

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

MARCH 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:

February 8, 2011

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

PUBLIC HEARINGS:

1. Applicant: City of Coeur d'Alene
 Request: Admendments to Pocket Housing
 LEGISLATIVE, (0-1-11)

2. Applicant: Timothy Johnston
 Location: 2815 N. 15th Street
 Request: A request for a proposed 7-lot preliminary plat "Walkers Glen"
 located in the R-12 (Residential at 12 units/acre) zoning district
 QUASI-JUDICIAL, (S-1-11)

3. Applicant: City of Coeur d'Alene, Parks Department
 Location: Adjacent to the Riverstone development between Seltice Way
 and the Spokane River.

 Request: A proposed annexation of a +/- 6.3 acre parcel containing the Prairie Trail
 QUASI-JUDICIAL, (A-2-11)

4. Applicant: Active West Development
 Location: Howard Street and Bosanko Avenue
 Request:
- A. Modification to existing Meadow Ranch PUD
 QUASI-JUDICIAL, (PUD-3-06m)
- B. Modification to existing preliminary plat "Meadow Ranch"
 QUASI-JUDICIAL, (S-9-06m)

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
FEBRUARY 8, 2011
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT

Brad Jordan, Chairman
Heather Bowlby, Vice-Chair
Amy Evans
Peter Luttrupp
Tom Messina
Lou Soumas
Jake Garringer, Student Rep.
Aubrey Neal, Alt Student Rep.
Jennifer Kiesewetter, Alt Student Rep.

STAFF MEMBERS PRESENT

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

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 Soumas, to approve the minutes of the Planning Commission meeting on December 14, 2010.

PRESENTATION:

Chairman Jordan presented John Stamsos a plaque for his 26 years of service with the Planning Commission. Mr. Stamsos retired on January 1, 2011.

COMMISSION COMMENTS:

There were none.

STAFF COMMENTS:

There were none.

PUBLIC COMMENTS:

There were none.

ADMINISTRATIVE ITEM:

1. Condition modifications for Riverstone West (S-1-05m.1)

Deputy City Attorney Wilson explained that Riverstone West has requested an amendment to Municipal Code sections 16.24.100 and 16.24.102 allowing developers to bond for subdivision improvements. In the past, wastewater, water, and certain street improvements required completion before final plat approval, and because of the economy, the approval will allow the developer to bond for these items until things improve.

Motion by, Luttropp, seconded by Messina, to approve item S-1-05m.1. Motion approved.

2. Applicant: Steve Syrcle, Tri-State Consulting Engineers, Inc.
Request: To request an extension for Hawks Nest 4th Addition
QUASI-JUDICIAL, (S-3-06)

Deputy City Attorney Wilson explained that this is a request to allow the developer a (2) 6 month extension. The developer wrote a letter explaining because of a slow down of buyers in 2010, those improvements required on the final plat could not be completed in the period approved by staff.

Commissioner Soumas inquired what would happen if this extension is denied.

Deputy City Attorney Wilson answered that the developer will have to start from scratch and submit a new plat.

Motion by Soumas, seconded by Bowlby, to approve Item S-3-06. Motion approved.

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)

Planner Holms presented the staff report, gave the mailing tally as 0 in favor, 1 opposed, and 2 neutral and answered questions from the Commission.

Commissioner Bowlby questioned if the two new zoning districts, Neighborhood and Community Commercial, were discussed with the applicant, and feels one of these would be a better fit for this neighborhood.

Planner Holm commented that Neighborhood and Commercial zoning districts were not discussed at the time the applicant submitted their application.

Commissioner Luttropp inquired if staff could tell him how far the nearest commercial business is on 15th and concurs that C-17 is not a good fit for the neighborhood.

Public comments open.

Cindy Espe, applicant representative, 4017 Deerfield, explained the applicant chose C-17 because there is a commercial business located across the street from this property. She added that the applicant

intends to develop the property, and feels by choosing C-17 would give the applicant more options when developing the property. She added if there are other choices available, they would be open to discuss those options with staff.

Commissioner Jordan commented that if you are undecided, you have the option to withdraw your application.

Assistant Deputy Attorney Wilson explained that the request heard is based on the applicant requesting C-17 zoning and that the commission must make their decision based on the testimony presented tonight.

Commissioner Soumas inquired if staff knew what is allowed in the County Agricultural Suburban zoning district.

Planner Holm answered that he is not aware of what is allowed in the County Agricultural Suburban district and referred the question to the applicant.

Ms. Espe answered that after discussing the project with the County, they found out their choices were limited, compared to the City C-17.

Steve Listman, 2511 N. 16th Street, commented he is opposed to this request based on concerns with additional traffic and garbage.

Public comments closed.

DISCUSSION:

Commissioner Luttrupp feels that C-17 is inappropriate for this property because this property is surrounded by residential homes with limited commercial property in this area.

Commissioner Bowlby explained that as a planner advised not to do "spot zoning" and feels that Neighborhood commercial or Community commercial zoning districts would be a better choice for this area.

Motion by Soumas, seconded by Bowlby, to deny without prejudice Item A-1-11. Motion to deny without prejudice approved.

ROLL CALL:

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

Motion to deny without prejudice carried by a 5 to 0 vote.

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)

Planner Stroud presented the staff report, gave the mailing tally as 3 in favor, 6 opposed, and 3 neutral and answered questions from the Commission.

Chairman Jordan inquired if the existing buildings will remain on the property.

Planner Stroud commented that the seven units and the house would remain on the property.

Commissioner Soumas inquired who owns the property.

Planner Stroud commented that the applicant is present and can answer that question.

Public comments open.

Renata McLeod, applicant representative, 710 Mullan Avenue, presented a PowerPoint presentation on this project. She explained that Tesh is the owner of both properties and is seeking a partner to help acquire the necessary grants for 14 units. The city currently has a right to purchase this land contingent on the zoning granted. She continued if this is approved, the city will be the owner of the property and lease the land to St. Vincent De Paul, who will start the process to seek the HUD 811 Grant necessary for providing the funding to start this project.

Commissioner Soumas questioned why not reduce the number of units to 13 so the special use permit is not required.

Ms. McLeod explained that the professional's claim "14" is the magical number needed to obtain the HUD 811 grant.

Commissioner Luttrupp questioned if the city will apply for the grant.

Ms. McLeod explained that the city would own the property and lease the land to St Vincent De Paul who will apply for the grant.

Commissioner Messina stated that he understands why the approval for the zoning is necessary and questioned if denied, would the city still go through with the purchase of the property.

Ms. McLeod answered if denied the city will try again next year for the grant. She explained that this property is unique because it is rare to find a large parcel in the city that is big enough for this type of project. She commented big parcels of land in the city are hard to find.

Student Representative Garringer inquired if kids are allowed in these units.

Ms. McLeod explained that the sizes of the units are 550 sq.ft. for single people with a manager living on site. She added that the design of the project would look similar to the units on Neider Avenue.

Bob Wilson, 2213 N. 1st, commented that he recently signed a petition to deny this project, but after finding out what the project was for, will approve. He explained that his brother-in-law is handicapped and lives in one of these homes who has benefited with his special needs.

Rob Wort, PO Box 3354, commented he manages the apartments located to the south of the property and questioned if approved will staff do a lot line adjustment to make this lot into one. He added that the

parking lot design for the front of the property with the building to the back with no available green space for the tenants to enjoy.

Commissioner Luttrupp inquired what the height limit is in the current zoning.

Planner Stroud answered 32 feet.

Kristin Davis, 1314 E. Borah Avenue, representing her parents who are out of town own the house next to the applicant's property presented a petition with 14 signatures from neighbors who are opposed to the project. She stated that they are concerned with added traffic to this quiet neighborhood.

Joe Hutchinson, 550 W. Neider Avenue, commented he manages a housing project on Neider Avenue and since being the manager has had two incidents where the police had to be called. He explained there is a huge need for affordable housing and stated that there is a 15-year waiting list for one of these apartments.

Rodger Ruso, 111 E. Homestead Avenue, commended Tesh for providing these homes, but feels this is "getting the cart before the horse" by approving the zoning not knowing the design of the project. He wishes there was more time for neighborhood meetings so more input can be given by the neighborhood before this project goes forward.

Bev Hammond, 3375 N. Fruitland Lane, commented she is a neighbor of the Lynn Peterson house and if this project is anything like the Lynn Peterson House it will be a great addition to the neighborhood.

Jeff Conroy, 496 N. Ezy Street, Executive Director of St. Vincent De Paul, commented that this is not an assisted living facility comprised of 14, 550 sq.ft. apartments for people who are not poor, but disabled. He stated that the intent of this project is to provide a place that promotes Independent living for disabled individuals.

Steve Anthony, 3808 Sherwood, commented that he supports this project and introduced his son Neil who lives in the Lynn Peterson House on Neider Avenue. He added that this has been a great opportunity for Neil who works at Albertsons and be independent. He stated this is a great project and should be approved.

Sheryldene Rogers, Development Consultant for St. Vincent D' Paul, 818 E. Riverside, Spokane, explained that her firm works with these agencies like St. Vincent D' Paul to acquire these grants. She commented that the government has strict guidelines and a screening process for the management firms selected. She stated that the design of the project is important and the goal is to blend the project with the existing homes in the neighborhood. She explained that the parking lot is required to be a certain size because of the parking code requirements by the city. She stated that the process to obtain one of these grants is extremely competitive and why the zoning needs to be approved to insure success.

Commissioner Soumas inquired what would happen if the number dropped from 14 to 13 units.

Ms. Rogers explained that if one unit is eliminated money is lost and by looking at the big picture 14 units would be more cost effective than 13.

Commissioner Luttrupp inquired what is unique about this property.

Ms. Rogers explained that a previous location was chosen but was discouraged because it was too close to the Lynn Peterson house and the desire is not to cluster these homes together. She added that this is a great location and has an existing building on the property that can be used.

Troy Tymeson, City Finance Director, 710 Mullan Avenue, explained that this property is unique because it is two, half-acre lots located in the city, which are rare to find. He added that the purchase of this property

by the City is a good investment for the city.

Commissioner Bowlby stated that she feels this is spot zoning because the C-17 zoning requested is too intense for the neighborhood and will not approve this request.

Commissioner Luttrupp inquired if the height of the units will go to 32 feet.

Mr. Tymeson commented that the units proposed would be three stories with the estimated height to be around 32 feet.

Deputy City Attorney Wilson suggested if the Planning Commission is concerned about height the requirement, they could place a condition on the site plan.

Susan Snedaker, 828 Hastings, commented that the city is proposing to add 13 single-family homes to an area where growth is an issue. She agrees with Commissioner Bowlby that this is spot zoning and too intense for the neighborhood.

Public testimony closed.

REBUTTAL:

Ms. McLeod stated discussions with staff advised to base the project analysis on one lot and later if approved, the lot line adjusted. She feels more commercial businesses will be locating on the west side when the economy improves and that the purchase of this lot by the city will be an opportunity to help low-income families.

Commissioner Evans questioned if a condition placed restricting the height limit would have an impact for the city getting the grant.

Ms. McLeod answered putting a restriction on the height would not affect acquiring the grant.

Commissioner Bowlby feels that this is a good project, but height and density are an issue. She complimented the neighbors for their testimony, but questioned if staff would have had more meetings with the neighbors more questions would be answered.

Ms. McLeod explained that staff mailed an explanation of the project to all property owners and invited the neighbors to a public meeting to answer questions about the project.

Public testimony closed.

DISCUSSION:

Commissioner Luttrupp commented that he could not support this request as the C-17 zone requested will have an impact to this neighborhood.

Commissioner Soumas complimented the audience tonight for positive comments and explained that in the past, the audience has got out of control. He understands the issues of why the zone change and special use permit are requested compared to if the zoning remained an R-12. This would allow 42 bedrooms on the property compared to the applicant's request for 21. He feels if he lived in a neighborhood, he would want less than more and the need for the R-34 density increase needed for one extra unit. He stated that he would place a condition to limit the height to 38 feet and limit the number of units to 24. He explained that next year the government might change the requirements for the 811 grant and by giving "wiggle room", the applicant will not have to come back to the Planning Commission for approval.

Commissioner Messina commented that the 811 grant requirements are driving this permit and feels we need to be flexible with St. Vincent's and the city so good people have a nice place to live. He is sympathetic to neighborhood concerns, but believes when staff says they will not build a skyscraper. He concurs with Commissioner Soumas that conditions added to the Special Use permit to limit the height and density to this property. He stated that he believes in the city and understands their desire to provide affordable housing for the citizens of Coeur d'Alene.

Commissioner Soumas stated that he is ready to make a motion and add the following two conditions to the zone change and special use permit. 1. Limit the height to 38 feet and 2. Limit the number of units to 24.

Motion by Soumas, seconded by Evans, to approve Item ZC-1-11 with the added condition to limit the height to 38 feet. Motion approved.

ROLL CALL:

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

Motion to approve carried by a 5 to 0 vote.

Motion by Soumas, seconded by Messina, to approve Item SP-1-11 with the added condition to limit the number of units to 24.

Motion by Bowlby, seconded by Luttrupp to amend the original motion and change the number of units to 21. Motion failed.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Evans	Voted	Nay
Commissioner Messina	Voted	Nay
Commissioner Luttrupp	Voted	Aye
Commissioner Soumas	Voted	Nay

Motion to deny carried by a 3 to 2 vote.

Motion by Soumas, seconded by Messina, to approve Item SP-1-11 with the added condition to limit the number of units to 24. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Nay
Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Nay
Commissioner Soumas	Voted	Aye

Motion to approve carried by a 3 to 2 vote.

ADJOURNMENT:

Motion by Soumas, seconded by Messina, to adjourn the meeting. Motion approved.

The meeting was adjourned at 8:35 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

Date: March 8, 2011

To: Planning Commission

From: David Yadon, Planning Director

Subject: **Item O-1-11 Amendment to Zoning Code – Pocket Residential Amendment**

Decision Point

The Planning Commission is asked to consider the following amendments to the zoning ordinance:

1. Remove the requirement for Pocket Residential 1 ½ acre in size and over to be required to go through the Planned Unit Development process.
2. Clarify the minimum lot sizes allowed within Pocket Residential developments.
3. Clarify that setbacks other than the site perimeter of a Pocket Residential development is 0 feet

History

With the assistance of consultant Mark Hinshaw, in 2007 the City adopted an update and re-working of the Cluster Housing regulations called Pocket Residential.

Pocket Residential is an allowed housing type in the R-8, R-12, R-17 and commercial zoning districts. The Pocket Residential purpose is to:

- Encourage greater efficiency of land use by allowing compact infill development on aggregate sites.
- Stimulate new housing that is compatible in scale and character to established surrounding residential areas.
- Produce a broader range of building forms for residential development.
- Expand opportunities for home ownership, including both condominium and fee simple.
- Ensure that residents of such housing enjoy a high quality environment, with permanence, stability and access to green space.

Since adoption, we have determined that some clarification of some of the language should take place to ensure that the original intent is met. The proposed amendments do not change how the setbacks or minimum lot sizes have been applied to these projects, they clarify that application.

In addition, we have determined that the requirement for Pocket Residential projects 1 ½ acre in size and over to go through the PUD (Planned Unit Development) process to be burdensome and unnecessary.

The original idea of the PUD requirement was to have a mechanism to address larger developments that might wish to have private streets as access to subdivided lots. The problem is that pocket residential developments are typically coming to the city asking for no change from the standard zoning development standards and do not need the modifications that a PUD is intended to allow. In fact, many projects propose no subdivision at all and a PUD process adds additional time and expense. Although a PUD can address private streets, in the case of pocket residential, the subdivision approval process can address the street standards in a more efficient way.

Financial Analysis

There is no significant financial impact associated with the proposed amendments.

Performance Analysis

The proposed amendment is consistent with Comprehensive Plan policies including 51A1, 5, 63D1, 64D16, 65.

Quality of Life Analysis

The amendment will provide a streamlining of services to the property owners without reducing any standards of development.

Decision Point Recommendation

The Planning Commission is asked to consider the proposed amendments.

