

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

**AUGUST 9, 2022**

**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:** Messina, Fleming, Ingalls, Luttropp, Mandel, McCracken, Ward

**PLEDGE:**

**APPROVAL OF MINUTES:** \*\*\*ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.  
June 14, 2022

**PUBLIC COMMENTS:**

**STAFF COMMENTS:**

**COMMISSION COMMENTS:**

**PUBLIC HEARINGS:** \*\*\*ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS.

1. Applicant: Todd Kaufman  
Location: 2810 N. 17th  
Request:
  - A. A proposed +/- 2.3 acre PUD known as "Kaufman Estates"  
QUASI-JUDICIAL, (PUD-3-22)
  - B. A proposed 24-lot preliminary plat known as "Kaufman Estates".  
QUASI-JUDICIAL, (S-2-22)

**Presented by: Tami Stroud, Associate Planner**

2. Applicant: Coeur d'Alene Homes, Inc. dba Orchard Ridge Senior Living  
Location: 704 W. Walnut  
Request: A proposed R-34 density increase special use permit.  
QUASI-JUDICIAL, (SP-2-22)

**Presented by: Sean Holm, Senior Planner**

**ADJOURNMENT/CONTINUATION:**

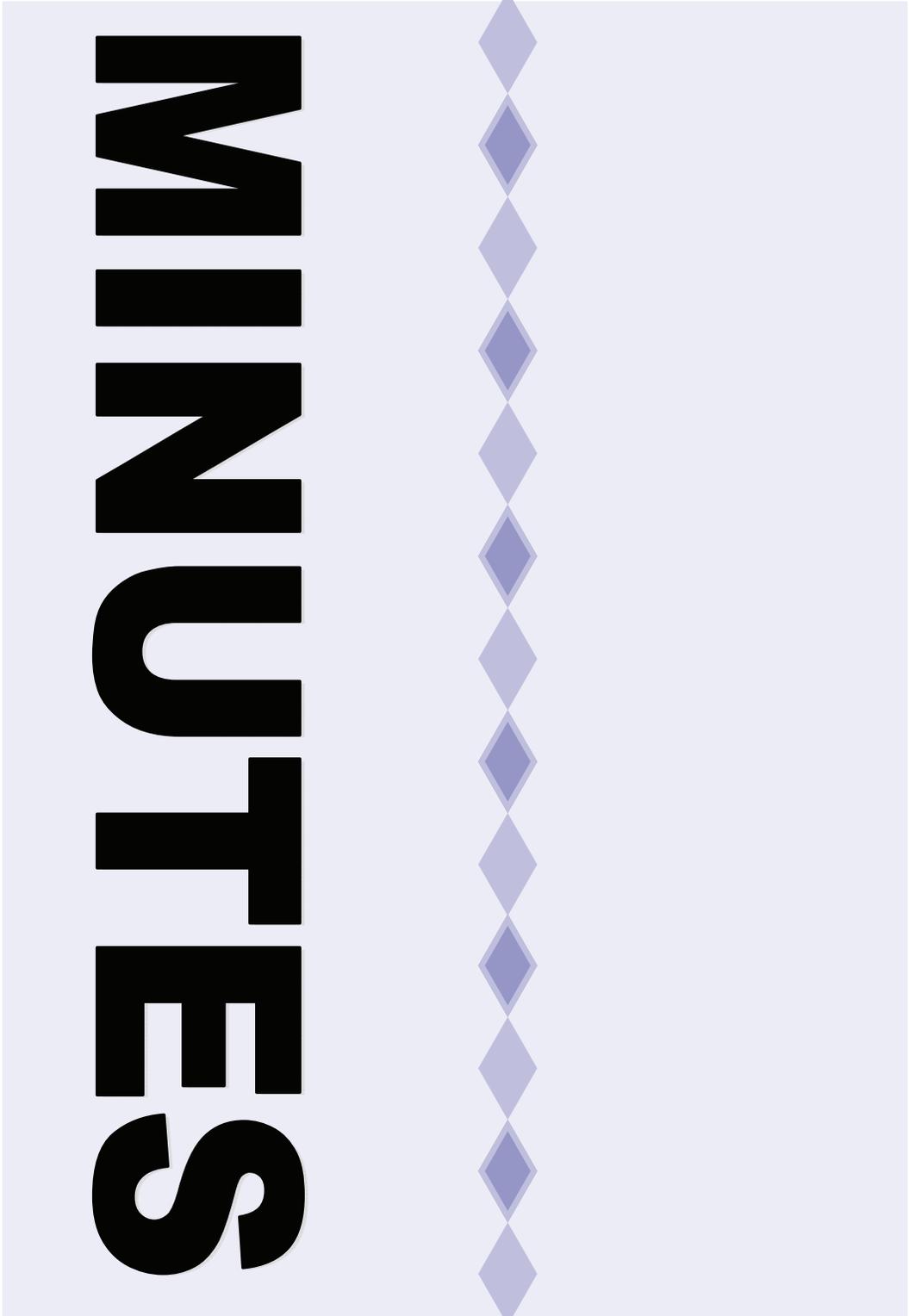
Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ ,  
to continue meeting to \_\_\_\_\_, \_\_, at \_\_ p.m.; motion carried unanimously.  
Motion by \_\_\_\_\_,seconded by \_\_\_\_\_ , to adjourn meeting; motion carried unanimously.

*\*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 Stuhmiller at (208)769-2240 at least 72 hours in advance of the meeting date and time.*

***\*Please note any final decision made by the Planning Commission is appealable within 15 days of the decision pursuant to sections [17.09.705](#) through [17.09.715](#) of Title 17, Zoning.***



# MINUTES



**PLANNING COMMISSION  
MINUTES  
JUNE 14, 2022  
LOWER LEVEL – LIBRARY COMMUNITY ROOM  
702 E. FRONT AVENUE**

**COMMISSIONERS PRESENT:**

Tom Messina, Chairman  
Jon Ingalls, Vice-Chair  
Lynn Fleming  
Phil Ward  
Peter Luttrupp  
Sarah McCracken

**STAFF MEMBERS PRESENT:**

Hilary Anderson, Community Planning Director  
Shana Stuhmiller, Public Hearing Assistant  
Randy Adams, City Attorney

**COMMISSIONERS ABSENT:**

Brinnon Mandel

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

Motion by Luttrupp, seconded by Ward, to approve the minutes of the Planning Commission meeting on May 10, 2022. Motion approved.

**STAFF COMMENTS:**

Hilary Anderson, Community Planning Director provided the following statements.

- Ms. Anderson stated that staff is not sure if we will have a meeting in July because one item has been tabled and staff is waiting to receive additional information. The Coeur Terre annexation is scheduled to come before the Planning Commission in August.
- She stated that staff will be working on a Request for Qualifications “RFQ” for a consultant team to update the City’s development impact fees. Staff will be working with our city departments to get their input and compiling information for the effort. She noted that during the process the Planning Commission will be getting together as the Development Impact Fee Advisory Committee. We will let you know when those future meetings will be.
- She commented that the Regional Housing and Growth Issues Partnership (RHGIP) is continuing to have monthly/working group meetings with weekly updates posted on the website ([www.rhgip.com](http://www.rhgip.com)). She added one thing that has been discussed was to have a joint workshop with other cities’ commissions and Kootenai County to give an update on what this group has been doing and to explain the tool kit, allowing open discussion and dialogue with the commission members and RHGIP working group. She noted that the public will be able to attend but will not be part of the discussion.

**COMMISSION COMMENTS:**

Chairman Messina announced the applicant has withdrawn the Birkdale Commons PUD and Subdivision, so that hearing is cancelled.

**PRESENTATION:**

15<sup>th</sup> Street Improvements- Chris Bosley, City Engineer

Mr. Bosley provided a Power Point presentation explaining the upcoming improvements to 15<sup>th</sup> Street.

- He stated the design starts now from Harrison to Best with work being done to the pavement that is in bad shape
- He provided a map showing the area of where the floodplain is located and looking at some grant opportunities to help with the improvement of this area.
- He explained the highlights of the project which will include a three-lane section with one lane in each direction, plus a center turn lane, sidewalks on one side, with the possibility of sidewalks on both sides, with a shared use path on the east side from Cherry Hill Park to Best Avenue.
- He added that there is proposed on-street bike lanes with no on-street parking and they will be looking at stormwater management ideas that will provide a larger swale near Cherry Hill Park.
- He explained the project schedule with a contract with T.O. Engineers to be completed this fall.
- He added that the final design would be completed in 2023 because we don't have any funds available, but will be looking at grant opportunities to maybe provide those extra funds that can be used.

Mr. Bosley concluded his presentation.

**Commission Comments:**

Commissioner Fleming inquired if there will be any crosswalks in this area. Mr. Bosley explained that we are putting in a crosswalk near Cherry Hill Park with Rectangular Rapid Flashing Beacons (RRFBs) so people can cross safely.

Commissioner Fleming inquired about the backup of cars getting on the freeway during the business hours and if there have been any complaints. Mr. Bosley stated we have had complaints and a few years ago, the City restriped 15<sup>th</sup> Street to better define the turn bays to mitigate that problem. He stated that he has been in a week-long workshop with Idaho Transportation Department (ITD) who is looking at the future widening of I-90 including in that that reconstruction all bridges and interchanges will be impacted along that corridor.

Commissioner Luttrupp commented at the last hearing heard a lot of comments how development isn't paying for itself and could you explain how funding will be generated to pay for the improvements on 15<sup>th</sup> Street. Mr. Bosley explained that the funding comes from Impact Fees which are outdated, but that staff is starting to work on updates to the fees. The money we currently have in our have in our impact fee account will be used as match money and maybe a Grant will fund the rest of the project.

Commissioner Luttrupp commented as we approve future PUD's sometimes, we require that they do improvements to the road. Mr. Bosley stated that is correct. A typical requirement is for a developer to make improvements to the road, if unapproved, and the City will require the developer to make those improvements like curb, gutter, sidewalk etc. Commissioner Luttrupp inquired who is responsible for the cost of the improvements. Mr. Bosley stated the applicant is fully responsible for those costs.

Chairman Messina inquired if we can get an update on the work being done on Kathleen and Northwest Boulevard. Mr. Bosley explained the work on Kathleen should be completed soon with the addition of a

second eastbound lane between US 95 and Government Way. A lane has been installed and other improvements include sidewalks and some additional landscaping on the shoulder, and stormwater mitigation. When finished, the new lane will be open for traffic. He continued that ITD has planned a second south bound left turn lane going onto Kathleen, which will help with congestion. He explained the Seltice Way/Northwest Blvd intersection where the slip lane was removed will be directed to go southbound on Northwest Boulevard that will be done by a developer through an agreement with the city that they would reconstruct our slip lane to make it a safer with merging traffic coming to a stop, which will be safer.

### **PUBLIC COMMENTS:**

None.

1. Applicant: City of Coeur d'Alene  
Request: The City is proposing a new chapter titled Development Agreements within Title 17 (Zoning) of the Municipal Code to provide for the creation, form, recording, modification, enforcement, and termination of development agreements. This Chapter is pursuant to section 67-6511A, Idaho Code, and is intended to authorize development agreements to the fullest extent of the law.  
LEGISLATIVE, (0-2-22)

**Presented by: Hilary Anderson, Community Planning Director**

Hilary Anderson, Community Planning Director, provided the following comments on behalf of the City as the applicant for the proposed code.

- The purpose of the proposed Development Agreement Ordinance is for the City to create, form, record, modify enforce and terminate development agreements.
- Development agreements would be required when it is determined that it is in the best interest of the public.
- This ordinance is pursuant § 67-6511A, Idaho Code.
- A Development Agreement may be required as a condition of a zone change and map amendment, to include annexations in conjunction with zoning, planned unit developments, conditional zoning, special use permits for density increases, and associated subdivisions.
- The City of Coeur d'Alene has long entered into various agreements with developers and land owners for limited purposes through Annexation Agreements, Memorandum of Agreements, Encroachment Agreements, Easement Agreements, and other such binding agreements. However, the City does not have a process for making specific requirements concerning the use or development of a parcel as a condition of a zone change. Neighboring jurisdictions do have authority to enter into Development Agreements. Idaho Code § 67-6511A allows a city to enact an ordinance to create that process.
- It would be done as a condition of approval. It is a binding agreement between the City and land owner/developer.
- The governing body can require certain favorable features, such as *"restrictions on use, design of the development, conservation requirements, provisions for roads and other infrastructure, open space, workforce housing, and other benefits."*
- Ultimately the City Council will approve the use and terms of a development agreement.
- Development agreements are voluntary; however, the City could deny the zone change unless the conditions were accepted.
- She explained the benefits and gave an overview of the Ordinance components.
- She gave an overview of the changes to the draft ordinance responding to feedback from the Planning Commission's May workshop.
- She discussed outreach efforts with the Regional Housing and Growth Issues Partnership (RHGIP), North Idaho Building Contractors Association (NIBCA), and Coeur d'Alene Regional Realtors.

- Staff believes that the Council should enact the required ordinance to enable the City to require Development Agreements as a condition for a zoning decision, to include annexations in conjunction with zoning, planned unit developments, special use permits for density increases, conditional zoning, and associated subdivisions in select cases.

Ms. Anderson concluded her presentation.

**Commission Comments:**

Chairman Messina said he understands not every project will be required to have an agreement but if a PUD comes forward and staff didn't recommend an agreement and the commission felt that maybe an agreement is needed, he asked how that process would work. Ms. Anderson explained that the commission could also add it as a condition of approval. Whoever initiates the findings would require a development agreement as a condition. She added that when talking with other communities who currently use these agreements, they can be onerous. She added that small projects won't trigger a development agreement since it will require some tracking over time, which is why staff will determine early on if a Development Agreement should be required. Commissioner Fleming feels that it would be "longevity based" for example a project like Coeur d'Alene Place would be a good example since it took years to complete.

Chairman Messina inquired what is the timeline that we will be able to start using this agreement understanding that it needs to go before Council. Ms. Anderson replied that this will go before Council in July for approval. Mr. Adams clarified that it needs to be published in the paper for it to go into effect. He said, we expect to be able to use it in August.

Commissioner Fleming inquired if there will be any additional costs associated with the preparation of this agreement. Ms. Anderson explained that the fee will be the same amount we use when preparing an Annexation Agreement. If the Development Agreement is part of an Annexation, the preparation fee would be combined together and not a fee based on two different agreements.

Commissioner Ward commented this is a great idea which gives us another tool to provide some flexibility we don't find in the zoning code. He noted after reading through the document stated in the beginning of the agreement it states, "That the agreement can be required as a condition of approval." He said he has concerns if this agreement is being required and questioned if the language is not changed to "voluntary," if will we be setting ourselves up for a rejection by the courts because we are doing contract zoning. He explained that this was an issue in the past in other jurisdictions where he has worked.

Mr. Adams explained in Idaho the Development Agreement Statute 67-6511A allows cities to require Development Agreements which its voluntary in the sense that the developer can say "No I don't like that Development Agreement" but then he doesn't get the zone change. He added if a developer wants to go forward with the zone change, the City does have an option to say they require this and that. The ordinance gives the applicant a second chance with Council to say that he disagrees with the conditions in the Development Agreement. He added there is plenty of protection for the developer, but also protection for the City.

Commissioner Ward commented when reading though the body of the requirement for the agreement, which is very detailed, he cited as an example if a site plan is approved and someone wants to do an amendment, he questioned if staff has the authority to make those changes. He said if he had a client ready to sign this agreement, he would caution them that it is "overkill" and not to sign the agreement. He noted in the document it states many times "If any change must revert back to the prior zoning." He doesn't understand why we would make that a requirement.

Ms. Anderson explained the proposed code has a list of what shall be included and a list of what may be included, and the State Statutes allow for reverting back to the original zoning or deannexation. She stated if the commission feels there needs to be changes to the ordinance, those can be made. She

addressed the question of the zoning being reverted. For example, someone comes in non-compliant and the City can't stop work because there isn't a violation yet but it makes sense to revert the property back to the original zoning or suggest de-annexation, but if the project is halfway through development, it wouldn't make sense to go back to the original zoning. She explained there are other ways to enforce the code without reverting back to the original zoning.

Commissioner Ward inquired if the city is a "signatory" to the agreement and explained if I had property and wanted to sell it and send a release to the clerk's office requesting that the City releases the agreement. Ms. Anderson explained that our agreement is designed to be signed by the developer and the City, and then recorded.

Commissioner McCracken appreciates all the comments from the workshop and how staff incorporated them into the draft. She questioned how will these agreements be tracked. Ms. Anderson explained staff is researching a better system for tracking and that right now through our critical notices list and our building permit program can send alerts. Commissioner McCracken suggested that the Coeur d'Alene Realtor's share this with the Title Companies so they can alert people about this new process.

**Motion by Ingalls, seconded by McCracken, to approve Item 0-2-22 Motion approved**

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner McCracken	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Ward	Voted	Aye
Chairman Messina	Voted	Aye

Motion to approve carried by a 6 to 0 vote.

3. Applicant: Aspen Homes & Development, LLC  
Location: 1808 N. 15<sup>th</sup> Street  
Request:
  - A. A proposed +/- 5.9-acre annexation from County Ag to R-5  
LEGISLATIVE, (A-2-22)
  - B. A proposed 25-unit multifamily development PUD Known as "1808 N. 15<sup>th</sup> Street Apartments/Townhomes"  
QUASI-JUDICIAL, (PUD-2-22)

Hilary Anderson, Community Planning Director, provided the following comments

- The subject property currently has a single-family residence on it and is located in the unincorporated area of the county on 5.9 acres.
- The subject site obtains its access off of 15<sup>th</sup> Street.
- The subject site is adjacent to the city limits on the west and south sides.
- The property is currently zoned County Ag-Suburban and is located within the city's Area of City Impact (ACI).
- The subject site is located at the base of Best Hill and has some significant sloping topography on the northern and eastern part of the property. If annexation is approved, the 5.9-acre property will

be subject to the Hillside Ordinance regulations.

- The applicant is proposing to build a 25 multifamily unit facility that will consist of three buildings.
- The applicant intends to build on the gently sloping area portion of the property that directly abuts 15<sup>th</sup> street.
- The applicant has indicated that the area they intend to build on has slope that less than 5%. The remainder of the property has significant slope and the applicant is proposing to keep this as an open space area.
- The overall density of the proposed development is 4.23 units per acre.
- She stated that the Comprehensive Plan states this area as Single-Family Neighborhood
- If approved there are 14 conditions for consideration.

Ms. Anderson concluded her presentation

**Commission Comments:**

Commissioner Ingalls inquired about the height of the building as 38 feet, but the elevation on the rendering has 29 feet. Ms. Anderson stated that the applicant is here to answer that question. Commissioner Ingalls referred to the width of the landscape buffer for the northern property and questioned what is the width. Ms. Anderson stated she is not sure about the scale and said that is another good question for the applicant. Commissioner Ingalls commented the last time this request was before us, one of the issues was the open space on the hill which caused some uncertainty. But since they submitted a PUD, he asked it if could be used as a tool to lock in the 75% open space area, so months down the line etc. we won't notice a building in that area and questioned if the open space is locked in forever. Ms. Anderson stated that is correct with a condition stating that open space needs to be through an easement or a tract. Commissioner Ingalls questioned if we could use the Development Agreement, would this project be considered to be a candidate. Ms. Anderson explained this project might fall "in between" where we could do one, but since this is a PUD and Annexation, there are conditions that need to be met prior to issuing a building permit that can be attached to the project without a Development Agreement.

Commissioner Fleming stated that she is concerned this project has only one entrance and suggested placing a Knox box on Cherry Hill Drive in case there is a fire or car is blocking the entry ensuring that everyone will be stopped and not able to get out if there is an emergency. She explained that this development will be by a hill with every now and then there is a risk of fire, and feels there needs to be another exit out of the project. Ms. Anderson explained that the Fire Department was ok with one entrance and that the applicant can clarify, but does know that the applicant wasn't able to get permission to access Cherry Hill Drive.

Commissioner Luttrupp inquired under the current zone how buildings can be constructed on the property. Ms. Anderson commented that she is not sure of the number under County zoning, but know that they can get more than what they are asking for with the proposed zoning. Commissioner Luttrupp inquired if it was zoned R-5 can they get more units on the property. Ms. Anderson explained looking at the density from the whole site would be closer to 30 units and they are asking for 25 units. Commissioner Luttrupp inquired if the 25 units would include the open space. Ms. Anderson explained since this is a PUD, they are allowed to cluster the houses together in order to provide more housing in one area, and preserve open space on the other portion. Commissioner Luttrupp questioned if they weren't asking for a PUD, could they put more than 25 units. Ms. Anderson stated that they would only be able to have eight units on the property if the calculation is for the 1.5 acres versus with the PUD 5.9 acres would allow 30 units.

