

PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS

MARCH 13, 2007

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: Bruning, Bowlby, George, Jordan, Rasor, Messina, Souza, McCloskey, (Student Rep)

APPROVAL OF MINUTES:

February 13, 2007

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

ADMINISTRATIVE ITEMS:

1. Applicant: Chad Oakland
 Location: 330 Mill Avenue
 Request: Proposed 2-lot preliminary plat "Brady Addition"
 SHORT PLAT, (SS-7-07)

2. Applicant: The Inland Group, Jason Matheny
 Location: 2829 Julia
 Request: Determine amount and spacing of parking lot landscaping
 for Falls Creek Apartments
 ADMINISTRATIVE, (LS-2-07)

3. Applicant: Salvation Army
 Location: 1765 W. Gulf Course Road

 Request:

 A. Parking determination for the Kroc Center
 ADMINISTRATIVE, (I-1-07)

 B. Determine amount and spacing of parking lot landscaping
 for the Kroc Center
 ADMINISTRATIVE, (LS-3-07)

PUBLIC HEARINGS:

1. Applicant: Doerfler/Donahoe
 Location: 7935 and 7693 Ramsey Road
 Request:

 A. A proposed 9.63 acre PUD "Ramsey Cove PUD"
 in the R-3 (Residential at 3 units/acre) zoning district
 QUASI-JUDICIAL, (PUD-3-07)

 B. A proposed 18-lot preliminary plat "Ramsey Cove" in the
 R-3 (Residential at 3 units/acre) zoning district
 QUASI-JUDICIAL, (S-5-07)
2. Applicant: Chris Uecke
 Location: 1701 N. 4th
 Request: A proposed Custom Manufacturing special use permit in the
 C-17 (Commercial at 17 units/acre) zoning district.
 QUASI-JUDICIAL, (SP-3-07)

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 13, 2007
CITY COUNCIL CHAMBERS**

COMMISSIONERS PRESENT

John Bruning, Chairman
Heather Bowlby
Brad Jordan
Scott Rasor
Mary Souza
Annie McCloskey, Student Representative

STAFF MEMBERS PRESENT

John Stamsos, Senior Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney
Gordon Dobler, Engineering Services Director

COMMISSIONERS ABSENT

Melinda George
Tom Messina

CALL TO ORDER

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

APPROVAL OF MINUTES:

Commissioner Souza requested a change on page one of the minutes for January 9, 2006, for the letter to be written to the City Council to be from the Planning Commission.

Motion by, Rasor seconded by Souza, to approve the amended minutes of the Planning Commission meeting on January 9, 2007.

COMMISSION COMMENTS:

Chairman Bruning announced the up-coming meetings for the month of February.

STAFF COMMENTS:

There were no comments.

PUBLIC COMMENTS:

There were no comments.

ADMINISTRATIVE ITEMS:

1. Applicant: Black Rock
PLANNING COMMISSION MINUTES:

FEBRUARY 13, 2007

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Request: Required change to phasing plan for
"Bellerive PUD"
ADMINISTRATIVE (I-4-06)

Senior Planner Stamsos presented the staff report and then asked if the Commission had any questions.

Chairman Bruning inquired why condition number one was eliminated in the staff report.

Engineering Services Director Dobler answered that it was completed.

Commissioner Bowlby inquired if staff feels that this request is a significant change.

Engineering Services Director Dobler explained that the request was to add a third phase and that the conditions pertain to the added phase.

Motion by Razor, seconded by Bowlby, to approve item I-4-06. Motion approved.

PUBLIC HEARINGS:

1. Applicant: SMS Investments, LLC
Location: 7677 N. Ramsey Road
Request: Proposed zoning prior to Annexation from County
Agricultural to City R-8 (Residential at 8 units/acre)
QUASI-JUDICIAL (A-1-07)

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

There were no questions for staff.

Public testimony open.

Casey Hagan, applicant representative, 15940 W. Summerfield, Post Falls, commented that the staff report was complete and then asked if the Commission had any questions.

Commissioner Souza commented that the property abuts property that is zoned C-17 and inquired if this will be a problem for the existing neighborhood.

Mr. Hagan responded that the applicant intends to put a fence around the property, which will help buffer the property from the existing neighborhood.

Commissioner Bowlby questioned if Ramsey Road will be used as the main ingress and egress for the development.

Mr. Hagan commented that is correct and explained the design of the project to the Commission.

Public testimony closed.

Motion by Razor, seconded by Souza, to approve Item A-1-07. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Jordan	Voted	Aye
Commissioner Razor	Voted	Aye

Commissioner Souza Voted Aye

Motion to approve carried by a 4 to 0 vote.

2. Applicant: Greenstone – Kootenai, Inc.
Location: 7174 N. Atlas Road
- Request:
- A. A proposed 42.3 acre PUD “Sorbonne Addition”
in the C-17L (Commercial Limited at 17 units/acre)
zoning district
QUASI-JUDICIAL (PUD-2-05m)
 - B. A proposed 242-lot preliminary plat “Sorbonne Addition”
in the C-17L (Commercial Limited at 17 units/acre)
zoning district
QUASI-JUDICIAL (S-3-07)

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

Commissioner Rasor inquired if the Bike/Ped committee has reviewed the trail plan as submitted.

Engineering Services Director Dobler commented that he is not aware if they have reviewed this plan and explained that the trail plan is part of the original development plan that is part of the master plan submitted and is consistent with this project.

Commissioner Bowlby inquired if there will be any new sidewalks proposed for this project.

Engineering Services Director Dobler explained that there are walking paths planned throughout the entire development with the rest of the streets designed to City standards, including sidewalks.

Commissioner Rasor inquired if the proposed landscaping and swales will be maintained by the Homeowner's Association.

Engineering Services Director explained that the common areas as well as the landscaped areas surrounding each building will be maintained by the homeowner's association, and that the other lots considered double-frontage lots will be maintained by the City as stated in our ordinance.

Public testimony open.

Andrew Warlock, applicant representative, 1421 N. Meadowood Lane, Liberty Lake, commented that he would like to thank the Commission for hearing this request and then provided a PowerPoint presentation explaining the project. He continued that their goal is to create individual lots within a cluster area that will be consistent with the existing Coeur d'Alene Place project. He explained the phasing map to the Commission and how the project will be developed in four phases. He commented that there will be trails and sidewalks throughout the development which will be consistent with what has been done to the existing development. He described the types of homes to be developed and then showed various examples of the types of homes proposed. He commented that a goal of the company has always been to create an attractive streetscape, which is an important element for the project. He commented that they feel this project is consistent with the Comprehensive Plan Policies and will not be an impact to the surrounding area.

Commissioner Bowlby commented that she is concerned with the amount of affordable housing in the city and inquired regarding the estimated price range for these homes.

Mr. Warlock commented that the town homes will start in the \$150,000 price range.

Commissioner Souza commented that she feels that someone with a budget of \$1,000 a month could not afford to live in one of these homes and then inquired if the applicant could explain the trail connectivity through the development.

Jason Wheaton, 1421 N. Meadowood Lane, Liberty Lake, WA, explained the treescape design on Ramsey Road and how the bike and pedestrian trails connect throughout the existing development.

Commissioner Souza questioned what is planned for the open space proposed for this development.

Mr. Wheaton explained that the design is similar to what has been done in the Parkside Development with a gazebo and barbecue added for the community to use. He explained that the townhome development is a new concept for this development and feels it will be a great addition for the senior/empty nester choosing to live in this community.

Commissioner Bowlby commented that there are a lot of native trees located to the north and questioned if some of those trees will be retained.

Mr. Wheaton explained that it has always been the goal of this company to try and retain as many trees as possible.

Commissioner Rasor commented that this development continues to set the standard high when providing needed help to the school district. He inquired if the applicant could offer some tips so other developers may be able to follow their example.

Mr. Wheaton commented that they have always had great communication with the school district and feels that this is an important component necessary for a win/win situation.