D R A F T

COUNCIL BILL NO. 08-
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AMENDING _____; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDE FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

WHEREAS, *after public hearing on the hereinafter provided amendments, and after recommendation by the _____*, it is deemed by the Mayor and City Council to be in the best interests of the City of Coeur d'Alene that said amendments be adopted; NOW, THEREFORE,

BE IT ORDAINED, by the Mayor and City Council of the City of Coeur d'Alene:

SECTION 1. *That Coeur d'Alene Municipal Code Section 17.07.1010 is amended to read as follows:*

17.07.1010: BASIC DEVELOPMENT STANDARDS:

- A. Maximum Building Height: The maximum height of principal structures within a pocket residential development is thirty two feet (32').
- B. Maximum Site ~~Lot~~ Coverage: A pocket residential development may cover no more than fifty percent (50%) of the ~~lot~~ site.
- C. Site Setbacks:
 - 1. Front Yard: The front yard requirement for the site shall be twenty feet (20').
 - 2. Side Yard, Adjacent To Other Residentially Zoned Property: If the side yard of the site is adjacent to other residentially zoned property the side yard shall be ten feet (10').
 - 3. ~~Side Yard, Interior To Site: If platted, the side yard, interior to the site, may be zero.~~
 - 4. Side Yard, Street: The street side yard requirement shall be ten feet (10').
 - ~~45.~~ 5. Rear Yard: Fifteen feet (15').
- D. Minimum ~~And Maximum~~ Site Size:
 - ~~1-~~ The minimum site size for a pocket residential development is as follows:
 - a. R-8 zone: Sixteen thousand five hundred (16,500) square feet.

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b. R-12 zone: Ten thousand five hundred (10,500) square feet.

c. R-17, C-17L, and C-17 zones: Seven thousand five hundred (7,500) square feet.

~~2. Pocket residential developments over 1.5 acres must be approved as a planned unit development.~~

E. Density: The density in a pocket residential development is limited to that allowed in the appropriate zoning district on a site of the same size.

F. Frontage: Frontage on a public street is not required for lots in a pocket housing development provided that the planning and zoning commission determines through the subdivision process that the development provides for adequate access to the lot via easements, shared driveways or other means.

G. Parking: The amount of required parking for a pocket residential development is:

1. One stall for each one bedroom dwelling.

2. Two (2) stalls for each dwelling having two (2) or more bedrooms.

H. Usable Open Space: Pocket residential developments must provide usable open space for residents. Such space may be either in a common, shared form or associated with individual units. The minimum required amount is three hundred (300) square feet per dwelling unit. The open space must be at least fifteen feet (15') wide at the narrowest dimension and must be planted with grass and one tree (minimum of 2 inch caliper) for each three hundred (300) square feet of open space. Hard surfaced patios or decks may occupy up to one-half ($\frac{1}{2}$) of the required area.

I. Lot Size: There is no minimum lot size within a pocket residential development.

SECTION 2. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3. Neither the adoption of this ordinance nor the repeal of any ordinance shall, in any manner, affect the prosecution for violation of such ordinance committed prior to the effective date of this ordinance or be construed as a waiver of any license or penalty due under any such ordinance or in any manner affect the validity of any action heretofore taken by the City of Coeur d'Alene City Council or the validity of any such action to be taken upon matters pending before the City Council on the effective date of this ordinance.

SECTION 4. The provisions of this ordinance are severable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid, or unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality or inapplicability shall not

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affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this ordinance or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this ordinance would have been adopted if such illegal, invalid or unconstitutional provision, clause sentence, subsection, word, or part had not been included therein, and if such person or circumstance to which the ordinance or part thereof is held inapplicable had been specifically exempt therefrom.

SECTION 5. After its passage and adoption, a summary of this Ordinance, under the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Coeur d'Alene, and upon such publication shall be in full force and effect.

APPROVED, ADOPTED and SIGNED this day of , 2008.

Sandi Bloem, Mayor

ATTEST:

Susan K. Weathers, City Clerk

D R A F T

SUMMARY OF COEUR D'ALENE ORDINANCE NO. _____

Insert brief description

Insert Title ; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith AND PROVIDING A SEVERABILITY CLAUSE. THE ORDINANCE SHALL BE EFFECTIVE UPON PUBLICATION OF THIS SUMMARY. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. _____ IS AVAILABLE AT COEUR D'ALENE CITY HALL, 710 E. MULLAN AVENUE, COEUR D'ALENE, IDAHO 83814 IN THE OFFICE OF THE CITY CLERK.

Susan K. Weathers, City Clerk

D R A F T

STATEMENT OF LEGAL ADVISOR

I, Warren J. Wilson, am a Deputy City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. _____, Insert Brief Description, and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the context thereof.

DATED this day of , 2008.

Warren J. Wilson, Chief Deputy City Attorney

**PLANNING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER
DATE: MARCH 8, 2011
SUBJECT: S-1-11 – “WALKER’S GLEN” - 7-LOT PRELIMINARY PLAT SUBDIVISION
LOCATION – +/- 0.69 ACRE PARCEL NEAR THE INTERSECTION OF 15th ST.
AND STINER AVE. (2815 N. 15th ST.)

DECISION POINT:

Timothy R. Johnston is requesting the following:

- Approval of "Walker's Glen" a 7 lot Preliminary Plat Subdivision in the R-12 (Residential at 12units/acre) zoning district.
- Approval of "Walker's Glen" subdivision request which would allow for Pocket Housing at this location without frontage for 5 of the 7 lots, allowed by 17.10.1010: F. Frontage: Frontage on a public street is not required for lots in a pocket housing development provided that the planning and zoning commission determines through the subdivision process that the development provides for adequate access to the lot via easements, shared driveways or other means.

SITE PHOTOS:

A. Aerial photo



B. Subject property from Stiner And 15th looking SW:



Subject property from 14th Place looking NE:



GENERAL INFORMATION:

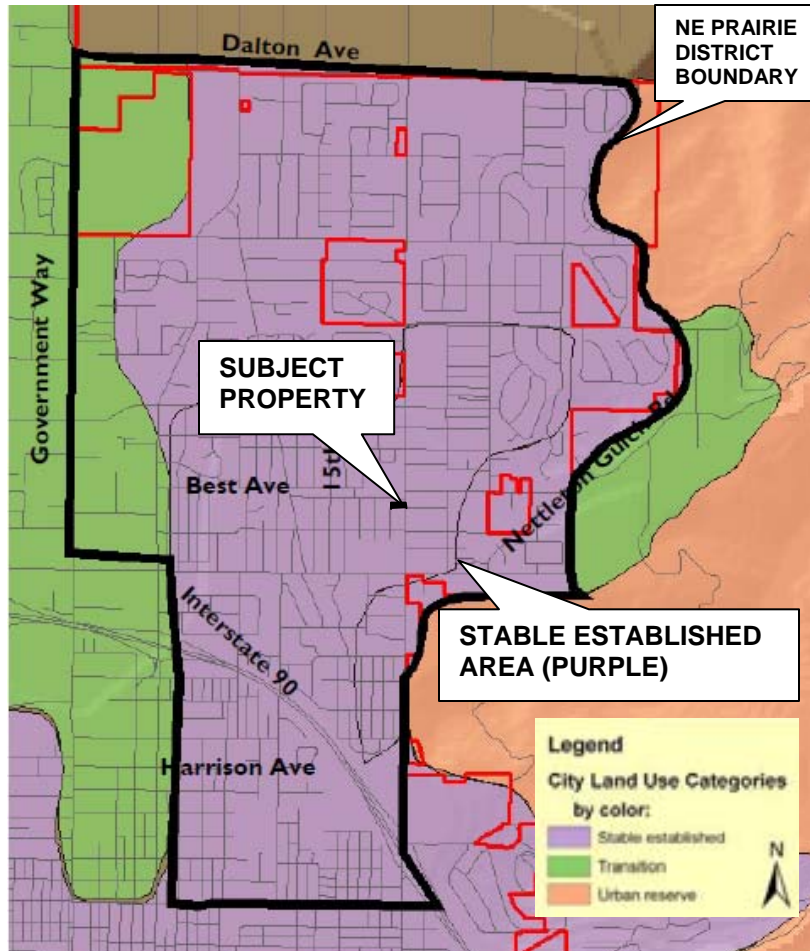
A. Zoning:



B. Generalized land use pattern:



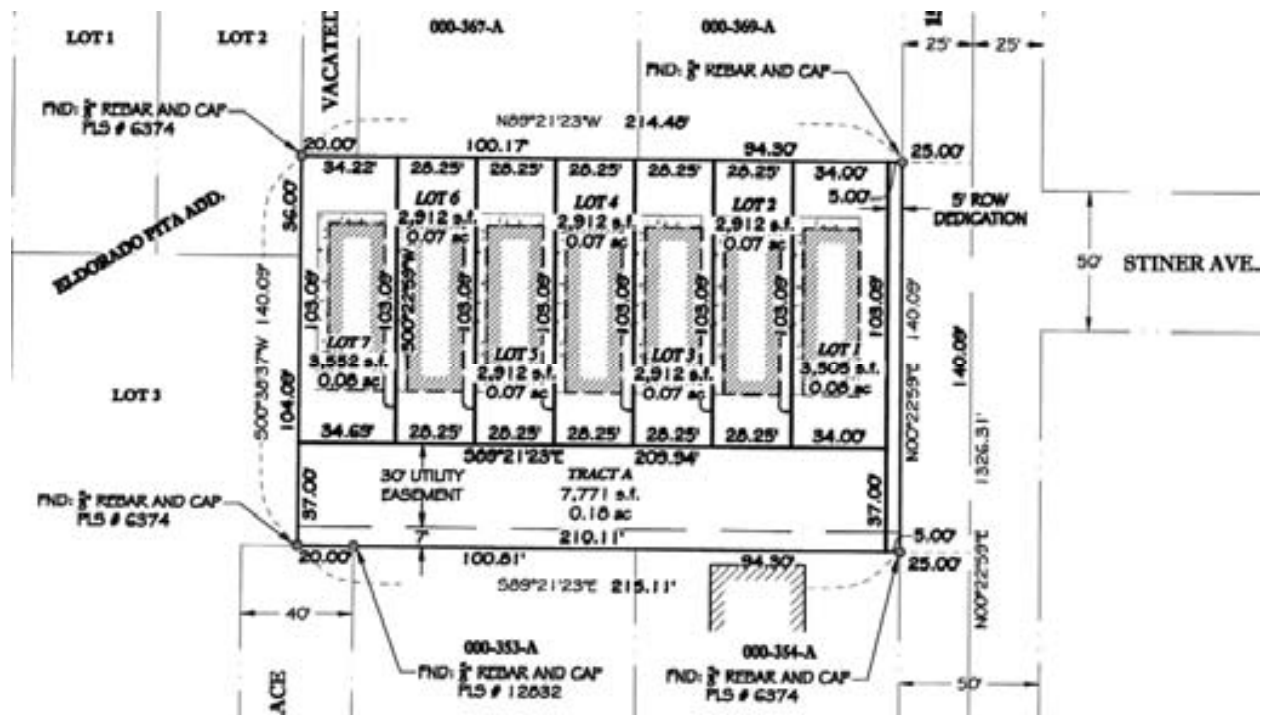
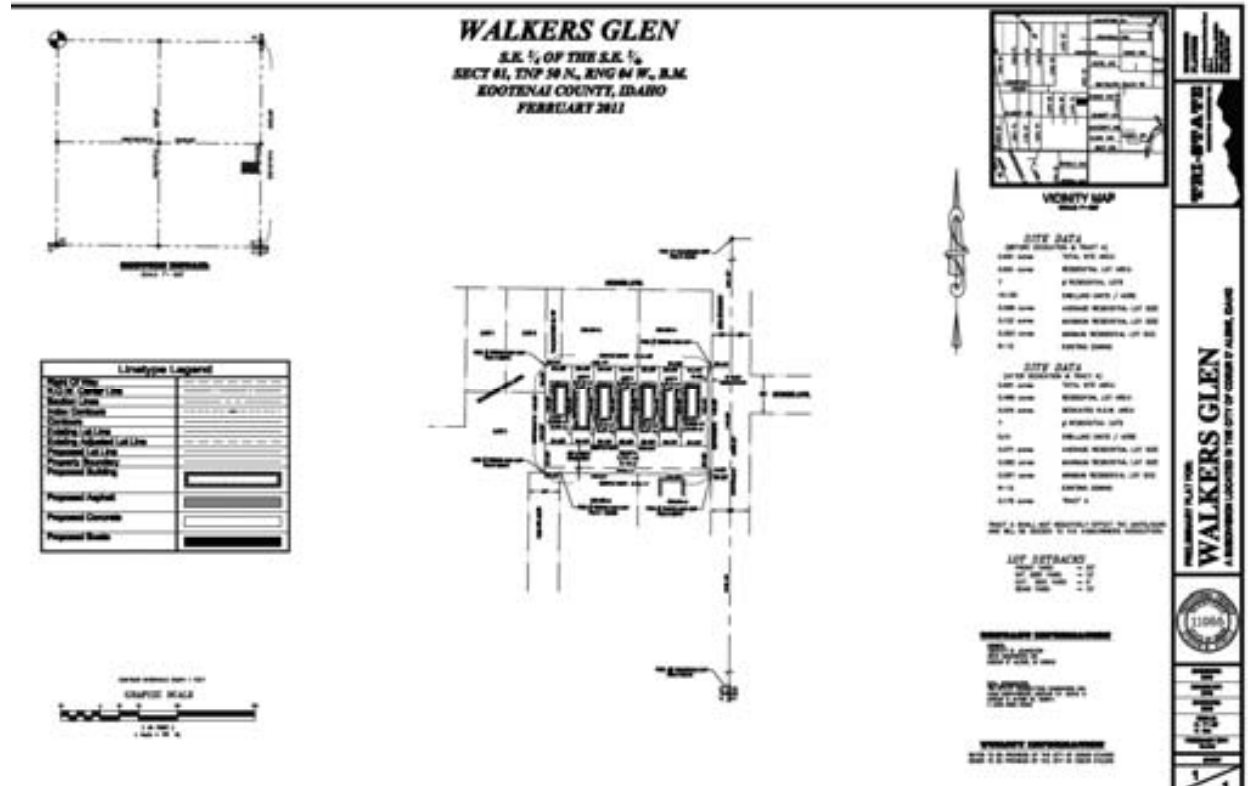
C. 2007 Comprehensive plan – Stable Established – NE Prairie District:



Stable Established:

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.

D. Preliminary Plat of "Walker's Glen"



- E. Owner/: Timothy R. Johnston
Applicant 3616 Sherwood Dr.
Coeur d'Alene, ID 83815
- G. Land uses in the area include residential - single-family, duplex, multi-family, civic, and vacant land.
- H. The subject property has been cleared (vacant).

REQUIRED FINDINGS:

- A. **Finding #B8A: That all of the general preliminary plat requirements (have) (have not) been met, as attested to by the City Engineer.**

Evaluation: Per Gordon Dobler, City Engineer, the preliminary plat submitted contains all of the general information required by Section 16.12.020 of the Municipal Code, General Requirements.

- B. **Finding #B8B: That the provisions for streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, and utilities (are) (are not) adequate.**

WATER: Water service is available to the subject property.

Evaluation: Domestic water service and adequate fire flow from City owned public facilities are available for this property. The property owner(s) and/or developer will be required to install all necessary additional public facilities and individual services to the properties at their expense per City code.

-Submitted by Terry Pickel, Assistant Water Superintendent

SEWER: Public sewer is available and of adequate capacity.

Evaluation: Public sewer for this subdivision was created when the original annexation requirements were fulfilled. The addition of new lots above the number of the original lots however, creates the need for private plumbing change, negating any existing private plumbing approvals prior to this subdivision application. Each lot will have to have its own lateral (no shared-private plumbing) and altered lot line configurations may create new private easement needs.

-Submitted by Don Keil, Assistant Wastewater Superintendent

STORMWATER: All stormwater generated from the subject is required to be retained and treated on site. City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site.

Evaluation: The proposed stormwater drainage swale for the subject property appears to extend across all of the proposed lots. Should that be the final solution, an easement detailing the construction, access and maintenance of the drainage structure will be required to be on the final plat document, and, addressed in any covenants that may be compiled for the subdivision homeowners association. Also, due to the presence of the City hard pipe drainage system in the vicinity of the site, the stormwater management plan will be required to detail the Best Management Practices (BMP's) that will be utilized to protect that system from site spillage and tracking. Silt fencing around the entire site, construction

entrance installation, and, storm inlet protection, will be required prior to any work being started on the subject property per the City Stormwater Ordinance and the Construction General Permit.

TRAFFIC: The ITE Trip Generation Manual estimates the project may generate approximately 6.3 trips per day during the A.M./P.M. peak hour periods (based upon the average 0.9 trips/unit), and, could generate approximately 67 total trips per day (based upon 9.57 ADT's/unit) from the development.

Evaluation: The adjacent and connecting streets will accommodate the additional traffic volume. The subject property is situated on one of the City's main north/south collector streets and is +/- 1000' from the signalized intersection of 15th St. and Best Avenue, which would provide direct access to other major collectors streets and lead to the orderly dispersion of traffic.

