

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

July 9, 2024

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

The Planning and Zoning 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, Luttrupp, Coppess, McCracken, Ward

PLEDGE:

APPROVAL OF MINUTES: ***ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.

June 11, 2024 – Planning & Zoning Commission Meeting

PUBLIC COMMENTS:

STAFF COMMENTS:

COMMISSION COMMENTS:

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

1. Applicant: Todd Kaufman
Location: 2810 N 17th Street
Request: A proposed 9-Lot, 1 Tract Subdivision
QUASI-JUDICIAL, (S-1-24) *(Continued from April 9, 2024)*

Presented by: Mike Behary, Associate Planner

2. Applicant: Thomas Hungerford *(Neighborhood Sponsor)*
Location: Nettleton Gulch Road and 17th Street
Request: A request for a Special Use Permit (SUP) for Single Family Detached Only, allowing for ADU's (Accessory Dwelling Units), in an R-12 zoning district.
QUASI-JUDICIAL, (SP-1-24)

Presented by: Sean Holm, Senior Planner

3. Applicant: Northwest Boulevard Holding, LLC
Location: 1515 Northwest Boulevard
Request: A request for a Special Use Permit for Food and Beverage On/Off Site Consumption in the LM (Light Manufacturing) zoning district
QUASI-JUDICIAL (SP-3-24)

Presented by: Tami Stroud, Associate 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 Traci Clark 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 and Zoning Commission is appealable within 15 days of the decision pursuant to sections [17.09.705](#) through [17.09.715](#) of Title 17, Zoning.*

MINUTES

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**PLANNING COMMISSION
MINUTES
JUNE 11, 2024
LOWER LEVEL – LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

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

STAFF MEMBERS PRESENT:

Hilary Patterson, Community Planning Director
Sean Holm, Senior Planner
Mike Behary, Associate Planner
Chris Bosley, City Engineer
Randy Adams, City Attorney
Traci Clark, Administrative Assistant

Commissioners Absent:

Mark Coppess

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Commissioner Luttrupp, seconded by Commissioner McCracken, to approve the minutes of the Planning Commission meeting on May 14, 2024. Motion approved.

PUBLIC COMMENTS:

None.

STAFF COMMENTS:

Hilary Patterson, Community Planning Director, provided the following comments:

- At the regular Planning and Zoning Commission meeting on July 9, there will be the continued hearing for the Kaufman subdivision, the request for the single use permit for the single-family detached only with ADUs (Accessory Dwelling Units) in the Nettleton Gulch and 17th Street area, and the third item is for a Special Use Permit, for an onsite food and beverage consumption.
- She would like to thank Commissioners Ingalls and Fleming for their work participating in a newly formed city working group. Members include a few commissioners from Planning and Zoning Commission Design Review Commission, Historic Preservation, Councilmember Gookin, a representative from the Downtown Association, community members, and staff from the Planning Department. The working group is looking at the development standards and design guidelines for the Downtown Core, Downtown Overlay North and Downtown Overlay East. The 2nd meeting will take place tomorrow. The public will not be engaging as of yet. There will be opportunities later on. She will keep everyone posted on the progress.

Chairman Messina asked how long will the committee be in place.

Ms. Patterson replied she does not know how long the committee will be participating. The group has just started and are meeting twice a month. She will be presenting to City Council on July 16, to give them a report and update and ask for further guidance from what areas they would like to see updated with the development standards and design guidelines.

COMMISSION COMMENTS:

Commissioner Ward stated he read an article about the changes to the billboard sign ordinance. Signs are under chapter 15 not 17 so this is not under our jurisdiction. Signs get very contested. As far as standards of where they should be here, how high, landscaping, etc. They are legitimate planning concerns. He asked Ms. Patterson if the ordinance is going forward, would it be appropriate for the Commission to have some type of review.

Ms. Patterson replied the City Council has asked the Planning staff to bring forward some amendments to the sign ordinance to allow for billboards that are legally in the city limits to be able to relocate within the city limits. Currently they are not allowed to relocate. They are allowed to stay in place and have the sign face be updated to be digital. This code amendment would allow them to be relocated with the city in areas that are zoned C-17 which is commercial, manufacturing and light manufacturing for the 300 square foot billboards. For the larger ones that you see along Interstate 90 and one large one along US 95 that is 672 square feet, those would be more restricted to areas within 615 feet of interstate 90 along US 95 and NW Boulevard. That will not come to this commission. There was a discussion during yesterday's General Services Public Works sub-committee with City Council about maybe bringing it before this Commission for some input and from the public, as well as Historic Preservation Commission. But that was not the motion. She will be going to City Council next Tuesday for consideration of the code amendments. Council did say they would like public input. There will be public input and an opportunity at that meeting.

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

1. Applicant: Blue Fern Development
 Location: 0.7125 +/- acre Spokane Riverfront parcel located at the intersection of W. Shoreview Lane and the terminus of N. Grand Mill Lane
 Request:
 - A. A proposed modification to the Mill River Planned Unit Development (PUD)
 QUASI-JUDICIAL (PUD-4-04m.3)
 - B. A replat of Mill River 1st Addition Tax #23312 to Four (4) single family lots and one (1) private recreation tract
 QUASI-JUDICIAL (S-3-24)

Mr. Holm, Senior Planner, provided the following statements:

He noted the decision point is should the Planning and Zoning Commission approve a proposed Planned Unit Development modification in the Mill River PUD and a four (4) lot, one (1) tract subdivision request, to allow for the construction of waterfront single-family homes including the creation of a private recreational area with a dock?

Mr. Holm provided the following background and project history. The Mill River Planned Unit Development is a mixed-use master planned community situated on the former Crown Pacific Mill site. On May 11,

2004, Planning and Zoning Commission held a public hearing for the Mill River PUD, a multi-part request covering 100.29 acres, including: a zone change to R-3, R-8, R-17, C-17 & C-17L, a PUD, and 258-lot phased subdivision comprised of:

- 122 R-8 home sites.
- 22 condos/apartments in C-17 area.
- 14 office condos in C-17 area.
- 100 town homes/condos/apartments in R-17 area.
- Open space and trail system.
- Two private parks of .89 and 1.34 acres in size.
- 1,000-foot long, 1.3-acre waterfront open space area contemplated to be a future charitable donation for a public park.
- 10-acre area of C-17L zoning for a potential large professional office use.

Mr. Holm provided an overview of the Mill River PUD and what was anticipated on the project site. He noted that the Mill River project was anticipated to contain a blend of commercial and residential uses. Residential zoning includes R-3, R-8 and R-17 zones and will contain 152 single-family residences, and a maximum of 140 multi-family residential units. Houses will be neotraditional in nature and range in price from \$250,000 for a Fort-Ground's style home to \$1.8 million for a waterfront estate along the Spokane River. Commercial properties will be zoned C-17 and C-17L, and are anticipated to be professional offices, small retail outlets, local family-oriented restaurants and multi-family dwelling units. He also pointed out that phase two of the project

Mr. Holm provided an overview of the proposal. It would be a long plat that would create 4 single family residential lots and 1 lot for private recreation and dock access in the Mill River Planned Community. The proposed use is single family residential at a density of 5.63 dwelling units/acre, to be developed in one phase of development. Each of the lots will have one structure, accessed via W Shoreview Ln. Curb, gutter and sidewalk, as well as landscaping, shall be provided along the street frontage. Public water and sewer are available in the street frontage. Individual water and sewer services will be tapped from the public mains and extended to each lot. Dry utilities are available in the street frontage and will be extended to each lot. He noted the existing uses and surrounding land uses. They are requesting to relocate the sidewalk and remove the trees and replace because of the shallowness of the lot it will provide them the length they need for the driveway

Mr. Holm noted the requested deviations from existing standards in the approved PUD:

- To move the pedestrian sidewalk along W. Shoreview Ln from its current location to instead be adjacent to the road section (curb). The new sidewalk will be a minimum of 6' in width, as reviewed by the City Engineer.
- To build ground level decks, paths and docks at the rear of the homes within the Shoreline setback/waterway.
- To allow for roof eaves to encroach up to 24" into the 25' shoreline setback.
- To fence and gate Tract "A" for access to the private recreational area and dock.

Mr. Holm explained there are eleven findings that must be made as part of a PUD modification, including Findings B1 through B7. He then presented each of the findings and supporting documentation and analysis.

Finding B1: The proposal (is) (is not) in conformance with the Comprehensive Plan.

Mr. Holm noted the proximity of existing and proposed walking, bicycle, transit (Citylink) facilities in

relation to the project site, and noted the Recreation and Natural Areas in the Comprehensive Plan that addresses the shoreline, the floodplain, Coeur d'Alene Lake & Spokane River.

Finding B2: The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.

Mr. Holm stated that Lot 1 and Lot 2 are already approved for a 25' shoreline setback for the homes with the current Mill River PUD. The request is to encroach with the portion of deck beyond that.

Commissioner McCracken asked where the floodplain, or where the high water would be in relation to the homes and decks.

Mr. Holm replied he will answer that question soon and that Mr. Bosley the City Engineer can also help answer questions about the floodplain. He continued with his presentation stating this is the only C-17 that is a waterfront. To the right of this, it is zoned R-3 which is a portion of the City's public park, there are future condos across the street that are also owned by Blue Fern. The pedestal has been approved by the HOA to be moved 14' closer to the actual gate to help with the access.

Finding B3: The proposal (is) (is not) compatible with natural features of the site and adjoining properties.

Mr. Holm shared the elevation map showing the 5' contours and said the property is not exactly flat but it does not have steep slopes like a hillside. There is a change when you get down to the water's edge. There is a flood base elevation. It is located in the AE floodplain. He did mention in his staff report that condition #6, which was provided by the City Engineering speaks about that, and what would be required for the construction within the flood elevation AE.

Finding B4: 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.

Mr. Holm noted that City staff representing Engineering, Water, Fire, and Wastewater department have reviewed the application request in regards to public utilities and public facilities and has indicated that there are adequate public services and facilities available.

Finding B5: 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.

Mr. Holm noted that in 2004, when the Mill River PUD was approved, the staff report indicated 10 acres of open space (both private and public) and a trail system, representing 11% of the project area. The current subject property indicates no open space for users of the development, as the Mill River open space has already been satisfied with the allocated open space areas.

Finding B6: Off-street parking (does) (does not) provide parking sufficient for users of the development.

Mr. Holm said there was no request made to change the City's off-street parking requirements through the PUD process. Per the proposed architectural site plan, the applicant is showing each proposed unit with two (2) parking stalls in the driveway and two (2) stalls in the garages.

Finding B7: That the proposal (does) (does not) provide for an acceptable method for the perpetual maintenance of all common property.

Mr. Holm explained that the proposed projects fall within the Mill River PUD, which is governed by the Mill River Property Owners Association. Existing common areas within the larger Mill River neighborhood will continue to be maintained by the Mill River Property Owners Association in accordance with the existing

governance documents. The four homes within the proposed project will be subject to the existing Mill River CC&Rs, Bylaws, and any applicable assessments as part of the master association and will have its own sub-HOA that will handle common areas, including the tract containing the private recreational area will be used by owners within the areas currently owned by Blue Fern.

Mr. Holm then presented the required findings for a Subdivision for the replat of Mill River 1st Addition.

Finding B8: That all of the general preliminary plat requirements (have) (have not) been met as attested to by the City Engineer.

Mr. Holm explained the preliminary plan submitted contain all of the general preliminary plat elements required by the Municipal Code per the City Engineer.

Finding B9: 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.

Mr. Holm noted the applicant's request to relocate the sidewalk closer to the curb and remove and replace the street trees. He showed the map where they had proposed street cuts for the utility connections and stated that the City Engineer had included a condition to have them redesign how the street will be cut to meet the City Code requirement. He showed the pedestal relocation for the gate into the neighboring subdivision. He showed where the trail improvements were being done in the former railroad right-of-way owned by the City. Those improvements are being done as part of the Blue Fern condos.

Finding B10: 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.

Mr. Holm said per engineering review, for the purposes of the preliminary plat, both subdivision design standards (Chapter 16.15) and improvements standards (chapter 16.40) have been vetted for compliance.

Finding B11: The lots proposed in the preliminary plat (do) (do not) meet the requirements of the applicable zoning district.

Mr. Holm noted the existing zoning is C-17PUD. Single-family homes require 50 feet of frontage on a public street and 5,500 square feet per lot. All four buildable lots proposed meet this standard. Assuming approval of the aforementioned PUD modifications, Planning staff indicates that the proposed buildable lots meet the requirements of the applicable zoning district.

Mr. Holm shared the fourteen proposed conditions for the requested PUD modification and replat:

1. The proposed project falls within the Mill River PUD, which is governed by the Mill River Property Owners Association. Existing common areas within the larger Mill River neighborhood will continue to be maintained by the Mill River Property Owners Association in accordance with the existing governance documents. The four homes within this proposed project will be subject to the existing Mill River CC&Rs, Bylaws, HOA fees and any applicable assessments.
2. The gate and fencing, per the applicant's request, is only for the for the private recreational parcel. The relocated sidewalk shall remain open to the public.
3. Existing pedestrian ramps shall be realigned to the proposed W. Shoreview Lane crossing and reconstructed to ADA requirements.
4. Street cuts must be combined and extended to the full street width to follow the current Pavement Cut Policy.

5. Sidewalk shall be 6'-wide if curb-adjacent.
6. Flood Hazard Development Permits are required for any building construction on the proposed lots.
7. No mechanical equipment is allowed within the flood plain.
8. Street trees can be approved for removal to accommodate sidewalk installation, once all questions and concerns from Engineering have been addressed through final design plans. New street trees will be required.
9. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense.
10. Any additional services will have cap fees due at building permitting.
11. One lateral extension will be needed for each lot, based on Policy #716, ONE PARCEL, ONE SEWER LATERAL.
12. In addition to standard CAP fees, a Mill River surcharge fee of \$450 per SFD will need to be paid for future pump station upgrades all at time of building permit.
13. Cap any unused sewer lateral(s) at the public main.
14. With moving the gate controls, FD will require the Knox Keyway (3200 Series) at the entrance gate for Fire Department Access for W. Shoreview Ln.

Mr. Holm noted that the action alternatives are that the Planning and Zoning Commission must consider these two requests and make separate findings to approve, approve with conditions, deny, or deny without prejudice.

Mr. Holm, concluded his presentation.

Commissioner Comments:

Chairman Messina asked Mr. Holm to show the slide with all of the modifications again.

Mr. Holm pulled up the slide again, and said this can also be found on page 6 of the staff report.

Commissioner Fleming asked about the extend of the improvements and how the applicant intends to reinforce the shoreline where the lots interface with the river. She walks the area all the time. She has worked on the houses on Shoreview Lane. There is sand and erosion. She asked if they will carry on the basalt riprap to protect the shoreline.

Mr. Holm replied that he did bring that up to the applicant. There were two efforts to amour the shoreline. One was with riprap that was a little bit small and the shoreline continued to erode. The City did come back and put in larger riprap along the area that is the public portion of the park. A number of the homes have done that as well. That is something that they would have to work with the Army Corp of Engineer as well as the Idaho Department of Lands for approval on, which is beyond the City's control.

Commissioner Ingalls stated that deviations to the shoreline need some careful study. Looking back at Rivers Edge Apartments, he recalls there were some deviations, but there was some public benefit in the form of the trails and waterfront access in perpetuity in exchange for more height and for the buildings to get a little closer to the water. He recalled the history of the Mill River PUD back in 2005. The larger Mill River PUD had some public benefit with the dedication of the property for the city park and the call center land. With respect to what we see tonight for the four houses, he is reading the staff report on page 5 where it says, "the proposed homes would continue the pattern of development along the river front in a similar manner." It looks to him without getting a scale out that the houses to the east are as high as the proposed ones, have sidewalks at the back of curb, and are also encroaching into the 40-foot shoreline regulation. However, they look like they have maintained a greater setback than the four proposed homes. Mr. Ingalls asked if staff could weigh in and help explain how this proposal relates to what has been built.

Mr. Holm replied that he started working for the City the year after it was approved. Through this research and looking at the site, originally it was approved with two private parks. At some point the Johnson Mill

Park was given to the city and the city improved it with parking and bathrooms. This was the developer's gift to the public. At the time it was approved that the railroad right-of-way was owned by the railroad company. Since then, the City has picked up that and now has designated that as a future trail. Even though it is not complete yet, Blue Fern will be improving the land with a trail as part of their condo project to the north. In response to your other question and if this is it a continuation from the other properties to the east, not really because the site gets quite narrow as you move towards the west. The two homes on the western edge of the gated community had foundations poured in the wrong place. There was a boundary line adjustment that was done, well over a decade ago, that moved those lots a little bit further into that C-17 area and it was adjusted so that the R-8 was where the homes are. It was anticipated that it would be a difficult project in the future, which is why they requested the shoreline setback from 40 feet to 25 feet, since they knew that upfront at the very beginning. As for the encroachments and what is happening on the existing homes, the deck area is beyond the 25 feet, and the home itself is actually a total of 40 feet back to where the actual home begins. The lots are much deeper in the way Shoreview Lane was constructed.

Commissioner Ingalls commented the homes to the east that are in the R-8 are 40 feet back, but their decks may encroach closer.

Chairman Messina stated the existing decks on the houses you are talking about it, it is not within the 25-foot setback. They are out of the 25-foot setback, is that correct. The decks do not encroach.

Mr. Holm replied that the homes encroach into the 40-foot no build zone of the shoreline and the decks go up to the 25-foot setback.

Commissioner McCracken referenced the information on page 28 of the staff report where it shows the houses would hit the 25-foot mark but some of the decks would be as close as 10.73 feet to the shoreline.

Mr. Holm replied that is correct. Part of the C-17 PUD that was originally made in 2004, they knew that was going to be a narrow site. It was anticipated that it would be some type of commercial use, which is why the zoning is what it is. The reduced setback was approved with the PUD.

Commissioner McCracken commented if you have a structure, whether it's a house or a deck, within 10 feet of the shoreline and you have removed the swales and the street trees, how is the stormwater being contained on the site, except for running into the river.

Mr. Holm replied that the City Engineer is here tonight to answer the question regarding the stormwater.

Commissioner Ingalls would like come clarity regarding the houses to the east. It is the buildings themselves and not the decks or the walkways that are 40 feet back.

Mr. Holm replied that he did not look at every single one of them because each one of them is unique and the lot sizes vary. If you take a look at the picture on the screen some of the homes are closer to the shoreline than others with the structures and their decks.

Commissioner Ingalls stated that when he read the staff report he assumed back in 2005 there was a deviation that allowed for an encroachment within the 40 feet.

Mr. Holm replied that is the difference between the R-8 and C-17.

Commissioner Ingalls stated that is where he assumed that is where those houses to the east and perhaps the other section of Mill River were able to go into the 40 feet a little bit. When it says on page 5 of the staff report that the proposed homes would continue the pattern of the development along the riverfront in a similar manner, wouldn't these be the same or are the not, are they taller, etc.

Mr. Holm replied the height is the same. The C-17PUD did allow them to get closer to the shoreline with

the buildings. It's a similar pattern but it is narrower. They will have to be able to encroach a little bit into the shoreline setback otherwise the building envelopes are not usable. Not that the City needs to grant anyone a cart blanche approval. That is why we are here, for the Planning Commission to weigh in on this. To answer your questions under the modification on Number 1, within the waterfront R-3, these are the larger homes that are on the other side of the park. The zoning districts modify the shoreline regulations regarding the prohibited construction area that is measured from the Spokane River shoreline to 40 feet inland to allow for the construction on an extension of walkways to docks, patio's, seawalls not to exceed 4 feet in height and the revegetation of disturbed areas with grass long and vegetation. What this allowed them to do, in that 40 foot no build zone is to access their docks as well build some beautiful decks.

Commissioner Ingalls commented but the building itself has to stay back beyond 40 feet?

Mr. Holm replied, that is correct.

Commissioner Luttrupp stated that PUDs are pretty neat. You have to have a minimum size of property and you go through a comprehensive study, and the developer works with the City, and there is an exchange of value. You identify something that is valuable to the city and to the developer, and consider the public benefit. What is in that PUD that will be developed unless it comes back and something is amended. He is assuming that this is an amendment to just a portion of the PUD.

Mr. Holm stated this is a modification.

Commissioner Luttrupp asked if we have many of those.

Mr. Holm replied, yes, we see PUD modifications quite often.

Commissioner Luttrupp stated when we developed this PUD, we had a certain vision that this property would do certain things, and now they are asking to change some things. If this is not approved, what is permitted there under the PUD.

Mr. Holm stated if your turn to page 5 of the staff report, under overview, it includes a summary saying the commercial properties will be zoned C-17 and C-17L and they are anticipated to be professional offices, small retail outlets, local family-oriented restaurants, and multi-family dwelling units. After 20 years of no development and that has not happened, Blue Fern is making this request now.

Commissioner Ward asked about the site when the original PUD was approved. It was still riverfront property but they chose to run a sidewalk through it and not develop it. Do you have any idea why that decision was made at the time.

Mr. Holm replied he has no idea. It was anticipated to be commercial they had requested and improved with a 20% reduction of parking on site.

Commissioner Ward stated going a step further, when did we go from 25 feet to 40 feet as allowable set back from the shoreline.

Mr. Holm replied this was done in 2004.

Commissioner Ward stated yet all of these properties to the east and those houses beyond the park to the west that continue along the river frontage are at 40 feet and they have decks that encroach in the 40 feet, is that correct.

Mr. Holm replied yes.

Commissioner McCracken asked for the City Engineer to answer her question about the reduced setback

if they eliminate the swales and street trees, how the storm water is to be contained on the site.

Chris Bosley, City Engineer replied there is one swale between the sidewalk and the curb. There is a condition if they are going to move the sidewalk adjacent to it, they will need to find a new place for the swale. The plan is to put in a new catch basin, piping it across the street to the property they own and building a swale on that side of the street. This stormwater will then be moved to a new location.

Commissioner McCracken replied so any stormwater flowing towards the river will be probably fall into the river because of the slope of the property.

Mr. Bosley replied there is that potential that stormwater collected on the ground could continue to run in like it does today, but the city code does allow for that, if it is a historical water pattern. He said he would ask them to address stormwater collected on the roof to not just route the gutters out to the river and find a place for that in a dry well or something similar. It is a challenging site.

Commissioner McCracken stated most sites are back more than 40 feet on waterfront.

Public testimony open.

Alex Clohesey, was sworn in and stated he is with Milbrandt Architects. He is here on the behalf of Blue Fern. He would like to thank Mr. Holm for a very thorough and in-depth presentation on this project. The site is zoned C-17PUD. The standards apply for a single-family residential development under the C-17 zoning district would be equivalent to the R-17 zoning standards. The site is under 3/4 of an acre. The proposal is to build four single family homes and one tract that will be a non-buildable tract. The proposed density under that proposal comes out to just over 5 ½ dwelling units per acre. As Mr. Holm mentioned, there is a code requirement of two parking stalls per home. There will be a two-car garage and two additional stalls on the driveway aprons for each home, effectively doubling the parking from the minimum code requirement. The maximum building height as amended through the original PUD is 32 feet. The proposed homes would be in compliance at two stories. The front setback along West Shoreview Lane is 20 feet, the side setbacks are 5 feet and 10 feet, and the rear setback is in this case is superseded by the 25-foot shoreline setback that he has been discussing. The proposal calls for shared docks at the rear yard. These would be permitted separately through the Idaho Department of Lands. The applicant team has been in contact with them to begin that process of permitting the docks. They would be similar in nature to the ones that are existing to the east. The private recreation tract to the west of Lot 4 finishes off the rest of the site and the land allocation. He would like to highlight the relocation of the gate pedestal that controls the access to the neighboring subdivision to the east. They will be relocating the pedestal only and the gate itself. The applicant team is proposing to move the pedestal slightly to avoid conflict with driveways in the proposed development. This would be done at the cost of the applicant and at no cost to the neighboring subdivision. The utilities are typical connection for each lot.

Commissioner Ingalls commented in looking at Mr. Holm's presentation the commission has to make findings with respect to B2 and B3 which talk about the compatibility with adjacent properties. The setbacks are different in this case than the properties to the east. It is one thing to encroach within the 40 feet with decks and walks and maybe a little retaining wall. That is one level of encroachment as opposed to the vertical 30 plus foot tall building with decks. In respect to setbacks to the east, those homes are 40 feet back from the shoreline. Yours are 25 feet. Those is a difference of 37%. Who can argue that is compatible?

Mr. Clohesey replied, to build off of what Mr. Holm presented, there are a couple of factors – the nature of this site in terms of developing in the land perspective is significantly decreased in-depth from the neighboring properties.

Commissioners Ingalls asked if the decrease justifies the compromise of the setback.

Mr. Clohesey replied the amendment that was made to the 25-foot setback was made in anticipation of

the potential issue to try and help encourage and allow for a development on this site. He hears his point regarding the 40 feet is not 25 feet. The proposal seeks to develop within the bounds of what was amended and put in place, whether separating the issues of decks and pathways encroaching into that. The prior amendment allowed the development up to 25 feet from the ordinary highwater mark. There is no intent to change or request a deviation from that.

Commissioner Fleming asked to take the proposed lot 1 and between lot 1 and the first residence to the east (the blue house), there is a stone wall. How far off the stone wall are you set? Some of the renderings show trees. Are you 5 feet off the stone wall?

Mr. Clohesey replied there is a 5-foot set back and to the right is 10 feet from the property line.

Commissioner Fleming asked you have established the same repetitive distance from building to building that Shoreview behind the gate has.

Mr. Clohesey replied yes, that is part of the shoreline regulations.

Commissioner Fleming stated all of the entrances are on the street as opposed to all of the entrances to the side for the homes to the east. She is concerned about the proximity. She would have loved to see the first house and where it sits into relationship to lot 1. She would like to know where they are sitting because the concern. Now I have a house and I am looking down the river, but now I'm not looking down the river. It would have been nice to show that.

Chairman Messina commented about the request for modifications going past the 25-foot setback is that due to the depth of the lots themselves and the size of the houses. Is that why you are extending over that 25-foot setback area for decks, or you just couldn't do anything else on that piece of property without asking for a modification of the setbacks?

Mr. Clohesey replied that the request for the decks is a two-part answer. There are the docks that would be proposed if it approved by the Department of Lands. In terms of a pathway or some type of a pathway or some type of connection down to the docks, there would be a desire to allow the residents to be able to access their docks in some sort of accessible way and for allowing the residents to hangout in their backyard and enjoy the views and the water and everything is the genesis for that request.

Chairman Messina commented that he understands the purpose of a deck, and being on the river. His question is can you build a project on these four lots without encroaching or asking for this modification and have you given any thought to that? Could you shrink the depth of the houses down, so that the deck sits outside of the shoreline setback?

Mr. Clohesey replied, yes, one, you can build the project without a deck. The lots are pretty unique between all of the them. There is a little bit more room, as you move west on the lot as you try to get the code minimum of the apron and parking stall depth and the garage, it just does not leave a lot of room for the house.

Commissioner Fleming stated the homes are running about 2500 square feet. These are all 4 bedroom 3 ½ bath. She does not understand why you need this many bedrooms. A lot of these homes on Shoreview Lane are 2 bedrooms and elevator, they do not have 4 bedrooms and 3 ½ baths. She feels that 2500 square feet is pushing it for these small lots. She thinks it is sacrificing the outdoors and getting chopped up inside. Realistically, do you really need 4 bedroom and 3 ½ baths in basically a seasonal home? Hopefully these will not be short term rentals.

Commissioner Ward stated there are 5 lots, 4 will have a home on them. What is the purpose of the 5th lot?

Mr. Clohesey replied the 5th lot is intended to be an amenity for the residents.

Commissioner Ward replied ok, each of the houses have a boat dock, the 5 lot has 4 docks, who do they serve and who are they for?

Mr. Clohesey replied that would be for the HOA who has the ownership of that lot.

Commissioner Ward stated so whether they chose to rent them or sell them that would be up to the HOA.

Mr. Clohesey stated he cannot speak regarding that on the development side.

Commissioner Luttrupp stated he does not design homes and he is not an engineer; he does like the lake. The one thought that does cross his mind regarding the public benefit, is what is the public's benefit in giving up so many feet of the shoreline. Is there a benefit to the public?

Mr. Clohesey replied that he would go back to the original amendment decision and the trade off's that were presented and were approved at that point in time.

Commissioner Luttrupp stated that this tradeoff, if there was a tradeoff then, does not apply to this.

Mr. Clohesey replied he would like to make it clear we are not proposed to develop beyond what the existing boundary of 25 feet is outside of the request of the decks.

Commissioner Luttrupp stated his question is in regards to infringement on a shoreline ordinance. He believes he does.

Mr. Clohesey replied that is noted and we are trying to develop withing the parameters that are in place at the site.

Chairman Messina stated you are encroaching past the 25-foot setback with the decks, not the housing but the decks. You are encroaching and you are asking for some consideration to build your decks past the 25-foot setbacks.

Mr. Clohesey continued with this presentation that the sidewalk will need to be relocated, the intent of the deck encroachment is to not to build any substantial structure in the form of a sea wall. It is trying to be light in the impact - a post and a footing in a deck that is kept close to finish grade – and trying to be minimal in an impact of that environment with the decks. For the roof eaves, they are requesting to encroach up to 24 inches into the setback. He would like to clarify and define that as solely the roof eave of a sloping roof or rafter truss, and not in any way to be misconstrued as a deck or a walkable roof surface. They are also requesting to fence and gate Tract A, the private recreation area. The new sidewalk will be 6 feet wide; the trees will be replaced. He showed the elevation drawings. The intent in the architecture is to be respectful of the existing of the styles and designs in the surrounding area as well as the beautiful natural context. The homes are designed in a craftsman style that is compatible with a surrounding development with gable and hip roof forms, large entry porches at the front and recessing the garage doors to try and deemphasize the vehicular access to the front of the homes from a color palette standpoint material, using high quality materials.

Mr. Clohesey concluded his presentation.

Public testimony opened:

Commissioner Ingalls stated there is nothing on the requested amendments and he thinks that there should be a 5th item there to have requested some encroachment into the 40 feet for things up to 4 feet, the decks, what not, you are asking for things beyond 4 feet. The building itself to go all the way to 25 feet. Wouldn't that be another deviation there?

Chairman Messina stated he does not think that that is where the house structure foundations are going beyond the 25 feet. It is more of the decks that are going into the 25 feet.

Mr. Clohesey replied that is correct.

Mr. Holm provided some clarity when this was originally approved as C-17PUD they requested that the shoreline setback be moved from 40 foot to 25 foot for building of a structure on this lot. At that time, it was anticipated it would either be multi-family or some sort of commercial type use. The request that they are having now is can it be residential with their other requested deviations. The 25 feet has already been approved that was decades ago. The question now is can the decks further encroach into the 25 feet.

Commissioner Ingalls states he is still a little confused about it.

Mr. Holm stated that is the R-8 that is next door, it does have a different set back then the C-17.

Commissioner Ingalls states that if he in R-8 and one of the houses burns down, and he wants to rebuild what are the setbacks for this property.

Mr. Holm replied if the you look on page 2 of his staff report Number 1 applies to the R-3 and the R-8 and Number 2 applies to the C-17. They are allowed to encroach the R-8 with decks and little walls that you would have in your front yard with a maximum of 4 foot tall all the way out. It doesn't define any specific setback; it says you can go all the way out and go to the river. The path that each one of these is designed is to share to go down further.

Commissioner McCracken stated the difference is because this is zoned C-17 but the intent with this request is a residential use and it does not match the neighboring residential uses, which is what Commissioner Ingalls is pointing out. A 40-foot setback for a structure is not very compatible with a 25-foot setback because the like residential use next door does not have an equivalent setback.

Mr. Holm replied that the setbacks are different.

Commissioner McCracken commented that if this was refined in the original PUD, none of us were here 15 years ago, and they were wanting more lots there. This discussion probably would have happened then, but it was zoned C-17 with the intent of a different use. But as a residential use there isn't a really a huge reason why it shouldn't be a like setback to the already dozen residents next door. She is struggling with that fact as well and thinks it would not be responsible of the commission to have 11 feet of a shoreline.

Chairman Messina stated because it was approved years ago as a C-17 commercial building and it is being build out now as a residential use, they are not asking for a zone change, just some modifications.

Commissioner McCracken stated but it is not being built as a commercial C-17 building now.

Mr. Holm stated most of the existing homes are about 110 feet, where Blue Fern wants to build have about 75 feet, so it is quite shallow. This is why, most likely, they wanted to change the use of the lot because it becomes unbuildable.

Commissioner Fleming stated when they choose to build the decks past the 25-foot setback it is on their own if their patio floats out to the river. The shoreline could erode. The buyers will inherit something that could in fact disappear into the river.

Chairman Messina stated that if the applicant in the modifications should be based on the surrounding neighborhood, the responsibility of the owner is way down the road.

Elizabeth Tellessen introduced herself and was sworn in. She stated that she represents the Rivers Edge

Home Owners Association to the east, which is a sub association of the Mill River Association. She would like to talk about the PUD and the intent and the setback for determining if a further deviation is necessary. She does not think that an amendment to the PUD is the correct application that should be made when you start talking about encroaching into a setback along the shoreline. Sure, the PUD section of the code does give some authority to change the setbacks and what was being asked of you to change the setback to 25 feet to 10 feet, would your decision be the same? It bears some importance to compare those decision criteria when you are considering whether or not to allow this. When someone comes to you for a variance the requirement is to show some manner of undue hardship, or manner of the public benefit, or not a detriment to it when making a decision. The variance language is in Section 17.09 of the code. Those things do not exist here. When you look at the PUD, the intent there was recognition this is a small site. The staff report notes there is one river lot for a commercial development. That was the intent of the PUD, and the intent today is a very big deviation from the PUD. There is no basis to warrant this modification. The code is not properly applied to what is being requested. The set back is 40 feet. There are encroachments that were permitted. They are requesting elevated decks, not the concrete patios, not the seawalls that have existed in days gone by, but new elevated decks and walkways within the shoreline setback that simply are not allowed under the code and are not allowed under the PUD. She is also concerned about a fenced in area within the shoreline setback for the private use. Her read of the code is that fences in a C-17 zone do not fall within the same review criteria as the landscape fences that you see in residential development.

Mike Pellitteri introduced himself and was sworn in. He lives at the end of the neighborhood. He stated he lives in the small community of 22 homes. Some live here full time. They purchased the homes because they appreciate the open space, the outdoors and the beauty of Coeur d' Alene. They are a close-knit community that waves and says hello to one another. They are not petty; they do not in-fight. Unfortunately, there was never a hearing for the 53-unit townhouse development that is going in to the north because they would have been here to talk to you about that project of Blue Fern's. That development is going to significantly change the neighborhood and the character of it, way more crowding of people. If you come down there on a hot summer day the streets are lined with cars. We have problems with people parking right outside of the gate on the side of the street where they want to develop these homes and in the "no parking" zone. It has been used for overflow parking for many years. When that goes away and they build four homes, where are the people that have been using that space going to go now? He understands this could have been a commercial development and if something were built commercial there, that access would be gone. But he would rather see it built as a commercial use, like a restaurant or a store than more people who live there full time with no break on the evenings or weekends.

Austin Storhaug introduced himself and was sworn in. He stated he is with the engineering firm for Blue Fern. He would like to talk about the green space and from a stormwater perspective. Whether it's a roof top or a deck, it does not make a difference. It impervious and it will create more water. When the project goes in it will go in through a building permit review which will have stormwater regulations and it is tightly controlled when building upon a waterfront. With his experience developing waterfront properties, there is nothing easier to contain than a rooftop and that is because you have gutters. The deck system although from a planning issue is a separate topic from a stormwater perspective. He will minimize erosion and ultimately preserve the character of the lakefront.

Dennis Myoio introduced himself and was sworn in. He lives in the Mill River on Wood Haven Loop. He states that there is more crime with more folks moving here and walking through the neighborhoods. The density levels and the traffic has become more. This is not conducive to our type of living here. This commission is looking out for what is best for the community. The area is deteriorating, with all the building that is going on with Atlas. It is getting really tough just to pull out of the neighborhood in the morning.

Chet Gaede introduced himself and was sworn in. He stated that with the original PUD there were trade offs and benefits. The tradeoff with the public and developer at the end of the day when they completed the PUD, even with the 25-foot setbacks in the commercial lot, there was a set of balance with both sides.

A new developer is coming in and they are asking for more. So, what more can they give to the city? They did not have a public meeting for the other project across the street. He thinks maybe the development and the construction of the bike path along the rail road ride away from their property all the way to Rivers Edge, (Lanzce Douglass' Rivers Edge) not the subdivision Rivers Edge of the PUD, would be an acceptable public benefit. If you are going to give them more tonight you should get more. He is pro the City and developments like this have to be able to change, but when you change a small section of a big PUD you have to look back at the whole PUD. This is a very strange neighborhood. There is a HOA and sub HOA's. When you look back, look at the big PUD. They gave Johnson Park to the City. That is a big deal. They gave the bank call center for job production. What did the developer get? The developer got some different setbacks, density, etc.

Anna Drumheller introduced herself and was sworn in. She stated she represents Blue Fern and wants to address some concerns with the HOA. She understands that some of the amendments are contentious and affects their daily lives. She wants to be respectful neighbors. She said she wanted to point out that while there are many sub-HOA groups there is the umbrella of the Mill River POA that represents them as a whole with an elected architectural review board. All of the amendments and the architectural designs were approved by that board. In regards to the bike lanes and public benefits, she would like to note that the decks are what's in the amendment to be approved and that the homes are outside of the approved setback. In regards to the bike lane for the public benefit she points out the rough proportionality and rational nexus needed to require that.

Applicant's rebuttal

Mr. Clohesey stated that the residential use is a permitted use under the C-17 zoning under the PUD. There is a residential component that is allowed.

Chairman Messina asked Mr. Clohesey if he were to design something else and not have any encroachment, would be any building on this lot be any hardship in some form down the road. If you did not do this, what kind of buildings would you do.

Mr. Clohesey stated the request is for the amendments on the decks versus the structure themselves. Building this project with homes without back decks that do not encroach as proposed but with more respect to that 25-foot setback and what goes on and what is permitted. The development is still a viable development.

Public testimony closed.

Commission Discussion:

Commissioner Luttrupp stated his issue is the encroachment on the waterfront. He does not support that. The shoreline ordinance is very important and the 2-foot overhang of the roof is a concern as well.

Commissioner Ingalls stated the commission has touched the shoreline ordinance a few times. There was some give and take with the Rivers Edge deal. There is some waterfront access and trail for the public. There was some give and take, and some real public benefit. He sees four houses will be built in the PUD with some narrowness or lack of depth and will be closer to the waterfront, and will be encroaching into the sacred shoreline area too much without seeing some further public good for the further setback. He does not see how the commission makes findings B1, B2 and B3.

Commissioner McCracken states she agrees with Commissioner Ingalls. If you look at the comp plan goal ER1.1 to manage the shoreline development to address stormwater management and improvement water equality and goal ER1.2 to improve water equality of Coeur d'Alene and Spokane river by reducing the use of fertilizer, pesticides, herbicides and managing aquatic evasive plan species, etc. More homes right on the shoreline, or very close to it, with the additional encroachment. She cannot get behind this. She would like to ask Ms. Patterson a question. These are zoned C-17 as one buildable lot, with current setbacks and 3/4 acre

should be pretty buildable. If they get subdivided will the lots stay zoned as C-17.

Ms. Patterson replied that it would stay as C-17.

Commissioner McCracken commented what if the homes were to burn down, and something else where to be built there they could still be a C-17 use.

Ms. Patterson replied yes C-17 because they are allowed by right.

Commissioner McCracken replied that she would not want to see four C-17 lots in this location.

Commissioner Ward commented that everyone is so concerned about housing that sometimes we are willing to accept what are not adequate solutions to the problem. He thinks this is one of them. This would be overcrowding the shoreline, and the property with four lots and another lot that will have boat storage or something we don't know. If you look at the original plan, Grand Mill Lane came from Seltice came down to where this property is located. It is a very nice thoroughfare. The idea was the people would come down and see this beautiful open area to the river and enhance the overall the development and this will all be taken away now. He agrees with Commissioner McCracken 100%. Drainage into the river is critical. The city spends a lot of money on trying to control the type of drainage that goes into the river and lake. The attorney that spoke made some very good points on how this does not conform to the master plan. He does not support this.

Commissioner Fleming commented that the applicant might have had a better change if they would have scaled the homes down, and made them more cottages, and not to maximize and push into the waterfront. This will be a wall. She sees the usage of the water. It may get developed as a C-17 or they can scale it back and stay within the 25 foot and be done.

Chairman Messina agrees with the rest of the Commission.

Motion by Commissioner Ingalls, seconded by Commissioner McCracken, of denial PUD-4-04m.3 modification and & S-3-24 subdivision. Motion Carried.

ROLL CALL:

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

Motion to deny carried by a 6 to a 0 vote.

Chairman Messina asked for a short recess. The Commission took a recess and then resumed the hearing.

2. Applicant: Summit Holdings II LLLP
 Location: 2501 E Sherman Ave, commonly known as the Lake Villa Apartments

 Request A proposed amendment to the Lake Villa Planned Unit Development (PUD)
 to allow two new apartment buildings with 21 additional units
 QUASI-JUDICIAL (PUD-2-24)

Mr. Behary, Associate Planner provided the following statements:

The decision point is should the Planning and Zoning Commission approve a requested amendment to the Lake Villa Planned Unit Development (PUD) project to build two additional apartment buildings, creating 21 additional units within the apartment complex with the requested modifications?

Mr. Behary provided background information on the Lake Villa Apartments. He noted that the subject property is known as the Lake Villa Apartments and is located at the far east end of Sherman Avenue. The subject site consists of 18 acres and has vehicle access off of N. Lilac Lane, E. Sherman Avenue, N. Fernan Lake Road, and E. Fernan Terrace Drive.

The subject property was annexed into the city in two phases in the following two items, A-6-76 and A-1-78, in 1976 and 1978 respectively. As part of the annexation requests the site was approved for a multi-family planned unit development (PUD). The setbacks noted above in the request already exist within the project and are grandfathered in. Staff suggested that the applicant request the setbacks for formalize them for the PUD amendment and project buildout.

The construction of apartment complex was built according to the following timeline;

- 1978: 100 units
- 1980: 65 units
- 1982: 44 units
- 1984: 47 units

The existing number of units today 256 apartments. The applicant is now proposing to add two apartment buildings that will provide for 21 additional units bringing the grand total to 277 units.

The existing zoning of the subject site is R-17PUD. The original PUD site plan and subsequent documents allowed for a maximum of 256 units. This new PUD modification request will allow for 277 units on 18 acres, which equates to an overall density of 15.39 units per acres. The R-17 zoning district allows up to 17 units per acre.

The proposed PUD provides garage parking, carport parking, and surface parking for its residents. The minimum required parking for the proposed PUD is 461 parking spaces and the proposed PUD is providing 507 parking spaces. The proposed PUD exceeds the minimum parking requirement by 46 spaces.

The proposed PUD modification request will also bring into compliance the setbacks of some of the apartment buildings, garages, and carports that are located within the required setbacks, as noted above. The setback modification request will also allow the proposed west apartment building to be built within the R-17 street side setback. The proposed east apartment building will meet the R-17 front yard setback. The R-17 setback standards came into place after the property was annexed into the city with the R-17PUD designation.

The subject site has some significant sloping topography on the northern part of the property; however, the majority of the property is relatively flat. The significant sloping part of the property is subject to the Hillside Ordinance regulations. The two proposed apartment buildings are located outside of the hillside area of the property.

The minimum requirement for open space area to be provided in a PUD is 10%. The applicant has provided 16.6% of the total site as open space. The open space consists of a volleyball area, swimming pool, barbecue, and grassy passive recreation areas. The total overall acres of the open space provided is 2.9 acres.

The applicant has indicated in their narrative that they will commit four of the new units for affordable housing. The following is a quote from the applicant's narrative. "The rapid increase in real estate value witnessed in recent years has created a need for affordable housing within the City of Coeur d'Alene. The owners of Lake Villa Apartments recognize this need and are agreeable to assigning four of the new units as affordable to those at the 60% Area Median Income (AMI) level".

The applicant has requested the following modifications:

Principal Buildings: Apartments

- Front setback of 14' rather than 20' as required – existing structures
- Side street setback of 5' rather than 20' as required – existing and proposed structure

Accessory Buildings: Carports and Garages

- Side Interior setback of 2' rather than 5' as required – existing structures
- Side street setback of 2' rather than 20' as required – existing structures

The proposed PUD modification request will bring into compliance the backs of the existing apartment buildings, garages, and carports and are located within the required setbacks, as noted above.

There are seven findings that must be made for a PUD modification, B1-B7:

Finding B1: The proposal (is) (is not) in conformance with the Comprehensive Plan.

Mr. Behary noted that building design and scale, transportation, open space, and other elements are approved through the city of Coeur d'Alene's PUD evaluation process. He provided an overview of the applicable sections of the Comprehensive Plan, including the Planned Development Place Type, the transportation maps, and the goals and objectives.

Finding B2: The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.

Mr. Behary provided an overview of the proposed project, existing land uses on the project site, and surrounding land uses.

Findings B3: The proposal (is) (is not) compatible with natural features of the site and adjoining properties.

Mr. Behary explained that the northern part of the property is undeveloped and does have significant issues with slope associated with this part of the property. The southern part and remainder of the property are relatively flat and that is where the apartment complex is located and where the two proposed apartment are to be built. The natural features of the site are consistent with the natural features of the surrounding properties.

Findings B4: 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.

Mr. Behary said that City staff from Engineering, Streets, Water, Fire, Parks, Police and Wastewater

departments have reviewed the application request in regards to public utilities and public facilities. City Staff had indicated that there are adequate public services and facilities available.

Findings B5: 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.

Mr. Behary explained that the applicant is proposing sixteen percent (16%) open space that can be accessed by the resident of this development. The proposed open space will be made up of three open space areas that will consist of a volleyball court, swimming pool, barbecue areas, and grassy recreation areas.

Findings B6: Off-street parking (does) (does not) provide parking sufficient for users of the development.

Mr. Behary noted that there was no request made to change the city's off-street parking requirements through the PUD process. The required parking for this facility is 461 parking spaces and the proposed PUD amendment is provided 507 parking spaces, which equates to a surplus of 46 parking spaces.

Findings B7: That the proposal (does) (does not) provide for an acceptable method for the perpetual maintenance of all common property.

Mr. Behary read the following text from the applicant's narrative:

"Maintenance and upkeep of all common areas and amenities is performed under the direction of the owner. This included landscaping, mowing and snow removal, among other tasks. Common area maintenance will not be changed or affected by this proposal".

Mr. Behary shared the five proposed conditions for the project:

1. Four of the new units shall be designated as affordable to those at the 60% area median income level. The owner will provide annual reports to the Planning Department consisting of rent rolls and application data for renters qualifying for these units.
2. A lot consolidation of three subject parcels is required to be completed prior to issuance of building permits.
3. Sidewalk shall be installed along the Sherman Ave frontage.
4. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional services will have cap fees due at building permitting.
5. Sewer CAP fees will be due at the time of building permitting.

Mr. Behary said the decision point is a requested amendment to the Lake Villa Planned Unit Development (PUD) to build two additional apartment buildings, creating 21 additional units with the four requested medications.

The Planning and Zoning Commission will need to consider this request and make findings to approve, approve with conditions, deny, or deny without prejudice. The findings worksheet is attached.

Mr. Behary, concluded his presentation.

Commissioner Comments:

Commissioner Ingalls commented about the 4 affordable units and asked how that came about. Was it a nice offer by the applicant or horse trading recognizing that there was some out of deviations being requested.

Mr. Behary replied it was a discussion that the Planning staff had with the applicant about the area and the need for affordable housing and if they would be willing to make that as one of their offers for this PUD.

Commissioner Ingalls stated that maybe it helps to strengthen one of the elements in the comp plan of supporting affordable housing.

Mr. Behary replied yes.

Commissioner Luttrupp stated he suspects management understands the very strong interest that the Commission has in affordable housing and the city has a very key issue and the item of value is affordable housing. This is a great piece of work for the community.

Commissioner Fleming commented that this was built back in the old days the 70's. The Americans with Disabilities Act came in around in the 1980's requiring accessible units and parking spaces for the handicap in this entire development. It states that there are only four ADA parking spaces. If you have a current apartment count there should be approximately 14 handicap parking spaces and equally as many units on the ground level. She states this is falling short of the PUD of this entire apartment complex and she wants to see these numbers. When a handicap person finds a place and a roof over their head, they do not move. These are long term residents. This does not meet the current code. Since there is an excess of parking spaces, she would like to see the parking restriped and more handicapped parking spaces close to the accessible units.

Mr. Behary suggested that the applicant will need to address that during his testimony.

Commissioner Luttrupp stated when these come through for review, wouldn't city staff check on fair housing requirements for apartment projects. There are certain fair housing requirements that has to be met.

Mr. Behary stated the building department reviews them, and after so many units they have to provide accessible parking spaces.

Commissioner Luttrupp stated there should be procedures. Maybe it's not adequate, but there are guidelines that need to be followed by the city that the federal government mandates.

Public testimony open.

The applicant's representative Merle Van Houten with Van Houten Consulting and Design introduced himself and was sworn in. He stated he is the engineer for Summit Holdings. This development has been here for over forty years. It has a club house, pool, volleyball, and it has been well maintained. There is a hillside that is undeveloped and will remain that way because of the slope. The existing units are all studio, 1 bed 1 bath, or 2 bed 1 bath. There are garages with covered parking. The proposal is adding the two buildings that will add 21 units. The west building will have 12 1-bedroom units on three levels and the east building will have nine (9) units on three levels. There will be four of the units that will be designated as affordable. The total of units will be 277 units on 18 acres for a density of 15.4 units per acre and 16.6% open space. All the existing amenities on the site from the original PUD would still remain. We are not impacting any of those. The parking summary is 501 parking stalls that leads to a surplus of 72 parking spaces. Open space is more than the 10%. The allowable density here is R-17. City staff asked us to request the building setback deviations to bring the full project into compliance. The

carport will now become the new apartment building and the eastern building will be near the pool. It is an open grassy area. The bottom units will be ADA accessible. All of these will be the 1 bed 1 bath units with washers and dryers. The east building's parking will be right next door and all the units on the bottom will be ADA accessible.

Commissioner Fleming stated there are ADA accessible units and asked are you going to switch some of the parking now to ADA to meet the accessible ratio? She said based on her calculation this development should be fourteen ADA stalls. She said the parking spots should be close the actual units as well that people are renting.

