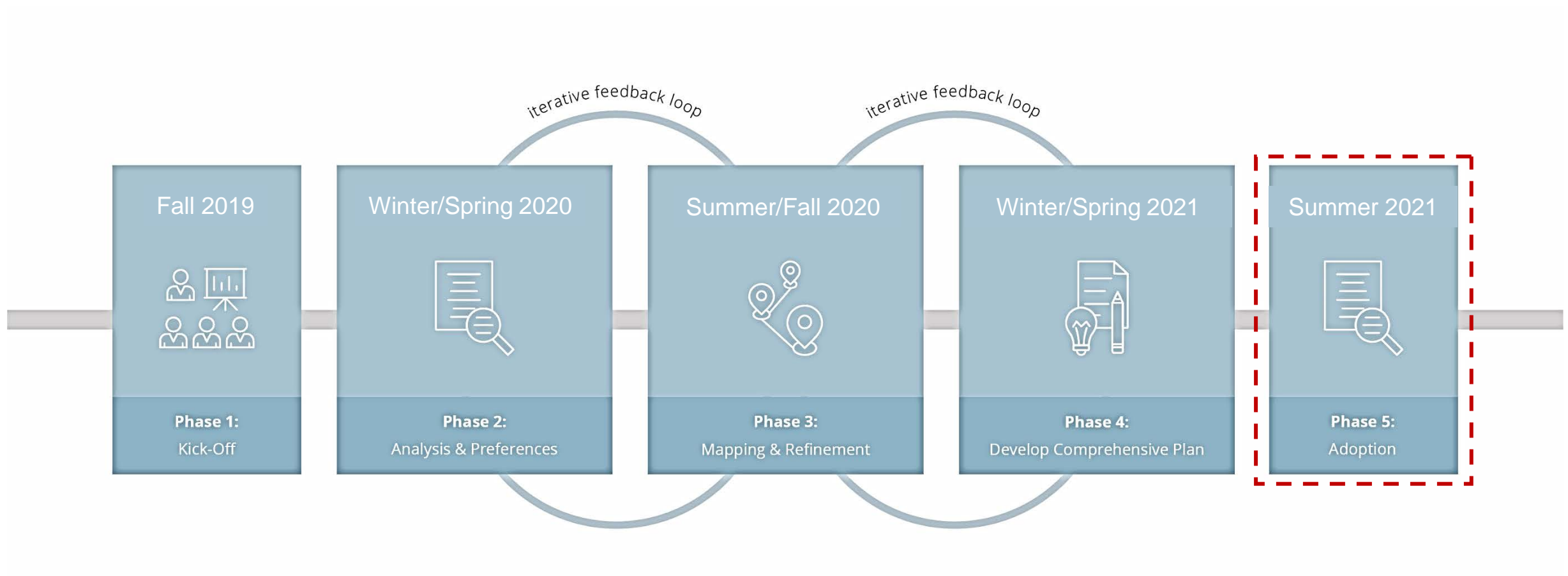
Where the elements are in the plan

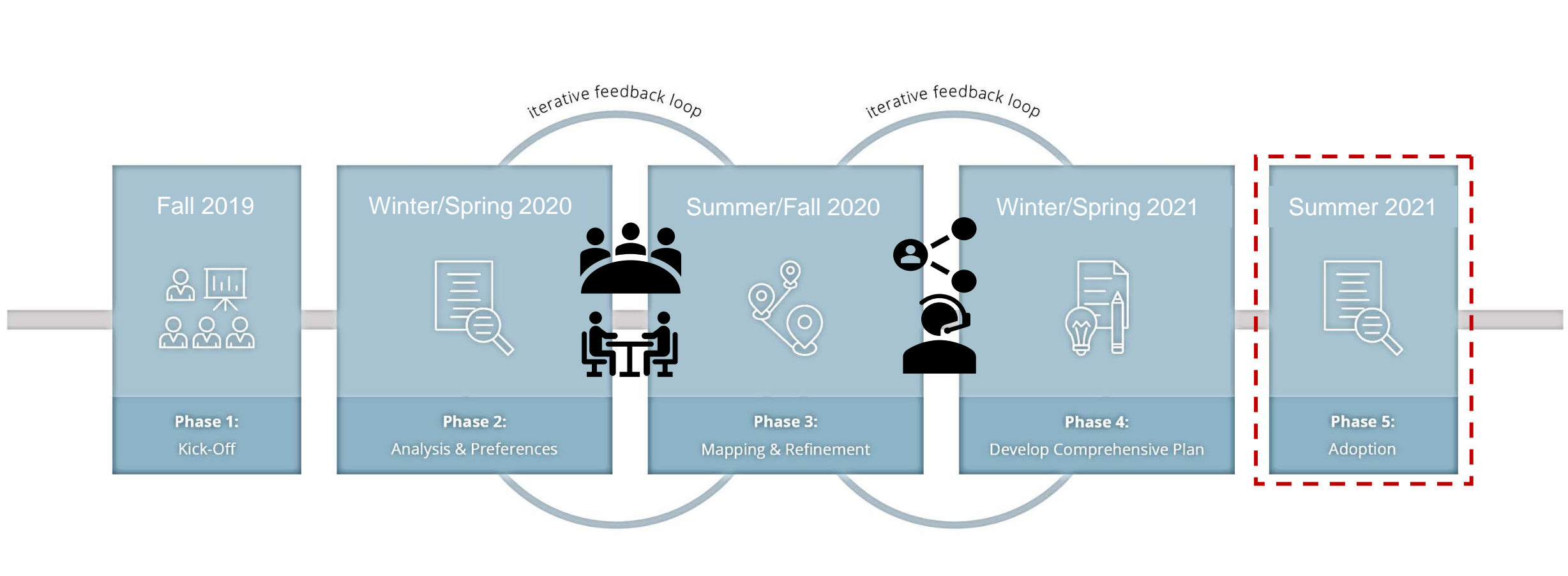
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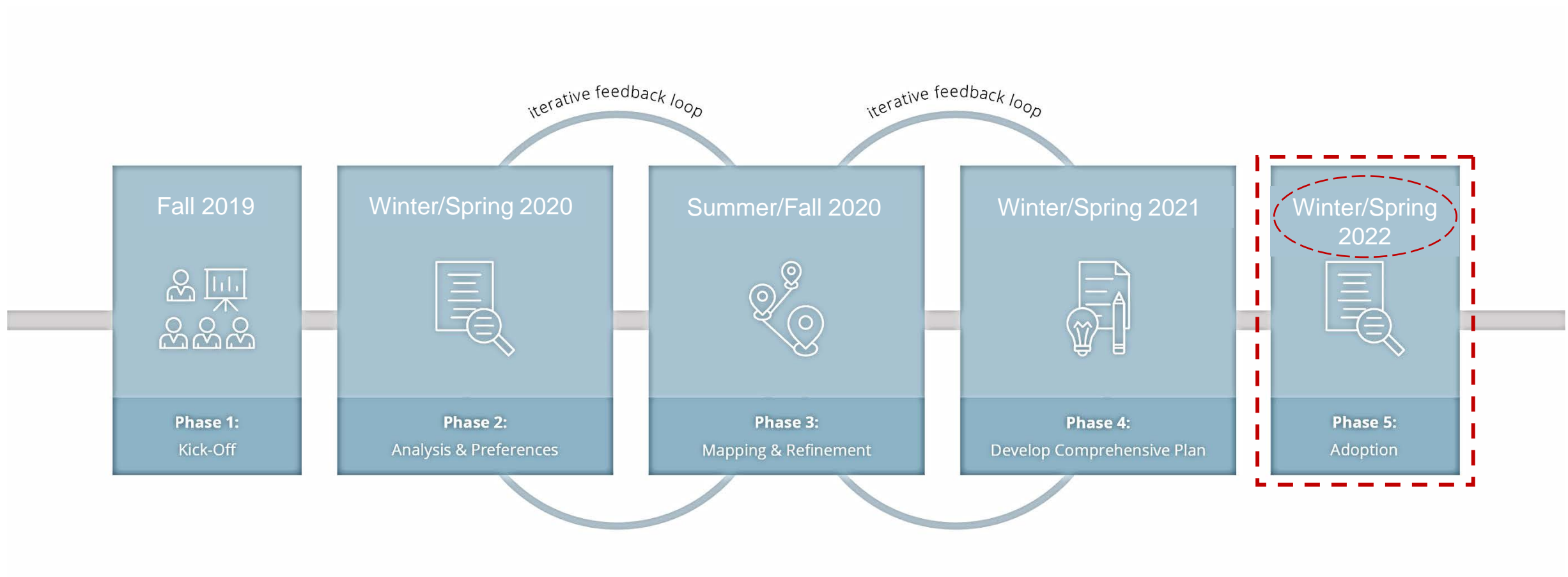
Planning Commission Refresher

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Public Kickoff

80+ Attendees



Community Advisory Committee

30 Members | 4 Meetings



Game Nights

100+ Players | 40+ Games



Five Public Surveys

1400+ Participants | 11,500+ Data Points



Focus Groups

65 Members | 23 Meetings

Community and Identity | Health and Safety | Growth and Development | Environment and Recreation | Jobs and Economy



Leadership Committee

8 Meetings

Planning Commission | City Council | CDA 2030 Executive Team



Community Service Organizations

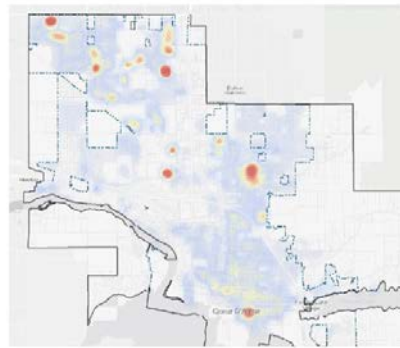
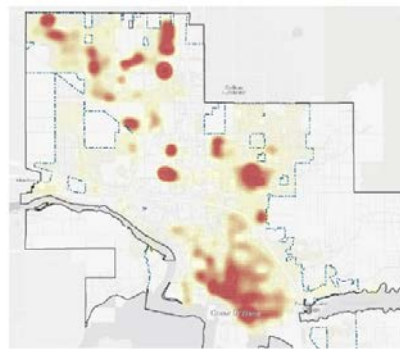
60+