Chairman Messina commented the applicant has requested R-5 zoning and noted on page 7 of the staff report it states the principal permitted uses which are townhouses. He questioned if that falls under the single detached housing category. Ms. Anderson explained that is on the deviation side where they are

asking for a housing type become multifamily townhouses. Chairman Messina inquired if this type of housing is allowed under the new Comp Plan. Ms. Anderson that is correct and was also included in the old Comp Plan because the use of the PUD allows a developer to deviate the housing types if the underlying zoning density remains.

Commissioner Ward estimated that many of the cars coming out of the project will be going towards the freeway and inquired what is across the street in case there might be conflicting driveways. Ms. Anderson explained that shouldn't be an issue because as stated by Mr. Bosley 15<sup>th</sup> Street is proposed to have a center turn lane.

Commissioner Ward inquired about the open space and if the density in the area that isn't buildable, would it count as gross acreage for their open space and density count. Ms. Anderson explained that they property would need to be first annexed and zoned before it can be counted.

Commissioner Ward noted in the staff report it states that the fire department reviews for water extensions etc. He questioned is that already done or to be done if this project is approved. Ms. Anderson explained the Water Department reviewed the plan and didn't have any concerns but if there are other issues will be addressed at the time of development.

Commissioner McCracken questioned why the applicant chose R-5. Ms. Anderson explained that staff met with the applicant and the R-5 zoning made sense since its consistent with the Comprehensive Plan, the R-5 density worked, and with a PUD they could get the housing types allowed in an R-17 zone.

Commissioner Luttrupp explained the last time we heard this request we had public testimony from a property owner who wasn't in favor of the project and inquired if they knew about this hearing. Ms. Anderson stated that staff did another mailing with the same citizen included in the mailing. She added that the citizen did have a meeting with the applicant team after the hearing which Mr. Dobler could clarify.

### **Public testimony open.**

Gordon Dobler, Dobler Engineering, applicant's representative, provided the following statements:

- He commented that the applicant appreciated the input from the first meeting and able to present a revised proposal that addresses all those previous concerns.
- He explained this project is different and now includes a reduction in density from R-17 to R-5 plus a PUD that has a site plan that locks in the open space
- He explained after the last meeting me with the Parks Department they decided that the open space wouldn't be a benefit to the City.
- He explained the R-5 was chosen based on how many units we could get on the property and before we hadn't done that exercise and assumed we could get 30-34 units. But after doing that exercise, realistically we could only get 25 units because of the the site setbacks restraints and the size of the area.
- He added that the open space is unbuildable and Aspen Homes will keep it in a natural state.
- He noted on the site plan we aren't asking for anything special and additional trees are proposed as a buffer along the north side of the property at staff's recommendation.
- He commented that they did have discussion after the meeting with the neighbor that was mutually beneficial and that they stated that they were thinking about moving on.
- He noted that the trash enclosure location was changed to be sensitive to the neighbors to the north.
- Mr. Dobler stated we don't have access to Cherry Hill Park and approached the Eagles and they said no, so we have no ability to put in a second access with our primary access off of 15<sup>th</sup> Street.
- He added for a second access the Fire Department would need over 100 units before that is a requirement.
- He noted that water and sewer is in 15<sup>th</sup> Street which is adequate to serve the 3 buildings.

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Commissioner Ingalls inquired about the architecture is 29 feet so at 38 feet are a very conservative request so this won't be a tall building. Mr. Dobler stated in the past the building height is measured from the adjacent average grade and that we have some "relief" on this project that goes into a little valley and don't want to get caught missing a foot or two because the grade varies and why we chose not to go as high as 45 feet because we are only proposing two stories but cautious about the adjacent grade measurement that has been a problem in a few projects in the past.

Commissioner Luttrupp inquired about the layout of the buildings. Mr. Dobler explained that we have done the layout of the buildings but haven't finished grading the site to determine the elevations based on the grades of the property. Commissioner Luttrupp stated his concerns are the 20% increase in height and in the past people are concerned with have a "wall" of apartments and reduced the height and has concerns with Building "A" with the extra height causes an impairment to the adjacent property owner. Mr. Dobler explained the building height is locked in through the PUD and the issue is the measurement and don't know how to change the building height. Commissioner Luttrupp commented his concerns are how this property will fit in. Mr. Dobler explained the building won't be any taller but how it's graded and lift the side up to fill it since it sits in a hole.

Commissioner McCracken inquired if the height for a multi-family is 45 feet. Ms. Anderson answered that is correct and that we measure height from the average finish grade because if the property is sloped would affect how its measured and why they are asking for additional height to have that leeway.

Mr. Dobler stated there were some conditions related to sewer that we don't think apply because we aren't putting in public sewer and we are not putting in many lots so the "to and through" policy doesn't apply. At the time of the annexation agreement, we would want to refine those conditions dealing with sewer because they don't apply. But if the Council wants to leave them in, no problem.

Chairman Messina explained we have to make findings and inquired if now is the time to make those changes. Mr. Dobler commented not a big deal.

The applicant concluded his presentation.

**Public testimony closed.**

**Discussion:**

Commissioner Ingalls stated this is a better project and sees the improvements made. He likes that the City protects the hillside and likes the reduced height and reduced units. He added that this project might be classified as missing middle housing. He added this is a piece of property that is in the city and belongs in the city which helps close the "doughnut holes".

Commissioner Ward stated the housing is essential and type of housing we need and that the location is great. He commented that he likes that we have open space and want to maintain and with having only five units per acre is great and that fire can get in safely and improvements to 15<sup>th</sup> Street will help.

Commissioner McCracken appreciates everyone's time and tying up the loose ends and now this project seems more complete with all the questions answered.

Commissioner Luttrupp stated that we have had past discussions on workforce housing and this project will provide more housing and will support this project

**Motion by Ingalls, seconded by Luttrupp, to approve Item A-2-22. Motion approved.**

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner McCracken	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Ward	Voted	Aye
Chairman Messina	Voted	Aye

Motion to approve carried by a 6 to 0 vote.

**Motion by Fleming, seconded by McCracken, to approve Item PUD-2-22. Motion approved.**

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner McCracken	Voted	Aye
Commissioner Luttrupp	Votes	Aye
Commissioner Ward	Voted	Aye
Chairman Messina	Voted	Aye

Motion to approve carried by a 6 to 0 vote.

**ADJOURNMENT**

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

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

Prepared by Shana Stuhlmiller, Public Hearing Assistant



# **PUBLIC HEARINGS**



**PLANNING COMMISSION  
STAFF REPORT**

**FROM:** TAMI STROUD, ASSOCIATE PLANNER  
**DATE:** AUGUST 9, 2022  
**SUBJECT:** PUD- 3-22 – “KAUFMAN ESTATES” PUD.  
S-3-22- 24 LOT (3-TRACT) PRELIMINARY PLAT SUBDIVISION  
REQUEST FOR “KAUFMAN ESTATES”  
**LOCATION:** +/- 2.23 ACRE PARCEL LOCATED SOUTH OF EAST SIDE OF N.  
17<sup>TH</sup> STREET AND E. STINER AVENUE AND SOUTH OF  
NETTLETON GULCH ROAD.

**APPLICANT/OWNER:**  
Todd Kaufman  
3389 E Harrison Avenue  
Coeur d’Alene, ID 83814

**ENGINEER:**  
Olson Engineering  
PO Box 1894  
Coeur d’Alene ID 83814

**DECISION POINT:**

The applicant is requesting approval of the following decision points that will require separate findings to be made for each item. The applicant is requesting approval of the following:

1. A residential planned unit development (PUD) that will allow for 24 lots and three tracts with the following modifications.
  - a. Lots fronting on a private street rather than a public street.
  - b. Allow for twin home type construction in the R-12 Zoning District.
  - c. Minimum Lot Area of 2,250 SF for a twin home unit rather than 3,500 SF.
  - d. Side Setback (interior) of 5’ and 0’ rather than 5’ on one side and 10’ on the other.
  - e. Street Side Setback of 5’ rather than 10’.
  - f. Sidewalk on one side of street rather than sidewalks on both sides of street.
  - g. 25-foot lot frontage for each twin home lot.
2. A 24 lot, three tract preliminary plat to be known as Kaufman Estates.

**BACKGROUND INFORMATION:**

The subject property is located at 2810 N. 17<sup>th</sup> Street, slightly southeast of Stiner Avenue, north of Gilbert Avenue and south of Nettleton Gulch Road. The property is approximately 2.3 acre site with an existing single-family dwelling and accessory structure that will be removed. The applicant is proposing a planned unit development (PUD) as part of this request. (see PUD map on page 21).

The PUD will consist of 24 lots, two open space tracts, and one tract that will contain the private road. The applicant has indicated that the 24 lots are designed for twin homes, which are like

duplexes except that they are on individual lots with one shared wall and zero lot line construction, with separate utilities and can be sold as real property (see proposed building elevations on page 16). The 24 proposed buildable lots will have access to a private road within the development and the private road will have a single access connection to N. 17th Street. The total number of units would be 24.

The applicant is proposing 11% open space that will be located in two separate tracts. The open space amenities include a grassy area with a walking path, benches and a dog area in the northeast open space tract and a lawn and picnic area with a gazebo in the southwest open space tract. (see Open Space map and images on pages 18 -19). The applicant has indicated that these open space areas will be maintained by the Homeowners' Association (HOA).

The applicant has indicated that this project will be completed in one phase with construction beginning in Fall of 2022 and completed by Summer of 2023. See the attached Narrative by the applicant at the end of this report for a complete overview of their PUD, and subdivision request (Attachment).

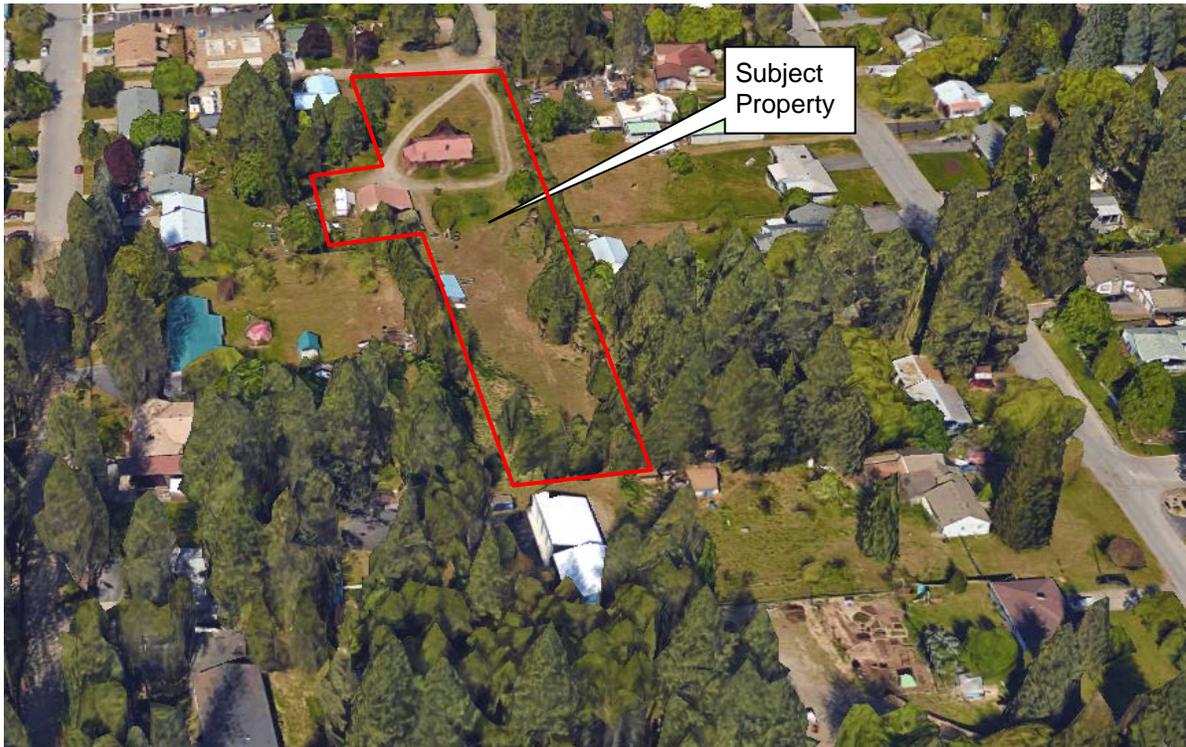
**PROPERTY LOCATION MAP:**



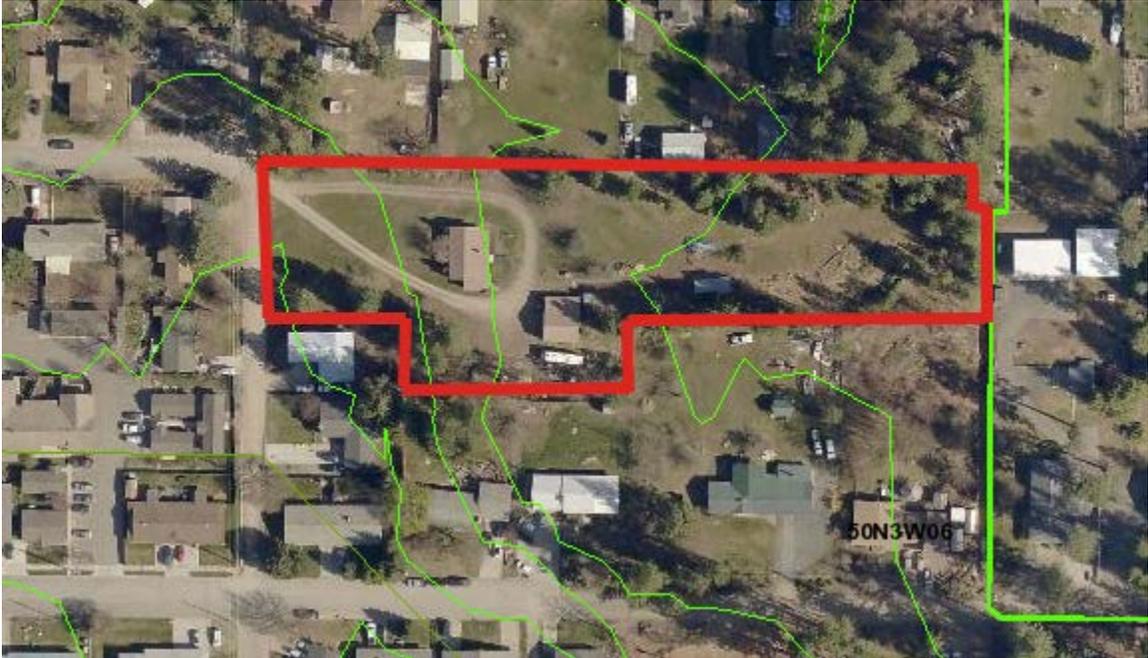
**AERIAL PHOTO:**



**BIRDS EYE AERIAL:**



**CONTOUR MAP:**



**SITE PHOTO - 1:** View from the 17<sup>th</sup> St./ Stiner Avenue looking east at the subject property.



**SITE PHOTO - 2:** View from 17<sup>th</sup> Street looking north at a portion of the subject property.



**SITE PHOTO - 3:** View from the center of property looking west toward 17<sup>th</sup> Street and Stiner Ave.



**SITE PHOTO - 4:** View from western edge of the subject property looking west toward Stiner Ave.



**SITE PHOTO - 5:** View from 17<sup>th</sup> St./Stiner Ave. looking south with the subject property on the left.



**SITE PHOTO - 6** View from 17<sup>th</sup> Street looking north toward Nettleton Gulch Road.



**Evaluation:** *The Planning Commission will need to 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.*

# PUD-1-22: PLANNED UNIT DEVELOPMENT FINDINGS:

## 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 commission:

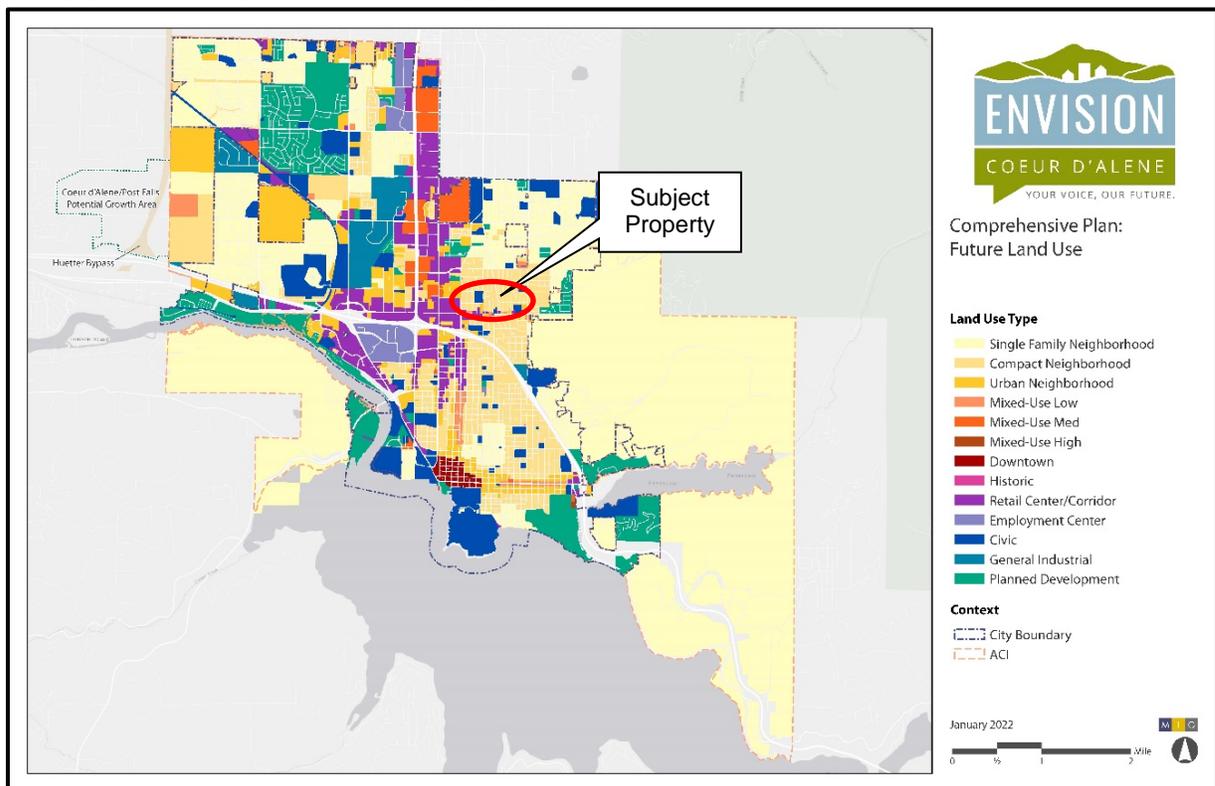
### REQUIRED FINDINGS (PUD):

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

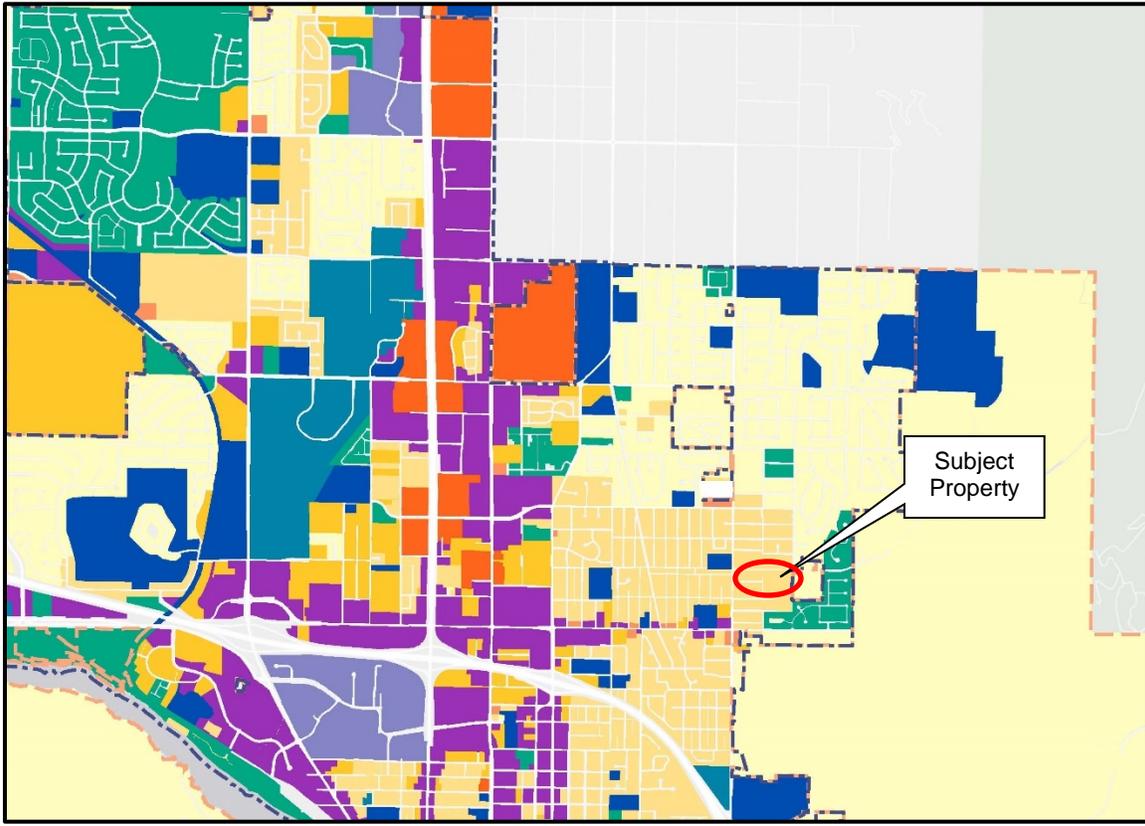
### 2042 COMPREHENSIVE PLAN LAND USE:

- The subject property is not within the existing city limits.
- The City's Comprehensive Plan designates the subject property within two land use areas.
  1. Compact Neighborhood
  2. Mixed Use-Low
- The subject site lies within the City's Area of City Impact (ACI)

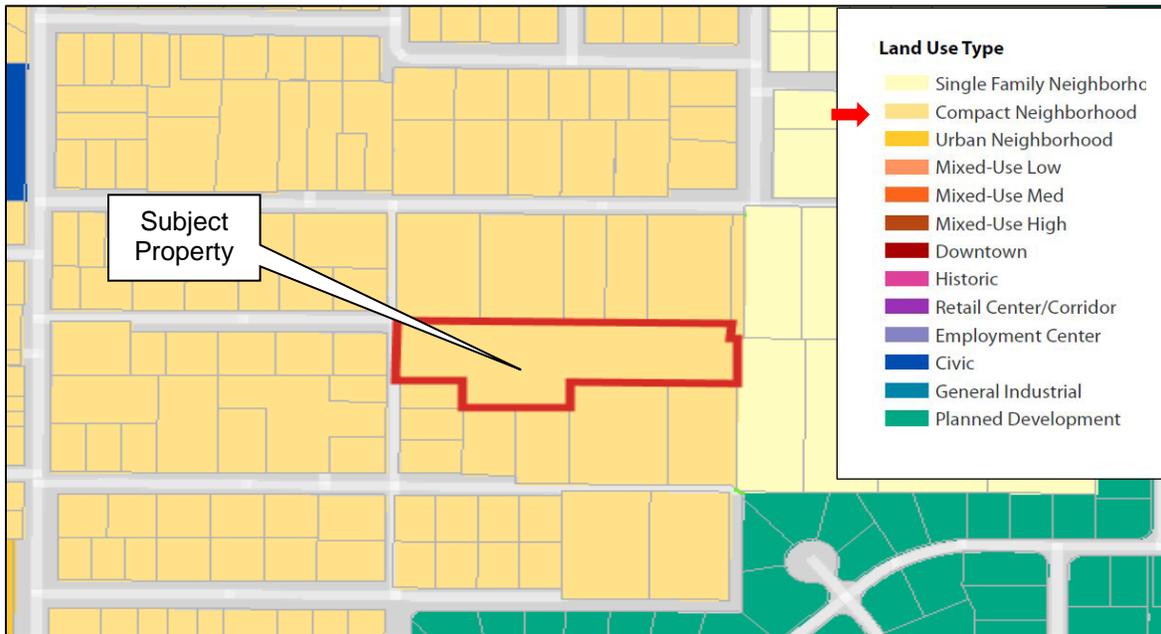
### 2042 COMPREHENSIVE PLAN LAND USE MAP:



**2042 COMPREHENSIVE PLAN LAND USE MAP:**



**2042 COMPREHENSIVE PLAN LAND USE MAP: Site Location**



The subject site lies within the **Compact Neighborhood** designation in the 2042 Comprehensive Plan.

**2042 Comprehensive Plan Place Type:**

The Place Types in this plan represent the form of future development, as envisioned by the residents of Coeur d'Alene. These Place Types will in turn provide the policy level guidance that will inform the City's Development Ordinance. Each Place Type corresponds to multiple zoning districts that will provide a high-level of detail and regulatory guidance on items such as height, lot size, setbacks, adjacencies, and allowed uses.

**Place Type -1: Compact Neighborhood**

Compact Neighborhood places are medium density residential areas 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 Districts within the “Compact Neighborhood” Place Type:**

- R-12, R-17, MH-8, NC and CC Zoning Districts.

**Key Characteristics of “Compact Neighborhood” Place Type:**

**Compact Neighborhood**



**Key Characteristics**  
 Compact Neighborhood places are medium density residential areas 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, duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts. Supporting uses typically include neighborhood parks, recreation facilities, and parking areas.

**Transportation**

- Gridded street pattern with pedestrian and bicycle facilities

**Typical Uses**

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

**Building Types**

- Single-family, duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts

**Compatible Zoning**

- R-12 and R-17; MH-8; NC and CC


The “Compact Neighborhood” place type is compatible with the proposed PUD and preliminary plat with R-12 zoning. The proposal best aligns with the “Compact Neighborhood” place type.

## **2042 Comprehensive Goals and Objectives that apply:**

### **Community & Identity**

#### **Goal CI 1**

Coeur d’Alene citizens are well informed, responsive, and involved in community discussions.

##### **OBJECTIVE CI 1.1**

Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

#### **Goal CI 2**

Maintain a high quality of life for residents and business that make Coeur d’Alene a great place to live and visit.

##### **OBJECTIVE CI 2.1**

Maintain the community’s friendly, welcoming atmosphere and its small-town feel.

#### **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.

### **Environment & Recreation**

#### **Goal ER 1**

Preserve and enhance the beauty and health of Coeur d’Alene’s natural environment.

##### **OBJECTIVE ER 1.4**

Reduce water consumption for landscaping throughout the city.

## **Goal ER 2**

Provide diverse recreation options.

### **OBJECTIVE ER 2.3**

Encourage and maintain public access to mountains, natural areas, parks, and trails that are easily accessible by walking and biking.

## **Growth & Development**

### **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.

#### **OBJECTIVE GD 1.3**

Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.

#### **OBJECTIVE GD 1.5**

Recognize neighborhood and district identities.

### **Goal GD 2**

Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

#### **OBJECTIVE GD 2.1**

Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

#### **OBJECTIVE GD 2.2**

Ensure that City and technology services meet the needs of the community.

### **Goal GD 5**

Implement principles of environmental design in planning projects.

#### **OBJECTIVE GD 5.1**

Minimize glare, light trespass, and skyglow from outdoor lighting.

**Evaluation:** *The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the*

*request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

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

**LOCATION, SETTING, AND EXISTING USES:**

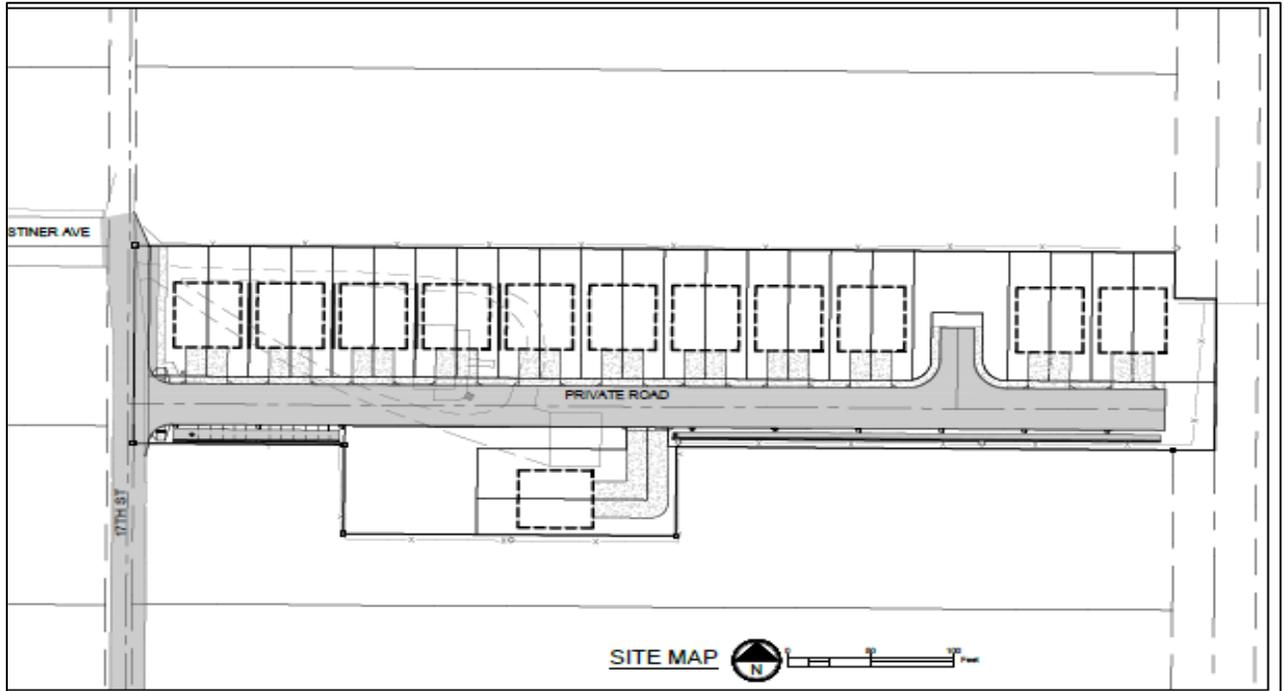
The property has a slight elevation change from the center of the subject property tapering down toward 17<sup>th</sup> Street. There are large native trees around the perimeter of the property. There is a single-family dwelling and accessory structure in the center of the site which will be removed. There are existing residential uses that surround the subject site on all sides. The neighborhood is established with larger lot sizes in the area. There are single family dwellings to the north, east and west of the subject site. Near the project site on Gilbert Avenue, Stiner Avenue and Nettleton Gulch Road are examples of pocket housing projects, duplexes, and other infill projects.

The PUD site plan map and proposed setbacks/building footprint graphic are on the following page.

**SITE PHOTO: Looking east from 17<sup>th</sup> St. /Stiner Avenue at the subject property.**



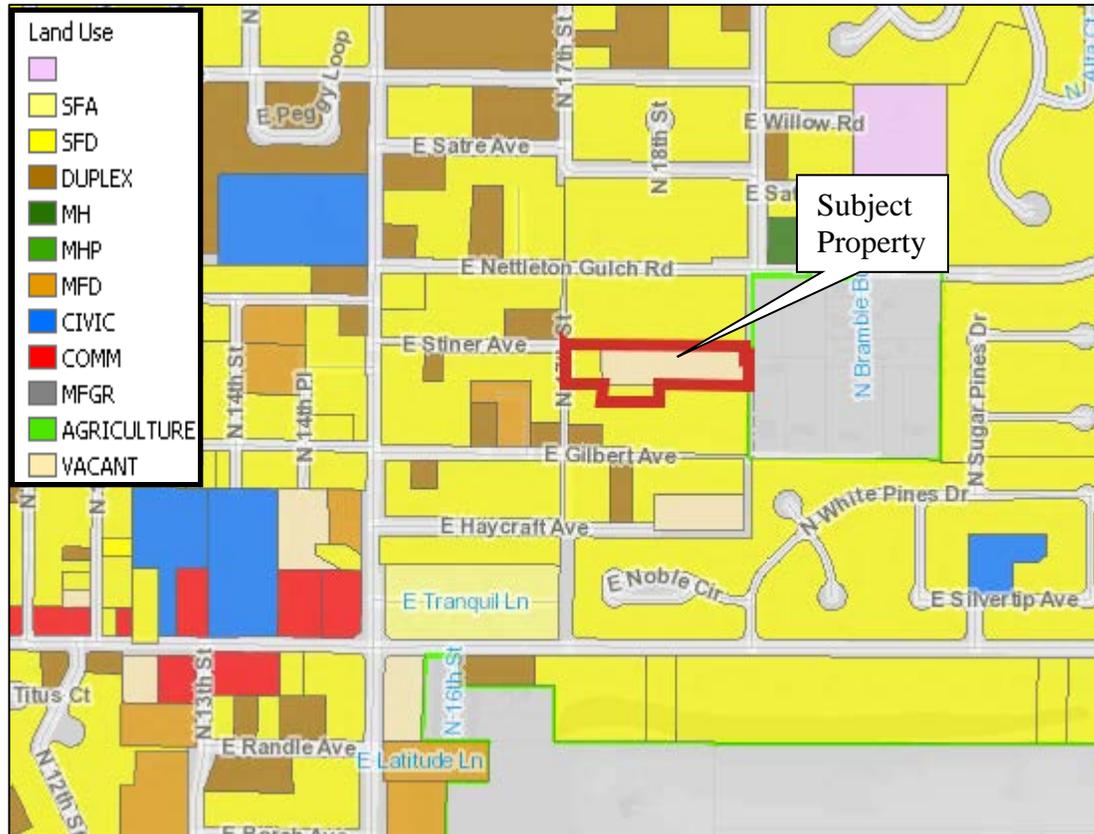
**PUD SITE PLAN MAP: "KAUFMAN ESTATES"**



**SETBACKS PROPOSED/BUILDING FOOTPRINT:**



**GENERALIZED LAND USE MAP:**



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

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

The property has a slight elevation change from the center of the subject property tapering down west toward 17<sup>th</sup> Street. There are large trees along the perimeter of the property, particularly in the eastern portion of the property. The site is relatively flat with limited vegetation in the center and western half of the property. There is a single-family home and a few outbuildings. The natural features of the site are consistent with the natural features of the surrounding properties to the east, including the residential housing on larger parcels to the north, east, and south of the subject property. The neighborhood immediately west (including northwest and southwest) includes a mix of single-family homes, duplexes, pocket housing, and infill development with smaller lots. The images on page on the following page reflect the proposed building elevations of the proposed twin homes.

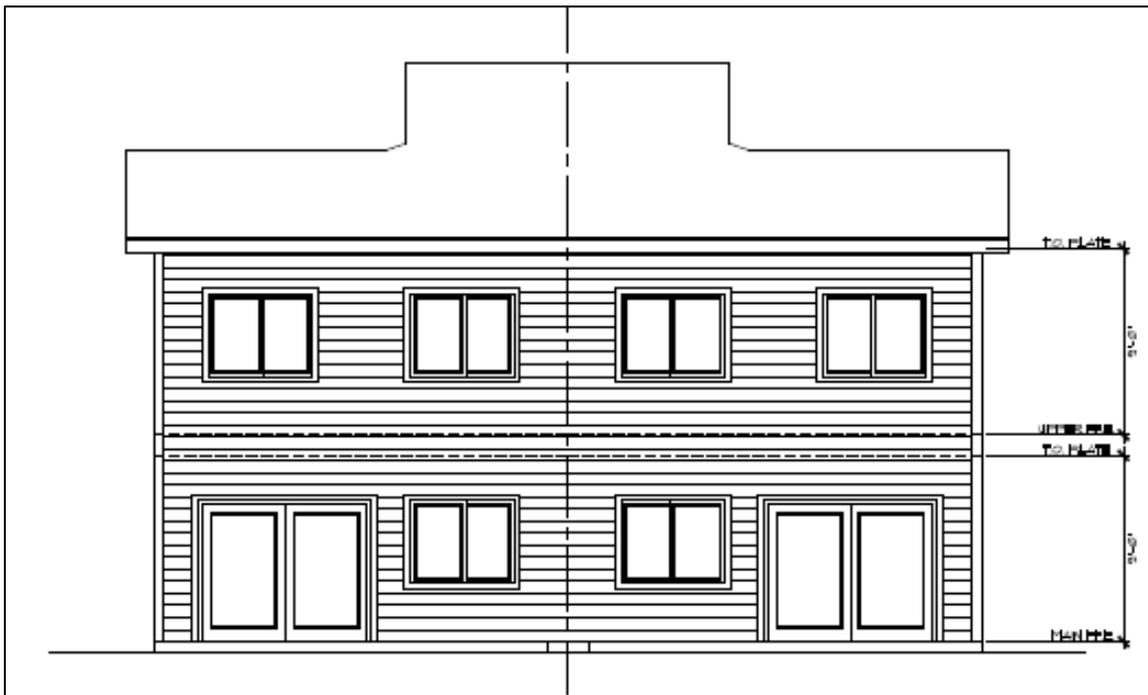
**APPLICANT'S BUILDING ELEVATION – 1: Twin Home Front Elevation**

*(Note: the dashed vertical line indicates the property line splitting the two units)*



**APPLICANT'S BUILDING ELEVATION – 2: Twin Home Rear Elevation**

*(Note: the dashed vertical line indicates the property line splitting the two units)*



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

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

See staff comments which can be found in finding #B7B (Subdivision: pages 21-24).

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

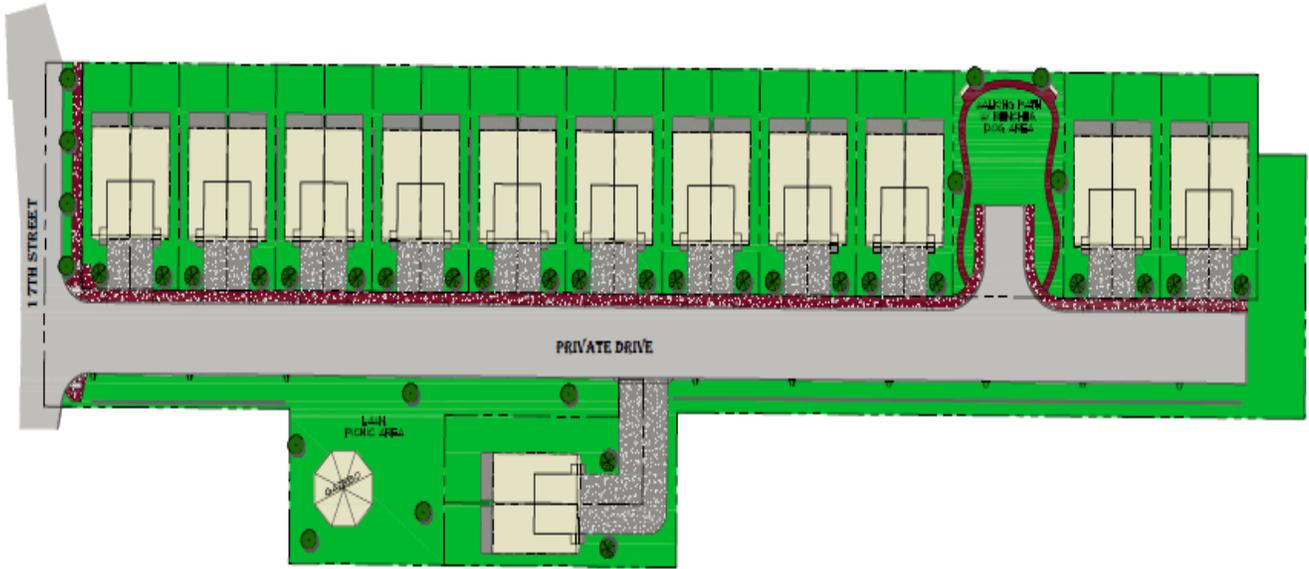
**Finding #B8E:** **The proposal (does) (does not) provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and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

The applicant is proposing 11% open space. The project contains 0.252 acres (11,006 SF) of Open Space area. The applicant has indicated that the open space will consist of two (2) tracts that are situated on the north and south sides of the propose PUD (see open space exhibits on pages 18-19). Below is an excerpt from the applicant's narrative in regards to the proposed open space.

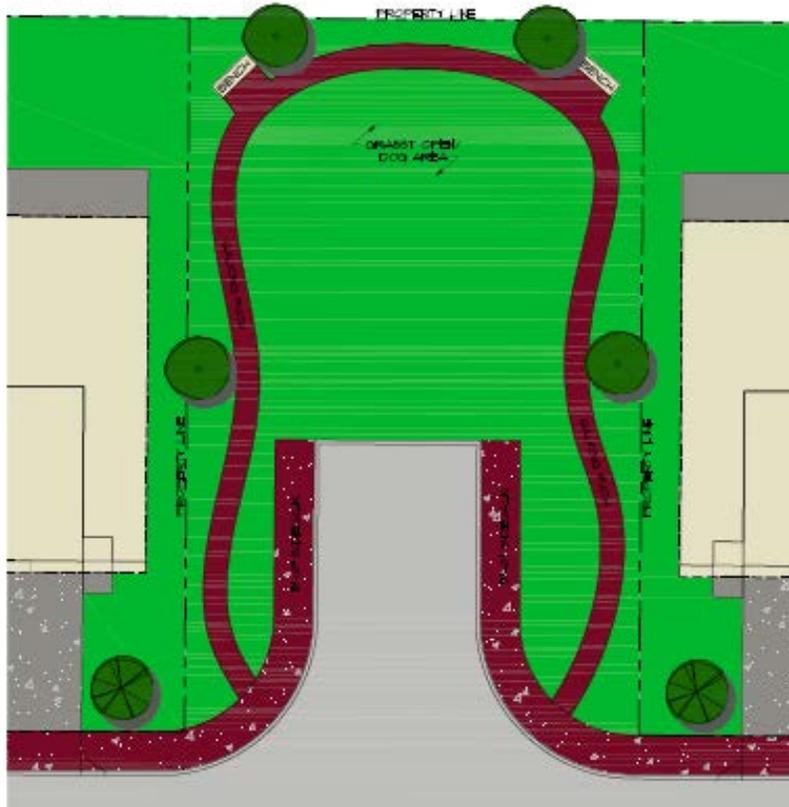
***Applicant's Narrative regarding open space:***

As shown on the preliminary improvement plans, open space is being provided in two areas of the development and combined, exceeds the required 10% dedication. Open space will be a combination of open lawn, dog area, and picnic area with a few benches, a walking path, and a gazebo (like what is shown below). Snow storage and stormwater treatment areas are not included in the open space.