Mr. Van Houten replied he certainly could look at the parking to see if they could add some ADA parking stalls. He agrees with Commissioner Fleming that more ADA stalls in close proximity to the accessible units would be beneficial.

Chairman Messina asked if Commissioner Fleming was suggesting that they increase some of the accessible parking spots throughout the whole complex as well.

Commissioner Fleming replied, yes, there are only four (4) ADA spaces throughout the entire complex. By code there should be fourteen and they already have extra parking as it is.

Chairman Messina asked City staff should this be part of the findings condition.

Mr. Adams replied that one of the Findings does state that off street parking provides parking sufficient for users of the development. The building code dictates the number of parking spaces and locations. This will be handled through the building department.

Commissioner Fleming states that it is inadequate on this current list in the report.

Mr. Adams states it is dependent upon the new buildings. Those have to be compliant. ADA parking for the old buildings depends on the factors and the circumstances of the existing buildings.

Chairman Messina asked if Commissioner Fleming made the findings later how would she need to address the new accessible units. Would she need to state they needs to update more handicap spots through out the complex.

Commissioner Fleming states that this will have to be done through the building department, and the American Disability Act should rule on this.

Mr. Adams states you can make a condition that all of the parking on the entire site meets code. This will allow the building department to determine what the ADA requirement will be.

Commissioner Fleming states visitors come to the complex as well as the tenants and they need a place to park that is close to the units.

Commissioner Luttrupp states that there are State and local regulations on housing, and his assumption is that the city follows them. Does the Commission need to address these codes since this is the first time he has heard this about the ADA parking regulations?

Commissioner Fleming states that the building department is only looking at the two new buildings. She is asking to look at the whole site tonight and making those changes.

Mr. Van Houten stated he agrees as far as the new structures.

Commissioner McCracken asked about the four (4) affordable housing units and how are they going to be managed.

Mr. Van Houten replied that of the 21 units four (4) of them will have that designation.

Ms. Patterson clarified that condition 1. Four of the new units shall be designated as affordable to those at the 60% area median income level. The owner will provide annual reports to the Planning Department consisting of rent rolls and application data for renters qualifying for these units.

Commissioner McCracken states it is nice that these are being provided. She wants to make sure that the city can track them and talk about a dent that we can make in this problem.

Commissioner Ward asked on the affordable housing issue is there somehow you will commit to that if we request a covenant that you would maintain a certain amount of affordable housing units that would be recorded with the city so we would know what is going on.

Mr. Van Houten replied that Ms. Patterson just spoke of that.

Ms. Patterson replied yes, that is a condition of approval with this project.

Commissioner Ward stated this is still four (4) affordable housing units out of 277 units, would you consider increasing that number to perhaps 4%.

Mr. Van Houten replied he cannot speak on that because he is not the owner.

Terry Cottle introduced herself and was sworn in. She stated she lives on East Fernan Terrace Drive which is the NE entrance of the Lake Villa apartments and it is a dead-end road. Her concern is with the existing parking now or the increase in parking with 277 units. There is more than just one car per unit. The parking is not sufficient to handle this and as a result the people are parking on that street. This causes safety issues, and during the winter the cars become plowed in on the street and there is no street cleaning. There are no sidewalks on any part of Lake Villa. There is no fence and people park there overnight and do not move their cars. Now there will be more units which is more people parking on the street. There is a park across the street where the people park at all day and all night as well.

Chairman Messina asked city staff if both sides of the streets are in the city limits.

Ms. Patterson replied there is a small parcel that is not in the city, but everything else is in the city. There is a city code that no vehicle can be parked on the street for more than 24 hours.

Chairman Messina suggested to the public to call the city code enforcement if they see cars parked for the more than 24 hours on the city streets.

Ms. Cottle stated that one of the vehicles is parked in front of a fire hydrant right now.

Tim Wilson with Momentum Architecture, the architect for the applicant, introduced himself and was sworn in. He stated all of the units on the main level are proposed to be ADA accessible and the striping of the parking for the ADA will be done.

Commissioner McCracken states the building fits in well and one of the comments the commission received that was from one of the residents.

Judy Pieklo introduced herself and was sworn in. She states she is concerned where the buildings are going to be located. She lives on Fernan Hill. She would like to have some information on the setback, and the parking spaces, and if they will be observing current legal setback or asking for any modifications because it will be up against her property.

Mr. Van Houten replied that there will be no new building next to Ms. Pieklo because of that hillside.

Public testimony closed.

Commission Discussion:

Commissioner Ward stated that the development is really well maintained for as old as it is. Four affordable house units is better than none. They are doing something to the property that enhances the property without being overbearing on the surrounding properties.

Chairman Messina stated this is a great piece of property. He commends them for providing four affordable units. Hopefully we can get more handicap spots.

Commissioner Ingalls commented this is great development and it checks all of the boxes.

Motion by Commissioner Fleming, seconded by Commissioner Ward, to recommend to approve the PUD-2-24. Motion Carried.

ROLL CALL:

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

Motion to approve carried by a 6 to a 0 vote.

3. Applicant: Weter Bare Land LLC
 Location: West of Ramsey Road, south of Lopez Avenue and east of Player Drive
 Request: A proposed R-34 Special Use Permit (SUP) to allow multi-family residential
 34 units per acre on a lot zoned C-17 that allows 17 units per acre by right
 QUASI-JUDICIAL (SP-2-24)

Mr. Holm, Senior Planner, provided the following statements:

Weter Bare, LLC, represented by Stephen Goodmansen of Bernardo Wills Architects, is requesting consideration of an R-34 Special Use Permit for increased density from R-17 to R-34 (34 units per gross acre) within the C-17 portion of their subject property in the City of Coeur d'Alene.

The property is comprised of three parcels measuring 3.116 acres in aggregate located west of Ramsey Road, south of Lopez Avenue, and east of Player Drive, zoned commercial (C-17 & CC).

Mr. Holm provided history and background information on the property. The subject property is currently vacant, and based on the city's aerial photography, has been in its current state for over 30 years. The applicant indicated that he has owned a substantial interest in the area and developed the Fairway Meadows neighborhood to the west, as well as the Fairway Meadows apartments, to the north.

The subject property was annexed into the city in 1994 (A-3-94) as a portion of a larger request of 42 acres +/- which included multiple zones at the time including: R-8, R-17, and C-17.

A few months later, in June of 1994, Viking Construction made application for a long plat subdivision (S-5-

84) known as “Fairway Meadows” which was approved by the Planning and Zoning Commission on July 12, 1994. This subdivision and subsequent 2nd Addition laid out the vast majority of the street network and established much of what exists today. It was this approval where the subject property extents were defined:

There are 4 findings B1 through B4 that must be made for an R-34 Special Use Permit request:

Finding B1: That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.

Mr. Holm explained that the subject property is within the city limits. The City’s 2022-2042 Comprehensive Plan categorized these areas as an Urban Neighborhood & Retail Center/Corridor Place Types. He explained the Place Types, showed the transportation maps, and provided an overview of the applicable goals and objectives.

Finding B2: The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.

Mr. Holm described the zoning on the subject property as split zoning. The CC zoning designation development potential is based on a floor area ratio (FAR). If approved, the applicant will forego this allowance. The C-17 zoning designation development potential is based on units per acre. With R-17 at 2500 SF/unit would allow 41 units, whereas with the R-34 designation it would be based on 1275 SF/unit and would allow 79 units. The application has agreed to limit height from 63’ to a maximum of 45’ in height from average finish grade.

Finding B3: 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.

Mr. Holm shared that City staff from Engineering (Traffic & Streets), Streets, Water, Fire, Parks, and Wastewater Departments have reviewed the application request in regards to public utilities and public facilities. Staff has indicated that there are adequate public services and facilities available, however due to an increase in traffic, Engineering will require ROW convenience and relocation of the stormwater capture in Ramsey to be directed to the subject property which will allow for increase lane length for left turns in the north bound lane.

Finding B4: 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).

Mr. Holm showed a map and described the surrounding arterials, shopping, schools and parks.

Mr. Holm shared the thirteen proposed conditions for the request:

1. If approved, the maximum height shall be limited to 45’ from averaged finished grade, based on the lowest feasible grade along N. Ramsey Rd. and the applicant’s property line.
2. All subject properties shall be combined/consolidated with the properties currently zoned Community Commercial (CC); the CC zoned parcels shall be limited to multi-family parking only, as designed.
3. Dedicate right-of-way to the City of Coeur d’Alene to create a consistent 100-foot right of way along the Ramsey Road frontage.
4. Relocate the Ramsey Road median swale adjacent to the property to a new swale with the development and dedicate a stormwater easement, reconstruct Ramsey Road, where the median swale is removed to extend the northbound left-turn lane.
5. Install a stop sign on Lopez Ave at Player Drive.
6. 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.
7. FD minimum access width: 20’ minimum, 26’ maximum.
8. Maximum Turning Radiuses 25’ interior and 50’ exterior

9. Address numbers shall be visible from the street and property.
10. Fire hydrant amount and location to be determined at building permit.
11. Fire sprinkler and fire alarms are required.
12. Knox box is required.
13. Locking Knox caps required for the FDC.

Mr. Holm noted that the action alternatives for the request are that the Planning and Zoning Commission must consider this request and make appropriate findings to approve, approve with conditions, deny, or deny without prejudice. The findings worksheet is attached.

Mr. Holm, concluded his presentation.

Commissioner Comments:

Commissioner McCracken asked about the zoning regarding the one parcel has two zones, was that how it was before.

Mr. Holm replied that it is three parcels with two different zones.

Commissioner Ward asked how many units will the applicant have with the 34 units per acre on this site.

Mr. Holm replied it will be a total of 79 units just for the C-17. The property zoned CC will be parking.

Commissioner Ward asked about the parcel directly to the North of Lopez that has apartments on it and what is the density on that site.

Mr. Holm replied it is zoned R-17. He does not know the density; it is probably pretty close to this site.

Commissioner Ward also asked are they obligated to put in a left turn lane north bound on Ramsey Road.

Mr. Holm replied that is correct.

Commissioner Fleming stated there are only two exits out of this entire housing complex. There will be an exit off of Lopez Ave and off of Player Drive.

Commissioner Ingalls read the staff report and has some red flags regarding the traffic. By right they could put a Trader Joes or a Chick-fil-A, by right, so traffic could be worse. Is that a fair statement?

Mr. Bosley agreed that kind of use would be much more intense with traffic coming and going.

Commissioner Ingalls asked Mr. Bosley would it be a fair statement that would it not be a great idea to fix the north bound left onto Lopez from Ramsey. It has been a problem for at least 10 years. One car that does not turn in enough will jam up the road for everyone. Does this give you a fix for the existing problem?

Mr. Bosley replied it does. He is looking at the same situation all along Ramsey where the median swales where IDT put in a 40-acre pit. This has created a situation where we do not have adequate left turns and there is a shortage of in a lot of these places. His first instinct was to close the median, but the church across the street did not do anything to deserve that. He backed off on that and went for the win win and creating the left turn left onto the Lopez.

Commissioner Ingalls commented so at their expense they will make a legitimate 100-foot left turn pocket to get a car from hanging the rear end off of the traffic.

Chairman Messina said he agreed it is good to look at left turn movements off of Ramsey Road. Lake City High School in the morning is backed up. He is glad that he is looking into that.

Commissioner Fleming stated she would like to see some type of Beacon crossing light on Kathleen since there is a school there. Will there ever be a widening Kathleen Street at any point in the future?

Mr. Bosley stated they had not considered a traffic signal at that location. It is possible. The street widening is not on the radar at this point; however, when the Forest Service installed the signal at Nursery Road that the city required, they set that back far enough to accommodate a five lane Kathleen section through there in the future.

Public testimony open.

Steve Goodmansen and Ray Kimball, applicant representatives, introduced themselves and were sworn in. Mr. Goodmansen stated they are only developing the one parcel and using the other two parcels for parking lots. There will be two curb cuts, one off of Lopez and one from Ramsey. The commercial spaces will not be any restaurant uses. The use will be more compatible with the building itself. There will only be 79 units available. The complex will only be four stories high. There would be commercial on the bottom and residential on the top. There would be 133 required parking spaces and they will have 159 parking spaces. There is a grade change on the site. They did not want to go very high. The building will be within the 45-foot height limit. There is a great view from this site. He said they wanted to incorporate that as well, with the top floors looking out on Canfield Mountain.

Ray Kimball stated he is the Engineer on this project. The R-34 needs to be near an arterial identified by the KMPO's map. This property sits between Ramsey and Kathleen, and it also needs to be next to schools and parks, which we are near as well. This is an interior corridor building, there will be elevators, there will be the ability for the people to live in this to walk down and maybe go to a 24 Hour Fitness, or hairdresser, etc. without going outside. There will be a mixed use in this development. When it comes to affordable housing here in Coeur d'Alene these units will only be 1- or 2-bedroom apartments. The focus is not on families. These are designed for single or retirees. When you don't have to get in your car and drive to work, you can walk to the school if you are a teacher, etc. These will be market rate housing. There is a 3% vacancy rate right now in Kootenai County. There will be small business they will be occupying the commercial spaces; these will be small locally owned business. All the services will be provided at this location. With 79 units being built will produce 49 peak hour trips. This is from trip generation studies. Typically, the PM peak is hour is the worse. This site is large enough to fit a dentist office, Dutch Bros and Walgreens. The Walgreens would produce 109 peak hour trips. That is double what the apartments would do. The goal is to provide housing. The owner has owned the land since 1994 when it was annexed. He owns Viking Construction. He has built all of the homes in the area, and the apartments across the street. The center median on Ramsey is where all of the storm water goes right now. The applicant will be taking out the grass in the median and replace it with asphalt and put some catch basins and pipe the storm drains to their property and put a big deep swale so there can be a left-hand turn lane now into Lopez off of Ramsey. They wanted to make sure they put nice landscaping in. They kept the stepping down and the building massing down to mitigate impacts on the neighbors and fit in the uses in the area.

Chairman Messina asked how many parking stalls will they be providing.

Mr. Goodmansen replied 159 parking stalls total.

Commissioner McCracken stated she appreciates the buffer between the neighbors with the height.

Commissioner Ward commented that the renderings provided there are a lot of landscaping along Ramsey, which is important. This is an ideal location for apartments. His biggest concern is the traffic. The turn off of Ramsey onto Lopez is a huge plus. The site plan they had four exits, two on Lopez, One on Player and one that comes out onto Ramsey. The one on Ramsey concerns him. It is close to the light. It looks like 75% of your parking is the West side of the property, he does not know if the tenants will like that.

Mr. Kimball replied that there is a wall that separates the parking. There is one level of residential below the parking stalls that are essentially serve one side of the apartment buildings and then a main entrance with floors 2, 3 and 4. So the stalls will serve the vast majority of the residential. This is an interior corridor building with in elevator. No matter what level you are parking wise you will get up and go to your floor.

Chairman Messina stated so the west parking lot only exits are on Lopez and Player.

Mr. Kimball replied correct.

Chairman Messina asked if the rest of the parking lot can go on to Lopez or Ramsey.

Mr. Kimball replied this is a right in or right out onto Ramsey. There is going to be a raised concrete median on Ramsey. The plan is to get people who want to go left to go out on to Lopez or go onto Player Ave.

Mr. Goodmansen replied the turn off on Ramsey in in to the complex is because of the fire truck access, because of the 150-foot distance of the fire truck turn around.

Joe Drobnock introduced himself and was sworn in. He stated he is worried about the traffic. He does think it's a good design. He likes the idea of a walk across on Player Drive. There will be more traffic now on Player Drive which is residential.

Commissioner Fleming asked about the space in the U shape, what will that space become.

Mr. Kimball replied it will be a courtyard.

Commissioner McCracken asked about the stairs if they all covered and enclosed.

Mr. Kimball replied they are all inside. He thinks it would be a great idea of Mr. Bosley would like to use the city budget to put a Beacon on Player Drive. This location the pathway on Ramsey takes you right down to the light which takes all the kids walking to school, across the cross walks, push button lights, and the Prairie Trail. This will be a lower impact use traffic wise then what could really go into this property by right.

Commissioner Fleming stated she can see a lot of people walking and moving across to the Centennial Trail with dogs, kids and bikes.

Public testimony closed.

Commission Discussion:

Commissioner Ingalls stated that the comp plan and when the commission played the game, one of the big things was where to put some higher density housing. It is needed with the 3% vacancy. We are hurting for reasonably priced housing. This checks all the boxes. They are willing to fix the turn onto Lopez. The site design it is thoughtful, and respectful. The mixed-use building will serve the building and the community.

Commissioner McCracken asked about a development agreement.

Ms. Patterson replied it is not required; but the commission could recommend one.

Commissioner Fleming stated this is an admiral solution in an island that is screaming for development. This is a great location, yes. We have to support the safety for our users and the exit and entry but it is a goodlooking building. It raises the bar. She is does want a beacon on Player Drive. She likes the mixed use.

Commissioner Luttrupp stated the hearing before regarding handicap parking and workforce housing and neither one came up on this matter. He will support this project.

Commissioner Fleming stated by code they have to have ADA parking on this one. This is a totally different matter because of the code of the ADA drives the code.

Motion by Commissioner Fleming, seconded by Commissioner Ingalls, to recommend to approve SP-2-24 Special Use Permit. Motion Carried.

ROLL CALL:

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

Motion to approve carried by a 6 to 0 vote.

Commissioner Luttrupp stated that Chairman Messina is good at holding public hearings. He said the commission can have workshops where they have the community involved. They are governed by the comp plan and it talks about the community identity to make the citizens well informed, broad based inclusive community involvement, community friendly and so forth. There have been two recent developments in the community that did not meet these values. He would like to propose to the commission to consider if it would be valuable to the City Council for the commission have some assistance in addressing this issue. By being quiet we just encourage the action. We need to do something. We are very good at having public hearings, and the city is very good at organizing and helping. We need to do something addressing the community identification so forth. He feels the commission is not as well off as they could be.


ADJOURNMENT:

Motion by Commissioner Luttrupp, seconded by Commissioner Fleming, to adjourn. Motion carried.

The meeting was adjourned at 9:53 p.m.


Prepared by Traci Clark, Administrative Assistant

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PUBLIC HEARING

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STAFF REPORT

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PLANNING AND ZONING COMMISSION

STAFF REPORT

FROM: MIKE BEHARY, ASSOCIATE PLANNER

HEARING DATE: JULY 9, 2024

SUBJECT: S-1-24 9 LOTS AND 1 TRACT PRELIMINARY PLAT
REQUEST FOR "KAUFMAN ESTATES" SUBDIVISION

LOCATION: 2.23 ACRES LOCATED IMMEDIATELY EAST AND SOUTHEAST
OF THE INTERSECTION OF STINER AVENUE AND 17TH STREET

APPLICANT/OWNER: Todd Kaufman 3110 N Government Way Coeur d'Alene, ID 83815	REPRESENTATIVE/ENGINEER: Olson Engineering 1649 Nicholson Center Street, Suite 102 Post Falls, ID 83854
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THE DECISION POINT:

The applicant is requesting approval of a 9-lot and 1-tract preliminary plat to be known as "Kaufman Estates".

BACKGROUND INFORMATION:

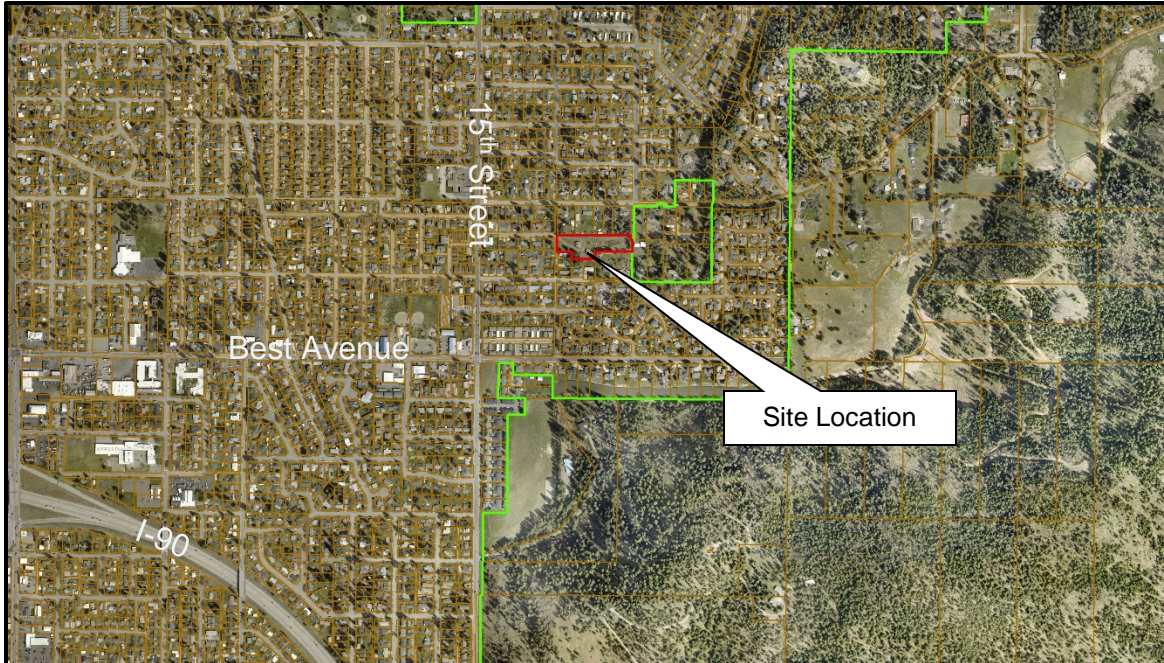
The subject property is primarily vacant with one existing storage building located on it. The property is gently sloping. Access to the site will be from 17th Street. The proposed subdivision will include a public street with a cul-de-sac that has sidewalks on both sides. There is also a tract that will allow for access to three lots at the eastern part of the subdivision. The applicant is not requesting any deviations from the subdivision code.

The property is zoned R-12, which allows for single family and duplex housing types. The applicant is proposing four single family size lots and five duplex sized lots within this subdivision. The proposed subdivision will allow for nine single family homes or a combination of four single-family homes and duplexes to be built within this subdivision.

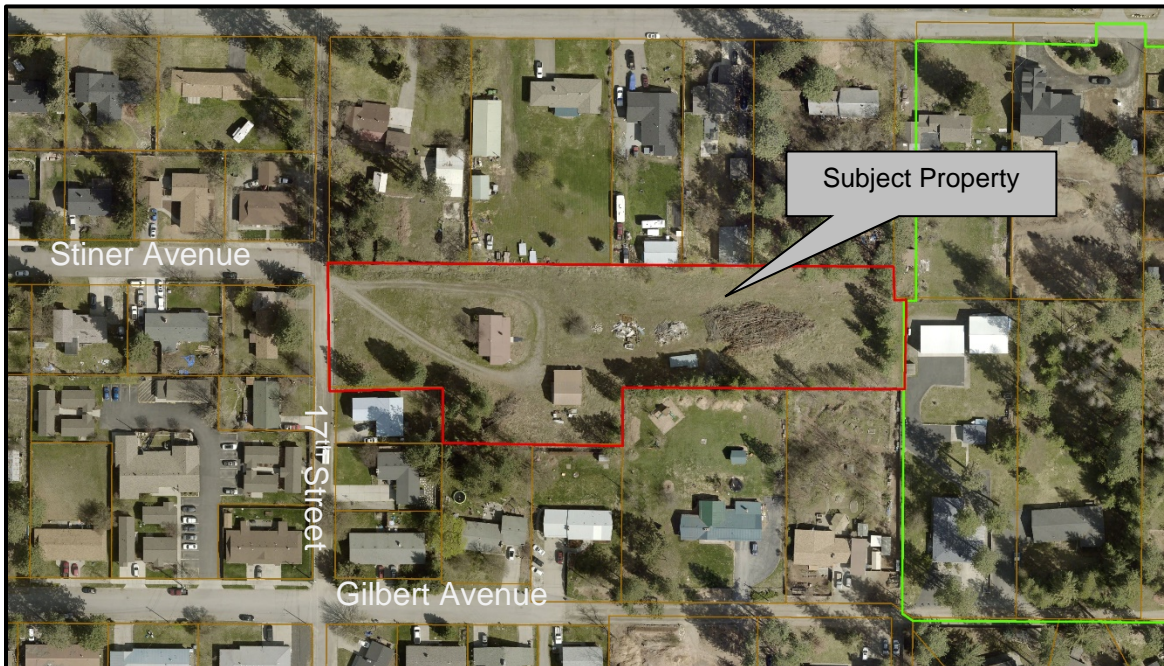
The applicant has indicated that storm drainage will be facilitated through swales located adjacent to the road right-of-way (ROW). The public street is 28 feet in width and allows for parking on one side of the street. The water main service will be located within the ROW of the street with connections being made to existing water mains at 17th Street. Sanitary service will also be located within the ROW of the street with connections being made to the existing public sewer main in 17th Street.

The applicant is proposing to install the streets and the subdivision infrastructure for this project in one phase. If this item is approved, the applicant will have 12 months to complete the final plat process. The Subdivision Code allows for the Planning and Zoning Commission to grant up to five (5) extensions of twelve (12) months each upon a finding that the preliminary plat complies with current development requirements and all applicable conditions of approval.

LOCATION MAP:



AERIAL MAP:



BIRDS EYE AERIAL PHOTO:



BIRDS EYE AERIAL PHOTO:



SUMMARY OF FACTS:

The following facts align with the facts listed in the draft Findings and Order worksheet for the Planning and Zoning Commission's consideration. These facts can be modified and added to as part of the motion associated with the Findings and Order.

A1. All public hearing notice requirements have been met for item S-1-24.

- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on June 22, 2024, seventeen days prior to the hearing.
- Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on June 24, 2024, fifteen days prior to the hearing.
- Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). Eighty-two (82) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on June 20, 2024, nineteen days prior to the hearing.
- Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on June 20, 2024, nineteen days prior to the hearing.
- Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on June 20, 2024.

A2. The Planning and Zoning Commission opened the initial hearing on this item on April 9, 2024. After the staff presentation and discussions with the City Engineer and the applicant's representative, it was decided to continue the hearing to a date certain. The Planning and Zoning Commission continued this hearing item to May 14, 2024. At the May 14th meeting, the Planning and Zoning Commission continued this item to the July 9th meeting, at the applicant's request. Public testimony was continued at the public hearing on July 9, 2024.

A3. The total area of the subject property is 2.3 acres and is zoned R-12.

A4. The subject property is proposed to be developed as a residential neighborhood that will allow duplex and single-family housing types. The subject property is bound by single family homes to the north, east, and south. To the west is 17th street. Surrounding land uses include, single-family, duplexes and cluster housing.

A5. The City Engineer has attested that the preliminary formal plat submitted contains all of the elements required by the Municipal Code. The applicant has not requested deviations from the Subdivision Code.

- A6.** City departments have reviewed the preliminary formal plat for potential impact on public facilities and utilities, and provided an analysis of compliance with code requirements related to sidewalks, streets, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities. Staff from various departments have determined that conditions are required to bring the plat into full compliance with code requirements and performance standards. All departments have indicated the ability to serve the project with the additional conditions as stated herein on pages 11 and 12.
- A7.** The City Engineer has vetted the preliminary plat for compliance with both subdivision design standards (chapter 16.15) and improvement standards (chapter 16.40). The City Engineer has reviewed the applicant's analysis regarding meeting subdivision standards and concurs with the findings.
- A8.** City staff has confirmed that the proposed subdivision meets all subdivision design standards for the R-12 zoning district. The gross area of the subject property is 2.3 acres. Approximately 0.84 acres will be dedicated as public city streets, leaving 1.46 acres for development. All proposed lots meet the minimum frontage requirement and each lot the minimum lot area requirement for lots on the R-12 zoning district. The proposed project will have an overall density of 9.5 units per acre and is under the density that is allowed in the R-12 zoning district.
- A9.** City staff has proposed twenty (20) conditions for the preliminary plat to ensure compliance with City Code and performance standards (see conditions below at end of staff report).

SUBDIVISION FINDINGS:

REQUIRED FINDINGS (Subdivision):

Finding B1:

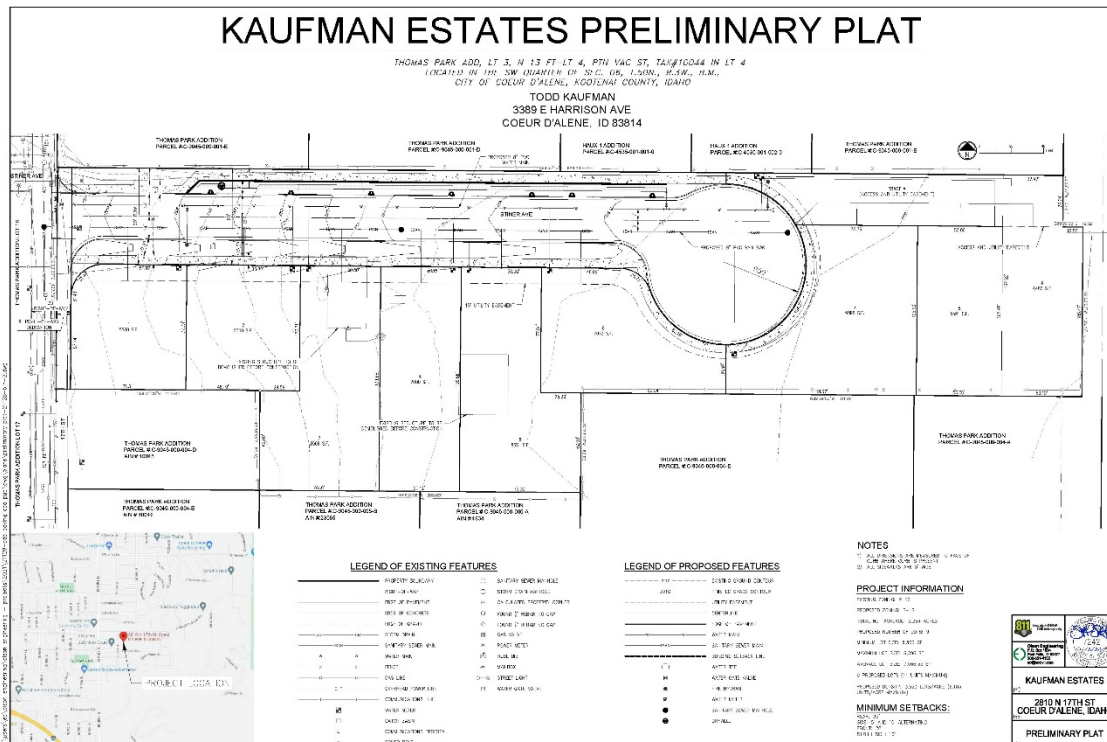
That all of the general preliminary plat requirements (have) (have not) been met as attested to by the City Engineer.

Use the following information as well as testimony from the hearing to make finding **A5** in the findings and order worksheet.

The preliminary plat has been revised since the hearing on April 9, 2024. The applicant team met with City staff to discuss code requirements and review their revised roadway and lot pattern design. The revised preliminary plat has nine lots and one tract for a private drive to access two of the lots. The lots range in size from 5,500 square feet to 8,677 square feet providing for four of the lots to be single-family homes allowing Accessory Dwelling Units (ADUs) and five of the lots are large enough to accommodate duplexes. The previous preliminary plat design had a dead-end road without a cul-de-sac and had nine lots that would all accommodate duplexes. All departments have reviewed the preliminary plat. The preliminary plat being brought forward to the Planning and Zoning Commission for this continued hearing reflects changes made to the design based on staff feedback to ensure compliance with code requirements.

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

PRELIMINARY PLAT FOR "KAUFMAN ESTATES":



Evaluation:

The Planning and Zoning 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 B2:

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.

Use the following information as well as testimony from the hearing to make findings **A6** and **A9** in the findings and order worksheet.

STREETS, SIDEWALKS, RIGHTS-OF-WAY, STREET LIGHTING, PLANTING, PEDESTRIAN AND BICYCLE FACILITIES, AND SNOW REMOVAL:

The subject property is bordered by 17th Street to the west. Approximately nine feet of right-of-way along the property frontage will need to be dedicated to the City to match the 25-foot right-of-way width that exists to the south. Frontage improvements, including concrete curb, sidewalk, and asphalt paving must be completed along the property frontage. Sidewalk along the frontage will require additional right-of-way or an easement for public access. Additionally, the new public roadway within this subdivision will have five-foot wide sidewalks on both sides of the street that will continue around the cul-de-sac. The private tract providing driveway access to two lots will not be required to have sidewalks.

Additionally, the existing gravel 17th Street must be paved full width from Stiner Ave to Gilbert Ave to accommodate the increase in traffic. 17th Street is approximately 20 feet wide, falling short of the Fire Department's desired 26 feet and the City's minimum width of 24 feet, but is an existing condition. With the increase in traffic, no on-street parking will be allowed on 17th Street, therefore "No Parking" signs must be installed on both sides of 17th Street from Stiner Avenue to Gilbert Avenue within the City Right-of-Way. Stop signs must also be installed on 17th Street at Gilbert Ave and on Stiner Ave at 17th Street to reduce conflicts.

The 60-foot right-of-way of the public street, which is the proposed extension of Stiner Avenue, within this subdivision will accommodate the street, swale and sidewalk. The paved roadway would be 28 feet wide, allowing for parking on one side of the street. It must be signed accordingly to indicate that parking is only allowed on one side of the street.

Lighting will be required along the new public street as part of the subdivision improvements.

Per City Code, street trees will be required along the public street and the swales will need to be vegetated.

The pedestrian facilities are described above under the sidewalk analysis. There are striped bicycle lanes on 15th Street. While the area is popular for cycling with its proximity to Canfield Mountain, local roadways are not required to provide bicycle lanes.

The revised preliminary plat provides an appropriate design for City crews to remove snow. It also ensures compliance with the maximum roadway length and termination of a road with a cul-de-sac, T or Y design. See comments under Finding B3 and the applicant's updated narrative and analysis.

-Submitted by Chris Bosley, City Engineer

TRAFFIC:

Using the ITE Trip Generation Manual for Low-Rise Residential Condominium/Townhouse (Land Use Code 231) and Single-Family Detach Housing (Land Use Code 210), it is estimated that the proposed nine-lot subdivision will generate approximately 10 trips in the AM Peak Hour and 13 trips in the PM Peak Hour. Nearly 100 total trips per day can be expected as a result of the development. 17th Street and the surrounding streets can accommodate the additional traffic.

-Submitted by Chris Bosley, City Engineer

STORMWATER:

City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site. Development of the subject property will require that all storm drainage be retained on site. This issue will be addressed at the time of plan review and site development of the subject property.

-Submitted by Chris Bosley, City Engineer

WATER:

There is adequate capacity in the public water system to support domestic and irrigation demands for the proposed subdivision. There is a 6" AC water main that is located in 17th Street.

-Submitted by Glen Poelstra, Assistant Director of the Water Department

WASTEWATER:

There is a public sewer main located in 17th Street.

1. Sewer Policy #716 requires all legally recognized parcels within the City to individually connect and discharge into (1) sewer connection. "One Lot, One Sewer Lateral"
2. Idaho Code §39-118 requires IDEQ or QLPE to review and approve public infrastructure plans for construction.
3. Must maintain 10-foot separation between city sewer and city water mains.
4. Sewer Policy #719 requires an "All-Weather" surface permitting O&M access to the public sewer.
5. Cap any unused sewer laterals at the city sewer main.
6. Install the sewer services for lots 7,8 and 9 into the manhole in the cul-de-sac.

-Submitted by Larry Parsons, Utility Project Manager

FIRE:

Road widths and driveway width per 2018 International Fire Code (IFC). Parking determined by road width. Road width is 20' minimum per definitions of Fire Department access roads, 26' feet at fire hydrant locations. Driveway width serving the last 2-3 homes minimum width is 12' and the minimum diameter for a cul-de-sac is 96' per Appendix D, 2018 IFC.

The revised preliminary plat provides a cul-de-sac that serves both the Fire Department for emergency access and turnaround. The paved roadway will be 28 feet, which meets the Fire Department standard. A fire hydrant at/near 17th Street will be required in addition to fire hydrants every 250' and/or at the entrance of the private driveway at the end of the cul-de-sac that could serve the 2-3 houses as proposed. The exact location of required hydrants will be determined prior to construction drawings. The plans indicate a 100' cul-de-sac diameter, which is greater than the minimum requirement of 96'.

-Submitted by Craig Etherton, Deputy Fire Marshal

POLICE:

It looks like this development will have egress from non-collector streets and not create issues with additional turn in/out from collector streets and appears to be consistent with the neighborhood. The PD has no concerns.

-Submitted by David Hagar, Police Captain

Evaluation:

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

Finding B3: 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.

Use the following information as well as testimony from the hearing to make finding **A7** in the findings and order worksheet.

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. The applicant has provided a narrative with explanations regarding how each subdivision design standard and improvement standard has been met or will be met in the subdivision construction plans. (see attached) The City Engineer has reviewed the applicant's analysis regarding meeting subdivision standards and concurs with the findings.

-Submitted by Chris Bosley, City Engineer

Evaluation: *The Planning and Zoning 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 B4: The lots proposed in the preliminary plat (do) (do not) meet the requirements of the applicable zoning district.

Use the following information as well as testimony from the hearing to make finding **A8** in the findings and order worksheet.

The existing zoning is R-12, which allows a single family and duplex housing types at a density of 12 units per acre.

ZONING MAP:



The applicant has proposed a total of 9-lots on the subject property, which is zoned R-12. At the subdivision level, minimum site performance standards must be met.

17.05.230: SITE PERFORMANCE STANDARDS; MINIMUM LOT:

Minimum lot requirements in an R-12 District shall be as follows:

- A. 1. Three thousand five hundred (3,500) square feet per unit except for single-family detached housing (Duplex Lot = 7000 SF)
- 2. Five thousand five hundred (5,500) square feet per single-family detached lot.
- B. All buildable lots must have fifty feet (50') of frontage on a public street, unless an alternative is approved by the City through the normal subdivision procedure or unless a lot is nonconforming.

Because this request is not a Planned Unit Development (PUD), there is no opportunity to alter the subdivision standards, no requirement for open space, and no private streets or vehicular gates allowed. As such, density calculations are made by including the overall area of the lots.

The R-12 zoning district allows for maximum density of 12 units per acre, the density of the proposed subdivision is 9.5 units per acres. The R-12 would allow for a total of 18 units and the applicant is proposing a total of 14 units, four single family homes and five duplexes.

All proposed lots meet the minimum lot frontage and lot area requirements for the R-12 zoning district. Four of the lots are under 7,000 square feet and would only allow a single family dwelling with an ADU to be built on them.

Five of the lots are over 7,000 square feet in area and will meet the minimum lot area required for duplex housing. The five larger lots may or may not be built as duplexes, and the owner(s) could instead build a single-family home with or without an accessory dwelling unit (ADU) on each of these larger lots.

Evaluation: *The Planning and Zoning 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*

APPLICABLE CODES AND POLICIES:

Utilities:

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

Streets & Engineering:

- 5. All new streets or alleys shall be dedicated and constructed to City of Coeur d'Alene standards.
- 6. Street or alley improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.

7. All required street or alley improvements shall be constructed prior to issuance of building permits.
8. An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.

Stormwater:

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

Fire Protection:

10. Fire hydrant(s) shall be installed at all locations as determined by the City Fire Inspectors. Hydrant placement shown on the exhibit are acceptable for FD.
11. Minimum Street width is 26 feet.
12. Turning radiuses are: 25' interior, 50' exterior.
13. Fire Code requires the minimum dimension for a dead-end cul-de-sac is 96'.

General:

14. The final plat shall conform to the requirements of the City.
15. Prior to approval of the final plat, all required improvements must be installed and accepted by the City. The developer may enter into an agreement with the City guaranteeing installation of the improvements and shall provide security acceptable to the City in an amount equal to 150 percent of the cost of installation of the improvements as determined by the City Engineer. The agreement and security shall be approved by the City Council prior to recording the final plat.

PROPOSED CONDITIONS:

1. An unobstructed City approved "all-weather" access shall be required over all City sewers.
2. All City sewer plans require IDEQ or QLPE Approval prior to construction.
3. City Sewer Policy #716 requires all legal parcels within the City to connect and discharge into the public sewer through one (1) sewer connection.
4. Must maintain 10-foot separation between city sewer and city water mains
5. City sewer shall comply with the to-and-through and installed to all City specifications and standards.
6. Cap any unused sewer laterals at the city sewer main in 17th Street.
7. Install the sewer services for lots 7,8 and 9 into the manhole in the cul-de-sac.
8. The installation of any required water main extensions, additional fire hydrants and new services will be the responsibility of the owner/developer at their sole expense.
9. A minimum 20' public utility easement for any water main extension onto private property including fire hydrants is required.
10. No permanent structures such as building foundations are allowed within the public utility easement.
11. Capitalization fees will be due for domestic, irrigation and/or fire services at the time of building permits.

12. A 20' wide utility easement for water in Tract A will be required to the eastern most portion of the development to extend the water main if future development occurred to the east.
13. If it is determined that fire flow cannot be met, the developer will be responsible for upsizing the water mains in the area to meet the fire flow requirements.
14. A fire hydrant at/near 17th Street will be required.
15. A fire hydrant is needed every 250' and/or at the entrance of the driveway serving the 2-3 houses as proposed.
16. 17th Street must be paved curb to curb from Stiner Avenue to Gilbert Avenue meeting City standards of 2" of asphalt over 6" of base.
17. No Parking signs must be installed along one side of the proposed Stiner Ave and along both sides of 17th Street, meeting City standards.
18. Stop Signs must be installed on 17th Street, northbound and southbound, at Gilbert Avenue.
19. Stop Signs must be installed on Stiner Avenue, eastbound and westbound, at 17th Street.
20. The required sidewalk along the 17th Street frontage must be within public right-of-way or in a dedicated easement.

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
2023 Coeur d'Alene Trails Master Plan

ACTION ALTERNATIVES:

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

Attachments:

Attachment 1 – Applicant's Application and Narrative
Attachment 2 – Kaufman Estates Preliminary Plat
Attachment 3 – Applicant's Analysis of the Subdivision Code

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APPLICANT'S APPLICATION

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PAID

JAN 30 2024



3:08 PM (SH)

CITY OF COEUR D'ALENE

SUBDIVISION APPLICATION

STAFF USE ONLY

Date Submitted: 1/29/24 Received by: [Signature] Fee paid: _____ Project #: S-1-24

REQUIRED SUBMITTALS

Application Fee: \$2,000.00 (up to 5 lots)
 + \$50.00 (per lot above 5)
 Publication Fee: \$300.00
 Mailing Fee: \$6.00 per hearing

**Public hearing required with the Planning Commission*

Complete Pre-Application Meeting: Six weeks prior to the formal submittal of a subdivision application, you must apply for and attend a pre-application meeting which will provide an opportunity to receive feedback from city staff. Prior to the meeting a sketch plan map and a written description of the project will need to be provided. Note: that the six weeks begins on the date of your initial pre-application meeting. Once you have completed the pre-application process you may submit a subdivision application.

A **COMPLETE APPLICATION** is required at time of application submittal, as determined and accepted by the Planning Department located at <http://cdaid.org/1105/departments/planning/application-forms>.

☒ **Completed application form**

☒ **Application, Publication, and Mailing Fees**

☒ **A report(s) by an Idaho licensed Title Company:** Owner's list and three (3) sets of mailing labels with the owner's addresses prepared by a title company, using the last known name/address from the latest tax roll of the County records. This shall include the following:

1. All property owners within 300ft of the external boundaries. * **Non-owners list no longer required***
2. All property owners with the property boundaries.

☒ **A report(s) by an Idaho licensed Title Company:** Title report(s) with correct ownership easements, and encumbrances prepared by a title insurance company and a copy of the tax map showing the 300ft mailing boundary around the subject property. The report(s) shall be a full Title Report and include the Listing Packet.

☒ **A written narrative:** describing the proposal.

☒ **A legal description:** map stamped by a licensed Surveyor.

☒ **A vicinity map:** see City of Coeur d' Alene subdivision ordinance for specific information required.

☒ **A map:** One (1) tentative platting map (see attached checklist for specific information required): and an electronic map that can be scaled to an 8 1/2 X 11" format.

☒ **A map:** inclusion of plat map showing street names approved and stamped by the Kootenai County Planning department.

Preparation of certain documents necessary to obtain Final Plat approval, if prepared by the City Legal Department, will be billed to the Applicant at a rate of \$75.00 per hour.

(+ USB DRIVE) (SH)

DEADLINE FOR SUBMITTALS

The Planning Commission meets on the second Tuesday of each month. The completed form and other documents must be submitted to the Planning Department not later than the first working day of the month that precedes the next Planning Commission meeting at which this item may be heard.

APPLICATION INFORMATION

PROPERTY OWNER: Todd Kaufman		
MAILING ADDRESS: 3110 N. Government Way		
CITY: CDA	STATE: ID	ZIP: 83815
PHONE:	FAX:	EMAIL:
APPLICANT OR CONSULTANT: Olson Engineering		STATUS: <u>ENGINEER</u> OTHER
MAILING ADDRESS: 1649 Nicholson Center St. Suite #102		
CITY: Post Falls	STATE: ID	ZIP: 83854
PHONE: 208-640-1584	FAX:	EMAIL: ss@oeccivil.com

FILING CAPACITY

- ☐ Recorded property owner as of _____
☐ Purchasing (under contract) as of _____
☐ The Lessee/Renter as of _____
☒ Authorized agent of any of the foregoing, duly authorized in writing. (Written authorization must be attached)

SITE INFORMATION:

PROPERTY LOCATION OR ADDRESS OF PROPERTY: 2810 N 17th St CDA, ID 83814		
EXISTING CITY ZONING (CHECK ALL THAT APPLY): R-1 <input type="checkbox"/> R-3 <input type="checkbox"/> R-5 <input type="checkbox"/> R-8 <input type="checkbox"/> R-12 <input checked="" type="checkbox"/> R-1 <input type="checkbox"/> MH-8 <input type="checkbox"/> NC <input type="checkbox"/> C-17 <input type="checkbox"/> C-17L <input type="checkbox"/> DC <input type="checkbox"/> LM <input type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/>		
TAX PARCEL #: AIN: 133976	EXISTING ZONING: R-12	TOTAL NUMBER OF LOTS: 9
GROSS AREA/ACRES: 2.302 AC	CURRENT LAND USE: RES/Vacant	PROPOSED RESIDENTIAL DENSITY/PER DWELLING UNIT: 9
DESCRIPTION OF PROJECT/REASON FOR REQUEST: Infrastructure and improvements for 9 lot subdivision		

~~XXXXXXXXXX~~

SUBDIVISION APPLICATION

CERTIFICATION OF INTEREST HOLDER: Mortgagee and all other persons having an interest in the land under consideration for platting must consent to the filing of this application.

I have read and consent to the filing of this application as an interest holder of record of the area being considered in this application.

Interest Holder #1:

Name:

TODD KAUFMAN

Owner Company:

Address:

3110 N. Government Way
CDA, ID 83815

STATE OF IDAHO)

County of KOOTENAI) ss.)

On this 29th day of JANUARY, 2024, before me, a Notary Public, personally appeared

TODD KAUFMAN, known to me to be the person whose name is subscribed herein, and who executed the foregoing instrument on behalf of said corporation and acknowledged to me that said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.



Notary Public for: IDAHO

Residing at: 3110 N. Government Way

My Commission Expires: 11-01-24

N/A

SUBDIVISION APPLICATION

CERTIFICATION OF INTEREST HOLDER: Mortgagee and all other persons having an interest in the land under consideration for platting must consent to the filing of this application.

I have read and consent to the filing of this application as an interest holder of record of the area being considered in this application.

Interest Holder #2:

Name: _____

Company: _____

Address: _____

For multiple applicants or owners of record, please submit multiple copies of this page.

I (We) the undersigned do hereby make petition for subdivision of the property described in this petition, and do certify that we have provided accurate information as required by this petition form, to the best of my (our) ability.

Be advised that all exhibits presented will need to be identified at the meeting, entered into the record, and retained in the file.

DATED THIS _____ DAY OF _____ 20 _____

CHAPTER 16.20
PROCEDURES FOR ALL PRELIMINARY PLATS

SECTIONS:

- 16.20.010 Preapplication meeting for all preliminary plats.
- 16.20.020 Application fees for all preliminary plats.
- 16.20.030 General requirements for all preliminary plat documents.
- 16.20.040 Lapse of approval of preliminary plat approval.

16.20.010 Preapplication meeting for all preliminary plats.

A. Every developer seeking preliminary approval of formal and short plats within city limits must meet with city staff, including, but not limited to, a representative of the planning department, engineering, parks department and the city's utilities, at least six (6) weeks prior to submission of the request for preliminary plat approval. A developer seeking a preapplication meeting must submit four (4) copies of a concept plan to the planning director who will schedule the preapplication meeting at the earliest available date. The purpose of this meeting is to discuss informally the purpose and effect of the subdivision ordinance, and the criteria and standards contained therein, parks and open space development and connectivity to the city's parks and trail system, the provision of city utility services, and to familiarize the developer with the comprehensive plan, the parks master plan, the zoning ordinance, and the subdivision ordinance. The planning director, after consulting affected departments, may allow for application submission prior to the six (6) week deadline in cases where adequate discussion of city criteria and standards have taken place and may waive the requirement for a preapplication meeting for short plats if he or she determines that the short plat will have limited impact on public infrastructure.

B. Developers of condominium plats must meet with staff prior to application submission to discuss the subdivision proposal and relevant city code requirements. (Ord. 3485, 2014)

16.12.020 Application fees for all preliminary plats.

A. Fee Required: All applications for preliminary plat approval must be accompanied by the fee adopted by the city council.

B. Waiver Of Fees: Fees shall be waived as specified below:

1. Public Agency: No fee shall be charged for an application filed by any city, county, district, state, federal government or agency thereof.

2. Renewals: No fee shall be charged for an application to extend a termination date prescribed as a condition of an approval which has been granted and which has not expired; provided, that no substantial change in plans or other condition of approval is proposed.

3. Amendment Of Approved Subdivision: No per lot fee shall be charged for an application to modify or amend an approved preliminary plat so long as the subdivider has previously paid the currently required per lot application fee and the fee has not been expended for its intended purpose. If the amount of the required per lot fee increases in the interim between the date that the developer pays the fee and the date that the developer submits an application to modify or amend the approved subdivision, the developer shall pay the difference between the amount previously paid and the current per lot fee unless the fee has been expended for its intended purpose, in which case the developer will pay the full per lot fee.

4. Reapplication: The planning director may, in his or her discretion, waive all or part of an application fee for an application that was submitted and denied without prejudice within the previous year.

