

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

FEBRUARY 8, 2011

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

The Planning Commission sees its role as the preparation and implementation of the Comprehensive Plan through which the Commission seeks to promote orderly growth, preserve the quality of Coeur d'Alene, protect the environment, promote economic prosperity and foster the safety of its residents.

5:30 P.M. CALL TO ORDER:

ROLL CALL: Jordan, Bowlby, Evans, Luttropp, Messina, Soumas, Garringer, (Student Rep)
Neal (Alt Rep), Kieswetter, (Alt Rep)

APPROVAL OF MINUTES:

December 14, 2010

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

ADMINISTRATIVE ITEM:

1. Condition modifications for Riverstone West (S-1-05m.1)
2. Applicant: Steve Syrcle, Tri-State Consulting Engineers, Inc.
Request: To request an extension for Hawks Nest 4th Addition (S-3-06)

PUBLIC HEARINGS:

1. Applicant: Cindy Espe
Location: S.E. corner of 15th and Best Avenue
Request: A proposed 1.07-acre annexation from County AG (Agricultural Suburban) to City C-17 (Commercial at 17 units/acre) zoning district.
QUASI-JUDICIAL, (A-1-11)

2. Applicant: City of Coeur d'Alene
 Location: 102 and 106 Homestead Avenue
 Request:
1. A proposed zone change from R-12 (Residential at 12 units/acre) to R-17 (Residential at 17 units/acre) zoning district. QUASI-JUDICIAL, (ZC-1-11)
 2. A proposed R-34 density increase special use permit in the R-17 (Residential at 17 units/acre) zoning district. QUASI-JUDICIAL, (SP-1-11)

ADJOURNMENT/CONTINUATION:

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

****The City of Coeur d'Alene will make reasonable accommodations for anyone attending this meeting who requires special assistance for hearing, physical or other impairments. Please contact Shana Stuhlmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***



M I N U T E S

**PLANNING COMMISSION
MINUTES
DECEMBER 14, 2010
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Amy Evans
Peter Luttrupp
Tom Messina
Lou Soumas
Jake Garringer, Student Rep.
Aubrey Neal, Alt. Student Rep.

STAFF MEMBERS PRESENT:

Sean Holm, Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney

COMMISSIONERS ABSENT:

Heather Bowlby, Vice-Chair
Jennifer Kiesewetter, Alt. Student Rep.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Luttrupp, seconded by Messina, to approve the minutes of the Planning Commission meeting on November 9, 2010. Motion approved.

COMMISSION COMMENTS:

None

STAFF COMMENTS:

Planner Holm announced there would not be a Planning Commission meeting in January.

PUBLIC COMMENTS:

None

PUBLIC HEARINGS:

1. Applicant: Marvin Miller
 Location: 625 W. Dalton Avenue
 Request: A request for a Home Furnishings Retail Sales special use permit
 in the LM (Light Manufacturing) zoning district
 QUASI-JUDICIAL (SP-5-10)

Planner Holm presented the staff report and gave the mailing tally as: 1 in favor, 0 opposed and 3 neutral and answered questions from the Commission.

Commissioner Luttrupp questioned if this location was used as a retail business in the past.

Planner Holm replied that is correct.

Public testimony open

John Kelpin, applicant representative, 2553 Aspen Lane, Hayden, explained that this site was previously a retail furniture business and when applying for a building permit, he was told by staff that a special use permit would be required because the previous retail business did not have one. He commented that their showroom would be open two days to the public. He feels this business will have minimal traffic impact and is a good fit for the neighborhood. He then asked if the commission had any questions.

The commission did not have any questions for the applicant.

Public testimony closed

Motion by Messina, seconded by Soumas, to approve Item SP-5-10. Motion approved.

ROLL CALL:

Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Soumas	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

ADJOURNMENT:

Motion by Messina, seconded by Luttrupp, Motion approved.

The meeting was adjourned at: 6:15 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

DATE: February 8, 2011

FROM: Warren Wilson, Deputy City Attorney

SUBJECT: Amendment of Riverstone West Plat Conditions

DECISION POINT:

Approve or deny a request by Riverstone West to amend two conditions placed on its recent preliminary plat to allow the developer to bond for public improvements as allowed by city code.

HISTORY:

On October 12, 2010 the Planning Commission conditionally approved an 11 lot replat of the Riverstone West Subdivision. Three of the conditions required that wastewater, water and certain street improvements be completed and installed prior to final plat approval. However, M.C. sections 16.24.100 and 16.24.102 allow for developers to bond for subdivision improvements. The Developer of Riverstone West has now requested that the conditions listed below be amended as follows to allow it to bond for the required improvements.

1. All sewer and water ~~utilities~~ utility designs ~~will be required to be installed prior to final plat approval. Design~~ must be to City standards and be approved by the City Engineer prior to construction.
3. Dedication of both John Loop and Suzanne Road will be required on the final plat document ~~and construction of both will be required prior to final plat approval.~~
8. Installation of the sanitary sewer main line in John Loop is required ~~-will be required prior to final plat approval-~~, and, completion of the Suzanne Road corridor is ~~will be~~ required to provide access to the sanitary sewer force main located in the Prairie Trail bike/ped corridor. This Suzanne Road connection will be required to be "at grade" with the Prairie Trail to allow for vehicle access to the line.

FINANCIAL ANALYSIS:

There is no direct financial impact to this action.

PERFORMANCE / QUALITY OF LIFE ANALYSIS:

The proposed changes to the conditions of approval will allow the developer to bond for required subdivision improvements as authorized by city code. All affected city departments have reviewed the requested change and have no objection.

DECISION POINT/RECOMMENDATION:

Approve the request by Riverstone West to amend two conditions placed on its recent preliminary plat to allow the developer to bond for public improvements as allowed by city code.

**PLANNING COMMISSION
STAFF REPORT**

FROM: SEAN HOLM, PLANNER
DATE: FEBRUARY 8, 2011
SUBJECT: EXTENSION OF PLANNING COMMISSION APPROVAL
S-3-06 –867-LOT PRELIMINARY PLAT KNOW AS “HAWK’S NEST”
LOCATION: +/- 302.1-ACRE PARCEL BETWEEN ATLAS AND HUETTER ROADS ABUTTING
THE SOUTH BOUNDARY OF THE LANDINGS AT WATERFORD SUBDIVISION

DECISION POINT:

Hayden, LLC, is requesting two (2) 6 month extensions of the Planning Commission approval for “Hawk’s Nest”, an 867-lot preliminary plat in the R-8 (Residential at 8 units/acre) zoning district.

PRIOR ACTION(S):

- On March 14, 2006, the Coeur d’Alene Planning Commission held a public hearing on both (A-1-06) and (S-3-06) which were approved by a 5 to 0 vote.
- On September 4, 2009, a staff interpretation (I-3-09) for a revision of the phasing plan and modification of condition #17 of Hawk’s Nest subdivision (S-3-06).
- On January 6, 2010, the last recorded plat of Hawks Nest, 4th Addition.

DISCUSSION:

The applicant has submitted a letter requesting the extension with a statement explaining that the pace of new buyers has slowed during the year 2010 (see attached). They are requesting two (2)- 6 month extensions from the last recorded plat on January 6, 2010. If the Planning Commission approves this request the preliminary plat approval would be extended to January 6, 2012.

For the Preliminary Plat, the Planning Commission may extend its approval for two (2) additional six (6) month periods upon the finding that the preliminary plat complies with all of the requirements set forth at the time of approval. Improvement plans have been submitted that ensure compliance with these requirements.

COMMISSION ALTERNATIVES:

1. The Commission may, by motion, grant a (2)-6 month extension of the Preliminary Plat to January 6, 2012.
2. The Commission may, by motion, deny the (2) – 6 month extension. If denied, the item expires and the applicant must reapply for the “expired” phase(s) of subdivision.

CONDITIONS:

The following conditions were approved with the request, with a modification of condition #17 by (I-3-09) as explained above:

1. Development in the subdivision will be limited to one hundred fifteen dwelling units utilizing a temporary sanitary lift station and force main line installed at the developers cost. At the completion of the 115th hook-up, no more permits will be allowed until the Huetter Sanitary Interceptor is completed.

2. Acquisition of right-of-way, and, installation of the Huetter Sanitary Sewer Interceptor will be required in conjunction with the Phase II improvements. Installation of the sanitary interceptor network will extend from the “headworks” structure adjacent to the southerly r/w of Interstate 90, to the northerly boundary of the subject property.

All alignment, location, and, design will be required to be approved by the City Engineer in conjunction with the approved master plan study.