STREETS: Fifteenth Street adjoins the easterly boundary of the proposed subdivision. The current right-of-way width is fifty feet (50') total with a forty foot (40') road section centered in the r/w. The 50' r/w is less than the standard 60' minimum required. Fourteenth Place, which is a thirty four foot (34') dead end road section that serves a small number of residences at the southwest corner of the proposed development, can serve as a point of secondary emergency access.

Access to the proposed development will be through a "private road" that will be required to be situated within a minimum twenty four foot (24') tract. The tract will be required to be shown on the final plat document, and, the maintenance of the easement will be required to be detailed in the CC&R's for the subdivision. The private road will be required to meet the signage requirements of private streets within the City and be signed accordingly.

Evaluation: Dedication of an additional five feet (5.0') of right-of-way will be required on the final plat to bring the 15th Street frontage up to current half section r/w requirements of thirty feet (30').

Fifteenth Street being the main collector street should serve as the principal point of access for the development as shown on the preliminary submittal. Access to Fourteenth Place will be limited to emergency use to reduce congestion on the roadway, especially in the winter months when plowed snow dramatically reduces street widths, and, will be required to be gated per city Fire Department requirements.

-Submitted by Chris Bates, Engineering Project Manager

FIRE: The fire department will address other issues such as water supply, hydrants and access prior to any site development and upon receipt of additional information of this project.

-Submitted by Glenn Lauper, Deputy Fire Chief

SUBDIVISION IMPROVEMENTS:

Sewer and water utility service will need to be extended to all lots prior to final plat approval. The applicant may opt to bond for the improvements in lieu of installation (at 150% of the approved cost) in order to proceed to final plat approval; however, no building permits may be applied for or issued until the installations have been completed.

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.
 5. An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.
- STORMWATER: 6. 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, and the Construction General Permit.
- GENERAL: 7. The final plat shall conform to the requirements of the City.
8. The Covenants, Conditions, and Restrictions and/or Articles of Incorporation of the homeowners association shall be subject to review for compliance with the conditions herein by the City Attorney.

-Submitted by Chris Bates, Project Manager

C. Finding #B8C: That the preliminary plat (is) (is not) in conformance with the Comprehensive Plan as follows:

1. The subject property is within the existing city limits.
2. The City Comprehensive Plan Map designates the subject property as Stable Established – NE Prairie District, as follows:

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 2007 Comprehensive Plan policies for your consideration:

- Objective 1.02 - Water Quality:
Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.
- Objective 1.11- Community Design:
Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.
- Objective 1.12 - Community Design:
Support the enhancement of existing urbanized areas and discourage sprawl.
- Objective 1.13 - Open Space:
Encourage all participants to make open space a priority with every development and annexation.
- Objective 1.14 - Efficiency:
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- Objective 1.16 - Connectivity:
Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.
- Objective 2.02 - Economic & Workforce Development:
Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.
- 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 3.16 - Capital Improvements:
Ensure infrastructure and essential services are available prior to approval for properties seeking development.
- Objective 3.18 - Transportation:
Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.
- 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).

TRANSPORTATION PLAN POLICIES:

The Transportation Plan is an addendum to the Comprehensive Plan and is a policy document that is intended to guide decisions that affect transportation issues. Its goal is to correct existing deficiencies and to anticipate, plan and provide for future transportation needs.

33A: "Safe vehicular and pedestrian circulation should be enhanced through careful design and active enforcement."

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.

D. Finding #B8D: That the public interest (will) (will not) be served.

The proposed subdivision is within the corporate limits, is in conformance with the Comprehensive Plan policies and the NE Prairie District Plan by providing opportunities for additional residential development along 15th Street.

Evaluation: The Planning Commission must determine, based on the information before them, whether the request will or will not serve the public interest. Specific ways in which this request does or does not should be stated in the finding.

E. Finding #B8E: That all of the required engineering elements of the preliminary plat (have) (have not) been met, as attested to by the City Engineer.

Evaluation: A preliminary plat and utility design was submitted indicating that all subdivision code design standards and improvement requirements have been met and approved by the City Engineer.

F. Finding #B8F: That the lots proposed in the preliminary plat (do) (do not) meet the requirements of the applicable zoning district.

Zoned R-12, this proposed subdivision is planned for a Pocket Housing development, which will create lots without traditional ROW frontage. Access to the parcels will be gained through Tract "A", with an easement for access and utilities. Per the Pocket Housing Ordinance which can be found:

17.07.1010: BASIC DEVELOPMENT STANDARDS F.) - Frontage: Frontage on a public street is not required for lots in a pocket housing development provided that the planning and zoning commission determines through the subdivision process that the development provides for adequate access to the lot via easements, shared driveways or other means.

Evaluation: The 7 lots proposed in the preliminary plat meet the minimum lot size requirements. Zero frontage lots may be approved for Pocket Housing.

G. Finding #B9: That the proposal (would) (would not) adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character, and existing land uses.

The subject property is zoned R-12 and will not change with this request. Development in the area consists of a mix of multi-family, duplex, and single family residential units. The adjacent and connecting streets will accommodate the additional traffic volume.

PROPOSED CONDITIONS:

Engineering:

1. Submission of a stormwater management plan must accompany any site development plan, or, improvement plan submission for the subject property. The stormwater management plan must be approved prior to the commencement of any work on the site.
2. Placement of an easement for on-site stormwater retention must be shown on the final plat document, and, include language that addresses construction, access and maintenance. Also, this easement must be addressed in any covenants (CC&R's) for the proposed development.
3. Primary access to the development must be from the 15th Street frontage and be a minimum of twenty four feet (24') to allow for two way vehicular access.
4. Dedication of an additional five feet (5.0') of right-of-way along the easterly boundary of the proposed development will be required on the final plat document to meet current r/w standards for City streets.
5. Placement of the access road for the subdivision in a "tract", under the control of a homeowners association, and, allowing access and maintenance of the roadway surface. Signage requirements must meet the private road sign standards of the City per the approved standard drawings.
6. Secondary emergency access onto 14th Place will be required to be gated and locked per city Fire Department requirements.

ORDINANCES AND STANDARDS USED IN EVALUATION:

- Comprehensive Plan - Amended 2007.
- Transportation Plan
- Municipal Code.
- Idaho Code.
- Wastewater Treatment Facility Plan.
- Water and Sewer Service Policies.
- Urban Forestry Standards.
- Transportation and Traffic Engineering Handbook, I.T.E.
- Manual on Uniform Traffic Control Devices.
- Coeur d'Alene Bikeways Plan
- Kootenai County Assessor's Department property records
- Resolution No. 09-021 Complete Street Policy

ACTION ALTERNATIVES:

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

PROPERTY INFORMATION

1. Gross area: (all land involved): 0.69 acres, and/or _____ sq.ft.
2. Total Net Area (land area exclusive of proposed or existing public street and other public lands): 0.69 acres, and/or 30,171.44 sq. ft.
3. Total length of street frontage: 140.00 ft., and/or _____ miles.
4. Total number of lots included: 7.00
5. Average lot size included: 4,310.21
minimum lot size: 4,062.77
maximum lot size: 4,972.09
6. Existing land use: vacant

SEWER AND WATER REIMBURSEMENT POLICY

Over sizing of utilities will not be eligible for reimbursement from the city unless a request is approved in writing by the City Council prior to issuance of Building Permits or the start of construction, whichever comes first.

PROJECT DESCRIPTION:

Please describe the concept of the proposed subdivision:

We propose a pocket residential development on said property. We propose create seven individual lots to be privately owned of similar size of our surrounding neighbors with common use densities. This proposal can be self classified as an "infill" project with the existing city limits with full access off or 15th street for all proposed lots. We propose all seven lots be served by the existing sewer and water mains located in 15th street with appropriate mainline extensions. The proposed plat has been assembled while utilizing the Pocket Housing Guidelines which is allowed in the existing R-12 zoning for which we reside.



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

A. INTRODUCTION

This matter having come before the Planning Commission on March 8, 2011, and there being present a person requesting approval of ITEM: S-1-11: A request for preliminary plat approval of "Walker's Glen" a 7 lot Preliminary Plat Subdivision in the R-12 (Residential at 12units/acre) zoning district.

APPLICANT: TIMOTHY R. JOHNSTON

LOCATION – +/- 0.69 ACRE PARCEL NEAR THE INTERSECTION OF 15th ST. AND STINER AVE. (2815 N. 15th ST.)

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, duplex, multi-family, civic, and vacant land.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is R-12 (Residential at 12units/acre) zoning district.
- B4. That the notice of public hearing was published on, February 19, 2011 which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. That 39 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on February 18, 2011 ____ and ____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on March 8, 2011.

B8. Pursuant to Section 16.10.030A.1, Preliminary Plats: In order to approve a preliminary plat, the Planning Commission must make the following findings:

B8A. That all of the general preliminary plat requirements **(have) (have not)** been met as attested to by the City Engineer. This is based on

B8B. That the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities **(are) (are not)** adequate. This is based on

B8C. That the preliminary plat **(is) (is not)** in conformance with the Comprehensive Plan as follows:

B8D. That the public interest **(will) (will not)** be served based on

Criteria to consider for B8D:

1. Does this request achieve the goals and policies of the comp plan?
2. Does it provide for orderly growth and development that is compatible with uses in the surrounding area?
3. Does it protect the public safety by providing adequate public utilities and facilities to mitigate any development impacts?
4. Does the it protect and preserve the natural beauty of Coeur d'Alene?
5. Does this have a positive impact on Coeur d'Alene's economy?
6. Does it protect property rights and enhance property values?

B8E. That all of the required engineering elements of the preliminary plat **(have) (have not)** been met, as attested to by the City Engineer. This is based on

B8F That the lots proposed in the preliminary plat **(do) (do not)** meet the requirements of the applicable zoning district for the following reasons:

Criteria to consider for B8F:

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

- B9. That the proposal **(would) (would not)** adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character, and existing land uses because

Criteria to consider for B10:

1. Can the existing street system support traffic generated by this request?
2. Does the density or intensity of the project "fit " the surrounding area?
3. Is the proposed development compatible with the existing land use pattern? i.e. residential, commercial, residential w churches & schools etc.
4. Is the design and appearance of the project compatible with the surrounding neighborhood?

C. ORDER: CONCLUSION AND DECISION

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

Special conditions applied to the motion are:

Engineering:

1. Submission of a stormwater management plan must accompany any site development plan, or, improvement plan submission for the subject property. The stormwater management plan must be approved prior to the commencement of any work on the site.
2. Placement of an easement for on-site stormwater retention must be shown on the final plat document, and, include language that addresses construction, access and maintenance. Also, this easement must be addressed in any covenants (CC&R's) for the proposed development.
3. Primary access to the development must be from the 15th Street frontage and be a minimum of twenty-four feet (24') to allow for two-way vehicular access.
4. Dedication of an additional five feet (5.0') of right-of-way along the easterly boundary of the proposed development will be required on the final plat document to meet current r/w standards for City streets.
5. Placement of the access road for the subdivision in a "tract", under the control of a homeowners association, and, allowing access and maintenance of the roadway surface. Signage requirements must meet the private road sign standards of the City per the approved standard drawings.
6. Secondary emergency access onto 14th Place will be required to be gated and locked per city Fire Department requirements.

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

**PLANNING COMMISSION
STAFF REPORT**

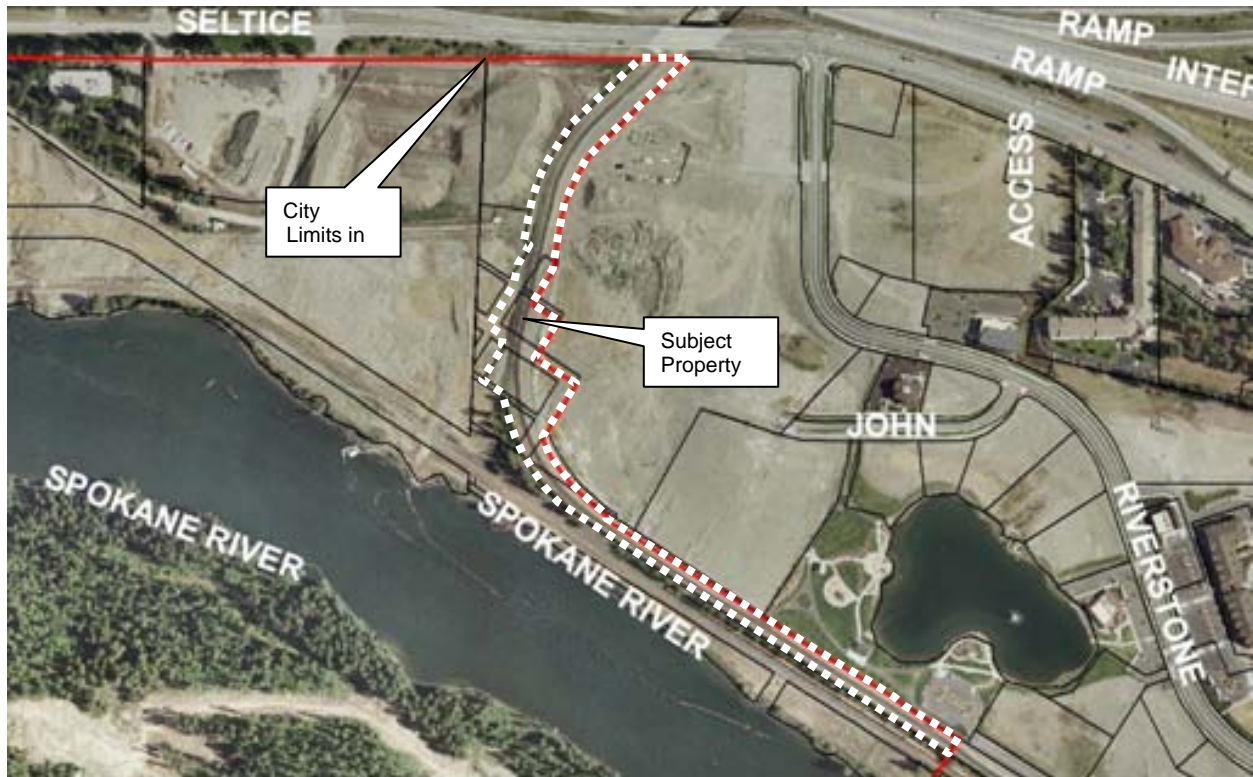
FROM: SEAN E. HOLM, PLANNER
DATE: MARCH 8, 2011
SUBJECT: A-2-11 – ZONING PRIOR TO ANNEXATION FROM COUNTY INDUSTRIAL TO CITY C-17
LOCATION: +/- 6.7 ACRE PARCEL COMMONLY KNOWN AS THE PRAIRIE TRAIL, WEST OF RIVERSTONE, SOUTH OF I-90 FOLLOWING THE CITY LIMITS ADJACENT TO THE SPOKANE RIVER.

DECISION POINT:

The City of Coeur d'Alene Parks Department is requesting approval of Zoning Prior to Annexation from County Industrial to City C-17 (Commercial at 17 units/acre) for a 6.7+/- acre parcel.