C. Refunds: The planning director may refund an application fee in whole upon a determination that the application was erroneously required or filed. (Ord. 3485, 2014)

16.20.030: General requirements for all preliminary plat documents.

The preliminary plat shall include the following:

- A. The proposed name of the subdivision. Names shall not too closely resemble those of existing subdivisions, nor shall given names or initials be used with surnames in a plat name;
- B. The location of boundary lines in relation to section, quarter-section, and quarter-quarter-section lines and any adjacent corporate boundaries of the city which are part of the legal description of the property;
- C. The names and addresses of the developer, owner and all lienholders, and the engineer, surveyor, or other person making the plat;
- D. The scale of the plat, which shall not be less than fifty feet to one inch (50' = 1") nor more than one hundred feet to one inch (100' = 1");
- E. The date of submission and the north arrow;
- F. The location, width and name of each existing or proposed street rights of way, other rights of way, easements, parks, sidewalks, pedestrian and bicycle facilities and open spaces and existing permanent buildings within the proposed subdivision;
- G. The names of adjacent subdivisions and the location and names of all adjacent streets;
- H. The topography at an appropriate contour interval (unless specifically waived by the city engineer), the location of all natural watercourses, and other physical features pertinent to the subdivision;
- I. The layout, numbering and dimensions of lots and the numbering of blocks;
- J. The indication of any portion or portions of the plat for which successive or separate final plats are to be filed;
- K. Net acreage of subdivision, computed by calculating the total land area less proposed or existing public streets and other public lands;
- L. The vicinity sketch shall be a legible scale and shall show the relationship of the proposed plat to existing schools, parks, shopping centers, and other like facilities;
- M. The city engineer may require the proposed street grades be shown on the plat where, in his or her opinion, conditions so warrant;
- N. The layout and dimensions of existing and proposed water, sanitary sewer, and drainage easements;
- O. A lot grading plan showing the existing and final grades with two foot (2') contours. (Ord. 3485, 2014)

16.20.040: Lapse of approval of preliminary plat approval.

Preliminary plat approval, whether conditional or not, shall be effective for twelve (12) months from the date of planning commission approval or from the date of recordation of the final plat for the preceding phase of the development in an approved phased subdivision. The planning commission, upon written request, may grant up to five (5) extensions of twelve (12) months each upon a finding that the preliminary plat complies with current development requirements and all applicable conditions of approval. The planning commission may modify and/or add conditions to the final plat to ensure conformity with adopted policies and/or ordinance changes that have occurred since the initial approval. A request for an extension of a preliminary plat approval must be received by the planning director no later than ninety (90) days after the date that the approval lapsed and must be accompanied by the required fee. (Ord. 3485, 2014)

Project Narrative
Kaufman Estates
Subdivision

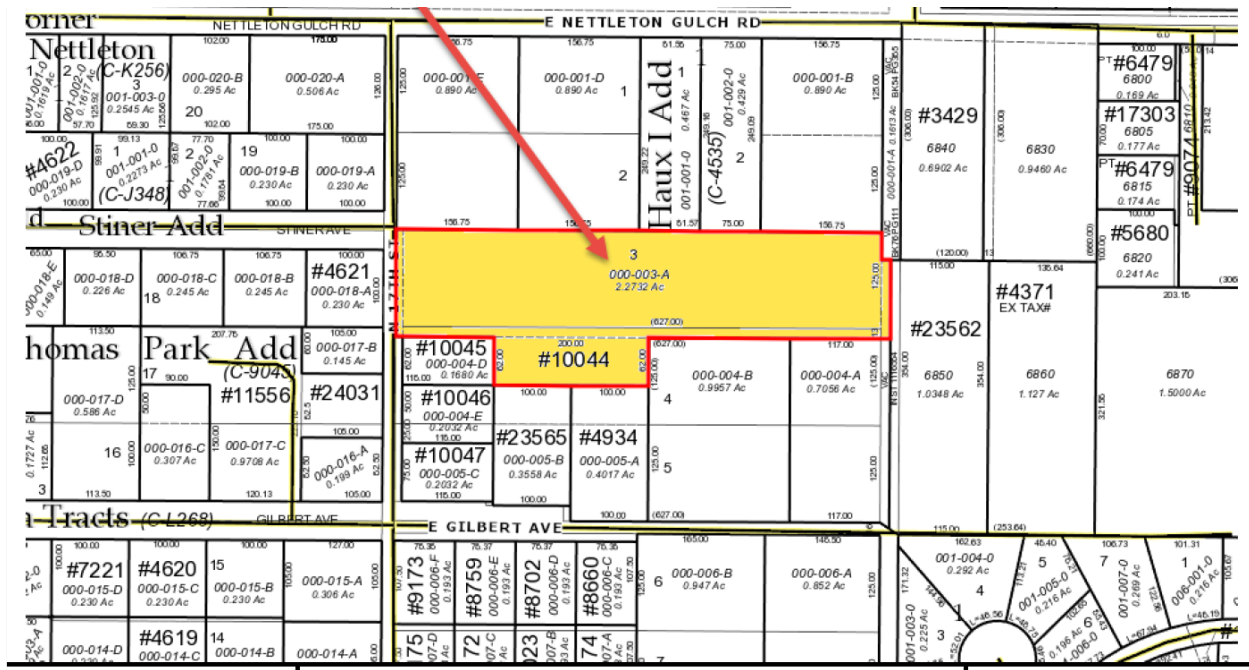
Prepared by:
Olson Engineering
1649 Nicholson Center St. Suite #102
Post Falls, ID 83854

June 18, 2024

Updated for July 2024 Planning Commission Meeting

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 "8" 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. 1115584 Also together with the South 52 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.





Project Location

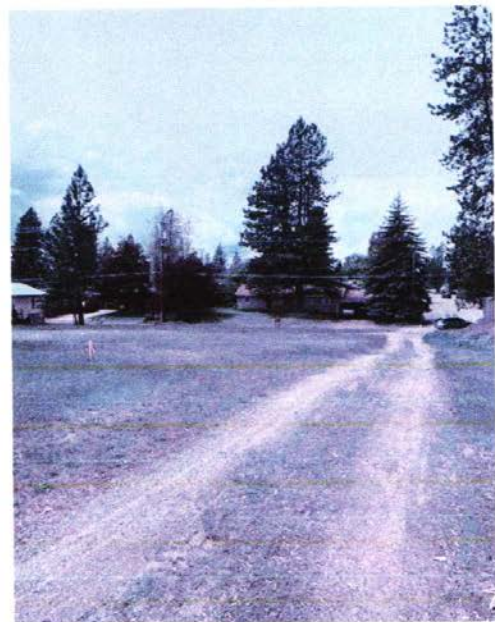
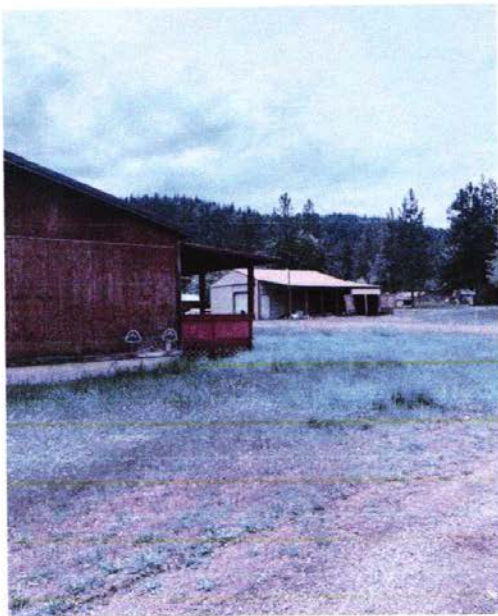
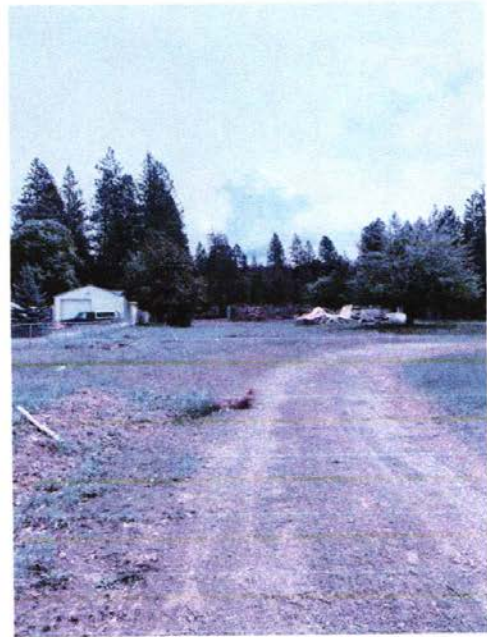
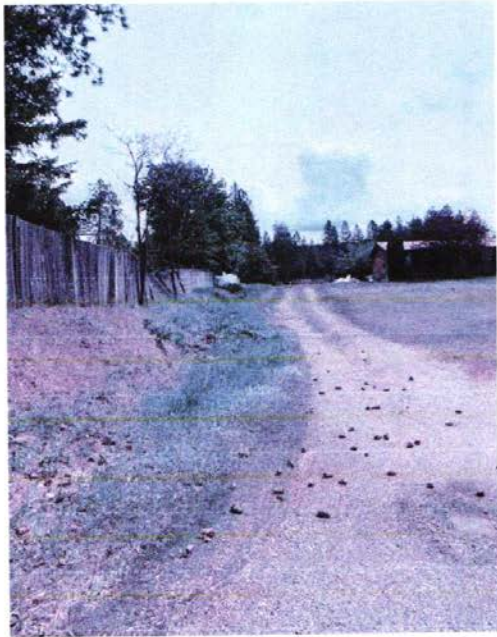
The subject property is located at 2810 N 17th St in Coeur d'Alene, south of E Stiner Ave. The property is south of Nettleton Gulch Rd in the area known as the Thomas Park Addition.

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 17th St. The property is gently sloped with native trees scattered near the perimeter. The neighborhood contains a mix of housing, mostly aging homes on 1/4 acre lots, although some homes are on larger parcels.

Project Proposal

Kaufman Estates is a 9-lot subdivision that will be accessed by a public road, which will be the extension of Stiner Ave. Two lots on the eastern edge of the subdivision will be accessed by a shared, private driveway in accordance with city code section 16.15.160: B1. All other lots have the more than the minimum 50' of frontage along Stiner Ave. The lots range in size from 5,500 sq ft to 8,677 sq ft.



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 in Zoning

R-12

Development Plan

The existing structures on the site have been demolished and removed in preparation for development. Additional grading will be necessary in order to achieve the allowable grades for the future subdivision.

Streets

This development will be served by a public road that will be an extension of Stiner Ave from the west and will end in a cul-de-sac less than 400' from the intersection of Stiner Ave and 17th St. This street was positioned as far north as possible in an attempt to achieve alignment with the existing alignment of Stiner Ave. The street has been designed to allow parking along the north side (28'). A right-of-way width of 60' has been provided to accommodate the street, swale and sidewalk. This is in compliance with the city's standard. Stormwater will be gathered and treated in storm swales as shown on the plans. Sidewalks will be provided in conformity with the city's design standards.

Future continuation to the east is not necessary as it was deemed by the planning commission that Stiner Ave will need to end in a cul-de-sac or approved firetruck turnaround (T or Y).

The developer is also being required by city staff to pave a section of 17th St as a condition of approval. Final plans will need to be approved by the city engineer to ensure compliance.

Utilities

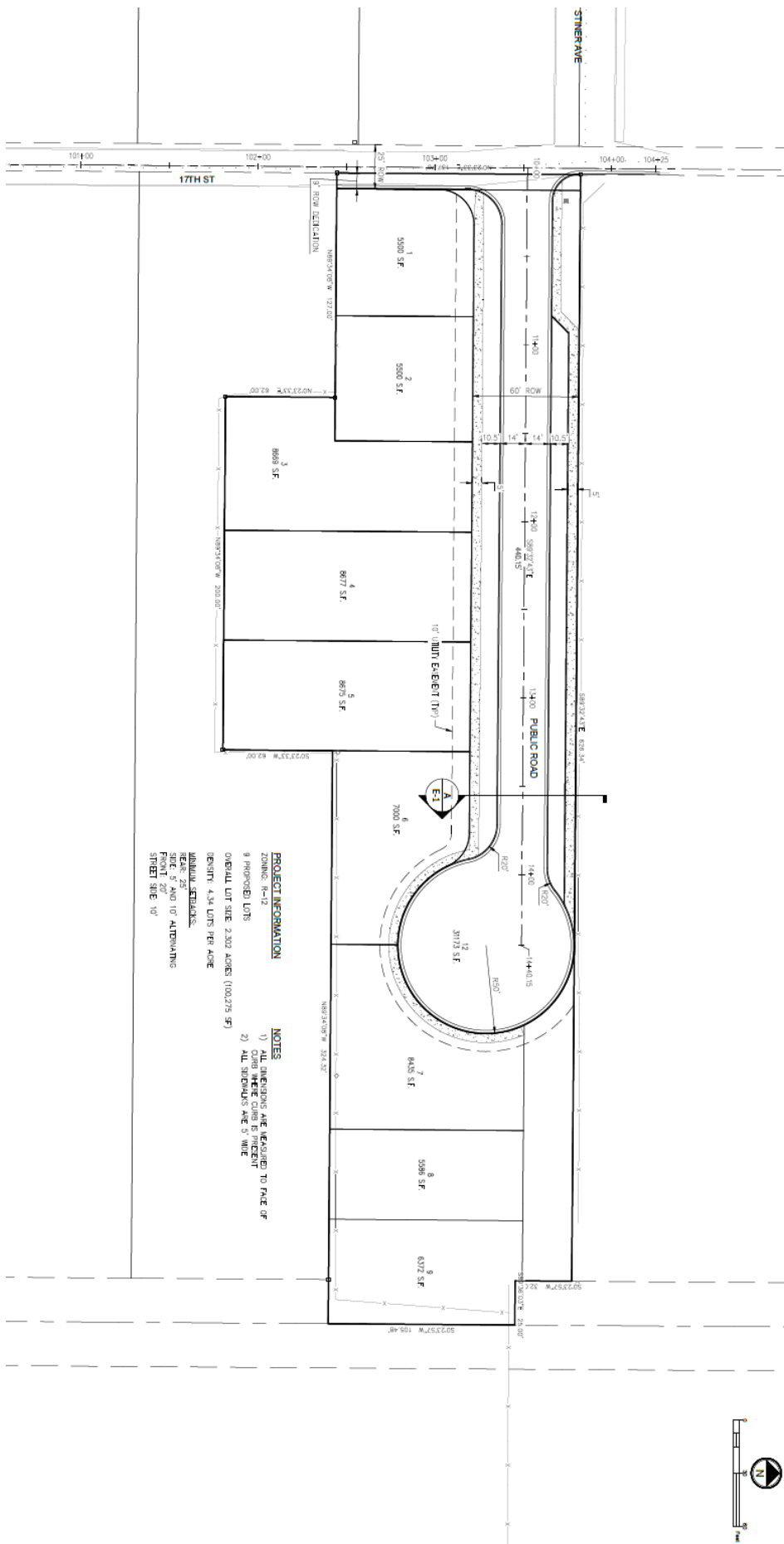
The city of Coeur d'Alene will provide water and sanitary sewer for the project and the development team has been communicating with these departments throughout the design phase. The private driveway tract at the east of Stiner Ave. can also serve as a utility easement if continuation of infrastructure is needed in the future. Water and sewer lines are being designed to allow for additional capacity, if needed. Electricity, natural gas, phone and cable are currently available to the site as it is an existing neighborhood currently being served by utilities. The final utility plan will need to be approved by the city engineer.

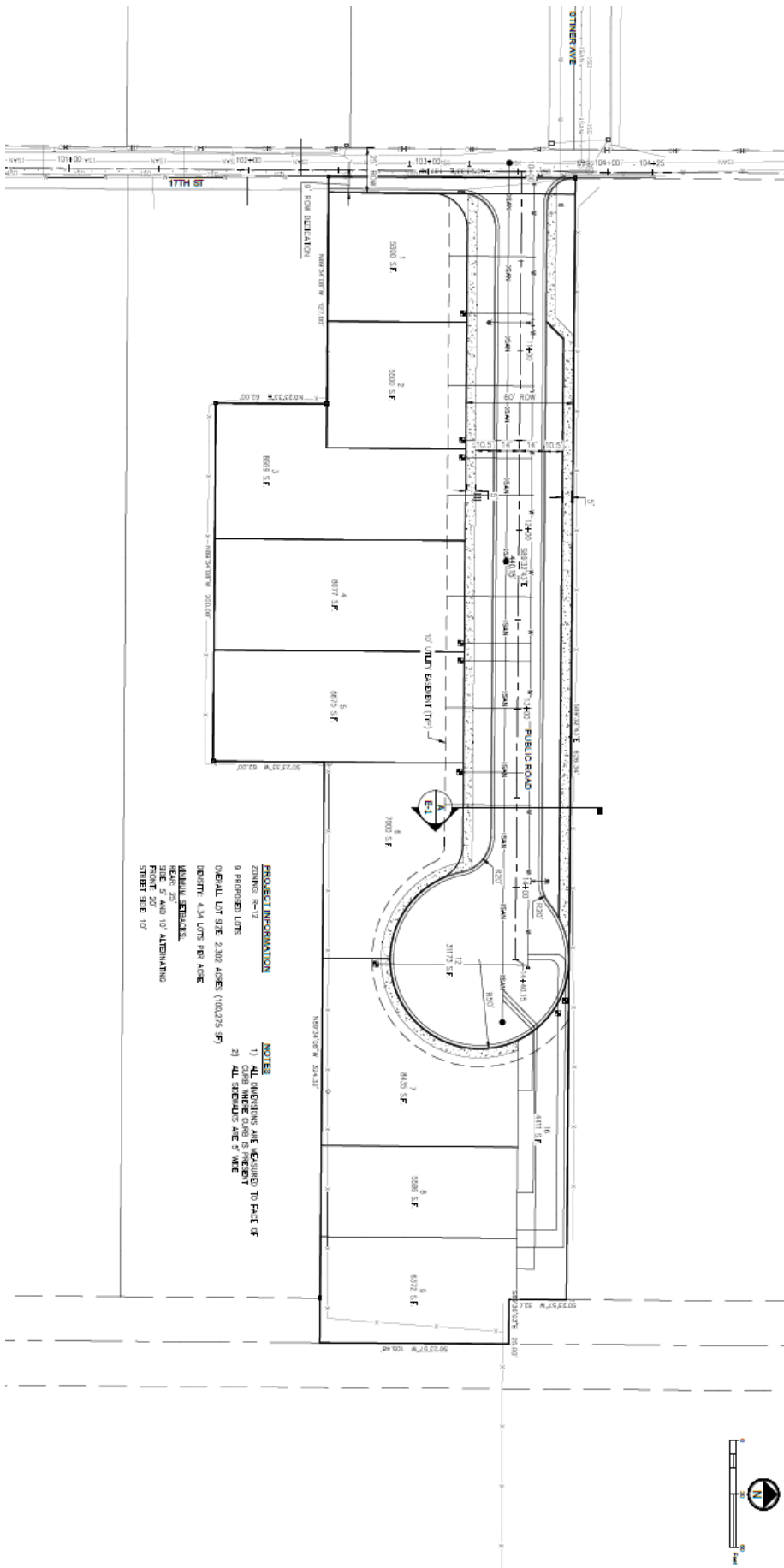
Fire Protection

Streets and the cul-de-sac have been designed to allow for emergency vehicle maneuverability and additional fire hydrants will be provided in accordance with the fire departments requirements.

Summary

The design team believes they have met all of the design requirements as set forth in city code. Previous versions of the subdivision have been vetted by city staff for compliance and indicated that the applicable standards had been met or could be met prior to construction. Multiple meetings between city staff and the development team have occurred since the previous planning commission meeting in order to produce a design that conforms with current city code. The updated layout is shown on the following pages.





PROJECT INFORMATION

ZONING: R-12

9 PROPOSED LOTS

OVERALL LOT SITE 2.302 ACRES (100,275 SF)

DENSITY: 4.34 LOTS PER ACRE

UNUSUAL FEATURES:

REAR 20' SETBACK


FRONT 20' SETBACK

STREET SIDE 10'

NOTES

1) ALL DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE INDICATED

2) ALL SETBACKS ARE 5' MIN

A decorative border composed of a series of purple diamonds, some solid and some outlined, arranged in a rectangular frame around the central text.

Subdivision Analysis

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CHAPTER 16.15

SUBDIVISION DESIGN STANDARDS

16.15.010: GENERALLY:

Developers seeking preliminary plat approval must design their subdivisions in conformity with the design standards contained in this chapter and the currently adopted fire code. (Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Previous reviews by fire indicated adequate fire flows and hydrant location.
Roads and cul-de-sac meet city standards

16.15.020: STREETS AND PATHS TO CONFORM WITH PLAN:

The alignment of arterial and collector streets and multiuse paths must conform as nearly as possible with that shown on the adopted transportation and trails elements of the city's adopted comprehensive plan. (Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Infill development, so some flexibility is expected. Sidewalks provided per standard.

16.15.030: CONTINUITY OF STREET AND PATH NETWORK:

The street and multiuse path layout must provide for the continuation of existing principal streets and trails in adjoining subdivisions. The layout must provide for future continuation of streets and trails into areas which are not presently subdivided. (Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

N/A

16.15.040: STREET ACCESS TO BODIES OF WATER:

Unless topography or conditions prevent, subdivisions bordering on a navigable lake or river must be provided with at least one right of way not less than sixty feet (60') wide to the low water mark of the water body at one-eighth ($\frac{1}{8}$) mile intervals as measured along such body of water. (Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

N/A

16.15.050: LOCAL STREET DESIGN:

Local streets which serve primarily to provide access to abutting property only must be designed to discourage through traffic. (Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

N/A

16.15.060: DEAD END STREET AND CUL-DE-SAC DESIGN:

Streets designed to have one end permanently closed or in the form of a cul-de-sac can be no longer than four hundred feet (400') and must be provided at the closed end with a turnaround having a minimum right of way radius of not less than fifty feet (50') or with "Y" or "T" permitting comparable ease of turning. Pedestrian walks as specified in section [16.15.150](#) of this chapter must also be installed at the end of cul-de-sacs with reverse frontage lots. (Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Cul-de-sac is <400' from 17th St. Sidewalks provided to all lots fronting cul-de-sac and shared driveway.

16.15.070: ACCESS RIGHTS ON LIMITED ACCESS STREETS:

Streets designated in the transportation plan as "limited access" must have abutter's rights of access waived on the final plat. (Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

N/A

16.15.080: STREET ALIGNMENT:

Connecting street centerlines, deflecting from each other at any one point more than ten degrees (10°), must be connected by a curve of at least one hundred foot (100') radius for local streets and at least three hundred foot (300') radius for collector and arterial streets. A tangent at least one hundred feet (100') long shall be introduced between curves on arterial streets. (Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

N/A

16.15.090: INTERSECTION DESIGN:

Street intersections must be as nearly at right angles as is practicable. Approach angles must not be more than fifteen degrees (15°) from a right angle. Street intersection centerline offsets will not be allowed. Where centerline offsets are unavoidable they must be offset by a minimum of one hundred twenty five feet (125'). (Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Every attempt was made to align with Stiner by placing the street as far north as possible. Better alignment could be achieved if a slight deviation from the street design were allowed. Typically a developer would be required to construct their half-width and the remaining half-width would be the responsibility of the adjacent land owner (in this case, properties to the north). This is not possible until redevelopment to the north occurs.

16.15.100: STREET GRADES:

Streets must conform closely to the natural contour of the land. However, grades must be not less than thirty one-hundredths percent (0.30%) on any street and not more than eight percent (8%) for any streets or as otherwise determined by the city. Changes in grades greater than one percent (1%) must be connected by vertical curves. (Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

The grades have been designed several times and it has been demonstrated that grades are less than 8%. A grading plan can be provided if the subdivision is approved but we held off in case the commission throws us another curveball.

16.15.110: RIGHT OF WAY WIDTHS:

A. Street right of way widths must comply with the transportation element of the city's adopted comprehensive plan, but will not be less than:

1. Arterials: One hundred feet (100').
2. Collectors: Seventy feet (70').
3. Local streets: Fifty five feet (55').
4. Rural streets: Fifty feet (50').

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

met

B. A street right of way lying along the boundary of a subdivision may be dedicated one-half ($\frac{1}{2}$) the required width where there exists a dedicated half street right of way on the adjoining plat. The city may require the other half be dedicated on the proposed plat to make the street right of way complete. When construction of an adjoining street is required as a condition of plat approval, the developer will be required to obtain the necessary right of way from the adjoining properties, at the developer's cost. (Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Not possible

16.15.120: PRIVATE INFRASTRUCTURE EASEMENTS:

Easements for private infrastructure such as electricity, gas, communication, and fiber must be provided adjacent to the right of way and must be of sufficient width to accommodate the intended use. (Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Will be provided

16.15.130: WATERCOURSE EASEMENTS:

Where a subdivision is traversed by a watercourse, drainageway, channel or stream, the developer must make provision to accommodate the off site flow. Any alteration to the watercourse may not result in an increase in either volume or velocity of flow to the downstream property. Drainage easements must be granted to the upstream properties. (Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

N/A

16.15.140: BLOCK LENGTH:

A. In general, blocks shall be as short as is reasonably possible, consistent with the topography and the need for convenient access, circulation, control and safety of street traffic, and type of land use proposed, but, ordinarily, block lengths shall not exceed the following standards as measured from centerline to centerline of through intersecting streets:

1. Six hundred foot (600') block length in all residential zones;
2. One thousand foot (1,000') block length for commercial and manufacturing districts. (Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

N/A

16.15.150: MIDBLOCK WALKWAYS:

A pedestrian access easement or tract must be provided at the end of cul-de-sacs or closed end streets and at the approximate midpoint of any block exceeding six hundred feet (600') in length, or in any block of lesser length where such a crosswalk is deemed essential by the city engineer to provide circulation or access to surrounding neighborhoods, schools, playgrounds, shopping centers, transportation lines and other community facilities. The required access easements or tracts must be a minimum of fifteen feet (15') wide and contain a paved path at least eight feet (8') wide. (Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

N/A

16.15.160: LOT FRONTAGE AND ACCESS:

A. Each lot must have frontage on a public street sufficient to provide legal access or as prescribed in the zoning ordinance, whichever is greater.

B. Lots may front, and access from, private driveways if one of the following conditions are met:

1. Residential lots served by common parking and driveways may front and access from a private driveway situated in a separate tract dedicated on the final plat. Driveways for single-family residences may not serve more than five (5) lots.

2. Commercial lots that are served by common parking and driveways (i.e., shopping centers) may be accessed by easements or separate tracts dedicated on the final plat.

C. Private driveways may not provide access through the parcel to another street. They can be looped or dead end only. Private driveways must meet the design requirements of section [17.44.280](#) of this code and the currently adopted fire code.

D. Prior to the issuance of building permits a maintenance agreement must be recorded on each affected lot detailing the expected life cycle and maintenance costs for the driveway and defining the pro rata share for each lot. (Ord. 3560, 2017; Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

The plan shows adequate frontage of 50' and common driveway for the eastern 2 lots

16.15.170: LOT SIZE:

Lot widths and areas must conform with the requirements of the zoning district and any zoning overlay district in which the lot is located, except that corner lots for which side yards are required shall have extra width to permit appropriate setbacks from and orientation to both streets. Lot depths must be suitable for the land use proposed. (Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

All lots are > 5,500 sq ft

16.15.180: DOUBLE FRONTAGE LOTS:

A. Residential lots that have street frontage along two (2) opposite boundaries are not allowed except for reverse frontage lots which are essential to provide separation of residential development from traffic arteries, or to overcome specific disadvantages of topography and orientation.

B. For such lots, in order to improve the visual quality of the streetscape, and to provide adequate protection from the street, landscaped buffer areas must be provided along single-family residential lots whose property lines are adjacent and parallel to collector and/or arterial streets.

1. Perimeter Landscape Buffer:

a. The buffer must be located outside of any planned future right of way, and should not be used for future roadway improvements.

b. The width of the buffer along arterial streets must be a minimum of thirty feet (30'). The width of the buffer along collector streets must be a minimum of twenty feet (20'). Where a subdivision requiring a buffer is less than five (5) acres in size, and located in a developed area where existing subdivisions without buffers abut the adjacent streets, the planting strip must be at least ten feet (10') in width.

c. Buffer zones must be dedicated on the final plat as tracts.

2. Buffer Design Standards: The design of the buffer must comply with the following standards:

a. Landscaping, as used herein, must include as a minimum, grass, native and other drought resistant vegetation and street trees as required by the city. Nonvegetative materials, such as decorative rock, bark, and permabark, may not be used in lieu of landscaping. However, nonvegetative material may be used to augment the landscape or around the base of shrub groupings or flowerbeds as long as the coverage does not exceed twenty percent (20%). The use of bark or other loose material shall be designed or located to keep the bark from being blown onto the paved path.

b. The twenty percent (20%) limitation on nonvegetative material does not apply if the landscape is designed by a licensed landscape architect and the nonvegetative material is used to complement or visually enhance the vegetative material.

c. A permanent irrigation system must be provided for all landscaped areas. The use of hose bibs on the exterior of existing or proposed structures is not an acceptable method of landscape irrigation, unless the landscaped area is adjacent to the existing or proposed structure. All irrigation systems and landscaped areas must be designed, constructed, operated, and maintained so as to promote water conservation and prevent overflow or seepage into adjacent streets or sidewalks/trails.

3. Maintenance: The developer is required to form a property owners' association prior to final plat, with said buffers to be owned and maintained by a perpetual property owners' association. Alternatively, if the subdivision has only one lot fronting on a collector or minor arterial, a homeowners' association will not be required for the maintenance of the greenbelt if a nonrevocable covenant, approved by the city, is recorded against the property fronting the greenbelt memorializing the obligation.

4. Completion Time:

a. All improvements required by this section must be installed prior to final plat approval or occupancy of a building subject to development review.

b. The planning director may authorize a delay in the completion of planting during the months of October through March. Should a delay be granted, a bond or other sufficient security, approved by the city attorney, equal to one hundred fifty percent (150%) of the costs of landscaping, must be provided by the owner/developer and held by the city until the required landscaping is complete. No final certificate of occupancy will be issued until the landscaping is complete. (Ord. 3485, 2014)

Does this Subdivision Design meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

N/A

CHAPTER 16.40

SUBDIVISION IMPROVEMENT STANDARDS

16.40.010: GENERALLY:

Developers seeking final plat approval must first design and install the subdivision improvements required by this chapter and titles 15 and 17 of this code or secure the completion of the required improvements as allowed by [chapter 16.45](#) of this title. Improvement design must be completed by an engineer licensed by the state of Idaho and submitted to the city engineer for approval prior to construction and final plat approval. All improvements must be constructed under the supervision of the design engineer in a manner that complies with the city's construction standards. (Ord. 3485, 2014)

Does this Subdivision Improvement meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Plans are being created by a licensed engineer and will be reviewed by city engineer

16.40.020: CAPACITY AND DIMENSIONS OF UTILITIES TO PROVIDE FOR FUTURE DEVELOPMENT:

The capacities and dimensions of water, sewerage, drainage and street facilities must be adequate to provide for the future needs as identified in the approved utility master plans. The city may share in the cost of these improvements to the extent of the difference in cost between the capacities needed to serve the subdivision and the capacities required to serve the vicinity. (Ord. 3485, 2014)

Does this Subdivision Improvement meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Previous submittals indicated appropriate sizing of water and sewer. The same is being provided in this submittal. Predevelopment meetings also provided guidance for sizing requirements.

16.40.030: STREET WIDTHS:

A. All streets must be improved in accordance with the following schedules of widths, measured from the inside edge of opposite curbs. Street widths must also conform to the requirements of the currently adopted fire code.

Class Of Street		Width Of Street
Class Of Street		Width Of Street
Arterial		64 feet minimum
Collector		40 feet minimum
Local streets:		
	Primary frontage	32 feet minimum
	Secondary frontage, parking 1 side	28 feet minimum
	Secondary frontage, no parking	24 feet minimum
Cul-de-sac		50 foot radius
Rural minor access		24 feet minimum

Does this Subdivision Improvement meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

28' per recommendation from commission and staff

B. Existing improved streets lying along the boundary of a subdivision but not improved to city standards, must be improved by the developer to the center of the street. New unimproved streets adjacent to a subdivision must be improved by the developer to the required full width if the subdivision will directly access the street or use it for ingress or egress.

C. As an alternative to installing improvements on existing streets the developer may/shall pay to the city, in lieu of said improvements, money in an amount equal to one hundred ten percent (110%) of the estimated present cost of such improvements. The estimate must be approved by the city engineer. This alternative may be utilized if in the opinion of the city engineer the following conditions are met:

1. The improvement of a street lying along the boundary of a subdivision would create drainage problems due to difficulties matching the existing centerline profile to the future curb profile; or
2. The improvement of the street only would create a significant traffic hazard; or
3. Significant excavation of the street is scheduled in the immediate future for purposes of installing utility mains such as sewer or water. (Ord. 3485, 2014)

Does this Subdivision Improvement meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

City engineer required improvements on 17th. Developer agreed.
Full width is not possible due to existing structures/driveways

16.40.040: CURBS:

All streets must be improved at each edge of the roadway with portland cement concrete curbs constructed to city standards. (Ord. 3485, 2014)

Does this Subdivision Improvement meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Designed as such

16.40.050: SIDEWALKS:

Except for hillside subdivisions, all streets must be improved with sidewalks constructed to city standards. Installation must be completed prior to the issuance of any building permits or final subdivision plat approval except as may be allowed by chapter 16.45 of this title. (Ord. 3485, 2014)

Does this Subdivision Improvement meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Designed as such

16.40.060: GUTTERS AND STORM SEWERS:

Surface drainage from streets and other areas must be disposed of through an adequate system of gutters and storm drainage facilities designed and constructed to city standards. (Ord. 3485, 2014)

Does this Subdivision Improvement meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Designed as such

16.40.070: SEWER CONNECTIONS:

All subdivision lots must be connected to the city's sewage collection system. The sewer mains and laterals must be designed and constructed in accordance with the requirements of the city and the Idaho department of environmental quality. (Ord. 3485, 2014)

Does this Subdivision Improvement meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Will be designed and installed in accordance with these standards

16.40.080: WATER MAINS AND FIRE HYDRANTS:

All subdivision lots must be provided with a potable water distribution system. The water distribution system must be designed and constructed in accordance with the requirements of the Idaho department of environmental quality and must also conform to the following:

- A. One fire hydrant must be installed at each street intersection. Intermediate hydrants must be placed as directed by the fire department where distances between intersections exceed three hundred feet (300'). In no case will the number of hydrants in an area be less than that required by the currently adopted fire code.

Does this Subdivision Improvement meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Will be designed and installed in accordance with these standards

- B. Water mains and hydrant laterals shall be of sufficient size and design to provide the minimum required fire flows specified in the currently adopted fire code. In no case will any water main or lateral supplying a fire hydrant be of less than six inch (6") inside diameter when part of a looped system and not less than an eight inch (8") diameter main if the system is not looped or the fire hydrant is installed on a dead end main exceeding three hundred feet (300') in length. Dead end mains shall not exceed six hundred feet (600') in length for main sizes eight inches (8") in diameter or less. (Ord. 3485, 2014)

Does this Subdivision Improvement meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Will be designed and installed in accordance with these standards

16.40.090: STREET NAME SIGNS:

Street signs designed to meet city standards must be installed at each intersection for convenient identification of streets. (Ord. 3485, 2014)

Does this Subdivision Improvement meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

One street post and the appropriate street signage will be provided

16.40.100: TRAFFIC CONTROL SIGNS AND DEVICES:

Pavement markings and traffic control signs, including, but not limited to, stop signs, yield signs, and speed limit signs designed in accordance with the most recent edition of the "Manual On Uniform Traffic Control Devices" must be installed by the developer. (Ord. 3485, 2014)

Does this Subdivision Improvement meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Yes

16.40.110: UNDERGROUND CONDUIT:

Underground conduit must be installed by the developer to each lot for private utilities such as telephone, electricity and cable television when those utilities are required by the city to be installed underground. (Ord. 3485, 2014)

Does this Subdivision Improvement meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Designed as such

16.40.120: MONUMENTS:

Monuments must be installed as follows:

- A. Boundary Line and Lot Corners: Monuments for boundary line and lot line corners must conform to the requirements of Idaho Code section 50-1303.

Does this Subdivision Improvement meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Johnson Surveying is the surveyor of record. Code will be followed

- B. Street Centerline: Monuments must be placed at the centerlines of all streets, at intersections, all angle points, all points of curvature, all points of tangent on street centerlines, and the radial points of cul-de-sacs. All monuments must be a minimum of five-eighths inch by thirty inch ($\frac{5}{8}$ " x 30") iron rod with a durable metal cap. Other methods of monument construction may be used if approved by the city engineer. (Ord. 3485, 2014)

Does this Subdivision Improvement meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Johnson Surveying is the surveyor of record. Code will be followed

16.40.130: RECORD DRAWINGS:

Record drawings, stamped and signed by the design engineer, certifying that all required improvements are in place and were constructed as shown on the drawings must be submitted to the city engineer prior to acceptance of the improvements and issuance of any certificates of occupancy. (Ord. 3485, 2014)

Does this Subdivision Improvement meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Understood

16.40.140: COMPLETION REQUIRED FOR BUILDING PERMIT ISSUANCE:

Building permits will not be issued for lots in the subdivision until all sewer and water facilities have been completed and approved in accordance with the requirements of this chapter, all access roads have been installed and made serviceable and the final plat has been recorded. In addition, property monuments shall be set on the lot prior to issuance of a building permit. No certificate of occupancy shall be granted prior to the completion and acceptance of all of the public improvements by the city council.

Does this Subdivision Improvement meet or not meet this standard?

Detailed explanation of how or how not the subdivision plat meets this standard

Understood

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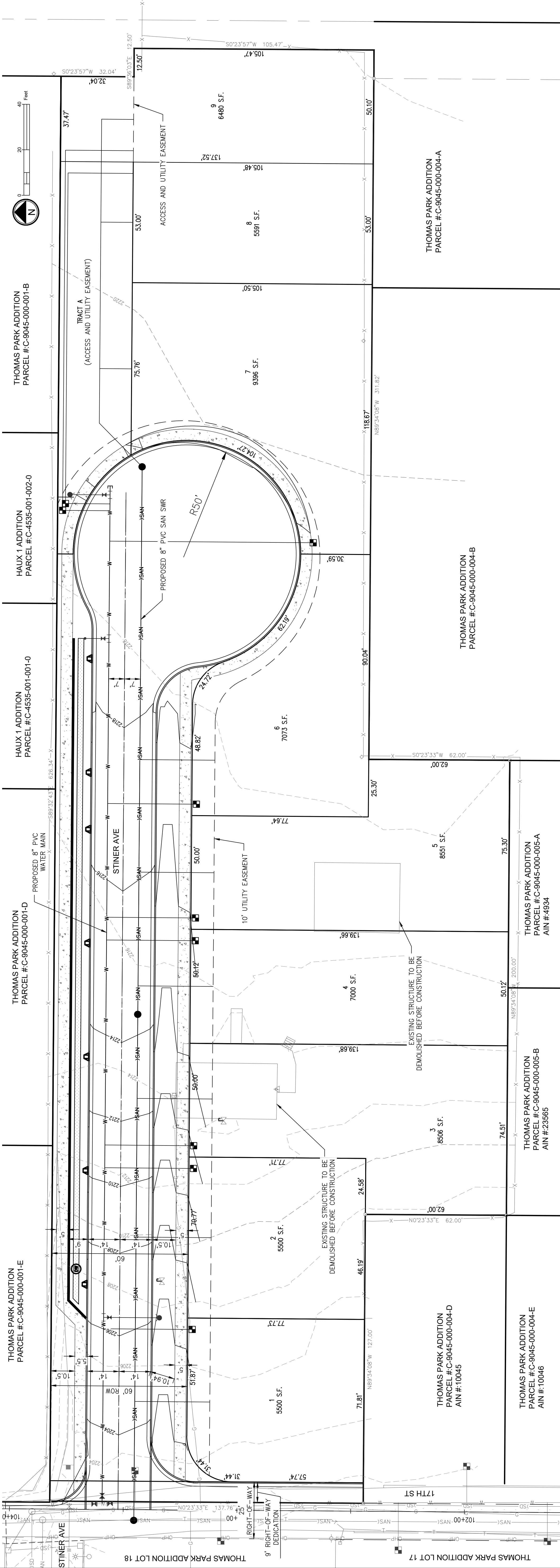
Preliminary Plat

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KAUFMAN ESTATES PRELIMINARY PLAT

THOMAS PARK ADD, LT 3, N 13 FT-LT 4, PTN VAC ST, TAX#10044 IN LT 4
LOCATED IN THE SW QUARTER OF SEC. 06, T.50N., R.3W., B.M.,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

TODD KAUFMAN
3389 E HARRISON AVE
COEUR D'ALENE, ID 83814



NOTES

- 1) ALL DIMENSIONS ARE MEASURED TO FACE OF CURB WHERE CURB IS PRESENT
- 2) ALL SIDEWALKS ARE 5' WIDE

PROJECT INFORMATION

EXISTING ZONING: R-12
PROPOSED ZONING: R-12
TOTAL NET ACREAGE: 2.294 ACRES
PROPOSED NUMBER OF LOTS: 9
MINIMUM LOT SIZE: 5,500 SF
MAXIMUM LOT SIZE: 9,396 SF
AVERAGE LOT SIZE: 7,066.33 SF
9 PROPOSED LOTS (14 UNITS MAXIMUM)
PROPOSED DENSITY: 3.923 LOTS/ACRE (6.103 UNITS/ACRE MAXIMUM)

MINIMUM SETBACKS:

REAR: 25'
SIDE: 5' AND 10' ALTERNATING
FRONT: 20'
STREET SIDE: 10'

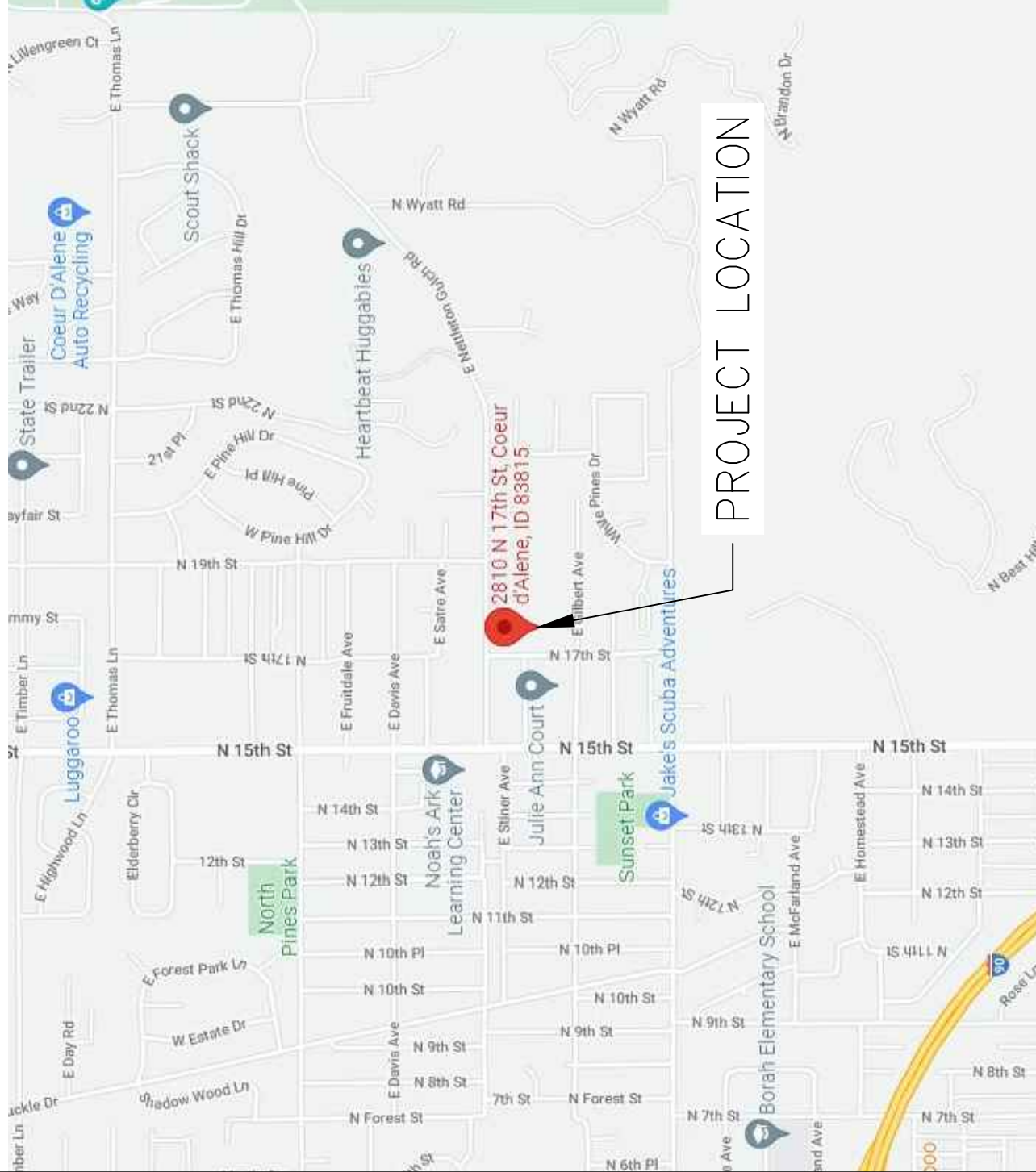
LEGEND OF PROPOSED FEATURES

---	2210	---	EXISTING GROUND CONTOUR
---	2210	---	FINISHED GRADE CONTOUR
---	---	---	UTILITY EASEMENT
---	---	---	CENTERLINE
---	---	---	EDGE OF PAVEMENT
---	---	---	WATER MAIN
---	---	---	SANITARY SEWER MAIN
---	---	---	BUILDING SETBACK LINE
---	---	---	WATER TEE
---	---	---	WATER GATE VALVE
---	---	---	FIRE HYDRANT
---	---	---	WATER METER
---	---	---	SANITARY SEWER MANHOLE
---	---	---	DRYWELL

LEGEND OF EXISTING FEATURES

---	---	---	PROPERTY BOUNDARY
---	---	---	RIGHT-OF-WAY
---	---	---	EDGE OF PAVEMENT
---	---	---	EDGE OF CONCRETE
---	---	---	EDGE OF GRAVEL
---	---	---	STORM DRAIN
---	---	---	SANITARY SEWER MAIN
---	---	---	WATER MAIN
---	---	---	FENCE
---	---	---	GAS LINE
---	---	---	OVERHEAD POWER LINE
---	---	---	COMMUNICATIONS LINE
---	---	---	WATER METER
---	---	---	CATCH BASIN
---	---	---	COMMUNICATIONS PEDESTAL
---	---	---	POWER POLE

○	SANITARY SEWER MANHOLE
○	STORM DRAIN MANHOLE
□	CALCULATED PROPERTY CORNER
○	FOUND 8" REBAR NO CAP
◇	FOUND 3" REBAR NO CAP
□	GAS VALVE
△	POWER METER
⊠	HOSE BIB
⊠	MAILBOX
○*	STREET LIGHT
⊠	WATER GATE VALVE



PROJECT LOCATION




KAUFMAN ESTATES

2810 N 17TH ST
COEUR D'ALENE, IDAHO

PRELIMINARY PLAT

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PUBLIC COMMENTS

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Hello,

My name is Amber Hicks and I live with my husband and son at 1702 E. Gilbert Ave. at the corner of Gilbert & 17th near the proposed “Kaufman Estates” project. The reason I’m writing today is to share my deep concern for the proposed PUD Mr. Kaufman has planned for my neighborhood. Concerns that are rooted in safety issues for the many children who live in this neighborhood, for the rights that will be taken away from some of my neighbors if this PUD is allowed, and for the door this PUD would open to pushing out our long-term renters and residents in our community in favor of short-term vacation rentals built as “infill projects” by investors.

My husband and I are long-time Idahoans – we met at the University of Idaho, my husband grew up in Sandpoint, we lived in Kellogg for a number of years and moved to Coeur d’Alene seven years ago before buying this home on East Gilbert over four years ago. Coeur d’Alene has always been our end goal for where we wanted to plant roots and raise our family. We were fortunate enough to snag this home as our “starter home” just before COVID and the housing market boom in our area. For three years prior, we’d walk most evenings through the Best Ave. neighborhood and cut through on 17th to return home. We loved the feel of the neighborhood walking here – the minimal traffic, kids playing outside in the street (riding their bikes, playing basketball, playing catch with a baseball), and the close proximity to town and schools. When our Gilbert house went on the market, we were instantly drawn to it because it’s not part of a HOA, it has a large fenced yard with mature fruit trees on about .2 acre, and is surrounded by dead end streets which made it feel as if traffic would never be something to worry about. **Not to mention it’s an established neighborhood** – we liked that each home is unique (not cookie cutter townhomes) and we knew what we were getting because the community has been here for decades. The neighbors we have met here over the past four years have all shared the same sentiment – neighbors who have young families and have chosen to plant long term roots here, just like us.

Then came Mr. Kaufman’s purchase of the land on 17th and his proposal for a PUD that would bring 18-24 units to our quaint, quiet neighborhood. 18-24 units that would realistically bring with it 36-48 additional vehicles (at 2 cars per unit) funneling out through the 17th alley to access 15th Street by way of Steiner or Gilbert avenues. All of this in place of a single-family residence that currently stands there.

I don’t know if you’ve walked the streets in our neighborhood, but we have no sidewalks (nor can they be established because our streets are too narrow) and our intersections are not regulated with stop or yield signs directing traffic. This means adults and children alike ride their bikes, walk, and run on the streets around the copious amounts of parked cars, boats, and trailers that seem to use our streets for long-term storage. Our little neighborhood is not equipped to absorb this excessive increase in traffic without putting our residents’ safety at risk. At the corner of 17th and Gilbert alone, I have counted over 10 children under the age of 10 who live here, not including those who live closer to 15th or attend the daycare that is just three lots west of us on Gilbert. 17th “street” is an alley at best... the neighbors who live there use that alley for parking at their own residence, as do their landscapers and other service providers, **which they will no longer be allowed to do if this PUD is approved.** They’ll lose their right to park at home in front of their house and be forced to relocate their vehicles to Gilbert or Steiner, likely in front of my home where my son and I play basketball together, or where the 8-10 other kids residing here ride their bikes with one another... And there will be nothing we can do about it.