3. Installation of a twelve inch (12”) water main will be required to be installed in the Heutter Road right-of-way to the northerly boundary of the development, or an alternate North – South alignment acceptable to the City.
4. Crossing agreements with the record owner of the railroad r/w will be required for the installation of the water main lines in the r/w under the railbed. These agreements need to be in place prior to any construction and will be required prior to final plat approval for Phase II.
5. The developer will be required to dedicate a well site that of 0.24 acre (102'x102') for the installation of a City water well structure. The location of this site will be required to be mutually agreed upon prior to the recordation of the final plat for Phase I.
6. A geotechnical evaluation of all drainage swale areas will need to be completed that details the permeability of the soils and their suitability to serve as drainage facilities. This evaluation will be required to be submitted for approval prior to any infrastructure construction, and, all recommendations of the geotechnical report will be required to be incorporated in the swale design.
7. It will be required that the developer utilize centralized drainage swales for the development in lieu of the curbside swale treatment where feasible.
8. Installation of a traffic signal at the intersection of Hanley Avenue and Atlas Road will be required with the Phase I improvements . The design will need to be submitted to the City Engineer for approval at the time of infrastructure plan submittal. The signal installation will be subject to a pro rata reimbursement from the City.
9. Additional right-of-way will be required to be dedicated along the Atlas Road frontage that will bring the half width to fifty feet (50') from the section line. This dedication will be required for the full length of the of the subject property's frontage on Atlas Road at the time of final plat approval of phase one. The developer will be required to construct Atlas road improvements for the full length of the subject property's frontage with initiation of the improvements for Phase 1. Construction will include but not limited to curb & gutter, bike path/sidewalk, pavement widening, stormwater drainage facilities, street lighting, and striping.
10. The developer will be required to acquire the necessary off-site right-of-way along the southerly boundary of the subject property, and, a minimum of two hundred feet (200') along Atlas Road to the south of the subject property.
If condemnation procedures become necessary to acquire the needed r/w for the road construction, the City will pursue the action, however, all costs (court, litigation, settlement, etc.) will be the responsibility of the developer.
11. Dedication of the total right-of-way for the Hanley Avenue road corridor will be required to be dedicated to the City with the recordation of the Phase I final plat. If condemnation procedures become necessary to acquire the needed r/w for the road construction, the City will pursue the action, however, all costs (court, litigation, settlement, etc.) will be the responsibility of the developer.

12. The area below the arced design of Hanley Avenue will be required to be dedicated as right-of-way to insure that any development to the south can connect into the Hanley Avenue roadway at the intersection of Prince Town Lane. The homeowners association will be required to maintain any landscaping that is designed and placed in this area until such time that it is developed.
13. The noted right-of-way widths will be required as shown with the construction of City standard thirty six foot (36') streets in the 60' r/w's and forty foot (40') streets in the 80' r/w's (Hawk's Nest & Carrington Lane). All right-of-way dedications for Hanley will be for a one hundred foot (100') corridor from the centerline of the roadway. Any deviation to the proposed roadway network will be required to be approved by the City Engineer.
14. No deviations will be allowed from the proposed path network as it follows the street network without prior approval of the City Engineer, in conjunction with the City's Bike/Ped committee. Any deviations to the pathway through the park area will be required to be coordinated with the City Parks Director. The bike path along the Atlas Road frontage will be required to be constructed along the full length of that frontage with the improvements construction in Phase I. Class II bike paths will be required to be striped on Carrington Lane, Hawks Nest Drive, and Hanley Avenue.
15. The applicant/developer will be required to secure crossing agreements from the railroad entity for the locations shown on the preliminary submittal. These agreements will be required to be completed and in place prior to the recordation of the final subdivision plat for Phase II. All fees and requirements that may be required for the crossings will be the responsibility of the applicant. No construction can occur on the railroad r/w without the specific agreements in place.
16. Submission of an "approved" street name list for the full development, bearing the "stamp of approval" from Kootenai County, will be required before the recordation of the Phase I final plat document.
17. The full length of the Carrington Lane roadway corridor will be required to be constructed with the Phase IV improvements, from the Landings at Waterford development on the northerly boundary to the Hanley Avenue intersection at the southerly boundary.
17. *With phase IV improvements, build the Carrington Lane roadway corridor from the junction with the northern boundary of the subject property at the Landings at Waterford subdivision to the intersection with Sharpshinn Drive. The remainder of the Carrington Lane roadway corridor to the Hanley Avenue intersection at the southern boundary of Hawk's Nest subdivision and the Hanley Avenue road corridor easterly to Princetown Lane will be built with the phase V improvements. (-Changed Sept. 4th, 2009)*
18. No connections to Huetter Road will be allowed with the exception of the Hanley Avenue/Huetter Road intersection.
A dedication of an additional fifty feet (50') of right-of-way to the Post Falls Highway District or other agency/municipality that may have jurisdiction over the Huetter corridor must precede the commencement of the Phase IX improvements. If any widening commences before the start of the Phase IX, the additional fifty feet (50') of r/w will be required to be dedicated at such time to the controlling entity. This dedication will be for the length of the subject property frontage along Huetter Road.

19. Complete construction of the Hanley Avenue roadway to the intersection with Huetter Road will be required to be completed with the Phase VI subdivision improvements.
20. A 10-foot wide planting screen easement on all double frontage lots shall be dedicated to the City of Cœur d'Alene prior to the final plat approval for each phase of development.
21. A landscaping plan, pursuant to Section 16.20.240 of the Municipal Code, for all planting screen easement areas must be approved by the Planning Department with improvements installed or bonded for by the applicant, prior to approval of the final plat for each phase of development.
22. The planting screen areas will be the responsibility of the homeowner's association to maintain, as described in the CC & R's.



January 19, 2011

City of Coeur d'Alene Planning Commission
c/o the Planning Department
710 E. Mullan
Coeur d'Alene, ID 83814

RE: Hawks Nest Subdivision

Dear Members of the Planning Commission:

On behalf of Hayden, LLC, please accept this letter as a formal request for extending our preliminary plat approval for our subdivision known as Hawks Nest. As we continue to build new homes in our development, the pace of these new buyers has slowed during the year of 2010. We have high expectations for future sales in 2011 and look forward to bringing an additional sequential phase before the City within our current plat.

Through recent telephone conversations with Mr. Warren Wilson and Mr. Jon Engalls, we are here by officially requesting for (2) 6 month extensions of our preliminary plat approval as their recommendation and direction. Our last recorded plat was on January 6th, 2010 for the phase known as Hawks Nest 4th Addition and therefore we would ask for our approvals to extend to January 6th, 2012 to record an additional phase of our subdivision.

Since we began our development of Hawks Nest in 2006, we have been quite successful in creating a very nice place for City residents to call home and as we are currently about 50% complete with the overall plat, we are eager to continue and stay the course during the remainder of the plat.

Thank you in advance for your consideration to our request and if you have any questions of comments please don't hesitate to contact me at your earliest convenience.

Sincerely yours,
Tri-State Consulting Engineers, Inc.

A handwritten signature in dark ink, appearing to read "Steven W. Syrcle", is written over a light-colored background.

Steven W. Syrcle, P.E.
Principal Engineer

Cc: Sean Holm, Planner
Warren Wilson, City Attorney
Jon Ingalls, Deputy City Administrator
Tim Mueller, Hayden, LLC
Robert Tomlinson, Hayden, LLC
06.010 File

**PLANNING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER
DATE: FEBRUARY 8, 2011
SUBJECT: A-1-11 – ZONING PRIOR TO ANNEXATION FROM COUNTY AG-SUBURBAN
TO CITY C-17
LOCATION: +/- 46,667 SQ. FT. PARCEL NEAR THE INTERSECTION OF 15TH STREET & BEST
AVE

DECISION POINT:

Cindy Espe, Advanced Technology Surveying, is requesting approval of Zoning Prior to Annexation from County AG-Suburban to City C-17 (Commercial at 17 units/acre) for a 46,667+/- sq. ft. parcel.

GENERAL INFORMATION:

A. Site photo:



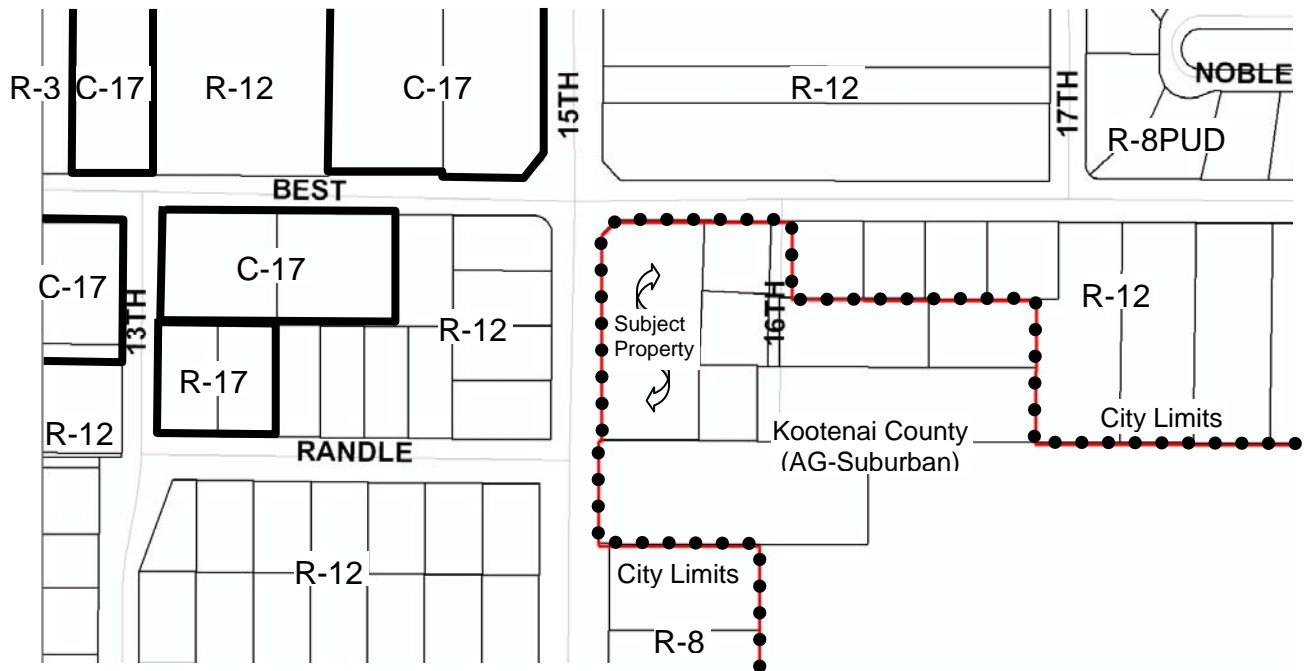
B. Subject property:



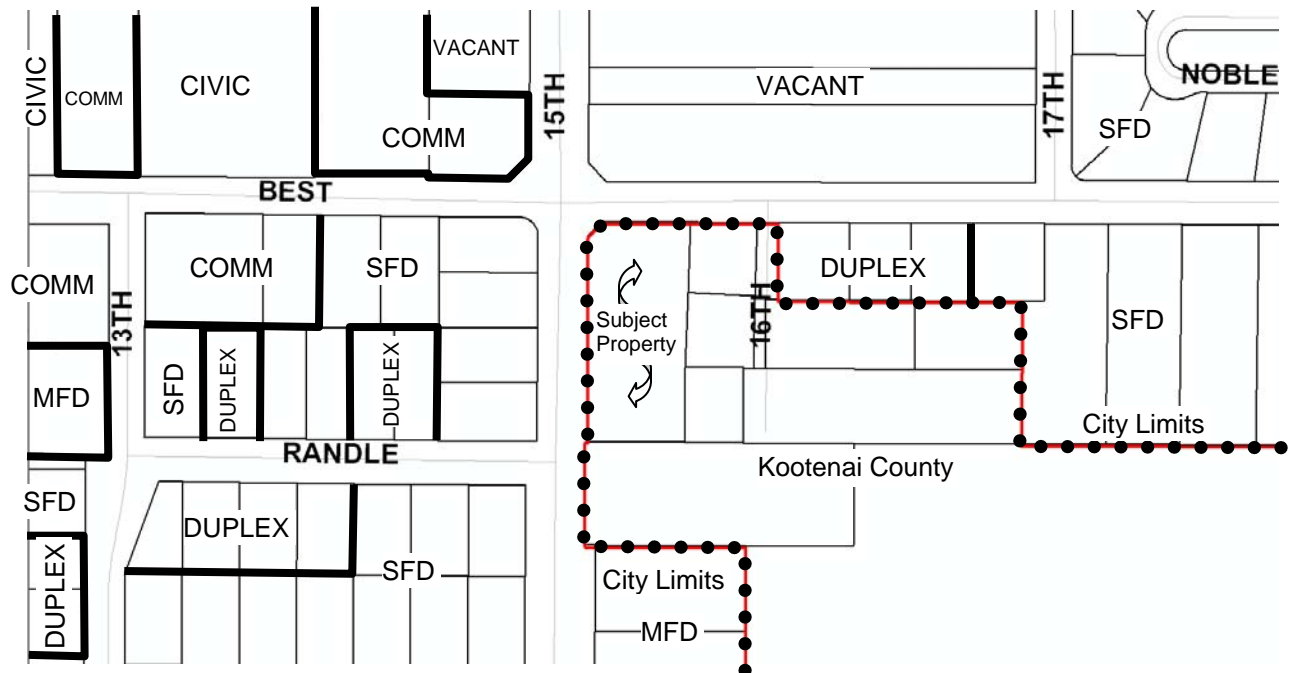
C. Looking Northeast from 15th Street:



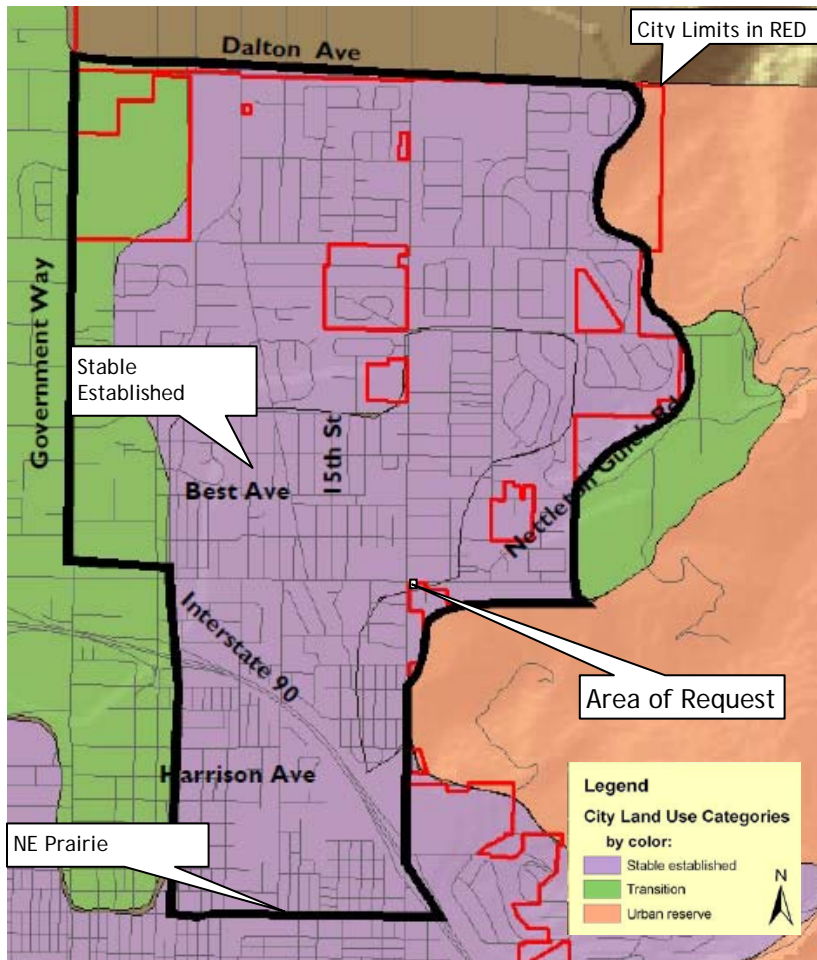
D. Zoning:



E. Generalized land use:



F. 2007 Comprehensive Plan - Stable Established – NE Prairie:



Stable Established Areas:

These areas are where the character of neighborhoods has largely been established and, in general, should be maintained. The street network, the number of building lots and general land use are not expected to change greatly within the planning period.

G. Applicant/ Owner : Cindy Espe, Advanced Technology Surveying/
Jay Plechner, Owner
245 Whites Creek Rd
Orofino, ID 83544

H. The subject property is vacant land.

I. Land uses in the area include: A Planned Unit Development (PUD), residential single-family, multi-family, civic, commercial, and vacant land.

PERFORMANCE ANALYSIS:

A. Zoning:

The C-17 district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre.

Permitted uses:

- | | |
|---|---|
| 1. Administrative offices. | 30. Finished goods wholesale. |
| 2. Agricultural supplies and commodity sales. | 31. Food and beverage stores, on/off site consumption. |
| 3. Automobile and accessory sales. | 32. Funeral service. |
| 4. Automobile parking when serving an adjacent business or apartment. | 33. General construction service. |
| 5. Automobile renting. | 34. Group assembly. |
| 6. Automobile repair and cleaning. | 35. Group dwelling - detached housing. |
| 7. Automotive fleet storage. | 36. Handicapped or minimal care facility. |
| 8. Automotive parking. | 37. Home furnishing retail sales. |
| 9. Banks and financial institutions. | 38. Home occupations. |
| 10. Boarding house. | 39. Hospitals/healthcare. |
| 11. Building maintenance service. | 40. Hotel/motel. |
| 12. Business supply retail sales. | 41. Juvenile offenders facility. |
| 13. Business support service. | 42. Laundry service. |
| 14. Childcare facility. | 43. Ministorage facilities. |
| 15. Commercial film production. | 44. Multiple-family housing (as specified by the R-17 district). |
| 16. Commercial kennel. | 45. Neighborhood recreation. |
| 17. Commercial recreation. | 46. Noncommercial kennel. |
| 18. Communication service. | 47. Nursing/convalescent/rest homes for the aged. |
| 19. Community assembly. | 48. Personal service establishments. |
| 20. Community education. | 49. Pocket residential development (as specified by the R-17 district). |
| 21. Community organization. | 50. Professional offices. |
| 22. Construction retail sales. | 51. Public recreation. |
| 23. Consumer repair service. | 52. Rehabilitative facility. |
| 24. Convenience sales. | 53. Religious assembly. |
| 25. Convenience service. | 54. Retail gasoline sales. |
| 26. Department stores. | 55. Single-family detached housing (as specified by the R-8 district). |
| 27. Duplex housing (as specified by the R-12 district). | 56. Specialty retail sales. |
| 28. Essential service. | 57. Veterinary office. |
| 29. Farm equipment sales. | |

Uses allowed by special use permit:

1. Adult entertainment sales and service.
2. Auto camp.
3. Criminal transitional facility.
4. Custom manufacturing.
5. Extensive impact.
6. Residential density of the R-34 district as specified.
7. Underground bulk liquid fuel storage - wholesale.
8. Veterinary hospital.
9. Warehouse/storage.
10. Wireless communication facility.