Envision Coeur d'Alene

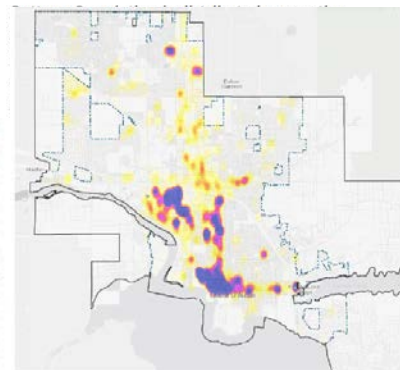
Part II: **About Coeur d'Alene**

✓ Topics include

- Population, Income, Employment
- Education (K-12 + Higher)
- Economic Development and Market Position
- Land Use, Housing, & Community Design (Current)
- City Departments, Utilities, & Parks/Recreation
- Transportation Networks (Sidewalks, Trails, Roads, Transit)

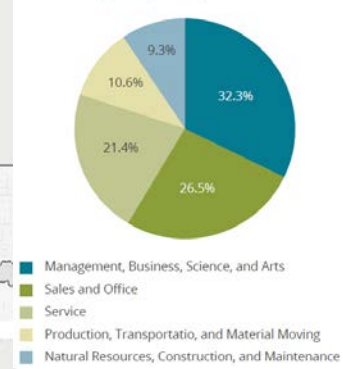


Top: While residential land uses are located throughout Coeur d'Alene, some have higher concentrations of housing, shown in darker colored areas, than others.

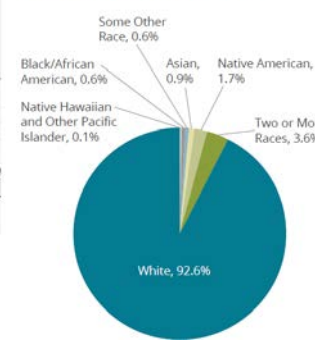


Employment is concentrated the central portion of Coeur d'Alene and along transportation corridors.

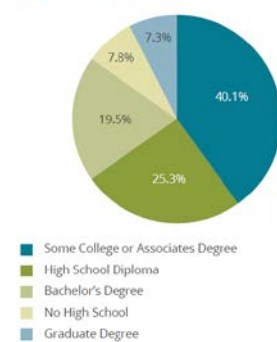
Residents by Occupation, 2017



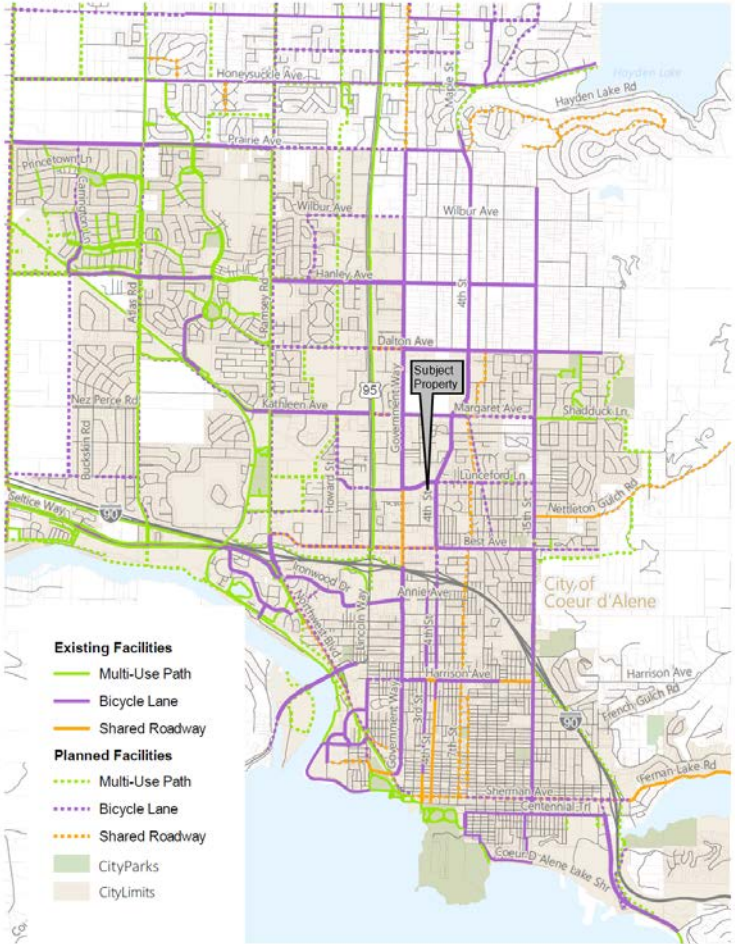
Racial and Ethnic Breakdown, 2017



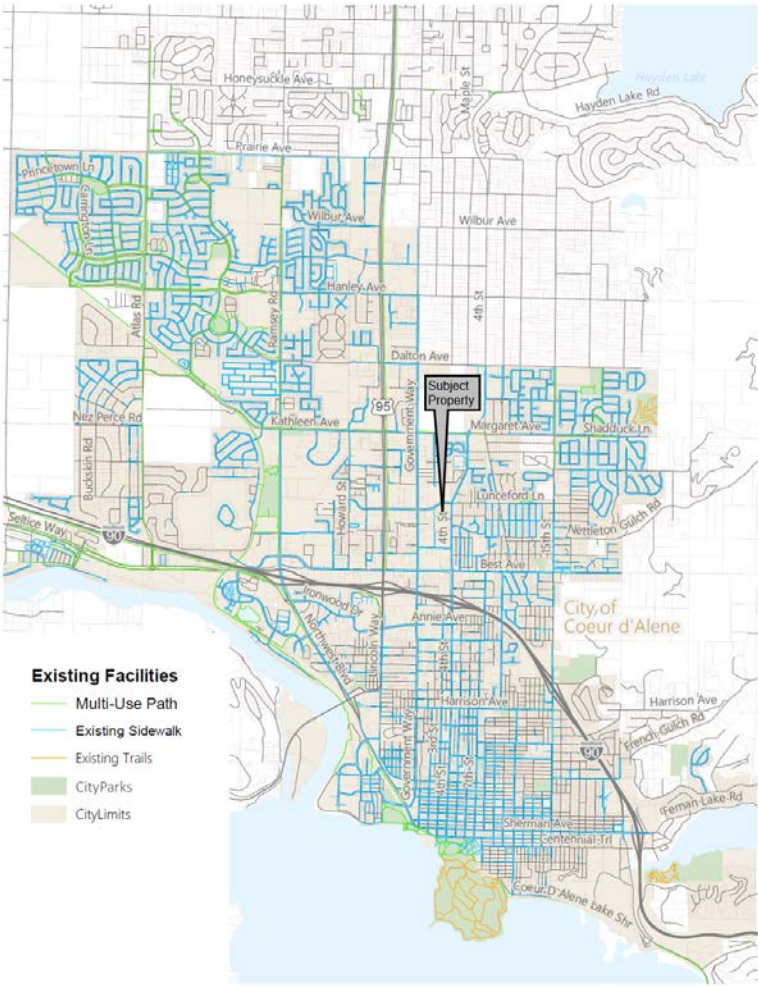
Degree Breakdown, 2017



Trails/Bicycles



Sidewalks



Transit



Planning Commission Refresher

Part III: **Policy Document** (+ *Implementation appendix*)

✓ Vision Statement: COEUR D'ALENE – A CITY OF EXCELLENCE

Coeur d'Alene is the vibrant heart of North Idaho. Together, we foster a community of excellence that cultivates activity, partnerships and innovation. As the region's cultural and economic center, our growth is balanced by an attainable cost of living, regional healthcare, diverse employment and advancement opportunities, and quality education options. We strive to protect our spectacular lake and water resources, connected green spaces, rich history, and healthy lifestyles that set Coeur d'Alene apart. Our residents are committed to our future and the legacy we celebrate.

The City of Coeur d'Alene and its residents' value the diversity of our community and the inclusion of all voices. It is important for us all to have the courage to stand together, unite and understand that our differences make us stronger.

Planning Commission Refresher

Part III: **Policy Document** *(+ Implementation appendix)*

- ✓ Six categories:
 1. Community & Identity
 2. Education & Learning
 3. Environment & Education
 4. Growth & Development
 5. Health & Safety
 6. Jobs & Economy