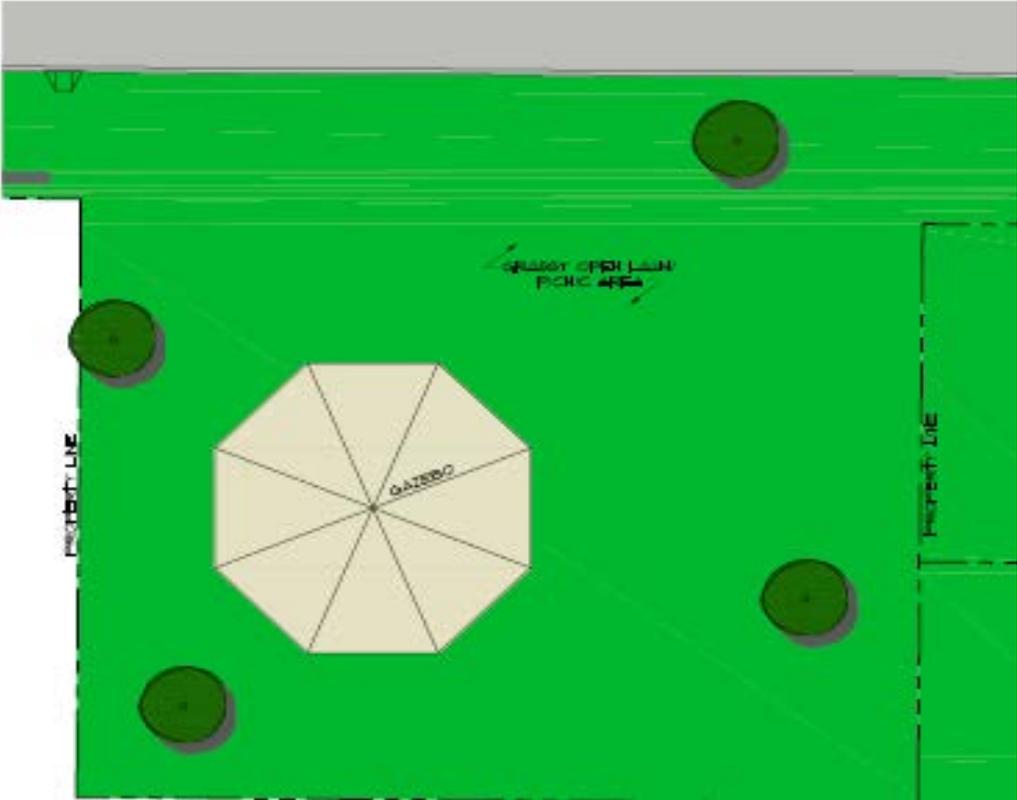
**OPEN SPACE – SITE PLAN MAP:**



**OPEN SPACE EXHIBIT 1: Lawn with dog area, benches, and walking path (NE Corner)**



**OPEN SPACE EXHIBIT 2: Grassy area/gazebo and picnic area (SW Corner)**



**OPEN SPACE EXHIBIT 3: Gazebo and picnic area (SW corner)**



In February of 2016, the Planning Commission held a workshop to discuss and better define the intent, functionality, use, types, required improvements, and other components of open space that is part of Planned Unit Development (PUD) projects. The workshop discussion was necessary due to a number of requested PUD's and the Planning Commission being asked to approve "usable" open space within a proposed development.

Per the Planning Commission Interpretation (Workshop Item I-1-16 Open Space) the below list outlines what qualifies as Open Space.

- ≥ 15 FT wide, landscaped, improved, irrigated, maintained, accessible, usable, and include amenities
- Passive and Active Parks (including dog parks)
- Community Gardens
- Natural ok if enhanced and in addition to 10% improved
- Local trails

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

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

There was no request made to change the City's off-street parking requirements through the PUD process. The twin homes would be required to provide two (2) off-street paved parking spaces per unit, which is consistent with code requirements for single-family and duplex residential.

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

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

The applicant/owner will be required to work with the City of Coeur d'Alene legal department on all required language for the CC&Rs, Articles of Incorporation and Bylaws, and any language that will be required to be placed on the final subdivision plat in regard to maintenance of all private infrastructure.

The HOA will be responsible for continued maintenance of the private infrastructure, roads, and all open space areas that serve the residential lots of this PUD.

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

## S-3-22 SUBDIVISION FINDINGS:

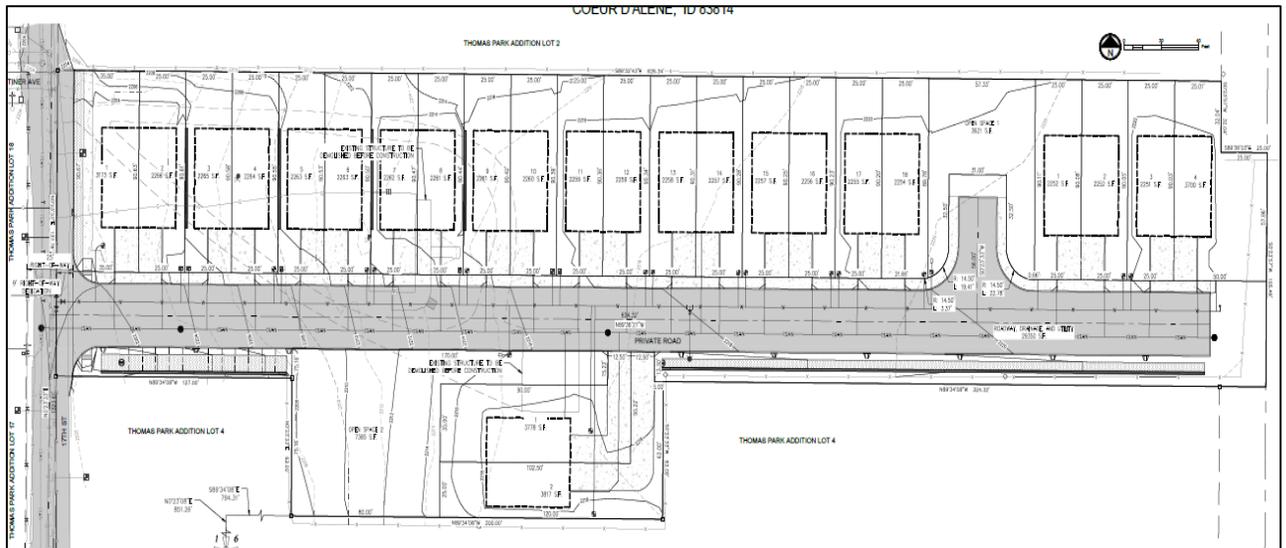
REQUIRED FINDINGS (Subdivision):

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

The preliminary plans submitted contains all of the general preliminary plat elements required by the Municipal Code.

*-Submitted by Chris Bosley, City Engineer*

### PRELIMINARY PLAT FOR "KAUFMAN ESTATES":



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

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

**STORMWATER:**

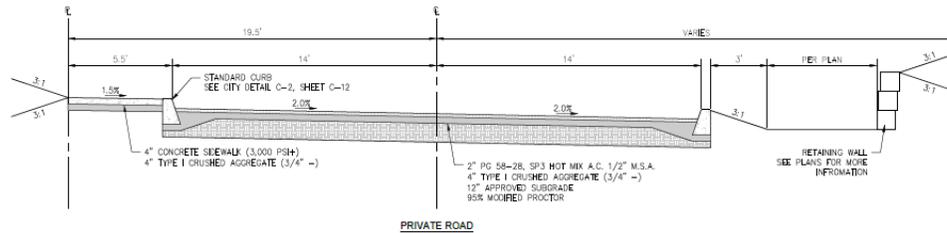
All stormwater must be contained on-site. The stormwater management plan submitted meets the requirements of the City.

**STREETS:**

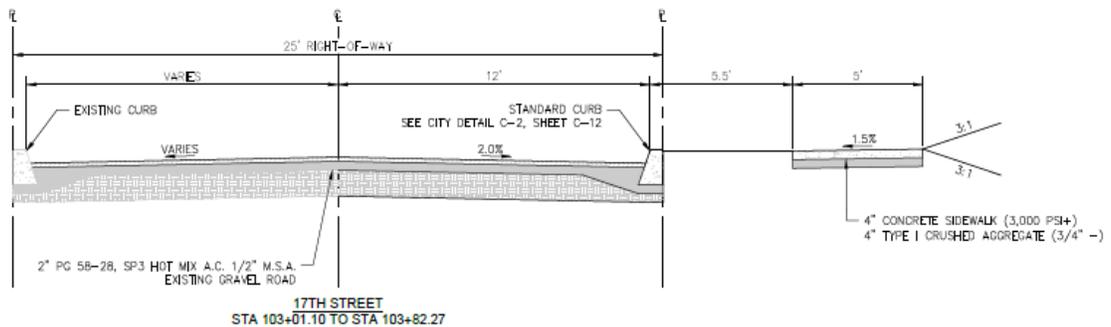
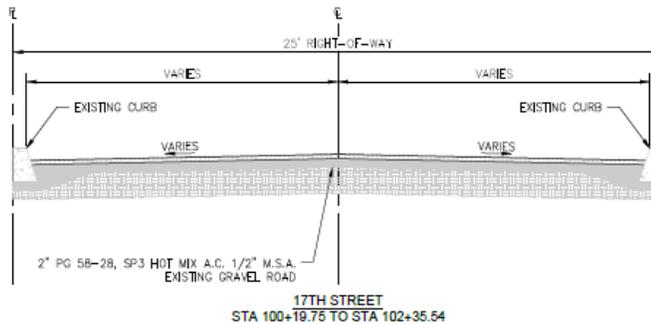
The site has frontage on 17<sup>th</sup> Street, a gravel street with concrete curb. Frontage improvements, including concrete curb and asphalt paving must be completed at the property. Additionally, 17<sup>th</sup> Street must be paved full width from Stiner Avenue to Gilbert Avenue to accommodate traffic. Right-of-way shall be dedicated to the City along 17<sup>th</sup> Street to match the existing 25-foot right-of-way width that exists to the south. No on-street parking will be allowed. The Streets and Engineering Department has no objection to the proposed development.

*-Submitted by Chris Bosley, City Engineer*

**Private Roadway Sections:**



**17<sup>th</sup> Street:**



**TRAFFIC:**

Traffic from the proposed residential development is estimated to generate a 13 AM and 15 PM Peak Hour Trips as estimated using the ITE Trip Generation Manual. Though this will likely be a substantial increase from existing traffic on 17<sup>th</sup> Street, traffic volumes will remain relatively low. The Streets & Engineering Department has no objection to the subdivision plat and planned unit development as proposed.

*-Submitted by Chris Bosley, City Engineer*

**WATER:**

There is adequate capacity in the public water system to support domestic, irrigation & fire flows for the proposed Subdivision. There is an existing 6" water main in 17th Street and 1- 3/4" service with a 3/4 in meter. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional service will have cap fees due at building permitting.

*-Submitted by Kyle Marine, Water Department Assistant Director*

**WASTEWATER:**

- Sewer Policy #719 requires a 20' wide utility easement (30' if shared with Public Water) to be dedicated to the City for all City sewers if private roadway.
- Sewer Policy #719 requires an unobstructed "All-Weather" surface permitting O&M access to the City sewer.
- Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) sewer connection.
- Idaho Code §39-118 requires IDEQ or QLPE to review and approve public infrastructure plans for construction.
- Cap any unused sewer laterals at the public main.

*-Submitted by Larry Parsons, 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 CD'A FD can address all concerns at site and building permit submittals with the corrections to the below conditions.

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

**POLICE:**

The Police Department does not have an issue with the proposed development.

*-Submitted by Lee White, Chief of Police*

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

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

Per Engineering review, for the purposes of the preliminary plans, both subdivision design standards (Chapter 16.15) and improvement standards (Chapter 16.40) have been vetted for compliance.

*-Submitted by Chris Bosley, City Engineer*

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

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

The R-12 zoning district requires that each lot have a minimum of 5,500 square feet of area for a single-family dwelling unit and 7,000 SF minimum lot area for duplex housing, equating to 3,500 SF per duplex unit. The proposed lots range from 2,250 SF to 2,485 SF in area. As a twin home, each unit would be on its own lot with a shared wall. If the twin home lots/units were looked at as a duplex with a combined lot, the equivalent duplex lots would range from approximately 4,504 SF to 7,595 SF. The applicant has requested the reduction in lot area for the twin home lots through the PUD process and the zero lot line for side yard setbacks on one side. The Zoning Code does allow for townhouses to have zero side yard setbacks in the R-17 Zoning District. The twin home product type is not allowed outright in R-12 and must be requested through a PUD. The minimum lot frontage for R-12 lots is 50 feet. The applicant is requesting a reduction in this requirement to 25 feet per lot frontage.

The subject property is 2.3 acres and the R-12 zoning district would allow up to a maximum of 27 (duplex) units on this site. The applicant is proposing 24 twin homes on the site. The R-12 zoning district allows for a maximum density of 12 units per acre and this development proposed at a density of 11.81 units per acre. The requested deviations are due to the dimensional constraints of the site and not to obtain any density bonus. The overall residential density of the project will be consistent with the R-12 zoning code and will not exceed 12 dwelling units per gross acre.

Deviations:

- a. Lots fronting on a private street rather than a public street.
- b. Allow for twin home type construction in the R-12 Zoning District.
- c. Minimum Lot Area of 2,250 SF for a twin home unit rather than 3,500 SF.
  - Minimum lot size 2,250 SF per twin home unit
  - Maximum lot size 3,817 SF per twin home unit
  - Average lot size 3,035 SF per twin home unit
- d. Side Setback (interior) of 5' and 0' rather than 5' on one side and 10' on the other.
- e. Street Side Setback of 5' rather than 10'.
- f. Sidewalk on one side of street rather than sidewalks on both sides of street.
- g. 25-foot lot frontage for each twin home lot.

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

**ORDINANCES & STANDARDS USED FOR EVALUATION:**

- 2042 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
- 2018 Coeur d'Alene Trails Master Plan

**PROPOSED CONDITIONS:**

**PLANNING:**

- 1. The creation of a homeowner's association will be required to ensure the perpetual maintenance of the open space, all other common areas, stormwater maintenance and snow removal.
- 2. The applicant's requests for subdivision, and PUD run concurrently. The subdivision and PUD designs are reliant upon one another. Additionally, approval of the requested PUD is only valid once the Final Development Plan has been approved by the Planning Department.
- 3. The open space must be installed and completed prior to the issuance of the first Certificate of Occupancy. The open space areas shall be consistent with this approval and include the same or better amenities and features.

**STREETS AND ENGINEERING:**

4. Right-of-way shall be dedicated to the City along 17<sup>th</sup> Street to match the existing 25-foot right-of-way width that exists to the south.
5. The property frontage along 17<sup>th</sup> Street must be improved to City standards including concrete curb and sidewalk. Any existing damaged curb must be replaced.
6. 17<sup>th</sup> Street must be paved full width from Stiner Avenue to Gilbert Avenue and No Parking signs added to both sides. Any missing or damaged curbs must be replaced as part of the paving effort.

**FIRE DEPARTMENT:**

7. Two (2) fire hydrants are required to meet the required fire flow. Place one hydrant between house 2 and 3 and one between 16 and 17.
8. Turning radiuses are 25' interior, 50' exterior.
9. Snow removal/storage – Snow storage cannot impede FD access throughout the site.
10. Address numbers shall front the street the buildings are addressed to.
11. The hammer head is for FD turn-around. This must be clear at all times. NO PARKING signs and NO SNOW STORAGE signs shall be installed in the hammer-head.

**WASTEWATER:**

12. A utility easement for the City sewer shall be dedicated to the City prior to building permits if a private roadway.
13. An unobstructed City approved “all-weather” access shall be required over all City sewers.
14. This PUD shall be required to comply with Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) sewer connection.
15. City sewer shall be run to and through this project and installed to all city specifications and standards.
16. All sewer plans require IDEQ or QLPE Approval prior to construction.

**WATER:**

17. All irrigation service fees will be due at time of site development permit.
18. The dead-end water main will be required to have an automatic flushing station equivalent to Eclipse #9800 automatic flushing station or Eclipse #9400 automatic flushing station.

**ACTION ALTERNATIVES:**

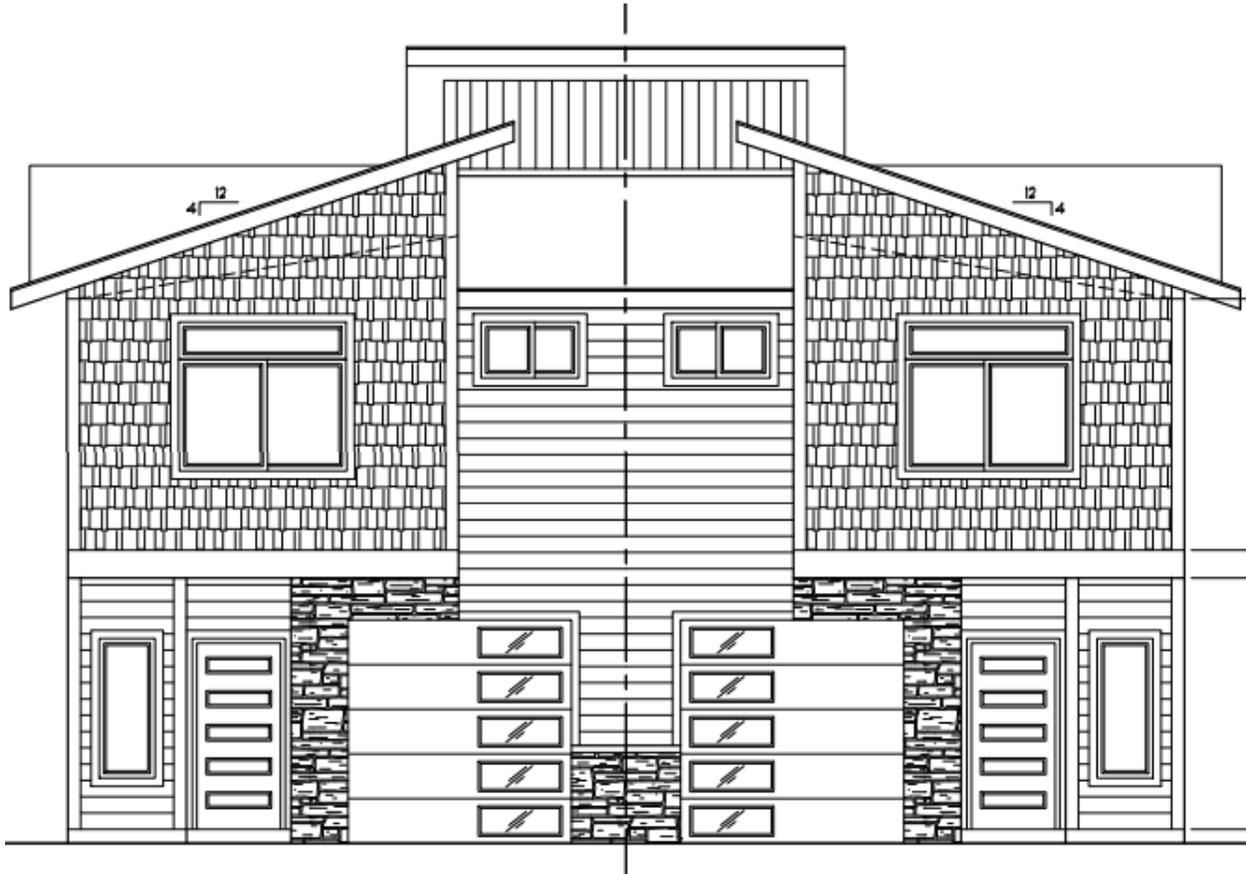
Planning Commission will need to consider these three requests and make separate findings to approve, deny or deny without prejudice. The findings worksheet is attached.