Commissioner Rasor inquired if the applicant donated the land for the existing high school.

Mr. Wheaton explained that happened a long time ago, but recalls that it was part of the annexation agreement and added that it has always been the company policy when working with the school district to either donate the land or sell it to them at cost.

Larry Emery, 7278 N. Atlas Road, Coeur d'Alene, commented that his property is located next to this area and suggested that a buffer be placed between this development and his residence.

Senior Planner Stamsos commented that Mr. Emery's property is not part of this particular development

REBUTTAL:

Andrew Warlock commented that they will be willing to meet with Mr. Emery on that issue at a future date.

Public testimony closed.

Motion by Jordan, seconded by Rasor, to approve Item PUD-2-05m. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Jordan	Voted	Aye

Commissioner Rasor	Voted	Aye
Commissioner Souza	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

Motion by Jordan, seconded by Rasor, to approve Item S-3-07. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Jordan	Voted	Aye
Commissioner Rasor	Voted	Aye
Commissioner Souza	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

3. Applicant: Steve Widmyer
 Location: 3514 N. Fruitland Lane
 Request: A proposed zone change from MH8
 (Mobile Home at 8 units/acre) to R-12
 (Residential at 12 units/acre) and
 C-17 (Commercial at 17 units/acre)
 QUASI-JUDICIAL (ZC-2-07)

Senior Planner Stamsos presented the staff report, gave the mailing tally as 1 in favor, 7 opposed and 2 neutral, and answered questions from the Commission.

Commissioner Rasor inquired why this request is considered a mid-block issue.

Senior Planner Stamsos explained that the mid-block line splits the block between Fruitland Lane and Highway 95 in half and felt it should be mentioned.

Public testimony open.

Dick Stauffer, applicant representative, 4144 French Gulch Road, Coeur d'Alene, commented that staff has provided an impressive detailed report. He added that recently they have acquired an agreement allowing access on Neider Avenue and explained why R-12 was chosen and how the mobile homes located on the property are in bad shape and need to be moved.

He added that he feels this property has great potential as a mixed use lot, and then asked if the Commission had any questions.

Commissioner Souza inquired if the applicant knew what type of commercial use is planned for this property.

Mr. Stauffer answered that the commercial use has not been determined, but from previous discussions with the applicant, it could be some type of retail activity.

Commissioner Bowlby commented that she feels a condition should be added providing for an easement across the property.

Mr. Stauffer agreed and recommended that a recorded easement be in place upon approval of this request.

Public testimony closed.

DISCUSSION:

Commissioner Bowlby commented that this is a unique area and feels if this request is approved; the applicant will take the appropriate steps to provide buffering and an easement to the property. She added without an easement the property is "landlocked".

Commissioner Rasor questioned if the applicant is being sympathetic to the needs of the people living in the mobile home park. He commented that this area has always been known to provide affordable housing and feels if this request is approved those rights are taken away.

Commissioner Souza disagreed and commented that the applicant is offering to do the additional buffering to protect the existing neighborhood.

Motion by Jordan, seconded by Souza, to approve Item ZC-2-07. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Jordan	Voted	Aye
Commissioner Rasor	Voted	Aye
Commissioner Souza	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

4. Applicant: JHM Investments
 Location: W. Pinegrove & Canfield Avenue
 Request:

 A. A proposed 10-acre PUD "Sherwood Forest PUD"
 In the C-17L (Commercial Limited at 17 units/acre)
 zoning district.
 QUASI-JUDICIAL (PUD-2-07)

 B. A proposed 32-lot preliminary plat "Sherwood Forest PUD"
 In the C-17L (Commercial Limited at 17 units/acre)
 zoning district.
 QUASI-JUDICIAL (S-4-07)

Senior Planner Stamsos presented the staff report, gave the mailing tally as 1 in favor, 7 opposed and 2 neutral, and answered questions from the Commission.

Commissioner Souza inquired if a condition can be added stating that vehicles will not be allowed to park on the side of the street for any length of time.

Engineering Services Director Dobler commented that he feels that the parking request is unusual and that after reviewing the site plan, the intent was to agree with the parking detail. He added that from meeting with the applicant that this request for parking has been done in other areas and seems successful. He continued that one problem would be snow removal, which would be tough with a street width of only 24 feet, and would request that the applicant consider a minimum street width of 28 feet.

Commissioner Jordan concurred that using parking lots with the entrance at 24 feet does not leave a lot of room if a problem comes up.

Public testimony open.

Dick Stauffer, applicant representative, 4144 French Gulch Road, Coeur d'Alene, commented when he met with the developer, he noticed that the property was surrounded by many trees and they felt that the design of the project should help retain as many trees as possible. He concurred that the parking design is unique and was duplicated from the Denver, CO area. He added that if staff feels that a street width of 28 feet is better, then they can work with that number. He commented that the goal was to design the homes so the garages are placed behind the home, eliminating parking in the front. He commented that he feels the design is unique, with the goal to retain as many trees as possible on the site, and provide quality homes to the area.

Commissioner Bowlby questioned how snow removal would be performed with reduced street widths.

Mr. Stauffer explained that the design of the homes is staggered, with green space between the homes and with space available to be used for snow removal and storage.

Commissioner Souza inquired if any of these homes will be considered affordable housing.

Mr. Stauffer commented that the design will allow smaller homes to be built, but because of the strict CC&Rs, the design has to be nice.

Mary Creighton, 1271 Bentwood Loop, Coeur d'Alene, commented that the existing triplexes blend well with the neighborhood and hopes these will do the same. She commented that the corner of Canfield Avenue and Pinegrove is unsafe, and inquired if a four-way stop sign could be provided at that corner.

Public testimony closed.

Motion by Jordan, seconded by Souza, to approve Item PUD-2-07. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Jordan	Voted	Aye
Commissioner Rasor	Voted	Aye
Commissioner Souza	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

Motion by Jordan, seconded by Souza, to approve Item S-4-07. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Jordan	Voted	Aye
Commissioner Rasor	Voted	Aye
Commissioner Souza	Voted	Aye

Motion to approve carried by a 4 to 0 vote.


ADJOURNMENT:

Motion by Souza, seconded by Jordan to adjourn the meeting. Motion approved.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted by John Stamsos, Senior Planner

Prepared by Shana Stuhlmiller, Public Hearing Assistant



S H O R T P L A T

TO: Planning Commission
FROM: Christopher H. Bates, Project Manager
DATE: March 13, 2007
SUBJECT: **SS-7-07, Brady Addition**

DECISION POINT

Approve or deny the applicant's request for a two (2) lot residential subdivision.

GENERAL INFORMATION

1. Applicant: Chad Oakland
PO Box 3564
Coeur d'Alene, ID 83816
2. Request: Approval of a two (2) lot residential subdivision.
3. Location: South side of Mill Avenue, +/- 520 feet west of Government Way.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is R-12 which is intended to be a residential district that permits a mix of housing types at a density of not greater than 12 dwelling units/acre.
2. Land Use: The subject property has an existing single family unit on Lot 1, and, a garage structure on Lot 2 that will be required to be removed.

Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

Sewer and water utilities are available to the subject property from main locations in the Mill Avenue frontage. Lateral services are in place for the existing residence on Lot 1, and, lateral services will be required to be installed for Lot 2 prior to final plat approval.

Streets: Mill Avenue fronting the subject property is a fully developed street section. There is no sidewalk along the entire length of Mill Avenue, therefore, sidewalk will not be required.

Fire: There is a fire hydrant adjoining the subject property at the northwest corner.

Storm Water: Street drainage is already managed with the existing City hard pipe system. No improvements or additions to the existing system will be required.