I urge you to take a look at this bulleted list I’ve compiled which pairs 3 parts of our city’s Comprehensive Plan with why Mr. Kaufman’s proposal is not a “fit” for our neighborhood. These are all things I have spoken on at the last two town hall meetings in regard to the Kaufman Estates proposal, but they are worth repeating:

1. 2042 Comprehensive Plan Place Type: Place Type 1: Compact Neighborhood.

A Compact Neighborhood is defined as a place of medium density residential areas where there is an established street grid **with bicycle and pedestrian facilities** (facilities we do not have). A Compact

Neighborhood development is one that is typically comprised of single-family residences, duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts. (Ours is largely single-family residences and duplexes, with only a few town homes.) Supporting uses typically include neighborhood parks, recreation facilities, and parking areas (and we are sorely lacking in recreation facilities or safe walking/biking paths for pedestrians, especially if you're considering allowing 18-24x the amount of units than what currently exists on the lot in question).

2. 2024 Comprehensive Goal CI 2: **Maintain a high quality of life for residents...** that make Coeur d'Alene a great place to live and visit.

How do we do this? We ensure the north Idaho lifestyle can continue to be lived out in our neighborhoods. What does that look like? Promoting active lifestyles; enjoying our outdoors; preserving our natural features of our surrounding landscapes; protecting wildlife. Our neighborhood is full of people who are active, who enjoy the outdoors each day by walking or running our neighborhood streets, and we enjoy the deer, turkeys, and other wildlife that frequent our yards. We are trying to preserve and protect the old growth fruit trees that are remnants of the orchards that once filled these parcels before they were subdivided. We grow organic gardens and are grateful for all that we have. These things and our friendly neighbors who look out for one another are what make Coeur d'Alene a great place to live and visit! Our beautiful trees, our green lawns, our parks and access to public lands. So much of this resides on Nettleton Gulch which is adjacent to this subject property. Allowing an infill project of this nature to our neighborhood opens the door to this development taking over the parcels on Nettleton Gulch and driving out the larger acreage single-family residences that embody so much of what we love about north Idaho – not having our homes stacked on top of one another and freedom to do as we please with the architectural style and landscaping (no HOA CC&Rs, for example).

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

We have this now! Our neighborhood/community is friendly, welcoming, and supportive of one another. I know most of my neighbors and their children. Our kids play together, we have dinners and BBQ's together. It's the small-town feel most of us grew up with and wanted to raise our children in. But that small-town feel is at risk with every new twin home/town home that is built – it is not the duplexes that are becoming short term vacation rentals so much as it is the town homes and twin homes being proposed by Kaufman Estates.

We know because we've watched it play out at the corner of East Gilbert and 15th Street – two single-family residences were taken out to put in three town homes. Those town homes are now short-term vacation rentals which means we no longer know our neighbors... people come and go all the time and we don't have a chance to get to know them or know whether to be concerned about them. My safety concern for our kids is that Kaufman's proposed twin-home model for this PUD will bring more of the same – investor buyers who don't live in the area and realize they can make more on high-priced nightly or weekly vacation rentals than they can by renting long term to Coeur d'Alene residents. I believe this is a pivotal moment for us to define what kind of city Coeur d'Alene wants to be – one for the tourists or one where you can actually live and work here! Our neighborhood as it stands right now is full of people who work in Coeur d'Alene or Post Falls. We are active in our community, we volunteer on school boards, some are firefighters or paramedics... Are we ready to trade all this in to cater to out of town tourists??

3. 2024 Comprehensive 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 expands on this to state: Support efforts to **preserve existing housing stock and provide opportunities for new affordable and workforce housing.**

This infill project Mr. Kaufman is proposing will not cater to this goal and objective stated by our city. It will not be young families, working class or low/fixed income individuals snatching up these twin homes when they become available. He has already stated to a group of our neighbors in meetings outside of the Town Hall discussions that he will sell them to whoever puts the most cash on the table. He's not intending to hold these properties for his employees as he'd lead the public to believe or for families to buy their starter homes at an affordable price. You mark my words – if we allow these buildings to go in it will be out-of-area investors snatching them up and converting them to short-term vacation rentals because of our close proximity to town and amenities.

Mr. Kaufman threatened at the last meeting that he'd "just throw duplexes" on this lot instead of twin homes if the Planning Commission didn't rule in his favor that evening, but I don't see that as the threat he intends it to be and here's why: You want to know who's shopping for duplexes in my neighborhood? My friends who live locally, have young families, and are in their late 30's or 40's. In fact, one such duplex that is behind my house on Haycraft just sold this year to a young couple who welcomed their first child recently – they live in one half of the duplex and the wife's mother lives in the other half. The duplex next door to me houses a single, older male in one side and a young family on the other. Both are long-term renters who have been here almost as long as we've been homeowners here and they aren't planning to vacate anytime soon. The duplex across the street from me has a single woman on one side and a young family on the other, also long-term renters who have been on our street longer than we have been here. And you know who owns that one? A younger man who grew up with my next-door neighbor. Not an out-of-town investor, but someone who knows one of the neighbors, knows their kids, and has a vested interest in making sure his renters are good people. I'll take these kinds of neighbors in duplexes over vacation renters in town homes and twin homes any day! **This is the Coeur d'Alene I bought into on Gilbert. This is the "fit" we are looking for in this particular neighborhood!**

In conclusion:

This matter has been brought before our Planning Commission not once but twice for consideration. In each meeting, **the Commission unanimously agreed that the proposed development by Mr. Kaufman was not compatible with the location, setting, and existing uses of adjacent properties in our neighborhood.** They determined that it was not a good fit and suggested that changes be made to the plans before moving forward with development to better suit our neighborhood, yet he's pushing forward with an appeal anyway in hopes our City Council will overturn their decision. Our neighbors are not unreasonable on this matter, we have been nothing short of professional and understanding when conversing on this issue. We have had multiple meetings with Mr. Kaufman and his affiliates in an effort to find some common ground and to voice our concerns, but he was firm in what he wanted. We proposed alternatives that still allowed for multiple dwelling units that more closely resembled the density and design of the adjacent properties but he wasn't having any of it. We hold no ill will toward Mr. Kaufman or this development, and we know that growth and change are unavoidable, we just want to protect our rural neighborhood and ensure developments and infill projects are adding to and not detracting from the values of those properties surrounding it; that they're not infringing on the safety of our children or the rights of our neighbors. We also want to ensure our public infrastructure can support the planned development without unnecessarily encumbering those around it. **An infill project emptying out onto an alley instead of a main road is not what is good or is right for our neighborhood. Please encourage Mr. Kaufman to reconsider his building plans to allow for a more appropriate population density that can be safely absorbed by our existing streets and infrastructure.**

Thank you for your time,
Amber Hicks

From: Polak, Chad M
To: [CLARK, TRACI](#)
Subject: FW: NOTICES OF PUBLIC HEARING S-1-24 & PUD-1-24 & S-2-24 PLANNING & ZONING COMMISSION MEETING APRIL 9, 2024
Date: Monday, March 25, 2024 8:33:44 AM
Attachments: [image001.png](#)
[S-1-24 public notice.pdf](#)
[PUD-1-24 & S-2-24 public notice.pdf](#)

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Good Morning Traci,

Based on the location of the above project, there is no impact to the YPL ROW or pipeline.

Sincerely,

Chad M. Polak
Agent, Real Estate Services
O: (+1) 303.376.4363 | M: (+1) 720.245.4683
3960 East 56th Avenue | Commerce City, CO 80022
Phillips 66

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Friday, March 22, 2024 11:32 AM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: [EXTERNAL]RE: NOTICES OF PUBLIC HEARING S-1-24 & PUD-1-24 & S-2-24 PLANNING & ZONING COMMISSION MEETING APRIL 9, 2024

This Message Is From an External Sender

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Greetings,

Attached is a copy of the public hearing notices for the next P&Z Commission Meeting

Tuesday April 9, 2024.

If you have any comments, please let me know.

Traci Clark
Planning Department, City of Coeur d'Alene
Administrative Assistant

208.769-2240
tclark@cdaid.org



From: Donna Phillips
To: [CLARK, TRACI](#)
Subject: RE: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON JULY 9, 2024
Date: Tuesday, June 25, 2024 9:51:51 AM
Attachments: [image001.png](#)

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Good Morning,

Thank you for the opportunity to provide comments. The City of Hayden has no comments on the three public notices provided. 😊

Donna

Donna Phillips
Community Development Director
(208)209-2020
dphillips@cityofhaydenid.us

Please check out the City's new Website at <https://www.cityofhaydenid.us/> and let us know what you think. Thank you. 😊

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Thursday, June 20, 2024 2:46 PM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: FW: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON JULY 9, 2024

Greetings,

Attached is a copy of the public hearing notices for the next **Planning & Zoning** Meeting on **Tuesday July 9, 2024.**

If you have any comments, please let me know.

Traci Clark
Planning Department, City of Coeur d'Alene
Administrative Assistant

208.769-2240
tclark@cdaid.org



From: Gayla Chapman
To: [CLARK, TRACI](#)
Subject: 2810 N. 17th. St.
Date: Monday, May 6, 2024 11:17:03 AM

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I understand there will be duplexes being built on 17th St. and I must say I have a strong opposition to the proposed housing development.

I understand the need for housing in our city, but I believe that this project would have a detrimental, and negative impact on our neighborhood.

First of all, I believe that this type of housing will increase the population density leading to increased traffic congestion, and noise pollution. Of course the traffic and safety of pedestrians are major areas of my concern in an already congested area. Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development could lead to increased crime and other negative social effects. It would also drastically alter the aesthetic of our area, not to mention multi-family dwellings creating or exacerbating a situation that will cause our school concurrency to fail for future proposals or approved plans and strain on our schools, classroom sizes, after school programs, buses, and so forth which are already over their capacities.

As said I am deeply concerned about the impact this development would have on property values in the surrounding area as it could result in a decline in property values, making it difficult for current residents to sell their homes if desired.

Gayla Stiner
3114 N. 17th St.



Virus-free. www.avast.com

From: Hillary Hallett
To: [CLARK, TRACI](#)
Subject: Nettleton Gulch Neighborhood
Date: Saturday, April 6, 2024 8:26:06 AM

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To whom it may concern

My name is Hillary Hallett

I live at 1902 E Nettleton Gulch Rd with my Husband and 4 kids. Kids are 17, 15, 7 and 4. We have 1.03 acres. We can see the proposed duplex property from 8 windows of our house. My 7-year-old daughter looking right at it.

My husband was relocated here for work in July from Portland Oregon. He was raised in Spokane and has wanted to get back to the area for 2 decades.

When looking for homes he noted how much CDA had changed.

Most houses that fit our large family were in the newer areas where houses are built on top of each other. With cars/boats/toys lining the street due to lack of garage space. We were not interested in ANY of these newer neighborhoods. We wanted the exact opposite.

Space.

Age diversity.

Neighbors who have time for a chat at the mailbox.

Neighbors who know my kids and can help watch out for them.

As they say it takes a village...

We paid extra to not be in one of these newer neighborhoods.

Most of the duplex/condos/townhomes have been built from 15th then West of 15th.

VERY FEW have been East of 15th up the gulch.

People have lots of property moving east up the Gulch.

Most of these people are older. Most of these people will be passing their property to family when they pass. This family won't want anything to do with this said property once all of this development begins. This will only create a haven for money-hungry developers. Please look at lot size and age of owner. The lady behind us is 94 years old and has an acre. This is very common here. People move to this neighborhood and don't leave. They/We love it here. Don't change this.

Development is going to happen. It doesn't have to be in a dense/money over matter way.

Nothing good comes from money over matter. Ever.

Please consider what can happen if you allow duplexes/twin homes to be built East of 15th. going West. It will change everything. It will change the relaxed feel of the Neighborhood.

This does not fit our neighborhood.

17th street is going to be a nightmare for everyone including the city. This is just a small part of the problem. Look at the schools. The bus routes. Safety for the kids. Safety for the elderly drivers.

Thank you for your time,

Hillary Hallett

360 907 5749

frostedvw@hotmail.com

1902 E Nettleton Gulch Rd

Coeur d'Alene, ID 83815

From: Jessica Steidl
To: [CLARK, TRACI](#)
Subject: Todd Kaufman Estates
Date: Thursday, March 28, 2024 4:08:00 PM

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To whom it may concern,

This is my 3rd email addressing my concerns over this subdivision. As long as he is asking for density that fits in the zoning we are obviously in agreement. Anything above that we ask that you deny. He has already started work on the lot so hopefully, he has decided to stay within the zoning density.

Thanks

--

Jessy Steidl
Associate Broker
Realty Plus Inc.
Mobile 208-290-5582
Office 208-263-1979
Search the entire MLS at
www.realtyplussandpoint.com

In Washington:
Steidl Real Estate Services
208-290-5582

From: John Jaklich
To: [CLARK, TRACI](#)
Subject: Kaufman Estates
Date: Monday, June 3, 2024 3:24:10 PM

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Dear Traci Clark,

Because of age/disability and illness, Pauline Jaklich and I, John, have not been able to attend the meetings as we first did when the Kaufman estates were presented to us two years ago. Please bear with me as I try to convey some of my current thoughts regarding this issue. I am merely speaking for myself and what this whole development has done to me.

Since the beginning of this Kaufman project planned for N. 17th st., Mr. Kaufman has never once made any omissions or concessions to the residence around his project. He has never tried to blend in, to assimilate, or to compliment the existing neighborhood. He recently complained about "not being informed" about neighborhood plans to curb his type of project in our natural environment. He certainly did not make any effort to inform us in the beginning of his project. The first time anyone knew of his presence in the neighborhood was when he was bulldozing down the trees and buildings. We had to hear the news of his project from the driver of the bulldozer.

He has since accused us, blamed us for costing him time and money, blamed us for getting in his way, blamed the planning commission, insulted our intelligence, tried to embarrass us, did not hesitate to intimidate us, ridicule us, humiliate us, and even lied to us.

He has never said or done anything that would show he wanted to blend in, be compatible, or become part of the existing neighborhood; he certainly did not attempt to contribute to the quality of our lives or the values of our properties.

He has demanded we make concessions for him. He was accused us of being unreasonable, of blowing smoke, of blocking his progress.

He never provided anything that would indicate he wanted to be compatible with our neighborhood...he has demonstrated he is on the take and we are going to surrender to his demands or he will bulldoze us out of the way.

In fact, he has made it quite clear that, "we are in his way" and he wants to replace us...he himself said so. He wants to push us out of the way to create his fiasco of an overcrowded, transient neighborhood; which will inevitably cost the city more

money and resources to manage. He has no intention of working with us, of becoming part of our neighborhood.

I have spent a lot of time and money trying to create a thicker privacy buffer between his property and mine by planting more bushes and trees. This alone has cost a lot of time, money, physical efforts, pain and anxiety for me.

However, I am extremely concerned that his manner of approach; the bully tactics, which began with his initial introduction to his project, is going to continue throughout the building and managing his project, by getting far worse than it has been. From what he has demonstrated so far, I am afraid he may continue with the same threatening disrespect and contempt for us, when he actually starts building his subdivision. Is he going to barge right into our properties to take every inch he thinks he deserves? Will he manage his completed projects with the same threatening demands to all of the surrounding home owners expecting us to sacrifice? Are we going to be expected to spend time and money to provide concessions to him?

Is Mr Kaufman going to spray herbicide along his fence line causing the herbicide drift to kill off our organic fruit trees, berries, herbs, vines and gardens? Is Mr. Kaufman going to break down our north fence line so he can build a low, eyesore fence that will be inadequate to conceal the monstrosity of his project while destroying our privacy and security? I've tried to create some privacy so Pauline does not have to feel self conscious with people looking in or gaulking at her as she drives her wheelchair around the trails in the yard. Are we to assume that she is of no value anyway so people making us uncomfortable in our own yard is encouraged?

Mr. Kaufman has never come to us to present some complimentary plans that are compatible and pleasantly appealing to any of the surrounding neighbors. He has never offered any concessions to appease us or make his project easier to tolerate. He never asked, what can I do to make this blend into your neighborhood as well as increase the quality of the entire life of this unique community.

He will be ruining a good portion of our back yard which my wife, Pauline needs for her own health and peace of mind. We created this yard so Pauline can get out into nature and enjoy some of the wild without the intrusion of anyone making her feel uncomfortable while on her own property. We fenced the entire yard as a garden area and have food planted in every corner to provide wholesome, organic nourishment to our health and welfare.

Mr. Kaufman lives in the countryside. He won't be living within miles of this housing project. He gets to go into the mountains or go through his woods

anytime he needs a bit of rest and relaxation. Pauline is unable to take a day off and go into the forests. She can't get out for the weekend to enjoy nature. So, this yard is important to her health and peace of mind. For someone to heap such weighty burdens upon the elderly and disabled is really taking its toll on our health.

Mr. Kaufman demands concessions, demands rights, demands to take what he wants and build any way he wants... we are apparently of no value to him. While we pay the price in our own loss of health, loss of property values and loss of privacy, which includes the loss of years of hard work and money which it has taken to create an organic, natural refuge, Mr. Kaufman seems eager to destroy whatever he thinks is necessary to eliminate the tax paying residents around his plot, as well as pushing out the seemingly worthless disabled and elderly who have minded our own business as best as we could.

I am personally concerned about Mr Kaufman's bullying tactics coming right into the privacy of our own safety zone... I expect his threats to get personal and his contempt for our quality of life to be more openly and physically demonstrated against individuals whom he thinks are "in his way"... We have experienced his type before and it is costly to our health, pocket book and lifestyle. Are we to assume he will exercise self control regarding the the laws and community ethics? ... certainly not on the basis of our experiences with him so far. He has put me on the defensive with his verbal assaults and put me on guard; he has aroused some hyper-vigilant anxiety that makes me uncomfortable in my own yard when near his property while he is there. That might just be me, but, it is just as real as any enemy coming into our space.

Mr. Kaufman wants to be respected, esteemed and served... It would be far more advantageous to the City of Coeur d'Alene, if he were to respect, esteem and serve the existing tax paying citizens who actually live within the city limits, and who have build into this community for decades.

Mr. Kaufman has never even suggested doing anything to ease the transition to his subdivision that he is going to plant right in the middle of our own. Perhaps, if he puts up an 8' solid fence with 12' high, tightly packed, double row of mature evergreens 5' thick, that would help. Something should be required to reduce noise, invasion of our privacy, reduction of exhaust fumes coming our way and something to prevent the trash and animal feces from flying over our fences into our yards. From what I have heard and experienced, the laws regulate and demand that our own construction and fences comply with codes, while Mr. Kaufman is expecting a free pass to have us all look the other way with the concessions he will get?

We moved into this community because it was far from apartments, far from the

cookie-cutter homes and far from the over crowding. Right now, I am sensing the ominous threat of being overrun with nothing we can do about it...

I've appreciated your hard work and all the considerations you have given us over the past 2 years regarding this project. Thank you for considering my thoughts in the matter.

Sincerely,

john jaklich
1721 E. Gilbert Avenue
Cd'A., Id 83815-6219

From: Kevin Howard
To: [CLARK, TRACI](#)
Cc: [Dustin Howe](#)
Subject: FW: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON JULY 9, 2024
Date: Monday, June 24, 2024 10:33:55 AM
Attachments: [image001.png](#)
[S-1-24 public notice 7-9-24.pdf](#)
[sp-1-24 public notice 7-9-24.pdf](#)
[SP-3-24 public notice 7-9-24.pdf](#)

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Worley Highway District is neutral to S-1-24, SP-1-24 and SP-3-24.

KEVIN J. HOWARD
DIRECTOR OF HIGHWAYS
WORLEY HIGHWAY DISTRICT
OFFICE: 208-664-0483

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Thursday, June 20, 2024 2:46 PM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: FW: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON JULY 9, 2024

Greetings,

Attached is a copy of the public hearing notices for the next **Planning & Zoning** Meeting on **Tuesday July 9, 2024.**

If you have any comments, please let me know.

Traci Clark
Planning Department, City of Coeur d'Alene
Administrative Assistant

208.769-2240
tclark@cdaid.org



From: Kim Stevenson
To: [CLARK, TRACI](#)
Subject: Item: S-1-24
Date: Thursday, June 27, 2024 8:54:09 AM
Attachments: [image001.png](#)

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Good Morning,

The Coeur d'Alene Airport has no comment regarding this request.

Kind Regards, Kim



From: Megan Sausser
To: [STUHMILLER, SHANA](#)
Subject: Public comment on Kaufman Estates for May 14
Date: Tuesday, April 9, 2024 7:19:51 PM

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Hi Shana, the applicant chose to come back to the next meeting so I was not able to give my testimony. Can you confirm that my comment can be included with the record for the next public meeting and that the commission will be able to hear it? Also can you confirm that the meeting date is May 14?

I'm the owner of the .9 acre parcel to the north. We live in one of those aging homes.

This proposal is still not compatible with our neighborhood in terms of structure size and lot type.

I have concerns that access for heavy equipment and recreational vehicles like trailers will be difficult and that the dead-end road should have a culdesac instead of the T-turnaround partway through.

Without ownership and plans to redevelop already developed parcels in the county, there is no other way to see this as anything but permanent. It doesn't meet code without a culdesac. Even if they have plans to buy the whole neighborhood, they can redesign their culdesac later once all those magical pieces fall into play.

This design was chosen to further profits and that any professional land use consultant would have expected pushback. I suspect tonight was a test to see if they could ask for a deviation and then a show to agree to come back at the next meeting.

I ask that the commission deny this application and instead consider the special use permit application from the neighborhood that asks to limit development to exclude duplexes. Our application paints a vision contrary to what has been proposed and is on the docket for May 14.

I only wish our community had been made aware of the special use permit to restrict development and take community character back into our hands in Aug. 2022 when this first came before the commission.

If the proposal passes next month, I'd ask that the developer sit down with the community on establishing dark sky lighting and aesthetics for fencing and structures as feasible.

Thanks,
Megan Jahns

From: Megan Gaines
To: [CLARK, TRACI](#)
Subject: Tuesday night meeting
Date: Monday, May 13, 2024 3:51:16 PM

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Good afternoon my name is Megan Freudenthal and I live on Nettleton Gulch Road. My husband and I will not be able to attend the meeting tomorrow night however we wanted the chance to have our voices heard.

TODD KAUFMAN: A proposed 9-lot subdivision.

We are OPPOSED. This would absolutely the ruin Nettleton Gulch neighborhood.

THOMAS HUNGERFORD: Proposed SUP restricting 16.64-acres to single-family designation

We are in FAVOR . This is the ONLY way to keep original Coeur d'Alene neighborhoods protected!

Thank you for hearing us even though we are unable to attend !

**Mike and Megan Freudenthal
1524 E. Nettleton Gulch Rd.**

From: Pauline Jaklich
To: [CLARK, TRACI](#)
Subject: Kaufman Estates
Date: Friday, April 5, 2024 7:02:54 PM

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Dear Commissioners:

I am writing to respectfully request that you vote against the proposed Kaufman Estates subdivision. My husband and I live at 1721 E. Gilbert Avenue, sharing a boundary on the S.E. corner of the proposed lot. First of all, I want to thank you for taking the time to listen to our concerns and to try to understand our viewpoints in order to make a good planning decision. The commission is well aware of the facts of this case but please indulge me to rehash it a little. After all, it is our neighborhood and home life in danger.

As you know, this proposal is essentially the same as the last one, but just with the road now being on the north. The facts of the case have not changed. The lot is still located on an alley, the lot still invades the middle of our neighborhood and it is still a threat to the health and safety of our neighborhood. The opinions of the neighbors have not changed. We are still concerned about it endangering our children. We are still passionate about defending our homeland, so to speak. It is still not compatible with the location, setting and existing uses on adjacent properties. This high density subdivision of 18 units invading the middle of our quiet, peaceful, neighborhood of single-family dwellings will result in a significant increase in people and traffic, increased noise and light pollution, as well as parking issues, and possible crime, and will erode the quality of life for surrounding neighbors.

The stress of dealing with the looming threat of high density housing has caused mental duress to the neighborhood which affects our health and well-being. We will be losing the privacy of our backyards. When we are enjoying the sanctuary of our backyards, we do not want to be having a two-story building looming over us so close and under the view of strangers. It is thus a threat to the health and safety of the children in the neighborhood.

This proposed subdivision is contrary to City Code 17.01.015, C in many ways. Using the language of the Code, this proposal does not protect and promote the public health, safety, convenience, and general welfare of the neighborhood. It does not promote the achievement of the policies of the Coeur d'Alene comprehensive plan. It does not protect the land resources from the intrusion of incompatible uses. It does not provide adequate off street parking and loading. (Just two parking places for each unit would realistically cause overflow parking to be on surrounding city streets and restricting those neighbors.) It does not protect property rights and enhance property values of the surrounding neighborhood. (Having an ugly wall of two-story buildings cutting our neighborhood in half will certainly negatively impact our properties.) It is contrary to the public interest.

The property rights of one individual new owner should not override the property rights of the close neighbors. It is not fair for the homes on 17th St. to lose their parking in front of their house. The 17th Street alley is not suited for a high density subdivision with increased traffic.

It will also affect the larger neighborhood because many pedestrians from the surrounding area travel on this alley as they “walk the loop“. This walking trail is enjoyed by many as they circle down Nettleton Gulch, across 17th into Best Hills and back. Neighborhood children enjoy riding their bikes on 17th. I myself have traveled the loop in my scooter and have enjoyed it with my grandchildren also. This unique neighborhood is aligned with the vision for Coeur d’Alene as set down in the comprehensive plan.

When Mr. Kaufman bought the property he did not take the time to investigate our unique neighborhood or talk to the neighbors. On March 22 2022 when the trees started to be bulldozed, I was told that a subdivision was going in. I had not even known our neighbor Dan had passed away. I was given the phone number of Dylan Kaufman, who I was told was in charge of the project. I talked to him and also Marcella Kaufman because she was in charge of selling the contents of the house. I asked if they were indeed planning to put in a subdivision and they said they had not decided but were clearing the land, which they had a right to do because they were now the legal owners. I gave them my phone number and requested they let me know future plans. They never called me back, and as far as I know, the developer never reached out to any of the neighbors before the first hearing with the commission. It left us with the impression that the developers have zero concern for how a subdivision would affect the neighborhood.

This is a very inappropriate location for a subdivision. This parcel is long and narrow with less street frontage. It cuts deep into a neighborhood of larger parcels. This proposed subdivision would not be beneficial for the neighborhood. It will bring many headaches and problems.

Rather than an asset, it would be more of a blight upon the city. A risk and liability. It seems contrary to the vision for Coeur d’Alene as outlined in the comprehensive plan. It would help the assets of the developer, but would not make this little corner of the world a better place to live.

Thank you again,

John and Pauline Jaklich

From: Rhea Giffin
To: [CLARK, TRACI](#)
Cc: [Tom Hungerford](#); [Al Sind](#)
Subject: Public Hearing Meeting Tuesday, May 14th for Respectful Development Restriction of Kaufman Estates Proposal
Date: Tuesday, May 14, 2024 3:13:15 PM

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Dear Committee Members,

My husband and I have attended two of these meetings in solidarity and support of our neighborhood, and plan to come tonight, if circumstances allow. However, if we are able to attend, we will be fairly late in arriving, and will probably miss signing up to speak. Therefore, we wanted it noted for the record, how we feel as long-time residents of this neighborhood, which we love.

What seems to be happening with the incessant proposal of this developer of the property on North 17th Street, will change things dramatically and far-reaching in the worst ways by overcrowding a small area and overspilling the excess traffic and resources in areas where it cannot be safely accommodated. We have parking concerns, snow removal concerns, fire danger concerns, safety concerns for children, walkers, pets and wildlife. The impact of such a change will permanently alter one of the most charming features of our neighborhood community, not to mention what an overly crowded disrespectful build will do to the values of the neighboring property owners. Certainly a smaller number of units would be more fitting and welcoming to new residents of the community, as well as keeping the balance for all. It may not be as profitable as what the developer was hoping for, but his profit should not be at the cost of so many others. There are many other undeveloped areas in the northwest that can better accommodate a larger and much-needed housing development without destroying the existing, well-established and beloved communities. We ask only for what is reasonable and respectful to the whole neighborhood--existing and future. Please help us in achieving that by fairly limiting the number of units to be built.

Thank you for your thoughtful consideration.

Rhea Giffin and Jim Mathey
1523 E. Nettleton Gulch Road
Coeur d'Alene, ID 83815



April 6, 2024

Coeur d'Alene Planning and Zoning Commission

Re: S-1-24 9 lots and 1 tract preliminary plat request for "Kaufman Estates"

To the Planning and Zoning Commission,

My name is Shannon Sardell. My husband and I, and two children live and work at 1806 E Nettleton Gulch Rd. I am an Architect, and my husband is a consultant for medical device development. We are active in the community with children in the local schools and on sports teams. I also serve on the Historic Preservation Commission for Coeur d'Alene. Our property will share its south boundary with the proposed Kaufman Estates that is scheduled to be a public hearing at your April 9, 2024 meeting.

I am writing this letter to **OPPOSE** the proposed plat and development as it has been presented by Todd Kaufman. This proposal is **NO DIFFERENT** than the previous two proposals, both of which, were denied.

As I shared in my previous testimony; the streets in this neighborhood are non-conforming to current standards.

- These roads are already clogged with on street parking. This proposal requires that Kaufman Estates make 17th Street and Stiner "NO PARKING" zones. There is not enough off-street parking for most of these properties already. Where will current residents park themselves or their visitors?
- There will be no additional sidewalks along 17th or Stiner. There are many children that walk to their bus stops along Nettleton Gulch Road and use bikes and scooters to travel to and from school. Without safe places for these children to move safely, what will parents do? More traffic without sidewalks does not make Safe Routes for kids to get to school.
- 17th Street between Stiner and Nettleton Gulch Road is a one lane dirt path. Delivery drivers use it frequently. Cyclists, pedestrians, and animals use it as a shortcut to avoid higher traffic roads like 15th Street. The use of this corridor will increase greatly not only with daily car trips from within the proposed plat but also from Amazon, Grocery, and other delivery services that don't want to go all the way out to 15th to come back into the area.

Within the proposed development there are continuing issues with the dead-end road configuration.

- How will traffic turn around? It has already been surmised by adjacent property owners that curious drivers will still try to turn around at the end of the new street rather than reverse to the hammer head when they discover the road doesn't go through. What happens when a car

1806 E Nettleton Gulch Rd.
Coeur d'Alene, ID 83815
541-954-8188
ssardell@54arch.com



goes through an adjacent fence line? Are the adjacent property owners responsible for the poor traffic flow design that is proposed?

- Snow storage has not been adequately addressed nor how a snowplow will avoid pushing the snow into the dead end and effect adjacent property fence lines. Who will pay for these fence damages? Residents want to know how this will be addressed before the Planning and Zoning Commission approves a new plat proposal.
- Public safety concerns have not been fully addressed in relation to the proposed dead-end road. These areas across Coeur d'Alene are attractive places for less savory behaviors that lead to burglary, drunk driving, noise disturbances, and sometimes even illegal camping. This neighborhood has had to battle these issues before, and we do not want to see them return.
- The signage for this new segment of Stiner is still ill-defined. There is no suggested speed limit reduction below 25 MPH proposed but it should be recommended.

This proposal is asking the hard working and tax paying residents of the Nettleton Gulch and Best Avenue Neighborhoods to make significant adjustments to their daily life choices about street safety, parking, family security, and property damage risks to provide monetary gains to Todd Kaufman and his associates, none of which live anywhere near the property of concern or its neighborhood.

Though I am keenly aware that development will happen on this property, it is my hope that it would be more compatible with the surrounding neighborhood and sympathetic to the non-conforming roads, sidewalks, and other pathways in which it will be placed.

Sincerely,

A handwritten signature in cursive script that reads 'Shannon Sardell'.

Shannon Sardell

April 6, 2024

1806 E Nettleton Gulch Rd.
Coeur d'Alene, ID 83815
541-954-8188
ssardell@54arch.com

From: Sylvia Hickman
To: [CLARK, TRACI](#)
Cc: [Tammi Rosenthal](#)
Subject: Kauffman Estate help
Date: Monday, April 8, 2024 3:45:39 PM

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Dear Tracy, I have multiple concerns about the Kauffman Estate Development that will directly impact my property!

1. Dead End street.

Is there some sort of apparatus being built that indicates the street will end in front of my backyard fence?

The solution might be one of those red and white striped wooden barriers to stop cars running into my fence!

2. Snow Storage. The even greater concern is the possibility of a large mountain of snow knocking over my fence from the snow piling up all winter from the snow plows.

3. Obviously the next concern is where will the melting snow go? Flooding my backyard?

This is what I think should happen, leave more room for snow storage at the end of the street, with an unpaved area to pile the snow on, like a grass area, so the snow can melt there, and the water could be absorbed into the ground.

Thank you for forwarding on my concerns.

Sincerely, Sylvia Hickman
1900 E Nettleton Gulch Road

From: Tammi Rosenthal
To: [CLARK, TRACI](#)
Subject: Kauffman Estates
Date: Monday, April 8, 2024 2:38:16 PM

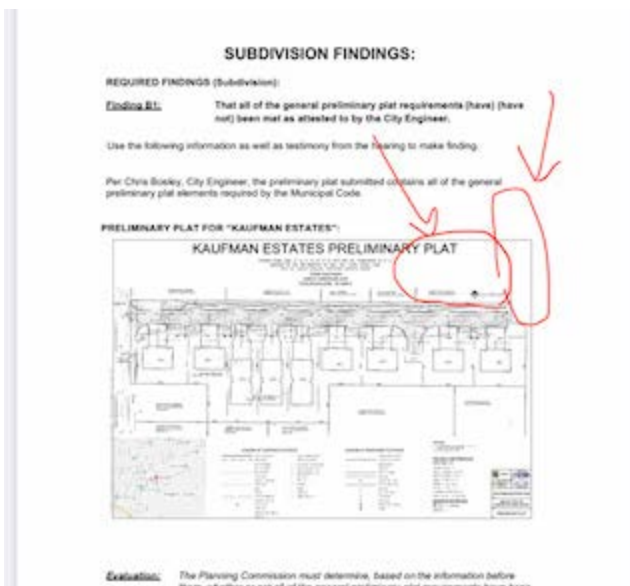
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Hi Tracy, thank you for your help this morning. Here are my concerns to forward to the members of the planning commission. Thanks Again, Tammi

Re: Kaufman Estates

We live here:
Tammi L Hickman Rosenthal
1824 E Nettleton Gulch Rd
CoeurD'Alene

Sylvia Hickman
1900 E Nettleton Gulch Rd
CoeurD'Alene



We are concerned about protecting, and preserving the enjoyment of the nighttime sky in our backyard from the dangers of "Light Trespass" from the Kaufman Estates Development.

This is what we see as a problem:

The negative impact of artificial light from streetlights, and exterior lighting built on the duplexes that spill over onto our property and **light an area that would otherwise be dark!**

This is what we think should happen:

Adopt the national movement for dark sky lighting requirements for the Kauffman development to preserving the enjoyment of the nighttime sky

- Fully shield exterior lights, including streetlights and install lights to direct the light downward
- Use lower bulb wattage, and have controlled automatic devices that turn lights off during certain hours
- All exterior lights shall not blink, flash or change color

CoeurD'Alene is unique, and we are the citizens who have historically made sacrifices to preserve our quality of life, and the enjoyment of the nighttime sky is one of only several reasons we choose to live in a rural type setting.

We are significantly impacted by the Kauffman Estate Development, please help to preserve the enjoyment of the nighttime sky!

Tammi Hickman Rosenthal
Sylvia Hickman

Sent from my iPhone

From: mail4hungerford3
To: [CLARK, TRACI](#)
Subject: FW: Kaufman Estates proposal - 4-9-24
Date: Monday, April 8, 2024 7:56:48 AM

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

Dear City Planning Commission,

My name is Tom Hungerford and I live at 1717 East Nettleton Gulch Road. My wife and myself live about 300' North of Mr Kaufmans proposed subdivision. Like so many others in our neighborhood, we chose this area because of the larger lots, the characteristics and style of the older homes.

Mr Kaufman has proposed a 9 lot "Subdivision" to house 18 unit duplexes as stated in his PROJECT NARRATIVE. Under his PROJECT PROPOSAL "Kaufman Estates is a 9 lot subdivision that will be accessed by public road. The proposed buildings will be DUPLEXES to create 18 UNITS TOTAL"

Mr Kaufman has made 3 previous attempts. August of 2022 he proposed 24 Twin Homes. This was denied by City Planning Commission unanimously. August 2023 he proposed 18 Twin Homes. This was also denied by the City Planning Commission unanimously. He appealed that denial to the city council and that was also denied in October of 2023 unanimously.

Each time his denial was based on not being COMPATIBLE with the neighborhood. The location, setting, and existing uses on adjacent properties. This does not fit! He was also told each time that he needed to talk to the neighbors.

There is nothing different about this project! He has pushed hard to get as many units in there as he can. Clearly his intention is to put in 18 units as his previous attempt. Nothing is different here! The other attempts were under the PUD process, and this one is under code as per R12 zoning. There is the understanding that he has his "By Right", but this right changes with a subdivision with more than 4 Lots. It is clear the Planning Commission wants to hear from the neighbors, and have their input.

As per the COMPREHENSIVE PLAN (Section 1 on page 6) it states " The city's development ordinance also provides processes for a number of other land use actions that are NOT APPROVED "By Right" and must be approved by a hearing body. For example if a property owner seeks permission to Annex a parcel of land into the city, SUBDIVIDE LAND, receive a special use permit, proposes a planned unit development, or a change in zoning, the

review and approval process requires a public review through the City's Planning Commission and City Council through one or more public hearings. These public hearings are open to the public and community members can provide input to the hearings body prior to a decision on the application".

None of the issues will be any different with his previous plan. The on-street parking, the increased density to our neighborhood, and most importantly the increased traffic that will create an incredibly unsafe condition on an already narrow 17th Street from Stiner to Gilbert. This will be the only road available for an exit for his proposed site. With 18 units it will add an additional 36 to 50 more cars. It will also add 18 or more families that now will be walking in the same areas that so many in this neighborhood walk and ride bikes.

Here are a list of some the issues on site, and off site.

1.) 25-ft Road on-site on new Stiner extension with no parking. (Stiner West of 17th is 33 ft 6 in wide). This will add to the strain of on street parking on Gilbert, Stiner, Haycraft and Nettleton. Also because 17th from Stiner to Gilbert will have no parking

2.) No cul-de-sac. Hammerhead design which falls short for fire and emergency, and a nightmare for snow plowing. In most new city streets you do see cul-de-sacs and I question why they chose not to do that.

3.) No on-site snow storage. This is noted in the city's staff report as well.

4.) 17th Avenue will be paved and no parking. 17th from Stiner to Gilbert is a 20 ft wide Road (Very narrow and no way to widen it) This is an issue because once again as stated, all overflow will be everywhere else outside of the site.

5.) UNSAFE CONDITION on 17th Avenue. The intersection design for the Stiner extension. The offset for the continuation from Stiner to Stiner extension is Extreme. There will be many blind spots entering onto a 20-ft wide road. This is going to be challenging with oncoming and passing traffic and will create a traffic nuisance.

I also want to state that the intersection of 17th and Gilbert is the local area where all the kids play. Like so many neighborhoods that we all had when we were kids, there's that one spot and this is it. You add the additional 36 to 50 cars, as well as the 18 Families. How many of them are going to have kids, and come walking out to go to that local neighborhood area that everybody plays in. 17th Street is 20 ft wide from Stiner to Gilbert, no parking, and no way to add sidewalks. This creates an extremely unsafe condition for all the kids in that neighborhood!

None of this is a good DESIGN and PLANNING! This is like trying to fit a square peg into a round hole! Under the city's "Growth and Development" I do not believe that this is what the city envisions as good " DESIGN and PLANNING". The neighborhood should have a voice in the planning of their neighborhood.

In the COMPREHENSIVE plan under GROWTH and DEVELOPMENT, OBJECTIVE GD 1.5 " Recognize Neighborhoods and District Identities" I believe the City does recognize this neighborhood, and what it brings to Coeur d'Alene. How it is a piece of something that represents some of the history of Coeur d'Alene. There are many long-standing

residents that live in this neighborhood, and also so many new young families that want to continue what this neighborhood is about. This neighborhood has a feel to it, and is very special. Almost all of the people surrounding this property are the owners, and live in those homes .I have talked to so many people in this area and many new families. It is amazing how each one of them talk about how they immediately felt this neighborhood.

It's too bad that Mr Kaufman doesn't understand this. He has made only one attempt to talk to us, and did meet with us in February of 2023. His intention in the conversation was to talk about house colors, and fences. We proposed to him at that time, that 6 single level homes would be more compatible with the neighborhood. We had hopes this with the start of conversations to find a compatible solution for all. (Comprehensive Plan OBJECTIVE C1 3.1 "We are seeking solutions to allow compatible development") That never came, no more conversations after that. It's unfortunate because I believe that had there been more conversations we could have avoided all of this.

We have always been willing to have discussions with him . We have never said that we don't want anything in there , we just want something that is compatible and fits our neighborhood . I reached out and sent a letter to Mr Kaufman in January of 2024 prior to any understanding of his current proposal. Unfortunately I received no response from him.

I believe that there needs to be responsible development, and this is not it! This is insensitive development. This is one man that is trying to make money, versus an entire neighborhood that is trying to preserve and protect what they have. We are deeply passionate about that. I also appreciate the opportunity for my voice as well as all of my neighbors, to be heard by the City Planning Commission.

Thank you

Tom Hungerford

Stiner West of 17th

←-----33'6"-----→





North curb



Project Overview

Project Location

The subject property is located at 2810 N 17th 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 17th 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.


Project Proposal

Kaufman Estates is a 9-lot subdivision that will be accessed by a public road. The proposed buildings will be **duplexes** to create **18 units total**.



17th looking South
from Stiner





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

S-1-24

A. INTRODUCTION

This matter came before the Planning and Zoning Commission on July 9, 2024, to consider S-1-24, a request for approval of a preliminary formal plat for 9-lots and one tract subdivision known as "Kaufman Estates."

APPLICANT/OWNER: Todd Kauman

ENGINEER: Olson Engineering

LOCATION: Located immediately east and southeast of the intersection of Stiner Avenue and 17th Street.

A. FINDINGS OF FACT:

The Planning and Zoning Commission finds that the following facts, A1 through A9, have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing.

- A1.** All public hearing notice requirements have been met for item S-1-24.
- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on June 22, 2024, seventeen days prior to the hearing.
 - Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on June 24, 2024, fifteen days prior to the hearing.
 - Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). Eighty-two (82) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on June 20, 2024, nineteen days prior to the hearing.
 - Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts, on June 20, 2024, nineteen days prior to the hearing.
 - Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104,

Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on June 20, 2024, prior to the hearing.

- A2.** The Planning and Zoning Commission opened the initial hearing on this item on April 9, 2024. After the staff presentation and discussions with the City Engineer and the applicant's representative, it was decided to continue the hearing to a date certain. The Planning and Zoning Commission continued this hearing item to May 14, 2024. At the May 14th meeting, the Planning and Zoning Commission continued this item to the July 9th meeting, at the applicant's request. Public testimony was continued at the public hearing on July 9, 2024.
- A3.** The total area of the subject property is 2.3 acres and is zoned R-12.
- A4.** The subject property is proposed to be developed as a residential neighborhood that will allow duplex and single-family housing types. The subject property is bound by single family homes to the north, east, and south. To the west is 17th street. Surrounding land uses include, single-family, duplexes and cluster housing.
- A5.** The City Engineer has attested that the preliminary formal plat submitted contains all of the elements required by the Municipal Code. The applicant has not requested deviations from the Subdivision Code.
- A6.** City departments have reviewed the preliminary formal plat for potential impact on public facilities and utilities, and provided an analysis of compliance with code requirements related to sidewalks, streets, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities. Staff from various departments have determined that conditions are required to bring the plat into full compliance with code requirements and performance standards. All departments have indicated the ability to serve the project with the additional conditions as stated herein on pages 11 and 12.
- A7.** The City Engineer has vetted the preliminary plat for compliance with both subdivision design standards (chapter 16.15) and improvement standards (chapter 16.40). The City Engineer has reviewed the applicant's analysis regarding meeting subdivision standards and concurs with the findings.
- A8.** City staff has confirmed that the proposed subdivision meets all subdivision design standards for the R-12 zoning district. The gross area of the subject property is 2.3 acres. Approximately 0.84 acres will be dedicated as public city streets, leaving 1.46 acres for development. All proposed lots meet the minimum frontage requirement and each lot the minimum lot area requirement for lots on the R-12 zoning district. The proposed project will have an overall density of 9.5 units per acre and is under the density that is allowed in the R-12 zoning district.
- A9.** City staff has proposed twenty (20) conditions for the preliminary plat to ensure compliance with City Code and performance standards.

(The commission should add other facts here which it finds are relevant to its decision.)

B. CONCLUSIONS OF LAW:

Based on the foregoing Findings of Fact, the Planning and Zoning Commission makes the following Conclusions of Law.

- B1.** That all of the general preliminary formal plat requirements **(have) (have not)** been met as determined by the City Engineer. This is based on the determination of the City Engineer that all of the requirements of Municipal Code § 16.20.030 **(have) (have not)** been satisfied.
- B2.** 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.
- B3.** 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.
- B4.** The lots proposed in the preliminary plat **(do) (do not)** meet the requirements of the applicable zoning district.

C. DECISION

The Planning and Zoning Commission, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the proposed preliminary plat **(does) (does not)** comply with the required evaluation criteria, and the plat is **(approved) (with conditions) (without conditions) (denied) (denied without prejudice)**.

Recommended conditions include:

- 1. An unobstructed City approved “all-weather” access shall be required over all City sewers.
- 2. All City sewer plans require IDEQ or QLPE Approval prior to construction.
- 3. City Sewer Policy #716 requires all legal parcels within the City to connect and discharge into the public sewer through one (1) sewer connection.
- 4. Must maintain 10-foot separation between city sewer and city water mains
- 5. City sewer shall comply with the to-and-through and installed to all City specifications and standards.
- 6. Cap any unused sewer laterals at the city sewer main in 17th Street.
- 7. Install the sewer services for lots 7,8 and 9 into the manhole in the cul-de-sac.
- 8. The installation of any required water main extensions, additional fire hydrants and new services will be the responsibility of the owner/developer at their sole expense.
- 9. A minimum 20' public utility easement for any water main extension onto private property including fire hydrants is required.
- 10. No permanent structures such as building foundations are allowed within the public utility easement.
- 11. Capitalization fees will be due for domestic, irrigation and/or fire services at the time of building permits.

12. A 20' wide utility easement for water in Tract A will be required to the eastern most portion of the development to extend the water main if future development occurred to the east.
13. If it is determined that fire flow cannot be met, the developer will be responsible for upsizing the water mains in the area to meet the fire flow requirements.
14. A fire hydrant at/near 17th Street will be required.
15. A fire hydrant is needed every 250' and/or at the entrance of the driveway serving the 2-3 houses as proposed.
16. 17th Street must be paved curb to curb from Stiner Avenue to Gilbert Avenue meeting City standards of 2" of asphalt over 6" of base.
17. No Parking signs must be installed along one side of the proposed Stiner Ave and along both sides of 17th Street, meeting City standards.
18. Stop Signs must be installed on 17th Street, northbound and southbound, at Gilbert Avenue.
19. Stop Signs must be installed on Stiner Avenue, eastbound and westbound, at 17th Street.
20. The required sidewalk along the 17th Street frontage must be within public right-of-way or in a dedicated easement.

(The commission may include additional conditions.)

Motion by _____, seconded by _____, to adopt the foregoing Findings and Order and (approve) (approve with conditions) (deny) (deny without prejudice) the request.

ROLL CALL:

COMMISSION MEMBER INGALLS	Voted	(Aye) (Nay)
COMMISSION MEMBER LUTTROPP	Voted	(Aye) (Nay)
COMMISSION MEMBER WARD	Voted	(Aye) (Nay)
COMMISSION MEMBER FLEMING	Voted	(Aye) (Nay)
COMMISSION MEMBER MCCracken	Voted	(Aye) (Nay)
COMMISSION MEMBER COPPESS	Voted	(Aye) (Nay)
CHAIRMAN MESSINA	Voted	(Aye) (Nay)

Motion to (approve)(approve with conditions)(deny)(deny without prejudice) carried by a to vote.

A decorative border composed of a repeating pattern of light purple and medium purple diamonds, arranged in a rectangular frame around the central text.

STAFF REPORT

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**PLANNING AND ZONING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, SENIOR PLANNER
HEARING DATE: JULY 9, 2024
SUBJECT: SP-1-24 – SPECIAL USE PERMIT (SUP) REQUEST FOR A SINGLE FAMILY DETACHED ONLY DESIGNATION IN AN R-12 ZONE, ALLOWING FOR ACCESSORY DWELLING UNITS.
LOCATION: A 16.5 +/- ACRE AREA EAST OF 17TH, WEST OF 19TH, SOUTH OF SATRE AVE., AND NORTH OF HAYCRAFT AVE.

NEIGHBORHOOD SPONSOR:

Thomas Hungerford
1717 E. Nettleton Gulch Road
Coeur d'Alene, ID 83815

DECISION POINT:

Thomas Hungerford, neighborhood sponsor, is requesting approval of a single family detached only designation in an R-12 zoning district. If approved, the special use permit request would limit future construction to single family detached residential homes and accessory uses, including Accessory Dwelling Units (ADUs) in the subject area.

BACKGROUND INFORMATION:

Prior Public Hearing:

On May 14, 2024, Planning Commission heard this request at their regularly scheduled meeting. During the hearing it was discovered that the public hearing noticing requirements had not been met. Subsequently, no decision was made, and the hearing was rescheduled for July 9, 2024 following a complete re-notice. Note that there was some confusion regarding an owner's ability to retain the right to construct an Accessory Dwelling Unit (ADUs) on a parcel, per code within the subject area, if approved. The decision point, summary of facts, proposed conditions, and action alternatives in this staff report have been revised to reflect the clarification.

Prior Requests of a Similar Nature:

Special Use Permit applications for a single family detached only designation are a rare occurrence in the city. To date, there has been two (2) requests for this specific action: Pinegrove Park (1994) and Ft. Grounds (2013-14). While both of these requests were ultimately approved, there was a difference in the threshold to qualify. Prior to 2013, city code required the neighborhood sponsor to prove there was both 75% of the subject area as well as 75% of the owners in agreement to sign on as "parties to the request". This changed to 66% for both hurdles, in 2013, when City Council approved ordinance 3474. The minimum requirement for one-and-a-half acres (1.5 ac) as a whole remains the same.