The zoning pattern (see zoning map on page 3) shows C-17, R-12, R-17, R-8 and R-8PUD zoning in the area surrounding the subject property.

Evaluation: *The Planning Commission, based on the information before them, must determine if the C-17 zone is appropriate for this location and setting.*

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

1. The portion of the subject property to be annexed is within the Area of City Impact Boundary.
2. The City Comprehensive Plan Map designates the subject property as Stable Established – NE Prairie, as follows:

NE Prairie Today:

This area is composed of a variety of zoning districts with a majority of residential density at three to eight units per acre (3-8:1). Lower density development becomes more prominent moving north. The NE Prairie provides a range of housing choices that includes a number of large recreation areas and small pocket parks. Canfield Mountain and Best Hill act as the backdrop for this portion of the prairie. Much of the lower lying, less inhibitive areas have been developed. Pockets of development and an occasional undeveloped lot remain.

NE Prairie Tomorrow:

It is typically a stable established housing area with a mix of zoning districts. The majority of this area has been developed. Special care should be given to the areas that remain such as the Nettleton Gulch area, protecting the beauty and value of the hillside and wetlands.

The characteristics of NE Prairie neighborhoods will be:

That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.

- Commercial uses are concentrated in existing commercial areas along arterials with neighborhood service nodes where appropriate.
- Natural vegetation is encouraged and should be protected in these areas.
- Pedestrian connections and street trees are encouraged in both existing neighborhoods and developing areas.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.

- Incentives will be provided to encourage clustering.

Significant policies:

➤ **Objective 1.12 - Community Design:**

Support the enhancement of existing urbanized areas and discourage sprawl.

➤ **Objective 1.14 - Efficiency:**

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

➤ **Objective 2.01 - Business Image & Diversity:**

Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.

➤ **Objective 3.01 - Managed Growth:**

Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population

➤ **Objective 3.05 - Neighborhoods:**

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

➤ **Objective 3.16 - Capital Improvements:**

Ensure infrastructure and essential services are available prior to approval for properties seeking development.

➤ **Objective 4.02 - City Services:**

Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling, and trash collection).

Evaluation: *The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

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

SEWER: Public sewer is available and of adequate size to support this application.

Evaluation: *Public sewer is available but our records indicate no service (lateral) connection was previously arranged for this property within either Best Avenue or 15th Avenue. The applicant will have to provide this connection for this property at no charge to the city and it must be built to city standards. Additionally, the applicant must choose which public line they will wish to tap as only one connection is allowed per parcel. This will require some street closure either to Best or 15th to accomplish this task.*

-Comments submitted by Don Keil, Assistant Wastewater Superintendent

WATER: Water service is available to the subject parcel. Fire and domestic flows are more than adequate for this property.

Evaluation: *There are 12" mains bordering the west and north sides of the property at 15th and Best. The developer will need to install adequate services to support internal development and any additional fire hydrants required by the Fire Dept.*

- Comments submitted by Terry Pickel, Assistant Wastewater Superintendent

TRAFFIC: Due to the requested commercial zoning and the wide range of options available for development in that zone designation, calculating approximate vehicle trips without a defined use is not possible

Evaluation: *Because traffic loading cannot be determined without a defined use, traffic impact developments will be analyzed at the time of building permit submittal and development. Improvements that may be required to accommodate increased traffic volumes (ie: additional vehicle lanes, or, traffic signal modification) will be conditioned on any building permit at the time of development.*

- Submitted by Chris Bates, Engineering Project Manager

STREETS: The proposed area of annexation is bordered by 15th Street on the west and Best Avenue on the north. Information submitted by the applicant indicates that there is sufficient right-of-way (R.O.W.) to widen the adjoining roadway to the west (15th St.) if necessary. Best Avenue to the north is a developed street section that services the residential areas to the east, and it is not anticipated that the street section will be altered.

Evaluation: *Surface improvements will be addressed at the time of building permit submittal on the subject property. If additional right-of-way (R.O.W.) is necessary, that would be made a condition of any annexation agreement for the subject property.*

- Submitted by Chris Bates, Engineering Project Manager

STORMWATER: All stormwater will be required to be contained on site, and those issues will be addressed at the time of development of the subject property.

- Submitted by Chris Bates, Engineering Project Manager

FIRE: The Fire Department will address water supply, hydrants, and Fire Department access when site plans are submitted for a building permit.

-Submitted by Brian Halvorson, Fire Inspector

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

The subject property is flat with no physical constraints.

Evaluation: *The physical characteristics of the site appear to be suitable for the request at this time.*

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

The subject property is located at the southeast intersection of Best Ave. & 15th Street. Uses in this area include a convenience store/gas station (Commercial), Single family/Duplex homes (Residential), Sunset Field (Civic), as well as vacant property.

Evaluation: *The requested C-17 zoning would be compatible with the existing uses and character of the 15th Street & Best Avenue area.*

- F. **Items recommended for an Annexation Agreement:**

Conditions are not placed on annexations, but are negotiated as part of any annexation agreement for the subject property.

- G. **Ordinances and Standards Used In Evaluation:**

- 2007 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.

ACTION ALTERNATIVES:

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

JUSTIFICATION

Please use this space to state the reason(s) for the requested annexation and include comments on the 2007 Comprehensive Plan Category, Neighborhood Area, and applicable Special Areas and appropriate goals and policies and how they support your request.

PROJECT DESCRIPTION

Jay Plechner is requesting annexation of approximately .9250 acres of property located adjacent to the City of Coeur d'Alene. The subject is located within the current Area of City Impact, and is located in Section 07, Township 50 North, Range 03 West.

The annexation request consists of one parcel #50N03W-07-3105. The project proponent is requesting a zoning classification of commercial. This annexation request is in accordance with the goals and policies of the City of Coeur d'Alene Comprehensive Plan. The parcel proposed to be annexed is located on the corner of 15th and Best with commercial businesses currently located in the intersection.

Annexation of the subject property will allow the City of Coeur d'Alene to influence the decisions regarding potential uses and possible development in accordance with the City's vision as well as the goals and policies of the Comprehensive Plan. The potential opportunities of the subject property are a tremendous asset for the City. The economic benefits could be extensive, including the increased tax base due to the proposed commercial land.

NE PRAIRIE NEIGHBORHOOD

We believe this request fits in with the description of this neighborhood. The characteristics of NE Prairie neighborhoods as listed in the Comprehensive Plan are exactly what we would like to see. Having this property as commercial will fall into the comprehensive plan for this area.


COMPREHENSIVE PLAN AND POTENTIAL USES

Goal #1: Natural Environment-Developing this parcel will certainly enhance the beauty of Coeur d'Alene which supports Goal #1.

Goal #2: Economic Environment-Developing this parcel as a commercial lot will add to the economic future of Coeur d'Alene supporting Goal #2.

Goal #3: Home Environment-Developing this parcel into a commercial business will allow us to meet objective 3.06 in Goal #3.

Goal #4: Administrative Environment-We can meet objective 4.01 by creating new businesses and creating new jobs for the citizens of Coeur d'Alene.



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

A. INTRODUCTION

This matter having come before the Planning Commission on February 8, 2011, and there being present a person requesting approval of ITEM A-1-11, a request for Zoning Prior to Annexation from County AG-Suburban to City C-17 (Commercial at 17 units/acre)

LOCATION: +/- 46,667 SQ. FT. PARCEL NEAR THE INTERSECTION OF 15th STREET & BEST AVE

APPLICANT: CINDY ESPE

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

(The Planning Commission may adopt Items B1-through7.)

- B1. That the existing land uses are a Planned Unit Development (PUD), residential single-family, multi-family, civic, commercial, and vacant land.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is County Ag Suburban.
- B4. That the notice of public hearing was published on January 22, 2011, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was not required to be posted, which fulfills the proper legal requirement.
- B6. That 57 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on January 21, 2011, and _____ responses were received: _____ in favor, _____ opposed, and _____ neutral.
- B7. That public testimony was heard on February 8, 2011.
- B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as follows:

- B9. That public facilities and utilities **(are) (are not)** available and adequate for the proposed use.
This is based on

Criteria to consider for B9:

1. Can water be provided or extended to serve the property?
2. Can sewer service be provided or extended to serve the property?
3. Does the existing street system provide adequate access to the property?
4. Is police and fire service available to the property?