GENERAL INFORMATION:

A. Site photo:



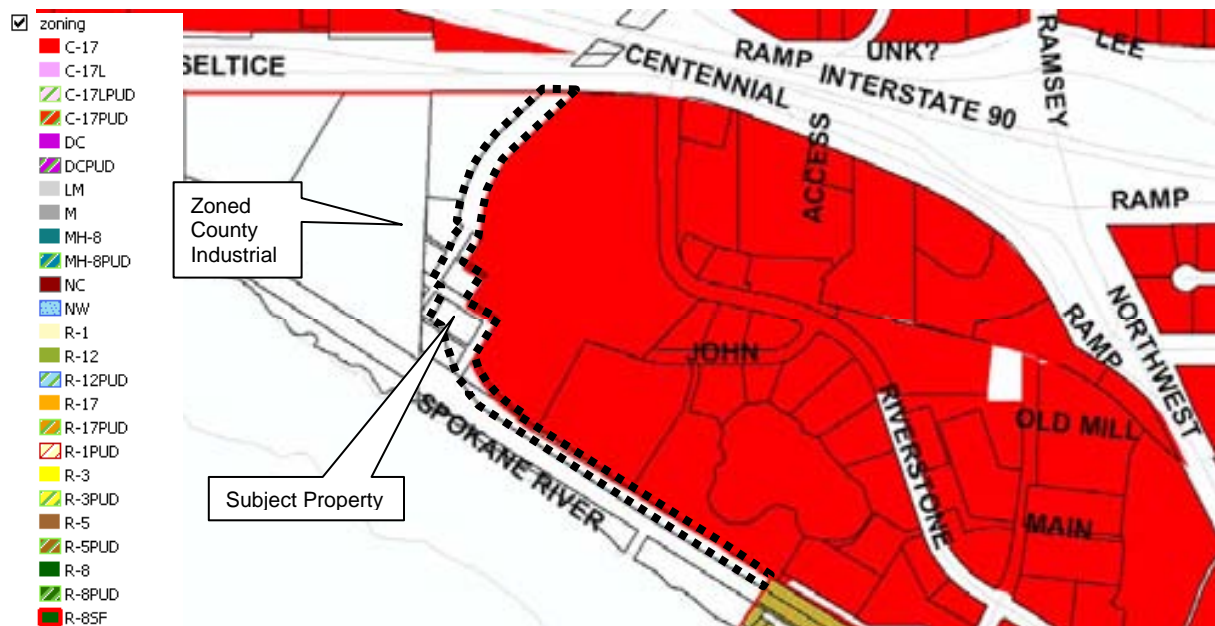
B. Subject property (From Seltice looking SE):



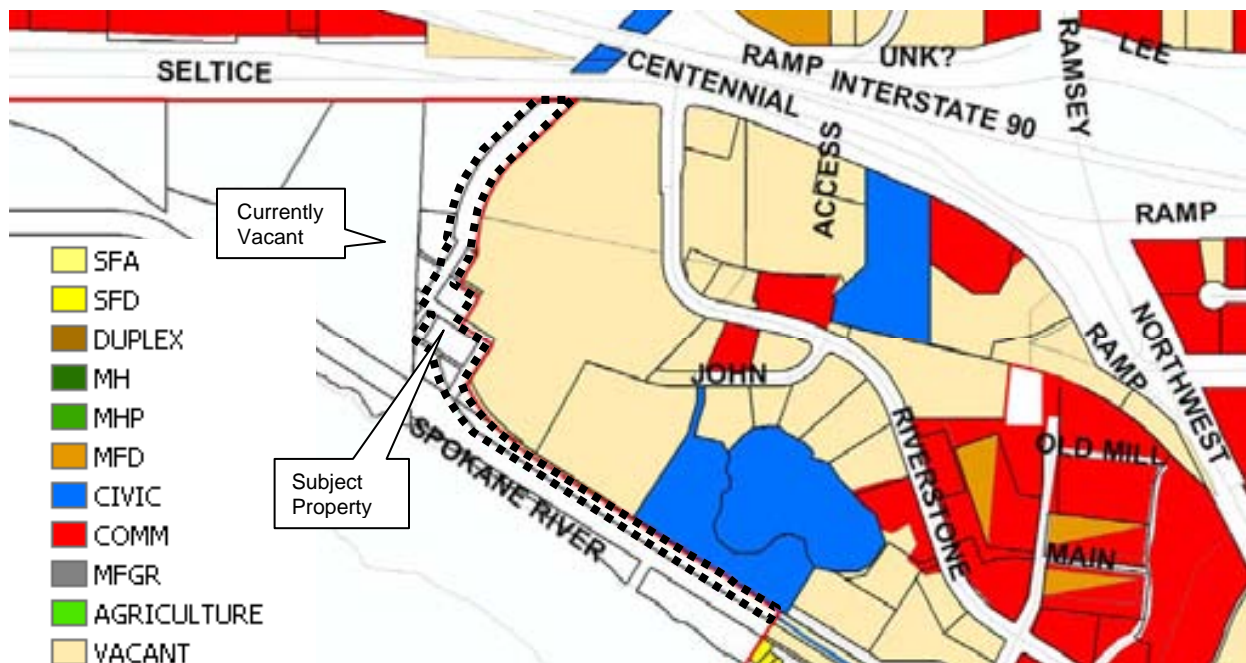
C. Subject property (From Riverstone Park parking lot looking west):



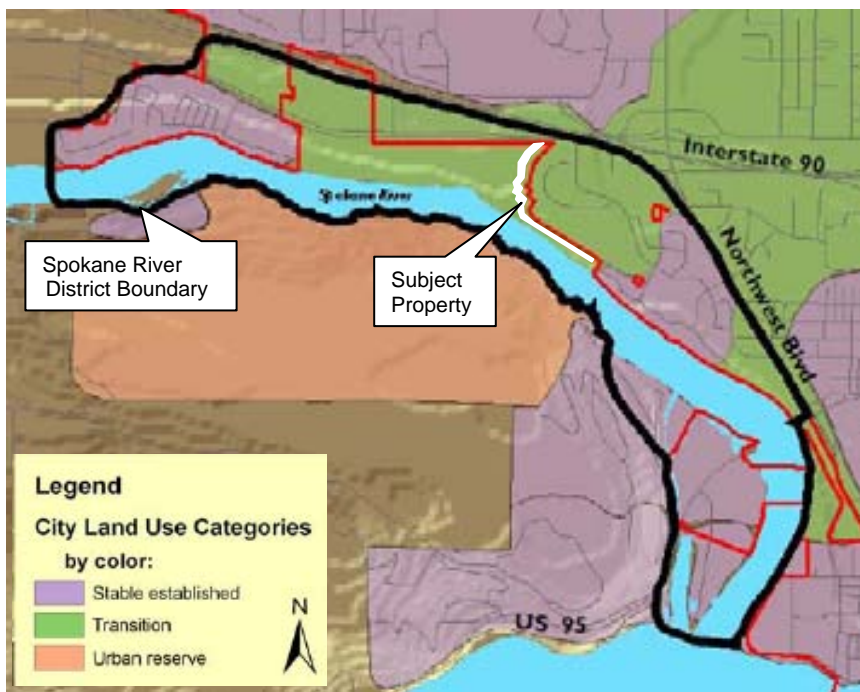
D. Zoning:



E. Generalized land use:



F. 2007 Comprehensive Plan - Stable Established – Spokane River District:



The Land Use Base Map is made up of three land use categories: ***Stable Established, Transition, and Urban Reserve Areas.***

Transition:

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

- G. Applicant: City of Coeur d'Alene, Parks Department
 Owner : North Idaho Centennial Trail Foundation (Charile Miller)
 105 N. 1st St., Suite #100
 Coeur d'Alene, ID 83814

- H. The subject property is a trail (Part of the Centennial trail).

- 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. | 4. Automobile parking when serving an adjacent business or apartment. |
| 2. Agricultural supplies and commodity sales. | 5. Automobile renting. |
| 3. Automobile and accessory sales. | 6. Automobile repair and cleaning. |

7. Automotive fleet storage.
8. Automotive parking.
9. Banks and financial institutions.
10. Boarding house.
11. Building maintenance service.
12. Business supply retail sales.
13. Business support service.
14. Childcare facility.
15. Commercial film production.
16. Commercial kennel.
17. Commercial recreation.
18. Communication service.
19. Community assembly.
20. Community education.
21. Community organization.
22. Construction retail sales.
23. Consumer repair service.
24. Convenience sales.
25. Convenience service.
26. Department stores.
27. Duplex housing (as specified by the R-12 district).
28. Essential service.
29. Farm equipment sales.
30. Finished goods wholesale.
31. Food and beverage stores, on/off site consumption.
32. Funeral service.

33. General construction service.
34. Group assembly.
35. Group dwelling - detached housing.
36. Handicapped or minimal care facility.
37. Home furnishing retail sales.
38. Home occupations.
39. Hospitals/healthcare.
40. Hotel/motel.
41. Juvenile offenders facility.
42. Laundry service.
43. Ministorage facilities.
44. Multiple-family housing (as specified by the R-17 district).
45. Neighborhood recreation.
46. Noncommercial kennel.
47. Nursing/convalescent/rest homes for the aged.
48. Personal service establishments.
49. Pocket residential development (as specified by the R-17 district).
50. Professional offices.
51. Public recreation.
52. Rehabilitative facility.
53. Religious assembly.
54. Retail gasoline sales.
55. Single-family detached housing (as specified by the R-8 district).
56. Specialty retail sales.
57. Veterinary office.

Uses allowed by special use permit:

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> 1. Adult entertainment sales and service. 2. Auto camp. 3. Criminal transitional facility. 4. Custom manufacturing. 5. Extensive impact. | <ol style="list-style-type: none"> 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 and R-17PUD in the area near 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 – Spokane River District, as follows:

Spokane River District Today

The Spokane River District is in a state of flux from its historic past use as a site of four major waterfront sawmills and other industrial uses. In place of sawmills, recently subdivided property in this area along portions of the shoreline is developing into commercial, luxury residential units, and mixed use structures. Recent subdivisions aside, large ownership patterns ranging from approximately 23 to 160+ acres provide opportunities for large scale master planning.

The Spokane River is now under study by federal and state agencies to determine how the quality of the water may be improved. Through coordination with neighboring communities and working with other agencies, our planning process must include protecting the quality of the water from any degradation that might result from development along the river's shores.

Public infrastructure is not available in some locations and would require extensions from existing main lines.

Spokane River District Tomorrow

This area is going through a multitude of changes and this trend will continue for many years. Generally, the Spokane River District is envisioned to be mixed use neighborhoods consisting of housing and commercial retail and service activities that embrace the aesthetics of the proximity to the Spokane River. As the mills are removed to make way for new development, the river shoreline is sure to change dramatically.

The characteristics of the Spokane River District will be:

- * Various commercial, residential, and mixed uses.
- * Public access should be provided to the river.
- * That overall density may approach ten to sixteen dwelling units per acre (10-16:1), but pockets of denser housing are appropriate and encouraged.
- * That open space, parks, pedestrian and bicycle connections, and other public spaces will be provided throughout, especially adjacent to the Spokane River.
- * That the scale of development will be urban in nature, promoting multi-modal connectivity to downtown.
- * The scale and intensity of development will be less than the Downtown Core.
- * Neighborhood service nodes are encouraged where appropriate.
- * That street networks will be interconnected, defining and creating smaller residential blocks and avoiding cul-de-sacs.
- * That neighborhoods will retain and include planting of future, large-scale, native variety trees.

Significant 2007 Comprehensive Plan policies:

Objective 1.01

Environmental Quality:

Minimize potential pollution problems such as air, land, water, or hazardous materials.

Objective 1.02

Water Quality:

Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.

Objective 1.03

Waterfront Development:

Encourage public and private development to incorporate and provide ample public access, both physical and visual, to the lakes and rivers.

Objective 1.05

Vistas:

Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d'Alene unique.

Objective 1.09

Parks:

Provide an ample supply of urbanized open space in the form of squares, beaches, greens, and parks whose frequent use is encouraged by placement, design, and access.

Objective 1.11

Community Design:

Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

Objective 1.12

Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl.

Objective 1.13

Open Space:

Encourage all participants to make open space a priority with every development and annexation.

Objective 1.16

Connectivity:

Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.

Objective 2.05

Pedestrian & Bicycle Environment:

Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.

Objective 2.06

Cooperative Partnerships:

Encourage public/private partnerships to procure open space for the community while enhancing business opportunities.

Objective 3.02

Managed Growth:

Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.

Objective 3.07

Neighborhoods:

Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.

Objective 3.13

Parks:

Support the development, acquisition, and maintenance of property and facilities for current and future use, as described in the Parks Master Plan.

Objective 3.14

Recreation:

Encourage city-sponsored and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities, hiking and biking pathways, open space, passive parks, and water access for people and boats.

Objective 3.16

Capital Improvements:

Ensure infrastructure and essential services are available for properties in development.

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 of transportation, requesting input from authoritative districts and neighboring communities when applicable.

Objective 4.01

City Services:

Make decisions based on the needs and desires of the citizenry.

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).

Objective 4.04

Transportation:

Support the Kootenai Metropolitan Planning Organization to enhance public transportation.

Objective 4.06

Public Participation:

Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision making process.

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 exists within the subject property.

Evaluation: *Public sewer exists within this property and is known as the Riverside Interceptor. Annexation of this county property has no impacts to this Sanitary Sewer Interceptor but the city should ensure that the public sewer interceptor has a complete recorded easement through this annexation request.*

-Comments submitted by Don Keil, Assistant Wastewater Superintendent

WATER: The Prairie Trail annexation in Riverstone should ensure that there is an approved public utility crossing where the Suzanne ROW is planned.

- Comments submitted by Terry Pickel, Assistant Wastewater Superintendent

TRAFFIC/STREETS: The area proposed for annexation is abandoned railroad right-of-way that contains the Prairie Trail ped/bike trail, and, is situated at the terminus point of Suzanne Road in the Riverstone West 3rd Addition. The City is planning for Suzanne Road to cross the trail "at grade" in the near future when the property to the west (Atlas Mill site) develops, in order to provide connectivity to any residential/commercial development on the site.

Evaluation: *It is recommended that language be included in the annexation ordinance that assures an "at grade" crossing for Suzanne Road to the property to the west of the subject property.*

- Submitted by Chris Bates, Engineering Project Manager

FIRE: The Fire Department has no issues with the annexation request.

-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 relatively 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.

Evaluation: The subject property is located along the edge of city limits at Riverstone south of Seltice. The subject property currently serves the public as the Centennial Trail in this location. There are nearby civic uses (Park/lake/river), commercial uses

(Restaurants/offices), and vacant land parcels in the area. The requested C-17 zoning would be compatible with the existing uses and the current status of the subject property.

F.

Items recommended for an Annexation Agreement:

Conditions are not placed on annexations, but are negotiated as part of any annexation agreement. As that may be, staff has requested the following items be included within the context of an annexation ordinance:

1. That a utility and access easement be procured across the subject property where the Suzanne Road ROW will be built for development to the west in the future.

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.

[F:pcstaffreportsA111]

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.

The proposed annexation benefits the city by bringing the Prairie Trail into the city limits. The Prairie Trail is open to the public and is maintained by the Parks Department in partnership with the North Idaho Centennial Trail Foundation. The Prairie Trail supports the Comprehensive Plan goals of recreational trails, open space and greenbelts in the city. The property would be used primarily for a recreational trail, park space and open space. The property is currently used as a trail and is compatible with the Riverstone Park and the surrounding developments.



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

A. INTRODUCTION

This matter having come before the Planning Commission on March 8, 2011, and there being present a person requesting approval of ITEM A-2-11, a request for zoning prior to annexation from County Industrial to City C-17 (Commercial at 17 units/acre) for a 6.7+/- acre parcel.

APPLICANT: THE CITY OF COEUR D'ALENE PARKS DEPARTMENT

LOCATION: +/- 6.7 ACRE, PARCEL COMMONLY KNOWN AS THE PRAIRIE TRAIL, WEST OF RIVERSTONE, SOUTH OF I-90 FOLLOWING THE CITY LIMITS ADJACENT TO THE SPOKANE RIVER.

**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 Industrial.
- B4. That the notice of public hearing was published on February 19, 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 29 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on February 18, 2011, and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on March 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 **THE CITY OF COEUR D'ALENE PARKS DEPARTMENT** 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:

1. That a utility and access easement be procured across the subject property where the Suzanne Road ROW will be built for development to the west in the future.

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.

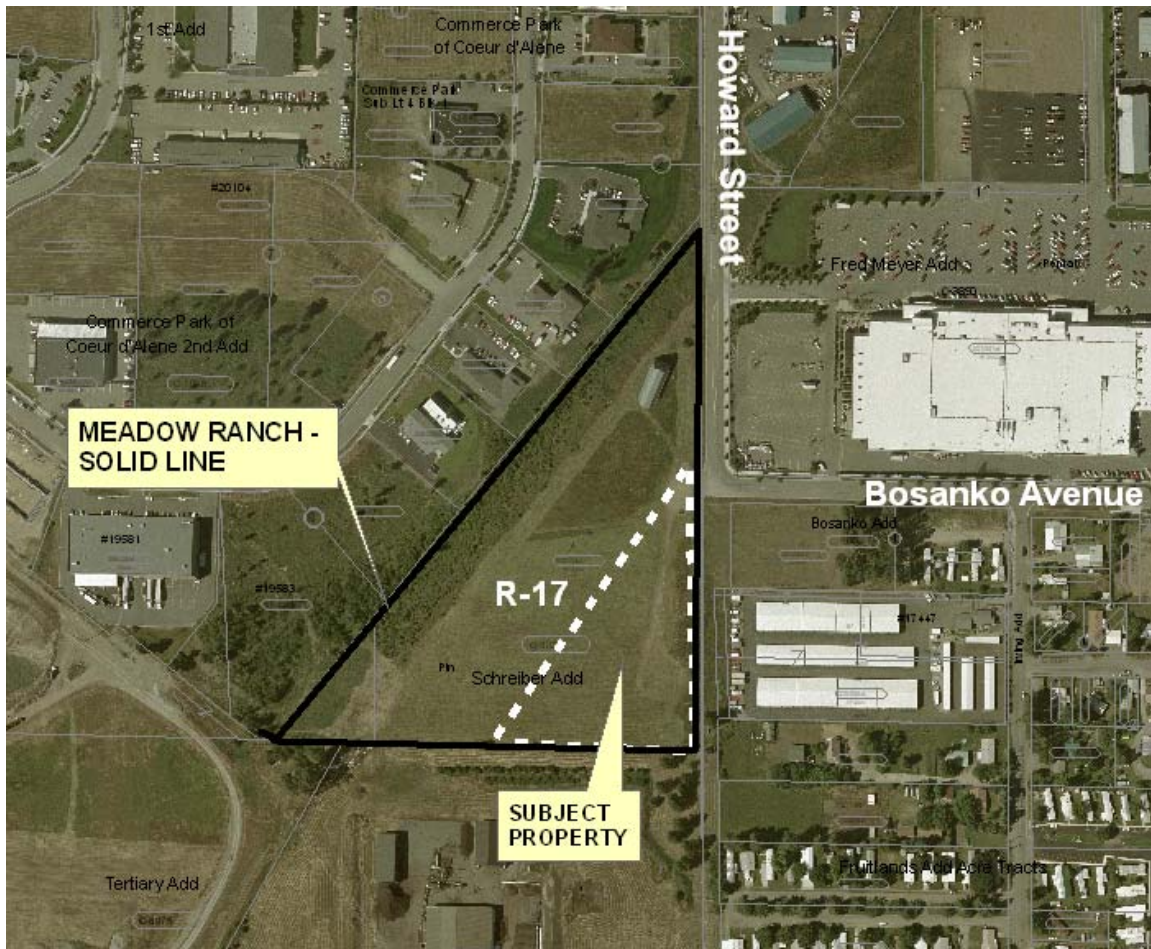
Motion to _____ carried by a _____ to _____ vote.