Planning Commission Refresher

Part III: **Policy Document** *(+ Implementation appendix)*

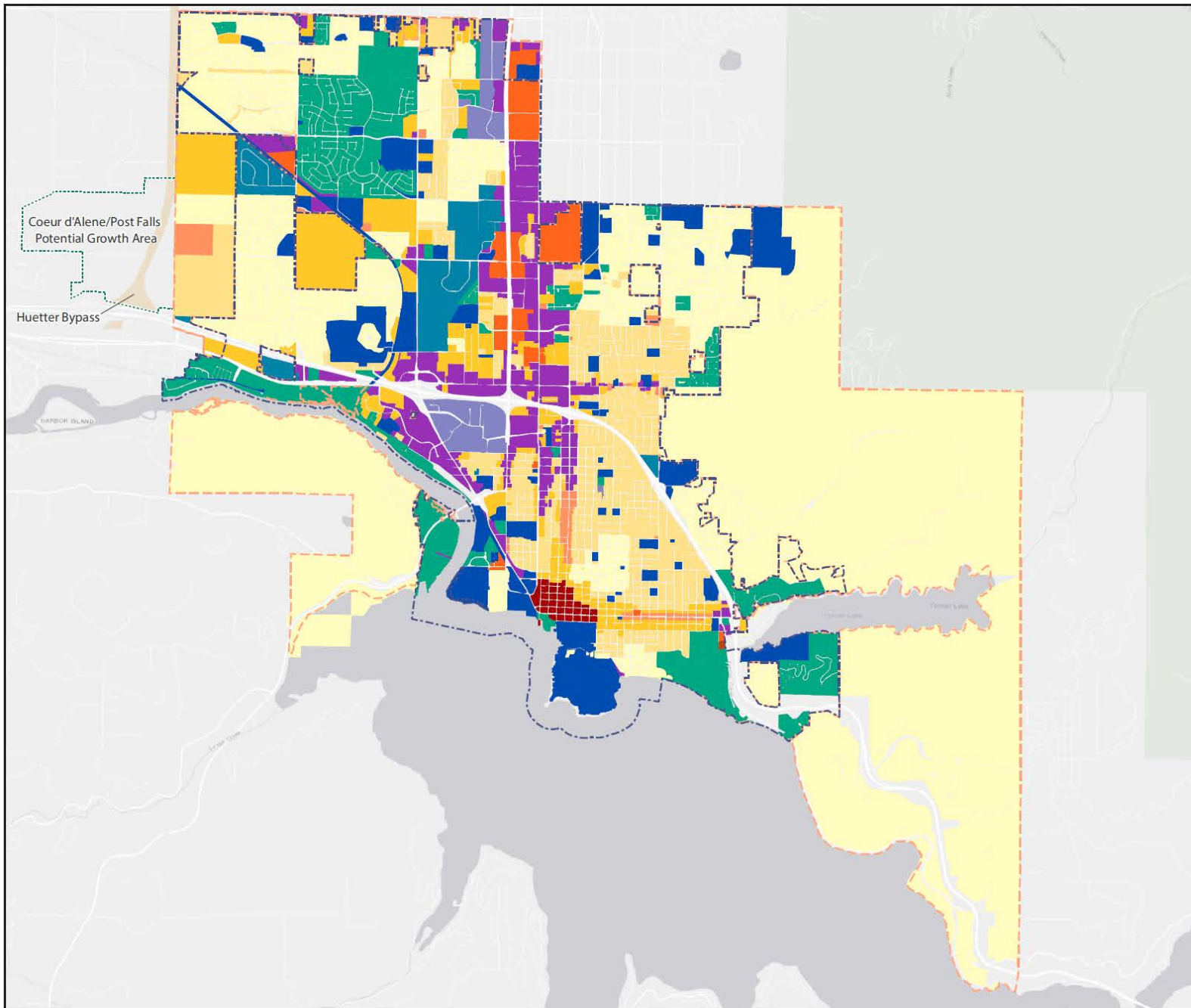
- Goals
- Objectives
- Actions (Implementation)
 1. *City of Coeur d'Alene*
 2. *CDA 2030**
 3. *Joint*

Envision Coeur d'Alene

Part IV: **Land Use and Design**

- ✓ Topics include
 - Future Land Use Map
 - Place Types
 - Special Areas
 - Recreation and Natural Areas

Future Land Use Map



Comprehensive Plan: Future Land Use

Land Use Type

- Single Family Neighborhood
- Compact Neighborhood
- Urban Neighborhood
- Mixed-Use Low
- Mixed-Use Med
- Mixed-Use High
- Downtown
- Historic
- Retail Center/Corridor
- Employment Center
- Civic
- General Industrial
- Planned Development

Context

- City Boundary
- ACI

July 2021



Example of Place Types

2. COMPACT NEIGHBORHOOD



KEY CHARACTERISTICS

- Higher density, more walkable neighborhoods with a variety of smaller multifamily building types
- Should be well served with civic and neighborhood scale commercial nodes

TRANSPORTATION

- Gridded street pattern with alleys, shorter block lengths, and pedestrian and bicycle facilities
- Higher density of collectors and arterials

COMPATIBLE ZONING

- Residential R-12, R-17, and Neighborhood Commercial NC



DENSITY:
10-25 DU/AC
LOT SIZE:
0.05-0.5 AC



OPEN
SPACE:
10-20%

USES

- Primary: Single and multifamily residential
- Secondary: Neighborhood parks and recreation facilities, parking

BUILDING TYPES

- Duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts

Place Types

1. SINGLE FAMILY NEIGHBORHOOD



2. COMPACT NEIGHBORHOOD



3. URBAN NEIGHBORHOOD



4. MIXED USE DISTRICT (2-3 STORIES)



4A. MIXED USE ACTIVITY CENTER (3-5 STORIES)



Compatible Zoning

Residential R-1, R-3, R-5,
and R-8

Residential R-8, R-12, and
R-17

Residential R-12 and R-
17; Community
Commercial C17 and
C17L

Community Commercial
C17 and C17L;
Neighborhood
Commercial NC

Community Commercial
CC and C17;
Neighborhood
Commercial NC

Place Types

5. DOWNTOWN



6. RETAIL CENTER / CORRIDOR



7. EMPLOYMENT CENTER



8. NEIGHBORHOOD CENTERS (FORMERLY NODES)



9. GENERAL INDUSTRIAL



Compatible Zoning

Downtown DC

Community Commercial
C17 and C17L;
Neighborhood
Commercial NC

Community Commercial
C17 and C17L;
Neighborhood
Commercial NC

Community Commercial
CC and Neighborhood
Commercial NC

Light Manufacturing LM
and Manufacturing M





Special, Recreation, Natural, & Hazardous Areas

Special, Recreation, Natural, & Hazardous Areas include:

- East Sherman District
- Downtown Core
- Education Corridor
- Health Corridor Master Plan
- Atlas Waterfront
- Coeur Housing
- Historic
- Infill Overlay Districts
- Shorelines (Lake & River)
- Hillsides
- Aquifer
- Views & Vistas
- Cancourse
- Urban Forest
- Wildland Urban Interface (WUI)
- FEMA Flood Areas

Staff Reports: Envision CDA Plan & Hearings

1. Are the required findings going to be the same?
2. How will staff reports change?

Staff Reports: Envision CDA Plan & Hearings

1. Are the required findings going to be the same?

Yes!

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

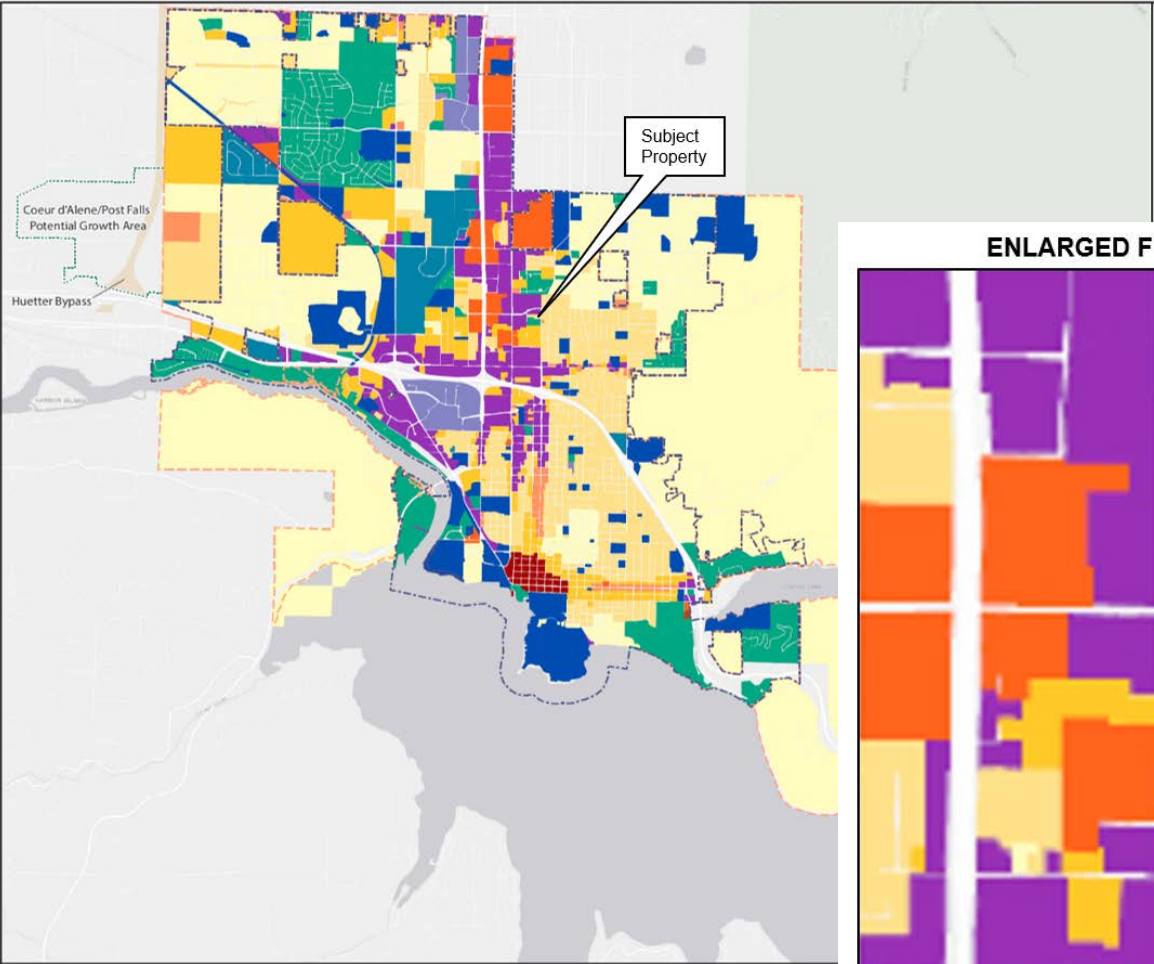
Applies to: Annexations, Special Use Permits, Planned Unit Developments (incl. limited design), and Zone Changes.