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

Criteria to consider for B10:

1. Topography.
2. Streams.
3. Wetlands.
4. Rock outcroppings, etc.
5. vegetative cover.

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

Criteria to consider for B11:

1. Traffic congestion.
2. Is the proposed zoning compatible with the surrounding area in terms of density, types of uses allowed or building types allowed?
3. Existing land use pattern i.e. residential, commercial, residential w churches & schools etc.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **CINDY ESPE** for zoning prior to annexation, as described in the application should be **(approved)** **(denied)** **(denied without prejudice)**.

Suggested provisions for inclusion in an Annexation Agreement are as follows:

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Evans	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Soumas	Voted _____

Chairman Jordan	Voted _____ (tie breaker)
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Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI A. STROUD, PLANNER
DATE: FEBRUARY 8, 2011
SUBJECT: ZC-1-11 – ZONE CHANGE FROM R-12 TO R-17
SP-1-11 – SPECIAL USE PERMIT- FOR AN R-34 RESIDENTIAL DENSITY
LOCATION – +/-1.15 -ACRE PARCEL LOCATED AT 102 AND 106 HOMESTEAD
AVENUE.

DECISION POINT:

The City of Coeur d'Alene is requesting a zone change from R-12 (Residential at 12 units/acre) to R-17 (Residential at 17 units/acre) and an R-34 Residential Density Special Use Permit.

The Planning Commission's only role is to approve or deny the zone change from R-12 to R-17 and determine the impact of the 17-unit density increase allowed by the R-34 density over and above the 17-unit density allowed by right in the R-17 zone.

SITE PHOTOS:

A. Aerial photo:

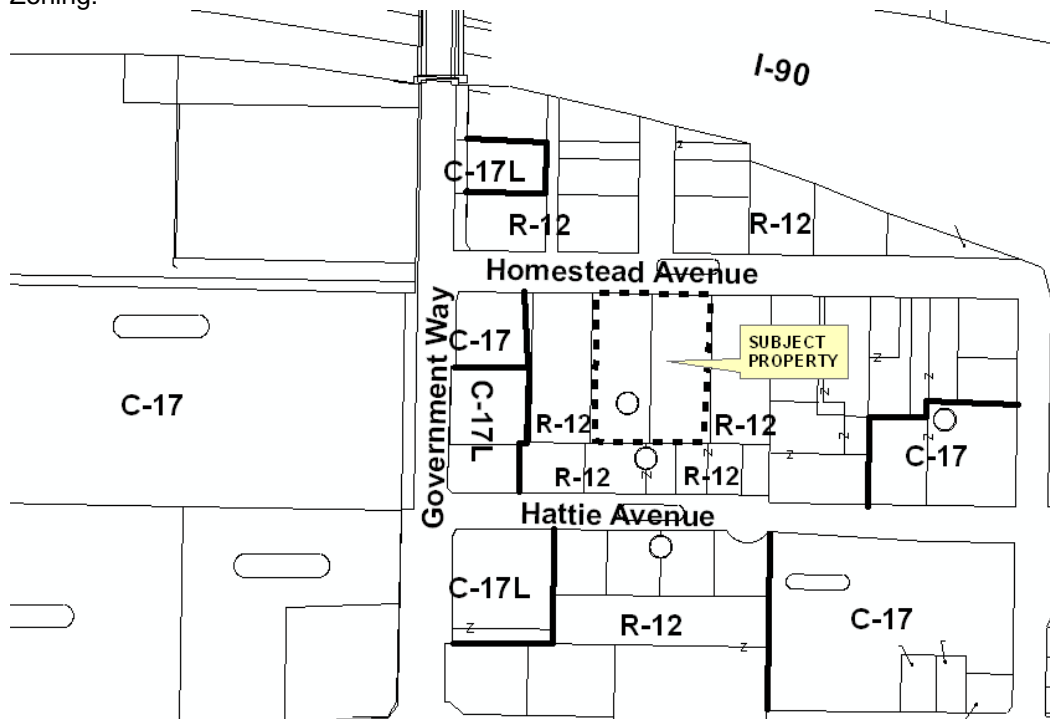


B. Subject property from Homestead looking south.

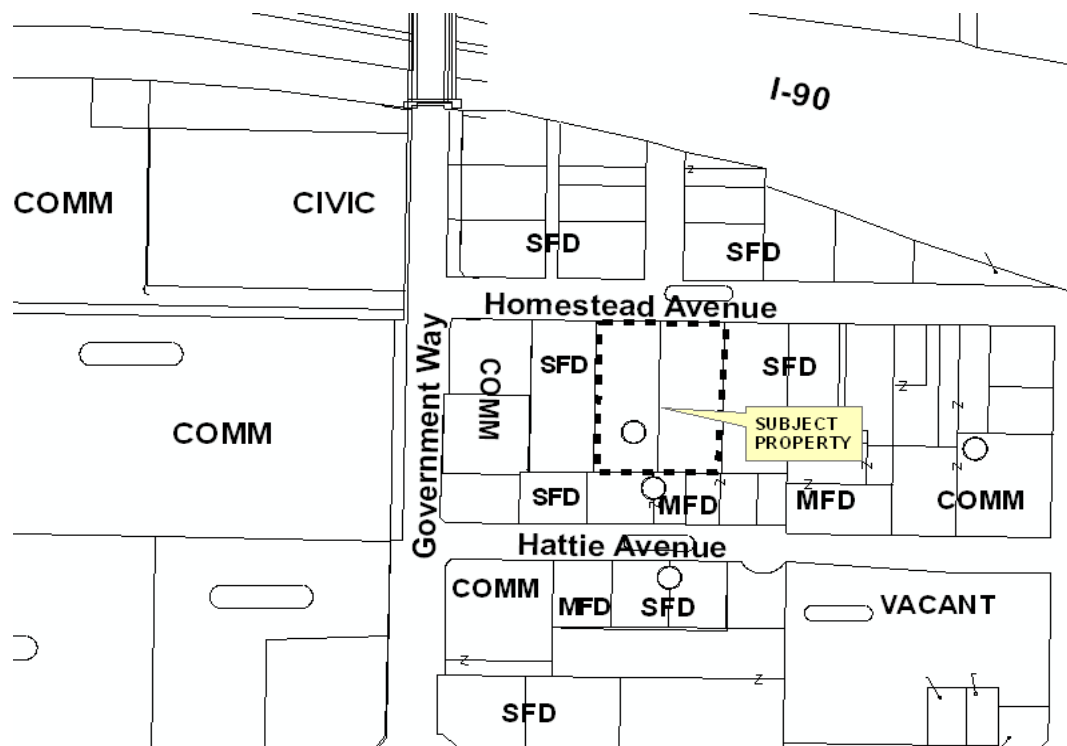


GENERAL INFORMATION:

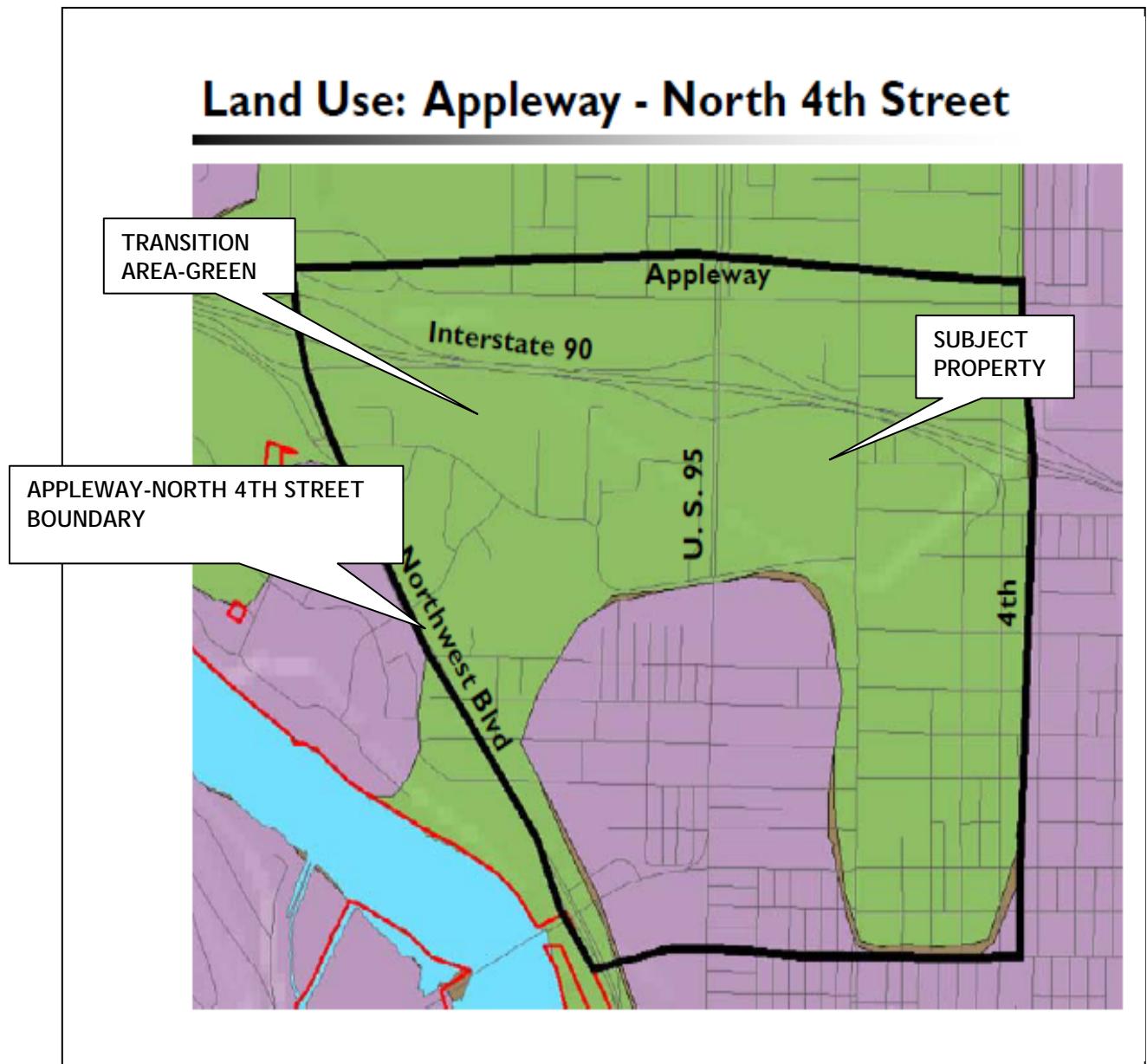
A. Zoning:



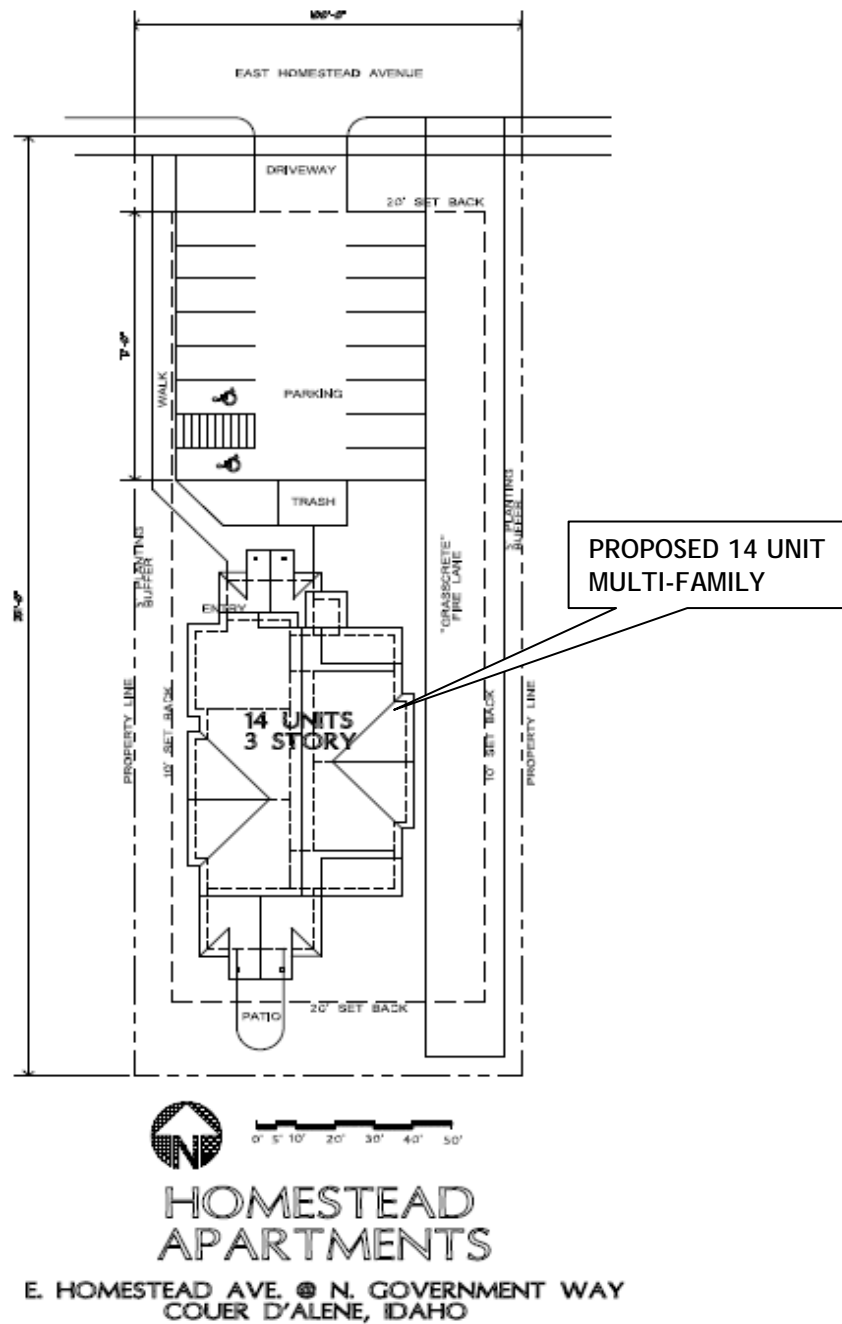
B. Generalized land use pattern:



- C. 2007 Comprehensive Plan designation - Transition – Appleway-North 4th Street



D. Proposed site plan:



E. Applicant: City of Coeur d'Alene
710 Mullan Avenue
Coeur d'Alene, ID 83854

Owner: J. Russell Dumas
3327 W. Industrial Loop
Coeur d'Alene, ID 83814

- F. Existing land uses in the area include residential – single-family, duplexes, and multi-family, commercial-retail sales and service, civic and vacant land.
- G. The subject properties are located at 102 and 106 E. Homestead. 102 E. Homestead is a rental home and the abutting property to the east located at 106 E. Homestead has an existing 7-unit multi-family structure on it.
- H. Previous actions on surrounding parcels:
- ZC-14-86 – R-12 to C-17 – Approved- July, 1986
 - ZC-2-91 – R-12 to C-17L – Approved- April, 1991.
 - ZC-5-93 – R-12 to C-17 – Approved- June, 1993.
 - ZC-7-94 – R-12 to C-17L- Approved- March, 1995.
 - SP-10-00 – Food & Beverage off/on site consumption Special Use permit- Approved December, 2000
 - ZC-5-06 – R-12 to C-17L – Denied - June, 2006.



PERFORMANCE ANALYSIS:

A. Zone change findings:

1. Zoning:

Approval of the zone change request would intensify the potential uses on the property by allowing higher density residential uses by right and certain non-residential uses by special use permit.

The applicant is proposing a 14 unit multi-family project. There is an existing 7-unit multi-family structure on the site. The proposed request is one unit above what would be allowed by-right in the R-17 zone. If the applicant were to maximize their development potential with the R-34 density, 32 additional units could be built.

2. Section 17.05.330 of the Zoning Ordinance requires that, if the R-34 density is approved, the request must meet the following requirements:

- Be in close proximity to an arterial, as defined in the Coeur d'Alene transportation plan, sufficient to handle the amount of traffic generated by the request in addition to that of the surrounding neighborhood; and the project and accessing street must be designed in such a way so as to minimize vehicular traffic through adjacent residential neighborhoods.
- Be in close proximity to shopping, schools and park areas (if it is an adult only apartment complex proximity to schools and parks is not required).
- Evaluation: As shown on the Kootenai Metropolitan Planning Organization functional classification map, Government Way is designated as an urban minor arterial. The proposed project is located in a residential neighborhood and the connecting streets will accommodate the additional traffic volume generated by this development.
- Nearby shopping consists of Albertsons, Shopko and the Ironwood shopping center which is approximately .2 miles from the subject property.

The proximity to schools and parks is as follows:

Proximity to Parks and Schools:

0.62 miles to Winton Park

0.8 miles to Bryan School

0.8 miles to Sunset Park

0.25 miles to Borah Elementary

0.5 miles to Project CDA

0.62 miles to Winton Elementary School

1.3 miles to Coeur d'Alene High School

The purpose and intent of the R-17 zone is as follows:

- #### A.
- The R-17 district is intended as a medium/high density residential district that permits a mix of housing types at a density not greater than seventeen (17) units per gross acre.

- B. This district permits single-family detached housing as specified by the R-8 district and duplex housing as specified by the R-12 district.
- C. This district is for establishment in those areas that are not suitable for lower density residential due to proximity to more intense types of land use.
- D. This district is appropriate as a transition between low density residential and commercial districts, or as a buffer between arterial streets and low density residential districts.