CHAIRMAN BRAD JORDAN

**PLANNING COMMISSION
STAFF REPORT**

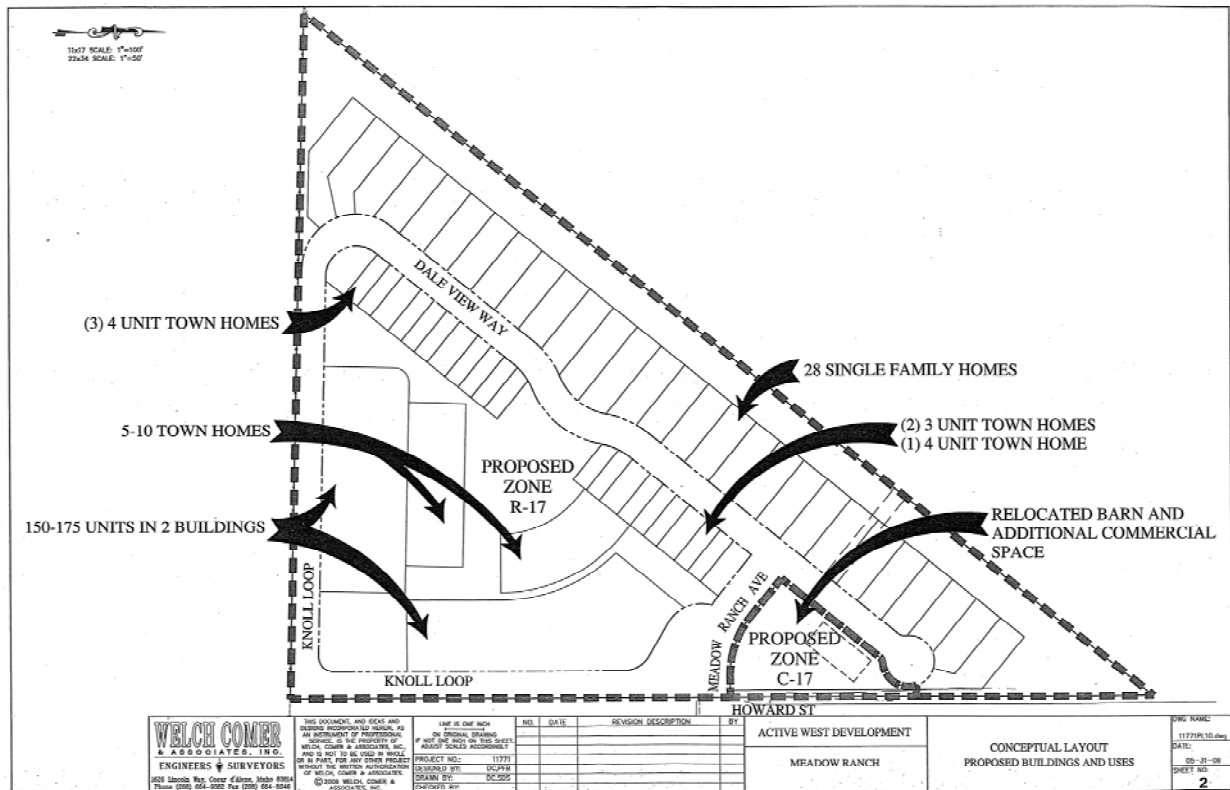
FROM: TAMI A STROUD, PLANNER
DATE: MARCH 8, 2011
SUBJECT: PUD-3-06m – MODIFICATIONS TO “MEADOW RANCH PUD”
PLANNED UNIT DEVELOPMENT, PHASE II
S-9-06m – “MEADOW RANCH” A 31-LOT REPLAT OF THE ORIGINAL
PRELIMINARY PLAT SUBDIVISION, PHASE II
LOCATION – +/- 3.28-ACRE PARCEL ADJACENT TO HOWARD
STREET AND BOSANKO AVENUE.

SITE PHOTO:



[illegible]

Approved PUD Development conceptual layout of various housing types:



DECISION POINT:

Active West is requesting modification to the existing Meadow Ranch PUD preliminary plat. The request, if approved, will amend the approved PUD Development Plan and Preliminary Plat and modify various provisions of the Zoning and Subdivision Ordinances as follows:

The following changes are the only changes to the preliminary plat (S-9-06m and the PUD-Phase 2 area.

- A. Preliminary Plat approval of "Meadow Ranch" 1st Addition, (Phase 2 area) as follows:
 - 31 residential lots ranging in size from 3,200 sq. ft. to 5296 sq. ft.
- B. Planned Unit Development Plan modification of "Meadow Ranch", as follows:
 - 30 single-family units and an additional lot for the common area.
 - Access to open space, the proposed clubhouse, the pedestrian walking pathway circuit, and common areas.

2. Private Streets:

A. Autumn Gateway.

38 feet of right-of-way, 33-foot private street with rolled curb & gutter, 5 foot sidewalk on the west side of the street.

B. Waterloo Lane.

38 feet of right-of-way, 33-foot private street with rolled curb & gutter, 5 foot sidewalk on the south side of the street.

C. Knoll Lane.

Existing Knoll Lane consists of: 43 feet of right-of-way, 26 foot street with rolled curb on one side and between the proposed street and Howard street a 6 foot planting & swale area, 5 foot sidewalk on the south side of the street and 3.5 foot planting area.

Open Space:

3. A +/- .71 acre open space area (18.5% of gross land area) with a pedestrian pathway that runs from Knoll Lane to the main entry at Countryside Lane connecting at both ends to the sidewalks along Countryside Lane. Also proposed for use by the residents of the development is either a combination of garden boxes, barbeque/fire pit and a possible shelter or a new clubhouse on lot 6.

C. Modifications to the zoning and subdivision ordinances requested by the applicant:

Zoning Ordinance:

R-17 zone performance standards.

Setbacks:

- Reduce front yard setback from 20 feet 15 feet for single family residents.
- Reduce rear yard setbacks from 25 feet for single-family to 20 feet for all lots.
- Reduce interior side yards from 10 to 0' feet for single family homes and from 10' to 0' for all attached garages.
- Reduce street, side yard setbacks from 20 feet to 10 feet.
- Reduce rear yard setback on Lots 5 and 20 to 0'. The rear yard adjoins open space.

Lot size:

- Reduce single family minimum lot size from 5,500 to 3200. The majority of the single family lots will be 3,600 sq. ft.

Lot frontage:

- Reduce the minimum lot frontage requirement for residential lots from 50-feet of frontage to 40- feet on a private street.

Building height:

- Increase single-family height from 32 feet to 36 feet.

Modifications to specific lots:

- Lot 1 of Block 2, reduce side yard (street) setback from 10' to 5 feet. It adjoins a sidewalk.
- Lots 7 & 15 of Block 2, request to increase drive approach width to 90% lot frontage. Waterloo Lane is not proposed to be extended across the entire lot width.
- Lot 1, Block 1 and Lot 7 of Block 2- request side yard setback to zero. The side-yard of these lots adjoins open space.
- Reduce front, side and rear setbacks to 5' for Lot 6. The developer is asking for flexibility to allow for the following options:
 - Shelter/picnic structure
 - Garden boxes
 - Barbeque/fire pits
 - Picnic benches

Subdivision Ordinance

- Modify the Planting Screen easement requirement along Howard Street from lots 16 to 19 by approving the existing fence and landscaping in lieu of the requirement as follows:
- A planting screen is required along Howard Street. The applicant is proposing to maintain the existing vegetative in lieu of the required planting screen. In addition to the existing plantings the applicant is proposing to also plant low-growth shrubs along the perimeter of the fence line. He would also like to retain the existing 6' fence along Howard Street and plant vertical growing arborvitaes on the interior side of the fence.
- Evaluation: The existing planting area along Howard Street is designated on the plat as a franchise easement. The Planning Commission will need to determine if the existing screening satisfies the code requirement for screening of double frontage lots.

NOTE: **The above deviations are the only ones requested. All other zoning and subdivision ordinance requirements apply.**

D.

Evaluation: The Commission should bear in mind that a PUD is intended to provide for flexibility and diversity of use by removing the limitations in the typical lot-by-lot approach to development. It is not intended to be a means to waive certain development regulations. The Commission must, therefore, determine if the concept of the proposal is unique enough that it merits the flexibility afforded by the PUD regulations.

In making this determination, the Planning Commission should decide if the deviations requested represent a substantial change over what would be allowed if the regulations were applied on a lot-by-lot basis.

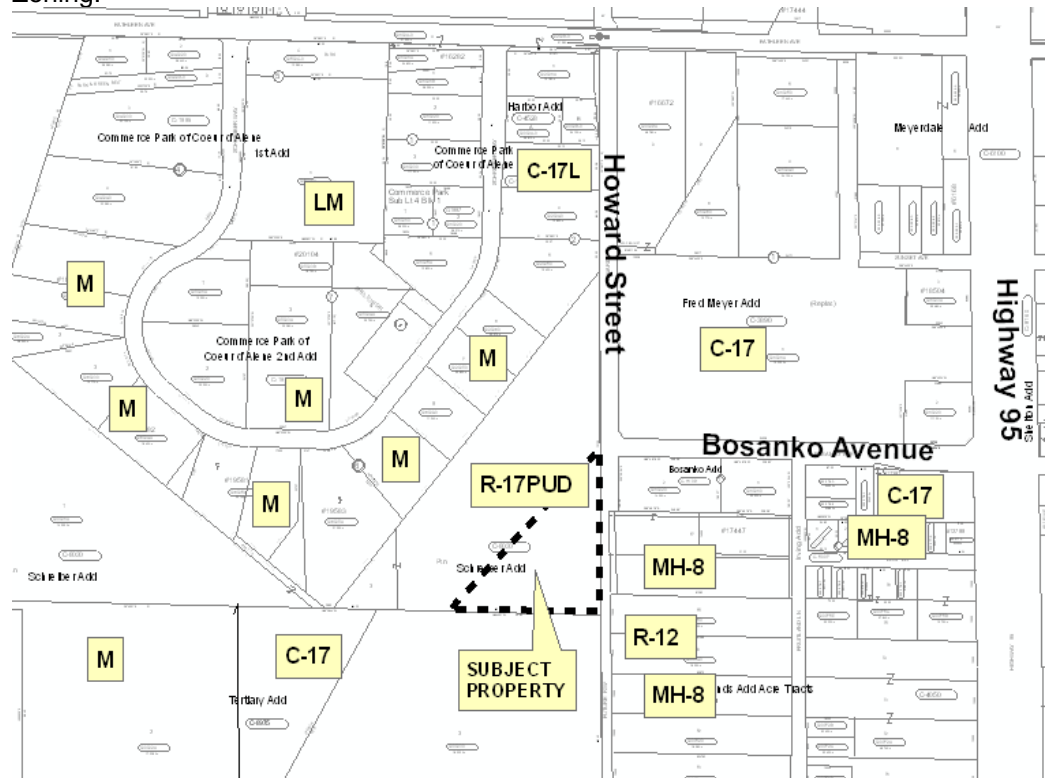
The chief benefits of this PUD for the applicant are:

- A residential development of single-family homes on private streets with reduced street standards.
- Single-family homes built on lots as small as 3,254 sq.ft.
- Retain existing screening along Howard Street for the five proposed double frontage lots.
- The Commission must decide if this request meets the intent of the PUD regulations and in so doing may wish to consider that certain benefits accrue to the city and the public by virtue of a planned unit development:
- Ability to add conditions to an approval.
- Ability to lock in development plans for the future to the approved PUD Final Development Plan.
- Ability to negotiate solutions that benefit all.

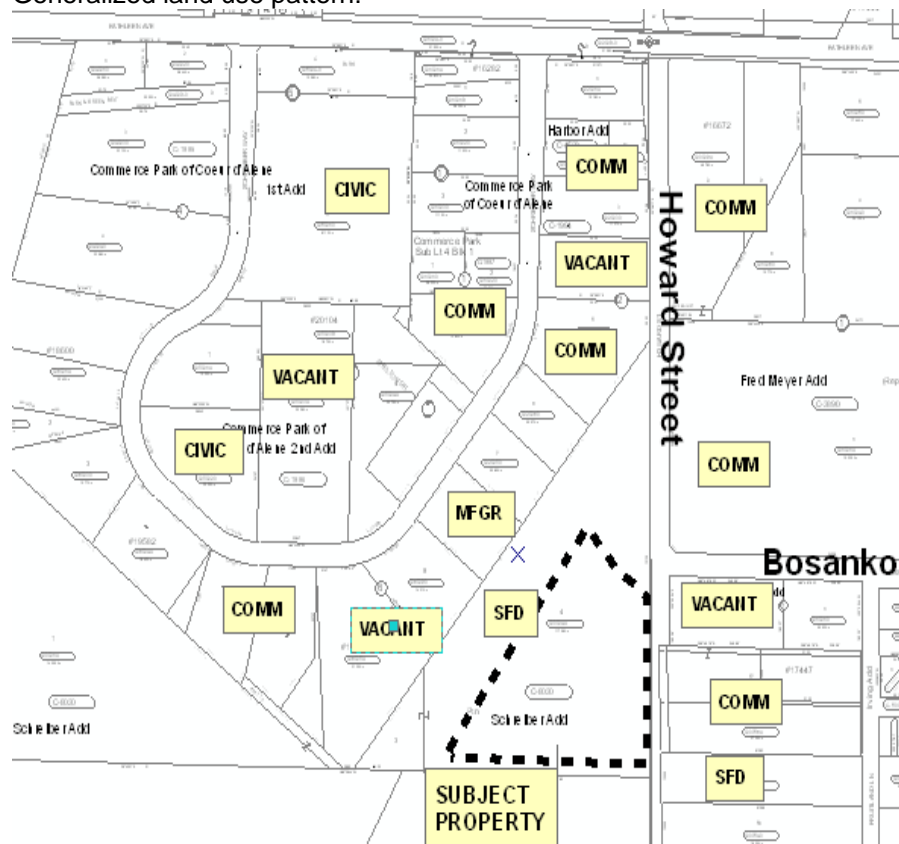
GENERAL INFORMATION:

- A. Applicant/Owner: Active West Development
 P. O. Box 3398
 Coeur d'Alene, ID 83816
- B. The property owner has consented to the filing of the applications.
- C. Land uses in the area include residential - single-family, mobile homes and duplex, commercial - sales and service, civic and vacant property.
- D. The subject property is vacant and is relatively flat.