Proposed Conditions:

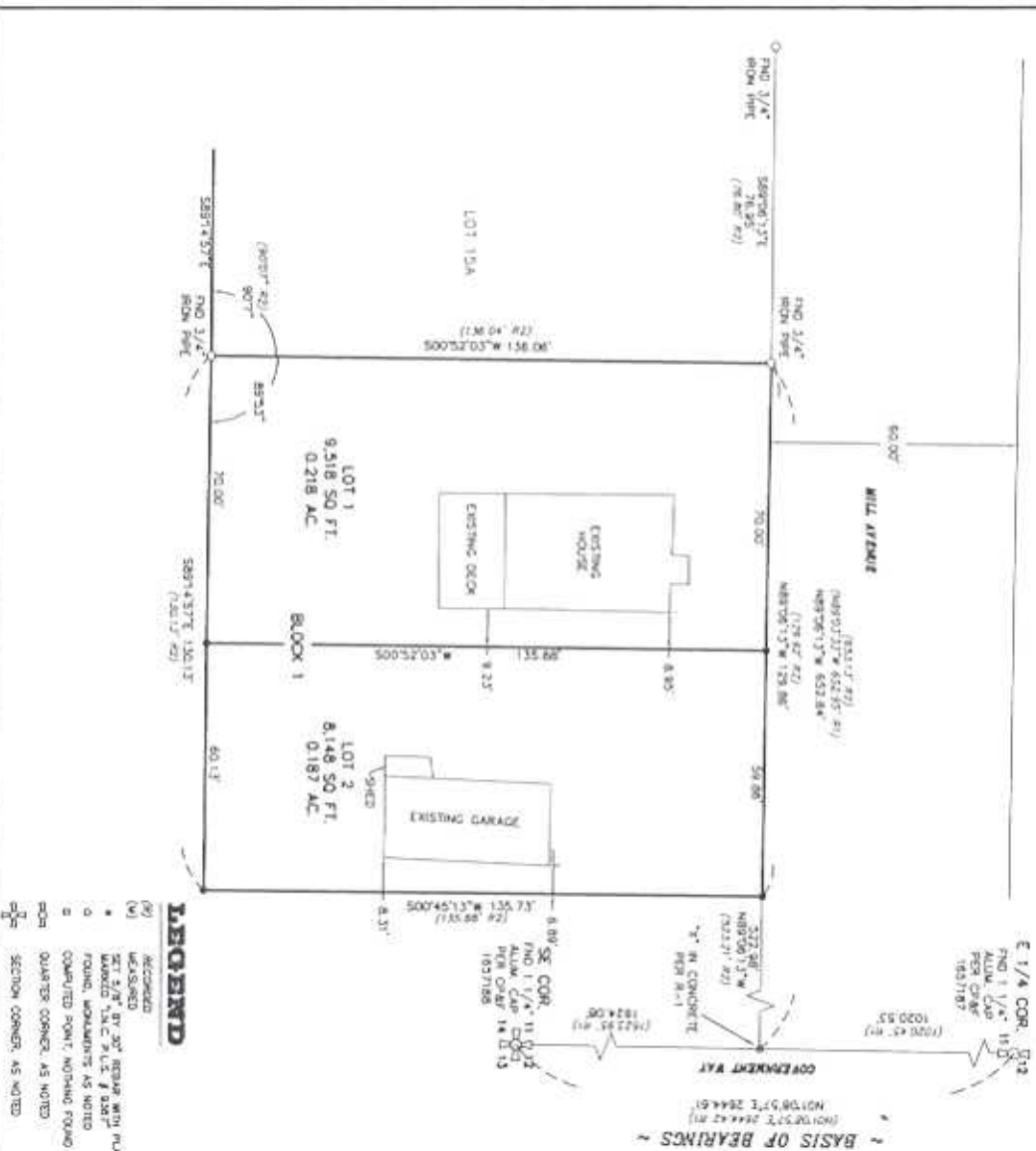
1. Remove the existing garage on Lot 2 prior to final plat approval.
2. Install sewer and water lateral services to Lot 2 prior to final plat approval.

DECISION POINT RECOMMENDATION

Approve the proposed subdivision plat in its submitted configuration.

BRADY ADDITION

A MINOR REPLAT OF THE NORTH HALF OF LOT 16, BLOCK B OF
CALQUHOUN SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 11, T. 50 N., R. 4 W., B.M.,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



- LEGEND**
- (A) ACCURATE
 - (V) MEASURED
 - (S) SET 5/8" BY 30" REBAR WITH PLASTIC CAP
 - (M) MONUMENTS AS NOTED
 - (C) COMPUTED POINT, NOTHING FOUND OR SET
 - (Q) QUARTER CORNER, AS NOTED
 - (P) SECTION CORNER, AS NOTED



VICINITY MAP

REFERENCES

N-1 RECORD OF SURVEY BY ERNEST W. WARDER, P.L.S.
RECORD OF SURVEY BY ERNEST W. WARDER, P.L.S.
RECORD OF SURVEY BY ERNEST W. WARDER, P.L.S.
RECORD OF SURVEY BY ERNEST W. WARDER, P.L.S.

BASIS OF BEARING

BEARING FOR THE SURVEY IS 50°00'00" N
ALONG THE EAST SECTION LINE OF SEC. 11 AS SHOWN
ON N-1.

OWNERSHIP INFORMATION

CHAS. E. AND MARGARET L. O'NEILL
P.O. BOX 1264
COEUR D'ALENE, IDAHO 83814

SITE INFORMATION

UNITS: ACRES 0.218 AC
UNITS: SQUARE FEET 9,518 SQ. FT.
UNITS: SQUARE FEET 8,148 SQ. FT.
UNITS: SQUARE FEET 0.218 AC
UNITS: SQUARE FEET 0.187 AC
UNITS: SQUARE FEET 0.202 AC
UNITS: SQUARE FEET 0.202 AC

UTILITY PROVIDERS

SEWER TO BE PROVIDED BY THE CITY OF COEUR D'ALENE
WATER TO BE PROVIDED BY THE CITY OF COEUR D'ALENE
FIRE DISTRICT: COEUR D'ALENE FIRE DISTRICT

GRAPHIC SCALE



1256 PULASKI AVE., SUITE B
PO BOX 1040
COEUR D'ALENE, IDAHO 83814
PHONE (208) 775-4700
FAX (208) 775-4700
WWW.BRADYADDITION.COM