Attachments: Applicant's Narrative



**APPLICANT'S  
NARRATIVE**

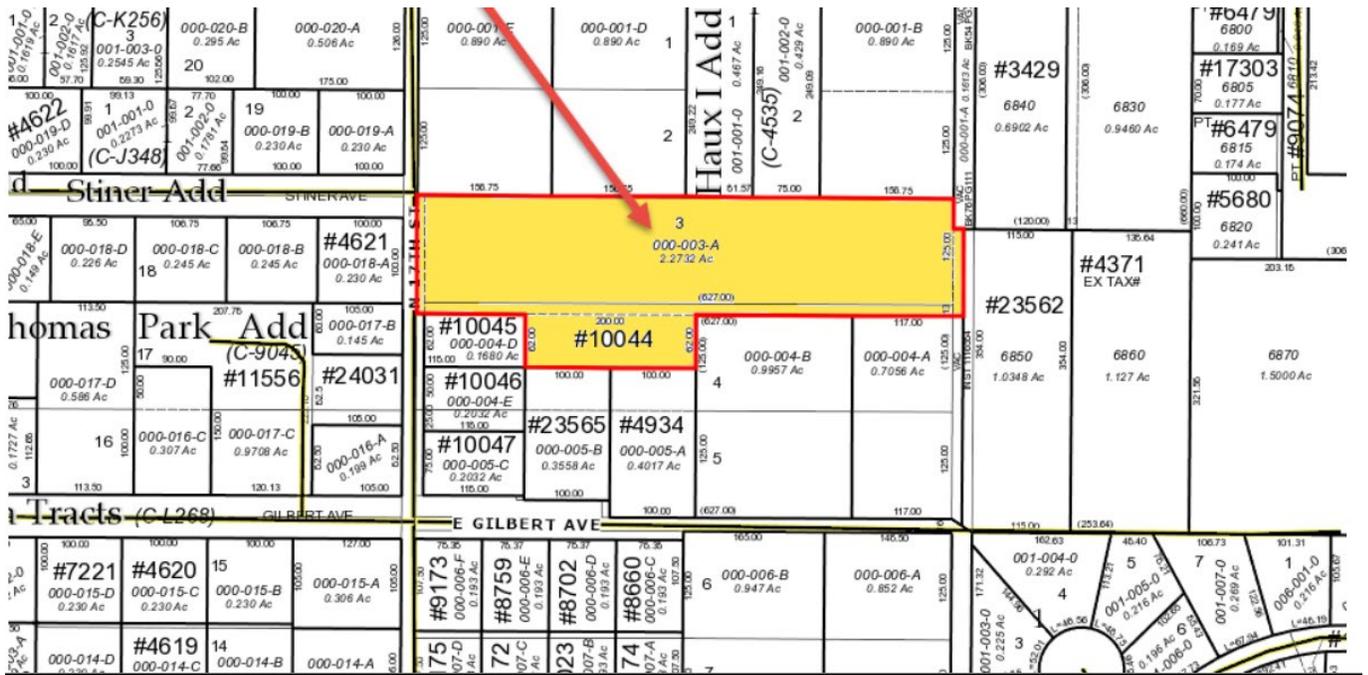
Project Narrative  
Kaufman Estates  
Planned Unit Development



Prepared by:  
Olson Engineering  
PO Box 1894  
Post Falls, ID 83877

# Legal Description

All of Lot 3 and the North 13 feet of Lot 4 in Thomas Park Addition, Kootenai County, State of Idaho, according to the plat recorded in Book "B" of Plats, page 142. Together with that portion vacated 19th Street running along the East line of the herein above described property, by Ordinance No. 2129, which attaches by operation of law, recorded May 11, 1988 and Instrument No. 1116584 Also together with the South 62 feet of the North 75 feet of the East 200 feet of the West 327 feet of Lot 4 in Thomas Park Addition, Kootenai County, State of Idaho, according to the plat recorded in Book "B" of Plats, page 142.



**2810 N 17th St.  
Coeur d'Alene, ID 83815**

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

## Project Overview

### Project Location

The subject property is located at 2810 N 17<sup>th</sup> St in Coeur d' Alene, south of E Stiner Ave. The property is south of Nettleton Gulch Rd in the area known as the Thomas Park Addition.

### Site Conditions

The property is approximately 2.3 acres in size with an existing single-family dwelling and accessory structure (shop) positioned about 200 feet from 17<sup>th</sup> St. The property is gently sloped with native trees scattered near the perimeter. The neighborhood contains a mix of housing, mostly aging homes on ¼ acre lots, although some homes are on larger parcels.







### Existing Zoning

The property is currently zoned R-12. The city of Coeur d' Alene generally describes the R-12 zoning designation as follows:

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

### Surrounding Zoning

R-12

### Future Land Use Map Designation

The property is situated in an area designated as Compact Neighborhood in the City's Comprehensive Plan.

*"Compact Neighborhood places are medium density residential areas 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."*

This proposal is consistent with the recently adopted future land use map.

### Zoning Code

The City's zoning code does not have standards for townhome or twin-home design within the R-12 zoning classification. Twin-home design standards are outlined within the R-17 zoning classification. This PUD proposal is based partly

on adapting the R-17 twin home standards (**17.05.320**) to this project with some additional deviations. These variances include:

- Twin home construction in the R-12 zoning district
- Internal road design to have sidewalk on the north side of the street only
- Internal road to be sheet drained south
- Lots fronting a private street rather than a public street
- Minimum lot size requested is 2,250 sq. ft. (deviates from 2,500 sq ft min for twinhome design standards in R-17 zoning). The maximum lot size is 3,817 sq ft and the average lot size is 2,485 sq ft.
- Side yard setbacks to be 5' and 0' (deviates from alternating 5'/10' setbacks)
- Street side setback of 5' rather than 10'
- 25' minimum frontage per lot

These are the only variances requested as part of this PUD. They are being requested due to the dimensional constraints of the site and not to obtain any density bonus.

The overall residential density of the project will be consistent with the R-12 zoning code and will not exceed 12 dwelling units per gross acre.

### Comprehensive Plan

This proposal is supported by the comprehensive plan in several areas of the policy framework sections.

*“The Policy Framework is a combination of new and existing goals, objectives and actions that were identified through the Envision Coeur d’Alene planning process and those found in the existing 2007 Comprehensive Plan. This blend of what works now with the existing Comprehensive Plan with new ideas from the community provides guidance for future decision making.”*

## Growth and Development

*“Future growth is focused on improving our city’s livability by planning for a mix of land uses that are walkable, access to attainable housing options, employment opportunities, healthcare, quality schools and recreation. Neighborhoods include a variety of housing options and services where residents can walk or bike to cafes, shops, services, jobs, and open spaces.”*

### OBJECTIVE GD 1.1

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

## Land Use and Design

### Compact Neighborhood- Key Characteristics

*“Compact Neighborhood places are medium density residential areas 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, duplexes, triplexes, fourplexes, townhomes, green courts, and auto-courts. Supporting uses typically include neighborhood parks, recreation facilities, and parking areas.”*

The City’s Comprehensive Plan is clear in its understanding the need for attainable housing solutions community wide. Kaufman Estates will be a housing option that can help fill the needs of Coeur d’Alene’s work force and is supported throughout the plan.

## Coeur Housing

The City’s efforts to develop supplementary code to address the rising cost of housing throughout the community is ongoing. Based on the available data, the Kaufman Estates development is in alignment with the Coeur Housing objectives.

- Neighborhood context
- Scale
- Walkable/Bikeable

## Development Plan

The existing structures on the site will be demolished and removed in preparation for development.

### Housing Type

References- Architectural Plans, Sheets A2.1, A3.1

The housing type being proposed for the project is commonly referred to as a twinhome. The City of Coeur d'Alene defines these as duplexes under R-12 zoning. This product closely resembles a duplex with the shared wall of the structure acting as one of the property lines. Each unit is served by its own utilities and can be bought and sold as real property allowing for greater affordability.

### Streets

References- Improvement Plans, Sheets C-2, C-3, C-4, C-5, C-6

The development will be served by a single, private road with an emergency vehicle turnaround toward the east side of the property (hammerhead). A sidewalk will be located only on the north side adjacent to the street as shown on the attached plans and will provide pedestrian connectivity to public right-of-way. Stormwater will be gathered and treated in storm swales as shown on the plans.

Dedication of land for public right-of-way will occur along 17<sup>th</sup> St and improvements of this section of roadway will be performed as part of the project as shown on the preliminary plans.

### Utilities

References- Improvement Plans, Sheet C-8

The city of Coeur d'Alene will provide water and sanitary sewer for the project and the development team has been communicating with these departments throughout the design phase.

Electricity, natural gas, phone and cable are currently available to the site as it is an existing neighborhood currently being served by utilities. Coordination with utility providers is ongoing.

### Open Space

As shown on the preliminary improvement plans, open space is being provided in two areas of the development and combined, exceeds the required 10% dedication. Open space will be a combination of open lawn, dog area, and picnic area with a few benches, a walking path, and a gazebo (like what is shown below). Snow storage and stormwater treatment areas are not included in the open space.



### Homeowners Association

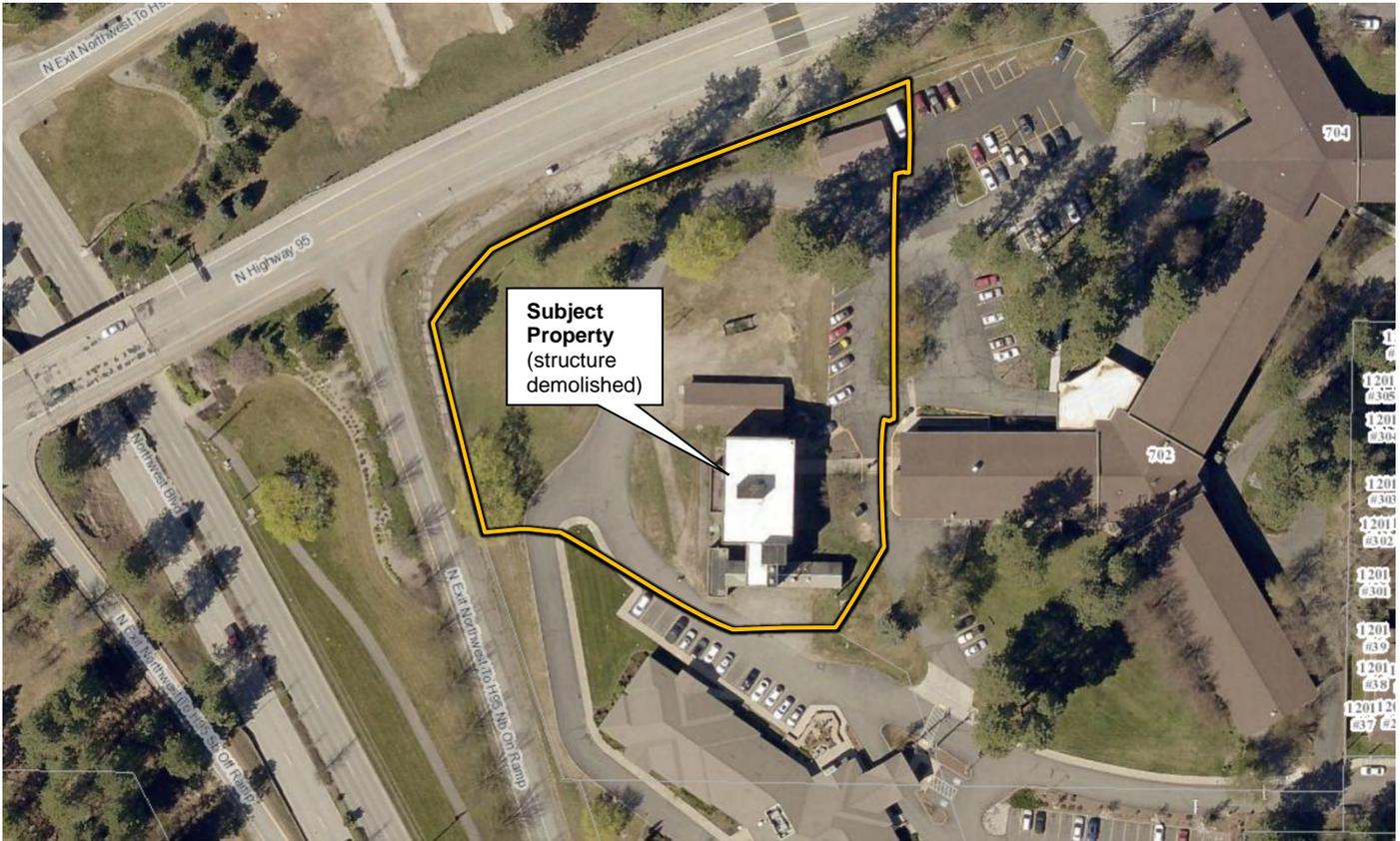
Kaufman estates will require an HOA be formed in order to govern the standards for the subdivision. This document will also include a road maintenance agreement and an open space maintenance agreement.

### Timeline and Phasing

The project is intended to be built as one phase. Construction is planned to start in Fall of 2022 and completed by Summer of 2023.



**SITE PHOTO:**



**BACKGROUND INFORMATION:**

*From the applicant's narrative:*

Orchard Ridge has successfully served seniors for over 100 years. Our decades-old nonprofit mission continues as we provide a faith-based, loving home that honors older adults. Our current campus consists of 154 1-bedroom apartments for low-income seniors (Section 8/202 HUD subsidized affordable housing) and 69 assisted living and memory care units (with 35% of our residents receiving charitable care). We are governed by a board of directors and employ 80 staff on our campus and impact over 1,000 seniors and their families every year with the services we provide.

Since our current independent living contains only 1-bedroom unit types, it does not accommodate retired couples well. In addition, the restriction of "low-income housing" does not reach those who fall into the middle-income range. The tragedy of only offering low-income independent housing is that we often see those who have their spouse in our assisted living forced to live miles away because they do not qualify as low income and thus cannot live on our campus.

Our proposed 67 unit building project will enhance our mission and diversify our campus. It will allow older adults to live among their peers in a gated community with opportunity to

transition to assisted living if it becomes necessary. For those living on our campus, we give priority when it becomes time for moving to our assisted living.

The impact of adding senior housing options with this proposed project will:

- relieve some of the high demand for senior apartments we are experiencing
- offer a choice for those who do not qualify for HUD subsidized apartments
- increase demand for retail and healthcare services nearby
- help seniors age in place
- encourage couples to live together or near each other on our campus

**GENERAL INFORMATION:**

Planning Commission heard two combined public hearings of a similar nature: PUD-3-15 and SP-4-15, on September 8, 2015. Both requests were approved at that time. There was a one-year extension request that was approved in 2016. Since there were no building permit(s) or other significant improvements to the site, the Planned Unit Development and Special Use Permit expired in 2017. The expired request was for an elderly housing residential multi-family structure consisting of fifty (50) total units over two (2) levels of parking.

This current request does not need alterations to setbacks or other zoning performance standards; thus, a PUD was not made in conjunction with the current request.

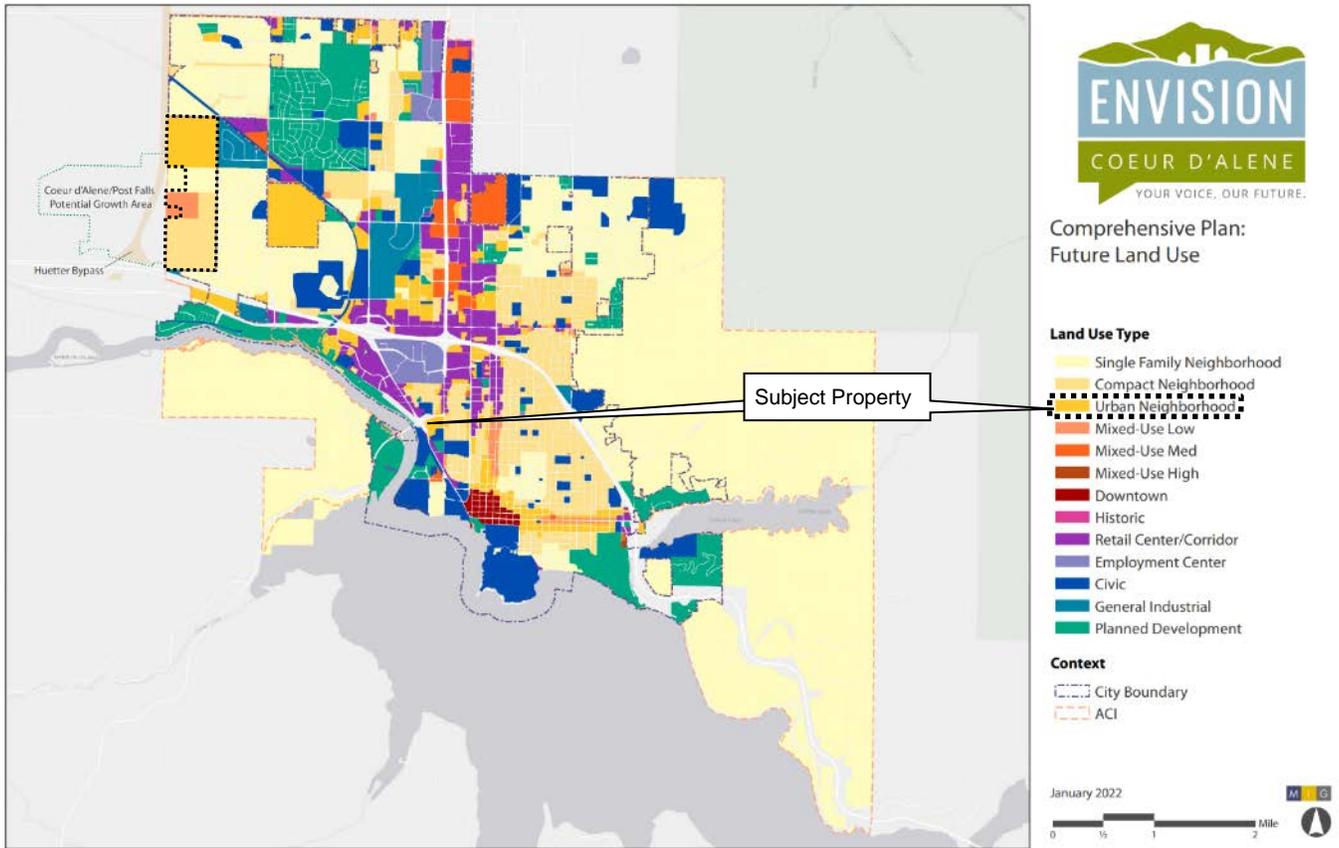
**SPECIAL USE PERMIT FINDINGS:**

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

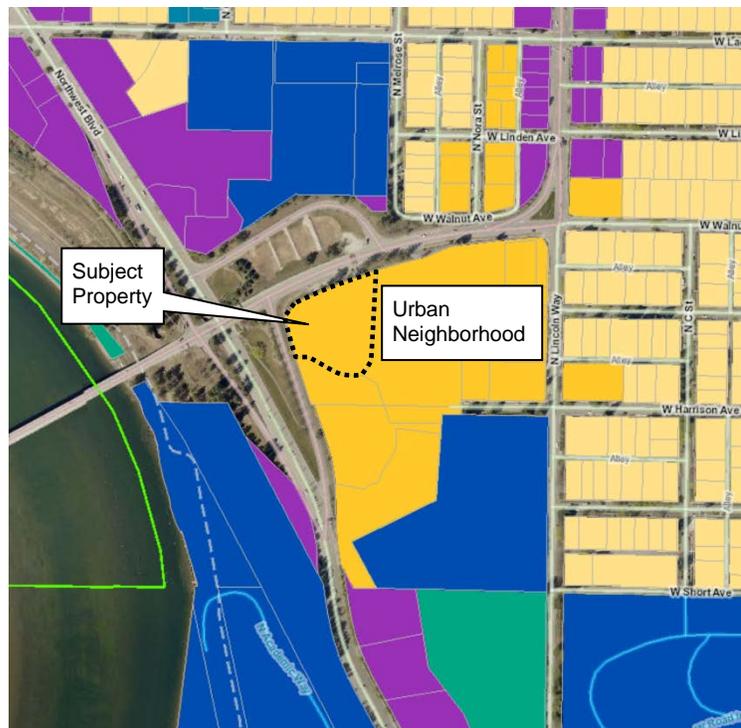
**2022-2042 COMPREHENSIVE PLAN- LAND USE CATEGORY:**

- The subject property is within city limits.
- The City's 2022-2042 Comprehensive Plan categorizes this area as an Urban Neighborhood Place Type.