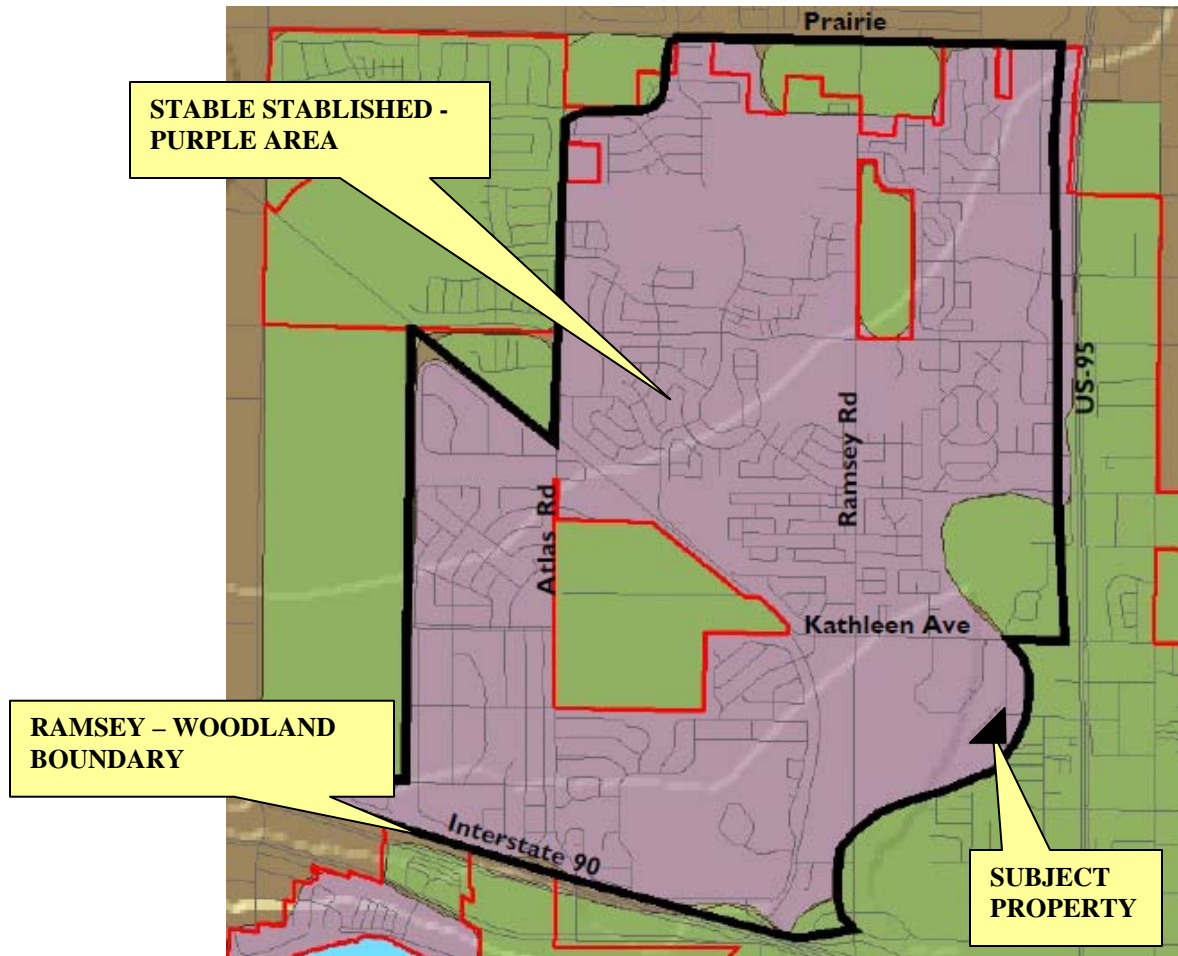
E. Zoning:



F. Generalized land use pattern:



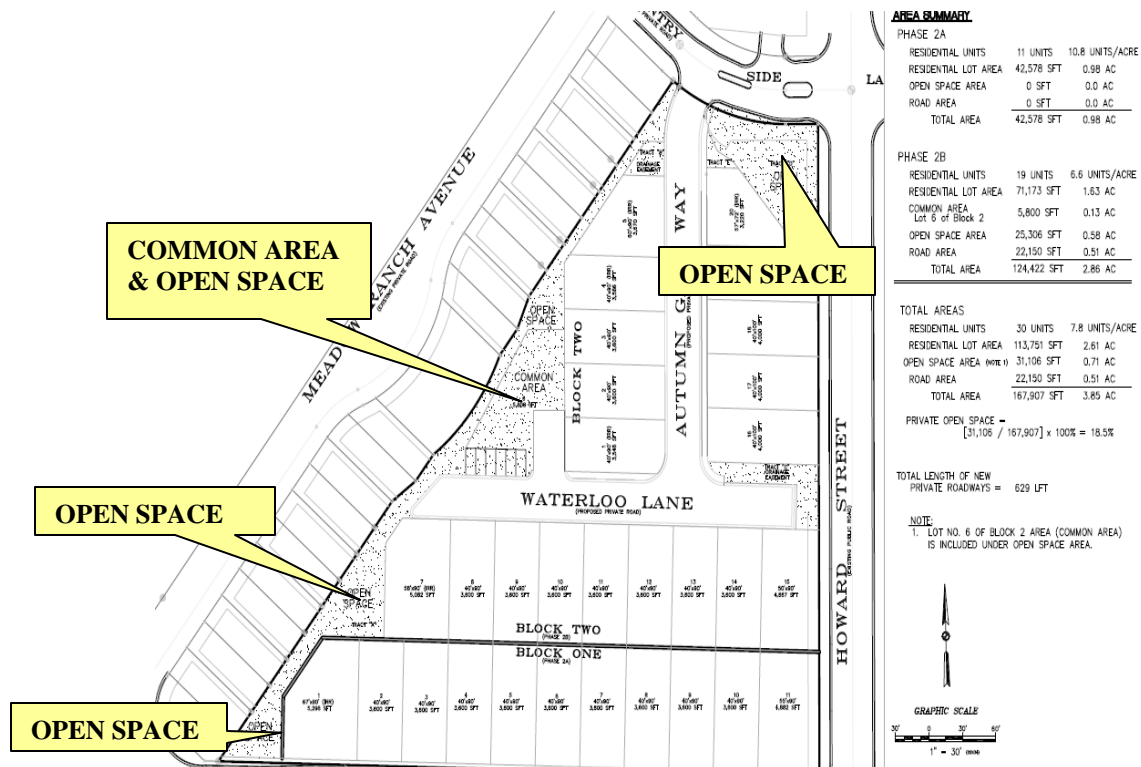
G. 2007 comprehensive Plan designation- Ramsey-Woodland – Stable Established:



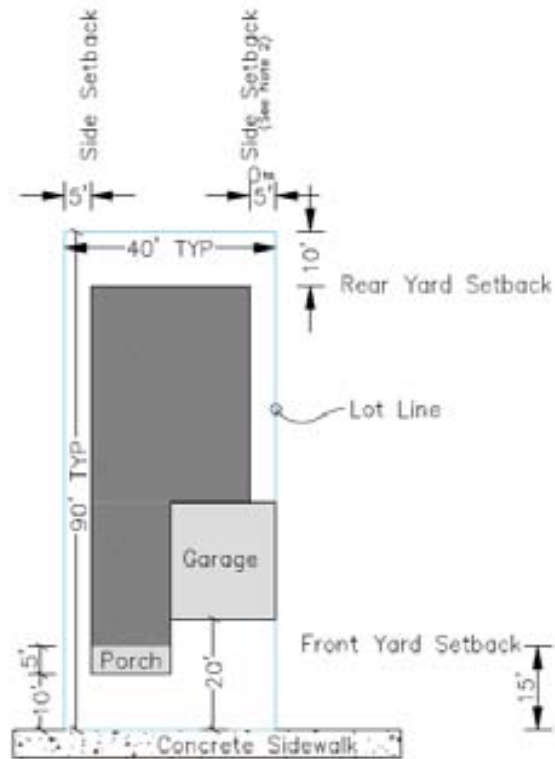
H. "Meadow Ranch" 1st Addition Development Phases 2A & 2B:



G. Proposed open space and conceptual layout:



I. Typical single-family house layout:



J. Existing landscaping proposed to satisfy planting screen easement:



K. Site photo of existing screening between Howard Street & double frontage lots:



PERFORMANCE ANALYSIS:

A. **Planned Unit Development Findings:**

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

See Preliminary Plat finding # B8C on pages 17 & 18.

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

The proposed development is a predominately a residential development of 30 single-family units with lot 6 providing for the open space area with amenities, combined with the existing open space in the existing Meadow Ranch subdivision. In addition to walking trails in an area of adjoining residential, commercial (Mini-storage, Fred Meyer store & professional uses) and civic (City composting facility) type uses.

Evaluation: The Planning Commission must determine, based on the record before them, that the request is compatible with uses on adjacent properties.

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

The subject property is relatively flat.

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

See Preliminary plat finding #B8B on page 17.

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

As shown on the preliminary plat, there is .71-acres of open space area (18.5% of the gross land area). A new pedestrian pathway along the western ridge-line and detailed landscaping improvements. Lot 50, will either have a combination of garden boxes, barbeque/fire pit and a possible shelter or a new clubhouse. This is in addition to the existing the open space provided in Phase I available to all residents.

Evaluation: The Planning Commission must determine that the open space is accessible to all users of the development and usable for open space and recreational purposes.

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

Compliance with the parking requirements in the City's parking code will be accomplished through the development review process. On-site paved parking that meets the requirements of the parking code must be provided before a certificate of occupancy is issued for each use.

Evaluation: Compliance with the parking requirement is accomplished at the time of building permit issuance through the development review process.

7. **Finding #B8H: That the proposal (would) (would not) adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character (and) (or) existing land uses.**

The proposed development is adjacent to Howard Street, which provides access to both Kathleen Avenue to the north and Highway 95 to the east. The proposed residential and commercial development is adjacent to retail sales, professional office, civic and residential uses.

Evaluation: The Planning Commission based on the evidence in the record must determine what affect the request will have on the surrounding area.

B. Preliminary plat Findings:

1. Zoning:

The subject property is zoned R-17 (Residential at 17 units/acre) which allows single-family, multi-family and pocket housing at 17 units per acre. If the applicant were to maximize the allowable density of 17 units per acre (17 units/acre) he could build a maximum of 67 units.

The applicant is proposing the following number of units:

- A single-family housing development with a total of 30 units at a density of 7.8 units/acre.

2. Finding #B8A: That all of the general preliminary plat requirements (have) (have not) been met, as attested to by the City Engineer.

Per Gordon Dobler, City Engineer, the preliminary plat submitted contains all of the general information required by Section 16.12.020 of the Municipal Code, General Requirements.

3. Finding #B8B: That the provisions for streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, and utilities (are) (are not) adequate where applicable.

WATER:

The water main for the proposed changes in Meadow Ranch will need to loop to Howard St. to achieve proper fire flow and maintain water quality. Due to private streets, the mains and fire hydrants will need to be in a public utility easement, 20' if just water or 30' if joint water and public sewer with minimum 10' separation. The water mains will need to be a minimum 8" diameter and placed under asphalt.

Evaluation: Water services are available.

Comments submitted by Terry Pickel, Assist. Superintendent.

SEWER:

Public sewer is available and adequate for the request.

Evaluation:

The additional lots proposed for the first addition will not exceed the original sewer capacity determined for the Meadow Ranch development. The applicant will have to add some additional public sewer to reach all of the proposed lots, built to city standards at no cost to the city.

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 site.

Evaluation:

A stormwater management plan detailing the perimeter roads was previously submitted and approved with the initial phase of the development, and, the facilities were constructed for all of the perimeter roads. An additional stormwater management plan with the required calculations will need to be submitted for the new "Waterloo" and "Autumn Gateway" streets.

TRAFFIC:

The ITE Trip Generation Manual estimates the project will generate approximately 28 trips per day during the Am/PM peak hour periods.

Evaluation:

With the recent completion of the Howard Street/Appley Avenue connection, the Marie Avenue/Ramsey Road connection, and, the signalization of the Howard/Kathleen intersection, the adjacent and connecting streets will accommodate the additional traffic volume. Also, there is direct access to US Hwy. 95 through the signalized intersection of Bosanko and US 95 to the east.

STREETS:

The proposed subdivision is bordered by Howard Street to the east. The current right-of-way width is sixty feet (60') with a forty foot (40') road section that meets City standards. Sidewalk is existing on the adjoining streets, Meadow Ranch Ave, Knoll Lane and Howard Street.

The internal streets (Waterloo Lane & Autumn Gate Way) for this revised phase of the development are proposed to be private, have a width of thirty two feet (32') (which is the same standard that was approved for the underlying development), and have sidewalk installed on one side.

Evaluation:

Because of the desire to have streets that are private and deviate from the constructed City standard, language should be included in the covenants and conditions that addresses the maintenance of the roadways.

Direct pedestrian access should be provided from the internal streets to Howard Street on the east of the development. The sidewalk on Waterloo Lane will be required to extend easterly and connect to the existing sidewalk on Howard Street.

SUBDIVISION CRITERIA

All of the lot frontages in the proposed development are proposed to be less than the minimum required (50'), with the majority of them forty feet (40') in width, therefore, a deviation will need to be approved.

Driveways approach sizes for reduced frontage lots present problems because the City standard is based upon full size lots. Due to the reduced lot frontage size request, driveway approaches will be limited to a maximum of twenty four feet (24'). This allows for an eighteen foot (18') "throat" section with two, three foot (3') wing flares which are required to facilitate turning movement into the driveway.

There is an existing sanitary sewer easement on Tract "D" of the underlying plat (Meadow Ranch), that is proposed to be platted over with a new lot. This easement will be required to be vacated per the subdivision vacation process detailed in Idaho State Code Section 50-1306A.

APPLICABLE CODES AND POLICIES

Utilities

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

Streets

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

Stormwater

8. 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

9. Fire hydrant(s) shall be installed at all locations deemed necessary by the City Fire Inspector.

General

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

Comments submitted by Chris Bates Engineering Project Manager

Parks:

The pedestrian trail that exists (at the foot of the hill on the west side of the subdivision) is a dirt trail and should be upgraded to better serve the residents of the subdivision and the community. A paved all weather surface will be usable in all seasons and will provide a connection to future trails planned for that area. The City of Coeur d'Alene's Trails and Bikeways Master Plan calls for a paved trail where the dirt trail currently is located that is open to the public. We request the developer upgrades the trail in surface and width and connect it to Howard on the North and the property boundary on the south so the trail can be extended in the future.

Comments submitted by Monte McCully, Trail Coordinator

FIRE:

The second island in from Howard will need to be shortened for Fire Department vehicle access to turn onto Autumn Gate Way

Comments submitted by Bryan Halverson

4. **Finding #B8C: That the preliminary plat (is) (is not) in conformance with the Comprehensive Plan as follows:**
 - A. The subject property is within the existing city limits.

- B. The City Comprehensive Plan Map designates this area as a Stable Established Area and in close proximity to Kathleen Avenue, which is designated as a Medium Intensity Corridor, as follows:

Ramsey - Woodland Tomorrow

Ramsey - Woodland Tomorrow

Characteristics of the neighborhoods have, for the most part, been established and should be maintained. Development in this area will continue to grow in a stable manner. Lower density zoning districts will intermingle with the existing Coeur d'Alene Place Planned Unit Development (PUD) providing a variety of housing types. The northern boundary is the edge of the community, offering opportunities for infill.

The characteristics of Ramsey – Woodland 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.

Pedestrian and bicycle trails.

Parks just a 5-minute walk away.

Neighborhood service nodes where appropriate.

Multi-family and single-family housing units.

Significant policies for consideration:

➤ Objective 1.11 - Community Design:

Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

➤ Objective 1.12 – Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl.

➤ Objective 1.13 – Open Space:

Encourage all participants to make open space a priority with every development and annexation.

➤ Objective 1.14 – Efficiency:

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

➤ Objective 1.16 – Connectivity:

Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks and trail systems.

➤ 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 3.04 – Neighborhoods:

Encourage the formation of active neighborhood associations and advocate their participation in the public process.

➤ Objective 3.05 – Neighborhoods:

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

➤ Objective 3.07 – Neighborhoods:

Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.

➤ 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 3.09 – Housing:

Establish incentives and proscriptive ordinances to ensure the beauty, safety, and value of our neighborhoods.

Evaluation: The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan, Transportation Plan and Bikeways 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.

5. **Finding #B8D: That the public interest (will) (will not) be served.**

Evaluation: The subject property is within the corporate limits and would create a 31-lot gated subdivision on private streets with a density of 7.9 units per gross acre that is within the 17 units per acre density allowed.

It is located near shopping, main arterial streets and the Kootenai Medical Center reflecting the concern for energy and environment conservation.

Evaluation: The Planning Commission must determine, based on the information before them, whether the request will or will not

serve the public interest. Specific ways in which this request does or does not should be stated in the finding.

6. **Finding #B8E: That all of the required engineering elements of the preliminary plat (have) (have not) been met, as attested to by the City Engineer.**

A preliminary utility design was submitted indicating that all proposed lots could be served.

7. **Finding #B8F: That the lots proposed in the preliminary plat (do) (do not) meet the requirements of the applicable zoning district.**

If the requested PUD modifications are approved, a new set of development standards would be created that apply to the proposed development, as follows:

Zoning Ordinance:

R-17 zone performance standards.