BRADY ADDITION
KOOTENAI COUNTY, IDAHO

DATE: 11-11-07
SCALE: 1" = 50'
SHEET: 1 of 2

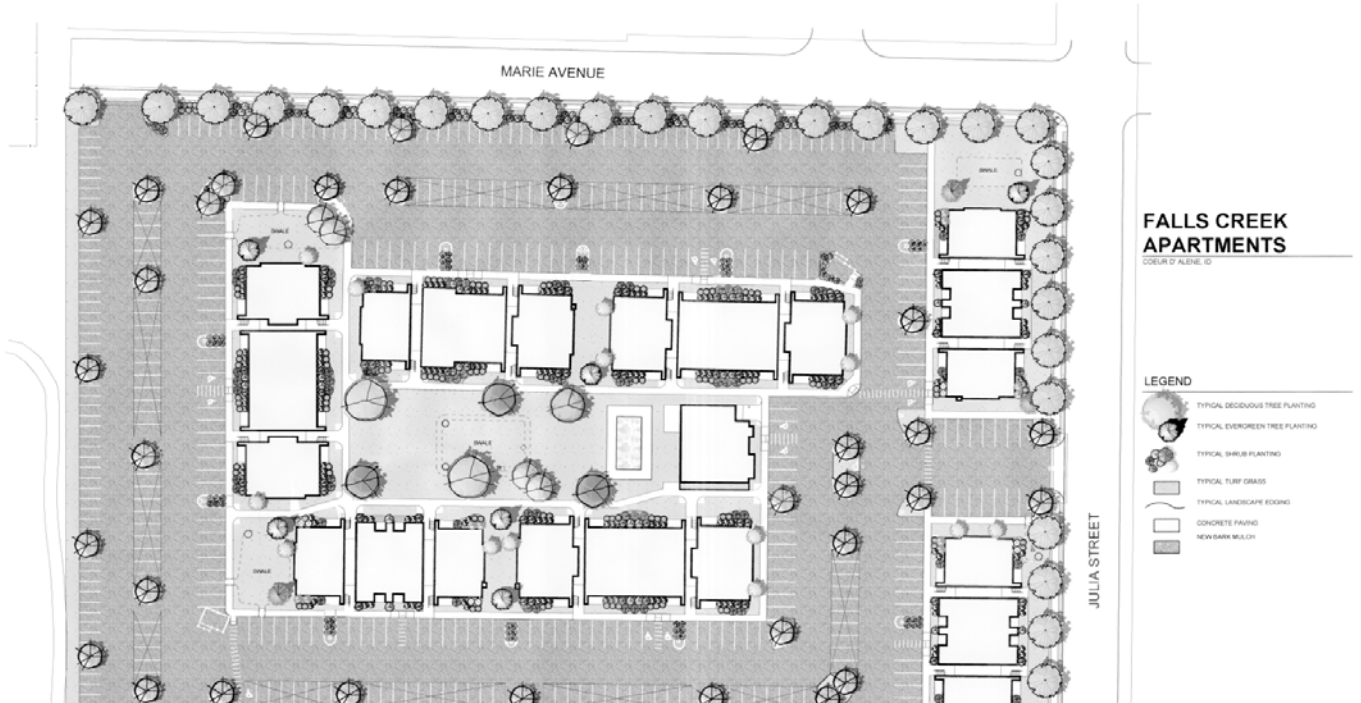
FROM: PLANNING STAFF
DATE: **MARCH 13, 2007**
SUBJECT: LS-2-07 – DETERMINE AMOUNT AND SPACING OF PARKING LOT LANDSCAPING
FOR FALLS CREEK APARTMENTS
LOCATION –2829 JULIA, SWC OF JULIA & MARIE (DIRECTLY BEHIND LOWES)

The Inland Group is requesting Planning Commission approval of the amount and spacing of landscaping for a parking lot in excess of 300 spaces, pursuant to Section 17.06.835E of the Zoning Ordinance (environmental landscaping, requirements for parking lots).

A. Site photo



B. Site plan:



C. Applicant: The Inland Group
1620 North Mamer Road, Bldg. B
Spokane Valley, WA 99216

E. The applicant has submitted a site plan showing a parking lot with 462 spaces.

PERFORMANCE ANALYSIS:

A. The intent of the Landscaping Regulations as they pertain to parking lots is to mitigate the impact of noise, glare, sun, and air pollution through the use of landscaping.

For parking lots containing more than 300 spaces, the Planning Commission must approve the landscaping plan as follows:

1. The amount of landscaping provided.
2. Spacing (maximum distance between landscaped areas).

- B. The standards the Planning Commission must use are in Section 17.06.835.E, as follows:

For parking lots with more than three hundred 300 parking spaces, the Planning Commission shall determine the amount and spacing of landscaping required up to a maximum not to exceed 2% additional area per each 100 additional cars or fraction thereof, and no parking space shall be more than 100 feet from a landscaped area.

- C. For the proposed plan showing 462 parking spaces, there would be a minimum of 11,642 sq.ft. of parking lot landscaping required with a maximum spacing between landscaped areas of 100 feet.

- D. The proposed plan shows approximately 88,283 sq. ft. of landscaping contained in planter islands, perimeter landscaping and swale areas. Landscape islands contain approximately 9,132 sq. ft. (See site plan)

The plan layout shows all parking spaces to be no more than 40 feet from landscaping. The landscape design utilizes planter islands within parking rows, and islands at the end of parking rows. The perimeter of the parking lot and large landscaped areas throughout the site to be used for swales. 37 trees will be planted throughout the parking lot.

- E. In summary, the proposed plan:

1. Exceeds the minimum amount of required landscaping.
2. The 100-foot requirement for distance from landscaping is met throughout the parking lot.

ACTION ALTERNATIVES:

The Planning Commission must consider this request and by simple motion approve, deny or continue the item for further study. Findings are not required.

MEMORANDUM

TO: PLANNING COMMISSION
FROM: SEAN HOLM, PLANNER
DATE: MARCH 13, 2007
RE: I-1-07 - ESTABLISH A PARKING REQUIREMENT FOR THE PUBLIC RECREATION ACTIVITY GROUP

DECISION POINT:

1. Request for a parking determination for the public recreation activity group.

APPLICABLE CODE:

1. 17.03.040: GENERAL DESCRIPTION OF CIVIC ACTIVITIES:
Civic activities include the performance of utility, educational, recreational, cultural, medical protective, governmental, and other activities which are strongly vested with public or social importance and are described as follows:
(J).Public recreation: Activities typical of institutionally owned structures or public open space for passive or active recreation programs and life sports that include municipal parks, school playgrounds, public beach, YMCA.
2. Pursuant to Municipal Code Section 17.44.050.L, the parking requirement for the Ray & Joan Kroc Corps Community Center must be determined by the Planning Commission based on a recommendation from the Planning Director or designee.

HISTORY:

1. January 23rd, 2007, staff held a project review of the site and proposed use(s)/building. At that time a memo was given to the representatives of this project from April 10, 2000, supplying a recommendation for parking determination for a project that had similar *commercial recreation* uses.
2. On May 22, 2006, an interpretation was made by Planning Commission for parking requirements in the *commercial recreation* activity group. It was determined that 1 space per 400 square feet of gross floor area was sufficient. Commercial recreation and public recreation activity groups are comparable in intensity with the difference being that commercial recreation is generally a "for profit" business.

FINANCIAL:

1. Not applicable.

PERFORMANCE ANALYSIS:

1. Landmark Landscape Architects and Architects West, acting on behalf of the Salvation Army, in a letter dated February 1, 2007, have requested that the Planning Commission establish the parking requirement.
2. The aforementioned architects used the following assumptions in determining the number of parking spaces that would be adequate for the Community Center facility based on the memo supplied at the project review as described in the history above:

- A. **Pool** - 1 space per 175 sq. ft. of water area
 - B. **Weights** - Personal service - 1 space per 250 sq. ft.
 - C. **Basketball** - 3 spaces per court
 - D. **Karate (or similar)** - Group Assembly - 1 space per 100 sq. ft.
 - E. **Locker Rooms** - incidental use 0 spaces required
 - F. **Lounge** - Restaurant 1 space per 100 sq. ft. (unless a “movable cart” that supports proposed uses, then 0 spaces required – supporting use)
 - G. **Arena/Stage/Stadium** - Group Assembly 1 space per 14 fixed seats or 1 space per 128 sq. ft. if movable seats are used
 - H. **Recreation Room** - Group Assembly 1 space per 100 sq. ft.
 - I. **Indoor Track** - Incidental 0 space dependant upon location
3. The aforementioned architects did a parking analysis of similar facilities in the US to provide supporting documentation based on what other municipalities have required (See included - *“Attachment 3 – Parking ratios from similar type projects”*)
 - A. The Ray & Joan Kroc Corps Community Center is proposed by representatives to have 123,146 sq. ft. with 352 parking stalls which calculate a ratio of 1 car per 350 sq. ft. of structure.
 - B. The average for all the sites provided in the analysis is 69,567 sq. ft. of structure with 230 parking stalls provided at a ratio of 1 car per 300 sq. ft.
 - C. The Parking Matrix developed by the aforementioned architects breaks down the uses by area and calculates the parking that would be assumed to be required.
 4. The KROC Community Center site abuts property to the west that is planned to have an extension of our trail system which would provide an additional convenient mode of transportation to the center meanwhile reducing the impact to automobile parking on the site.
 5. In addition to the required parking stalls, 6 RV parking spaces are proposed, which will reduce the chance of multiple spaces being blocked by oversized recreational vehicles.