Neighborhood Character:

The neighborhood, located at the eastern periphery of Coeur d'Alene, encompasses a blend of subdivisions including: Fruitdale, Corey Add., Jantz Add., Thomas Park Add., and a few tax numbers.

Predominately comprised of single-family homes, there are a few duplexes, and an undeveloped parcel within the request. Access to and through the neighborhood is a patchwork of developed streets with the main corridor through via Nettleton Gulch Road. The neighborhood provides convenient access to the Canfield Mountain Trail System. Despite some incomplete road infrastructure, the area's predominantly flat terrain and abundant greenery offer picturesque views of surrounding hills and mountains. Residents engage in a variety of outdoor activities, contributing to the neighborhood's vibrant character.

Reason for Application:

The applicant's written narrative includes a description of their justification for this request. The following portion of the narrative best summarizes the reasoning:

This Special Use Permit will preserve the existing neighborhood identity, ensure a high quality of life for its residents, and provide for safe and efficient motorized, bicycle, and pedestrian public access to the Canfield Mountain area. The single family only designation allows property owners to subdivide existing lots to create additional single family housing units or ADUs but prevents building densities that are incompatible with the existing character of the neighborhood, capacity of the roadways, and the high use patterns of the Canfield Mountain Trail System.

This Special Use Permit will preserve the Best/Nettleton Gulch area as a transitional space between the rural undeveloped recreational land of Canfield Mountain and the more densely populated, amenity-rich urban fabric of downtown Coeur d'Alene.

The applicant's full narrative is attached for your review.

SUMMARY OF FACTS:

The following facts align with the facts listed in the draft Findings and Order worksheet for the Planning and Zoning Commission's consideration. These facts can be modified and added to as part of the motion associated with the Findings and Order.

A1. All public hearing notice requirements have been met for Item SP-1-24.

- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing per Idaho Code § 67-6509(a). The Notice was published on June 22, 2024, seventeen days prior to the hearing.
- Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing per Idaho Code § 67-6511(2)(b). The Notice was posted on the property on June 25, 2024, fourteen days prior to the hearing.
- Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered per Idaho Code § 67-6511(2)(b). One hundred seventy-six (176) notices were mailed to all property

owners of record within three hundred feet (300') of the subject property on June 20, 2024, nineteen days prior to the hearing.

- Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing per Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts, on June 20, 2024, nineteen days prior to the hearing
- Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). June 20, 2024, nineteen days prior to the hearing.

A2. Public testimony was received at a public hearing on July 9, 2024.

A3. A grand total of thirty-seven (37) parcels are included. The subject properties are mostly developed as single-family homes with the exception of four (4) duplexes and a large vacant parcel obtaining access from N. 17th Street.

A4. The subject area is currently zoned residential at twelve units per gross acre (R-12).

A5. There are three measurement hurdles that must be met for the single-family detached only Special Use Permit request to be considered. Staff has reviewed the parcel information, parties of request and property party to the request for compliance. All three have been met.

OVERALL SIZE OF PROPERTIES GREATER THAN 1.5 ACRES:

<i>Total Ownership Parcels</i>	<i>37</i>
<i>Subject Properties in Aggregate</i>	<i>16.5078 acres (pass)</i>

66% HURDLE RATE FOR OWNERSHIP (PARTIES OF REQUEST):

<i>Ownership party to request</i>	<i>28</i>
<i>Percentage</i>	<i>75.68% (pass)</i>

66% HURDLE RATE FOR PROPERTY:

<i>Property party to request</i>	<i>11.1379 acres</i>
<i>Percentage</i>	<i>67.47% (pass)</i>

A6. The broader neighborhood is made up of a mix of residential zones and residential uses that include cluster/pocket housing projects to the west. To the east, the site is adjacent to single family development, located in the county, along with R-3 and R-8 PUD development. The closest commercial use is a gas station on the northwest corner of intersection of 15th Street and Best Avenue.

A7. The 2022-2042 Comprehensive Plan Future Land Use Map place type is Compact Neighborhood. The Comprehensive Plan states that compatible zones in a Compact Neighborhood include: R-12, R-17, MH-8, NC and CC.

A8. The staff report includes applicable Comprehensive Plan goals and objectives. The

commission will determine if there are other applicable goals and objectives to support their decision from the attached Comprehensive Plan goals and objectives worksheet.

- A9.** Further, the key characteristics of a Compact Neighborhood are medium density residential areas located in primarily older locations of Coeur d'Alene where there is an established street grid with bicycle and pedestrian facilities. Typical uses include single family and mixed residential with building types described as: single-family, duplex, triplex, four-plex, townhomes, green courts, and auto-courts.
- A10.** If this request for a Single-Family Detached (SFD) Only Special Use Permit request is approved, all future construction must be SFD. Accessory Dwelling Units (ADU's) would also be permitted. However, it should be noted that the existing duplexes would be "grandfathered" unless damaged or destroyed by more than fifty percent (50%), in which case an owner would be required to construct in conformity with the approved SUP.
- A11.** City departments reviewed the request for a special use permit that limits development to single-family detached and found that the existing streets, public facilities and services would adequately serve development at the allowable density and requested limitation of single-family detached and accessory dwelling units on large lots.
- A12.** Staff has proposed one condition to clarify that Accessory Dwelling Units (ADU's) would be permitted with the requested special use permit.

GENERAL INFORMATION:

Aerial view of Request:



17.03.030: GENERAL DESCRIPTION OF RESIDENTIAL ACTIVITIES:
(bold/italic staff emphasis)

- A. Residential activities include the occupancy of living accommodations on a permanent or semipermanent basis, but excluding criminal transitional facilities, juvenile offenders facilities and other institutional living arrangements involving special types of care or forced residence, and also excluding hotel/motel type living accommodations.
- B. Types of structures included within residential activities are:
1. Detached housing: One dwelling unit, freestanding and structurally separated from any other dwelling unit or building, except for an accessory building located on a lot or building site which is unoccupied by any other dwelling unit or main building.
 - a. ***Single-family detached housing: One dwelling unit occupied by a "family" as defined in this title, including manufactured structures and designated manufactured homes as defined in this chapter.***

17.05.170: GENERALLY:

- A. 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.
- B. ***In this district a special use permit, as prescribed in chapter 17.09, article III of this title, may be requested by neighborhood sponsor to restrict development for a specific area in single-family detached housing. To constitute neighborhood sponsor, sixty six percent (66%) of the people who own at least sixty six percent (66%) of the property involved must be party to the request. The area of the request must be at least one and one-half (1½) gross acres bounded by streets, alleys, rear lot lines or other recognized boundary. Side lot lines may be used for the boundary only if it is also the rear lot line of the adjacent property.***

Staff Evaluation: There are three measurement hurdles that must be met for the request to be considered:

OVERALL SIZE OF PROPERTIES GREATER THAN 1.5 ACRES:

Total Ownership Parcels	37
Subject Properties in Aggregate	16.5078 acres (pass)

66% HURDLE RATE FOR OWNERSHIP (PARTIES OF REQUEST):

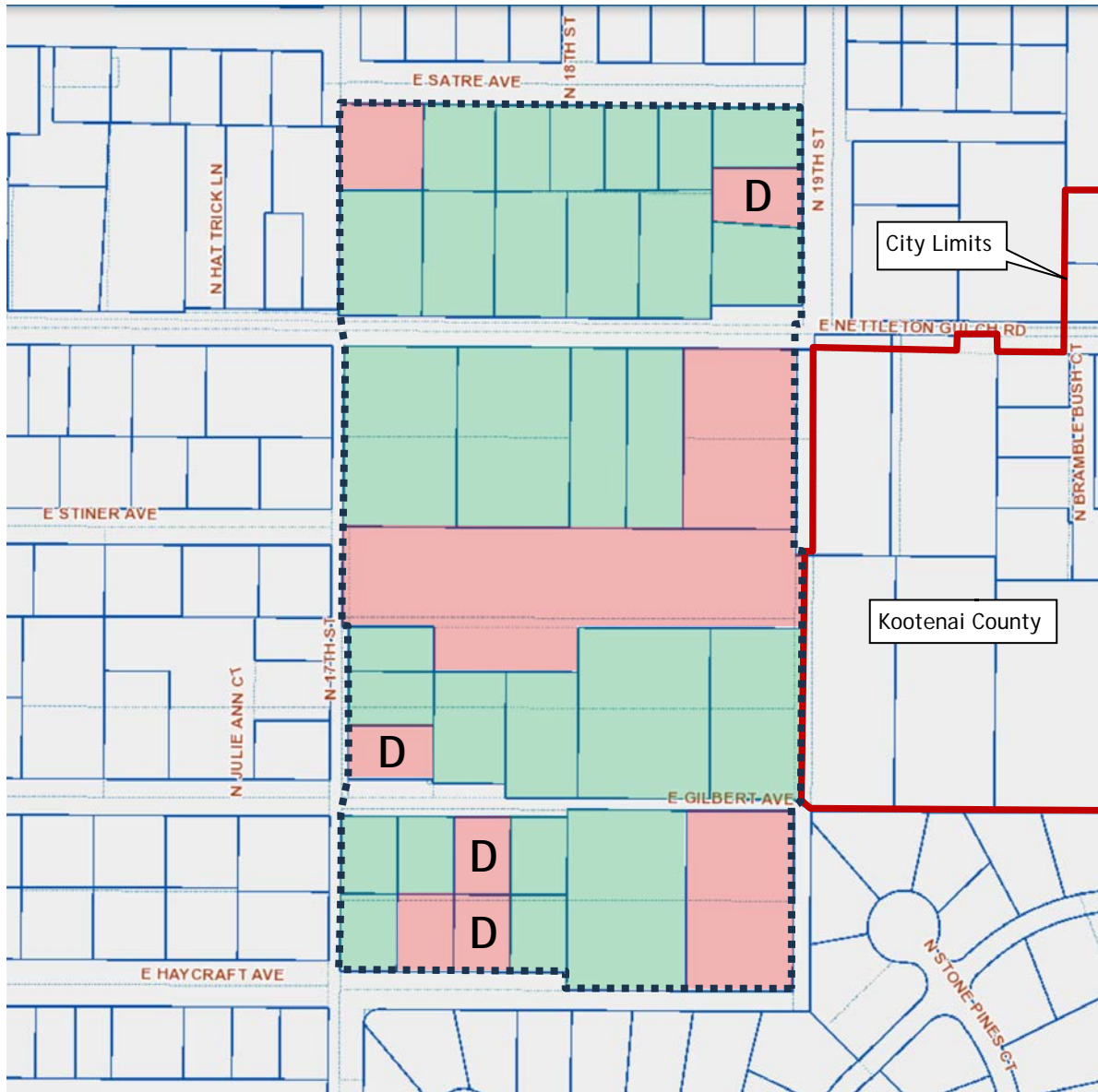
Ownership party to request	28
Percentage	75.68% (pass)

66% HURDLE RATE FOR PROPERTY:

Property party to request	11.1379 acres
Percentage	67.47% (pass)

NOTE: Area calculations and signatures are on file at the Planning Department in the SP-1-24 public hearing file folder.

MAP OF SUBJECT PROPERTY SHOWING PARTIES TO REQUEST (IN GREEN):



NOTE: All parcels within the subject area are currently large enough to qualify for a duplex in R-12. Properties that currently have a duplex are marked with a “D” in the map above. Red denotes property owners who declined to support the single-family only request.

SPECIAL USE PERMIT (SUP) FINDINGS:

Finding B1: This proposal (is) (is not) in conformance with the Comprehensive Plan.

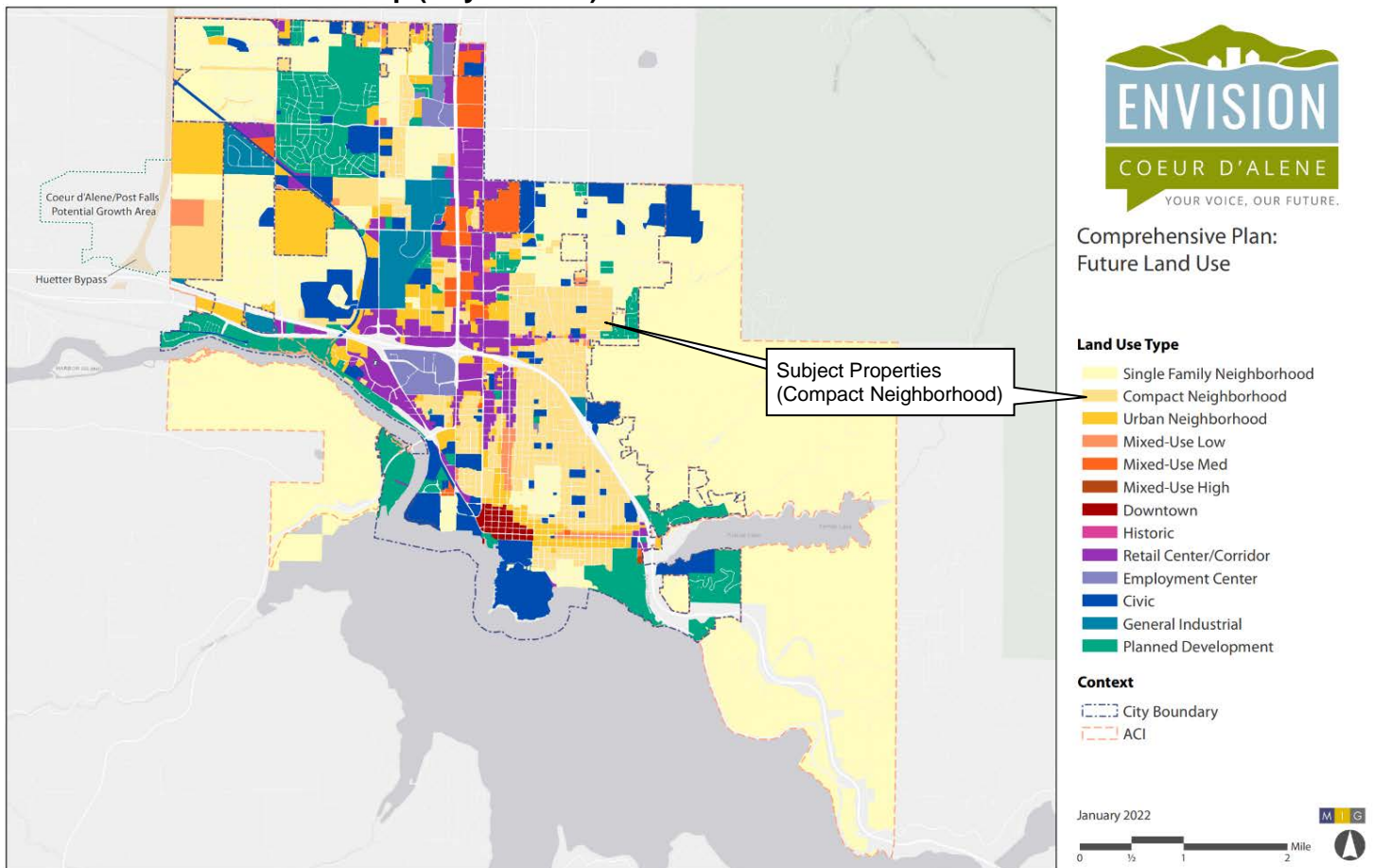
Use the following information as well as the attached Comprehensive Plan goals and objectives to make **findings A5 and A6** in the findings and order worksheet.

1. The subject property is within the existing city limits.
2. The City's Future Land Use Map designates this area as **Compact Neighborhood** Place Type.

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.

Future Land Use Map (City Context):



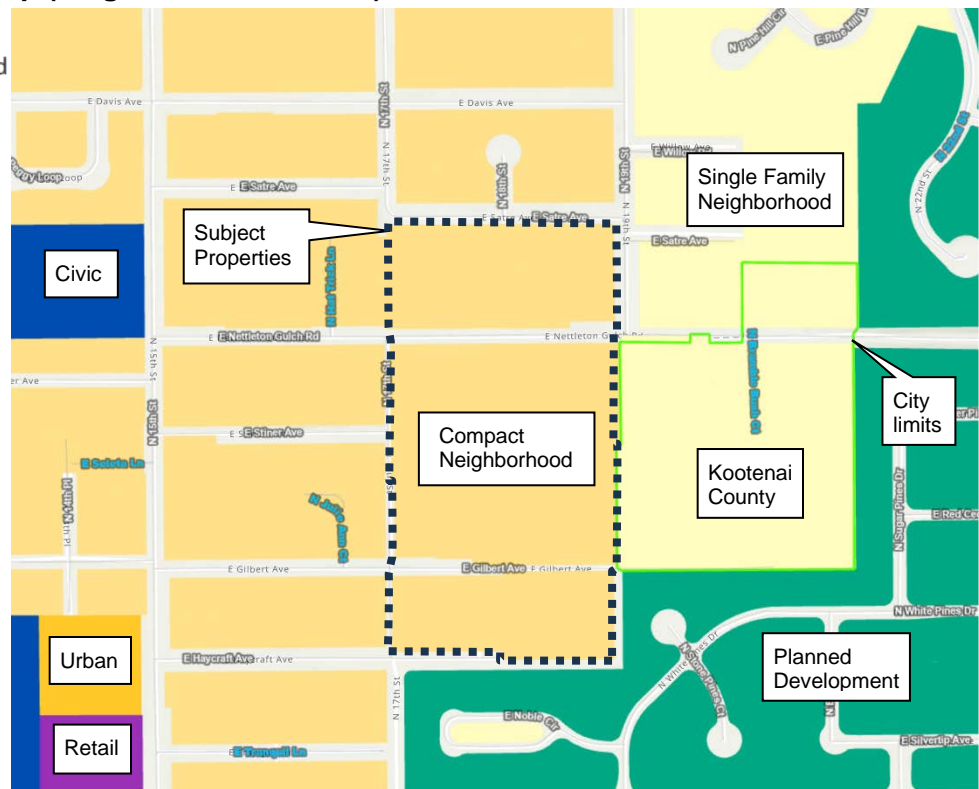
Future Land Use Map (Neighborhood Context):

Land Use Type

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

Context

- City Boundary
- ACI



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

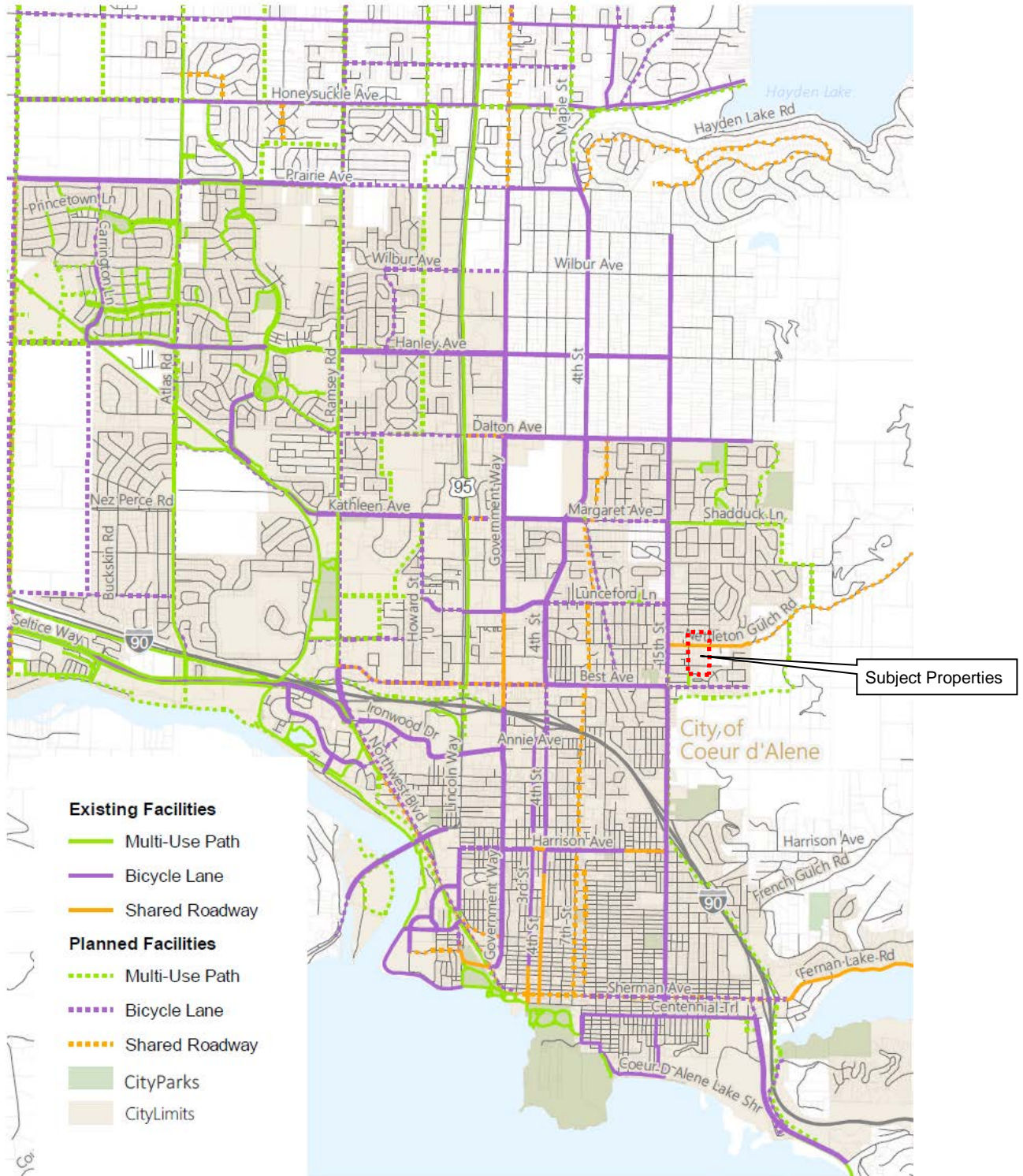
Compatible Zoning

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

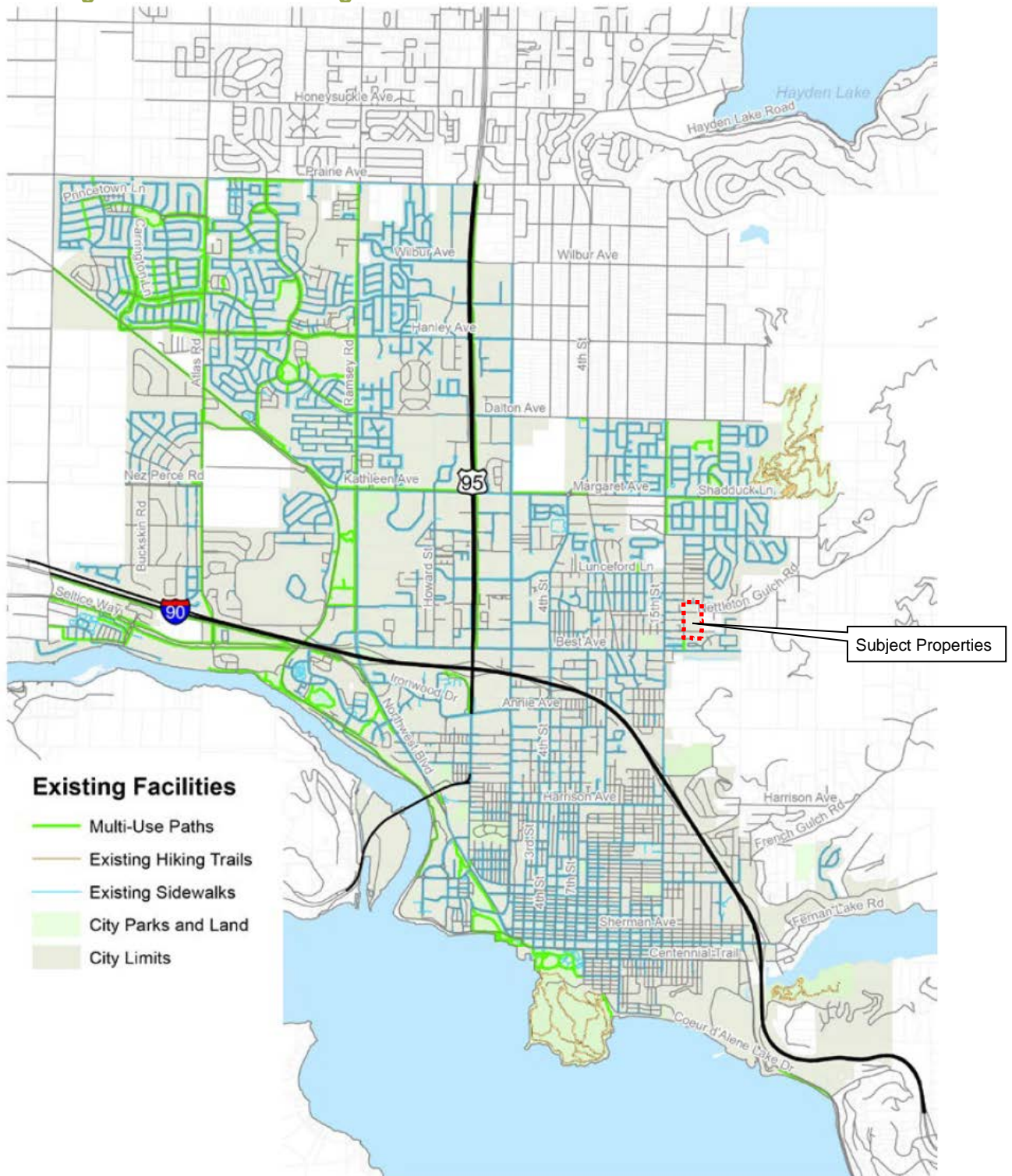


Transportation

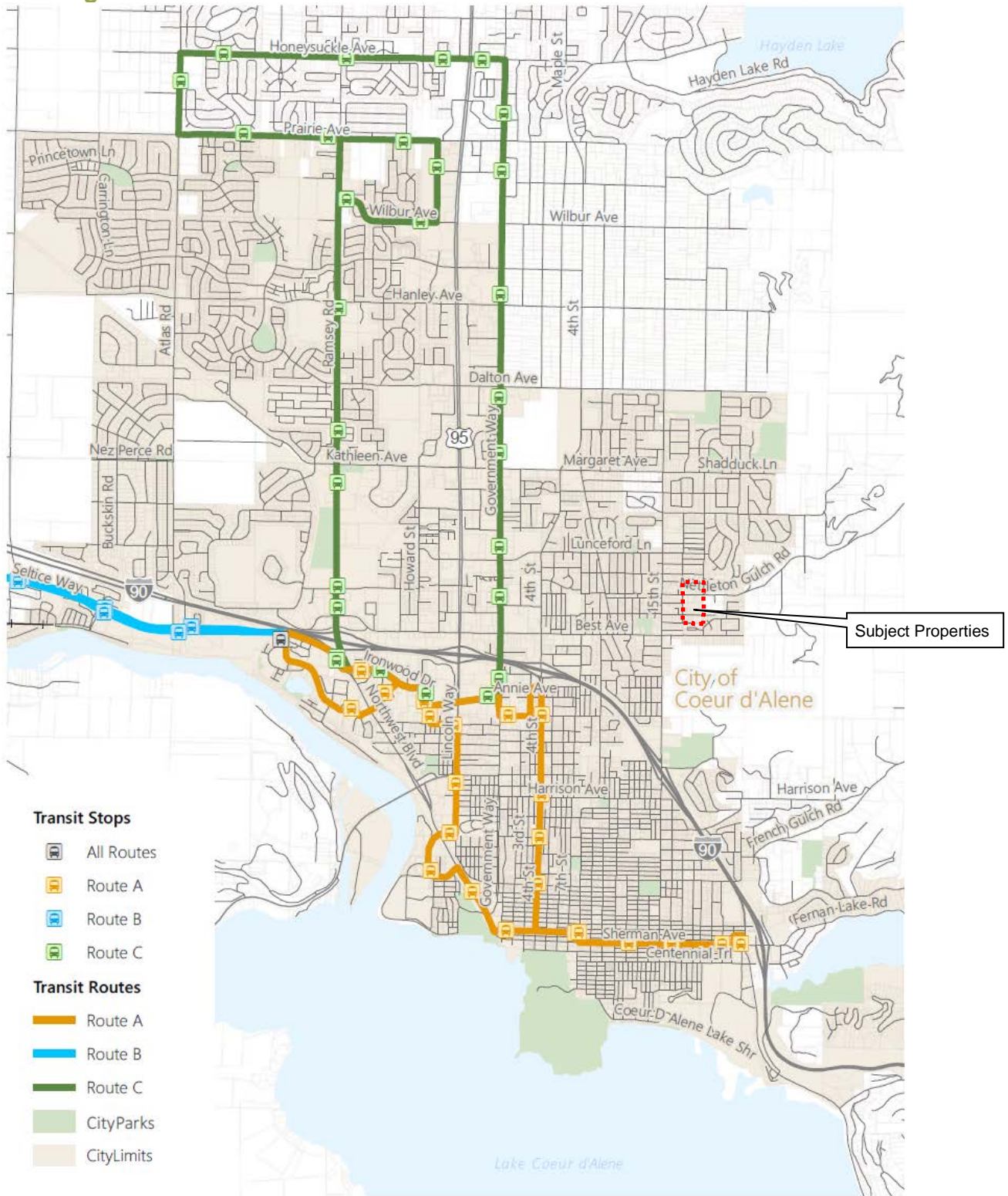
Existing and Planned Bicycle Network:



Existing and Planned Walking Network:



Existing Transit Network:



Comprehensive Plan Policy Framework:

(NOTE: Staff curated policies below. The full list to choose from is attached for consideration.)

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.

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

Objective CI 2.2: Support programs that preserve historical collections, key community features, cultural heritage, and traditions.

Goal CI 3: Coeur d'Alene will strive to be livable for median and below income levels, including young families, working class, low income, and fixed income households.

Objective CI 3.1: Support efforts to preserve existing housing stock and provide opportunities for new affordable and workforce housing.

Growth & Development

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.

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether the Comprehensive Plan goals, objectives and Future Land Use Map Place Type do or do not support the request. Specific ways in which the goals, objectives and Place Type is or is not supported by this request should be stated in the finding.*

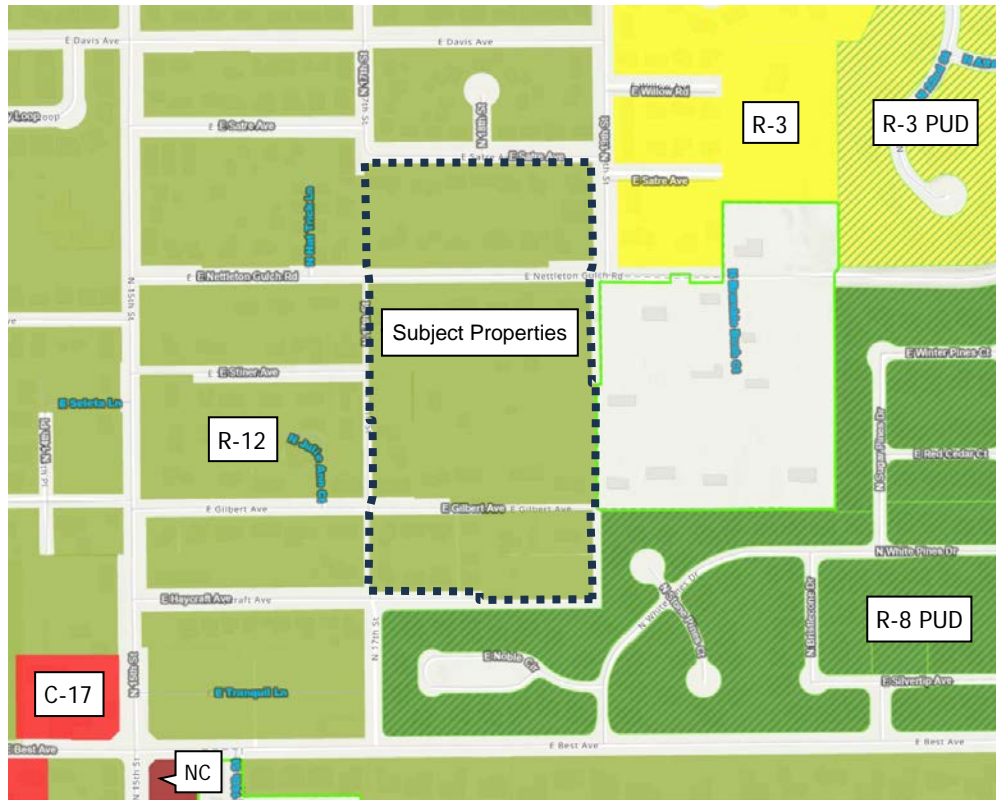
Finding B2: The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.

Use the following information as well as testimony from the hearing to make **findings A4 and A7** in the findings and order worksheet.

Zoning: The subject properties are zoned R-12

☒ zoning

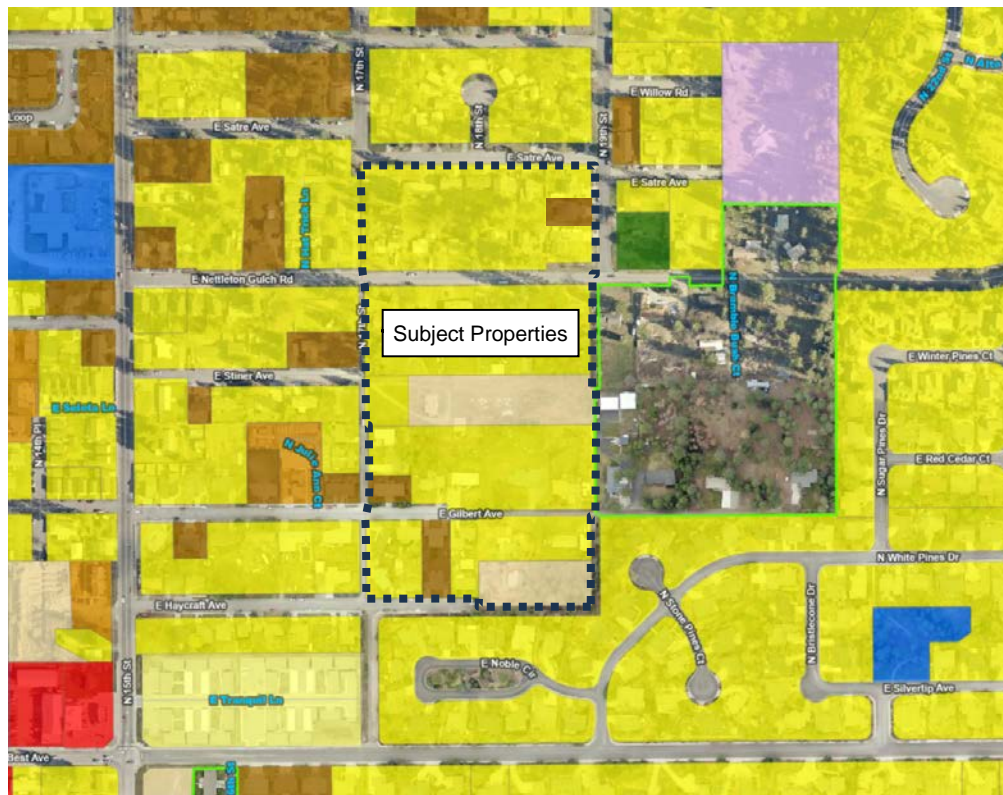
- C-17
- C-17L
- C-17LPUD
- C-17PUD
- DC
- DCPUD
- LM
- M
- MH-8
- MH-8PUD
- NC
- NW
- R-1
- R-12
- R-12PUD
- R-17
- R-17PUD
- R-1PUD
- R-3
- R-3PUD
- R-5
- R-5PUD
- R-8
- R-8PUD
- R-8SF



Generalized Land Use: Single family, duplexes, and vacant property

Land Use

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



Site Photos:

Intersection of E. Haycraft Ave. (terminus) and N. 17th St. looking east. Subject properties are on left side of photo:



Intersection of E. Haycraft Ave. and N. 17th St. looking north. Subject properties are on right side of photo:



Intersection of E. Haycraft Ave and N 17th St. looking south showing trail. No subject properties shown in photo (adjacent amenity):



Intersection of E. Gilbert Ave. and N. 17th St. looking east:



Intersection of E. Gilbert Ave. and N. 17th St. looking south:



Intersection of E. Gilbert Ave. and N. 17th St. looking north. Subject properties are on the right side of the photo:



Intersection of E. Stiner Ave. and N. 17th St. looking south:



E. Stiner Ave. and N. 17th St. looking east:



E. Stiner Ave. and N. 17th St. looking north. Subject properties are on the right side of the photo:



Intersection of E. Nettleton Gulch Rd. and N. 17th St. looking south. Subject properties are on the left side of the photo:



Intersection of E. Nettleton Gulch Rd. and N. 17th St. looking east:



Intersection of E. Nettleton Gulch Rd. and N. 17th St. looking north. Subject properties are on the right side of the photo:



Intersection of E. Satre Ave. and N. 17th St. (terminus) looking south. Subject properties are on left side of the gate in photo:



Intersection of E. Satre Ave. and N. 17th St. (terminus) looking east. Subject properties are on the right side of the photo:



Looking at the intersection of E. Satre Ave. and N. 19th St. facing west. Subject properties are on the left side of the photo:



Intersection of E. Satre Ave. and N. 19th St. looking south. Subject properties are on the right side of the photo:



Intersection of E. Nettleton Gulch Rd. and N. 19th St. (terminus) looking south. Subject property is on the right side of the photo:



Intersection of E. Nettleton Gulch Rd. and N. 19th St. looking west:



E. Gilbert Ave. and assumption of area where N. 19th St. right-of-way should be located looking west:



E. Gilbert Ave. and assumption of area where N. 19th St. right-of-way should be located looking north. Subject property on left of photo:



Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether the design and planning of the site (is) (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 B3: **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.**

Use the following information as well as testimony from the hearing to make **finding A8** in the findings and order worksheet.

DEPARTMENT COMMENTS:

WATER: No comment/issue.
 - Submitted by Glen Poelstra, Assistant Water Director

SEWER: No comment/issue.
 - Submitted by Larry Parsons, Utility Project Manager

STREETS &
ENGINEERING: No comment/issue.
 - Submitted by Chris Bosley, City Engineer

FIRE: No comment/issue.
 - Submitted by Bobby Gonder- Fire Inspector/Investigator

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

PROPOSED CONDITIONS:**Planning:**

1. Allow for the construction of Accessory Dwelling Units (ADU's), per code, in conjunction with detached single-family dwellings within the subject area.

ORDINANCES AND STANDARDS USED IN EVALUATION:

- 2022-2042 Comprehensive 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 and Zoning Commission must consider this special use permit request, which would limit future construction to single family detached residential homes and accessory uses (including ADUs) in the subject area, and make appropriate findings to: approve, deny or deny without prejudice. The findings worksheet is attached.

Attachments:

Attachment 1 – Applicant's Application and Narrative

Attachment 2 – Comprehensive Plan Goals and Objectives Worksheet

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APPLICANT'S APPLICATION

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SPECIAL USE PERMIT APPLICATION

STAFF USE ONLYDate Submitted: 2/19/24 Received by: [Signature] Fee paid: \$1006 Project # TBD SP-1-24

REQUIRED SUBMITTALS

Application Fee: \$700.00**Publication Fee: \$300.00****Mailing Fee: \$6.00 per hearing**** Public hearing required with the Planning Commission*

A **COMPLETE APPLICATION** is required at time of application submittal, as determined and accepted by the Planning Department located at <http://cdaid.org/1105/departments/planning/application-forms>.

PAID

MAR 01 2024

CITY OF COEUR D'ALENE

☒ **Completed application form**☒ **Application, Publication, and Mailing Fees**

☒ **A report(s) by an Idaho licensed Title Company:** Owner's list three (3) sets of mailing labels with the owner's addresses prepared by a title company, using the last known name/address from the latest tax roll of the County records. This shall include the following:

1. All property owners within 300ft of the external boundaries. *** Non-owners list no longer required***
2. All property owners with the property boundaries.

☒ **A report(s) by an Idaho licensed Title Company:** Title report(s) with correct ownership easements, and encumbrances prepared by a title insurance company and a copy of the tax map showing the 300ft mailing boundary around the subject property. The report(s) shall be a full Title Report and include the Listing Packet. Explain how the location, design, and size of the proposal will be adequately served by existing streets, public facilities and services.

☒ **A written narrative:** Including a description of the request, how the request conforms to the 2007 Comprehensive Plan, how the design and planning of the site is compatible with the location, setting, and existing uses on adjacent properties. Explain how the location, design, and size of the proposal will be adequately served by existing street, public facilities and services.

☒ **A legal description:** in MS Word compatible format, together with a meets and bounds map stamped by a licensed Surveyor.

☒ **A plan set map:** A site plan with floor plans, and/or building elevations as deemed necessary to demonstrate the characteristics of the proposed use. All plans must be accurately drawn to an acceptable scale and complete with dimensions that show lot size, setbacks, required off-street parking, any landscaping that may be proposed to ensure the compatibility with the abutting properties, and surrounding neighborhood.

DEADLINE FOR SUBMITTALS

The Planning Commission meets on the second Tuesday of each month. The completed form and other documents must be submitted to the Planning Department not later than the first working day of the month that precedes the next Planning Commission meeting at which this item may be heard.

PUBLIC HEARING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY

The applicant is required to post a public hearing notice, provided by the Planning Department, on the property at a location specified by the Planning Department. This posting must be done one (1) week prior to the date of the Planning Commission meeting at which this item will be heard. An affidavit testifying where and when the notice was posted, by whom, and a picture of the notice posted on the property is also required and must be returned to the Planning Department.

RECEIVED
Planning Department
City of Coeur d'Alene
Date: _____

APPLICATION INFORMATION

PROPERTY OWNER: Thomas E. Hungerford (On Behalf of Nettleton Neighbors)		
MAILING ADDRESS: 1717 E. Nettleton Gulch Rd.		
CITY: Coeur d'Alene	STATE: Id	ZIP: 83815
PHONE: 509-998-0059	FAX:	EMAIL: mail4hungerford@aol.com
APPLICANT OR CONSULTANT: NA		STATUS: ENGINEER OTHER
MAILING ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	FAX:	EMAIL:

FILING CAPACITY

- ☐ Recorded property owner as to of _____
☐ Purchasing (under contract) as of _____
☐ The Lessee/Renter as of _____
☒ Authorized agent of any of the foregoing, duly authorized in writing. (Written authorization must be attached)

SITE INFORMATION:

GENERAL LOCATION OR ADDRESS OF THE PROPERTY: Nettleton Gulch Rd and 17 th (See Attached Maps)
GROSS AREA/ACRES): 16.64 Acres
EXISTING CITY ZONING (CHECK ALL THAT APPLY): R-1 <input type="checkbox"/> R-3 <input type="checkbox"/> R-5 <input type="checkbox"/> R-8 <input type="checkbox"/> R-12 <input checked="" type="checkbox"/> R-1 <input type="checkbox"/> MH-8 <input type="checkbox"/> NC <input type="checkbox"/> C-17 <input type="checkbox"/> C-17L <input type="checkbox"/> DC <input type="checkbox"/> LM <input type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/>
CURRENT LAND USE: Single Family Residence with Larger Lots and 4 Duplexes
DESCRIPTION OF PROJECT/REASON FOR REQUEST: Requesting Under "Special use permits" of R-12 Zoning a "Restriction to Single Family" to help to preserve and protect our neighborhood

CERTIFICATION OF APPLICANT:

I, Thomas E. Hungerford, being duly sworn, attests that he/she is the applicant of this
(Insert name of applicant)

request and knows the contents thereof to be true to his/her knowledge.

Signed: [Signature]
(applicant)

Notary to complete this section for applicant:

Subscribed and sworn to me before this 29th day of FEB, 2024

Notary Public for Idaho Residing at: Spirit Lake, ID



My commission expires: 8-18-26

Signed: Kelley Setters
(notary)

CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: _____ Telephone No.: _____

Address: _____

Signed by Owner: _____

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this _____ day of _____, 20____.

Notary Public for Idaho Residing at: _____

My commission expires: _____


Signed: _____
(notary)

*For multiple applicants or owners of record, please submit multiple copies of this page.

SPECIAL USE PERMIT APPLICATION

I (We) the undersigned do hereby make petition for a special use permit of the property described in this petition, and do certify that we have provided accurate information as required by this petition form, to the best of my (our) ability.

Be advised that all exhibits presented will need to be identified at the meeting, entered into the record, and retained in the file.

DATED THIS 29 DAY OF February 2024


III. SPECIAL USE PERMIT PROCEDURE

17.09.205: TITLE AND PURPOSE:

The provisions of this article shall be known as the SPECIAL USE PERMIT PROCEDURE. The purpose of these provisions is to prescribe the procedure for the accommodation of uses with special site or design requirements, operating characteristics or potential adverse effects on surroundings, through review and, where necessary, the imposition of special conditions of approval. This procedure shall apply to all proposals for which a special use permit is required by the zoning ordinance. (Ord. 1691 §1(part), 1982)

17.09.210: APPLICATION AND SUBMITTALS:

Application for a special use permit shall be made on a form prescribed by the planning director, and shall be notarized. The application shall be accompanied by information including:

- A. A set of design drawings which shall include a site plan. The planning director or planning commission may require additional submittals such as floor plans and site and/or building elevations as deemed necessary to demonstrate the characteristics of the use being considered;
- B. A narrative depicting the operational characteristics of the use and its impact on the surrounding area, if any;
- C. Other such information as may be required by the planning director; and
- D. The fee referenced in the fee schedule. (Ord. 3127 §19, 2003: Ord. 3025 §18, 2001: Ord. 2314 §5, 1990: Ord. 1691 §1(part), 1982)

17.09.215: PROCEDURE FOR CONSIDERATION:

- A. Public Hearing: A public hearing before the planning commission shall be set for between twenty one (21) and sixty (60) days after formal acceptance, to be held on each application for a special use permit.
- B. Notice: Notice of the hearing shall be as prescribed in subsection 17.09.120B of this chapter. Notices also may be posted within the area of potential influence, if required by the planning director.
- C. Planning Commission Action: The planning commission shall determine whether the proposal conforms to the special use permit criteria and may grant or deny the application for the proposed special use permit or require such changes or impose such reasonable conditions of approval as are in their judgment necessary to ensure conformity of the criteria. They shall make specific written findings to support their decisions. A copy of the planning commission decision shall be mailed to the applicant and property owners who received mailed notice of the public hearing and notice of the decision by the planning commission shall be published in the official newspaper within seven (7) days of the decision. The determination of the planning commission shall be made within forty (40) days after the hearing. It shall become final ten (10) days after the date of written notice of the decision has been published in the official newspaper unless appealed to the city council pursuant to subsection 17.09.125B of this chapter. (Ord. 3127 §20, 2003: Ord. 3121 §5, 2003: Ord. 3025 §19, 2001: Ord. 2901 §4, 1999: Ord. 2886 §4, 1998: Ord. 1844 §6, 1984: Ord. 1691 §1(part), 1982)

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.

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

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. (Ord. 3059 §5, 2002: Ord. 1691 §1(part), 1982)

17.09.225: APPEALS TO THE CITY COUNCIL:

An appeal by an affected person may be taken to the city council in accordance with subsection 17.09.125B of this chapter. In considering the appeal, the city council shall determine whether the proposed use conforms to the applicable special use permit criteria, and may grant or deny a permit or require such changes in the proposed use or impose such reasonable conditions of approval as are in its judgment necessary to ensure conformity to the criteria. (Ord. 1844 §7, 1984: Ord. 1691 §1(part), 1982)

17.09.230: ADHERENCE TO APPROVED PLANS:

A special use permit shall be subject to the plans and other conditions upon the basis of which it was granted. Unless a different termination date is prescribed, the permit shall terminate one year from the effective date of its granting unless substantial development or actual commencement of authorized activities has occurred, or if there is a cessation of use or occupancy for two (2) years. However, such period of time may be extended by the planning commission for one year, without public notice, upon written request filed at any time before the permit has expired and upon a showing of unusual hardship not caused by the owner or applicant. (Ord. 1691 §1(part), 1982)

17.09.235: REVOCATION:

In the event of a violation of any of the provisions of the zoning ordinance, or in the event of a failure to comply with any prescribed condition of approval, the planning commission may, after notice and hearing, revoke any special use permit. The determination of the planning commission shall become final ten (10) days after the date of written notice of the decision has been published in the official newspaper, unless appealed to the city council pursuant to subsection 17.09.125B of this chapter. (Ord. 1844 §8, 1984: Ord. 1691 §1(part), 1982)

Written Narrative

Description

This Special Use Permit application by the Best/Nettleton Neighborhood requests the "Restrict to Single Family" designation between E Satre Avenue to the north, E Haycraft Avenue to the south, N 17th Street to the west, and N 19th Street / Kootenai County line to the east.

Conformity to City's Comprehensive Plan

This Special Use Permit conforms to and supports the following elements of the City of Coeur d'Alene's comprehensive plan:

- Community Involvement
 - CI 2 "Maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and visit."
 - CI 2.1 "Maintain the community's friendly welcoming atmosphere and its small-town feel."
 - CI 3.1 "Support efforts to preserve existing housing stock and provide opportunities for new affordable and workforce housing."
- Environment & Recreation
 - ER 2.3 "Encourage and maintain public access to mountains, natural areas, parks, and trails that are easily accessible by walking and biking."
- Growth and Development
 - GD 1.5 "Recognize neighborhood and district identities."
 - GD 1.7 "Increase physical and visual access to the lakes and rivers (mountains)."
 - GD 1.8 "Support and expand urban farming opportunities."
 - GD 3.1 "Provide safe, and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation."

Discussion

The Best/Nettleton Gulch neighborhood sits at the eastern edge of the City of Coeur d'Alene, near the steep terrain of Best Hill and Canfield Mountain. Nettleton Gulch Road provides easy public access to the Canfield Mountain Trail System for hiking, biking, and motor vehicle use. The neighborhood is a significant gateway to the closest rural outdoor mountain experiences on USDA Forest Service lands for the City of Coeur d'Alene. This forest land and the parking area from which multiple trailheads are available is advertised in tourist information, outdoor guides, and in searchable trail applications used by outdoor enthusiasts including Trailforks, Gaia GPS, and AllTrails.

The Best/Nettleton Gulch neighborhood consists mainly of owner-occupied, single-family dwellings east of N 17th Street, and along a network of less-developed roadways. Some of these roadways do not meet current 2024 design standards for width, and there are few sidewalks. Nevertheless, there is a significant amount of internal and through traffic by bicycle, foot, and

vehicle to Canfield Mountain. The roadways are used by an assortment of vehicle types including mountain bikes, service vehicles, forest maintenance trucks, motocross motorbikes, side-by-sides, ATVs, cars, and trucks with trailers.