Staff Reports: Envision CDA Plan & Hearings

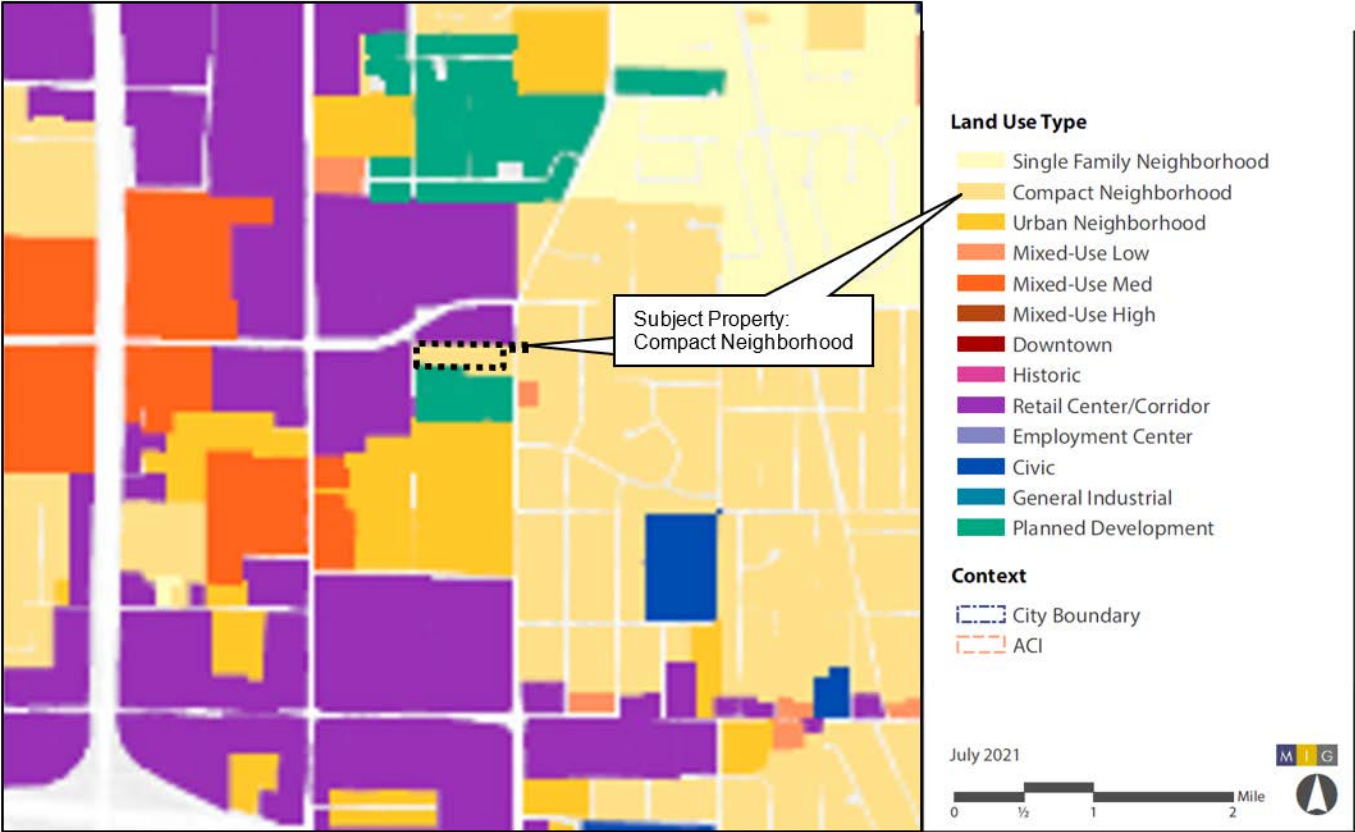
1. Are the required findings going to be the same?
2. How will staff reports change?

Future Land Use Map

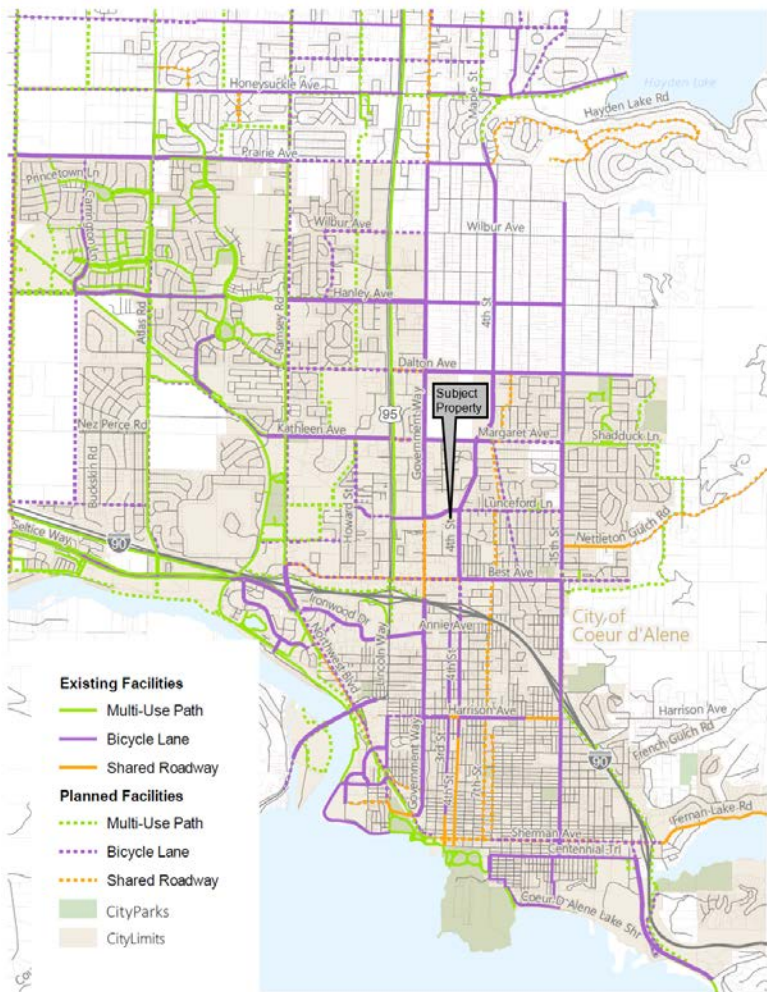
FUTURE LAND USE MAP:



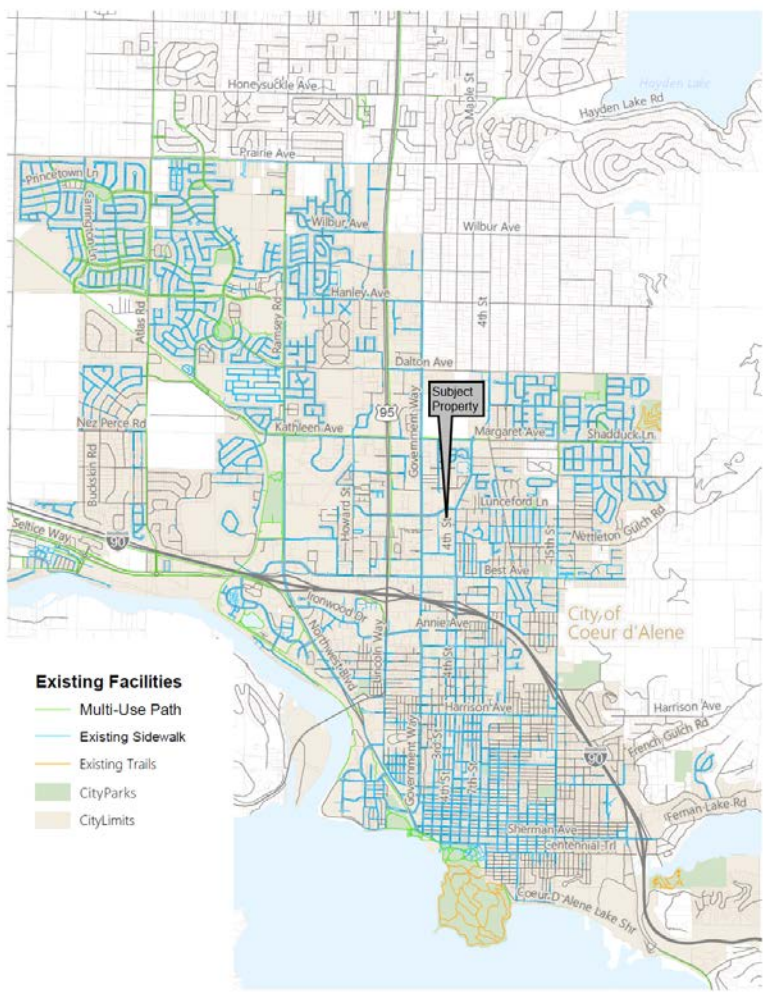
ENLARGED FUTURE LAND USE MAP: COMPACT NEIGHBORHOOD CATEGORY



Trails/Bicycles



Sidewalks



Transit



Place Types

Compact Neighborhood

Compact Neighborhood places are higher density than the Single-Family places located primarily in older locations of Coeur d'Alene where there is an established street grid with bicycle and pedestrian facilities. Development is typically single-family homes, duplexes, triplexes, four-plexes townhomes, green courts, and auto-courts. Supporting uses typically include neighborhood parks, recreation facilities, and parking areas. **Compatible Zoning: R-12, R-17, and NC**

2. COMPACT NEIGHBORHOOD



DENSITY:
10-25 DU/AC
LOT SIZE:
0.05-0.5 AC



OPEN
SPACE:
10-20%

KEY CHARACTERISTICS

- Higher density, more walkable neighborhoods with a variety of smaller multifamily building types
- Should be well served with civic and neighborhood scale commercial nodes

TRANSPORTATION

- Gridded street pattern with alleys, shorter block lengths, and pedestrian and bicycle facilities
- Higher density of collectors and arterials

COMPATIBLE ZONING

- Residential R-12, R-17, and Neighborhood Commercial NC

USES

- Primary: Single and multifamily residential
- Secondary: Neighborhood parks and recreation facilities, parking

BUILDING TYPES

- Duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts

Staff Reports: Envision CDA Plan & Hearings

COMPREHENSIVE PLAN GOALS, OBJECTIVES, & ACTION ITEMS:

Community & Identity (CI)

Goal CI 3:

Coeur d'Alene will strive to be livable for median and below income levels, including young families, working class, low income, and fixed income households.

Objective CI 3.1:

Support efforts to preserve existing housing stock and provide opportunities for new affordable and workforce housing.