Land uses allowed in the R-17 zone are as follows:

Principal permitted uses:

- A. Single-family detached housing as specified by the R-8 district.
- B. Duplex housing as specified by the R-12 district.
- C. Cluster housing.
- D. Multiple-family.
- E. Community education.
- F. Essential service.
- G. Home occupations as defined in this title.
- H. Childcare facility.
- I. Administrative.

Uses allowed by Special Use Permit:

- A. Community assembly.
- B. Religious assembly.
- C. Public recreation.
- D. Neighborhood recreation.
- E. Convenience sales.
- F. Commercial recreation.
- G. Automobile parking when the lot is adjoining, at least one point, intervening streets and alleys excluded, the establishment which it is to serve; this is not to be used for the parking of commercial vehicles.
- H. Three (3) unit per gross acre density increase (see district column).
- I. Mobile home manufactured in accordance with section 17.02.085 of this title.
- J. Residential density of the R-34 district as specified.
- K. Group dwelling-detached housing.

- L. Mini-storage facilities.
- M. Community organization.
- N. Nursing/convalescent/rest homes for the aged.
- O. Handicapped or minimal care facility.
- P. Boarding house.
- Q. Rehabilitative facility.
- R. Juvenile offenders facility.
- S. Noncommercial kennel.
- T. Commercial film production.

The zoning and land use patterns (See pages 3&4) indicate that the majority of the parcels along this portion of the Government Way corridor are either zoned commercial or used for non-residential uses indicating the transition from residential use to commercial use is well established. The south side of the block has several multi-family units indicating a mixture of uses in the area.

Evaluation: The Planning Commission, based on the information before them, must determine if the R-17 zone is appropriate for this location and setting.

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

The Comprehensive Plan Map designates this area as a Transition Area. The description of this designation is as follows:

Transition Area:

These areas represent the locations where the character of neighborhoods is in transition and, overall, should be developed with care. The street network, the number of building lots, and general land use are planned to change greatly within the planning period.

Appleway-North 4th Street Tomorrow:

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

❖ **The characteristics of Appleway – North 4th Street neighborhoods will be:**

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

Significant policies for consideration:

- Objective 1.12 – Community Design:
Support the enhancement of existing urbanized areas and discourage sprawl.
- Objective 2.05 – Pedestrian & Bicycle Environment:
Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.
- Objective 3.01 – Managed Growth:
Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.
- Objective 3.05 – Neighborhoods:
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- Objective 3.08 – Housing:
Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.
- Objective 3.10 – Affordable & Workforce Housing:
Support efforts to preserve and provide affordable and workforce housing.
- Objective 3.17 – Transportation:
Support and encourage efforts to provide public transportation within city limits and nearby areas.
- Objective 3.18 – Transportation:
Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes or transportation, requesting input from authoritative districts and neighboring communities when applicable.

Evaluation: The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.

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

WATER:

With an increased density rate at 106 Homestead it will likely require an increase in service size. The water system in the area is adequate to support new domestic services.

Evaluation: There are adequate services and fire flow capacity in place.

Comments submitted by Terry Pickel, Assistant Water Superintendent.

SEWER: Public sewer exists to these two lots.

Evaluation: Public sewer serving these lots is of adequate capacity to support applicant's zone change request. The public sewer is located along the western edge of the 102 Homestead lot.

Public sewer serving of these lots is also of adequate capacity to support applicant's special use permit request for increased capacity to R-34. A portion of the public sewer is located along the western edge of the 102 Homestead as a typical "side-lot sewer" without a recorded easement. The city would like to ensure that a recorded easement is procured for this existing line.

Comments submitted by Don Keil, Assistant Wastewater Superintendent.

STORMWATER:

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

Evaluation: Development of the westerly portion of the subject property with a multi family structure will entail the construction of a parking lot of sufficient size to meet the needs of the residents. Construction of a parking facility with more than 3000 square feet of impervious surface will require design and construction of on-site stormwater treatment areas. Facility design is required to meet the criteria established by the City Stormwater Ordinance and should be constructed in a manner that allows for ease of maintenance by the owner of the subject property. Also, City storm drains are located in Homestead Avenue in close proximity to the subject property, therefore, protective measures will be required for the catch basins throughout any development period on the subject property.

TRAFFIC:

The ITE Trip Generation Manual estimates the project may generate approximately 5.4 trips per day during the A.M./P.M. peak hour periods.

Evaluation: The connecting streets will accommodate the additional traffic volume. The subject property is accessible on the east from 3rd St. and, on the west from Government Way. Vehicle movements on 3rd Street would be easiest in the southbound direction due to the free moving one way traffic, and, northbound on Government Way due to a "right out" movement and signalized intersection at Government Way / Appleway Avenue.

Vehicle movements onto Homestead Avenue are facilitated by the center median turn lane on Government Way.

Public transit stop locations are in close proximity to the subject property, which could assist it abating the number of vehicle trips associated with the site.

STREETS:

Homestead Avenue adjoins the north boundary of the subject property and is a developed road section. The existing right-of-way width is sufficient to meet City standards for the location. Sidewalk is not installed along the street frontage of the westerly portion of the area of request.

Evaluation: Installation of standard City sidewalk, five feet (5') in width, will be required along the Homestead frontage with any building permit for the subject property on the final plat.

SITE DEVELOPMENT ISSUES:

The subject property is a combination of tax numbers (3701 & 3702) and not lots within a designated subdivision. Since the two parcels are being combined in the zone change request, and, in order to minimize development issues for the subject property in regard to lot lines, a lot consolidation will be required for the parcels at the time of building permit submission.

APPLICABLE CODES AND POLICIES

Utilities

1. All proposed utilities within the project shall be installed underground.

Streets

2. An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.

Stormwater

3. 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.

Comments submitted by Chris Bates, Project Manager.

FIRE:

Water is adequate for fire flow.

Bryan Halverson, Fire Prevention.

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

The subject property has level terrain with no topographic features.

Evaluation: There are no physical limitations to future development.

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

There are several multi-family units to the south of the property. Specifically, there are two six-unit apartments that abut the parcels to the south. This area has a mix of commercial and limited commercial zones to the west and single-family dwellings throughout the neighborhood as well as vacant parcels.

Evaluation: Based on the information presented, the Planning Commission must determine if the request is comparable with surrounding uses and is designed appropriately to blend in with the area.

B. Special Use Permit findings:

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

See zone change finding # B8 on page 9.

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

Evaluation: Based on the information presented, the Planning Commission must determine if the request is compatible with surrounding uses and is designed appropriately to blend in with the area.

3. **Finding #B8C: The location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing streets, public facilities and services.**

See zoning finding # B9 on page 10&11.

PROPOSED CONDITIONS:

ENGINEERING:

1. Inclusion in the design, and construction of stormwater drainage swales on site, to manage all site runoff from the development of the subject property.
2. Protection of all off site stormwater drainage structures during facility development on the subject property.
3. Installation of sidewalk along the subject property frontage with any building permit for the subject property.

4. Completion and recordation of lot consolidation for the subject property with the submission of any building permit for the site.

WASTEWATER:

1. A 20' sewer easement for the 102 Homestead property, as approved by the Assistant Wastewater Superintendent.

C. Ordinances and Standards Used In Evaluation:

Comprehensive Plan - Amended 2007
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.

ACTION ALTERNATIVES:

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

Narrative for Zone Change and Special Use Permit request at 102 and 106 Homestead Avenue.

- A. Description of request: The City is requesting that property located at 102 and 106 E. Homestead be rezoned to R-17 density with a Special Use Permit for the R-34 zone. While the R-34 appears to be a large jump in density, the zone change project is proposed to allow an additional 14 units of multi-family dwelling units in a single building. The currently existing 7 units remain, which totals 21 units between the two parcels, which totals approximately 1.152 acres. The R-17 zone would allow 20 units by right, however, the 3 unit per acre density bonus is only available to pocket housing developments, therefore R-34 special use permit, is required in order to accomplish the density desired.

The City will be working with a local non-profit to seek grants to development the 14 additional units. These units are estimated to be 550 square feet each, similar to the units built on Neider Avenue (photo enclosed). The units are proposed to be three stories in height (R-17 allows for a maximum ht. of 45' for multi-family) with a building footprint of approximately 2,800 sq. ft.

- B. 2007 Comprehensive Plan Conformance: The City is in the process of acquiring the existing two parcels, and will continue to support the seven existing units, and plans to create 14 additional units on the parcel with the existing SFD. Prior to the citywide rezone in the early 1980, this area was zone at a density equal to the current R-17 zoning. The Comprehensive plan notes objective 3.01, managed growth, which states that diversity of housing forms within existing neighborhoods would match existing needs. The requested density will allow the City to move forward with seeking partners for needed multi-family housing, specifically noted in the 2006 Housing Needs Assessment. Objective 3.10, Affordable and workforce housing: the density requested would allow affordable through economy of scales. Objective 3.17, transportation, support and encourage public transportation: the Citylink bus route has several stops along Government Way within 0.2 miles of the property. Objective 3.18, Transportation, provide accessible, safe, and efficient traffic circulation: this property is located with Government Way to the West, a minor arterial, and 3rd Street to the East, a collector street, which allows for ease of access throughout the community. This property is located within a transitional zone, which states that land use is expected to change greatly over time. There are several vacant parcels in the area, as well as unusually large parcels, which will likely be redeveloped over time. Additionally, there are four other MFD units and several commercial zones within the 300' radius.
- C. How the design and planning of the site be compatible with the location setting and existing uses on adjacent properties? There are various multi-family units to the south of this property. Specifically, there are two six-unit apartment, three stories in height, complexes abutting the parcel to the south. There are several commercial and limited commercial zones to the west. The design of the building

will take under consideration the existing neighborhood, with thought to access and street frontage appeal.