- Reduce front yard setback from 20 feet 15 feet for single family residents.
- Reduce rear yard setbacks from 25 feet for single-family to 20 feet for all lots.
- Reduce interior side yards from 10 to 0' feet for single family homes and from 10' to 0' for all attached garages.
- Reduce street, side yard setbacks from 20 feet to 10 feet.
- Reduce rear yard setback on Lots 5 and 20 to 0'. The rear yard adjoins open space.

Lot size:

- Reduce single family minimum lot size from 5,500 to 3200. The majority of the single family lots will be 3,600 sq. ft.

Lot frontage:

- Reduce the minimum lot frontage requirement for residential lots from 50-feet of frontage to 40- feet on a private street.

Building height:

- Increase single-family height from 32 feet to 36 feet.

Modifications to specific lots:

- Lot 1 of Block 2, reduce side yard (street) setback from 10' to 5 feet. It adjoins a sidewalk.

- Lots 7 & 15 of Block 2, request to increase drive approach width to 90% lot frontage. Waterloo Lane is not proposed to be extended across the entire lot width.
- Lot 1, Block 1 and Lot 7 of Block 2- request side yard setback to zero. The side-yard of these lots adjoins open space.
- Reduce front, side and rear setbacks to 5' for Lot 6. The developer is asking for flexibility to allow for the following options:
 - Shelter/picnic structure
 - Garden boxes
 - Barbeque/fire pits
 - Picnic benches

Subdivision Ordinance

- Modify the Planting Screen easement requirement along Howard Street from lots 16 to 19 by approving the existing fence and landscaping in lieu of the requirement as follows:

A planting screen is required along Howard Street. The applicant is proposing to maintain the existing vegetative in lieu of the required planting screen. In addition to the existing plantings the applicant is proposing to also plant low-growth shrubs along the perimeter of the fence line. He would also like to retain the existing 6' fence along Howard Street and plant vertical growing arborvitaes on the interior side of the fence.

Evaluation: The existing planting area along Howard Street is designated on the plat as a franchise easement. The Planning Commission will need to determine if the existing screening satisfies the code requirement for screening of double frontage lots.

NOTE: The above deviations are the only ones requested. All other zoning and subdivision ordinance requirements apply.

Evaluation: All lots in the proposed plat meet the minimum requirements of the R-17 zone or the new standards requested through the PUD.

8. **Finding #B9: That the proposal (would) (would not) adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character, and existing land uses.**

See Preliminary Plat finding # B8C pages 17 -19.

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

The proposed development is a predominately residential development of 8 units of single-family units with open space and walking trails in an area of adjoining residential, commercial (Mini-storage, Fred Meyer store & professional uses) and civic (City composting facility) type uses.

10. **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 Preliminary Plat finding # B8B pages 12-15.

NEW CONDITIONS:

ENGINEERING:

1. Submission of a stormwater management plan for the Waterloo and Autumn Gate Way road sections will be required w/ the new infrastructure plan submission for review and approval.
2. Language will be required to be included in the CC&R's for the subdivision that addresses the nature of the private streets and the maintenance of the facilities.
3. Driveway approaches will limited to a maximum of twenty four feet (24'). This allows for an eighteen foot (18') "throat" section with two, three foot (3') wing flares.
4. The existing sanitary sewer easement on the underlying Meadow Ranch plat is required to be vacated per the process detailed in Idaho Code Section 50-1306A.

WASTEWATER

5. The Commission should consider conditioning this subdivision to provide the necessary easements and recordation needed within Phase II of Meadow Ranch.

The following conditions were approved with the original approval of Meadow Ranch and are still in effect:

Planned Unit Development

1. Creation of a homeowners association to ensure the perpetual maintenance of all common open space areas.

Preliminary Plat:

1. The sanitary sewer serving the proposed development will be required to be extended from the existing development (Commerce Park) to the west. The developer will also be required to extend the sanitary main to the southerly boundary of the subject property at Howard Street. All installations will be the responsibility of the developer and completed at no cost to the City.

2. The developer will be required to extend the 12" water main in Howard Street to the southerly boundary of the subject property, and, to provide eight inch (8") looping through the development. All installations will be completed by the developer at no cost to the City.
3. Maintenance of all stormwater swales will be the responsibility of the homeowners association for the subject property.
4. A traffic study will be required to be completed with a detailed analysis of the Howard Street/Kathleen Avenue intersection. Recommendations for traffic remediation will need to be addressed and implemented based upon volumes and conditions noted by the study.
5. Additional right-of-way will be required to be dedicated to bring the Howard Street road section to a full sixty foot (60') width along the entire easterly frontage of the subject property.
6. The developer will be required to construct the full Howard Avenue section to the southerly boundary of the subject property with the initiation of the Phase I improvements.
7. The minimum allowable street width will be thirty two feet (32'), which allows for two way travel with an eight foot (8') parking lane.
8. A geotechnical analysis will be required to determine the stability of the soils. This report shall be compiled by a licensed Geotechnical Engineer with recommendations for footing and foundation plans for any construction on the subject property. All recommendations in the submitted report will be made requirements of all construction activity on the subject property.

F. Ordinances and Standards Used In Evaluation:

Comprehensive Plan - Amended 2007.
Transportation Plan
Municipal Code.
Idaho Code.
Wastewater Treatment Facility Plan.
Water and Sewer Service Policies.
Urban Forestry Standards.
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices.
Coeur d'Alene Bikeways Plan

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.

MEADOW RANCH

Coeur d'Alene, Idaho



Background – Meadow Ranch

Meadow Ranch is an existing highly-designed planned community consisting of cottage homes, cottage townhomes and common recreational/activity areas throughout the development property. Meadow Ranch is a private residential community for residents 55 and better.

After obtaining approval of the development, the historic barn was relocated to a permanent, stable concrete foundation; the interior structure was structurally stabilized and the exterior was refurbished. Active West Development spent approximately \$ 75,000 to preserve the iconic structure. The common area surrounding the historic barn structure, which includes manicured landscaping and upkeep hardscape, has been utilized for growing fruits & vegetables; photographic settings for family composites; and farmer market events. With the historic barn relocation/refurbishment occurring in late-2007 through 2008, the interior development infrastructure was completed in 2008. New cottage homes and cottage townhomes were constructed immediately thereafter and building permits are continuously being obtained.



Location

Meadow Ranch provides an ideal location surrounded by multi-family/single-family areas to the southeast on both Fruitland Lane and Howard Street; commercial/light manufacturing areas to the south and west (Schreiber Commercial Park) and northeast (Fred Meyer, Parker Toyota). The proximity of Meadow Ranch to the Fred Meyer shopping area is ideal as Meadow Ranch residents are within walking distance of a grocery store, hardware store, bank, dining and a beauty salon.

Meadow Ranch is easily accessible from several destination areas within Coeur d'Alene. Meadow Ranch residents & visitors can access the property from Appleway via the recently-completed Howard Street extension project; from US 95 via Bosanko (traffic signal at US95 & Bosanko intersection) and Kathleen Avenue (traffic signal at Howard Street & Kathleen Avenue intersection).

Commitment to Environmentally Responsible Building

The Meadow Ranch community is healthier for residents and the natural environment, ensuring a better quality of life now and for the future.

Meadow Ranch residents can be assured of economic, environmental and health benefits beyond that of conventional homes and neighborhoods because Meadow Ranch is being designed and built according to USGBC LEED® standards. LEED (Leadership in Energy and Environmental Design) homes are third-party inspected, performance-tested and certified to perform better than conventional homes. This LEED certification verifies that the location and design meet accepted high standards for environmentally responsible, sustainable development.

In general, LEED-certified homes yield economic benefits such as lower energy and water bills by 30-70%; environmental benefits like reduced greenhouse gas emissions and significantly less construction waste; and health benefits such as reduced exposure to mold, mildew, radon and other indoor toxins, resulting in 50% cleaner air.

Existing Meadow Ranch green homes feature:

- Advanced heating, cooling and ventilation systems
- Radiant floor heating
- Smarter construction such as 2x6 framing and upgraded insulation
- Recycled, natural and non-toxic materials such as Zero-VOC paint
- ENERGY STAR lighting, windows and appliances
- Recycling collection points
- Native and drought-tolerant landscaping
- Optional renewable energy upgrades

From the initial conception of Meadow Ranch as a prospective development, Active West Development has worked vigorously towards creating a development which best-fits the topography of the property, utilizes/incorporates the historic & symbolic barn into the development, maintains a high-level commitment to being environmentally responsible, and provides maximum useable common areas for its residents.

Meadow Ranch was awarded certification for LEED-ND under the USGBC LEED for Neighborhood Development (LEED ND) Pilot Program, which is a rating system that integrates the principles of smart growth, new urbanism and green building into the first national standard for neighborhood design.

LEED ND certification is a distinctive achievement for Idaho and the region. Meadow Ranch is one of approximately 80 certified projects out of the 239 projects registered for the pilot program around the world and one of two such neighborhoods in Idaho. LEED ND evaluates projects in three primary categories: Smart Location and Linkages; Neighborhood Pattern & Design and Green Buildings & Infrastructure. In 2009, Meadow Ranch was awarded the Idaho Smart Growth & Green Building Award.

Overall Meadow Ranch Project Description

Active West Development is seeking approval of an amendment to its Planned Unit Development (PUD) so that it can proceed with developing the remaining Meadow Ranch property. The amendment request pertains exclusively to Meadow Ranch – Phase 2. For the undeveloped portion of Meadow Ranch (referred to as “Phase 2”), the originally-approved PUD allowed for 173 residential units in two large multi-family condominiums and 5-to-10 single family homesites on 3.85 acres. The proposed amendment seeks approval of 28 single-family homesites and new open space areas, which will include pedestrian pathways, common garden areas and outdoor barbeque areas and may include a private clubhouse building.

Original PUD Approval: 173 residential units – including single-family cottage homes, 3-and-4 unit cottage townhomes and cottage condominiums

Requested PUD Amendment: 30 single-family homesites
New private open space areas

Meadow Ranch will continue to be a community with private streets and 0.71 acres of private open space (18.5 % of the gross parcel area – pertains to Phase 2 only).

Common Areas

The initial phase of Meadow Ranch established the core common areas and extensive landscaping improvements, including, but not limited to: the main entryway at Countryside Lane; surrounding the restored historic barn; along Howard Street frontage and the remaining private common areas.



The new proposed common areas are intended to benefit both passive and active use. Active West Development has received considerable feedback from the existing Meadow Ranch homeowners regarding their fondness for the existing pedestrian walking trails, community garden boxes and the attractiveness of the landscaping. Therefore, for Meadow Ranch – Phase 2, Active West Development is proposing to continue similar common area improvements. At a minimum, we

propose to: build a new pedestrian pathway along the western ridge-line and add detailed landscaping improvements. Lot 6 of Block 2 will either have a combination of garden boxes, barbeque/fire pit and a possible shelter or a new clubhouse.

Common areas are owned and maintained by the Meadow Ranch homeowner's association. Common areas are extensively landscaped and routinely maintained to a very high standard.

Code Deviation Requests

In order to expand upon the existing Meadow Ranch community development and maintain identical design parameters for the community's appearance, we are seeking the following deviations from the City zoning standards:

Element	City Code	As Requested	Justification
Private Streets	Public	Private	In order to create a more desirable community, streets will be narrower (28 feet - with parking) and private in order to limit traffic to primarily residents and guests. Private streets will resemble existing private streets.
Front Yard Setback	20 ft	15 ft	Maximize community open space, create cluster housing and minimize private yard space. Garage fronts will be 20 feet from back-of-curb (where no sidewalk is present) or 20 feet from back edge of sidewalk. Porches will be no closer than 10 feet from either the back-of-curb or back edge of sidewalk. Existing Meadow Ranch homes were built under this criteria.
Rear Yard Setback	25 ft	20 ft	Maximize community open space, create cluster housing and minimize private yard space. Existing Meadow Ranch homes were built under this criteria.
Side Yard Setback, Interior	10 ft	0 – living 0 - Garages	Reduce from 10 feet to zero for living areas of the single-family residence and from 10 feet to zero for the attached garages. The purpose of this deviation is to create the desired cluster housing community, with significant common space. Existing Meadow Ranch homes were built under this criteria.
Side Yard Setback, Street	20 ft	10 ft	Create the desired cluster housing community, with significant common space. Existing Meadow Ranch homes were built under this criteria.
Minimum Lot Sizes	5,500 sft	3,200 sft	Smaller building lot sizes are necessary to create the desired cluster housing community, with significant common space. The majority of the single-family lots will be 3,600 sft. Existing Meadow Ranch homes were built under this criteria.
Drive Approach Width	50% of lot frontage	60%-to-70% of lot frontage	The average lot width is 40 feet. Although the average driveway is 16-feet in width, the flare-outs at the curb-join cause the drive approaches to be in excess of 20 feet. Existing Meadow Ranch homes were built under this criteria.

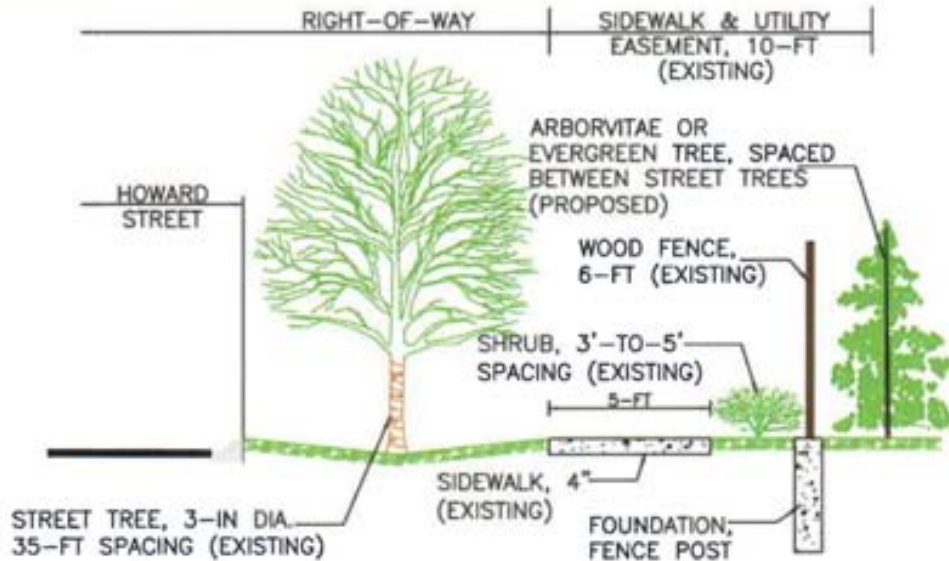
Element	City Code	As Requested	Justification
Single-family homes maximum height	31-1/4 ft	36 ft	Due to site topography, single-family buildings may exceed the maximum 31-1/4 ft height depending on roof slope; therefore, an increase to 36-foot maximum building height is requested. This will also allow for the same architectural building plans, as which exist for the first phase of Meadow Ranch, can be utilized. Existing Meadow Ranch homes were built under this criteria.
Lot Frontage	50 ft	0	Private streets
Vegetation Buffer 16.20.240 17.06.830	10 ft	Maintain existing Treatment (Lots 16-thru-19 of Block 2)	We are proposing to maintain the existing landscape and hardscape as-is it exists, with the exception that we propose to plant a combination of arborvitae shrubs and evergreen trees along the perimeter fence. Please refer to narrative statement and an exhibit illustrated on the next page.