QUALITY OF LIFE ANALYSIS:

1. The proposed use(s) would provide an option for families to recreate in a centrally located community facility.
2. Adequate parking will ensure maximum enjoyment for the users of the facility.

DECISION POINT RECOMMENDATION:

1. The Planning Director’s designee recommends a parking ratio of 1:400 for the public recreation activity group.

RECREATION CENTER PARKING

ATTACHMENT 3
Parking Ratios from Similar Type Projects

Facility	Gross Square Feet	Parking Provided	Ratio:		Comments
			Ratio: Cars/SF	Cars/1000SF	
Thornton Recreation Center	79,000	360	1: 219	4.56	Includes parking for adjacent park
Fort Collins Pool/Ice Rink	83,000	368	1: 226	4.43	Includes parking for arena seating.
Fort Collins Senior Recreation Center	40,000	166	1: 241	4.15	
Federal Way, WA Community Center	57,669	215	1: 268	3.73	
Evergreen Recreation Center	33,000	118	1: 280	3.58	
Longmont Recreation Center	63,250	226	1: 280	3.57	Shares 85 spaces with museum. 50 more spaces needed (1/230)
Commerce City Recreation/Senior Center	49,000	175	1: 280	3.57	Does not include expansion.
East Boulder Recreation Center	52,960	188	1: 282	3.55	
Durango Community Recreation Center	71,557	253	1: 283	3.54	
Apex Center - NJPRD	156,000	545	1: 286	3.49	
Wheat Ridge Recreation Center	71,000	248	1: 286	3.49	Parking for on site soccer also. 50 more spaces needed (1/237)
Westminster Recreation Center	63,000	220	1: 286	3.49	Does not include expansion.
Lone Tree Rec Center, South Suburban	54,251	189	1: 287	3.48	
Golden Community Center	55,300	187	1: 296	3.38	
Lafayette Recreation Center	43,000	140	1: 307	3.26	
North Boulder Recreation Center	61,656	197	1: 313	3.20	Set low to promote mass transit use. Limited site.
Livonia, MI, Community Recreation Center	130,244	401	1: 325	3.08	
Brighton Recreation Center	50,570	151	1: 335	2.99	Has since added parking for new ballfield complex
TSA Coeur d'Alene RJKCCC	123,146	352	1: 350	2.86	
The Ridge (Foothills) Recreation Center	83,210	235	1: 354	2.82	Phase 1 only
Middleburg Heights, OH, CRC	83,768	236	1: 355	2.82	Shares parking with municipal court
Macomb Township, MI CRC	57,617	154	1: 374	2.67	Parking overflows onto streets.
Littleton Recreation Center	53,870	140	1: 385	2.60	Shares parking with library.
Englewood Recreation Center	55,600	140	1/ 397	2.52	
Loveland Recreation Center	67,500	158	1/ 427	2.34	
AVERAGE	69,567	230	1: 300	3.33	

Reference letter from City dated April 10, 2000.

ATTACHMENT 2

Kroc Center Coeur d'Alene

CODE REVIEW

OCCUPANCY & EGRESS

Review Based on: 2003 IBC

Program Areas		BASE PROGRAM					W/ SPRINKLER SYSTEM		
		Program Area	Occ. Load Factor	# Occ.	Exits Req'd	Occupancy Group			Egress Width (in)
						A-3	B	E	Min Door Leafs (32" ea.)
A BUILDING SUPPORT SPACES									
	Pre Function Space	2,780	15	185	2	2,780			27.80
	Lounge	1,423	15	95	2	1,423			14.23
	Reception Control Desk & Café	871	100	9	1		871		1.31
	Public Restrooms, vending	2,019	-			2,019			
	Locker Rooms - Men	400	50	8	1	400			1.20
	Locker Rooms - Women	400	50	8	1	400			1.20
	Family Changing Rooms (22)	3,115	-			3,115			
	Janitor Rooms	578	-			578			0
	Electrical Rooms	359	300	1	1	359			0.18
	Mech/Services Room	1,807	100	18	1		1,807		2.71
	General Building Storage	976	300	3	1	976			0.49
	Elevator Equipment	59	300	0	1	59			0.03
	Subtotal of Building Support Spaces	14,787 SF	-	328 occupants		12,109	2,678		
AQUATICS AREA									
	Leisure and Lap water	11,206	50	224	2	11,206			33.62
	Leisure and Lap Deck	11,172	15	745	2	11,172			111.72
	Meet management	570	100	6	1	570			
	lap pool spectator seat capacity	1,880	5	376	2	1,880			
	Pool Office, guard room, pool toilet	467	100	5	1		467		0.70
	Pool Mech/ Chem/Storage	2,417	300	8	1	2,417			1.21
	Subtotal of Aquatics	27,712 SF	-	1,363 occupants		27,245	467		
ACTIVITY SPACES									
	Gymnasium	14,000	15	933	2	14,000			140.00
	Gymnasium Storage	1,253	300	4	1	1,253			0.63
	team and spectator seat capacity	1,269	5	254	2	1,269			
	Running Track	4,661	50	93	2	4,661			13.98
	Weights & Fitness	7,239	50	145	2	7,239			21.72
	Aerobics	2,740	100	27	1	2,740			4.11
	Aerobics Storage	653	300	2	1	653			0.33
	Climbing Wall	814	50	16	1	814			2.44
	Subtotal of Activity Spaces	32,629 SF	-	1,475 occupants		32,629	0		
COMMUNITY SPACES									
	Corps Chapel	4,818	fixed seats	400	2	4,818			60.00
	Accessory areas to chapel	7,762	100	78	2	7,762			
	community room/ events hall & stage	3,665	15	244	2	3,665			
	Multi-Purpose & Stage storage	762	300	3	1	762			0.38
	Kitchen	1,199	200	6	1	1,199			0.90
	Kitchen Storage	473	300	2	1	473			0.24
	Recording Studio	953	15	64	2		953		
	Party Room A	425	50	9	1	425			1.28
	Party room B	425	50	9	1	425			1.28
	Indoor Playground	1,902	35	54	1	1,902			8.15
	Babysitting	1,651	35	47	1		1,651		7.08
	Teen Room	1,726	50	35	1	1,726			5.18
	Subtotal of Community Spaces	25,761 SF	-	949 occupants		23,157	953	1,651	
ADMINISTRATION									
	Administrative Offices & Support	6,223	100	62	2		6,223		9.33
	Subtotal of Administration Areas	6,223 SF	-	62 occupants		0	6,223		
		107,112 SF							
TOTAL PROGRAM *		107,112 SF	-	4,177 occupants		95,140 SF	10,321 SF	1,651 SF	
* see complete list									
Subtotal Assignable area									
Total (Gross) Area									
		116,624 SF							

see program to actual area spreadsheet

116,624 SF

PLANNING COMMISSION STAFF REPORT

FROM: SEAN HOLM, PLANNER
DATE: MARCH 13, 2007
SUBJECT: LS-3-07 – DETERMINE THE AMOUNT AND SPACING OF PARKING LOT
LANDSCAPING FOR A 12.24 ACRE LOT (533,522 SF) WITH 352 PARKING SPACES
FOR THE PROPOSED RAY & JOAN KROC COMMUNITY CENTER LOCATED AT
THE NORTHWEST CORNER OF RAMSEY & GOLF COURSE ROADS

DECISION POINT:

The Salvation Army is requesting Planning Commission approval of the amount and spacing of landscaping for a parking lot with 352 spaces.