- D. Explain how the location, design, and size of the proposal will be adequately served by existing streets, public facilities and services. This parcel is within 0.2 miles of Albertsons, Shopko, and the Appleway commercial zone, which is well within walking distance for most citizens. The Citylink bus route has several stops along Government Way. Government Way (minor arterial) is directly to the west of this parcel and 3rd Street (collector) is directly to the east. These are main streets that allow great access to the freeway and other areas of town. Most traffic is assumed to access the parcel via a direct route off Government Way.


Proximately to Parks and Schools:

- 0.62 miles to Winton Park
- 0.8 miles to Bryan School
- 0.8 miles to Sunset Park
- 1 mile to North Pines Park
- 1 mile to Cherry Hill Park
- 1.1 miles to Phippeny Park
- 1.5 miles to the City Park

- 0.25 miles to Borah Elementary
- 0.5 miles to Project CDA
- 0.62 miles to Winton Elementary School
- 1.3 miles to Coeur d'Alene High School
- 1.7 miles to North Idaho College

Existing sewer and water line services would be utilized to serve this project.

- E. Any other information that is important... The City is seeking partners for the development of this land. The first step in any of the Federal grant opportunities is to ensure the correct zoning for the density proposed. Therefore, there are no engineers, architects, etc. contracted at this time. Once funding is established, more specific drawings and details would be available. The site plan is conceptual, specific data would be available once funding is in place.



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

A. INTRODUCTION

This matter having come before the Planning Commission on, February 8, 2011, and there being present a person requesting approval of ZC-1-11, a request for a zone change from R-12 (Residential at 12 units/acre) to R-17 (Residential at 17 units/acre) zoning district.

APPLICANT: THE CITY OF COEUR D'ALENE

LOCATION – +/-1.15 -ACRE PARCEL LOCATED AT 102 AND 106 HOMESTEAD AVENUE.

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

(The Planning Commission may adopt Items B1-through7.)

- B1. That the existing land uses are residential – single-family, duplexes, and multi-family, commercial-retail sales and service, civic and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is R-12 (Residential at 12 units/acre).
- B4. That the notice of public hearing was published on, January 22, 2011, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, January 26, 2011, which fulfills the proper legal requirement.
- B6. That 96 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on, January 21, 2011, and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on February 8, 2011.
- B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as follows:

- B9. That public facilities and utilities **(are) (are not)** available and adequate for the proposed use. This is based on

Criteria to consider for B9:

1. Can water be provided or extended to serve the property?
2. Can sewer service be provided or extended to serve the property?
3. Does the existing street system provide adequate access to the property?
4. Is police and fire service available and adequate to the property?

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

Criteria to consider for B10:

1. Topography
2. Streams
3. Wetlands
4. Rock outcroppings, etc.
5. vegetative cover

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

Criteria to consider for B11:

1. Traffic congestion
2. Is the proposed zoning compatible with the surrounding area in terms of density, types of uses allowed or building types allowed
3. Existing land use pattern i.e. residential, commercial, residential w churches & schools etc.

C. **ORDER: CONCLUSION AND DECISION**

The Planning Commission, pursuant to the aforementioned, finds that the request of **THE CITY OF COEUR D'ALENE** for a zone change, as described in the application should be **(approved)** **(denied)** **(denied without prejudice)**.

Special conditions applied are as follows:

ENGINEERING:

1. Inclusion in the design, and construction of stormwater drainage swales on site, to manage all site runoff from the development of the subject property.
2. Protection of all off site stormwater drainage structures during facility development on the subject property.
3. Installation of sidewalk along the subject property frontage with any building permit for the subject property.
4. Completion and recordation of lot consolidation for the subject property with the submission of any building permit for the site.

WASTEWATER:

1. A 20' sewer easement for the 102 Homestead property, as approved by the Assistant Wastewater Superintendent.

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

ROLL CALL:


Commissioner Bowlby	Voted _____
Commissioner Evans	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Soumas	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN



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

A. INTRODUCTION

This matter having come before the Planning Commission on February 8, 2011, and there being present a person requesting approval of ITEM: SP-1-11, a request for an R-34 Residential Density Special Use Permit in the R-12 zoning district.

APPLICANT: CITY OF COEUR D'ALENE

LOCATION: +/-1.15 -ACRE PARCEL LOCATED AT 102 AND 106 HOMESTEAD AVENUE

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

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

- B1. That the existing land uses are residential – single-family, duplexes, and multi-family, commercial-retail sales and service, civic and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is R-12 (Residential at 12 units/acre).
- B4. That the notice of public hearing was published on, January 22, 2011, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, January 26, 2011, which fulfills the proper legal requirement.
- B6. That 96 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on, January 21, 2011, and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on February 8, 2011.

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

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

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

Criteria to consider for B8B:

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

B8C. The location, design, and size of the proposal are such that the development **(will)** **(will not)** be adequately served by existing streets, public facilities and services. This is based on

Criteria to consider B8C:

1. Is there water available to meet the minimum requirements for domestic consumption & fire flow?
2. Can sewer service be provided to meet minimum requirements?
3. Can police and fire provide reasonable service to the property?

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request from **THE CITY OF COEUR D'ALENE** for a special use permit, as described in the application should be **(approved)(denied)(denied without prejudice)**.

Special conditions applied are as follows:

ENGINEERING:

1. Inclusion in the design, and construction of stormwater drainage swales on site, to manage all site runoff from the development of the subject property.
2. Protection of all off site stormwater drainage structures during facility development on the subject property.
3. Installation of sidewalk along the subject property frontage with any building permit for the subject property.
4. Completion and recordation of lot consolidation for the subject property with the submission of any building permit for the site.

WASTEWATER:

1. A 20' sewer easement for the 102 Homestead property, as approved by the Assistant Wastewater Superintendent.

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Evans	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Soumas	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

2011 Planning Commission Priorities Progress

FEBRUARY 2011

Administration of the Commission's Business		
▪ Follow-up of Commission requests & comments		No new requests.
▪ Meeting with other boards and committees		None scheduled
▪ Goal achievement		Checklist of projects w/updated 6/08
▪ Building Heart Awards		Awards given as identified.
• Speakers		
• Public Hearings		4 items scheduled for March
Long Range Planning		
▪ No current projects		
Public Hearing Management		
Regulation Development by priority		
1. Zoning Ordinance Updates <i>Continued evaluation and modification of existing districts with comprehensive plan.</i> <ul style="list-style-type: none"> • Lot berming Average Finish Grade • Non-Conforming Use Reg cleanup • Screening of rooftop equipment • PUD Standards • Lighting • Re-codification or re-org to Unified Development Code 		<i>Fort Grounds Example, research on hold.</i> <i>Part of approved Commercial design guidelines</i> <i>Part of approved Commercial design guidelines</i> <i>Research begun</i>
2. Expansion of Design Review		Complete. Possible expansion in concert with revised zoning
3. Off-Street Parking Standards		City Council hearing scheduled on February 15, 2011
4. Revise Landscaping Regulations <ul style="list-style-type: none"> • General review & update • Double Frontage Lot landscaping • Tree Retention 		w/Urban Forestry Also revised standards w/commercial design guidelines project Sample ord from Hinshaw given to Urban Forestry
5. Subdivision Standards <ul style="list-style-type: none"> • Double Frontage Lot landscaping • Tree Retention • Condition tracking & completion • Alternate standards to reflect common PUD issues such as: • Road widths, sidewalks, conditions for open space and other design standards 		Part of work on road width item below Sample ord from Hinshaw given to Urban Forestry Discussed (07) by DRT. Implementation pending Research in progress. Some changes part of action below In progress. Eng & Plg preparing package of changes Developer interviews begun.
6. Workforce & Affordable Housing <i>Support for Council efforts recognizing that primary means of implementation in Cd'A are outside of Commission authority.</i>		North Idaho Housing Coalition presentation made. PC. Administration, Finance & Plg staff reviewing possible code amendments and procedures w/NIHC for future PC consideration.
Other Action		
Mid Town Fees-In-Lieu Parking		Approved by City Council on 1-6-09
Area of City Impact		Action completed by city & county
East Sherman Zoning		CC Steering committee invitations sent. Consultant preparing kick-off of project
Mixed –Use Districts		Basic form complete w/M.Hinshaw
Film regulation update		Pending meeting w/ Multi Media Committee
Code clean-ups		Legal preparing package of changes
Planning Commission Vacancy		Mayor seeking applicants. Submit to Shana