## Future Land Use Map (City Context):



## Future Land Use Map (Neighborhood Context):



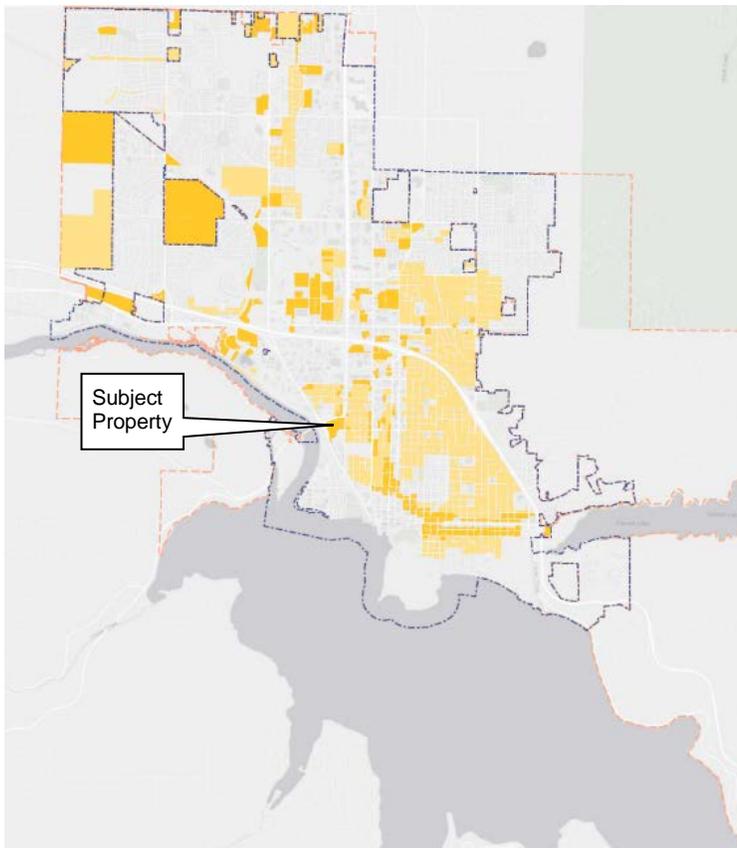
## Place Types

Place Types represent the form of future development, as envisioned by the residents of Coeur d'Alene. These Place Types provide the policy-level guidance that will inform the City's Development Ordinance. Each Place Type corresponds to multiple zoning districts that will provide a high-level of detail and regulatory guidance on items such as height, lot size, setbacks, adjacencies, and allowed uses.

### Urban Neighborhood

Urban Neighborhood places are highly walkable neighborhoods with larger multifamily building types, shared greenspaces and parking areas. They are typically served with gridded street patterns, and for larger developments, may have an internal circulation system. Development typically consists of townhomes, condominiums, and apartments, with convenient access to goods, services, and dining for nearby residents. Supporting uses include neighborhood parks and recreation facilities, parking, office and commercial development.

**Compatible Zoning: R-17 and R-34SUP, NC, CC, C17, and C17L**



### Urban Neighborhood



#### Key Characteristics

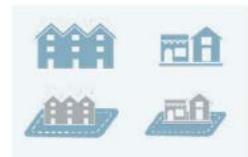
Urban Neighborhood places are highly walkable neighborhoods with larger multifamily building types, shared greenspaces and parking areas. They are typically served with a gridded street pattern, and for larger developments, may have an internal circulation system. Development typically consists of townhomes, condominiums, and apartments, often adjacent to mixed-use districts. Supporting uses include neighborhood parks and recreation facilities, parking, office and commercial development.

#### Transportation

- Gridded street pattern with internal streets in building complexes
- Should include high ease-of-use pedestrian and bicycle facilities

#### Typical Uses

- Primary: Multifamily residential
- Secondary: Neighborhood parks and recreation facilities, parking, office, commercial



#### Building Types

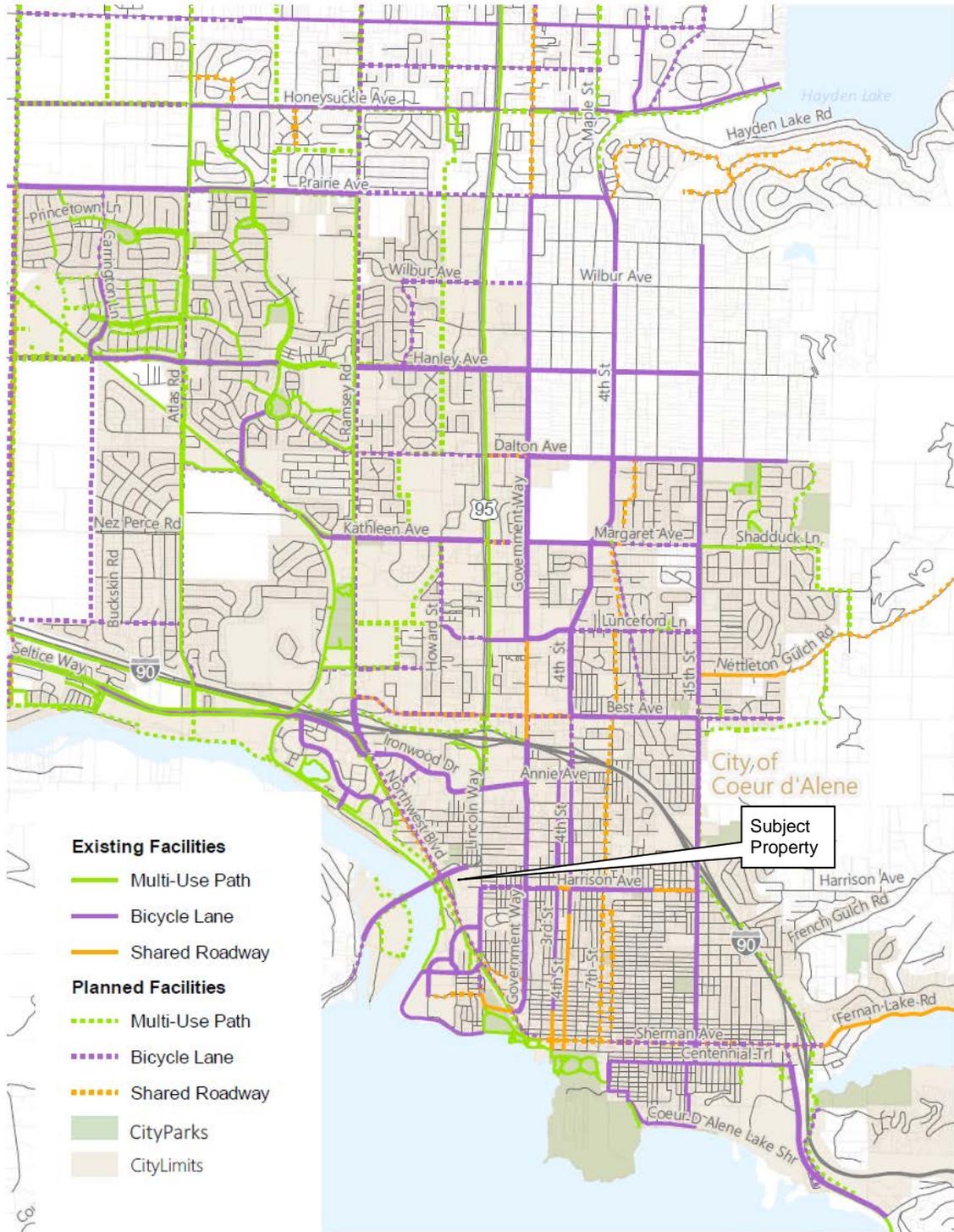
- Apartments, condominiums, townhomes

#### Compatible Zoning

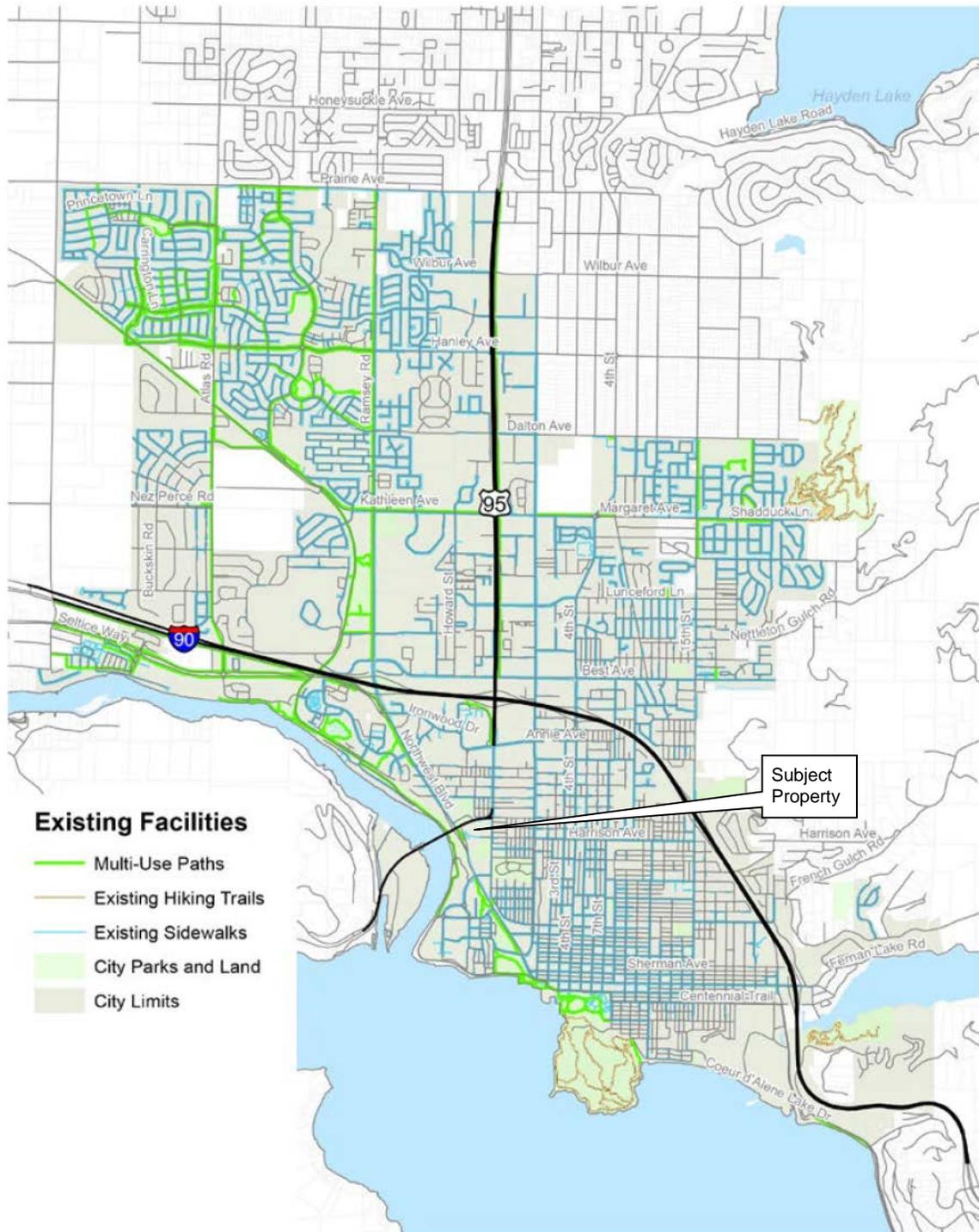
- R-17 and R-34SUP, NC, CC, C17, and C17L

# Transportation

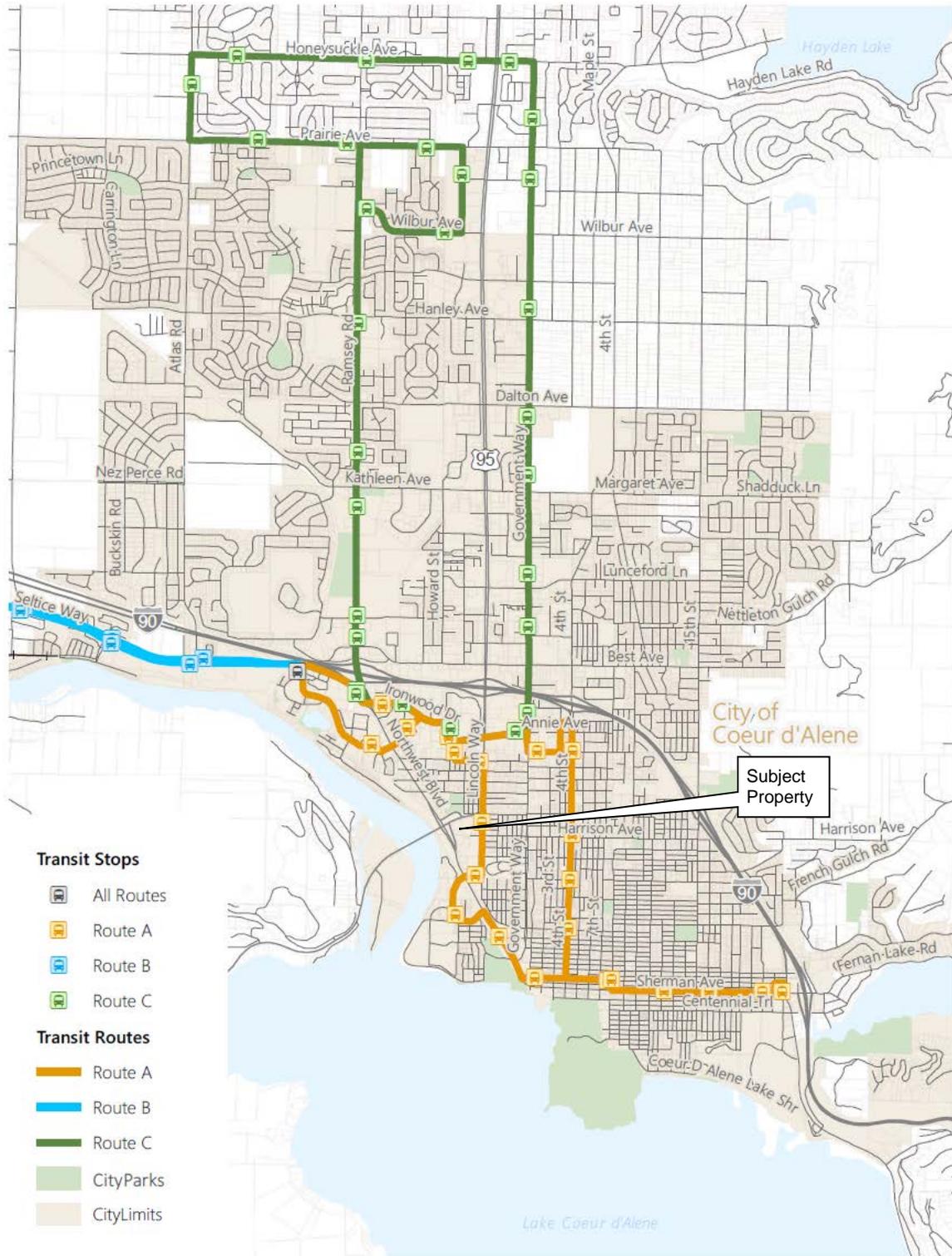
## Existing and Planned Bicycle Network:



**Existing and Planned Walking Network:**



**Existing Transit Network:**



## Comprehensive Plan Policy Framework:

### Community & Identity

**Goal CI 1:** Coeur d’Alene citizens are well informed, responsive, and involved in community discussions.

**Objective CI 1.1:** Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

**Goal CI 2:** Maintain a high quality of life for residents and businesses that make Coeur d’Alene a great place to live and visit.

### Growth & Development

**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.

**Objective GD 1.5:** Recognize neighborhood and district identities.

**Goal GD 2:** Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

**Objective GD 2.1:** Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

### Health & Safety

**Goal HS 1:** Support social, mental, and physical health in Coeur d’Alene and the greater region.

**Objective HS 1.2:** Expand services for the city’s aging population and other at-risk groups that provide access to education, promote healthy lifestyles, and offer programs that improve quality of life.

### Jobs & Economy

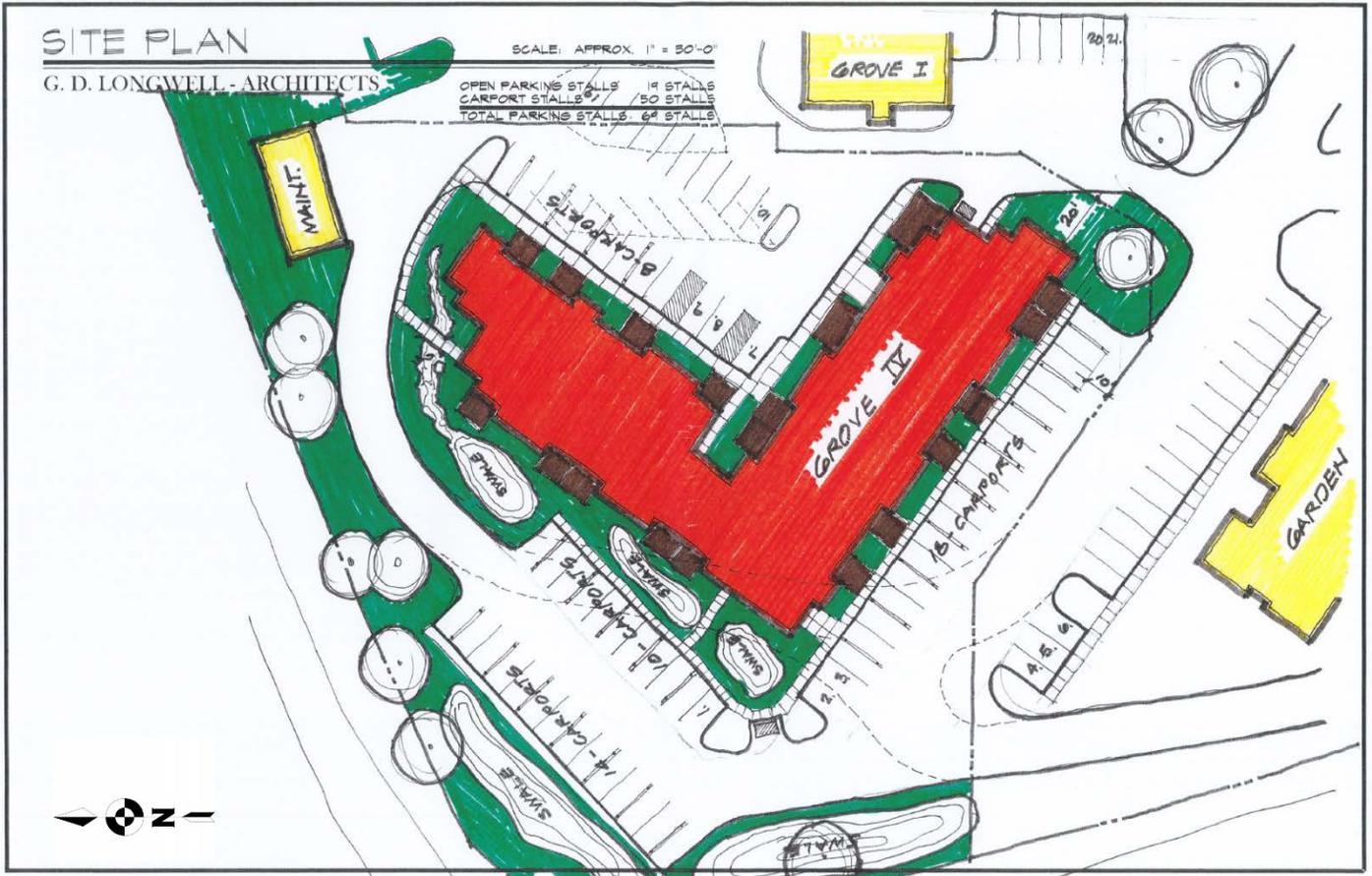
**Goal JE 1:** Retain, grow, and attract businesses.