The Planning Commission must approve the following:

1. The amount of parking lot landscaping.
2. The spacing (maximum distance) between landscaped areas.

GENERAL INFORMATION:

A. Site photo



- B. Landscaping plan: See attached 11" x 17" Landscape Plan
- C. Applicant: Landmark Landscape Architects
Representing: The Salvation Army
210 E Lakeside Ave
Coeur d'Alene, ID 83814

PERFORMANCE ANALYSIS:

- A. The intent of the Landscaping Regulations as they pertain to parking lots is to mitigate the impact of noise, glare, sun, and air pollution through the use of landscaping.
- B. The standards the Planning Commission must use are in Section 17.06.835.E, as follows:
- For parking lots with more than three hundred 300 parking spaces, the Planning Commission shall determine:
1. The amount and spacing of landscaping required up to a maximum not to exceed 2% additional area per each 100 additional cars or fraction thereof.
 2. No parking space shall be more than 100 feet from a landscaped area.
- C. Applying the above standards to the 352 spaces, there would be a minimum of 7,603 sq. ft. of parking lot landscaping required, with a maximum spacing between landscaped areas of 100 feet, and a minimum of 25 parking lot landscape trees.
- D. The proposed plan shows approximately 113,715 sq. ft. of parking lot landscaping (conservative calculation by staff) contained in planter islands, end caps, and landscaped areas adjacent to parking areas. The grand total of landscape square footage for the entire site measures 218,817 sq. ft. with a total of 125 trees proposed of which approximately 28 would be considered street trees (Due to "clustering" of trees for a natural feel- total number at this point is subjective).
- E. In summary:
1. Total proposed parking lot landscaping measures approximately 113,715 sq. ft. which is approximately 15 times the current requirement.
 2. The maximum proposed distance between any parking stall and proposed landscaping is approximately 65 feet where a maximum of 100 feet could be allowed by approval.
 3. The parking lot landscape trees proposed for this project include:
Robinson Flowering Crabapple, Ponderosa Pine, White Spruce, Forrest Green Oak, Maidenhair, Ballerina Magnolia, Dawn Redwood, Fastigiata Beech, Prairifire Flowering Crabapple, and Serbian Spruce. (See landscape plan for locations)
 4. The street trees proposed for this project include:
Robinson Flowering Crabapple, Ponderosa Pine, Western White Pine, Forrest Green Oak, Prairifire Flowering Crabapple, Japanese Larch, and Serbian Spruce.
 5. Karen Haskew, the city's Urban Forester, reviewed the proposed landscaping plan.

ACTION ALTERNATIVES:

The Planning Commission must consider this request and by voice motion approve, deny or continue the item for further study. Findings are not required.

**PLANNING COMMISSION
STAFF REPORT**

FROM: JOHN J. STAMSOS, SENIOR PLANNER
DATE: MARCH 13, 2007
SUBJECT: PUD-3-07 – “RAMSEY COVE PUD” PLANNED UNIT DEVELOPMENT
S-5-07 – 18-LOT PRELIMINARY PLAT SUBDIVISION KNOWN AS “RAMSEY COVE”
LOCATION – +/- 9.63- ACRE PARCEL AT 7693 & 7935 RAMSEY ROAD

DECISION POINT:

Mark & Kory Doerfler and David & Jenny Donohoe are requesting:

- A. Preliminary Plat approval of “Ramsey Cove” an 18-lot subdivision in the R-3 (Residential at 3 units/acre) zoning district
- B. Planned Unit Development approval of “Ramsey Cove PUD”, as follows:
 - 1. 18 residential lots.
 - 2. The following streets:
 - a. Public street on south boundary of subdivision.

The street will meet the City's residential street standard of a 60-foot right-of-way, 36-foot street with standard curb and 10-foot swales and 5-foot sidewalks on each side.
 - b. Ramsey Cove Loop.

A thirty-foot private street (28-feet of pavement with 1 foot rolled curb and gutter on each side with parking on one side in a 30-foot right-of-way. There will also be a 5-foot sidewalk on the interior of the loop road in a 5 foot sidewalk easement.
 - 3. A .97-acre open space area (10% of gross area of development) in the middle of the subdivision with a covered shelter, walking path connecting to Ramsey Cove Loop, volleyball area, horseshoe pits, barbeque area and parking area for 8 cars.
 - 4. A walking path connecting Ramsey Cove Loop to the north boundary of the subdivision.
 - 5. 10-foot planting screen easement along north boundary between double frontage lots and street right-of-way. The 30-foot street right-of-way will be dedicated now with the street to be built sometime in the future.
- C. The applicant is requesting the following modifications to the zoning and subdivision ordinances:
 - 1. Reduce the minimum lot frontage requirement for residential lots from 75-feet of frontage to 0- feet on a private street.
 - 2. Approve Ramsey Cove Loop, A thirty-foot private street (28-feet of pavement with 1 foot rolled curb and gutter on each side with parking on one side in a 30-foot right-of-way. There will also be a 5-foot sidewalk on the interior of the loop road in a 5 foot sidewalk easement.

NOTE: The above modifications are the only ones requested. All other zoning and subdivision ordinance requirements are in effect.

- 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 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 modifications 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 single-family development on a private street with reduced street standards.
- Almost one acre of private open space available to residents for recreational purposes.
- Reduced development costs because the street serving the development would be built to a lesser standard.

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 final development plan.
- Ability to negotiate solutions that benefit all.

SITE PHOTOS:

- A. Aerial photo



- B. Subject property includes the two houses shown.

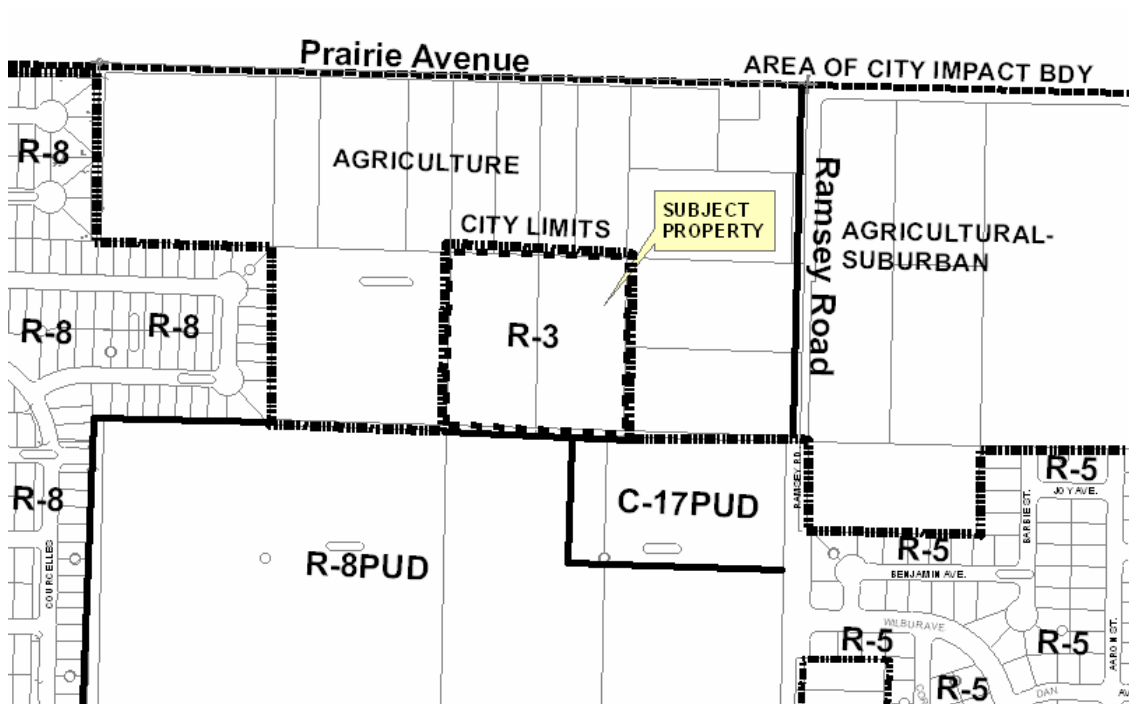


- C. Subject property from "Sunshine Meadows" subdivision.