Growth & Development (GD)

Goal GD 1:

Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

Objective GD 1.1:

Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

Discussion



Questions for staff?

Tentative Schedule

January 25

Joint Work Session:

- Planning Commission
- City Council

February 8

Planning Commission:

- 1st Comprehensive Plan Hearing
- Recommendation to City Council

February 15

City Council

- 2nd Comprehensive Plan Hearing
- Plan Adoption



ENVISION

COEUR D'ALENE

YOUR VOICE, OUR FUTURE.

PLANNING COMMISSION MOCK STAFF REPORT

FROM: HILARY ANDERSON, COMMUNITY PLANNING DIRECTOR

DATE: JANUARY 11, 2022

SUBJECT: ZC-1-21 ZONE CHANGE FROM R-12 TO R-17

LOCATION: +/- 1.52 ACRES OFF OF 2nd STREET SOUTH OF NEIDER AVENUE,
LEGALLY DESCRIBED AS HICKMAN PLACE, LOT 2, BLOCK 1

APPLICANT/OWNER:
Habitat for Humanity of North Idaho
176 W. Wyoming Ave.
Hayden, ID 83835

DECISION POINT:

The applicant is requesting approval of a zone change from the R-12 to the R-17 zoning district.

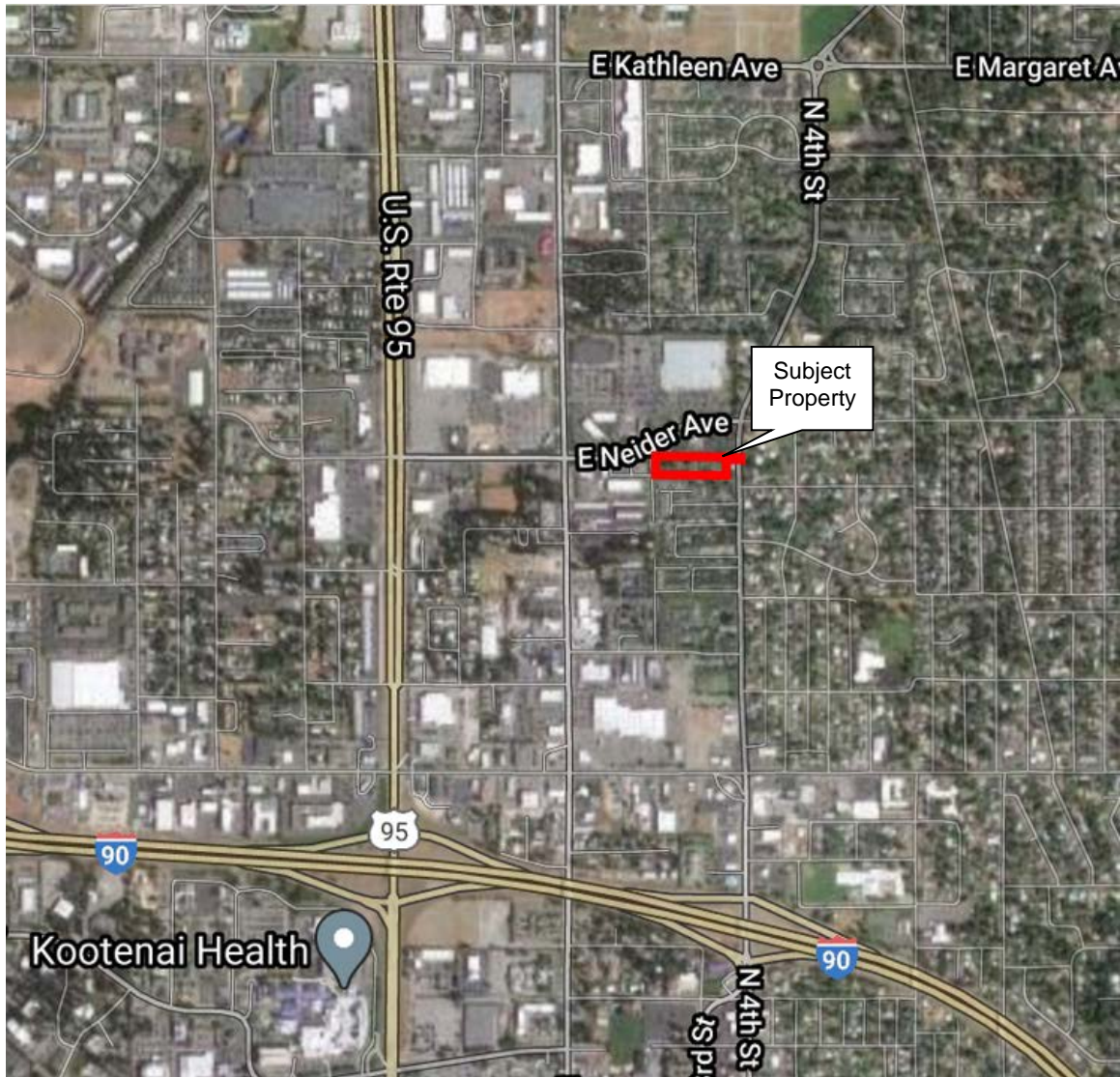
BACKGROUND INFORMATION:

The 1.52-acre property is located off of 2nd Street south of Neider Avenue and has a small connection east to 4th Street. Habitat for Humanity of North Idaho purchased the property in 2019 with the intent to build for-sale affordable housing units. The property previously included the home to the east. That was split off through a short plat in October 2019 resulting in a 2-lot residential subdivision, Hickam Place (SS-19-08). The infrastructure had been previously installed and accepted by the appropriate departments. The property is largely vacant, other than an abandoned structure, and suitable for development.

The project will result in affordable for-sale townhouses that will be available for low-to-moderate income persons in Coeur d'Alene. The goal is to provide 24-25 units if possible. The City Council recently approved a \$120,000 Community Opportunity Grant for Habitat for Humanity of North Idaho using CDBG (Community Development Block Grant) funds, which will be used will be utilized for Phase 1 Project Planning which consists of Sight Design, Design Development. Code Analysis, Schematic Design and Construction Documentation for the project. The project will help the City meet the Affordable Housing Goal in the 5-year CDBG Consolidated Plan and meet the National Objective to serve low-to-moderate income persons by building the affordable homes for low- and moderate-income families. The requested zone change is necessary to build the multifamily townhouse project. R-12 zoning does not permit multifamily residential. The zone change also allows for a few additional units, helping make the project work financially.

Habitat for Humanity will be creating a land trust as part of the project. The housing units will be built on property that is part of a land trust. Families will own their homes, but not the land itself. The underlying land will be owned by Habitat for Humanity of North Idaho and will be permanently reserved to create a long-term affordable housing stock. Recently, through research and discovery, Habitat for Humanity of North Idaho has shifted their home building model from building one house at a time to building multi-family condo style units built on a land trust.

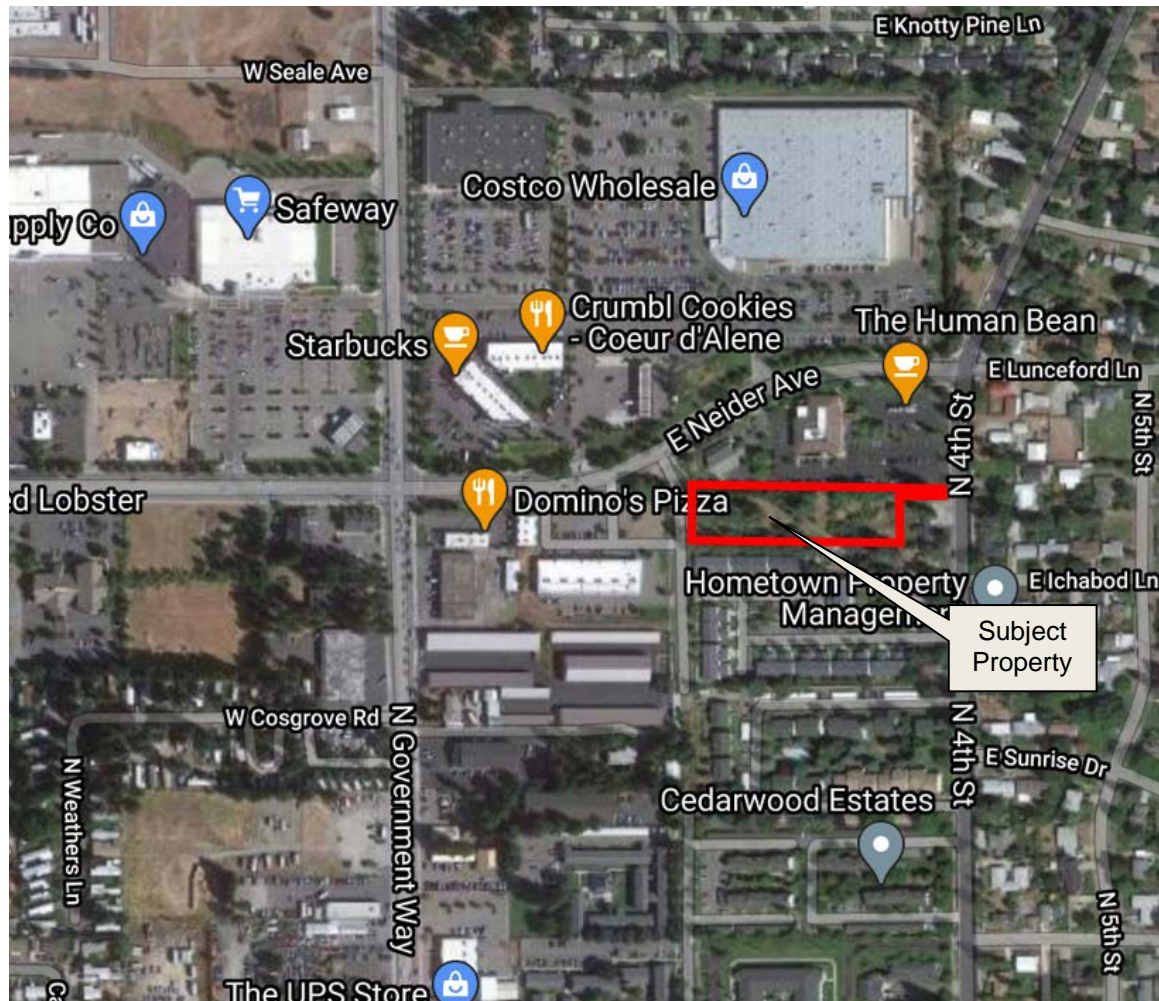
LOCATION MAP:



AERIAL PHOTO:

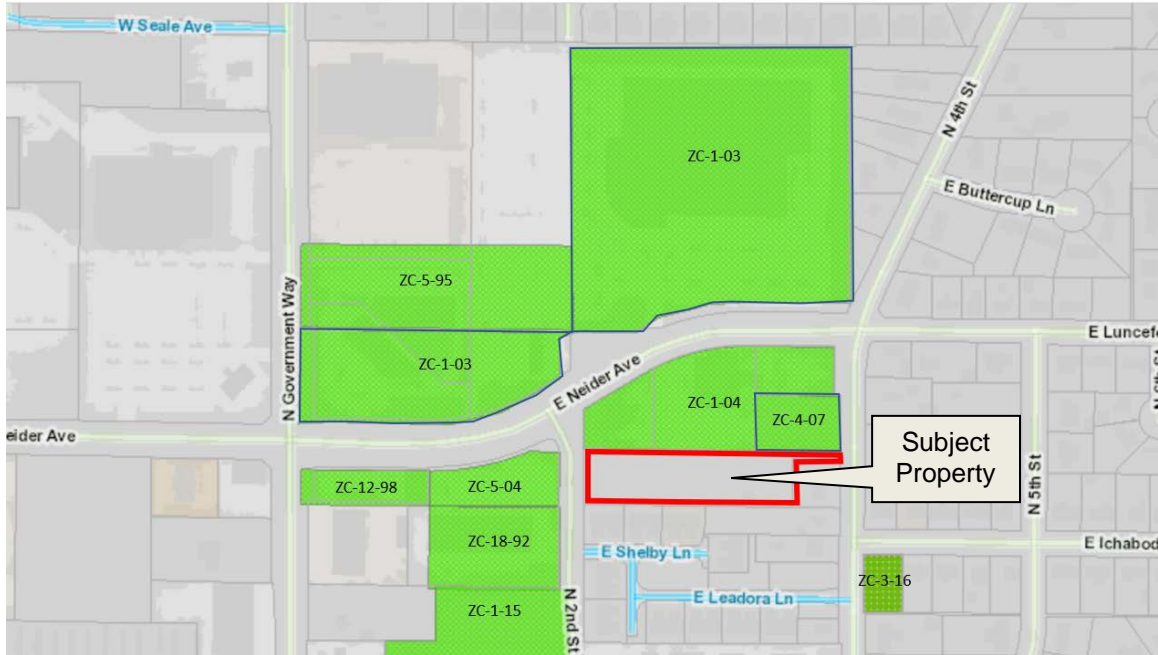


AERIAL PHOTO SHOWING NEARBY SERVICES:



PRIOR LAND USE ACTIONS:

The subject property is surrounded by previous zone change requests that were all approved. As noted below on the map and the list of zone changes, the changes took place between 1992 and 2016. The majority of the zone changes were from R-12 to C-17. There were a few to C-17 L and R-17. The most recent zone change was from R-12 to NC in 2016.



Zone Changes:

ZC-18-92	R-12 to C-17	Approved
ZC-5-95	R-12 to C-17	Approved
ZC-12-98	R-17 to C-17	Approved
ZC-1-03	R-12 to C-17	Approved
ZC-1-04	R-12 to C-17L	Approved
ZC-5-04	R-12 to C-17	Approved
ZC-4-07	R-12 to R-17	Approved
ZC-1-15	R-12 to C-17	Approved
ZC-3-16	R-12- to NC	Approved

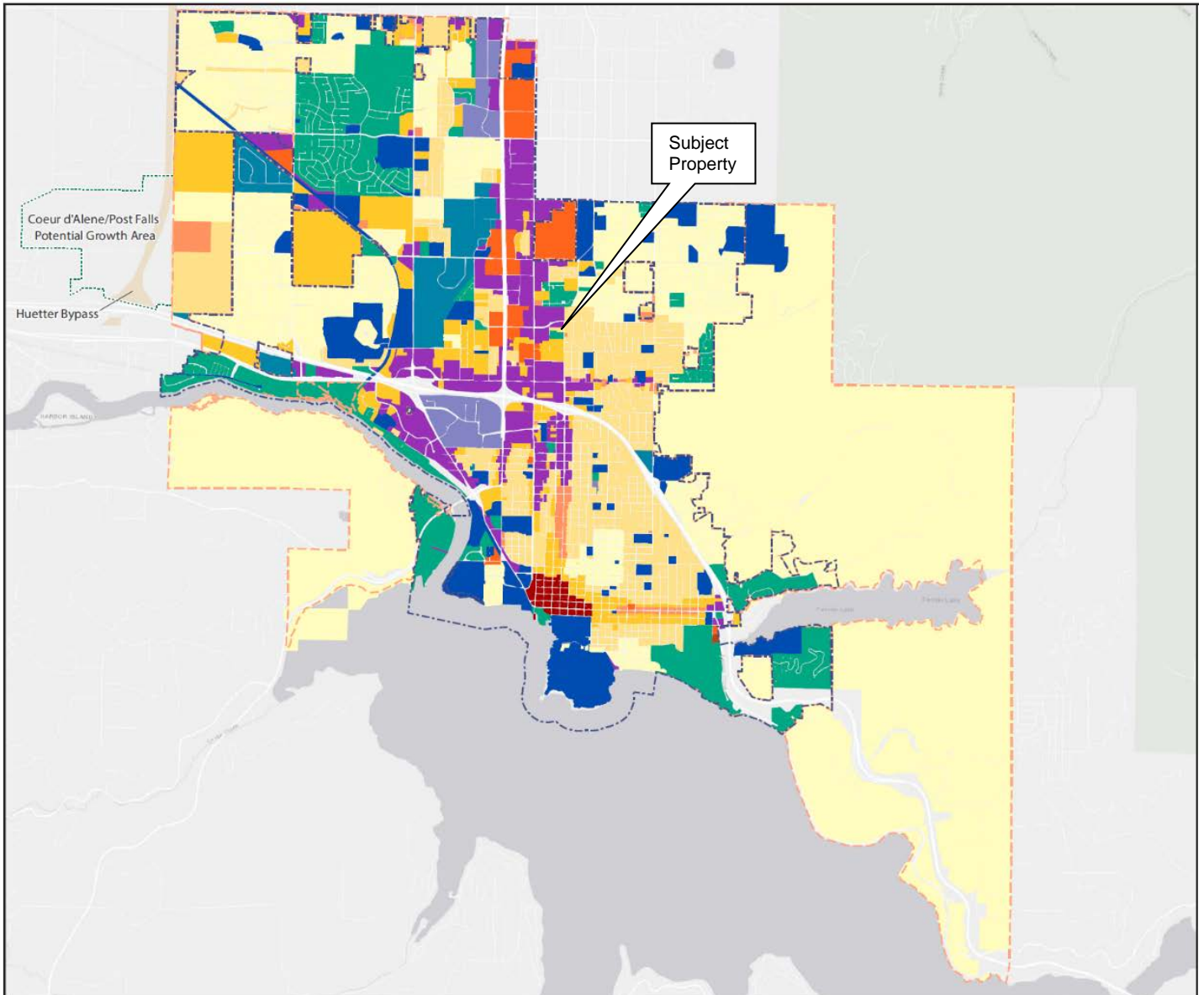
REQUIRED FINDINGS:

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

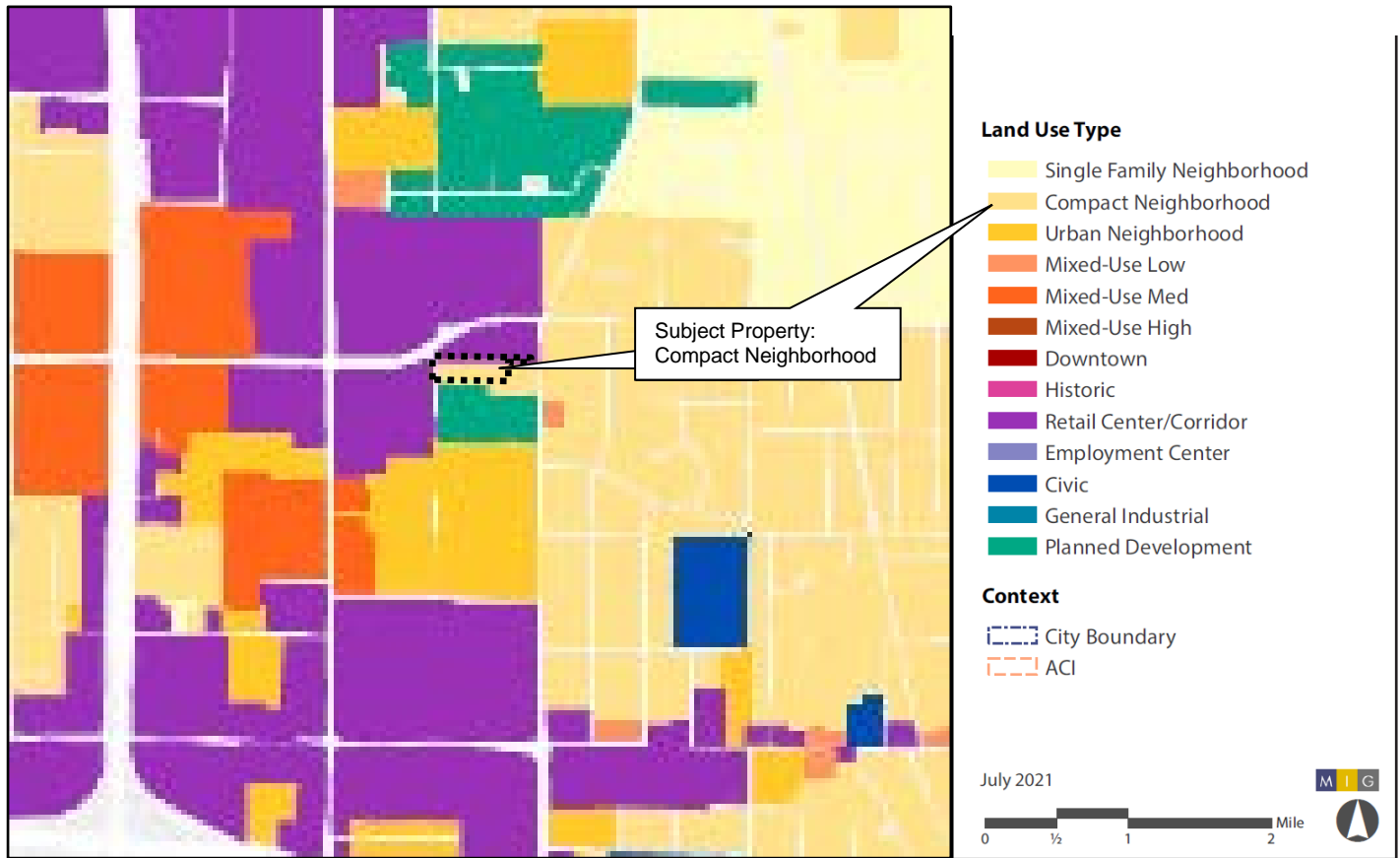
2021 COMPREHENSIVE PLAN- LAND USE CATEGORY:

- The subject property is within the existing city limits.
- The City Comprehensive Plan Map designates this area as **Compact Neighborhood:**

FUTURE LAND USE MAP:



ENLARGED FUTURE LAND USE MAP: COMPACT NEIGHBORHOOD CATEGORY



Compact Neighborhood

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2. COMPACT NEIGHBORHOOD



KEY CHARACTERISTICS

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- Higher density of collectors and arterials

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- Residential R-12, R-17, and Neighborhood Commercial NC



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10-25 DU/AC
LOT SIZE:
0.05-0.5 AC



OPEN SPACE:
10-20%

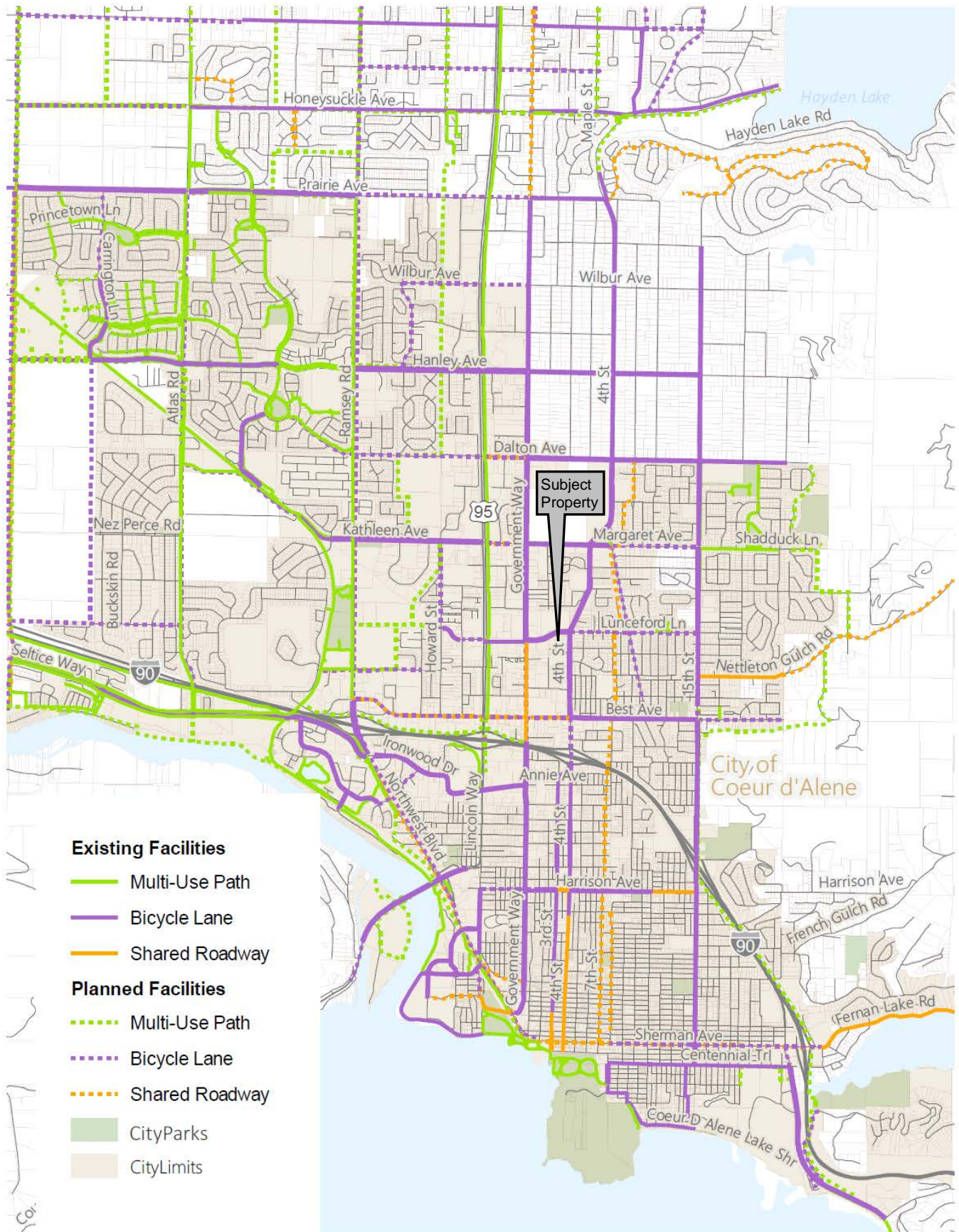
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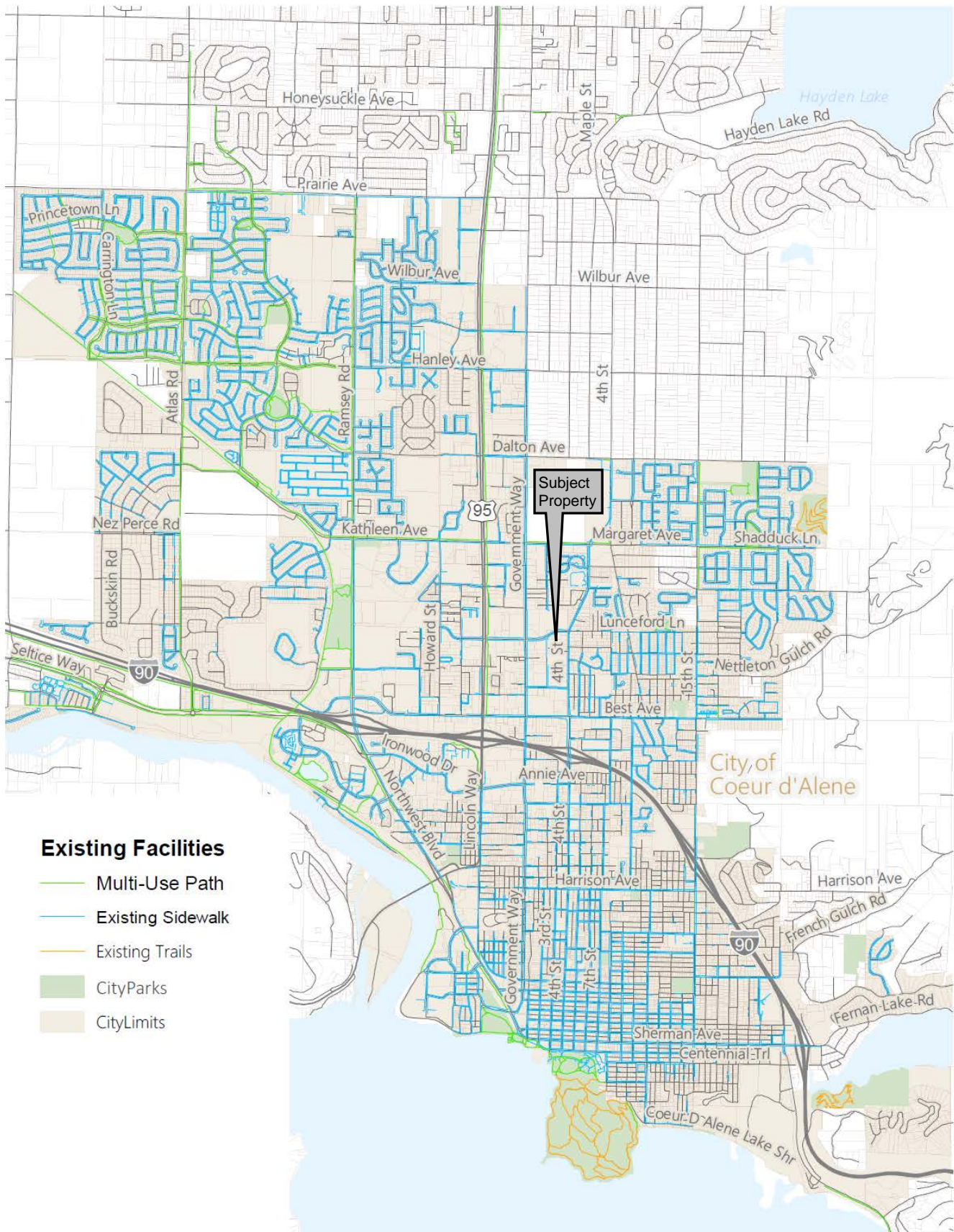
BUILDING TYPES

- Duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts

EXISTING AND PLANNED TRAIL/BICYCLE NETWORK:



EXISTING AND PLANNED WALKING NETWORK:



EXISTING TRANSIT NETWORK:



COMPREHENSIVE PLAN GOALS, OBJECTIVES, & ACTION ITEMS:

Community & Identity (CI)

Goal CI 3:

Coeur d'Alene will strive to be livable for median and below income levels, including young families, working class, low income, and fixed income households.