The residents of the Best/Nettleton Gulch neighborhood are committed to community involvement and are passionate about the place they live. They are diverse in age and span all socio-economic classes. Their professions and trades contribute to the local economy in many fields including construction, health care, professional consulting, and public safety. Retired households intermingle with young families, resulting in a supportive and engaged environment where community thrives. The neighborhood's plentiful trees and single-story housing types allow for views of the surrounding hills and mountains. Many residents have gardens, chicken coops, and beehives. There is also ample space for wildlife to forage safely in the neighborhood's transitional urban forest.

This Special Use Permit will preserve the existing neighborhood identity, ensure a high quality of life for its residents, and provide for safe and efficient motorized, bicycle and pedestrian public access to the Canfield Mountain area. The single family only designation allows property owners to subdivide existing lots to create additional single family housing units or ADUs but prevents building densities that are incompatible with the existing character of the neighborhood, capacity of the roadways, and the high use patterns of the Canfield Mountain Trail System.

This Special Use Permit will preserve the Best/Nettleton Gulch area as a transitional space between the rural undeveloped recreational land of Canfield Mountain and the more densely populated, amenity-rich urban fabric of downtown Coeur d'Alene. This transitional space will support the continued growth of all forms of recreation on Canfield Mountain.

BEFORE THE PLANNING DIRECTOR OF THE CITY OF COEUR D'ALENE,
KOOTENAI COUNTY, IDAHO

In Re:

Application for a Single Family
Use Restriction Special Use Permit

FILE NO. _____

AFFIDAVIT OF SIGNATURE
GATHERER

STATE OF IDAHO

COUNTY OF KOOTENAI

) ss

I, THOMAS E. Hungerford swear under penalty of perjury, that

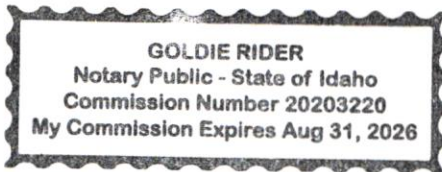
1. I collected signatures in support of the Single Family Use Restriction Special Use Permit Application listed above; and
2. The only presentation I made to each signer about the purpose of the signature gathering process was that the gathered signatures would allow for the application for a Single Family Use Restriction; and
3. I believe that each person who signed the signature sheet understood that the only purpose of gather signatures was for the application for a Single Family Use Restriction.


Affiant

STATE OF IDAHO)
) ss
County of Kootenai)

On this 29 day of February, 20 24, before me, a Notary Public, personally appeared Thomas Hungerford, known to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me the He voluntarily executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year this certificate first above written.



Goldie Rider
Notary Public for Idaho
Residing at Coeur d'Alene
My Commission Expires: Aug 31, 2026

BEFORE THE PLANNING DIRECTOR OF THE CITY OF COEUR D'ALENE,
KOOTENAI COUNTY, IDAHO

In Re:

Application for a Single Family
Use Restriction Special Use Permit

FILE NO. _____

AFFIDAVIT OF SIGNATURE
GATHERER

STATE OF IDAHO

COUNTY OF KOOTENAI

) ss

I, Cody Jahns swear under penalty of perjury, that

1. I collected signatures in support of the Single Family Use Restriction Special Use Permit Application listed above; and
2. The only presentation I made to each signer about the purpose of the signature gathering process was that the gathered signatures would allow for the application for a Single Family Use Restriction; and
3. I believe that each person who signed the signature sheet understood that the only purpose of gather signatures was for the application for a Single Family Use Restriction.

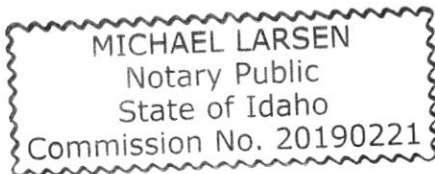


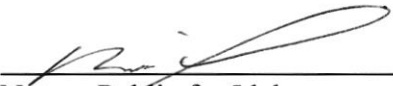
Affiant

STATE OF IDAHO)
) ss
County of Kootenai)

On this 27th day of February, 20 24, before me, a Notary Public, personally appeared Cody Lee Jaks, known to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me the he voluntarily executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year this certificate first above written.





Notary Public for Idaho
Residing at Coeur d'Alene
My Commission Expires: 2-4-25
1410 Government way, CPA ID 23814

BEFORE THE PLANNING DIRECTOR OF THE CITY OF COEUR D'ALENE,
KOOTENAI COUNTY, IDAHO

In Re:

Application for a Single Family
Use Restriction Special Use Permit

FILE NO. _____

AFFIDAVIT OF SIGNATURE
GATHERER

STATE OF IDAHO

COUNTY OF KOOTENAI

) ss

I, SHAHAB MESBATH swear under penalty of perjury, that

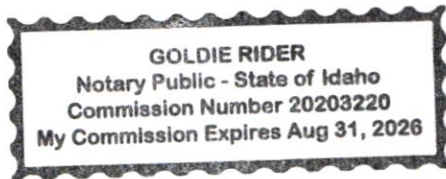
1. I collected signatures in support of the Single Family Use Restriction Special Use Permit Application listed above; and
2. The only presentation I made to each signer about the purpose of the signature gathering process was that the gathered signatures would allow for the application for a Single Family Use Restriction; and
3. I believe that each person who signed the signature sheet understood that the only purpose of gather signatures was for the application for a Single Family Use Restriction.

Affiant

STATE OF IDAHO)
) ss
County of Kootenai)

On this 29 day of February, 2024, before me, a Notary Public, personally appeared Shahab Mesbah, known to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me the He voluntarily executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year this certificate first above written.



Gabriel Rider
Notary Public for Idaho
Residing at Coeur d'Alene
My Commission Expires: AUG 31, 2026

3 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Bonnie Willette
Bonnie Willette

X Owner Name: Willette Bonnie L
Co-Owner:
Site Addr: 1712 E Satre Ave Coeur D Alene ID 83815
Owner Addr: 1712 E Satre Ave Coeur D Alene ID 83815
Bedroom: 2 Bath: 1 Year Blt: 1990
Legal: COREY ADD, LT 1 BLK 1 0650N03W

Parcel ID: C20000010010
Recording Date: 08/17/2018
Use: Imp res lot/tract in city
Assessed Total: \$383,450.00
Bldg SqFt: 1,452 SqFt

Tax ID: 166289
Sale Price:
Acres: 0.21 Acres

4 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Harold & Sandra Brazil
Sandra & Brazil

X Owner Name: Harold And Sandra Brazil Family Trust
Co-Owner:
Site Addr: 1800 E Satre Ave Coeur D Alene ID 83815
Owner Addr: 3835 N Jimmy St Coeur D Alene ID 83815
Bedroom: 3 Bath: 2 Year Blt: 1988
Legal: COREY ADD, LT 2 BLK 1 0650N03W

Parcel ID: C20000010020
Recording Date: 08/17/2018
Use: Imp res lot/tract in city
Assessed Total: \$368,560.00
Bldg SqFt: 1,158 SqFt

Tax ID: 166290
Sale Price:
Acres: 0.20 Acres

5 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Mark S Sonetti
Mark S Sonetti
Tami Sonetti

X Owner Name: Sonetti Mark S
Co-Owner: Sonetti Tami
Site Addr: 1806 E Satre Ave Coeur D Alene ID 83815
Owner Addr: 1806 E Satre Ave Coeur D Alene ID 83815
Bedroom: 4 Bath: 3 Year Blt: 1993
Legal: COREY ADD, LT 3 BLK 1 0650N03W

Parcel ID: C20000010030
Recording Date: 05/24/2021
Use: Imp res lot/tract in city
Assessed Total: \$574,370.00
Bldg SqFt: 2,480 SqFt

Tax ID: 166291
Sale Price:
Acres: 0.20 Acres

6 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Denise K Potts
Denise K Potts

X Owner Name: Potts Denise K
Co-Owner:
Site Addr: 1808 E Satre Ave Coeur D Alene ID 83815
Owner Addr: 1808 E Satre Ave Coeur D Alene ID 83815
Bedroom: 3 Bath: 2 Year Blt: 1989
Legal: COREY ADD, LT 4 BLK 1 0650N03W

Parcel ID: C20000010040
Recording Date: 06/28/2013
Use: Imp res lot/tract in city
Assessed Total: \$552,860.00
Bldg SqFt: 2,264 SqFt

Tax ID: 166292
Sale Price:
Acres: 0.20 Acres

12 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Signed on Page 7
Secondary Sheet #1

X Owner Name: Callan, Danny
Co-Owner: Callan, Carol
Site Addr: 1719 E Nettleton Gulch Rd Coeur D Alene ID 83815
Owner Addr:
Bedroom: 3 Bath: 2.5 Year Blt: 1990
Legal: FRUITDALE, E2-TAX #4461-TR 29 & #13677 0650N03W

Parcel ID: C4005000029C
Recording Date: 1/19/2024
Use: Imp res lot/tract in city
Assessed Total: \$622,640.00
Bldg SqFt: 2,762 SqFt

Tax ID: 148481
Sale Price:
Acres: 0.40 Acres

2 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Flaura George
Flaura George

X Owner Name: George Flaura
Co-Owner: Coren Ellen S
Site Addr: 1704 E Satre Ave Coeur D Alene ID 83815
Owner Addr: 1704 E Satre Ave Coeur D Alene ID 83815
Bedroom: 4 Bath: 1.5 Year Blt: 1961
Legal: FRUITDALE, TAX#26177 [IN TR 29] 0650N03W

Parcel ID: C4005000029D
Recording Date: 05/13/2022
Use: Imp res lot/tract in city
Assessed Total: \$458,770.00
Bldg SqFt: 2,632 SqFt

Tax ID: 127416
Sale Price:
Acres: 0.28 Acres

1 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

X Owner Name: Drechsel James E
Co-Owner: Drechsel Janis Joy
Site Addr: 1702 E Satre Ave Coeur D Alene ID 83815
Owner Addr: 1702 E Satre Ave Coeur D Alene ID 83815
Bedroom: 4 Bath: 2.5 Year Blt: 1972
Legal: FRUITDALE, TX #8469-TR 29 EX RW 0650N03W

Parcel ID: C4005000029E
Recording Date: 10/30/2013
Use: Imp res lot/tract in city
Assessed Total: \$462,730.00
Bldg SqFt: 2,440 SqFt

Tax ID: 110574
Sale Price:
Acres: 0.32 Acres

9 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Joyce Weagley
Joyce Weagley

X Owner Name: Weagley Donald E Jr
Co-Owner:
Site Addr: 1709 E Nettleton Gulch Rd Coeur D Alene ID 83815
Owner Addr: 512 S 10th Pl Coeur D Alene ID 83814
Bedroom: 3 Bath: 1 Year Blt: 1954
Legal: FRUITDALE, TAX #22972 IN TR 29 0650N03W

Parcel ID: C4005000029F
Recording Date:
Use: Imp res lot/tract in city
Assessed Total: \$314,540.00
Bldg SqFt: 840 SqFt

Tax ID: 144319
Sale Price:
Acres: 0.46 Acres

10 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Carrie L Dahlman

X Owner Name: Dahlman Carrie L
Co-Owner:
Site Addr: 1711 E Nettleton Gulch Rd Coeur D Alene ID 83815
Owner Addr: 1711 E Nettleton Gulch Rd Coeur D Alene ID 83815
Bedroom: 3 Bath: 1 Year Blt: 1955
Legal: FRUITDALE, TAX #4460-TR 29 0650N03W

C4005000029G
Recording Date:
Use: Imp res lot/tract in city
Assessed Total: \$391,240.00
Bldg SqFt: 952 SqFt

Tax ID: 110448
Sale Price:
Acres: 0.40 Acres

11 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Thomas E. Hungerford
Jane Hungerford Jane Hungerford

X Owner Name: Hungerford Thomas
Co-Owner: Hungerford Jane
Site Addr: 1717 E Nettleton Gulch Rd Coeur D Alene ID 83815
Owner Addr: 1717 E Nettleton Gulch Rd Coeur D Alene ID 83815
Bedroom: 4 Bath: 2 Year Blt: 1955
Legal: FRUITDALE, W2-TAX #4461-TR 29 & TAX #13676 0650N03W

Parcel ID: C4005000029H
Recording Date: 08/17/2018
Use: Imp res lot/tract in city
Assessed Total: \$518,200.00
Bldg SqFt: 2,204 SqFt

Tax ID: 132809
Sale Price:
Acres: 0.40 Acres

13 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Thomas R. Paulson

X Owner Name: Paulson Thomas R
Co-Owner:
Site Addr: 1809 E Nettleton Gulch Rd Coeur D Alene ID 83815
Owner Addr: 1809 E Nettleton Gulch Rd Coeur D Alene ID 83815
Bedroom: 4 Bath: 2 Year Blt: 1955
Legal: FRUITDALE, TAX #4462 & #13678- TR 29 0650N03W

Parcel ID: C4005000029I
Recording Date: 08/17/2012
Use: Imp res lot/tract in city
Assessed Total: \$487,680.00
Bldg SqFt: 1,878 SqFt

Tax ID: 114096
Sale Price:
Acres: 0.41 Acres

17 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Nathaniel Haux

X Owner Name: Haux Rodney
Co-Owner: Haux Beth Ann
Site Addr: 1802 E Nettleton Gulch Rd Coeur D Alene ID 83815
Owner Addr: 1802 E Nettleton Gulch Rd Coeur D Alene ID 83815
Bedroom: 3 Bath: 2 Year Blt: 1951
Legal: HAUX I ADD, LT 1 BLK 1 0650N03W

Parcel ID: C45350010010
Recording Date: 06/27/2005
Use: Imp res lot/tract in city
Assessed Total: \$563,470.00
Bldg SqFt: 2,643 SqFt

Tax ID: 206552
Sale Price:
Acres: 0.47 Acres

18 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Tom Renner Tom Renner
Shannan Sardell SHANNAN SARDELL

X Owner Name: Renner Thomas
Co-Owner: Sardell Shannon
Site Addr: 1806 E Nettleton Gulch Rd Coeur D Alene ID 83815
Owner Addr: 1806 E Nettleton Gulch Rd Coeur D Alene ID 83815
Bedroom: 4 Bath: 2.5 Year Blt: 1997
Legal: HAUX I ADD, LT 2 BLK 1 0650N03W

Parcel ID: C45350010020
Recording Date: 12/27/2021
Use: Imp res lot/tract in city
Assessed Total: \$701,380.00
Bldg SqFt: 2,414 SqFt

Tax ID: 206553
Sale Price:
Acres: 0.43 Acres

7 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Earin Jeffry D
Elizabeth Earin ELIZABETH EARRIN

X Owner Name: Earin Jeffry D
Co-Owner: Earin Elizabeth A
Site Addr: 3027 N 19th St Coeur D Alene ID 83815
Owner Addr: 3027 N 19th St Coeur D Alene ID 83815
Bedroom: 4 Bath: 2.5 Year Blt: 1985
Legal: JANTZ ADD TO CDA, LT 1 0650N03W

Parcel ID: C50100000010
Recording Date: 03/14/2014
Use: Imp res lot/tract in city
Assessed Total: \$583,390.00
Bldg SqFt: 2,364 SqFt

Tax ID: 162221
Sale Price:
Acres: 0.24 Acres

8	I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign)	X Owner Name: Bill And Dawn Novak Living Trust Co-Owner: Dunn Family 2001 Trust Site Addr: 3019 N 19th St Coeur D Alene ID 83815 Owner Addr: 4338 W Lennox Loop Coeur D Alene ID 83815 Bedroom: 6 Bath: 4 Year Blt: 2002 Legal: JANTZ ADD TO CDA, LT 2 0650N03W	Parcel ID: C50100000020 Recording Date: Use: Imp res lot/tract in city Assessed Total: \$588,000.00 Bldg SqFt: 2,768 SqFt	Tax ID: 162222 Sale Price: Acres: 0.23 Acres
14	I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign) <i>Robert Capaul</i> <i>Eleanora Capaul</i> <i>Eleanora Capaul</i>	X Owner Name: Capaul Robert Alan Co-Owner: Capaul Eleanora Marie Site Addr: 3011 N 19th St Coeur D Alene ID 83815 Owner Addr: 3011 N 19th St Coeur D Alene ID 83814 Bedroom: 3 Bath: 1 Year Blt: 1955 Legal: JANTZ ADD TO CDA, LT 3 0650N03W	Parcel ID: C50100000030 Recording Date: Use: Imp res lot/tract in city Assessed Total: \$346,390.00 Bldg SqFt: 960 SqFt	Tax ID: 162223 Sale Price: Acres: 0.32 Acres
20	I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign) <i>Signed Page 8</i> <i>Secondary Sheet #2</i>	X Owner Name: Hickman Sylvia E Co-Owner: Site Addr: Coeur D Alene ID 83815 Owner Addr: 1900 E Nettleton Gulch Rd Coeur D Alene ID 83815 Bedroom: Bath: Year Blt: THOMAS PARK ADD, VAC ST E OF LTS 1,2 & PTN OF 3 0650N03W	Parcel ID: C9045000001A Recording Date: Use: Res lot/tract in city Assessed Total: \$1,000.00 Bldg SqFt:	Tax ID: 119644 Sale Price: 0.16 Acres
19	I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign)	X Owner Name: Hickman-Rosenthal Tammi Co-Owner: Rosenthal Charles Matthew Site Addr: 1824 E Nettleton Gulch Rd Coeur D Alene ID 83815 Owner Addr: 1824 E Nettleton Gulch Rd Coeur D Alene ID 83815 Bedroom: 3 Bath: 1 Year Blt: 1963 Legal: THOMAS PARK ADD, E2-E2-LT 1, E2-E2-LT 2 0650N03W	Parcel ID: C9045000001B Recording Date: Use: Imp res lot/tract in city Assessed Total: \$430,340.00 Bldg SqFt: 2,028 SqFt	Tax ID: 126704 Sale Price: Acres: 0.89 Acres
16	I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign) <i>Ron T. Moen</i> <i>Ron T. Moen</i>	X Owner Name: Moen Ron T Co-Owner: Site Addr: 1712 E Nettleton Gulch Rd Coeur D Alene ID 83815 Owner Addr: 710 W Dalton Ave #A Coeur D Alene ID 83815 Bedroom: 4 Bath: 2 Year Blt: 1963 Legal: THOMAS PARK ADD, E2-W2-LT 1,2 0650N03W	Parcel ID: C9045000001D Recording Date: 07/28/2020 Use: Imp res lot/tract in city Assessed Total: \$598,870.00 Bldg SqFt: 2,564 SqFt	Tax ID: 141850 Sale Price: Acres: 0.89 Acres
15	I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign) <i>Megan Jahns</i> <i>Cody Jahns</i>	X Owner Name: Jahns Megan L Co-Owner: Jahns Cody L Site Addr: 1708 E Nettleton Gulch Rd Coeur D Alene ID 83815 Owner Addr: 1708 E Nettleton Gulch Rd Coeur D Alene ID 83815 Bedroom: 3 Bath: 1 Year Blt: 1938 Legal: THOMAS PARK ADD, W2-W2-LT 1, W2-W2-LT 2 0650N03W	Parcel ID: C9045000001E Recording Date: 02/22/2022 Use: Imp res lot/tract in city Assessed Total: \$476,560.00 Bldg SqFt: 1,376 SqFt	Tax ID: 148947 Sale Price: Acres: 0.89 Acres
21	I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign)	X Owner Name: Kaufman Todd P Co-Owner: Kaufman Annie Site Addr: 2810 N 17th St Coeur D Alene ID 83815 Owner Addr: 3389 E Harrison Ave Coeur D Alene ID 83814 Bedroom: 2 Bath: 1 Year Blt: 1943 Legal: THOMAS PARK ADD, LT 3, N 13 FT-LT 4, PTN VAC ST, TAX#10044 IN LT 4 0650N03W	Parcel ID: C9045000003A Recording Date: 02/02/2022 Use: Imp res lot/tract in city Assessed Total: \$534,812.00 Bldg SqFt: 1,440 SqFt	Tax ID: 133976 Sale Price: Acres: 2.30 Acres

28 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign) *Pauline Jaklich*
John Jaklich
PAULINE JAKLICH
JOHN JAKLICH

X Owner Name: Jaklich Pauline
Co-Owner: Jaklich John
Site Addr: 1721 E Gilbert Ave Coeur D Alene ID 83815
Owner Addr: 1721 E Gilbert Ave Coeur D Alene ID 83815
Bedroom: 3 Bath: 2 Year Blt: 1957
Legal: THOMAS PARK ADD, E 117 FT-LT 4 EX N 13 FT, E 117 FT LT 5, PTN VAC ST 0650N03W

Parcel ID: C9045000004A
Recording Date:
Use: Imp res lot/tract in city
Assessed Total: \$432,680.00
Bldg SqFt: 1,460 SqFt

Tax ID: 130369
Sale Price:
Acres: 0.71 Acres

27 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign) *Joshua Millikan*
Melissa Millikan
JOSHUA MILLIKAN
MELISSA MILLIKAN

X Owner Name: Millikan Joshua
Co-Owner: Millikan Melissa
Site Addr: 1719 E Gilbert Ave Coeur D Alene ID 83815
Owner Addr: 1719 E Gilbert Ave Coeur D Alene ID 83815
Bedroom: 3 Bath: 1 Year Blt: 1960
Legal: THOMAS PARK ADD, LT 4 EX N 13 FT & EX E 117 FT & EX W 327 FT, LT 5 EX E 117 FT & EX W 327 FT 0650N03W

Parcel ID: C9045000004B
Recording Date: 11/09/2021
Use: Imp res lot/tract in city
Assessed Total: \$555,190.00
Bldg SqFt: 2,294 SqFt

Tax ID: 125583
Sale Price:
Acres: 1.00 Acres

22 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)
SIGNED Page 9
Secondary Sheet #3

X Owner Name: Harriman Lyndon
Co-Owner: Harriman Peggy
Site Addr: 2818 N 17th St Coeur D Alene ID 83815
Owner Addr: 461 S Park Dr Post Falls ID 83854
Bedroom: 4 Bath: 1.5 Year Blt: 1977
Legal: THOMAS PARK ADD, TAX#10045 IN LT 4 0650N03W

Parcel ID: C9045000004D
Recording Date: 05/08/2023
Use: Imp res lot/tract in city
Assessed Total: \$365,750.00
Bldg SqFt: 2,080 SqFt

Tax ID: 117460
Sale Price:
Acres: 0.17 Acres

23 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign) *Nick Fiacco*
Myra Fiacco
NICK FIACCO
MYRA FIACCO

X Owner Name: Fiacco Nicholas A
Co-Owner: Fiacco Myra
Site Addr: 2814 N 17th St Coeur D Alene ID 83815
Owner Addr: 2814 N 17th St Coeur D Alene ID 83815
Bedroom: 4 Bath: 1.5 Year Blt: 1977
THOMAS PARK ADD, TAX#10046 IN LTS 4,5 0650N03W

Parcel ID: C9045000004E
Recording Date: 12/20/2016
Use: Imp res lot/tract in city
Assessed Total: \$453,920.00
Bldg SqFt: 2,288 SqFt

Tax ID: 118120
Sale Price:
0.20 Acres

26 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign) *Oluss Tanna Kluss*
Dennis Kluss
OLUSS TANNA KLUSS
DENNIS KLUSS

X Owner Name: Kluss Tanna K
Co-Owner: Kluss Dennis W
Site Addr: 1705 E Gilbert Ave Coeur D Alene ID 83815
Owner Addr: 1705 E Gilbert Ave Coeur D Alene ID 83815
Bedroom: 5 Bath: 2 Year Blt: 1964
Legal: THOMAS PARK ADD, TAX#4934 IN LTS 4,5 0650N03W

Parcel ID: C9045000005A
Recording Date: 08/28/2018
Use: Imp res lot/tract in city
Assessed Total: \$561,790.00
Bldg SqFt: 2,709 SqFt

Tax ID: 130025
Sale Price:
Acres: 0.40 Acres

25 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign) *Conor Kenna*
CONOR KENNA

X Owner Name: Kenna Conor M
Co-Owner:
Site Addr: 1703 E Gilbert Ave Coeur D Alene ID 83815
Owner Addr: 1703 E Gilbert Ave Coeur D Alene ID 83815
Bedroom: 4 Bath: 2 Year Blt: 1968
Legal: THOMAS PARK ADD, TAX#23565 IN LTS 4,5 EX RW 0650N0 3W

Parcel ID: C9045000005B
Recording Date: 05/18/2018
Use: Imp res lot/tract in city
Assessed Total: \$490,220.00
Bldg SqFt: 2,332 SqFt

Tax ID: 107154
Sale Price:
Acres: 0.36 Acres

24 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

X Owner Name: Jared And Leeann Staples Living Trust
Co-Owner:
Site Addr: 1701 E Gilbert Ave Coeur D Alene ID 83815
Owner Addr: 3717 N 21st Pl Coeur D Alene ID 83815
Bedroom: 4 Bath: 2 Year Blt: 1968
Legal: THOMAS PARK ADD, TAX#10047 IN LT 5 0650N03W

Parcel ID: C9045000005C
Recording Date: 03/14/2019
Use: Imp res lot/tract in city
Assessed Total: \$469,800.00
Bldg SqFt: 1,716 SqFt

Tax ID: 135305
Sale Price:
Acres: 0.20 Acres

34	I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign)	X Owner Name: Brown J Brooks Co-Owner: Brown Jennifer L Site Addr: 1722 E Gilbert Ave Coeur D Alene ID 83815 Owner Addr: 1722 E Gilbert Ave Coeur D Alene ID 83815 Bedroom: 4 Bath: 2.5 Year Blt: 1964 Legal: THOMAS PARK ADD, E2 LT 6 & 7 EX W 165 FT 0650N03W	Parcel ID: C9045000006A Recording Date: 07/29/2005 Use: Imp res lot/tract in city Assessed Total: \$545,700.00 Bldg SqFt: 3,077 SqFt	Tax ID: 112902 Sale Price: Acres: 0.85 Acres
33	I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign) SAD HSB MESBAH TRUSTEE EXECUTOR	X Owner Name: Alaedin And Jaleh M Mesbah Family Trust Co-Owner: Site Addr: 1716 E Gilbert Ave Coeur D Alene ID 83815 Owner Addr: 1716 E Gilbert Ave Coeur D Alene ID 83815 Bedroom: 3 Bath: 1.5 Year Blt: 1955 Legal: THOMAS PARK ADD, W 165 FT E2-LTS 6 & 7 0650N03W	Parcel ID: C9045000006B Recording Date: Use: Imp res lot/tract in city Assessed Total: \$345,984.00 Bldg SqFt: 2,190 SqFt	Tax ID: 113083 Sale Price: Acres: 0.95 Acres
32	I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign) Collette Bishop	X Owner Name: Bishop Colleta Co-Owner: Site Addr: 1710 E Gilbert Ave Coeur D Alene ID 83815 Owner Addr: 1710 E Gilbert Ave Coeur D Alene ID 83815 Bedroom: 5 Bath: 2 Year Blt: 1973 Legal: THOMAS PARK ADD, TAX #8660 TR 6 0650N03W	Parcel ID: C9045000006C Recording Date: 04/28/2017 Use: Imp res lot/tract in city Assessed Total: \$364,770.00 Bldg SqFt: 2,184 SqFt	Tax ID: 106552 Sale Price: Acres: 0.19 Acres
31	I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign) Collette Bishop	X Owner Name: Whiteley Douglas Co-Owner: Site Addr: 1704 E Gilbert Ave Coeur D Alene ID 83815 Owner Addr: PO Box 1657 Magalia CA 95954 Bedroom: 6 Bath: 3 Year Blt: 1973 Legal: THOMAS PARK ADD, TAX #8702 - TR 6 0650N03W	Parcel ID: C9045000006D Recording Date: Use: Imp res lot/tract in city Assessed Total: \$526,500.00 Bldg SqFt: 3,240 SqFt	Tax ID: 100954 Sale Price: Acres: 0.19 Acres
30	I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign) Amber L. Hicks Adam R. Hicks	X Owner Name: Hicks Amber Co-Owner: Hicks Adam Site Addr: 1702 E Gilbert Ave Coeur D Alene ID 83815 Owner Addr: 1702 E Gilbert Ave Coeur D Alene ID 83815 Bedroom: 4 Bath: 2 Year Blt: 1970 Legal: THOMAS PARK ADD, TAX #8759 LT 6 0650N03W	Parcel ID: C9045000006E Recording Date: 02/23/2021 Use: Imp res lot/tract in city Assessed Total: \$428,130.00 Bldg SqFt: 2,080 SqFt	Tax ID: 115104 Sale Price: Acres: 0.19 Acres
29	I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign) Brittney Holmes KYLE HOLMES	X Owner Name: Holmes Kyle Co-Owner: Holmes Brittney Site Addr: 2726 N 17th St Coeur D Alene ID 83815 Owner Addr: 2726 N 17th St Coeur D Alene ID 83815 Bedroom: 4 Bath: 2 Year Blt: 1973 Legal: THOMAS PARK ADD TAX #9173 TR 6 0650N03W	Parcel ID: C9045000006F Recording Date: 04/05/2018 Use: Imp res lot/tract in city Assessed Total: \$453,800.00 Bldg SqFt: 2,080 SqFt	Tax ID: 142956 Sale Price: Acres: 0.19 Acres
38	I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign) Bryanne Thurman Matt Thurman Christine Thurman	X Owner Name: Thurman Matt Co-Owner: Thurman Bryanne Site Addr: 1709 E Haycraft Ave Coeur D Alene ID 83815 Owner Addr: 1709 E Haycraft Ave Coeur D Alene ID 83815 Bedroom: 5 Bath: 2 Year Blt: 1974 Legal: THOMAS PARK ADD, TAX #9174 TR 6,7 0650N03W	Parcel ID: C9045000007A Recording Date: 02/25/2011 Use: Imp res lot/tract in city Assessed Total: \$402,020.00 Bldg SqFt: 2,395 SqFt	Tax ID: 148091 Sale Price: Acres: 0.19 Acres

37 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

X **Owner Name:** 1271 Co Real Estate Group LLC
Co-Owner:
Site Addr: 1705 E Haycraft Ave Coeur D Alene ID 83815
Owner Addr: 1705 E Haycraft Ave Coeur D Alene ID 83815
Bedroom: 6 **Bath:** 4 **Year Blt:** 1974
Legal: THOMAS PARK ADD, TAX #9023 LT 6,7 0650N03W

Parcel ID: C9045000007B
Recording Date: 06/20/2023
Use: Imp res lot/tract in city
Assessed Total: \$588,000.00
Bldg SqFt: 3,240 SqFt

Tax ID: 120624
Sale Price:
Acres: 0.19 Acres


36 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

X **Owner Name:** Hayenga Jonathan Owen
Co-Owner: Hayenga Anthony Eugene
Site Addr: 1703 E Haycraft Ave Coeur D Alene ID 83815
Owner Addr: 1703 E Haycraft Ave Coeur D Alene ID 83815
Bedroom: 3 **Bath:** 1 **Year Blt:** 1974
Legal: THOMAS PARK ADD, TAX#9172 IN TR 6 & 7 0650N03W

Parcel ID: C9045000007C
Recording Date: 10/31/2019
Use: Imp res lot/tract in city
Assessed Total: \$389,780.00
Bldg SqFt: 2,132 SqFt

Tax ID: 114864
Sale Price:
Acres: 0.19 Acres

35 I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)


Kevin D. Winter

X **Owner Name:** Winter Kevin D
Co-Owner:
Site Addr: 1701 E Haycraft Ave Coeur D Alene ID 83815
Owner Addr: 1701 E Haycraft Ave Coeur D Alene ID 83815
Bedroom: 4 **Bath:** 2 **Year Blt:** 1974
Legal: THOMAS PARK ADD, TAX #9175 TR 6,7 0650N03W

Parcel ID: C9045000007D
Recording Date: 01/26/2016
Use: Imp res lot/tract in city
Assessed Total: \$426,260.00
Bldg SqFt: 2,080 SqFt

Tax ID: 121627
Sale Price:
Acres: 0.19 Acres

I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

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Name & Sign)

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I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign)
I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign) DANNY CALLAN <i>X Danny Callan</i> <i>Carol Callan</i>
I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign)
I support Special use permit for "Restriction To Single Family Only" (Print Name & Sign)

Owner Name: Willette Bonnie L
Co-Owner:
Site Addr: 1712 E Satre Ave Coeur D Alene ID 83815
Owner Addr: 1712 E Satre Ave Coeur D Alene ID 83815
Bedroom: 2 **Bath:** 1 **Year Blt:** 1990
Legal: COREY ADD, LT 1 BLK 1 0650N03W

Owner Name: Harold And Sandra Brazil Family Trust
Co-Owner:
Site Addr: 1800 E Satre Ave Coeur D Alene ID 83815
Owner Addr: 3835 N Jimmy St Coeur D Alene ID 83815
Bedroom: 3 **Bath:** 2 **Year Blt:** 1988
Legal: COREY ADD, LT 2 BLK 1 0650N03W

Owner Name: Sonetti Mark S
Co-Owner: Sonetti Tami
Site Addr: 1806 E Satre Ave Coeur D Alene ID 83815
Owner Addr: 1806 E Satre Ave Coeur D Alene ID 83815
Bedroom: 4 **Bath:** 3 **Year Blt:** 1993
Legal: COREY ADD, LT 3 BLK 1 0650N03W

Owner Name: Potts Denise K
Co-Owner:
Site Addr: 1808 E Satre Ave Coeur D Alene ID 83815
Owner Addr: 1808 E Satre Ave Coeur D Alene ID 83815
Bedroom: 3 **Bath:** 2 **Year Blt:** 1989
Legal: COREY ADD, LT 4 BLK 1 0650N03W

Owner Name: Callan, Danny
Co-Owner: Callan, Carol
Site Addr: 1719 E Nettleton Gulch Rd Coeur D Alene ID 83815
Owner Addr:
Bedroom: 3 **Bath:** 2.5 **Year Blt:** 1990
Legal: FRUITDALE, E2-TAX #4461-TR 29 & #13677 0650N03W

Owner Name: George Flaura
Co-Owner: Coren Ellen S
Site Addr: 1704 E Satre Ave Coeur D Alene ID 83815
Owner Addr: 1704 E Satre Ave Coeur D Alene ID 83815
Bedroom: 4 **Bath:** 1.5 **Year Blt:** 1961
Legal: FRUITDALE, TAX#26177 [IN TR 29] 0650N03W

Owner Name: Drechsel James E
Co-Owner: Drechsel Janis Joy
Site Addr: 1702 E Satre Ave Coeur D Alene ID 83815
Owner Addr: 1702 E Satre Ave Coeur D Alene ID 83815
Bedroom: 4 **Bath:** 2.5 **Year Blt:** 1972
Legal: FRUITDALE, TX #8469-TR 29 EX RW 0650N03W

Parcel ID: C20000010010 **Tax ID:** 166289
Recording Date: 08/17/2018
Use: Imp res lot/tract in city
Assessed Total: \$383,450.00 **Sale Price:**
Bldg SqFt: 1,452 SqFt **Acres:** 0.21 Acres

Parcel ID: C20000010020 **Tax ID:** 166290
Recording Date: 08/17/2018
Use: Imp res lot/tract in city
Assessed Total: \$368,560.00 **Sale Price:**
Bldg SqFt: 1,158 SqFt **Acres:** 0.20 Acres

Parcel ID: C20000010030 **Tax ID:** 166291
Recording Date: 05/24/2021
Use: Imp res lot/tract in city
Assessed Total: \$574,370.00 **Sale Price:**
Bldg SqFt: 2,480 SqFt **Acres:** 0.20 Acres

Parcel ID: C20000010040 **Tax ID:** 166292
Recording Date: 06/28/2013
Use: Imp res lot/tract in city
Assessed Total: \$552,860.00 **Sale Price:**
Bldg SqFt: 2,264 SqFt **Acres:** 0.20 Acres

Parcel ID: C4005000029C **Tax ID:** 148481
Recording Date: 1/19/2024
Use: Imp res lot/tract in city
Assessed Total: \$622,640.00 **Sale Price:**
Bldg SqFt: 2,762 SqFt **Acres:** 0.40 Acres

Parcel ID: C4005000029D **Tax ID:** 127416
Recording Date: 05/13/2022
Use: Imp res lot/tract in city
Assessed Total: \$458,770.00 **Sale Price:**
Bldg SqFt: 2,632 SqFt **Acres:** 0.28 Acres

Parcel ID: C4005000029E **Tax ID:** 110574
Recording Date: 10/30/2013
Use: Imp res lot/tract in city
Assessed Total: \$462,730.00 **Sale Price:**
Bldg SqFt: 2,440 SqFt **Acres:** 0.32 Acres

I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Owner Name: Bill And Dawn Novak Living Trust
Co-Owner: Dunn Family 2001 Trust
Site Addr: 3019 N 19th St Coeur D Alene ID 83815
Owner Addr: 4338 W Lennox Loop Coeur D Alene ID 83815
Bedroom: 6 **Bath:** 4 **Year Blt:** 2002
Legal: JANTZ ADD TO CDA, LT 2 0650N03W

Parcel ID: C50100000020
Recording Date:
Use: Imp res lot/tract in city
Assessed Total: \$588,000.00
Bldg SqFt: 2,768 SqFt

Tax ID: 162222
Sale Price:
Acres: 0.23 Acres

I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Owner Name: Capaul Robert Alan
Co-Owner: Capaul Eleanora Marie
Site Addr: 3011 N 19th St Coeur D Alene ID 83815
Owner Addr: 3011 N 19th St Coeur D Alene ID 83814
Bedroom: 3 **Bath:** 1 **Year Blt:** 1955
Legal: JANTZ ADD TO CDA, LT 3 0650N03W

Parcel ID: C50100000030
Recording Date:
Use: Imp res lot/tract in city
Assessed Total: \$346,390.00
Bldg SqFt: 960 SqFt

Tax ID: 162223
Sale Price:
Acres: 0.32 Acres

I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Sylvia E. Hickman
Sylvia E. Hickman

Owner Name: Hickman Sylvia E *Sylvia E. Hickman*
Co-Owner:
Site Addr: Coeur D Alene ID 83815
Owner Addr: 1900 E Nettleton Gulch Rd Coeur D Alene ID 83815
Bedroom: **Bath:** **Year Blt:**
THOMAS PARK ADD, VAC ST E OF LTS 1,2 & PTN OF 3 0650N03W
Sylvia E. Hickman

Parcel ID: C9045000001A
Recording Date:
Res lot/tract in city
Assessed Total: \$1,000.00
Bldg SqFt:

Tax ID: 119644
Sale Price:
0.16 Acres

I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Owner Name: Hickman-Rosenthal Tammi
Co-Owner: Rosenthal Charles Matthew
Site Addr: 1824 E Nettleton Gulch Rd Coeur D Alene ID 83815
Owner Addr: 1824 E Nettleton Gulch Rd Coeur D Alene ID 83815
Bedroom: 3 **Bath:** 1 **Year Blt:** 1963
Legal: THOMAS PARK ADD, E2-E2-LT 1, E2-E2-LT 2 0650N03W

Parcel ID: C9045000001B
Recording Date:
Use: Imp res lot/tract in city
Assessed Total: \$430,340.00
Bldg SqFt: 2,028 SqFt

Tax ID: 126704
Sale Price:
Acres: 0.89 Acres

I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Owner Name: Moen Ron T
Co-Owner:
Site Addr: 1712 E Nettleton Gulch Rd Coeur D Alene ID 83815
Owner Addr: 710 W Dalton Ave #A Coeur D Alene ID 83815
Bedroom: 4 **Bath:** 2 **Year Blt:** 1963
Legal: THOMAS PARK ADD, E2-W2-LT 1,2 0650N03W

Parcel ID: C9045000001D
Recording Date: 07/28/2020
Use: Imp res lot/tract in city
Assessed Total: \$598,870.00
Bldg SqFt: 2,564 SqFt

Tax ID: 141850
Sale Price:
Acres: 0.89 Acres

I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Owner Name: Jahns Megan L
Co-Owner: Jahns Dody L
Site Addr: 1708 E Nettleton Gulch Rd Coeur D Alene ID 83815
Owner Addr: 1708 E Nettleton Gulch Rd Coeur D Alene ID 83815
Bedroom: 3 **Bath:** 1 **Year Blt:** 1938
Legal: THOMAS PARK ADD, W2-W2-LT 1, W2-W2-LT 2 0650N03W

Parcel ID: C9045000001E
Recording Date: 02/22/2022
Use: Imp res lot/tract in city
Assessed Total: \$476,560.00
Bldg SqFt: 1,376 SqFt

Tax ID: 148947
Sale Price:
Acres: 0.89 Acres

I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Owner Name: Kaufman Todd P
Co-Owner: Kaufman Annie
Site Addr: 2810 N 17th St Coeur D Alene ID 83815
Owner Addr: 3389 E Harrison Ave Coeur D Alene ID 83814
Bedroom: 2 **Bath:** 1 **Year Blt:** 1943
Legal: THOMAS PARK ADD, LT 3, N 13 FT-LT 4, PTN VAC ST, TAX#10044 IN LT 4 0650N03W

Parcel ID: C9045000003A
Recording Date: 02/02/2022
Use: Imp res lot/tract in city
Assessed Total: \$534,812.00
Bldg SqFt: 1,440 SqFt

Tax ID: 133976
Sale Price:
Acres: 2.30 Acres

I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Owner Name: Jaklich Pauline
Co-Owner: Jaklich John
Site Addr: 1721 E Gilbert Ave Coeur D Alene ID 83815
Owner Addr: 1721 E Gilbert Ave Coeur D Alene ID 83815
Bedroom: 3 **Bath:** 2 **Year Blt:** 1957
Legal: THOMAS PARK ADD, E 117 FT-LT 4 EX N 13 FT, E 117 FT LT 5, PTN VAC ST 0650N03W

Parcel ID: C9045000004A
Recording Date:
Use: Imp res lot/tract in city
Assessed Total: \$432,680.00
Bldg SqFt: 1,460 SqFt

Tax ID: 130369
Sale Price:
Acres: 0.71 Acres

I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Owner Name: Millikan Joshua
Co-Owner: Millikan Melissa
Site Addr: 1719 E Gilbert Ave Coeur D Alene ID 83815
Owner Addr: 1719 E Gilbert Ave Coeur D Alene ID 83815
Bedroom: 3 **Bath:** 1 **Year Blt:** 1960
Legal: THOMAS PARK ADD, LT 4 EX N 13 FT & EX E 117 FT & EX W 327 FT, LT 5 EX E 117 FT & EX W 327 FT 0650N03W

Parcel ID: C9045000004B
Recording Date: 11/09/2021
Use: Imp res lot/tract in city
Assessed Total: \$555,190.00
Bldg SqFt: 2,294 SqFt

Tax ID: 125583
Sale Price:
Acres: 1.00 Acres

I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Owner Name: Harriman Lyndon
Co-Owner: Harriman Peggy
Site Addr: 2818 N 17th St Coeur D Alene ID 83815
Owner Addr: 461 S Park Dr Post Falls ID 83854
Bedroom: 4 **Bath:** 1.5 **Year Blt:** 1977
Legal: THOMAS PARK ADD, TAX#10045 IN LT 4 0650N03W

Parcel ID: C9045000004D
Recording Date: 05/08/2023
Use: Imp res lot/tract in city
Assessed Total: \$365,750.00
Bldg SqFt: 2,080 SqFt

Tax ID: 117460
Sale Price:
Acres: 0.17 Acres

I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Owner Name: Fiacco Nicholas A
Co-Owner: Fiacco Myra
Site Addr: 2814 N 17th St Coeur D Alene ID 83815
Owner Addr: 2814 N 17th St Coeur D Alene ID 83815
Bedroom: 4 **Bath:** 1.5 **Year Blt:** 1977
Legal: THOMAS PARK ADD, TAX#10046 IN LTS 4,5 0650N03W

Parcel ID: C9045000004E
Recording Date: 12/20/2016
Use: Imp res lot/tract in city
Assessed Total: \$453,920.00
Bldg SqFt: 2,288 SqFt

Tax ID: 118120
Sale Price:
Acres: 0.20 Acres

I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Owner Name: Kluss Tanna K
Co-Owner: Kluss Dennis W
Site Addr: 1705 E Gilbert Ave Coeur D Alene ID 83815
Owner Addr: 1705 E Gilbert Ave Coeur D Alene ID 83815
Bedroom: 5 **Bath:** 2 **Year Blt:** 1964
Legal: THOMAS PARK ADD, TAX#4934 IN LTS 4,5 0650N03W

Parcel ID: C9045000005A
Recording Date: 08/28/2018
Use: Imp res lot/tract in city
Assessed Total: \$561,790.00
Bldg SqFt: 2,709 SqFt

Tax ID: 130025
Sale Price:
Acres: 0.40 Acres

I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Owner Name: Kenna Conor M
Co-Owner:
Site Addr: 1703 E Gilbert Ave Coeur D Alene ID 83815
Owner Addr: 1703 E Gilbert Ave Coeur D Alene ID 83815
Bedroom: 4 **Bath:** 2 **Year Blt:** 1968
Legal: THOMAS PARK ADD, TAX#23565 IN LTS 4,5 EX RW 0650N0 3W

Parcel ID: C9045000005B
Recording Date: 05/18/2018
Use: Imp res lot/tract in city
Assessed Total: \$490,220.00
Bldg SqFt: 2,332 SqFt

Tax ID: 107154
Sale Price:
Acres: 0.36 Acres

I support Special use permit for
"Restriction To Single Family Only" (Print
Name & Sign)

Owner Name: Jared And Leeann Staples Living Trust
Co-Owner:
Site Addr: 1701 E Gilbert Ave Coeur D Alene ID 83815
Owner Addr: 3717 N 21st Pl Coeur D Alene ID 83815
Bedroom: 4 **Bath:** 2 **Year Blt:** 1968
Legal: THOMAS PARK ADD, TAX#10047 IN LT 5 0650N03W

Parcel ID: C9045000005C
Recording Date: 03/14/2019
Use: Imp res lot/tract in city
Assessed Total: \$469,800.00
Bldg SqFt: 1,716 SqFt

Tax ID: 135305
Sale Price:
Acres: 0.20 Acres

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Comp Plan Goals & Objectives

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COMPREHENSIVE PLAN GOALS AND OBJECTIVES

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.



OBJECTIVE CI 2.1

Maintain the community's friendly, welcoming atmosphere and its smalltown feel.



OBJECTIVE CI 2.2

Support programs that preserve historical collections, key community features, cultural heritage, and traditions.



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.



Goal CI 4

Coeur d'Alene is a community that works to support cultural awareness, diversity and inclusiveness.



OBJECTIVE CI 4.1

Recognize cultural and economic connections to the Coeur d'Alene Tribe, acknowledging that this area is their ancestral homeland.



OBJECTIVE CI 4.2

Create an environment that supports and embraces diversity in arts, culture, food, and self-expression.



OBJECTIVE CI 4.3

Promote human rights, civil rights, respect, and dignity for all in Coeur d'Alene.

Education & Learning



Goal EL 3

Provide an educational environment that provides open access to resources for all people.



OBJECTIVE EL 3.2

Provide abundant opportunities for and access to lifelong learning, fostering mastery of new skills, academic enrichment, mentoring programs, and personal growth.



OBJECTIVE EL 3.3

Support educators in developing and maintaining high standards to attract, recruit, and retain enthusiastic, talented, and caring teachers and staff.



Goal EL 4

Support partnerships and collaborations focused on quality education and enhanced funding opportunities for school facilities and operations.



OBJECTIVE EL 4.1

Collaborate with the school district (SD 271) to help identify future locations for new or expanded school facilities and funding mechanisms as development occurs to meet Coeur d'Alene's growing population.



OBJECTIVE EL 4.2

Enhance partnerships among local higher education institutions and vocational schools, offering an expanded number of degrees and increased diversity in graduate level education options with combined campus, classroom, research, and scholarship resources that meet the changing needs of the region.

Environment & Recreation



Goal ER 1

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



OBJECTIVE ER 1.1

Manage shoreline development to address stormwater management and improve water quality.



OBJECTIVE ER 1.2

Improve the water quality of Coeur d'Alene Lake and Spokane River by reducing the use of fertilizers, pesticides, herbicides, and managing aquatic invasive plant and fish species.



OBJECTIVE ER 1.3

Enhance and improve lake and river habitat and riparian zones, while maintaining waterways and shorelines that are distinctive features of the community.



OBJECTIVE ER 1.4

Reduce water consumption for landscaping throughout the city.



Goal ER 2

Provide diverse recreation options.



OBJECTIVE ER 2.2

Encourage publicly-owned and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities (both outdoor and indoor), hiking and biking pathways, open space, passive recreation, and water access for people and motorized and non-motorized watercraft.



OBJECTIVE ER 2.3

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



Goal ER 3

Protect and improve the urban forest while maintaining defensible spaces that reduces the potential for forest fire.



OBJECTIVE ER 3.1

Preserve and expand the number of street trees within city rights-of-way.



OBJECTIVE ER 3.2

Protect and enhance the urban forest, including wooded areas, street trees, and "heritage" trees that beautify neighborhoods and integrate nature with the city.



OBJECTIVE ER 3.3

Minimize the risk of fire in wooded areas that also include, or may include residential uses.



OBJECTIVE ER 3.4

Protect the natural and topographic character, identity, and aesthetic quality of hillsides.



Goal ER 4

Reduce the environmental impact of Coeur d'Alene.



OBJECTIVE ER 4.1

Minimize potential pollution problems such as air, land, water, or hazardous materials.



OBJECTIVE ER 4.2

Improve the existing compost and recycling program.

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 1.4

Increase pedestrian walkability and access within commercial development.



OBJECTIVE GD 1.5

Recognize neighborhood and district identities.



OBJECTIVE GD 1.6

Revitalize existing and create new business districts to promote opportunities for jobs, services, and housing, and ensure maximum economic development potential throughout the community.



OBJECTIVE GD 1.7

Increase physical and visual access to the lakes and rivers.



OBJECTIVE GD 1.8

Support and expand community urban farming opportunities.



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 3

Support the development of a multimodal transportation system for all users.



OBJECTIVE GD 3.1

Provide accessible, safe, and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation.



OBJECTIVE GD 3.2

Provide an accessible, safe, efficient multimodal public transportation system including bus stop amenities designed to maximize the user experience.



Goal GD 4

Protect the visual and historic qualities of Coeur d'Alene



OBJECTIVE GD 4.1

Encourage the protection of historic buildings and sites.

- ☐ **Goal GD 5**
Implement principles of environmental design in planning projects.