Other City Code deviation requests include:

- Lots 5 & 20 of Block 2 – request to reduce rear-yard setback to zero. The rear-yard of these lots adjoins open space.
- Lot 1 of Block 2 - request to reduce the side-yard (street) setback from 10 feet to 5 feet. Lot 1's side-yard (street-side) adjoins a sidewalk.
- Lots 7 & 15 of Block 2 - request to increase drive approach width to 90% of lot frontage. Waterloo Lane is not proposed to be extended across the entire lot width.
- Lot 1 of Block 1 and Lot 7 of Block 2 - request to reduce side-yard setback to zero. The side-yard of these lots adjoins open space.
- Lot 6 of Block 2 – request to reduce the front, side and rear setback to 5 feet. The development of Lot 6 is intended to be flexible so that it can allow for any combination of the following:
 - Shelter/picnic structure
 - Garden boxes
 - Barbeque/fire pits
 - Picnic benches/tables
 - Possible clubhouse/sales office

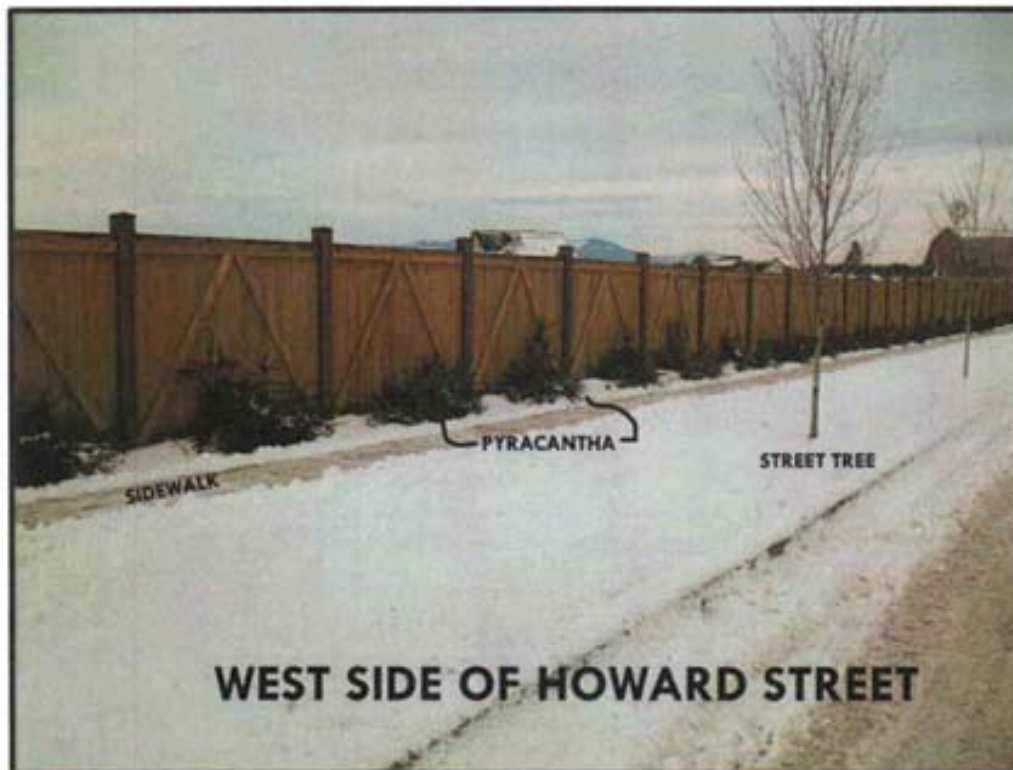
In addition to extending Howard Street, including all public utilities, from Bosanko Avenue to Knoll Lane, Active West Development constructed a new 5-foot wide concrete sidewalk, installed an underground irrigation system and planted 14 evenly-spaced deciduous street trees (spaced at approximately 35 feet) within the Howard Street right-of-way. The new 5-foot wide sidewalk was dedicated along with a 10-foot wide sidewalk easement to the City of Coeur d'Alene.

In an effort to maintain privacy for the Meadow Ranch residents, Active West Development erected a 6-foot high decorative wood fence along the sidewalk easement. In an effort to satisfy the intent of City Code No. 16.20.240 (and 17.06.830), Active West Development is proposing to have the Howard Street buffering treatment to generally remain as-is, with the exception that arborvitae shrubs and/or evergreen trees will be planted on the west-side of the existing privacy fence so as to establish a vertical landscaping element to the existing improvements. For a better explanation, we are herein providing an illustration of the existing vegetation/fencing improvements along the west-side of Howard Street.



HOWARD STREET BUFFER TREATMENT

NO SCALE



Along Howard Street, our specific proposal will be to place either arborvitae shrubs and/or evergreen trees along the west-side of the existing privacy fence. The plantings will provide a vertical element to the existing landscaping and will also compliment well the existing street trees and low-height pyracantha.

Public Utilities, Internal Streets and Frontage Improvements

Phase 1 of Meadow Ranch brought the necessary public utility infrastructure onto the Meadow Ranch property. Phase 2 will extend the existing infrastructure as defined herein.

Water Distribution

Phase 1 of Meadow Ranch constructed 500 LF of new 12" water main in Howard Street, and tapped into the City of Coeur d'Alene's distribution system at the intersection of Howard Street and Bosanko Avenue. Within Meadow Ranch, 8" water lines were built within the private street corridors.

Phase 2 will include the construction of public water lines in the proposed private street corridors (Autumn Gate Way and Waterloo Lane). The new public water line extensions will include a combination of 6" and 8" water main. Hydrants will also be provided as required by the City's fire inspector.

Sanitary Sewer Collection

There is an existing 18" sanitary sewer line in Schreiber Way. Phase 1 of Meadow Ranch extended over 1,000 LF of new 8" public gravity sewer line beginning at Schreiber Way into the Meadow Ranch property. The 8" public sewer main was also extended from the intersection of Bosanko & Howard Street for about 500 LF to Meadow Ranch's south property line. Within Meadow Ranch, 8" sewer lines were built within the private street corridors.

Phase 2 will also include the construction of 8" public sewer lines in the proposed private street corridors (Autumn Gate Way and Waterloo Lane).

Stormwater

Stormwater will be collected at low points of the proposed private streets within Meadow Ranch. The stormwater will then be conveyed to a nearby stormwater swale(s).

All drainage swales will be owned and maintained by the Meadow Ranch homeowner's association.

Howard Street Frontage Improvements

The initial phase of Meadow Ranch included the construction of Howard Street, between Bosanko Avenue and Knoll Lane, at no cost to the city of Coeur d'Alene. In addition to the construction of Howard Street, a paralleling concrete sidewalk was constructed, along with street trees and drainage facilities.

In consideration that the Howard Street Frontage Improvements were entirely completed under Phase 1 of Meadow Ranch, no additional frontage improvements are proposed.

Streets - Private

The existing internal Meadow Ranch streets are private. Under Phase 1 of Meadow Ranch, the city of Coeur d'Alene required a minimum street width of 32 feet, which allows for two-way travel and a paralleling 8-foot parking lane. The extension of new internal streets, under Phase 2 of Meadow Ranch, will also be private and built to the same City requirements required for Phase 1.

Pedestrian Connectivity

Under Phase 1, concrete sidewalks were developed along the private street corridors. In addition, a new concrete sidewalk was constructed along the west-side of new Howard Street, between Bosanko and Meadow Ranch's south property line. The internal Meadow Ranch sidewalks were connected to the Howard Street sidewalk at both Knoll Lane (adjoins Meadow Ranch's south property line) and Bosanko/Countryside Lane.

Meadow Ranch residents have also benefitted from a pedestrian pathway which was created near the toe-of-the-slope of the hillside residences (along westerly property line) in the Phase 1 open space. This pedestrian pathway is utilized daily and is connected to the Phase 1 sidewalks.

A sidewalk will also be constructed within the new private street corridors (Autumn Gate Way and Waterloo Lane) and connected to the existing Countryside Avenue sidewalk and the existing pedestrian pathway which bisects Meadow Ranch Avenue. A 4-foot wide gravelly or native material pedestrian pathway is also proposed along the top-of-slope (easterly property line of the townhomes on the east-side of Meadow Ranch Avenue), which will provide additional pedestrian connectivity as well as connectivity to new open space areas, including the proposed community clubhouse, which are proposed under Phase 2.

Dry Utilities

Dry utilities, which include cable television, phone, electrical/power, and natural gas will be installed underground and within utility easements which will parallel the new private street corridors.

Development Schedule Ambitions

- Phase 1 – infrastructure construction completed in Summer 2008
Residential home building construction is ongoing
Buildout of Phase 1 is anticipated as early as Winter 2011/Spring 2012
- Phase 2A – first stage of infrastructure construction proposed for Spring 2011/Summer 2011
First stage of residential home building construction proposed for Summer 2011
Buildout of Phase 2A is anticipated by Summer 2012
- Phase 2B – second stage of infrastructure construction proposed for Spring 2012/Summer 2012, but could be as early as Summer 2011
Second stage of residential home building construction proposed for Summer 2012, but could be as early as Summer/Fall 2011
Buildout of Phase 2B is anticipated by Summer 2015

Meadow Ranch – Phase 2A pertains to the development of infrastructure and 11 homesites on the north-side and parallel to Knoll Lane. Meadow Ranch – Phase 2B pertains to the remainder of the undeveloped Meadow Ranch property.

This development schedule is dependent upon market conditions and lot inventory of Meadow Ranch Phase 1 and Phase 2A.

MEADOW RANCH

Coeur d'Alene, Idaho

The following are existing Meadow Ranch residences. Meadow Ranch – Phase 2 is proposed to continue with additional cottage-style residences, which are proposed to resemble the existing Meadow Ranch residences in both construction quality and architectural characteristics/appearance.



MEADOW RANCH

Coeur d'Alene, Idaho

The following photographs are intended to reflect the level of quality of landscaping enhancements proposed for Meadow Ranch – Phase 2. Although the initial phase of Meadow Ranch was unique because it included exterior restoration of the historic barn structure, both the landscaping and hardscape themes are proposed to be continued into Phase 2 of Meadow Ranch.





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

A. INTRODUCTION

This matter having come before the Planning Commission on March 8, 2011, and there being present a person requesting approval of ITEM PUD-3-06m, a request for a planned unit development known as "Meadow Ranch PUD".

APPLICANT: Active West Development

LOCATION – +/- 3.28-acre parcel adjacent to Howard Street and Bosanko 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, mobile homes and duplex, commercial - sales and service, civic and vacant property.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is R-17.
- B4. That the notice of public hearing was published on, February 19, 2011, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on February 25, 2011, which fulfills the proper legal requirement.
- B6. That 87 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on February 18, 2011, and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on March 8, 2011.
- B8. Pursuant to Section 17.07.230, Planned Unit Development Review Criteria, a planned unit development may be approved only if the proposal conforms to the following criteria to the satisfaction of the Planning Commission:

B8A. The proposal **(is) (is not)** in conformance with the Comprehensive Plan. This is based upon the following policies:

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.	Density	6.	Open space
2.	Architectural style	7.	Landscaping
3.	Layout of buildings		
4.	Building heights & bulk		
5.	Off-street parking		

B8C. The proposal **(is) (is not)** compatible with natural features of the site and adjoining properties. In the case of property located within the hillside overlay zone, does not create soil erosion, sedimentation of lower slopes, slide damage, or flooding problems; prevents surface water degradation, or severe cutting or scarring; reduces the risk of catastrophic wildfire in the wildland urban interface; and complements the visual character and nature of the city. This is based on

Criteria to consider for B8C:			
1.	Topography	3.	Native vegetation
2.	Wildlife habitats	4.	Streams & other water areas

B8D. The location, design, and size of the proposal are such that the development **(will) (will not)** be adequately served by existing streets, public facilities and services. This is based on

Criteria to consider for B8D:

- 1. Is there water available to meet the minimum requirements for domestic consumption & fire flow?**
- 2. Can sewer service be provided to meet minimum requirements?**
- 3. Can the existing street system accommodate the anticipated traffic to be generated by this development?**
- 4. Can police and fire provide reasonable service to the property?**

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

B8F Off-street parking **(does)(does not)** provide parking sufficient for users of the development. This is based on

B8G That the proposal **(does) (does not)** provide for an acceptable method for the perpetual maintenance of all common property. This is based on

B8H That the proposal **(would) (would not)** adversely affect the surrounding

neighborhood at this time with regard to traffic, neighborhood character **(and) (or)** existing land uses because

Criteria to consider for B8H:

1. Will the change in traffic flow adversely affect the livability of the surrounding neighborhood?
2. Does the proposed development "fit" with the surrounding area in terms of density, layout & appearance?
3. Is the proposed development compatible with the existing land use pattern? i.e. residential, commercial, residential w churches & schools

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **ACTIVE WEST DEVELOPMENT** for approval of the planned unit development, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are:

ENGINEERING:

1. Submission of a stormwater management plan for the Waterloo and Autumn Gate Way road sections will be required w/ the new infrastructure plan submission for review and approval.
2. Language will be required to be included in the CC&R's for the subdivision that addresses the nature of the private streets and the maintenance of the facilities.
3. Driveway approaches will limited to a maximum of twenty four feet (24'). This allows for an eighteen foot (18') "throat" section with two, three foot (3') wing flares.
4. The existing sanitary sewer easement on the underlying Meadow Ranch plat is required to be vacated per the process detailed in Idaho Code Section 50-1306A.

WASTEWATER

5. The Commission should consider conditioning this subdivision to provide the necessary easements and recordation needed within Phase II of Meadow Ranch.

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 March 8, 2011, and there being present a person requesting approval of ITEM S-9-06m : a request for preliminary plat approval of " Meadow Ranch", a 31-lot replat of the original preliminary plat subdivision, phase II in the R-17 zoning district.

APPLICANT: Active West Development

LOCATION – +/- 3.28-acre parcel adjacent to Howard Street and Bosanko 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, mobile homes and duplex, commercial - sales and service, civic and vacant property.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is R-17.
- B4. That the notice of public hearing was published on, February 19, 2011, which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. That 87 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on February 18, 2011, and _____ responses were received: _____ in favor, _____ opposed, and _____ neutral.
- B7. That public testimony was heard on March 8, 2011.
- B8. Pursuant to Section 16.10.030A.1, Preliminary Plats: In order to approve a preliminary plat, the Planning Commission must make the following findings:

B8A. That all of the general preliminary plat requirements **(have) (have not)** been met as attested to by the City Engineer. This is based on

B8B. That the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities **(are) (are not)** adequate. This is based on

B8C. That the preliminary plat **(is) (is not)** in conformance with the Comprehensive Plan as follows:

B8D. That the public interest **(will) (will not)** be served based on

Criteria to consider for B8D:

1. Does this request achieve the goals and policies of the comp plan?
2. Does it provide for orderly growth and development that is compatible with uses in the surrounding area?
3. Does it protect the public safety by providing adequate public utilities and facilities to mitigate any development impacts?
4. Does the it protect and preserve the natural beauty of Coeur d'Alene?
5. Does this have a positive impact on Coeur d'Alene's economy?
6. Does it protect property rights and enhance property values?

B8E. That all of the required engineering elements of the preliminary plat **(have) (have not)** been met, as attested to by the City Engineer. This is based on

B8F That the lots proposed in the preliminary plat **(do) (do not)** meet the requirements of the applicable zoning district for the following reasons:

Criteria to consider for B8F:

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

B9. That the proposal **(would) (would not)** adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character, and existing land uses because

Criteria to consider for B10:

1. Can the existing street system support traffic generated by this request?
2. Does the density or intensity of the project "fit" the surrounding area?
3. Is the proposed development compatible with the existing land use pattern? i.e. residential, commercial, residential w churches & schools etc.
4. Is the design and appearance of the project compatible with the surrounding neighborhood?

B10. Deviations from Provisions Criteria, Section 16.32.010, Standards for Granting. In specific cases, the Commission may authorize deviations from the provisions or requirements of this title that will not be contrary to public interest; but only where, owing to special conditions pertaining to a specific subdivision, the literal interpretation and strict application of the provisions or requirements of this title would cause undue and unnecessary hardship. No such deviation from the provisions or requirements of this title shall be authorized by the Commission unless they find that all of the following facts and conditions exist:

A. Exceptional or extraordinary circumstances or conditions applying to the subject subdivision or to the intended use of any portion thereof that does not apply generally to other properties in similar subdivisions or in the vicinity of the subject subdivision. This is based on

B. Such deviation is necessary for the preservation and enjoyment of a substantial

property right of the subdivider or is necessary for the reasonable and acceptable development of the property. This is based on

- C. The authorization of such deviation **(will) (will not)** be materially detrimental to the public welfare or injurious to property in the vicinity in which the subdivision is located. This is based on
- D. The authorization of such deviation will not adversely affect the Comprehensive Plan.
- E. Deviations with respect to those matters originally requiring the approval of the City Engineer may be granted by the Commission only with the written approval of the City Engineer.

C. **ORDER: CONCLUSION AND DECISION**

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

Special conditions applied to the motion are:

ENGINEERING:

1. Submission of a stormwater management plan for the Waterloo and Autumn Gate Way road sections will be required w/ the new infrastructure plan submission for review and approval.
2. Language will be required to be included in the CC&R's for the subdivision that addresses the nature of the private streets and the maintenance of the facilities.
3. Driveway approaches will limited to a maximum of twenty four feet (24'). This allows for an eighteen foot (18') "throat" section with two, three foot (3') wing flares.
4. The existing sanitary sewer easement on the underlying Meadow Ranch plat is required to be vacated per the process detailed in Idaho Code Section 50-1306A.

WASTEWATER

5. The Commission should consider conditioning this subdivision to provide the necessary easements and recordation needed within Phase II of Meadow Ranch.

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

MARCH 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		2 items scheduled for April
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 approved 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 Target DRT review April.
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		
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		
Code clean-ups		Legal preparing package of changes
Planning Commission Vacancy		Mayor seeking applicants. Submit to Shana