**Objective JE 1.2:** Foster a pro-business culture that supports economic growth.

**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.*

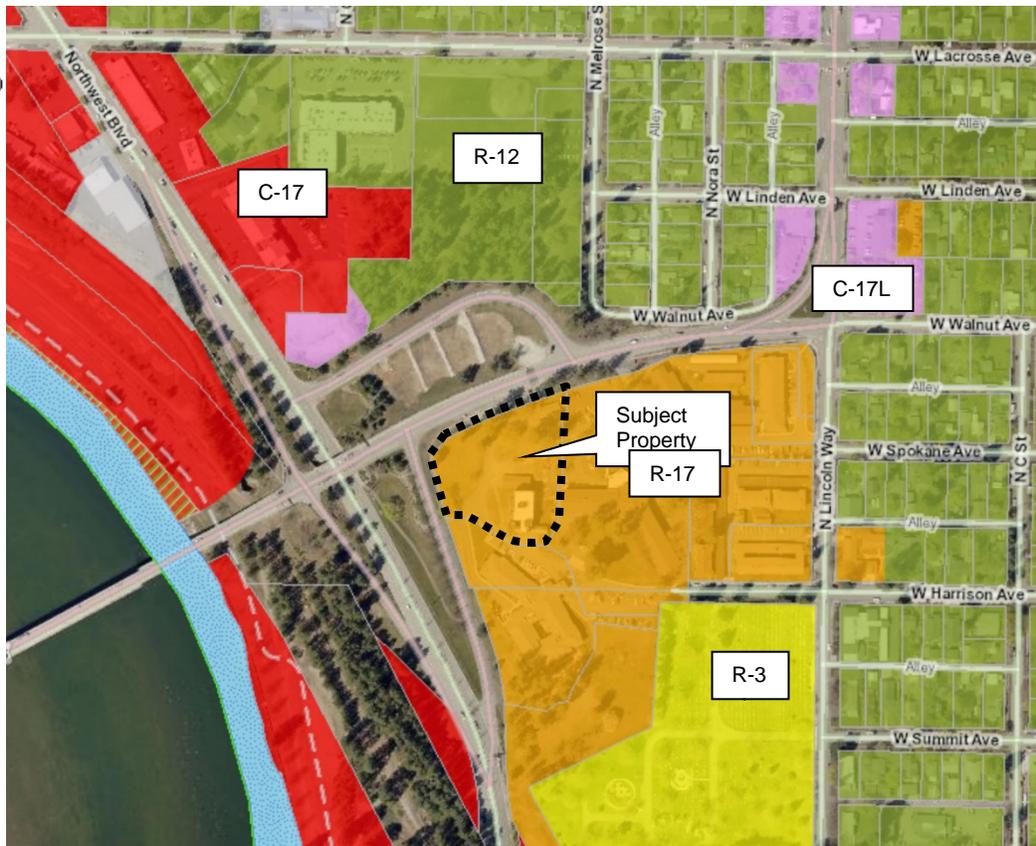
**Finding #B8B:** **The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.**

The subject property is gently sloped (<5%) along the Northwest Boulevard exit ramp up to the proposed building site where a recently demolished structure would be replaced by the proposed building. Along the US-95 frontage the property is generally flat. The abutting properties are owned by the same non-profit and are of similar use in a “campus style” arrangement. 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



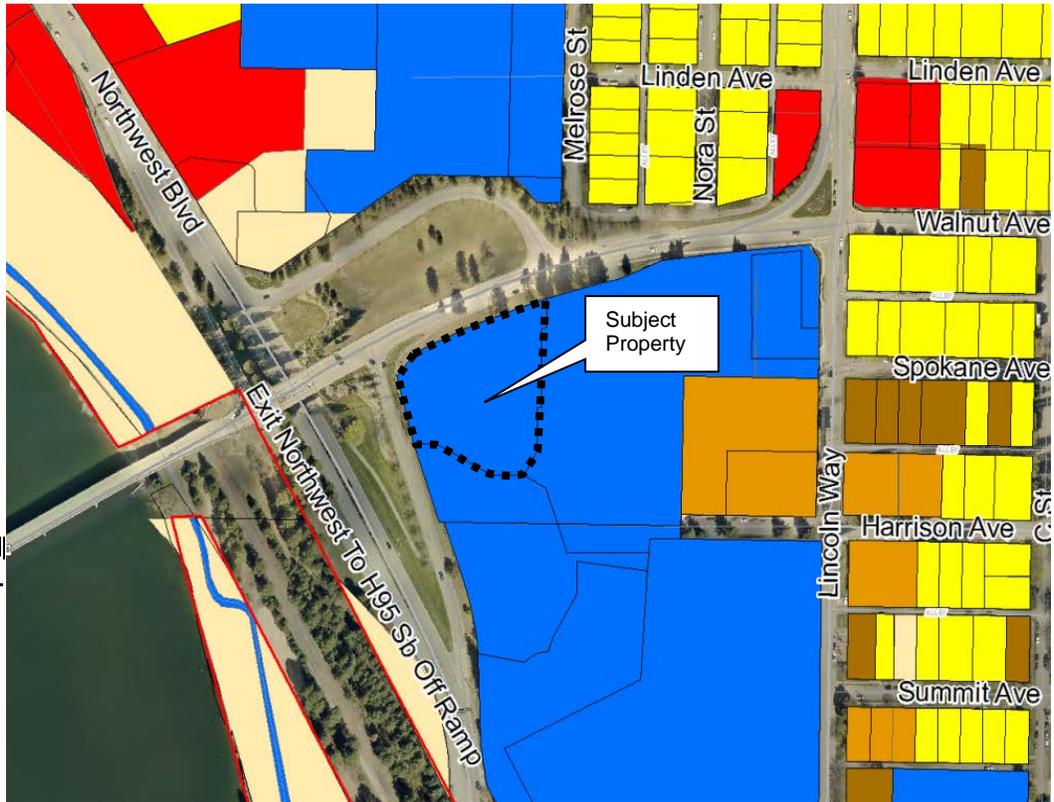
**Zoning:**

- C-17
- C-17L
- C-17LPUD
- C-17PUD
- DC
- DCPUD
- LM
- M
- MH-8
- MH-8PUD
- NC
- NW
- R-1
- R-12
- R-12PUD
- R-17
- R-17PUD
- R-1PUD
- R-3
- R-3PUD
- R-5
- R-5PUD
- R-8
- R-8PUD
- R-8SF

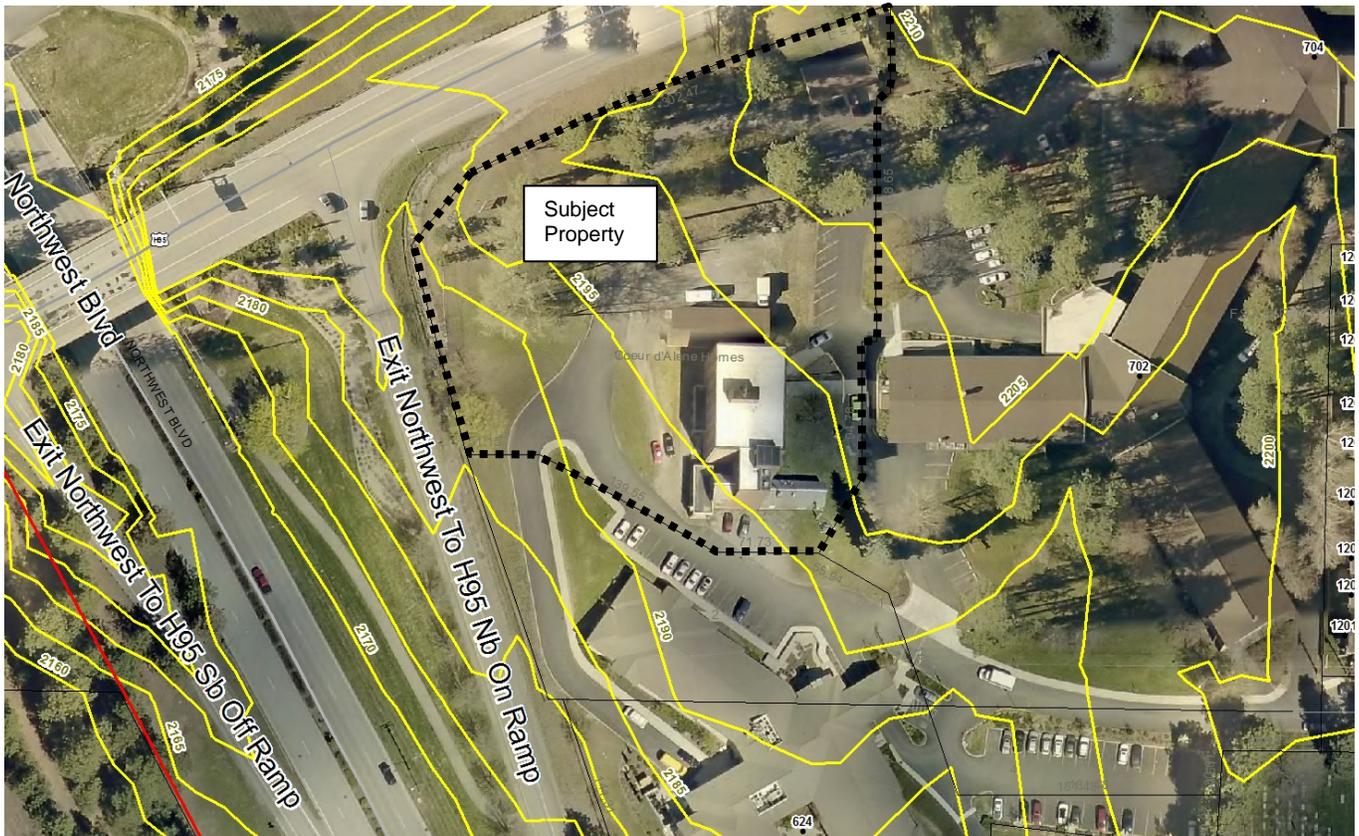


**Generalized Land Use:**

- Land Use
- 
  -  SFA
  -  SFD
  -  DUPLEX
  -  MH
  -  MHP
  -  MFD
  -  CIVIC
  -  COMM
  -  MFGR
  -  AGRICULTURE
  -  VACANT



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



**Site Photos:**

Northwest Boulevard exit ramp to US 95 looking east toward site:



Interior of site looking northwest toward NW Blvd and US 95 intersection:



US 95 looking east toward NW Blvd exit showing pedestrian improvements:



An R-34 SUP, if approved, would increase the density for this R-17 1.99-acre parcel from 35 units (2500SF/unit) to **68 units (1275SF/unit)**.

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

**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.**

**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.

*-Submitted by Terry Pickel, Water Superintendent*

**FIRE**

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

Fire department access to the site (Road widths, surfacing, maximum grade and turning radiuses), in addition to, fire protection (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to 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.

*-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.

*-Submitted by Larry Parsons, Utility Project Manager*

**STORMWATER**

City Code requires stormwater to remain on site and for a stormwater management plan to be submitted and approved prior to any construction activity on the site. Stormwater will have to be addressed at the time of construction.

*-Submitted by Chris Bosley, City Engineer*

**TRAFFIC**

Using the ITE Trip Generation Manual with Land Use Code 252 – Senior Adult Housing, it is estimated that the proposed 67-unit project is expected to generate up to an additional 230 trips/day with approximately 13 AM and 17 PM Peak Hour trips/day. The impact will likely be an increase in delay for all residents exiting onto Lincoln Way or US-95. However, the impacts to surrounding streets are expected to be minimal. Streets and Engineering has no objections to the proposed SUP.

*-Submitted by Chris Bosley, City Engineer*

## STREETS

The subject property is bordered by US-95 to the north and Northwest Boulevard and the US-95 On Ramp to the West. No frontage improvements are required.

*-Submitted by Chris Bosley, City Engineer*

**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.*

## R-34 CRITERIA & SPECIAL USE PERMIT FINDING:

### 17.05.330: GENERALLY:

- A. The R-34 District is intended as a high-density residential district, permitting thirty-four (34) units per gross acre and increased height, that the City has the option of granting, through the special use permit procedure, to any property zoned R-17, C-17, C-17L or LM. This designation is only allowed through the special use permit and is not a stand-alone zoning district. To warrant consideration, the property must in addition to having the R-17, C-17, C-17L or LM designation meet the following requirements:
1. Be in close proximity to an arterial, as defined in the Coeur d'Alene transportation plan (KMPO's current Metropolitan Transportation Plan), sufficient to handle the amount of traffic generated by the request in addition to that of the surrounding neighborhood; and the project and accessing street must be designed in such a way so as to minimize vehicular traffic through adjacent residential neighborhoods.
  2. Be in close proximity to shopping, schools and park areas (if it is an adult only apartment complex proximity to schools is not required).
    - B. This district is appropriate as a transition between R-17 and commercial/industrial.
    - C. Single-family detached and duplex housing are not permitted in this district.
    - D. Project review (chapter 17.07, article IV 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. 3674 §3, 2021: Ord. 3268 §8, 2006: Ord. 2570 §1, 1993: Ord. 1691 §1(part), 1982)

### 17.05.340: PERMITTED USES; PRINCIPAL:

Principal permitted uses in an R-34 District shall be as follows:

- Essential service.
- Multiple-family housing.
- Neighborhood recreation.
- Public recreation. (Ord. 3560, 2017)

### 17.05.350: PERMITTED USES; ACCESSORY:

Accessory permitted uses in an R-34 District shall be as follows:

- Accessory dwelling units.
- Garage or carport (attached or detached).
- Mailroom or common use room for multiple-family development.
- Outside area or building for storage when incidental to the principal use.
- Private recreation facility (enclosed or unenclosed). (Ord. 3560, 2017)

**17.05.370: SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT:**  
 Maximum height requirements in an R-34 District shall be as follows:  
 MAXIMUM HEIGHT

Structure Type	Structure Location	
	In Buildable Area For Principal Facilities	In Rear Yard
Multiple-family and nonresidential structure	63 feet <sup>1</sup>	n/a
Accessory structure when part of the main structure	Shall be the same as the main structure	n/a
Detached accessory building including garages and carports	32 feet <sup>1</sup>	With low or no slope roof: 14 feet With medium to high slope roof: 18 feet

**17.05.390: SITE PERFORMANCE STANDARDS; MINIMUM LOT:**

Minimum lot requirements in an R-34 District shall be as follows:

- A. One-thousand two-hundred seventy-five (1,275) square feet per unit for multiple-family at thirty four (34) units per acre. A four (4) unit gross acre density increase may be granted for each gross acre included in the development.
- B. All building lots must have seventy-five feet (75') of frontage on a public street, unless an alternative is approved by the City through the normal subdivision procedure or unless the lot is nonconforming (see section [17.06.980](#) of this title). (Ord. 3560, 2017)

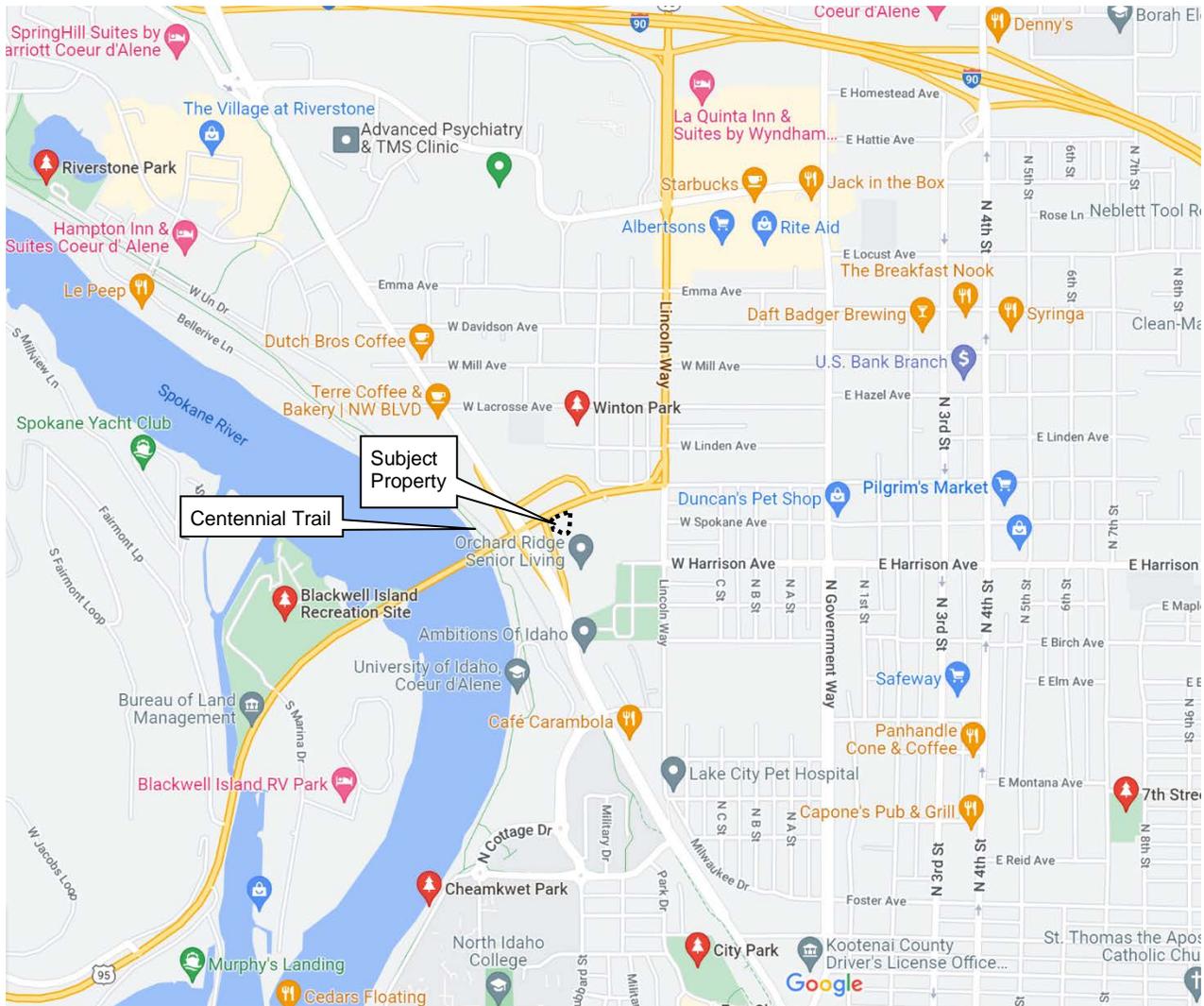
**17.05.400: SITE PERFORMANCE STANDARDS; MINIMUM YARD:**

Minimum yard requirements in an R-34 District shall be as follows:

- A. For multiple-family housing at thirty-four (34) 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 (1/2) when adjacent to public open space (see section [17.06.480](#) of this title).
- B. Minimum distances between residential buildings on the same lot shall be determined by the currently adopted Building Code.
- C. There will be no permanent structures erected within the corner cutoff areas.
- D. Extensions into yards are permitted in accordance with section [17.06.495](#) of this title.

*Note: If the proposed structure measures 50,000 or more square feet, Design Review will be required.*

**Finding #R-34:** That the proposal (is) or (is not) in close proximity to an arterial, shopping, schools, and park areas (if it is an adult only apartment complex proximity to schools is not required).



**Evaluation:** *The Planning Commission must determine, based on the information before them, whether the proposal (is) or (is not) in close proximity to an arterial, shopping, schools, and park areas (if it is an adult only apartment complex proximity to schools is not required). Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

**PROPOSED CONDITIONS:**

**Planning:**

1. The parcel shall be deed restricted to residents of 62 years of age or older to qualify for the reduced parking standard prior to the issuance of a Certificate of Occupancy (CO or TCO).

**ORDINANCES AND STANDARDS USED IN ASSESSMENT:**

2022-2042 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  
2021 Parks Master Plan  
2017 Trails and Bikeways Master 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**

## Orchard Ridge Senior Living: Application for New Building Project

Orchard Ridge has successfully served seniors for over 100 years. Our decades-old nonprofit mission continues as we provide a faith-based, loving home that honors older adults. Our current campus consists of 154 1-bedroom apartments for low-income seniors (Section 8/202 HUD subsidized affordable housing) and 69 assisted living and memory care units (with 35% of our residents receiving charitable care). We are governed by a board of directors and employ 80 staff on our campus and impact over 1,000 seniors and their families every year with the services we provide.

Since our current independent living contains only 1-bedroom unit types, it does not accommodate retired couples well. In addition, the restriction of “low- income housing” does not reach those who fall into the middle-income range. The tragedy of only offering low-income independent housing is that we often see those who have their spouse in our assisted living forced to live miles away because they do not qualify as low income and thus cannot live on our campus.

Our proposed 67 unit building project will enhance our mission and diversify our campus. It will allow older adults to live among their peers in a gated community with opportunity to transition to assisted living if it becomes necessary. For those living on our campus, we give priority when it becomes time for moving to our assisted living.

The impact of adding senior housing options with this proposed project will—

- relieve some of the high demand for senior apartments we are experiencing
- offer a choice for those who do not qualify for HUD subsidized apartments
- increase demand for retail and healthcare services nearby
- help seniors age in place
- encourage couples to live together or near each other on our campus

The building project would be an extension of the work we already do for the 230+ seniors currently living at Orchard Ridge. The new project will create more jobs, more housing for seniors and more options for our community as the demand for housing continues.

**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 commission:

***A. The proposal is in conformance with the comprehensive plan:***

The newly adopted 2022-2042 Comprehensive Plan “Future Land Use” map designates this parcel as Urban Neighborhood. The characteristics of Urban Neighborhood are highly walkable neighborhood with larger multi-family building types, shared green spaces and parking areas. This 12+ acre campus at Orchard Ridge Senior Living fits this description to a “T”. The proposed independent living apartment complex will contain 67 units of 1-bedroom and 2-bedroom units. This project is planned to serve our community’s 62 and older population and create an even stronger and diverse senior community.

We are needing market rate apartments that will allow our community’s older residents to better “age in place”. The site contains many locations for residents to walk our existing sidewalks and paths to better connect with their surroundings. The site is roughly a 12-minute walk North to Ironwood Square where you have Albertson’s, Rite Aid, Wells Fargo and various restaurant options. Other easily accessible service options by foot or car are:

- City Link Bus Stop 0.08 miles
- Gittel's Grocery Store 0.32 miles
- Bankcda 0.40 miles
- Kootenai Health Hospital and medical offices 0.62 miles
- Lake City Center Senior Center 0.62 miles
- Trinity Lutheran Church 0.91 miles
- Kroc Center 1.9 miles

***B. The design and planning of the site is compatible with the location, setting and existing uses on adjacent properties:***

Our current campus contains 3 structures that utilized the City’s special use permit process to increase their design density to R-34 for their respective developments. Our proposed development is located at the northwest corner of our property which abuts Northwest Blvd and its off-ramp to the West and Highway 95/Walnut Avenue to the North. Our exiting buildings are the most adjacent developments and further to the east are two other high density residential project which also had utilized the special use permit process to increase their density to R-34. Beyond our boundaries to the South are Riverview and Forest Cemeteries. Further South are mostly commercial or high-density residential developments along Northwest Boulevard. To the East, are more stable established low and mid density residential neighborhoods. Due to this project’s central location in our community and being located adjacent to two major arterials, we believe our proposed use is very compatible with the adjacent properties in this area.