Objective CI 3.1:

Support efforts to preserve existing housing stock and provide opportunities for new affordable and workforce housing.

Growth & Development (GD)

Goal GD 1:

Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

Objective GD 1.1:

Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

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.*

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

STORMWATER:

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

- Submitted by Chris Bosley, City Engineering

STREETS:

The subject property is bordered by 2nd Street to the west and 4th Street to the east. Sidewalk will be required along the 2nd Street frontage with construction.

- Submitted by Chris Bosley, City Engineering

WATER:

There is adequate capacity in the public water system to support domestic, irrigation for the proposed zone change for Habitat for Humanity of North Idaho 2nd Street.

There is an existing 12" water main in N 4th St., and an 8" water main in N 2nd St.

-Submitted by Kyle Marine, Assistant Water Superintendent

SEWER:

Public sewer is available to this property via existing sewer lateral in 2nd Street

-Submitted by Larry Parsons, Wastewater Utility Project Manager

FIRE:

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

Fire department access to the site (road widths, surfacing, maximum grade, and turning radiuses), in addition to, fire protection (size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation or during the Site Development and Building Permit, utilizing the currently adopted International Fire Code (IFC) for compliance. The City of Coeur d'Alene Fire Department can address all concerns at site and building permit submittals. The Fire Department has no objection to the zone change as proposed.

-Submitted by Bobby Gonder, Fire Inspector / MIAAI – CFI

POLICE:

The Police Department reviewed the proposed zone change and has no concerns.

-Submitted by Lee White, Police Chief

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

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

PHYSICAL CHARACTERISTICS:

The site is generally flat with an approximately four (4) foot drop across the entire property. The site has an abandoned structure, trees and other vegetation, along with some felled trees that will need to be removed for the project. There are no topographical or physical constraints that would make the subject property unsuitable to change the zoning from R-12 to R-17.

TOPOGRAPHIC MAP:



SITE PHOTO 1: Looking east toward the subject property from 2nd Street



SITE PHOTO 2: Looking east onto the subject property from 2nd Street



SITE PHOTO 3: Looking south along 2nd Street toward the Briarwood Town Homes



SITE PHOTO 4: Looking north on 2nd Street toward Neider Avenue with the subject property on the right



SITE PHOTO 5: Looking east in the central portion of the property



SITE PHOTO 6: Looking west across 2nd Street toward the commercial uses from the southwest corner of the subject



SITE PHOTO 7: Looking west from the eastern most edge of the property on 4th Street



SITE PHOTO 8: Looking north on 4th Street from the eastern edge of the subject property



SITE PHOTO 9: Looking west from the eastern most edge of the property



SITE PHOTO 10: Looking east toward 4th Street



SITE PHOTO 11: Looking northwest toward the commercial uses along Neider Avenue



SITE PHOTO 12: Looking south along the eastern fence line



SITE PHOTO 13: Looking at the abandoned structure near the southeast corner of the property



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

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

TRAFFIC:

The proposed zone change itself would not adversely affect the surrounding area with regard to traffic, as no traffic is generated from a zone change alone. However, the applicant states that the zone change is needed to allow multifamily housing. If the property is developed to the maximum allowable density, traffic would only increase by 3 to 4 trips per peak hour. The Streets & Engineering Department has no objection to the zone change as proposed.

-Submitted by Chris Bosley, City Engineering

NEIGHBORHOOD CHARACTER:

From 2007 Comprehensive Plan: Northeast Prairie Today

This area is composed of a variety of zoning districts with a majority of residential density at three to eight units per acre (3-8:1). Lower density development becomes more prominent moving north. The NE Prairie provides a range of housing choices that includes a number of large recreation areas and small pocket parks.

Canfield Mountain and Best Hill act as the backdrop for this portion of the prairie. Much of the lower lying, less inhibitive areas have been developed. Pockets of development and an occasional undeveloped lot remain.

SURROUNDING LAND USES:

The subject property is located near the commercial corridors of Neider Avenue and Government Way. It is located in between 2nd and 4th Streets adjacent to commercial, office, multi-family residential uses, and a few single-family residences. The properties to the north include a drive-through beverage retailer, an office complex, and a coffee stand. Further north across Neider Avenue is Costco. To the west across 2nd Street is a commercial strip center and southwest is a self-storage facility. To the south is the Briarwood Town Homes multi-family development. To the immediate east and southeast are single-family homes. To the east across 4th Street are single-family residential uses. Southeast of the property on 4th Street and Ichabod Lane is the property with a Neighborhood Commercial (NC) zoning designation. The subject property is in an ideal location for a multi-family residential project due to its proximity to services, employment, public transportation, walkability and bike ability. It is also within ½ mile of North Pines Park.

See Land Use Map on the following page.

GENERALIZED LAND USE PATTERN:



ZONING MAP:



Approval of the zone change request would allow the uses by right to change from R-12 uses to R-17 uses (as listed below).

Existing R-12 Zoning District:

The R-12 district is intended as a residential area that permits a mix of housing types at a density not greater of twelve (12) units per gross acre.

17.05.180: PERMITTED USES; PRINCIPAL:

Principal permitted uses in an R-12 district shall be as follows:

- Administrative Office
- Duplex housing
- Essential service
- Home occupation
- Neighborhood recreation
- Public recreation
- Single-family detached housing

17.05.190: PERMITTED USES; ACCESSORY:

Accessory permitted uses in an R-12 district shall be as follows:

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

17.05.200: PERMITTED USES; SPECIAL USE PERMIT:

Permitted uses by special use permit in an R-12 district shall be as follows:

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

17.05.240: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

Minimum yard requirements for residential activities in an R-12 District shall be as follows:

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

17.05.245: NONRESIDENTIAL SITE PERFORMANCE STANDARDS; MINIMUM YARD:

Minimum yard requirements for nonresidential activities in an R-12 district shall be as follows:

- A. Front: The front yard requirement shall be twenty feet (20').
- B. Side, Interior: The interior side yard requirement shall be twenty five feet (25').
- C. Side, Street: The street side yard requirement shall be twenty five feet (25').
- D. Rear: The rear yard requirement shall be twenty five feet (25'). However, the required rear yard will be reduced by one-half (1/2) when adjacent to public open space.

Proposed R-17 Zoning District:

The R-17 district is intended as a medium/high density residential district that permits a mix of housing types at a density not greater than seventeen (17) units per gross acre. This district is appropriate for those areas of the city that are developed at this density or are preferably developed at this density because of factors such as vehicular access, topography, flood hazard, and landside hazard areas.

Principal permitted uses in an R-17 district shall be as follows:

- Administrative
- Childcare facility
- Community education
- Duplex housing
- Essential service
- Home occupation
- Multiple-family
- Neighborhood recreation
- Pocket residential development
- Public recreation
- Single-family detached housing as specified by the R-8 district

Permitted uses by special use permit in an R-17 district shall be as follows:

- Automobile parking when the lot is adjoining at least one point of, intervening streets and alleys excluded, the establishment which it is to serve; this is not to be used for the parking of commercial vehicles
- Boarding house
- Commercial film production
- Commercial recreation
- Community assembly
- Community organization
- Convenience sales
- Group dwelling - detached housing
- Handicapped or minimal care facility
- Juvenile offenders' facility
- Ministorage facilities
- Mobile home manufactured in accordance with section 17.02.085 of this title
- Noncommercial kennel
- Nursing/convalescent/rest homes for the aged
- Rehabilitative facility.
- Religious assembly
- Residential density of the R-34 district as specified
- Three (3) unit per gross acre density increase
- Religious assembly
- Retail gasoline sales
- Single-family detached housing (as specified by the R-8 district)
- Specialty retail sales
- Veterinary office

17.05.290: SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT:

Maximum height requirements in an R-17 District shall be as follows:

Structure Type	Structure Location	
	In Buildable Area for Principal Facilities	In Rear Yard
Single-family and duplex structure	32 feet	n/a
Multiple-family structure	45 feet	n/a
For public recreation, community education or religious assembly activities	45 feet	n/a
Detached accessory building including garages and carports	32 feet	With low or no slope roof: 14 feet With medium to high slope roof: 18 feet

17.05.320: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

A. Minimum yard requirements for single family and duplex residential activities in an R-17 District shall be as follows:

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

C. Multiple-family housing at seventeen (17) units per acre:

1. Front: The front yard requirement shall be twenty feet (20').
2. Side, Interior: The interior side yard requirement shall be ten feet (10').
3. Side, Street: The street side yard requirement shall be twenty feet (20').
4. Rear: The rear yard requirement shall be twenty feet (20'). However, the required rear yard will be reduced by one-half ($\frac{1}{2}$) when adjacent to public open space

17.44.030: RESIDENTIAL USES:

Unless otherwise allowed by the relevant zoning or overlay district, the following off-street parking

D.	Multiple-family housing:	
	1. Studio units	1 space per unit
	2. 1 bedroom units	1.5 spaces per unit
	3. 2 bedroom units	2 spaces per unit
	4. 3 bedroom units	2 spaces per unit
	5. More than 3 bedrooms	2 spaces per unit

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

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.

STREETS:

4. Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
5. All required street improvements shall be constructed prior to issuance of, or, in conjunction with, building permits.
6. An encroachment permit is required to be obtained prior to any work being performed in the existing right-of-way.

STORMWATER:

7. 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.

PROPOSED CONDITIONS:

None

ORDINANCES & STANDARDS USED FOR EVALUATION:

2007 Comprehensive Plan
Transportation Plan
Municipal Code
Idaho Code
Wastewater Treatment Facility Plan
Water and Sewer Service Policies
Urban Forestry Standards
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices
2017 Trails & Bikeways Master Plan

ACTION ALTERNATIVES:

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

Attachment: Applicant's Narrative