- ☐ **OBJECTIVE GD 5.1**
Minimize glare, light trespass, and skyglow from outdoor lighting.

Health & Safety

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

- ☐ **OBJECTIVE HS 1.1**
Provide safe programs and facilities for the community's youth to gather, connect, and take part in healthy social activities and youth-centered endeavors.
- ☐ **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.
- ☐ **OBJECTIVE HS 1.3**
Increase access and awareness to education and prevention programs, and recreational activities.

- ☐ **Goal HS 3**
Continue to provide exceptional police, fire, and emergency services.

- ☐ **OBJECTIVE HS 3.2**
Enhance regional cooperation to provide fast, reliable emergency services.
- ☐ **OBJECTIVE HS 3.3**
Collaborate with partners to increase one on one services.


Jobs & Economy

- ☐ **Goal JE 1**
Retain, grow, and attract businesses

- ☐ **OBJECTIVE JE 1.1**
Actively engage with community partners in economic development efforts.
- ☐ **OBJECTIVE JE 1.2**
Foster a pro-business culture that supports economic growth.

- ☐ **Goal JE 3**
Enhance the Startup Ecosystem

- ☐ **OBJECTIVE JE 3.1**
Convene a startup working group of business leaders, workforce providers, and economic development professionals and to define needs.
- ☐ **OBJECTIVE JE 3.2**
Develop public-private partnerships to develop the types of office space and amenities desired by startups.
- ☐ **OBJECTIVE JE 3.3**
Promote access to the outdoors for workers and workers who telecommute.
- ☐ **OBJECTIVE JE 3.4**
Expand partnerships with North Idaho College, such as opportunities to use the community maker space and rapid prototyping (North Idaho College Venture Center and Gizmo) facilities.



PUBLIC COMMENTS

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From: Polak, Chad M
To: [CLARK, TRACI](#)
Cc: [Iverson, Seth M](#); [Beadles, Tanner J](#)
Subject: FW: PUBLIC NOTICE HEARING SP-1-24 PLANNING & ZONING COMMISSION MEETING MAY 14, 2024
Date: Friday, April 26, 2024 9:08:45 AM
Attachments: [image001.png](#)
[sp-1-24 public notice.pdf](#)

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

Good Morning Traci,

Based on the location, there is no impact to the YPL ROW or pipeline and we do not have any questions/comments.

Sincerely,

Chad M. Polak
Agent, Real Estate Services
O: (+1) 303.376.4363 | M: (+1) 720.245.4683
3960 East 56th Avenue | Commerce City, CO 80022
Phillips 66

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Friday, April 26, 2024 10:00 AM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: [EXTERNAL]PUBLIC NOTICE HEARING SP-1-24 PLANNING & ZONING COMMISSION MEETING MAY 14, 2024

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Greetings,

Attached is a copy of the public hearing notice for the next P&Z Commission Meeting

Tuesday May 14, 2024.

If you have any comments, please let me know.

Traci Clark
Planning Department, City of Coeur d'Alene
Administrative Assistant

208.769-2240
tclark@cdaid.org

From: Donna Phillips
To: [CLARK, TRACI](#)
Subject: RE: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON JULY 9, 2024
Date: Tuesday, June 25, 2024 9:51:51 AM
Attachments: [image001.png](#)

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

Good Morning,

Thank you for the opportunity to provide comments. The City of Hayden has no comments on the three public notices provided. 😊

Donna

Donna Phillips
Community Development Director
(208)209-2020
dphillips@cityofhaydenid.us

Please check out the City's new Website at <https://www.cityofhaydenid.us/> and let us know what you think. Thank you. 😊

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Thursday, June 20, 2024 2:46 PM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: FW: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON JULY 9, 2024

Greetings,

Attached is a copy of the public hearing notices for the next **Planning & Zoning** Meeting on **Tuesday July 9, 2024.**

If you have any comments, please let me know.

Traci Clark
Planning Department, City of Coeur d'Alene
Administrative Assistant

208.769-2240
tclark@cdaid.org



From: Hb
To: [CLARK, TRACI](#)
Subject: Item: SP-1-24
Date: Monday, June 24, 2024 1:08:31 PM

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

Planning and Zoning Commision,

We strongly advocate for Item: SP-1-24, which seeks a Special Use Permit for a Single Family Detached Only designation, enabling Accessory Dwelling Units (ADUs) in an R-12 zoning district. We value your support in this initiative. Thank you.

Harold Brazil
1800 E Satre Ave
CDA, 83815

Sent with [Proton Mail](#) secure email.

From: Hb
To: [CLARK, TRACI](#)
Subject: Planning development meeting May 13 th, at CDA"s Library to "maintain single-family homes," in the Nettilton neighborhood
Date: Saturday, May 11, 2024 11:47:32 PM

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

To: Planning Department
From: Concerned Homeowners
Date: May 11, 2024

Subject: Urgent Request to Maintain Single-Family Zoning in [Nettleton and surrounding Neighborhood]

We, the undersigned homeowners, are writing to express our urgent concern regarding any potential changes to zoning regulations that would allow for the construction of twin homes or high-density duplexes in our neighborhood.

We strongly urge the Planning Department to uphold the current single-family zoning designation for our neighborhood. This zoning designation has played a crucial role in shaping the character of our community, contributing to the value of our properties and the overall quality of life we enjoy here.

The introduction of twin homes or high-density duplexes would have a significant negative impact on our neighborhood. We are particularly concerned about the potential consequences for:

- **Property Values:** The introduction of higher density housing could lead to a decrease in the value of our single-family homes.
- **Neighborhood Character:** The current zoning designation has fostered a sense of community and a quiet, peaceful environment. Increased density could disrupt this established character.
- **Infrastructure Strain:** Our current infrastructure, such as roads, schools, and utilities, may not be equipped to handle the additional burden of high-density housing.

We believe that maintaining the single-family zoning designation is in the best interests of our community and the City as a whole. It will ensure the continued prosperity of [Nettleton and surrounding Neighborhood] and protect the investments we have made in our homes.

We urge you to seriously consider our request and will be looking forward to discussing our concerns with you at the Tuesday May 14th 5:30 PM meeting.

We are confident that by working together, we can find a solution that protects the existing character of our neighborhood while promoting responsible development in the City of Coeur d'Alene.

Thank you for your time and consideration.

Sincerely,

Harold Brazil (concerned home owner)

From: Pauline Jaklich
To: [CLARK, TRACI](#)
Subject: Thomas Hungerford
Date: Monday, May 13, 2024 8:52:29 AM

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

Dear Commissioners,

My husband and I live at 1721 E. Gilbert Avenue, and we strongly support the Restriction to Single Family proposal for our neighborhood. This designation is important to secure the future of our neighborhood. We feel it is advantageous to us and the city. We respectfully request you approve this proposal. Thank you for your consideration and understanding.

John and Pauline Jaklich

From: Kim Stevenson
To: [CLARK, TRACI](#)
Subject: Item: SP-1-24
Date: Thursday, June 27, 2024 8:48:56 AM
Attachments: [image001.png](#)

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

Good Morning,

The Coeur d'Alene Airport has no comment regarding this request.

Kind Regards, Kim



From: Megan Gaines
To: [CLARK, TRACI](#)
Subject: Tuesday night meeting
Date: Monday, May 13, 2024 3:51:16 PM

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

Good afternoon my name is Megan Freudenthal and I live on Nettleton Gulch Road. My husband and I will not be able to attend the meeting tomorrow night however we wanted the chance to have our voices heard.

TODD KAUFMAN: A proposed 9-lot subdivision.

We are OPPOSED. This would absolutely the ruin Nettleton Gulch neighborhood.

THOMAS HUNGERFORD: Proposed SUP restricting 16.64-acres to single-family designation

We are in FAVOR . This is the ONLY way to keep original Coeur d'Alene neighborhoods protected!

Thank you for hearing us even though we are unable to attend !

**Mike and Megan Freudenthal
1524 E. Nettleton Gulch Rd.**

From: h brl
To: [CLARK, TRACI](#)
Subject: Support for SP-1-24
Date: Monday, June 24, 2024 5:59:08 PM

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

Planning and Zoning Commision,

We support Item: SP-1-24, which seeks a Special Use Permit for a Single Family Detached Only designation, enabling Accessory Dwelling Units (ADUs) in an R-12 zoning district. Please support this special permit. Thank you

S. Brazil
1800 E Satre Ave
CDA, 83815

From: Sylvia Hickman
To: [CLARK, TRACI](#)
Cc: [Tammi Rosenthal](#)
Subject: Re: commenting on the zoning change for the meeting on May 14
Date: Monday, May 13, 2024 5:58:46 PM

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

Hello Traci, I have been a homeowner on Nettleton Gulch Road in CoeurDALene for over 60 years. This is my request to withdraw my property from the zoning change being considered by the CoeurDALene Planning Commission on May 14. My passion to retain the character of the neighborhood, and my opposition against the Kauffman Development stands. What does bother me about this zoning restriction are my property rights that are being taken away if this is approved. If this is approved my rights will be limited to what I can do on my property, but other previous owners in the neighborhood were able to have many options on what they could do? My daughter and I own 2 acres and are impacted by the Kauffman Development on the north and east sides. We have heard comments from the Kaufman developer how our backyards are undeveloped, and a road is going through my lawnmower shed! Like a good neighbor would do, the Kaufman developer has never approached my daughter or myself on plans or ideas to solve conflicts like light trespass, or noise pollution that might arise from this development. Our passion in living/owning our 2 acres is to help wildlife and bird habitat, maintain the highly desired open space to grow trees and to keep Nettleton Gulch a scenic drive destination in CoeurDALene. We both feel the process is working with the Planning Commission and the public comment from people coming together in our neighborhood has worked. With this said, please do not restrict my rights as a property owner. My daughter and I stand together against this zoning amendment.

Sincerely,
Sylvia E Hickman
1900 E Nettleton Gulch Rd

Tammi L Hickman Rosenthal 1824 E Nettleton Gulch Rd

On Mon, Apr 8, 2024, 3:45 PM Sylvia Hickman <sylvialoveshalli@gmail.com> wrote:

Dear Tracy, I have multiple concerns about the Kauffman Estate Development that will directly impact my property!

1. Dead End street.

Is there some sort of apparatus being built that indicates the street will end in front of my backyard fence?

The solution might be one of those red and white striped wooden barriers to stop cars running into my fence!

2. Snow Storage. The even greater concern is the possibility of a large mountain of snow knocking over my fence from the snow piling up all winter from the snow plows.

3. Obviously the next concern is where will the melting snow go? Flooding my backyard? This is what I think should happen, leave more room for snow storage at the end of the street, with an unpaved area to pile the snow on, like a grass area, so the snow can melt there, and the water could be absorbed into the ground.

Thank you for forwarding on my concerns.

Sincerely, Sylvia Hickman
1900 E Nettleton Gulch Road

From: Mike Buzga
To: [CLARK, TRACI](#)
Subject: QUASI-JUDICIAL (SP-1-24)
Date: Tuesday, July 2, 2024 3:19:23 PM

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

Planning Commission;

I wanted to provide input to the proposed SUP, headed by Tom Hungerford, that is requesting properties within the specified area be limited to signal family units. When my wife and I were looking for an area/neighborhood to live in, the Nettleton Gulch area was exactly what we were after. It's close to downtown Coeur d'Alene, yet a well-established, rural area. We have neighbors, yet space. When you drive down Nettleton, you often need to stop to let the turkeys or deer pass, which we consider a good thing. We have runners, bikers and walkers go by our place every day. There's a wide mix of neighbors from kids, middle aged and seniors. We have neighbors who grew up here and neighbors who moved in recently. The point is, people live here, because of the type of neighborhood it is. And the proposal headed up by Tom Hungerford, is meant to help keep our neighborhood the reason people chose to live here, through managing growth.

During the Planning Commission's meeting on May 14th, it became obvious that those that live in the area, have a desire to maintain what we have through managed growth, while others, who have simply purchased land in the neighborhood appear to be unconcerned how their development would effect the area. Case in point, Mr Kaufman (who has proposed to build up to 18 duplexes) does not live in the neighborhood, nor does he appear to be concerned about those who do. Although he initially indicated he was interested in building "affordable housing" for his employees, as his proposals have been questioned or denied he has moved away from "affordable housing" to building as many duplexes as he can. In the May 14th meeting he responded to what the neighborhood was proposing with a comment that it didn't matter to him if he "build 9 duplexes or 10 houses with 10 ADU's, it would still cause traffic". I imagine that was a clear indication of his frustration, which is somewhat understandable. But what is not understandable is why he hasn't looked at the situation, decided to sit down with representation from the neighborhood and figure out how to develop the land in such a way as to positively enhance the area, while still making a profit. My guess is it comes down to how much profit he wants to make, vs. any concern for our area. Bottom line, it's pretty clear Mr Kaufman doesn't live in our community and thus doesn't care about our community. Too much traffic, no biggie. Multi-family units adding population growth of 30 to 60, sure why not. Change the makeup of the community for my personal

profit, you bet.

My hope is that as a member of the Planning Commission and our representatives, you have a desire to see the city and area of Coeur d'Alene grow in such a way that it's still attractive years from now. The neighborhood, has made it clear that although growth will happen, we desire to see that growth managed in such a way that it preserve the positive aspects of where we chose to live. Hopefully, you see our concerns and also have the same desires.


Thanks you taking the time to review my thoughts and for your service to the overall community of Coeur d'Alene.

Mike Buzga

buzkos@hotmail.com

208-916-4355

It's hard to believe
that some people vote



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

SP-1-24

A. INTRODUCTION

This matter came before the Planning and Zoning Commission on July 9, 2024, to consider SP-1-24, a request for approval of a single family detached only designation in an R-12 zoning district, allowing for Accessory Dwelling Units (ADU's). If approved, the special use permit request would limit future construction to single family detached residential homes and accessory uses in the subject area.

APPLICANT: Thomas Hungerford (Neighborhood Sponsor)

LOCATION: A 16.5 +/- ACRE AREA EAST OF 17TH, WEST OF 19TH, SOUTH OF SATRE AVE., AND NORTH OF HAYCRAFT AVE.

A. FINDINGS OF FACT:

The Planning and Zoning Commission finds that the following facts, A1 through A12, have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing.

- A1.** All public hearing notice requirements have been met for item SP-1-24.
- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on June 22, 2024, seventeen days prior to the hearing.
 - Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on June 25, 2024, fourteen days prior to the hearing.
 - Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). One hundred seventy-six (176) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on June 20, 2024, nineteen days prior to the hearing.
 - Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts, June 20, 2024, nineteen days prior to the hearing.
 - Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on June 20, 2024, nineteen days prior to the hearing.

- A2.** Public testimony was received at a public hearing on July 9, 2024.
- A3.** A grand total of thirty-seven (37) parcels are included. The subject properties are mostly developed as single-family homes with the exception of four (4) duplexes and a large vacant parcel obtaining access from N. 17th Street.
- A4.** The subject area is currently zoned residential at twelve units per gross acre (R-12).
- A5.** There are three measurement hurdles that must be met for the single-family detached only Special Use Permit request to be considered. Staff has reviewed the parcel information, parties of request and property party to the request for compliance. All three have been met.

OVERALL SIZE OF PROPERTIES GREATER THAN 1.5 ACRES:

Total Ownership Parcels 37
Subject Properties in Aggregate 16.5078 acres (pass)

66% HURDLE RATE FOR OWNERSHIP (PARTIES OF REQUEST):

Ownership party to request 28
Percentage 75.68% (pass)

66% HURDLE RATE FOR PROPERTY:

Property party to request 11.1379 acres
Percentage 67.47% (pass)

- A6.** The broader neighborhood is made up of a mix of residential zones and residential uses that include cluster/pocket housing projects to the west. To the east, the site is adjacent to single family development, located in the county, along with R-3 and R-8 PUD development. The closest commercial use is a gas station on the northwest corner of intersection of 15th Street and Best Avenue.
- A7.** The 2022-2042 Comprehensive Plan Future Land Use Map Place Type is Compact Neighborhood. The Comprehensive Plan states that compatible zones in a Compact Neighborhood include: R-12, R-17, MH-8, NC and CC.
- A8.** The staff report includes applicable Comprehensive Plan goals and objectives. The commission will determine if there are other applicable goals and objectives to support their decision from the attached Comprehensive Plan goals and objectives worksheet.

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.

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

Objective CI 2.2: Support programs that preserve historical collections, key community features, cultural heritage, and traditions.

Goal CI 3: Coeur d'Alene will strive to be livable for median and below income levels, including young families, working class, low income, and fixed income households.

Objective CI 3.1: Support efforts to preserve existing housing stock and provide opportunities for new affordable and workforce housing.

Growth & Development

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.

(The commission should remove or add other goals and objectives here as it finds applicable. The Comp Plan goals and objectives are also included in their entirety as an attachment to the staff report.)

- A9.** Further, the key characteristics of a Compact Neighborhood are medium density residential areas located in primarily older locations of Coeur d'Alene where there is an established street grid with bicycle and pedestrian facilities. Typical uses include single family and mixed residential with building types described as: single-family, duplex, triplex, four-plex, townhomes, green courts, and auto-courts.
- A10.** If this request for a Single-Family Detached (SFD) Only Special Use Permit request is approved, all future construction must be SFD. Accessory Dwelling Units (ADU's) would also be permitted. However, it should be noted that the existing duplexes would be "grandfathered" unless damaged or destroyed by more than fifty percent (50%), in which case an owner would be required to construct in conformity with the approved SUP.
- A11.** City departments reviewed the request for a special use permit that limits development to single-family detached and found that the existing streets, public facilities and services would adequately serve development at the allowable density and requested limitation of single-family detached and accessory dwelling units on large lots.
- A12.** Staff has proposed one condition to clarify that Accessory Dwelling Units (ADU's) would be permitted with the requested special use permit:

(The commission should add other facts here which it finds are relevant to its decision.)

B. CONCLUSIONS OF LAW:

Based on the foregoing Findings of Fact, the Planning and Zoning Commission makes the following Conclusions of Law.

- B1.** The proposal **(is) (is not)** in conformance with the Comprehensive Plan.
- B2.** The design and planning of the site **(is) (is not)** compatible with location, setting, and existing uses on adjacent properties.
- B3.** 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.

C. DECISION

The Planning and Zoning Commission, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the proposed Special Use Permit request for a Single Family Detached Only Designation, allowing for ADU's, **(does) (does not)** comply with the required evaluation criteria, and the special use permit request is **(approved) (approved with conditions) (denied) (denied without prejudice)**.

Recommended conditions include:

1. Allow for the construction of Accessory Dwelling Units (ADU's), per code, in conjunction with detached single-family dwellings within the subject area.


(The commission may include additional conditions.)

Motion by _____, seconded by _____, to adopt the foregoing Findings and Order and (approve) (approve with conditions) (deny) (deny without prejudice) the request.

ROLL CALL:

COMMISSION MEMBER INGALLS	Voted	(Aye) (Nay)
COMMISSION MEMBER LUTTROP	Voted	(Aye) (Nay)
COMMISSION MEMBER WARD	Voted	(Aye) (Nay)
COMMISSION MEMBER FLEMING	Voted	(Aye) (Nay)
COMMISSION MEMBER MCCracken	Voted	(Aye) (Nay)
COMMISSION MEMBER COPPESS	Voted	(Aye) (Nay)
CHAIRMAN MESSINA	Voted	(Aye) (Nay)

Motion to (approve)(approve with conditions)(deny)(deny without prejudice) carried by a _____ to _____ vote.



STAFF REPORT

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PLANNING AND ZONING COMMISSION STAFF REPORT

FROM: TAMI STROUD, PLANNER

HEARING DATE: JULY 9, 2024

SUBJECT: SP-3-24, REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A FOOD AND BEVERAGE ON/OFF SITE CONSUMPTION IN THE LM (LIGHT MANUFACTURING) ZONING DISTRICT

LOCATION: A +/- 1.11 ACRE PARCEL LOCATED AT 1515 NORTHWEST BOULEVARD

APPLICANT & OWNER:
Northwest Boulevard Holding, LLC
c/o Bud Scott, Tyson Stacy
11315 E Montgomery Drive
Spokane Valley, WA 99206

ARCHITECT:
HDG Architecture
Armando Hurtado
230 S. Washington
Spokane, WA 99201

DECISION POINT:

The applicant is requesting approval for a special use permit to allow a food and beverage on/off site consumption that will allow a coffee shop/baked good sales in a portion of an existing structure on property located in the LM (Light Manufacturing) Zoning District.

HISTORY AND BACKGROUND INFORMATION:

In August of 1983 the subject property was zoned from C-17 to Light Manufacturing in item ZC-12-83 and was used at that time for warehousing. The site was also previously used for boat sales.

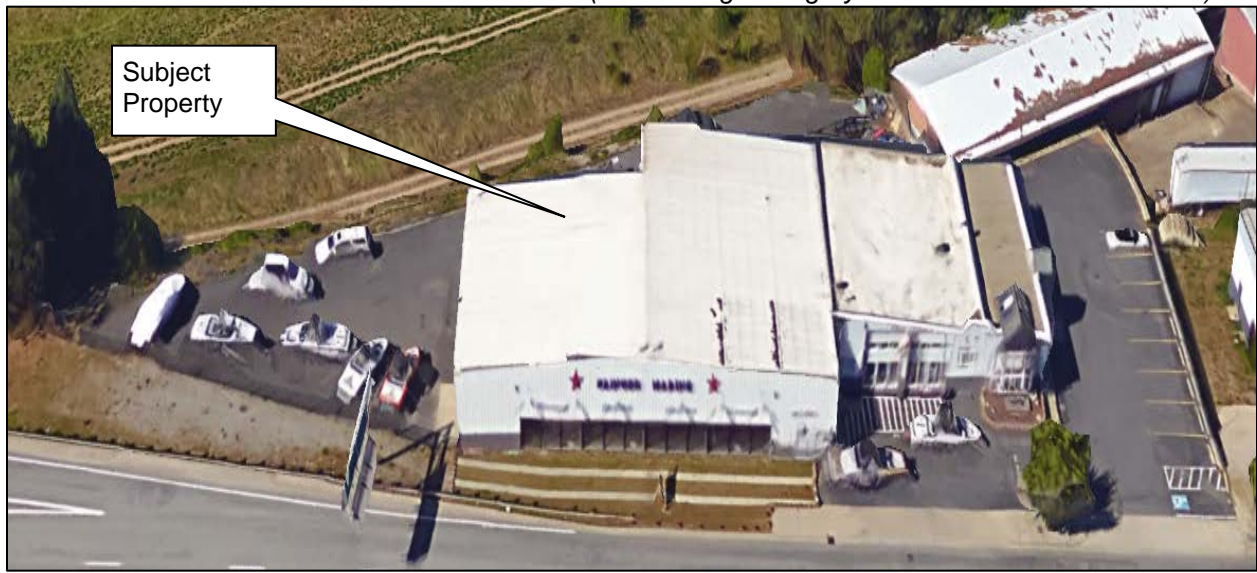
In September of 2019, the applicant requested the approval of a special use permit (SP-5-19) to allow a specialty retail sales facility to allow a retail flooring store and professional service business in an existing structure on the subject property. The special use permit was approved and NW Trends, a retail flooring store, has been operating out of a portion of the building. The applicant would like to expand the commercial uses on the property and lease a portion of the building to be used as a coffee shop to include the sales of baked goods. The proposed use triggers the need for the Food and beverage on/off Site Consumption Special Use Permit in the LM zoning district. It is a use allowed by right in the C-17 zoning district, but not in the LM zoning district. The proposed coffee roasting is a permitted use in the LM zoning district. (See applicant's Narrative in Attachment 1)

The applicant has indicated that they are not proposing any additions to the existing building at this time and intend to renovate the interior space. The existing building is +/- 12,500 SF. The applicant intends to use approximately 5,000 SF of the floor space for the coffee/bakery/roastery and 7,400 SF for the existing flooring sales and office space. The applicant has submitted a floor plan indicated how the existing building can accommodate the proposed coffee shop, roastery and existing specialty retail sales. (See Floor Plan on page 4).

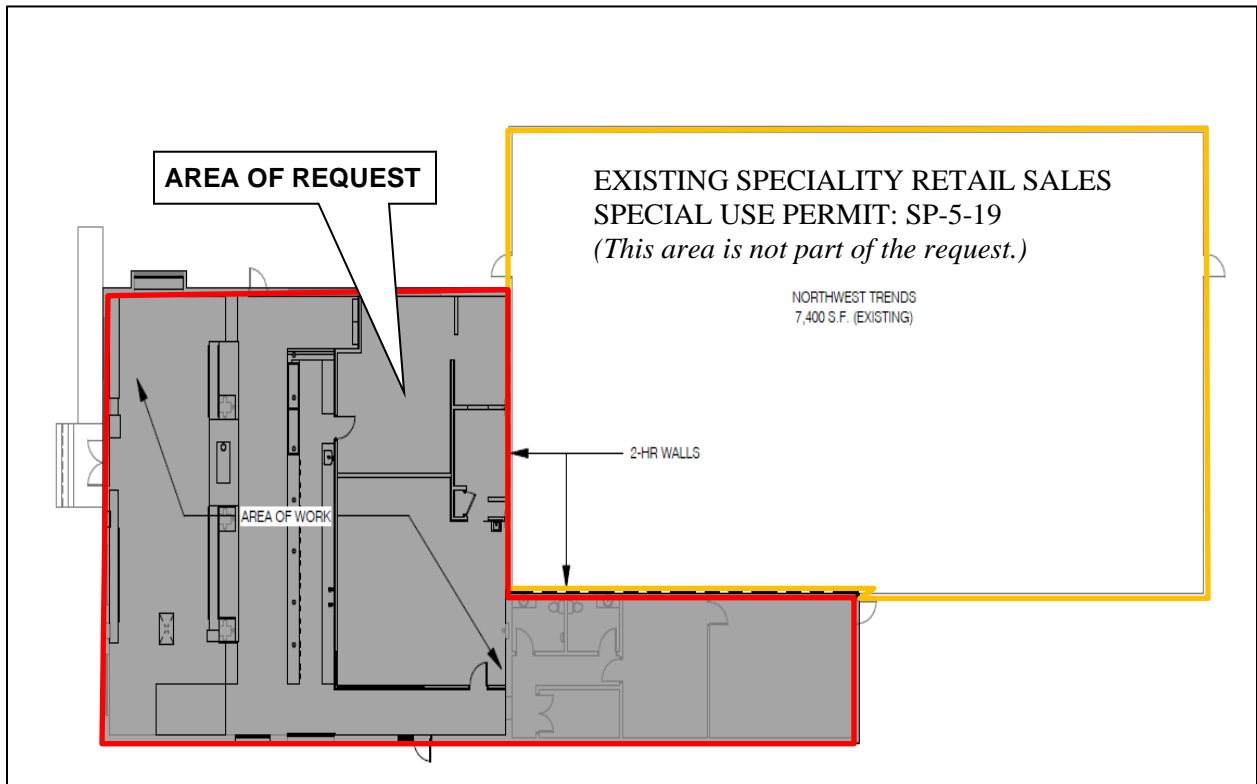
PROPERTY LOCATION MAP:



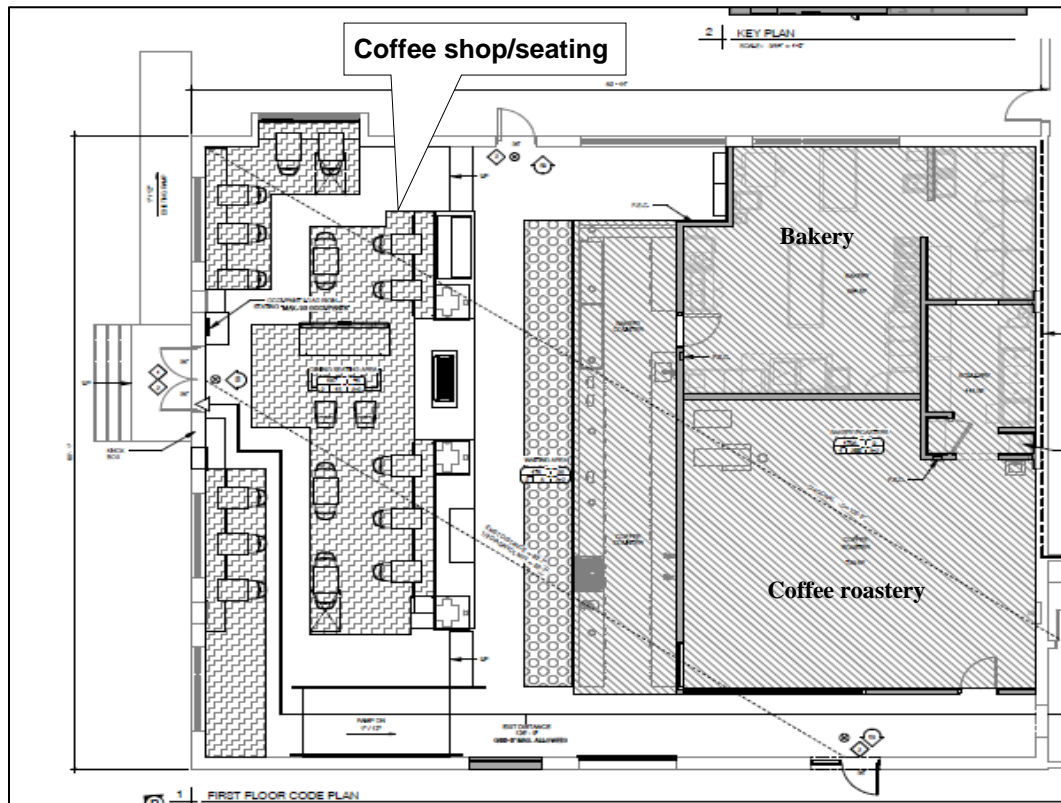
BIRDS EYE AERIAL PHOTO LOOKING WEST: *(Note: Google imagery shows former boat sales use)*



APPLICANT'S FLOOR PLAN:



APPLICANT'S FLOOR PLAN



As seen in the above Zoning Map, the subject property is surrounded by C-17 Zoning. C-17 allows food and beverage on/off site consumption by right as a principal use; whereas, LM only allows it with a special use permit. The subject property was rezoned to LM in 1983 and is the only property in the area with the LM zoning. In 2019, the owner obtained a Specialty Retail Sales Special Use Permit for retail type sales. The owner is requesting a Food & Beverage On/Off Site Consumption SUP for a coffee shop use for a portion of the building not being used by the Specialty Retail Sales use. The proposed use would be consistent with surrounding zoning and commercial uses.

LM – LIGHT MANUFACTURING ZONING DISTRICT:

The Light Manufacturing (LM) district is intended to include manufacturing, warehousing and industry that is conducted indoors with minimal impact on the environment. The applicant's proposed use would be conducted primarily within the existing structure, and the applicant is aware that a possible light manufacturing use may be built in the area, or may occupy an existing structure now or in the future. The proposed office space could be affected by an adjacent light manufacturing use, in which case the city would support the continued operation of any allowed uses by right, in the context of the city's performance standards:

17.05.740: PERMITTED USES; PRINCIPAL:

Principal permitted uses in an LM district shall be as follows:

- Agricultural supplies and commodity sales
- Auto and accessory sales
- Automobile parking
- Automobile parking when serving an adjacent business
- Automobile renting
- Automotive fleet storage
- Automotive repair and cleaning
- Building maintenance service
- Commercial film production
- Commercial kennel
- Construction and retail sales

- Custom manufacture
- Essential service
- Farm equipment sales
- Finished goods wholesale
- General construction services
- Laundry service
- Light manufacture
- Mini-storage facilities
- Unfinished goods wholesale
- Veterinary hospital
- Warehouse/storage
- Wholesale bulk liquid fuel storage

17.05.760: PERMITTED USES; SPECIAL USE PERMIT:

Permitted uses by special use permit in an LM district shall be as follows:

- Administrative offices
- Adult entertainment
- Banks and financial establishments
- Business supply retail sales
- Business support service
- Commercial recreation
- Communication service
- Consumer repair service
- Convenience sales
- Convenience service
- Criminal transitional facility
- Department store
- Extensive impact
- Extractive industry
- Finished goods retail
- Food and beverage stores for on/off site consumption
- Funeral service
- Group assembly
- Home furnishing retail sales
- Hotel/motel
- Mobile food court
- Personal service establishments
- Professional offices
- Retail gasoline sales
- Specialty retail sales (existing SUP)
- Veterinary office or clinic
- Wireless communication facility

17.05.770: SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT:

Maximum height requirements in an LM district shall be as follows: 63 Feet

17.05.800: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

Minimum yard requirements in an LM district shall be as follows:

1. Front: The front yard requirement shall be twenty feet (20') except, when abutting along the side or across the street from a residential district. The front setback shall be equal to the most restrictive front setback thereof.
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 rear yard will be reduced by one-half (1/2) when adjacent to public open space.

SUMMARY OF FACTS:

The following facts align with the facts listed in the draft Findings and Order worksheet for the Planning and Zoning Commission's consideration. These facts can be modified and added to as part of the motion associated with the Findings and Order.

A1. All public hearing notice requirements have been met for item SP-3-24.

- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The notice was published in the Coeur d'Alene Press on June 22, 2024, seventeen days prior to the hearing.

- Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on June 21, 2024, eighteen days prior to the hearing.
- Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). Forty-six (46) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on June 20, 2024.
- Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on June 20, 2024, eighteen days prior to the hearing.
- Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on June 20, 2024.

A2. Public testimony was received at a public hearing on July 9, 2024.

A3. There is an existing building on the subject property which is located along of Northwest Boulevard and south of Lacrosse Avenue. The subject site is 1.11 acres in aggregate. The property is near commercial, residential, and recreational uses. Residential uses include the Bellerive Development to the southwest and homes off of Lacrosse Boulevard. There are commercial uses to the north and west (storage facility), and commercial along Northwest Boulevard to the northeast. The recreational uses are within the City and BLM-owned properties to the west.

A4. The subject site is currently zoned Light Manufacturing and was previously used for warehousing, boat sales and more recently retail flooring store with the approval of a special use permit (Item SP-5-19). The requested coffee shop/bakery is an allowed use by special use permit. Coffee roasting is a permitted use in the Light Manufacturing zoning district. A shared access easement exists across the property to the west, providing additional parking and access to the rear of the property. The total building square footage is +/- 12, 500 SF. The existing use, NW Trends flooring sales will utilize 7,400 SF of the building and the proposed coffee shop/roastery will utilize 5,000 SF of the building with shared parking. There are a total of 24 proposed parking spaces on-site – 16 spaces for Union Coffee the proposed use and 8 spaces for NW Trends.

A5. The Comprehensive Plan Future Land Use Map designation as Retail Center/Corridor Place Types. The Comprehensive Plan states that the compatible zoning states that the compatible zoning for the Retail Center/Corridor is C-17 and C-17L. The subject property abuts C-17 on the northwest, south and across NW Boulevard to the northeast.

A6. The staff report includes applicable Comprehensive Plan goals and objectives. The commission will determine if there are other applicable goals and objectives to support their decision from the attached Comprehensive Plan goals and objectives worksheet.

- A7.** City departments have indicated the project will be served by existing streets, facilities and services. The project will result in 321 trips in the AM Peak Hour and 129 trips in the PM Peak Hour. Northwest Boulevard has the capacity to accommodate the additional traffic. The Water Department has provided standard conditions to address water meter and service conditions. The Fire Department stated access to the site will be on Northwest Boulevard and the north parking lot access. An additional access is located on the south side of the building to allow for firefighting efforts from Northwest Boulevard. In addition, the Fire Department added a condition requiring the inspection and repair of the retaining walls on the west side of the building as they are in poor condition.

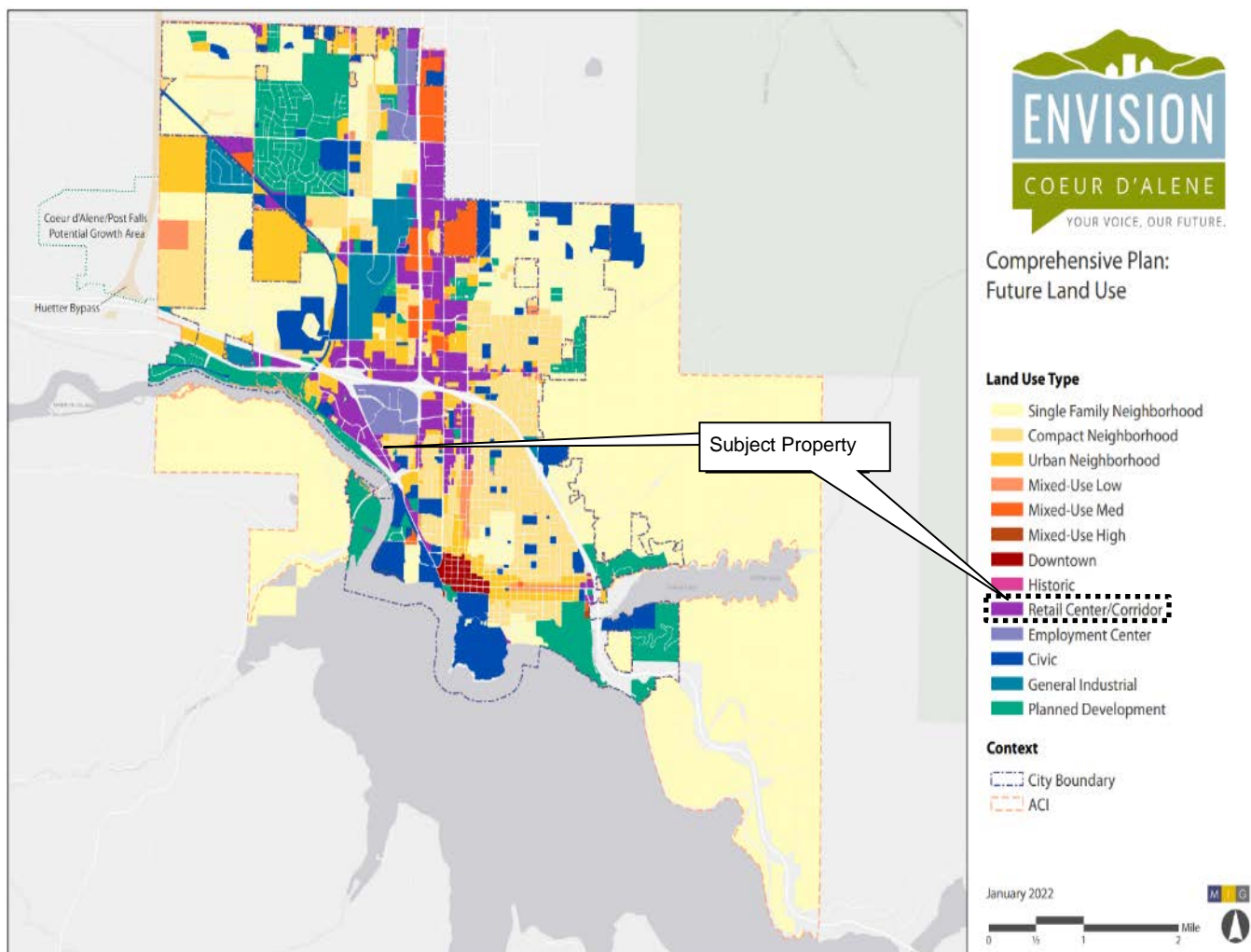
SPECIAL USE PERMIT (SUP) FINDINGS:

Finding B1: That this proposal (is) (is not) in conformance with the Comprehensive Plan.

Use the following information as well as the attached Comprehensive Plan goals and objectives to make **findings A5 and A6** in the attached findings and order worksheet.

- The subject property is within city limits.
- The City's 2022-2042 Comprehensive Plan categorizes this area **Retail Center/Corridor** Place Type.

Future Land Use Map: Retail Center/Corridor Place Type

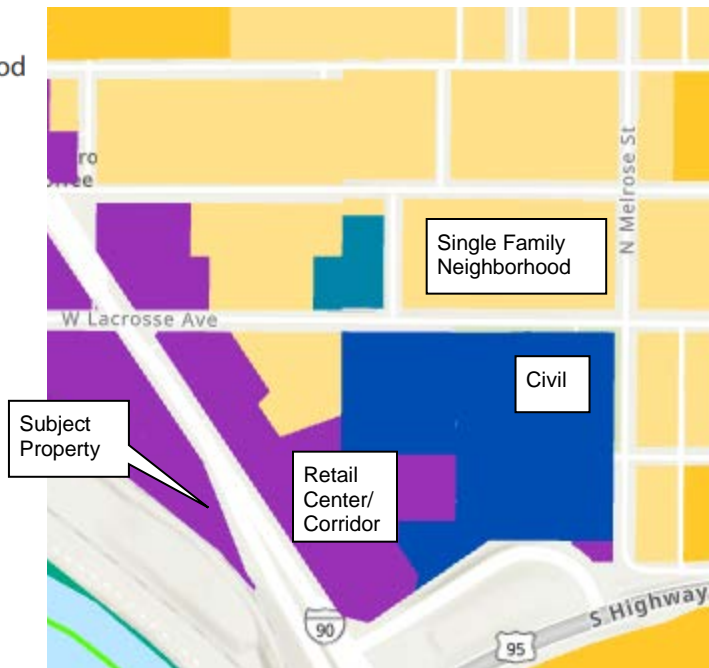


Land Use Type

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

Context

- City Boundary
- ACI



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, agencies, and allowed uses.

Retail Center/Corridor

Retail Center/Corridor places are primarily car-oriented destinations for retail, services, hotels and motels, and restaurants along major streets. These locations are often developed with large format retail uses with some infill commercial development, typically one to three stories. These places are typically not easily walkable and generally have limited civic or other public uses, but because they are often located along major arterials, they may be served by transit.

Compatible Zoning: C17 and C17L

Retail Center/Corridor



Key Characteristics

Retail Center/Corridor places are primarily car-oriented destinations for retail, services, hotels and motels, and restaurants along major streets. These locations are often developed with large format retail uses with some infill commercial development, typically one to three stories. These places are typically not walkable and generally have limited civic or other public uses, but because they are often located along major arterials, they may be served by transit.

Transportation

- Often located along or at the intersection of major arterials
- Varied street pattern with more parking to meet commercial needs

Typical Uses

- Primary: Shopping centers, hotels/motels, car sales, restaurants, entertainment, office
- Secondary: Open space and parking

Building Types

- 1-3 stories, strip malls, walking malls, box stores, small format stores, or walkable Main Streets

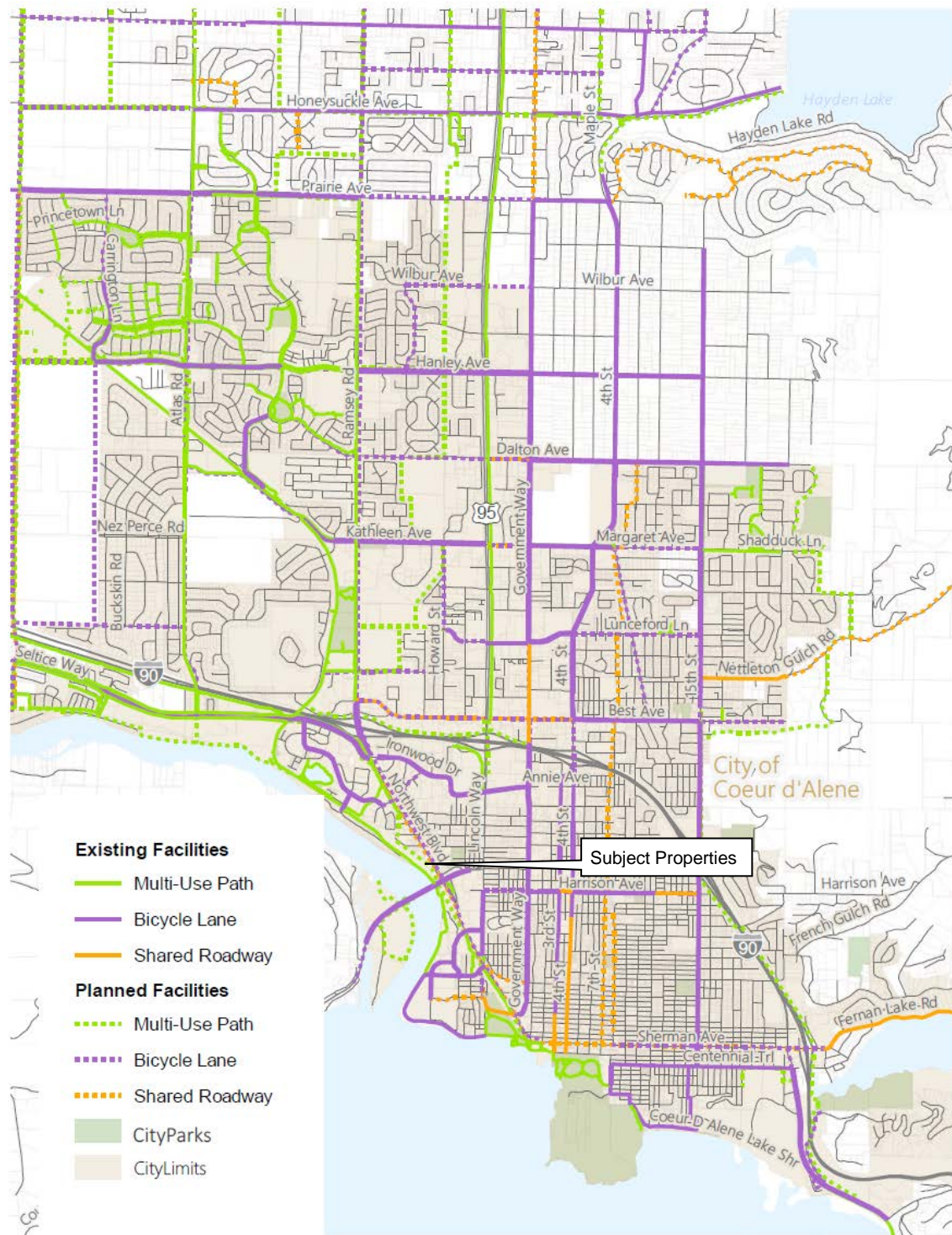


Compatible Zoning

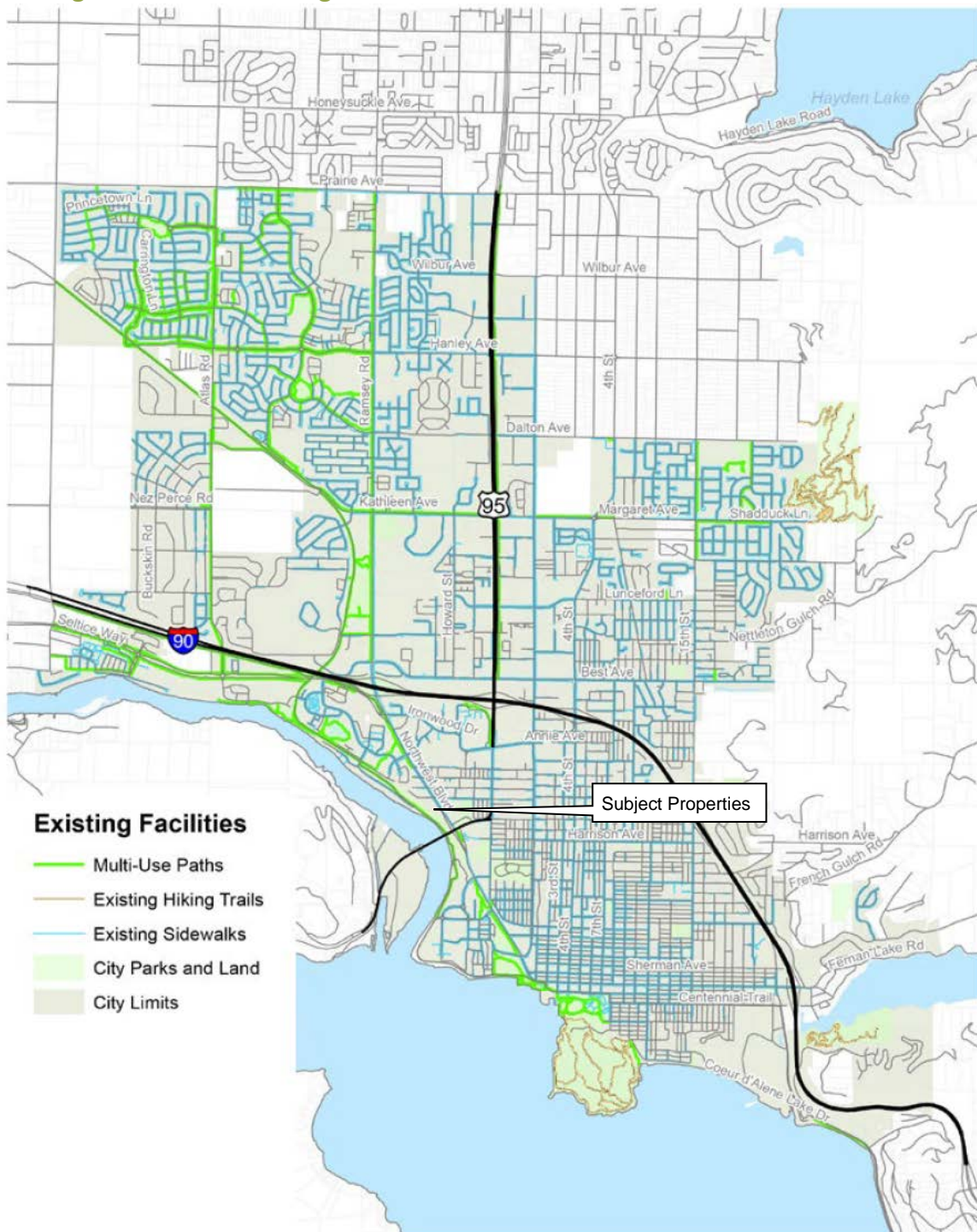
- C17 and C17L

Transportation

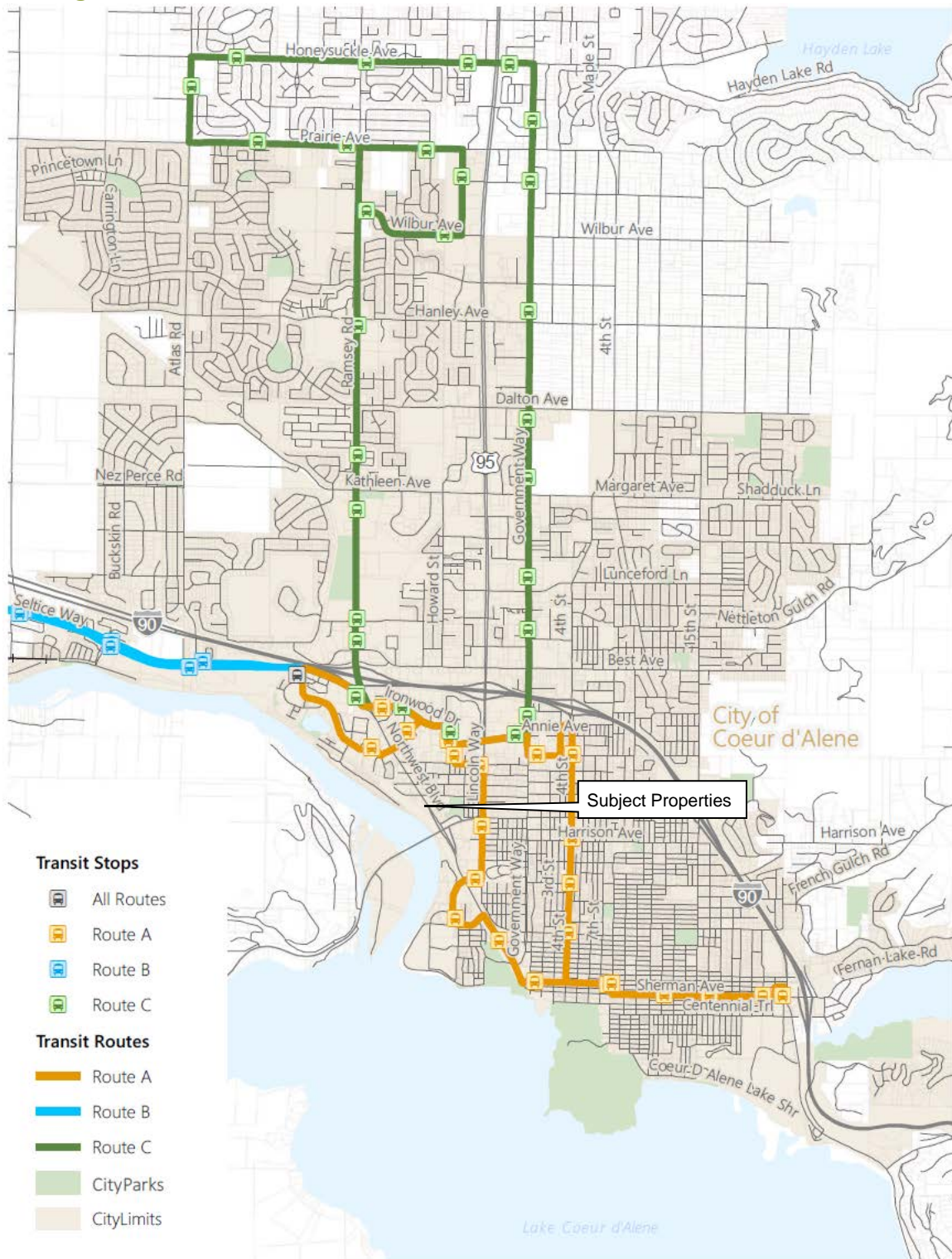
Existing and Planned Bicycle Network:



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.