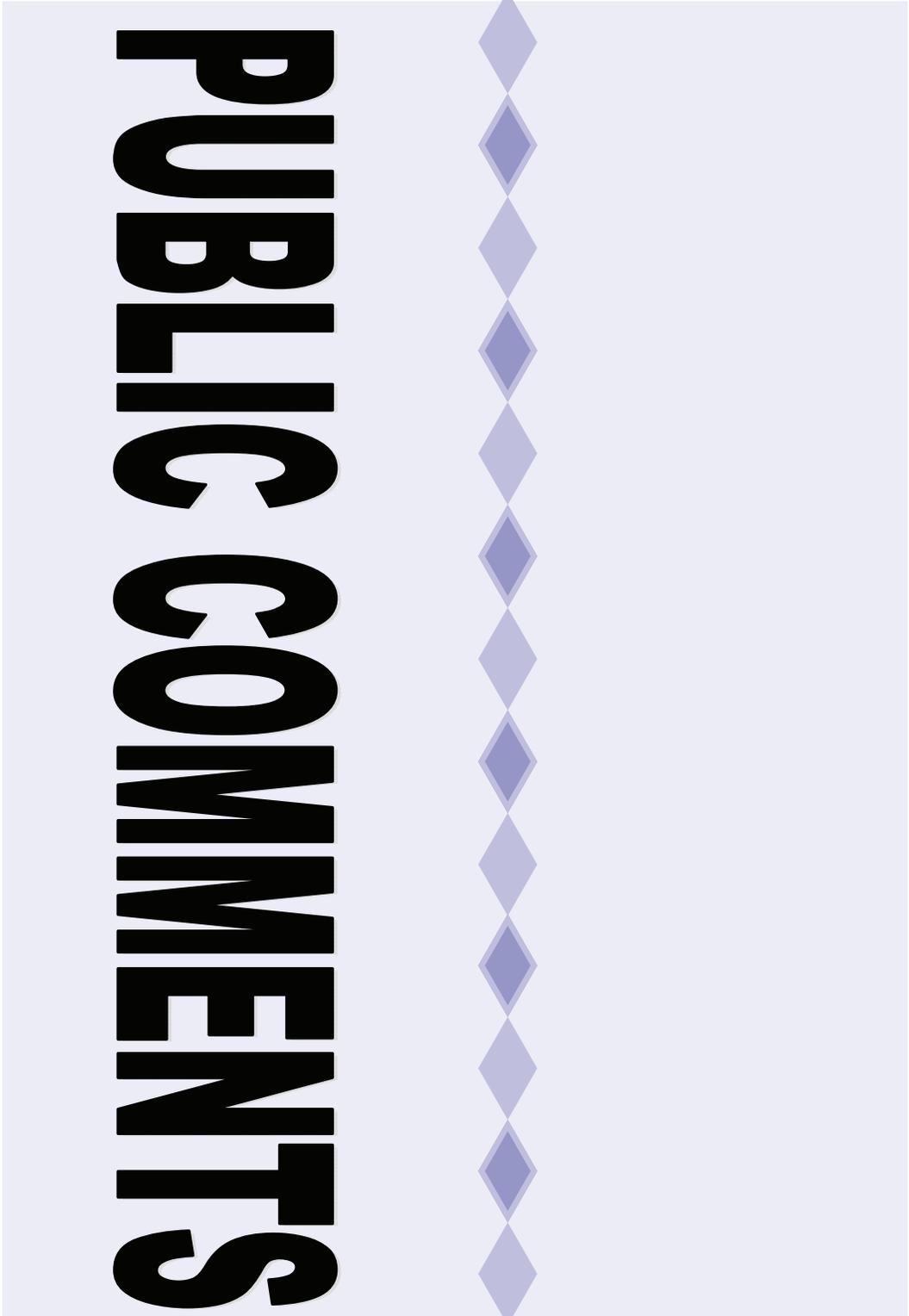
***C. The location, design and size of the proposal are such that the development will be adequately served by existing streets, public facilities and services:***

For over 100 years, this site contained multifamily residential uses. The site was originally the home of student housing for Coeur d'Alene College and in 1921 began serving as a home for the aged. Previous to the new assisted living and memory care built in 2006, the old brick building served as an assisted living. After 15 years of standing vacant, the brick building was demolished last winter in preparation of the building site for this new independent living apartment building.

Due to the various previous buildings and uses that were housed at this location, all City of Coeur d'Alene services have served this site well and there is no reason why these services should not be able to meet the needs of this new development. As was noted above, this site is served by two major adjacent arterials (Northwest Boulevard to the West and Highway 95 to the North). It is not felt that this project will negatively impact the additional access to and from this site. This type of development which is to serve our older residents that are 62 years of age or older, should have a much less impact as can be derived from our city parking requirement for this type of project which is reduced by 50% of other higher density type housing projects. Our campus's residents currently utilize many of our public facilities such as ride share services, our public parks, libraries and open spaces and we believe this project will continue to utilize those services in the future.



# **PUBLIC COMMENTS**



## STUHMILLER, SHANA

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**From:** Megan Sausser <megansausser@gmail.com>  
**Sent:** Tuesday, August 02, 2022 8:20 PM  
**To:** STUHMILLER, SHANA  
**Subject:** Kaufman Estates PUD

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you for taking comment. We live adjacent to this proposal and understand that this request generally falls within the zoning of the property.

Our request would be that this property be developed within existing guidelines and that no exceptions be made to the lot size allowed per unit. This will already be a significant change for the community given that other parcels are closer to 1 unit per acre, and allowing a PUD only seems to serve the developer with no substantial benefit added to the community.

We understand that these requests typically go through even with community opposition if certain entities or service providers have signed off on it.

Rather than ask that this be denied completely, we'd ask the developer to work with the community on the design:

- stick to the pre-approved lot size
- maximize green space and provide more than 10 percent; this 2.3 acre parcel shouldn't be wholly turned into parking and pavement and currently allows for passage of wildlife like deer
- invest in landscaping, whether that be tall trees and/or dirt berms with tall trees, to be used

around all borders of the property -use dark-sky approved lighting to limit light pollution into our backyards -connect 17th Street all the way through to Best Avenue so residents can make use of the existing signal and limit impacts to Nettleton Gulch, which as the access to Canfield already sees significant traffic that moves faster than the posted speed limit

Again, this does not benefit us as nearby residents but is a moneymaker for the developer. We expect increased noise, lighting, traffic and neighbors will negatively affect our quality of life by limiting our view of Best Hill to the south, altering wildlife movements in the neighborhood and generally disrupting quiet evenings.

These requests are reasonable and easy to incorporate whether by the city or the developer. We would love to coordinate directly and would like a response to our concerns.

Megan and Cody Jahns  
Nettleton Gulch Road

Sent from my iPhone

## STUHMILLER, SHANA

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**From:** Don Chisholm <drchisholm@gmail.com>  
**Sent:** Wednesday, July 27, 2022 3:38 PM  
**To:** STUHMILLER, SHANA  
**Subject:** Orchard Ridge Senior Living R-34 Special Use Permit Application

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Coeur d'Alene City Planning Commission:

I am writing in support of Orchard Ridge Senior Living's request for an increase in density to an R-34 Special Use Permit. Orchard Ridge, a successor to Coeur d Alene Homes, has been a valued resource to this community for greater than a century, as it continues the mission to provide safe and affordable housing to seniors over the age of 62.

The intended new construction would remain within the gated senior campus, offering a safe and convenient location in walking proximity to many services, not the least of which is healthcare.

Given the adjacent existing housing options on campus, the proposed new construction optimizes the potential of residents aging in place, with priority status to transition to assisted living or memory care if needed.

The inclusion of 2 bedroom units in the proposed project is highly desired by many aging couples. It would nicely complement the current 1 bedroom only units which are on campus as an income restricted option.

Thank you for your consideration.

Sincerely,

Donald Chisholm

## STUHMILLER, SHANA

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**From:** Doug Elliott <DElliott@kec.com>  
**Sent:** Thursday, July 28, 2022 10:32 AM  
**To:** STUHMILLER, SHANA  
**Subject:** Consideration of an R-34 Special Use Permit for Orchard Ridge Senior Living:

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning Commission,

As a member of our community, business leader, and member of the board of directors of Orchard Ridge Senior Living (ORSL), I write in support of their request for a R-34 special use permit. As you likely know, ORSL has served our community for nearly a century by providing dignity of care to those in the waning years of their lives. On their campus, ORSL offers independent living, assisted living, and memory care to those in need. They operate on a not-for-profit basis and crucially meet a unique need of those in this demographic which are income constrained. The need is immense, and the facility planned is part of our long-term strategic plan to better position ORSL to meet that present need as well as those of the community we are a part of.

The special use permit requested is needed to construct a new independent living facility on its gated and controlled access campus. Specifically, this facility will make available several two-bedroom units fulfilling a unique need within our community. Currently, our facility only offers one-bedroom independent living units to those meeting income restricted requirements. This request expands our ability to serve others in the community.

The facility planned would complement the area well.

Thank you for your support and opportunity to comment.

Best regards,

**Doug Elliott**

General Manager / CEO

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Kootenai Electric Cooperative | 2451 W. Dakota Ave. | Hayden, ID 83835  
TEL 208-292-3227 | CELL 208-277-6352 | WEB [kec.com](http://kec.com)



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

**PUD-3-22**

**A. INTRODUCTION**

This matter having come before the Planning Commission on August 9, 2022, and there being present a person requesting approval of Item PUD-3-22: a request for a planned unit development known as "Kaufman Estates" PUD

APPLICANT: TODD KAUFMAN

LOCATION: +/- 2.23 ACRE PARCEL LOCATED SOUTH OF EAST SIDE OF N. 17<sup>TH</sup> STREET AND E. STINER AVENUE AND SOUTH OF NETTLETON GULCH ROAD.

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

**The Planning Commission (adopts) (does not adopt) Items B1 to B7.**

- B1. That the existing land uses are Residential and Multi-Family.
- B2. That the Comprehensive Plan Map designation is Compact Neighborhood & Mixed Use-Low
- B3. That the zoning is R-12.
- B4. That the notice of public hearing was published on, July 23, 2022, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on August 2, 2022, which fulfills the proper legal requirement.
- B6. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B7. That public testimony was heard on August 9, 2022.

- 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:**

**Community & Identity**

**Goal CI 1**

Coeur d'Alene citizens are well informed, responsive, and involved in community discussions.

**OBJECTIVE CI 1.1** Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

**Goal CI 2**

Maintain a high quality of life for residents and business that make Coeur d'Alene a great place to live and visit.

**OBJECTIVE CI 2.1** Maintain the community's friendly, welcoming atmosphere and its small-town feel.

**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.

**Environment & Recreation**

**Goal ER 1**

Preserve and enhance the beauty and health of Coeur d'Alene's natural environment.

**OBJECTIVE ER 1.4** Reduce water consumption for landscaping throughout the city.

**Goal ER 2** Provide diverse recreation options.

**OBJECTIVE ER 2.3** Encourage and maintain public access to mountains, natural areas, parks, and trails that are easily accessible by walking and biking.

**Growth & Development**

**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.

**OBJECTIVE GD 1.3** Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.

**OBJECTIVE GD 1.5** Recognize neighborhood and district identities.

**Goal GD 2**

Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

**OBJECTIVE GD 2.1** Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

**OBJECTIVE GD 2.2** Ensure that City and technology services meet the needs of the community.

**Goal GD 5**

Implement principles of environmental design in planning projects.

**OBJECTIVE GD 5.1**

Minimize glare, light trespass, and skyglow from outdoor lighting.

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

<b>Criteria to consider for B8B:</b>	
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

<b>Criteria to consider for B8C:</b>	
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**

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 Todd Kaufman 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. The creation of a homeowner's association will be required to ensure the perpetual maintenance of the open space, all other common areas, stormwater maintenance and snow removal.
2. The applicant's requests for subdivision, and PUD run concurrently. The subdivision and PUD designs are reliant upon one another. Additionally, approval of the requested PUD is only valid once the Final Development Plan has been approved by the Planning Department.
3. The open space must be installed and completed prior to the issuance of the first Certificate of Occupancy. The open space areas shall be consistent with this approval and include the same or better amenities and features.

**STREETS AND ENGINEERING:**

4. Right-of-way shall be dedicated to the City along 17<sup>th</sup> Street to match the existing 25-foot right-of-way width that exists to the south.
5. The property frontage along 17<sup>th</sup> Street must be improved to City standards including concrete curb and sidewalk. Any existing damaged curb must be replaced.
6. 17<sup>th</sup> Street must be paved full width from Stiner Avenue to Gilbert Avenue and No Parking signs added to both sides. Any missing or damaged curbs must be replaced as part of the paving effort.

**FIRE DEPARTMENT:**

7. Two (2) fire hydrants are required to meet the required fire flow. Place one hydrant between house 2 and 3 and one between 16 and 17.
8. Turning radiuses are 25' interior, 50' exterior.
9. Snow removal/storage – Snow storage cannot impede FD access throughout the site.
10. Address numbers shall front the street the buildings are addressed to.
11. The hammer head is for FD turn-around. This must be clear at all times. NO PARKING signs and NO SNOW STORAGE signs shall be installed in the hammer-head.

**WASTEWATER:**

12. A utility easement for the City sewer shall be dedicated to the City prior to building permits if a private roadway.

- 13. An unobstructed City approved "all-weather" access shall be required over all City sewers.
- 14. This PUD shall be required to comply with Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) sewer connection.
- 15. City sewer shall be run to and through this project and installed to all city specifications and standards.
- 16. All sewer plans require IDEQ or QLPE Approval prior to construction.

**WATER:**

- 17. All irrigation service fees will be due at time of site development permit.
- 18. The dead-end water main will be required to have an automatic flushing station equivalent to Eclipse #9800 automatic flushing station or Eclipse #9400 automatic flushing station.

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

**ROLL CALL:**

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Mandel	Voted _____
Commissioner McCracken	Voted _____
Commissioner Ward	Voted _____
 Chairman Messina	 Voted _____ (tie breaker)

Commissioners \_\_\_\_\_ were absent.

Motion to \_\_\_\_\_ carried by a \_\_\_\_ to \_\_\_\_ vote.

\_\_\_\_\_  
CHAIRMAN TOM MESSINA

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

**S-3-22**

**A. INTRODUCTION**

This matter having come before the Planning Commission on August 9, 2022 , and there being present a person requesting approval of ITEM: S-3-22 a request for a 24-Lot (3-tract) preliminary plat known as "Kaufman Estates" .

APPLICANT: TODD KAUFMAN

LOCATION: +/- 2.23 ACRE PARCEL LOCATED SOUTH OF EAST SIDE OF N. 17<sup>TH</sup> STREET AND E. STINER AVENUE AND SOUTH OF NETTLETON GULCH ROAD.

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

**The Planning Commission (adopts) (does not adopt) Items B1 to B6.**

- B1. That the existing land uses are Residential and Multi-Family.
- B2. That the zoning is R-12.
- B3. That the notice of public hearing was published on July 23, 2022 , which fulfills the proper legal requirement.
- B4. That the notice was not required to be posted on the property.
- B5. That 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 August 9, 2022 .

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 or his designee. 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 **(does) (does not)** comply with all of the subdivision design standards (contained in chapter 16.15) and all of the subdivision improvement standards (contained in chapter 16.40) requirements. This is based on

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

**Criteria to consider for B7D:**

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

**C. ORDER: CONCLUSION AND DECISION**

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

**Special conditions applied to the motion are:**

**PLANNING:**

1. The creation of a homeowner's association will be required to ensure the perpetual maintenance of the open space, all other common areas, stormwater maintenance and snow removal.
2. The applicant's requests for subdivision, and PUD run concurrently. The subdivision and PUD designs are reliant upon one another. Additionally, approval of the requested PUD is only valid once the Final Development Plan has been approved by the Planning Department.
3. The open space must be installed and completed prior to the issuance of the first Certificate of Occupancy. The open space areas shall be consistent with this approval and include the same or better amenities and features.

**STREETS AND ENGINEERING:**

4. Right-of-way shall be dedicated to the City along 17<sup>th</sup> Street to match the existing 25-foot right-of-way width that exists to the south.
5. The property frontage along 17<sup>th</sup> Street must be improved to City standards including concrete curb and sidewalk. Any existing damaged curb must be replaced.
6. 17<sup>th</sup> Street must be paved full width from Stiner Avenue to Gilbert Avenue and No Parking signs added to both sides. Any missing or damaged curbs must be replaced as part of the paving effort.

**FIRE DEPARTMENT:**

7. Two (2) fire hydrants are required to meet the required fire flow. Place one hydrant between house 2 and 3 and one between 16 and 17.
8. Turning radiuses are 25' interior, 50' exterior.
9. Snow removal/storage – Snow storage cannot impede FD access throughout the site.
10. Address numbers shall front the street the buildings are addressed to.
11. The hammer head is for FD turn-around. This must be clear at all times. NO PARKING signs and NO SNOW STORAGE signs shall be installed in the hammer-head.

**WASTEWATER:**

12. A utility easement for the City sewer shall be dedicated to the City prior to building permits if a private roadway.
13. An unobstructed City approved "all-weather" access shall be required over all City sewers.
14. This PUD shall be required to comply with Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) sewer connection.
15. City sewer shall be run to and through this project and installed to all city specifications and standards.
16. All sewer plans require IDEQ or QLPE Approval prior to construction.

**WATER:**

17. All irrigation service fees will be due at time of site development permit.

18. The dead-end water main will be required to have an automatic flushing station equivalent to Eclipse #9800 automatic flushing station or Eclipse #9400 automatic flushing station.

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

**ROLL CALL:**

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Mandel	Voted _____
Commissioner McCracken	Voted _____
Commissioner Ward	Voted _____

Chairman Messina Voted \_\_\_\_\_ (tie breaker)

Commissioners \_\_\_\_\_ were absent.

Motion to \_\_\_\_\_ carried by a \_\_\_\_ to \_\_\_\_ vote.

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CHAIRMAN TOM MESSINA

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

**SP-2-22**

**A. INTRODUCTION**

This matter having come before the Planning Commission on August 9, 2022, and there being present a person requesting approval of ITEM: SP-2-22 an R-34 Density Increase Special Use Permit in the R-17 zoning district.

APPLICANT: Coeur d'Alene Homes, Inc dba Orchard Ridge Senior Living

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 (adopts) (does not adopt) Items B1 to B7.**

- B1. That the existing land uses are Residential and Commercial
- B2. That the Comprehensive Plan Map designation is Urban Neighborhood.
- B3. That the zoning is R-17.
- B4. That the notice of public hearing was published on, July 23, 2022 , which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, July 29, 2022 , which fulfills the proper legal requirement.
- B6. That the notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B7. That public testimony was heard on August 9, 2022 .

- 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:

### **Community & Identity**

**Goal CI 1:** Coeur d'Alene citizens are well informed, responsive, and involved in community discussions.

**Objective CI 1.1:** Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

**Goal CI 2:** Maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and visit.

### **Growth & Development**

**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.

**Objective GD 1.5:** Recognize neighborhood and district identities.

**Goal GD 2:** Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

**Objective GD 2.1:** Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

### **Health & Safety**

**Goal HS 1:** Support social, mental, and physical health in Coeur d'Alene and the greater region.

**Objective HS 1.2:** Expand services for the city's aging population and other at-risk groups that provide access to education, promote healthy lifestyles, and offer programs that improve quality of life.

### **Jobs & Economy**

**Goal JE 1:** Retain, grow, and attract businesses.

**Objective JE 1.2:** Foster a pro-business culture that supports economic growth.



**C. ORDER: CONCLUSION AND DECISION**

The Planning Commission, pursuant to the aforementioned, finds that COEUR D'ALENE HOMES, INC DBA ORCHARD RIDGE SENIOR LIVING 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. The parcel shall be deed restricted to residents of 62 years of age or older to qualify for the reduced parking standard prior to the issuance of a Certificate of Occupancy (CO or TCO).

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

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Mandel	Voted _____
Commissioner McCracken	Voted _____
Commissioner Ward	Voted _____

Chairman Messina Voted \_\_\_\_\_ (tie breaker)

Commissioners \_\_\_\_\_ were absent.

Motion to \_\_\_\_\_ carried by a \_\_\_\_ to \_\_\_\_ vote.

\_\_\_\_\_  
CHAIRMAN TOM MESSINA