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

Objective CI 2.2: Support programs that preserve historical collections, key community features, cultural heritage, and traditions.

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

Objective GD 1.4: Increase pedestrian walkability and access within commercial development.

Objective GD 1.6: Revitalize existing and create new business districts to promote opportunities for jobs, services, and housing, and ensure maximum economic development potential throughout the community.

Jobs & Economy

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

Objective JE 1.1: Actively engage with community partners in economic development efforts.

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

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether the Comprehensive Plan goals, objectives and Future Land Use Map Place Type do or do not support the request. Specific ways in which the goals, objectives and Place Type is or is not supported by this request should be stated in the finding.*

Finding B2: **The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.**

Use the following information as well as testimony from the hearing to make **findings A3 and A4** in the attached findings and order worksheet.

Design & Planning of the Site:

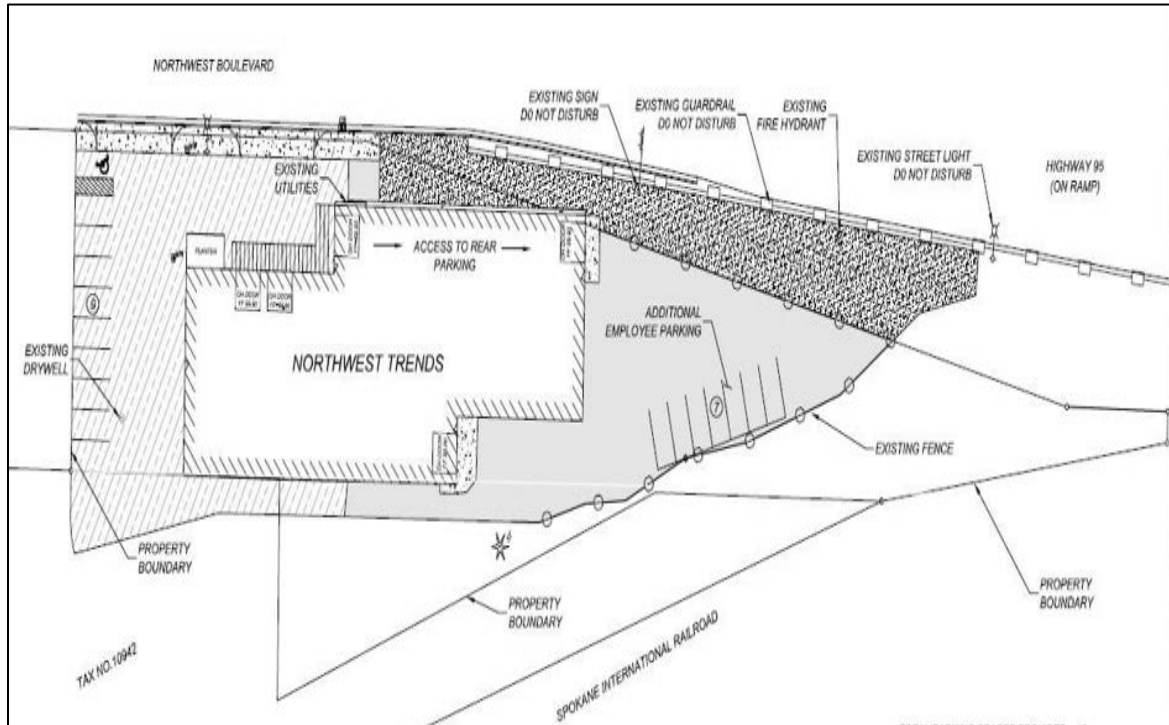
There is an existing structure on the subject site that was previously used as a boat sales and dealership facility and is now used for flooring retail store. Located across the street to the north are retail and office uses. The properties to the west have recreational and commercial uses located on them, which consist of public pedestrian and bicycle trail (Centennial Trail) and open spaces areas on land owned by the City of Coeur d'Alene and the Bureau of Land Management, and a commercial storage facility. There are also vacant lots to the west that are zoned C-17. The property to the east of the subject site across Northwest Boulevard is currently used for professional offices. The properties to the south of the subject site have a recreational use and a vehicle transportation road facilities use located on them, which consist of public pedestrian trail (Centennial Trail), US 95 entrance ramp, and the US 95 bridge the crosses the Spokane River. (See Land Use Map on page 10)

The subject site has frontage on Northwest Boulevard, which is an arterial road. The properties to the north and east of the subject site are zoned C-17. The property to the west of the subject site is also zoned C-17 and C-17PUD Commercial. (See Zoning Map on page 5)

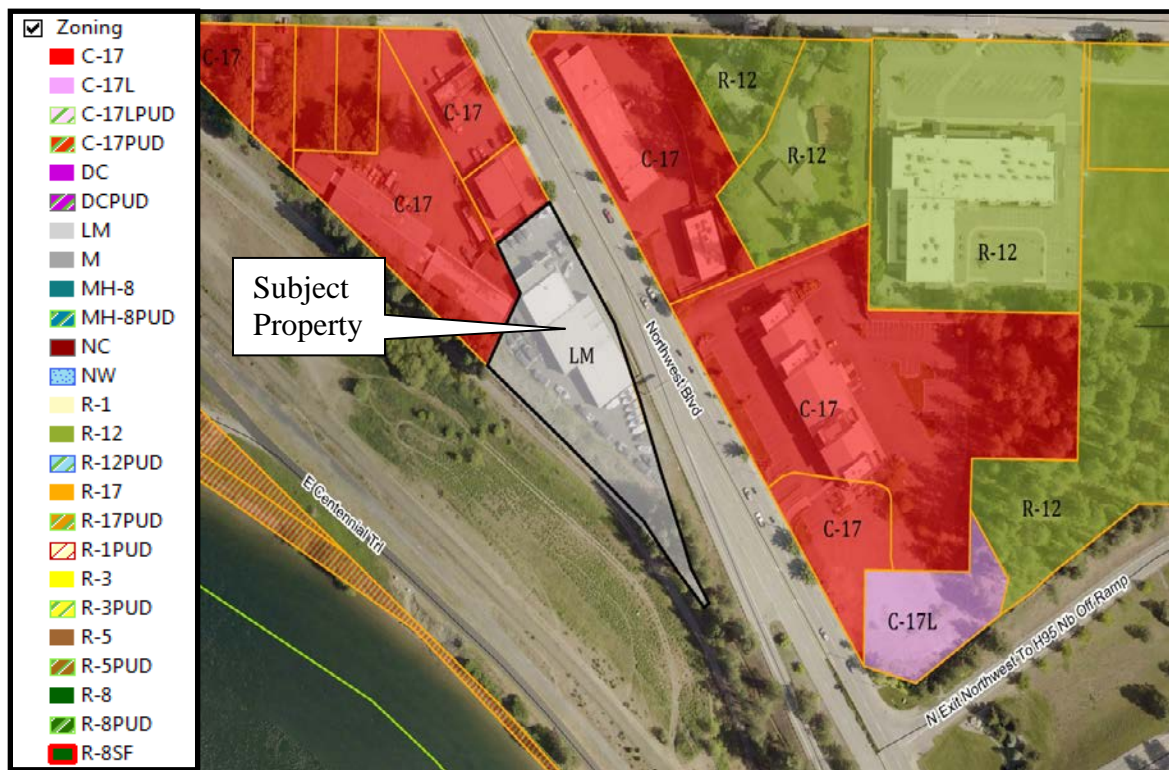
APPLICANT'S SITE PLAN:



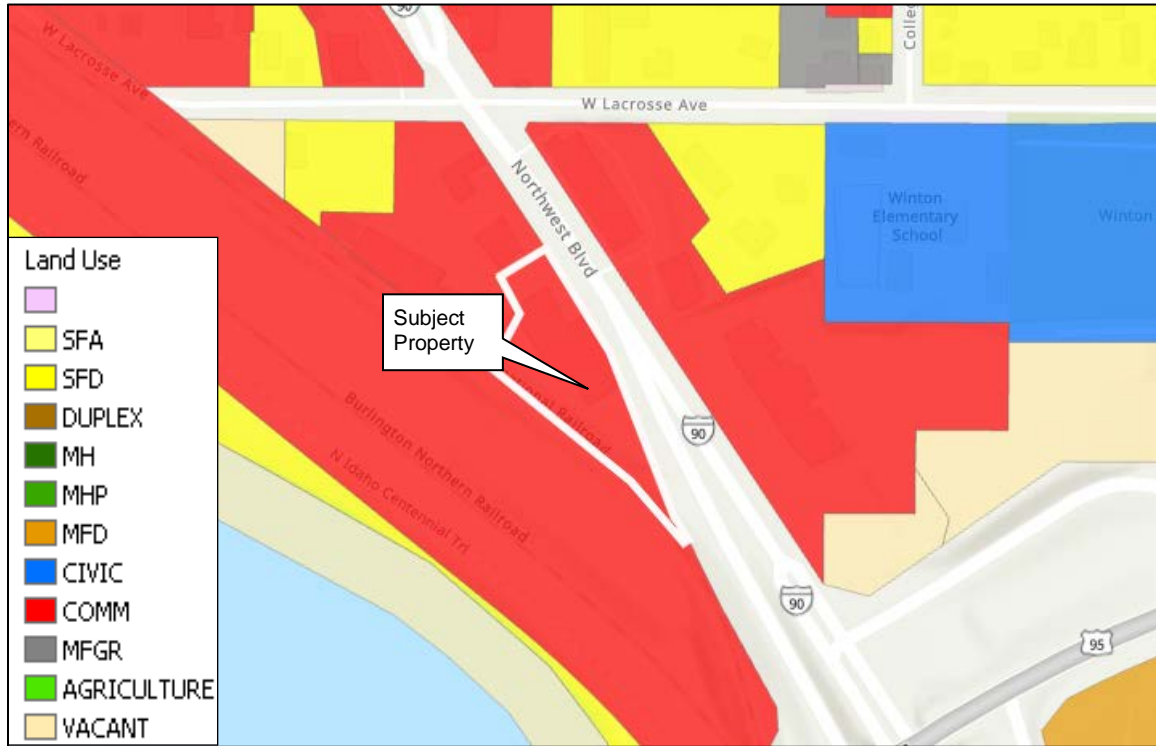
PREVIOUSLY APPROVED SITE PLAN FOR ITEM: SP-5-19 SPECIALTY RETAIL SALES SUP:



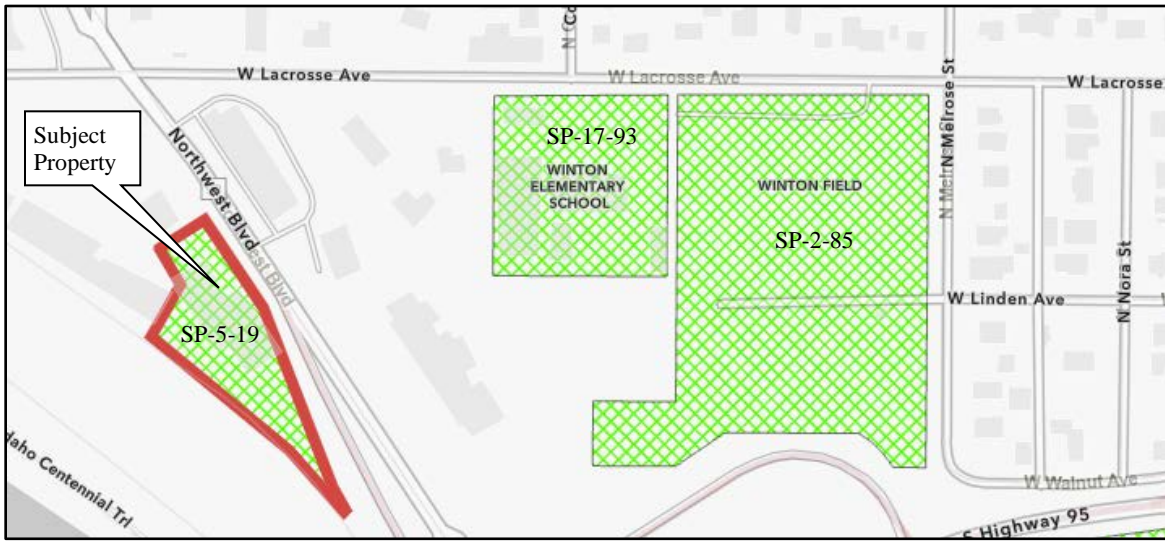
ZONING MAP:



GENERALIZED LAND USE MAP:



SURROUNDING SPECIAL USE LOCATIONS:



To the northeast of the subject property, along Lacross Avenue, a special use request for a Community Education Facility was approved in 1993 that allowed for the construction of an elementary school in item SP-17-93. To the east of the subject property a special use request for Public Recreation that was approved in 1985 that allowed for the construction of a public park in item SP-2-85. Currently the existing structure is being used for NW Trends, a retail flooring store, per the approved specialty retail sales special use permit approved in 2019 in item SP-5-19.

Special Use Permits:

SP-5-19	Specialty Retail Sales	9-10-2019	Approved
SP-2-85	Public Recreation	3-12-1985	Approved
SP-17-93	Community Education	11-23-1993	Approved

SITE PHOTO - 1: View of the subject property from the east side of Northwest Boulevard looking west at the existing building and display and parking lot to the south.



SITE PHOTO - 2: View of the subject property from the east side of Northwest Boulevard looking west at the existing building and a portion of the parking lot.



SITE PHOTO - 3: View from across Northwest Boulevard looking southwest at the subject property.



SITE PHOTO - 4: View from the northeast part of property looking southwest at the existing building. The area in the foreground is where the coffee shop is proposed.



SITE PHOTO – 5: Interior view of the NW Trends showroom looking north at the drive aisle to access the parking area located to the south and west. Overhead doors allow access.



SITE PHOTO – 6 View from across Northwest Boulevard looking west at the property located north of the subject property and a portion of the parking lot on the subject property.



Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether the design and planning of the site (is) (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 B3: **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.**

Use the following information as well as testimony from the hearing to make **finding A7** in the attached findings and order worksheet.

STORMWATER:

City Code requires that all storm drainage be retained on site and a stormwater management plan to be submitted and approved prior to any construction activity on the site. This issue will be addressed at the time of site development.

STREETS:

The subject property is bordered by Northwest Boulevard to the northeast. Any portions of the sidewalk along the frontages not meeting ADA requirements must be addressed at the time of construction.

TRAFFIC:

Using Land Use Code 936 – Coffee/Donut Shop without Drive-Through Window from the ITE Trip Generation Manual, the proposed 5,000 sf coffee shop is expected to generate approximately 321 trips in the AM Peak Hour and 129 trips in the PM Peak Hour. Northwest Boulevard has the capacity to accommodate the additional traffic.

-Submitted by Chris Bosley, City Engineer

WATER:

There is adequate capacity in the public water system to support domestic, irrigation and fire flow for the proposed short subdivision.

There is currently a 1" service with a ¾" water meter serving the property.

-Submitted by Glen Poelstra, Water Department Assistant Director

PLANNING:

As part of the previously approved special use permit and associated site plan (Item SP-5-19) drive through access was depicted on the site plan through the building to access the proposed parking on the south side of the structure for the specialty retail sales use. (See page 5, showing the previously approved site plan.) The proposed coffee shop is dependent on the parking shown to the east to meet the parking requirement for the combined uses.

In addition, the applicant's architect has submitted building plans for the proposed coffee shop anticipating remodel work following the Planning and Zoning Commission's decision. The mechanical plan shows a new "Type 1 Hood" to be installed on the rooftop. The C-17 Design Guidelines require a parapet be installed to conceal any new rooftop equipment. Because the applicant is requesting a SUP for a commercial use in the LM zoning district staff recommends the addition of a condition as noted in the staff report requiring the rooftop equipment be concealed by a parapet and a line of sight be submitted for staff review.

-Submitted by Tami Stroud, Associate Planner

SEWER:

Based on the 2023 Sewer Master Plan (SMP). Since sewer capacity falls under a "1st come 1st served basis", and currently the City has the capacity to serve this Special Use.

This property is currently connected to city sewer in NW Boulevard.

Sewer Cap Fees will be due at time of Building Permit Process

-Submitted by Larry Parsons, Utility Project Manager

FIRE:

FD access will be Northwest Blvd. and the north parking lot access. A gate is in place on the south side of the building which will allow access for firefighting efforts from Northwest Blvd. CDAFD is uncomfortable with using an access point through a building. During a site visit on 6-23-24 I noticed that the retaining walls to the west appear to be bulging and wavering. Before any use of the parking lots on the west side of the property this retaining wall shall be inspected and repaired if unsound.

-Submitted by Craig Etherton, Deputy Fire Marshal

Evaluation:

The Planning and Zoning Commission must determine if 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.

PROPOSED CONDITIONS:

PLANNING:

1. The drive aisle through the interior of building must remain clear at all times to access the required parking to the south.
2. Proposed rooftop equipment is required to be concealed. Line of sight to be submitted for staff review as part of the building permit application.

FIRE:

3. Before any use of the parking lots on the west side of the property this retaining wall shall be inspected and repaired if unsound.

WATER:

4. 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.
5. An easement will be required on the south side of the property to connect water mains on NW Boulevard to the Union phase 2 project in the future.

The Planning and Zoning Commission may, as a condition of approval, establish reasonable requirements to mitigate any impacts that would adversely affect the surrounding neighborhood. Please be specific, when adding conditions to the motion.

ORDINANCES AND STANDARDS USED IN EVALUATION:

- 2022 Comprehensive Plan
- Municipal Code
- Idaho Code
- Wastewater Treatment Facility Plan
- Water and Sewer Service Policies
- Urban Forestry Standards
- Transportation and Traffic Engineering Handbook, I.T.E.
- Manual on Uniform Traffic Control Devices
- 2017 Trails & Bikeways Master Plan

ACTION ALTERNATIVES:

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

Attachments:

Attachment 1 – Applicant's Application and Narrative

Attachment 2 – Comprehensive Plan Goals and Objectives Worksheet



APPLICANT'S APPLICATION

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SPECIAL USE PERMIT APPLICATION

STAFF USE ONLY

Date Submitted: 5-17-24 Received by: 5-17-24 Fee paid: 1,115.00 Project # SP-3-24

REQUIRED SUBMITTALS

Application Fee: ~~\$700.00~~ \$800

Publication Fee: \$300.00

Mailing Fee: \$6.00 per hearing

* Public hearing required with the Planning Commission

A **COMPLETE APPLICATION** is required at time of application submittal, as determined and accepted by the Planning Department located at <http://cdaid.org/1105/departments/planning/application-forms>.

☒ **Completed application form**

☐ **Application, Publication, and Mailing Fees**

☒ **A report(s) by an Idaho licensed Title Company:** Owner's list three (3) sets of mailing labels with the owner's addresses prepared by a title company, using the last known name/address from the latest tax roll of the County records. This shall include the following:

1. All property owners within 300ft of the external boundaries. * **Non-owners list no longer required***
2. All property owners with the property boundaries.

☒ **A report(s) by an Idaho licensed Title Company:** Title report(s) with correct ownership easements, and encumbrances prepared by a title insurance company and a copy of the tax map showing the 300ft mailing boundary around the subject property. The report(s) shall be a full Title Report and include the Listing Packet. Explain how the location, design, and size of the proposal will be adequately served by existing streets, public facilities and services.

☒ **A written narrative:** Including a description of the request, how the request conforms to the 2007 Comprehensive Plan, how the design and planning of the site is compatible with the location, setting, and existing uses on adjacent properties. Explain how the location, design, and size of the proposal will be adequately served by existing street, public facilities and services.

☐ **A legal description:** in MS Word compatible format, together with a meets and bounds map stamped by a licensed Surveyor.

☒ **A plan set map:** A site plan with floor plans, and/or building elevations as deemed necessary to demonstrate the characteristics of the proposed use. All plans must be accurately drawn to an acceptable scale and complete with dimensions that show lot size, setbacks, required off-street parking, any landscaping that may be proposed to ensure the compatibility with the abutting properties, and surrounding neighborhood.

DEADLINE FOR SUBMITTALS

The Planning Commission meets on the second Tuesday of each month. The completed form and other documents must be submitted to the Planning Department not later than the first working day of the month that precedes the next Planning Commission meeting at which this item may be heard.

PUBLIC HEARING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY

The applicant is required to post a public hearing notice, provided by the Planning Department, on the property at a location specified by the Planning Department. This posting must be done one (1) week prior to the date of the Planning Commission meeting at which this item will be heard. An affidavit testifying where and when the notice was posted, by whom, and a picture of the notice posted on the property is also required and must be returned to the Planning Department.

APPLICATION INFORMATION

PROPERTY OWNER: NW BLVD HOLDING LLC (BUD SCOTT, TYSON STACY)		
MAILING ADDRESS: 11315 E MONTGOMERY DR		
CITY: SPOKANE VALLEY	STATE: WA	ZIP: 99206
PHONE: 509.981.6003	FAX: N/A	EMAIL: bud@northwest-trends.com
APPLICANT OR CONSULTANT: HDG ARCHITECTURE - ARMANDO HURTADO		STATUS: ENGINEER OTHER
MAILING ADDRESS: 230 S WASHINGTON		
CITY: SPOKANE	STATE: WA	ZIP: 99201
PHONE: 509.321.5064	FAX: N/A	EMAIL: armando@studiohdg.com

FILING CAPACITY

- ☐ Recorded property owner as to of _____
☐ Purchasing (under contract) as of _____
☐ The Lessee/Renter as of _____
☒ Authorized agent of any of the foregoing, duly authorized in writing. *(Written authorization must be attached)*

SITE INFORMATION:

GENERAL LOCATION OR ADDRESS OF THE PROPERTY: 1515 NORTHWEST BLVD.
GROSS AREA/ACRES): 1.1145 ACRES
EXISTING CITY ZONING (CHECK ALL THAT APPLY): R-1 <input type="checkbox"/> R-3 <input type="checkbox"/> R-5 <input type="checkbox"/> R-8 <input type="checkbox"/> R-12 <input type="checkbox"/> R-1 <input type="checkbox"/> MH-8 <input type="checkbox"/> NC <input type="checkbox"/> C-17 <input type="checkbox"/> C-17L <input type="checkbox"/> DC <input type="checkbox"/> LM <input checked="" type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/>
CURRENT LAND USE: COMMERCIAL/INDUSTRIAL
DESCRIPTION OF PROJECT/REASON FOR REQUEST: EXISTING LM ZONING REQUIRES SPECIAL USE PERMIT FOR THE PROPOSED A2 OCCUPANCY OF THE EXISTING REMODELED TENANT SPACE.

CERTIFICATION OF APPLICANT:

I, ARMANDO HURTADO, being duly sworn, attests that he/she is the applicant of this
 (Insert name of applicant)

request and knows the contents thereof to be true to his/her knowledge

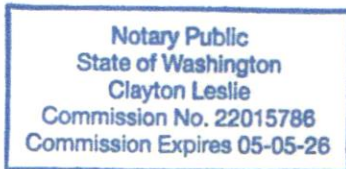
Signed: _____

(applicant)

Notary to complete this section for applicant:

Subscribed and sworn to me before this 2nd day of May, 2024.

Notary Public for Idaho Residing at: Spokane, WA.



My commission expires: May 5th, 2026

Signed: _____

(notary)

CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: Tyson Stacy Telephone No.: 509 921-9677

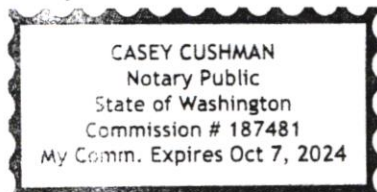
Address: 1515 Northwest Blvd, Coeur d'Alene, ID 83814

Signed by Owner: _____

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 3rd day of May, 2024.

Notary Public for ~~Idaho~~ ^{Washington} Residing at: Spokane, WA



My commission expires: 10/7/24

Signed: _____

(notary)

For multiple applicants or owners of record, please submit multiple copies of this page.

CERTIFICATION OF APPLICANT:

I, ARMANDO HURTADO, being duly sworn, attests that he/she is the applicant of this
 (Insert name of applicant)

request and knows the contents thereof to be true to his/her knowledge.

Signed: _____

(applicant)

Notary to complete this section for applicant:

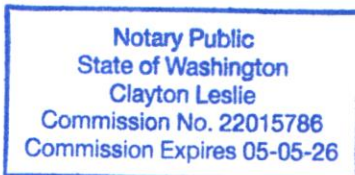
Subscribed and sworn to me before this 2nd day of May, 2024.

Notary Public for Idaho Residing at: Spokane, WA.

My commission expires: May 5th 2026

Signed: _____

(notary)

**CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:**

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: _____ Telephone No.: _____

Address: _____

Signed by Owner: _____

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this _____ day of _____, 20____.

Notary Public for Idaho Residing at: _____

My commission expires: _____

Signed: _____

(notary)

*For multiple applicants or owners of record, please submit multiple copies of this page.

SPECIAL USE PERMIT APPLICATION

I (We) the undersigned do hereby make petition for a special use permit of the property described in this petition, and do certify that we have provided accurate information as required by this petition form, to the best of my (our) ability.

Be advised that all exhibits presented will need to be identified at the meeting, entered into the record, and retained in the file.

DATED THIS _____ DAY OF _____ 20_____

III. SPECIAL USE PERMIT PROCEDURE

17.09.205: TITLE AND PURPOSE:

The provisions of this article shall be known as the SPECIAL USE PERMIT PROCEDURE. The purpose of these provisions is to prescribe the procedure for the accommodation of uses with special site or design requirements, operating characteristics or potential adverse effects on surroundings, through review and, where necessary, the imposition of special conditions of approval. This procedure shall apply to all proposals for which a special use permit is required by the zoning ordinance. (Ord. 1691 §1(part), 1982)

17.09.210: APPLICATION AND SUBMITTALS:

Application for a special use permit shall be made on a form prescribed by the planning director, and shall be notarized. The application shall be accompanied by information including:

- A. A set of design drawings which shall include a site plan. The planning director or planning commission may require additional submittals such as floor plans and site and/or building elevations as deemed necessary to demonstrate the characteristics of the use being considered;
- B. A narrative depicting the operational characteristics of the use and its impact on the surrounding area, if any;
- C. Other such information as may be required by the planning director; and
- D. The fee referenced in the fee schedule. (Ord. 3127 §19, 2003: Ord. 3025 §18, 2001: Ord. 2314 §5, 1990: Ord. 1691 §1(part), 1982)

17.09.215: PROCEDURE FOR CONSIDERATION:

- A. Public Hearing: A public hearing before the planning commission shall be set for between twenty one (21) and sixty (60) days after formal acceptance, to be held on each application for a special use permit.
- B. Notice: Notice of the hearing shall be as prescribed in subsection 17.09.120B of this chapter. Notices also may be posted within the area of potential influence, if required by the planning director.
- C. Planning Commission Action: The planning commission shall determine whether the proposal conforms to the special use permit criteria and may grant or deny the application for the proposed special use permit or require such changes or impose such reasonable conditions of approval as are in their judgment necessary to ensure conformity of the criteria. They shall make specific written findings to support their decisions. A copy of the planning commission decision shall be mailed to the applicant and property owners who received mailed notice of the public hearing and notice of the decision by the planning commission shall be published in the official newspaper within seven (7) days of the decision. The determination of the planning commission shall be made within forty (40) days after the hearing. It shall become final ten (10) days after the date of written notice of the decision has been published in the official newspaper unless appealed to the city council pursuant to subsection 17.09.125B of this chapter. (Ord. 3127 §20, 2003: Ord. 3121 §5, 2003: Ord. 3025 §19, 2001: Ord. 2901 §4, 1999: Ord. 2886 §4, 1998: Ord. 1844 §6, 1984: Ord. 1691 §1(part), 1982)

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.

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

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. (Ord. 3059 §5, 2002: Ord. 1691 §1(part), 1982)

17.09.225: APPEALS TO THE CITY COUNCIL:

An appeal by an affected person may be taken to the city council in accordance with subsection 17.09.125B of this chapter. In considering the appeal, the city council shall determine whether the proposed use conforms to the applicable special use permit criteria, and may grant or deny a permit or require such changes in the proposed use or impose such reasonable conditions of approval as are in its judgment necessary to ensure conformity to the criteria. (Ord. 1844 §7, 1984: Ord. 1691 §1(part), 1982)

17.09.230: ADHERENCE TO APPROVED PLANS:

A special use permit shall be subject to the plans and other conditions upon the basis of which it was granted. Unless a different termination date is prescribed, the permit shall terminate one year from the effective date of its granting unless substantial development or actual commencement of authorized activities has occurred, or if there is a cessation of use or occupancy for two (2) years. However, such period of time may be extended by the planning commission for one year, without public notice, upon written request filed at any time before the permit has expired and upon a showing of unusual hardship not caused by the owner or applicant. (Ord. 1691 §1(part), 1982)

17.09.235: REVOCATION:

In the event of a violation of any of the provisions of the zoning ordinance, or in the event of a failure to comply with any prescribed condition of approval, the planning commission may, after notice and hearing, revoke any special use permit. The determination of the planning commission shall become final ten (10) days after the date of written notice of the decision has been published in the official newspaper, unless appealed to the city council pursuant to subsection 17.09.125B of this chapter. (Ord. 1844 §8, 1984: Ord. 1691 §1(part), 1982)

Union Coffee Narrative

Re: Special Use Permit – 1515 NW Blvd., Coeur d'Alene

2024.05.15

To whom it may concern,

I am writing to present a proposal regarding the establishment of a new Union Coffee location within the Coeur d' Alene community. As an esteemed café and roasting company with two existing locations, we are eager to expand their presence to better serve the community.

The proposed third location will occupy the northern 5,000 square feet of an existing building, with the remaining 7,400 square feet housing NW Trends, an established entity within the locale. Notably, all necessary building improvements for the café will be confined to the interior space, consistent with previously permitted guidelines.

The envisaged enhancements primarily entail the establishment of two light manufacturing spaces for the bakery and roastery operations, a designated cash wrap/counter area for customer service, and comfortable seating arrangements. Furthermore, the site will undergo restriping to accommodate additional parking, ensuring convenience for our patrons.

Zoning regulations classify the site as LM, with the proposed use designated as light manufacturing alongside a café retail function. Notably, the site's adjacency to the "connection with riverwalk" and its strategic placement along a path linking the University of Idaho, development opportunities, and residential neighborhoods underscore its potential as an ideal location for this venture (Special Areas, page 36).

Moreover, the 2007 Comprehensive Plan identifies this site as a Transition area, emphasizing the importance of careful development in neighborhoods experiencing transitional phases. Union Coffee's presence, housed within an existing building recently refurbished to enhance its aesthetic appeal, is a testament to their commitment to maintaining the neighborhood's character and context (Land Use: Base Map, Page 39).

This establishment will complement the education corridor, enriching the neighborhood fabric with additional amenities and bolstering its vitality. Additionally, as part of the Appleway – North Street land use area, they contribute to the diverse mix of residential, medical, commercial, and warehousing land uses, further enhancing the area's appeal and functionality (Land Use: Appleway – North 4th Street, Page 58).

Furthermore, situated within the Spokane River District, their presence aligns with the ongoing transformation of former industrial sites into commercial and residential spaces. By providing a communal space for locals to gather, Union Coffee contributes to the neighborhood's pride and sense of community, in line with the district's vision for diverse commercial, residential, and mixed-use developments (Land Use: Spokane River District, Page 68, 69).

Adjacent to commercial establishments such as Terre Coffee and Dutch Bros Coffee, the proposed location seamlessly integrates with the existing neighborhood fabric, enriching the diversity of the local coffee scene.

Accessibility is paramount, and Union Coffee's location on Northwest Boulevard ensures convenient access for customers, deliveries, emergency services, and utility and maintenance needs. The existing building is equipped with all necessary building systems, including water, sewer, and power infrastructure.

We eagerly await your favorable response and the opportunity to contribute to the continued growth and enrichment of the Coeur d' Alene community.

Cordially,

Armando Hurtado, AIA, NCARB

Owner - principal

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Comp Plan Goals & Objectives

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COMPREHENSIVE PLAN GOALS AND OBJECTIVES

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.



OBJECTIVE CI 2.1

Maintain the community's friendly, welcoming atmosphere and its smalltown feel.



OBJECTIVE CI 2.2

Support programs that preserve historical collections, key community features, cultural heritage, and traditions.



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.



Goal CI 4

Coeur d'Alene is a community that works to support cultural awareness, diversity and inclusiveness.



OBJECTIVE CI 4.1

Recognize cultural and economic connections to the Coeur d'Alene Tribe, acknowledging that this area is their ancestral homeland.



OBJECTIVE CI 4.2

Create an environment that supports and embraces diversity in arts, culture, food, and self-expression.



OBJECTIVE CI 4.3

Promote human rights, civil rights, respect, and dignity for all in Coeur d'Alene.

Education & Learning



Goal EL 3

Provide an educational environment that provides open access to resources for all people.



OBJECTIVE EL 3.2

Provide abundant opportunities for and access to lifelong learning, fostering mastery of new skills, academic enrichment, mentoring programs, and personal growth.



OBJECTIVE EL 3.3

Support educators in developing and maintaining high standards to attract, recruit, and retain enthusiastic, talented, and caring teachers and staff.

**Goal EL 4**

Support partnerships and collaborations focused on quality education and enhanced funding opportunities for school facilities and operations.

**OBJECTIVE EL 4.1**

Collaborate with the school district (SD 271) to help identify future locations for new or expanded school facilities and funding mechanisms as development occurs to meet Coeur d'Alene's growing population.

**OBJECTIVE EL 4.2**

Enhance partnerships among local higher education institutions and vocational schools, offering an expanded number of degrees and increased diversity in graduate level education options with combined campus, classroom, research, and scholarship resources that meet the changing needs of the region.

Environment & Recreation**Goal ER 1**

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

**OBJECTIVE ER 1.1**

Manage shoreline development to address stormwater management and improve water quality.

**OBJECTIVE ER 1.2**

Improve the water quality of Coeur d'Alene Lake and Spokane River by reducing the use of fertilizers, pesticides, herbicides, and managing aquatic invasive plant and fish species.

**OBJECTIVE ER 1.3**

Enhance and improve lake and river habitat and riparian zones, while maintaining waterways and shorelines that are distinctive features of the community.

**OBJECTIVE ER 1.4**

Reduce water consumption for landscaping throughout the city.

**Goal ER 2**

Provide diverse recreation options.

**OBJECTIVE ER 2.2**

Encourage publicly-owned and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities (both outdoor and indoor), hiking and biking pathways, open space, passive recreation, and water access for people and motorized and non-motorized watercraft.

**OBJECTIVE ER 2.3**

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

**Goal ER 3**

Protect and improve the urban forest while maintaining defensible spaces that reduces the potential for forest fire.

**OBJECTIVE ER 3.1**

Preserve and expand the number of street trees within city rights-of-way.

**OBJECTIVE ER 3.2**

Protect and enhance the urban forest, including wooded areas, street trees, and "heritage" trees that beautify neighborhoods and integrate nature with the city.

**OBJECTIVE ER 3.3**

Minimize the risk of fire in wooded areas that also include, or may include residential uses.

**OBJECTIVE ER 3.4**

Protect the natural and topographic character, identity, and aesthetic quality of hillsides.



Goal ER 4

Reduce the environmental impact of Coeur d'Alene.



OBJECTIVE ER 4.1

Minimize potential pollution problems such as air, land, water, or hazardous materials.



OBJECTIVE ER 4.2

Improve the existing compost and recycling program.

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 1.4

Increase pedestrian walkability and access within commercial development.



OBJECTIVE GD 1.5

Recognize neighborhood and district identities.



OBJECTIVE GD 1.6

Revitalize existing and create new business districts to promote opportunities for jobs, services, and housing, and ensure maximum economic development potential throughout the community.



OBJECTIVE GD 1.7

Increase physical and visual access to the lakes and rivers.



OBJECTIVE GD 1.8

Support and expand community urban farming opportunities.



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 3

Support the development of a multimodal transportation system for all users.



OBJECTIVE GD 3.1

Provide accessible, safe, and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation.



OBJECTIVE GD 3.2

Provide an accessible, safe, efficient multimodal public transportation system including bus stop amenities designed to maximize the user experience.



Goal GD 4

Protect the visual and historic qualities of Coeur d'Alene



OBJECTIVE GD 4.1

Encourage the protection of historic buildings and sites.

- ☐ **Goal GD 5**
Implement principles of environmental design in planning projects.

- ☐ **OBJECTIVE GD 5.1**
Minimize glare, light trespass, and skyglow from outdoor lighting.

Health & Safety

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

- ☐ **OBJECTIVE HS 1.1**
Provide safe programs and facilities for the community's youth to gather, connect, and take part in healthy social activities and youth-centered endeavors.
- ☐ **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.
- ☐ **OBJECTIVE HS 1.3**
Increase access and awareness to education and prevention programs, and recreational activities.

- ☐ **Goal HS 3**
Continue to provide exceptional police, fire, and emergency services.

- ☐ **OBJECTIVE HS 3.2**
Enhance regional cooperation to provide fast, reliable emergency services.
- ☐ **OBJECTIVE HS 3.3**
Collaborate with partners to increase one on one services.


Jobs & Economy

- ☐ **Goal JE 1**
Retain, grow, and attract businesses

- ☐ **OBJECTIVE JE 1.1**
Actively engage with community partners in economic development efforts.
- ☐ **OBJECTIVE JE 1.2**
Foster a pro-business culture that supports economic growth.

- ☐ **Goal JE 3**
Enhance the Startup Ecosystem

- ☐ **OBJECTIVE JE 3.1**
Convene a startup working group of business leaders, workforce providers, and economic development professionals and to define needs.
- ☐ **OBJECTIVE JE 3.2**
Develop public-private partnerships to develop the types of office space and amenities desired by startups.
- ☐ **OBJECTIVE JE 3.3**
Promote access to the outdoors for workers and workers who telecommute.
- ☐ **OBJECTIVE JE 3.4**
Expand partnerships with North Idaho College, such as opportunities to use the community maker space and rapid prototyping (North Idaho College Venture Center and Gizmo) facilities.



PUBLIC COMMENTS

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From: Polak, Chad M
To: [CLARK, TRACI](#)
Subject: FW: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON JULY 9, 2024
Date: Thursday, June 20, 2024 3:21:10 PM
Attachments: [image001.png](#)
[S-1-24 public notice 7-9-24.pdf](#)
[sp-1-24 public notice 7-9-24.pdf](#)
[SP-3-24 public notice 7-9-24.pdf](#)

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

Good Afternoon Traci,

Based on the location of the 3 public notices, there is no impact to the YPL ROW or pipeline and we do not have any questions/comments.

Sincerely,

Chad M. Polak
Agent, Real Estate Services
O: (+1) 303.376.4363 | M: (+1) 720.245.4683
3960 East 56th Avenue | Commerce City, CO 80022
Phillips 66

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Thursday, June 20, 2024 3:46 PM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: [EXTERNAL]FW: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON JULY 9, 2024

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Greetings,

Attached is a copy of the public hearing notices for the next **Planning & Zoning** Meeting on **Tuesday July 9, 2024.**

If you have any comments, please let me know.

Traci Clark
Planning Department, City of Coeur d'Alene
Administrative Assistant

208.769-2240
tclark@cdaid.org



From: Donna Phillips
To: [CLARK, TRACI](#)
Subject: RE: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON JULY 9, 2024
Date: Tuesday, June 25, 2024 9:51:51 AM
Attachments: [image001.png](#)

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

Good Morning,

Thank you for the opportunity to provide comments. The City of Hayden has no comments on the three public notices provided. 😊

Donna

Donna Phillips
Community Development Director
(208)209-2020
dphillips@cityofhaydenid.us

Please check out the City's new Website at <https://www.cityofhaydenid.us/> and let us know what you think. Thank you. 😊

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Thursday, June 20, 2024 2:46 PM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: FW: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON JULY 9, 2024

Greetings,

Attached is a copy of the public hearing notices for the next **Planning & Zoning** Meeting on **Tuesday July 9, 2024.**

If you have any comments, please let me know.

Traci Clark
Planning Department, City of Coeur d'Alene
Administrative Assistant

208.769-2240
tclark@cdaid.org



From: Kevin
To: [CLARK, TRACI](#)
Subject: SP-3-24
Date: Friday, June 28, 2024 11:40:16 AM

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

Hi T Clark

I am writing in support of the SUP for the property at 1515 Northwest Blvd.

My business is right next door, and we look forward to the new business joining the neighborhood.

Thanks for allowing me to comment.

Best

—Kevin Gunder
Gunder Building Group, Inc.
Cell: 509.998.4060



IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

From: Kevin Howard
To: [CLARK, TRACI](#)
Cc: [Dustin Howe](#)
Subject: FW: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON JULY 9, 2024
Date: Monday, June 24, 2024 10:33:55 AM
Attachments: [image001.png](#)
[S-1-24 public notice 7-9-24.pdf](#)
[sp-1-24 public notice 7-9-24.pdf](#)
[SP-3-24 public notice 7-9-24.pdf](#)

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

Worley Highway District is neutral to S-1-24, SP-1-24 and SP-3-24.

KEVIN J. HOWARD
DIRECTOR OF HIGHWAYS
WORLEY HIGHWAY DISTRICT
OFFICE: 208-664-0483

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Thursday, June 20, 2024 2:46 PM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: FW: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON JULY 9, 2024

Greetings,

Attached is a copy of the public hearing notices for the next **Planning & Zoning** Meeting on **Tuesday July 9, 2024.**

If you have any comments, please let me know.

Traci Clark
Planning Department, City of Coeur d'Alene
Administrative Assistant

208.769-2240
tclark@cdaid.org



From: Kim Stevenson
To: [CLARK, TRACI](#)
Subject: Item: SP-3-24
Date: Thursday, June 27, 2024 8:47:25 AM
Attachments: [image001.png](#)

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


Good Morning,

The Coeur d'Alene Airport has no comment regarding this request.

Kind Regards, Kim



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

SP-3-24

A. INTRODUCTION

This matter came before the Planning and Zoning Commission on July 9, 2024, to consider SP-3-24, a request for approval of a Special Use Permit for Food and Beverage On/Off Site Consumption in the LM (Light Manufacturing) Zoning District.

APPLICANT: Northwest Boulevard Holding, LLC

LOCATION: A +/- 1.11 ACRE PARCEL LOCATED AT 1515 NORTHWEST BOULEVARD

A. FINDINGS OF FACT:

The Planning and Zoning Commission finds that the following facts, A1 through A8, have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing.

- A1.** All public hearing notice requirements have been met for item SP-3-24.
- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on June 22, 2024, seventeen days prior to the hearing.
 - Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on June 21, 2024, eighteen days prior to the hearing.
 - Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). Forty-six (46) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on June 20, 2024, nineteen days prior to the hearing.
 - Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts, on June 20, 2024, nineteen days prior to the hearing.
 - Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on June 20, 2024, nineteen days prior to the hearing.

- A2.** Public testimony was received at a public hearing on July 9, 2024.
- A3.** There is an existing building on the subject property which is located along of Northwest Boulevard and south of Lacrosse Avenue. The subject site is 1.11 acres in aggregate. The property is near commercial, residential, and recreational uses. Residential uses include the Bellerive Development to the southwest and homes off of Lacrosse Boulevard. There are commercial uses to the north and west (storage facility), and commercial along Northwest Boulevard to the northeast. The recreational uses are within the City and BLM-owned properties to the west.
- A4.** The subject site is currently zoned Light Manufacturing and was previously used for warehousing, boat sales and more recently retail flooring store with the approval of a special use permit (Item SP-5-19). The requested coffee shop/bakery is an allowed use by special use permit. Coffee roasting is a permitted use in the Light Manufacturing zoning district. A shared access easement exists across the property to the west, providing additional parking and access to the rear of the property. The total building square footage is +/- 12, 500 SF. The existing use, NW Trends flooring sales will utilize 7,400 SF of the building and the proposed coffee shop/roastery will utilize 5,000 SF of the building with shared parking. There are a total of 24 proposed parking spaces on-site – 16 spaces for Union Coffee the proposed use and 8 spaces for NW Trends.
- A5.** The Comprehensive Plan Future Land Use Map designation as Retail Center/Corridor Place Types. The Comprehensive Plan states that the compatible zoning states that the compatible zoning for the Retail Center/Corridor is C-17 and C-17L. The subject property abuts C-17 on the northwest, south and across NW Boulevard to the northeast.
- A6.** The staff report includes applicable Comprehensive Plan goals and objectives. The commission will determine if there are other applicable goals and objectives to support their decision from the attached Comprehensive Plan goals and objectives worksheet.

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.

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

Objective CI 2.2: Support programs that preserve historical collections, key community features, cultural heritage, and traditions.

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

Objective GD 1.4: Increase pedestrian walkability and access within commercial development.

Objective GD 1.6: Revitalize existing and create new business districts to promote opportunities for jobs, services, and housing, and ensure maximum economic development potential throughout the community.

Jobs & Economy

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

Objective JE 1.1: Actively engage with community partners in economic development efforts.

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

(The commission should remove or add other goals and objectives here as it finds applicable. The Comp Plan goals and objectives are also included in their entirety as an attachment to the staff report.)

A7. City departments have indicated the project will be served by existing streets, facilities and services. The project will result in 321 trips in the AM Peak Hour and 129 trips in the PM Peak Hour. Northwest Boulevard has the capacity to accommodate the additional traffic. The Water has provided standard conditions to address water meter and service conditions. The Fire Department stated access to the site will be on Northwest Boulevard and the north parking lot access. An additional access is located on the south side of the building to allow for firefighting efforts from Northwest Boulevard. In addition, the Fire Department added a condition requiring the inspection and repair of the retaining walls on the west side of the building as they are in poor condition.

A8. Staff has proposed five conditions for this special use permit request.

(The commission should add other facts here which it finds are relevant to its decision.)

B. CONCLUSIONS OF LAW:

Based on the foregoing Findings of Fact, the Planning and Zoning Commission makes the following Conclusions of Law.

B1. The proposal **(is) (is not)** in conformance with the Comprehensive Plan.

B2. The design and planning of the site **(is) (is not)** compatible with location, setting, and existing uses on adjacent properties.

B3. 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.

C. DECISION

The Planning and Zoning Commission, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the proposed special use permit request for a Special Use Permit for Food and Beverage On/Off Site Consumption in the LM (Light Manufacturing) Zoning District **(does) (does not)** comply with the required evaluation criteria, and the special use permit request should be **(approved) (approved with conditions) (denied) (denied without prejudice)**.

Recommended conditions include:

1. The drive aisle through the interior of building must remain clear at all times to access the required parking to the south.
2. Proposed rooftop equipment is required to be concealed. Line of sight to be submitted for staff review as part of the building permit application.
3. Before any use of the parking lots on the west side of the property this retaining wall shall be inspected and repaired if unsound.
4. 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.
5. An easement will be required on the south side of the property to connect water mains on NW Boulevard to the Union phase 2 project in the future.

(The commission may include additional conditions.)

Motion by _____, seconded by _____, to adopt the foregoing Findings and Order and (approve) (approve with conditions) (deny) (deny without prejudice) the request.

ROLL CALL:

COMMISSION MEMBER INGALLS	Voted	(Aye) (Nay)
COMMISSION MEMBER LUTTROP	Voted	(Aye) (Nay)
COMMISSION MEMBER WARD	Voted	(Aye) (Nay)
COMMISSION MEMBER FLEMING	Voted	(Aye) (Nay)
COMMISSION MEMBER MCCracken	Voted	(Aye) (Nay)
COMMISSION MEMBER COPPESS	Voted	(Aye) (Nay)
CHAIRMAN MESSINA	Voted	(Aye) (Nay)

Motion to (approve)(approve with conditions)(deny)(deny without prejudice) carried by a _____ to _____ vote.