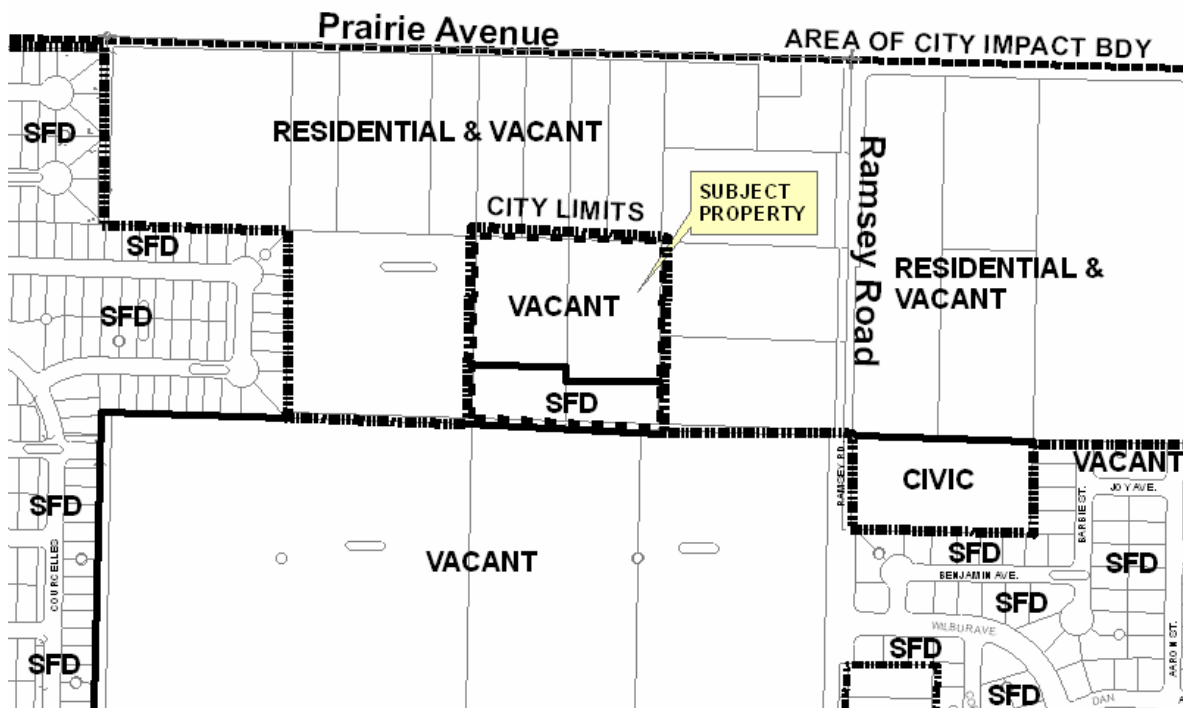


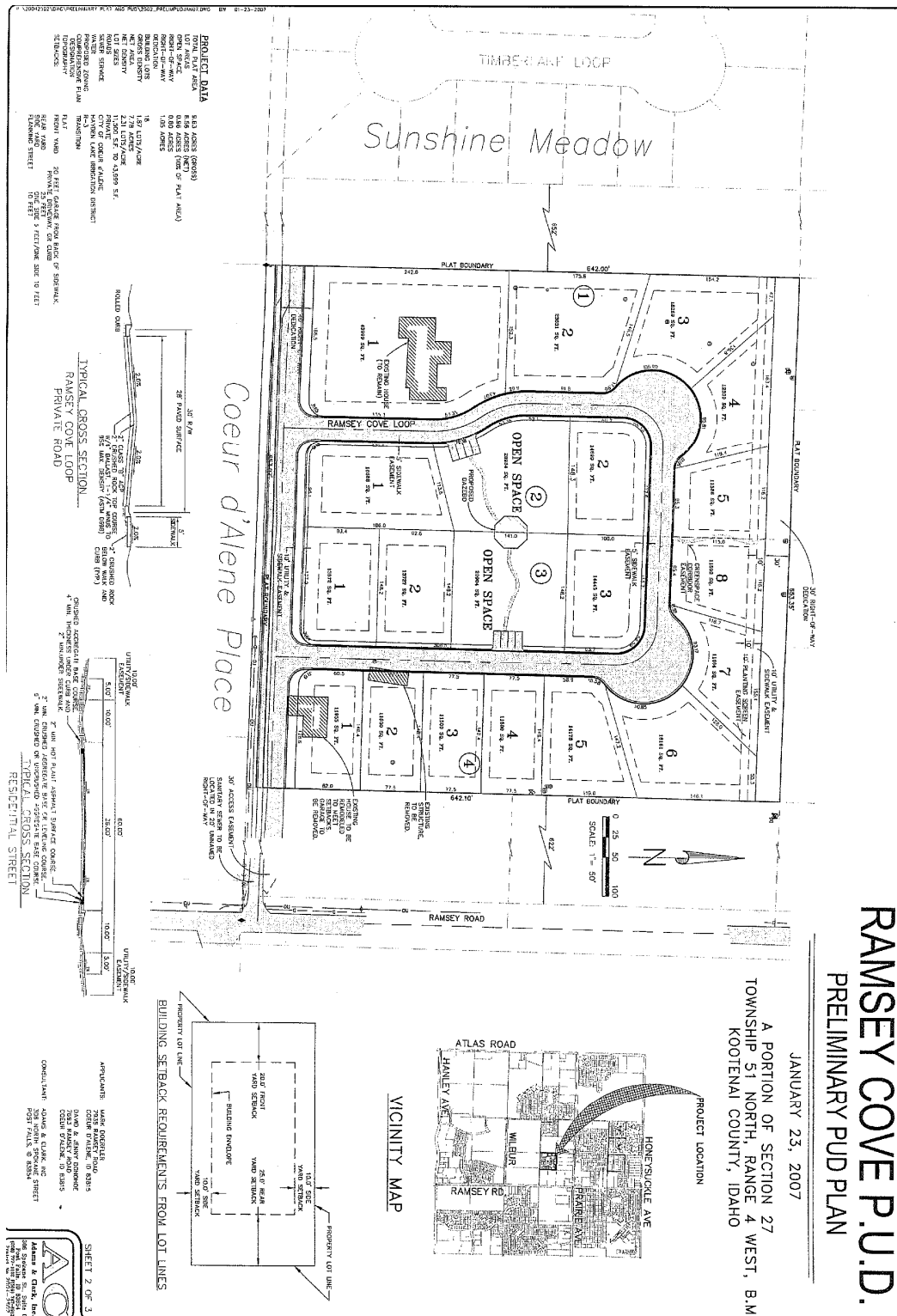
GENERAL INFORMATION:

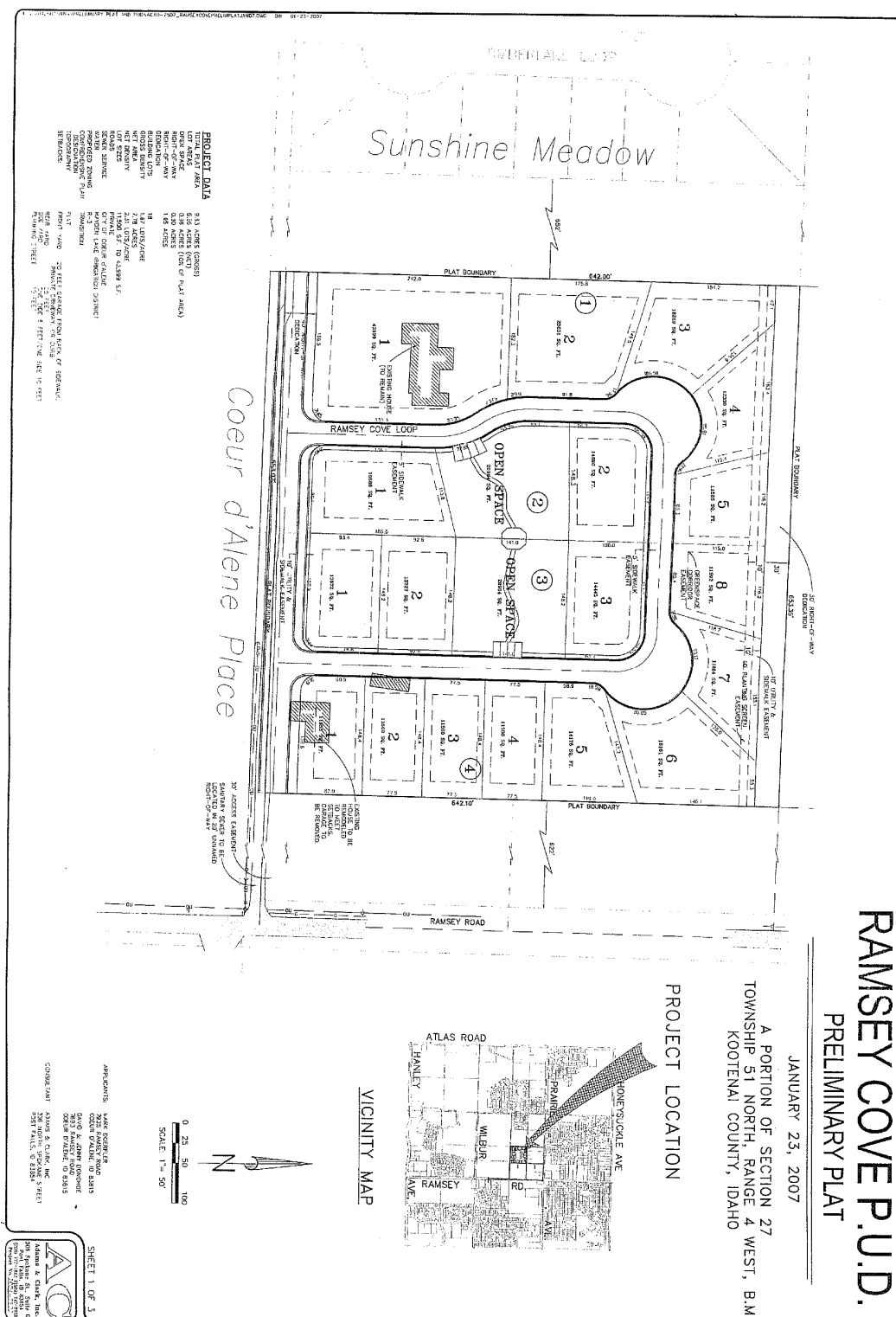
A. Zoning:



B. Generalized land use pattern:







E. Applicant/ Owners: David & Jenny Donohoe
7693 Ramsey Road
Coeur d'Alene, ID 83814

Mark & Kory Doerfler
7935 Ramsey Road
Coeur d'Alene, ID 83814

F. Land uses in the area include residential - single-family, agricultural, civic and vacant land.

G. The subject property has two single-family dwellings and vacant land.

H. Previous actions on subject property:

1. A-3-05 & PUD-3-05 & S-7-05 approved on May 24, 2005.

The annexation (A-3-05) was approved and completed but the PUD and subdivision requests were not, because the applicant did not file the final plat and PUD plans within the required one year period after approval by the Planning Commission.

I. Previous actions on surrounding properties.

1. PUD-2-05 & S-6-05 revision of "Coeur d'Alene Place" Subdivision was approved by the Planning Commission on January 19, 1999.
2. A-4-03 & S-5-03 "Sunshine Meadows" Subdivision was approved by the Planning Commission on April 22, 2003.
3. A-1-07 approved by Planning Commission on February 13, 2007.

PERFORMANCE ANALYSIS:

Planned Unit Development Findings:

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

1. The subject property is within both the Area of City Impact boundary and City Limits of Coeur d'Alene.
2. The City Comprehensive Plan Map designates this area as a Transition Area, as follows:

Transition Areas:

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

Page 28 – All requests for zone changes, special use permits etc., will be made considering, but not limited to:

1. The individual characteristics of the site;
2. The existing conditions within the area, and

3. The goals of the community.

Significant policies to be considered:

- 4C: "New growth should enhance the quality and character of existing areas and the general community."
- 4C1: "Development that proposes to increase the density of a given area may be allowed, provided that the increase maintains the character of the community."
- 4C3: Population growth should be compatible with preserving Coeur d'Alene's character and quality of life."
- 4C5: "New development should provide for bike paths and pedestrian walkways in accordance with the transportation plan and bike plan."
- 6A: "Promote the orderly development of land use at locations that are compatible with public facilities and adjacent land uses."
- 14A3: "All new developments must provide for immediate hook up to the sanitary sewer system."
- 18B1: "Parks, open space, and recreational facilities should be provided for neighborhoods as well as for the community."
- 24C: "Natural vegetative cover should remain as a dominant characteristic of Coeur d'Alene."
- 42A: "The physical development of Coeur d'Alene should be directed by consistent and thoughtful decisions, recognizing alternatives, affects and goals of citizens
- 42A2: "Property rights of citizens should be protected in land use decisions."
- 42B2: "Expansion of the City should be based on conformance to the urban service area."
- 46A: "Provide for the safe and efficient circulation of vehicular traffic."
- 51A: "Protect and preserve neighborhoods both old and new."
- 51A5: "Residential neighborhood land uses should be protected from intrusion of incompatible land uses and their effects."
- 52B: "Promote a high standard of landscaping, building design and community development."
- 62A: "Examine all new developments for appropriateness in regard to the character of the proposed area. Inform developers of City requirements and encourage environmentally harmonious projects."

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.

31A: "Develop an improved arterial system that integrates with existing street patterns."

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

34A: "Use existing street systems better."

34B: "Reduce automobile dependency by providing bike paths and sidewalks."

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

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

The proposed development is an 18-lot subdivision in an R-3 zone that allows single-family dwellings as the only form of residential development and has an overall density of 1.9 units per gross acre.

The surrounding area including Coeur d'Alene Place, Sunshine Meadows, Legacy Place subdivisions are zoned R-5, R-8 or R-8PUD and have overall densities that are approximately 2 to 3.3 units per gross acre.

Evaluation: The Planning Commission must determine, based on the information before them, that the request is compatible with uses on adjacent properties in terms of density, design, parking, open space and landscaping.

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

The subject property is relatively flat and has no physical constraints to development.

D. 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.

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

The subject property is 9.63 acres in size and, in order to meet the required 10% open space area, would be required to have .96 acres of open space that must be free of buildings, streets, driveways and parking areas, accessible to all users of the development, and usable for open space and recreational purposes.

The site plan shows a .97-acre open space area in the middle of the development containing a walking path, gazebo, volleyball court, horse pits, barbeque area and a parking area for 8 cars. A

second open space area with a walking path extending from Ramsey Cove Loop to the northern boundary of the development to connect with a future street.

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.

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

In addition to the two car on-site parking requirement for single-family dwellings, there are 8 additional spaces located in the open space area.

Evaluation: The Planning Commission must determine that parking is sufficient to serve the parking needs of the units identified above.

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

Pursuant to Section 17.07.235 of the Planned Unit Development Regulations, "the Planning Commission can require the formation of a homeowners association to perpetually maintain all open space areas. The association shall be created in such a manner that owners of property shall automatically be members and shall be subject to assessments levied to maintain the open space. The association shall perpetually exist and can only be terminated by a majority vote of the members and consent of the City Council shall terminate it".

Evaluation: All common areas will be maintained and managed by a homeowner's association.

As a condition of approval of the PUD, the Planning Commission should require the formation of a property owners association to ensure the maintenance of all common open space areas.

H. **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 surrounding area contains existing single-family and mobile homes on larger parcels in the County areas (Agricultural-Suburban – 5 units/acre) and developing single-family neighborhoods in City areas including Coeur d'Alene Place, Sunshine Meadows (R-8 – 8 units/acre), and Legacy Place (R-5 – 5 units/acre). The subject property also has direct access to Ramsey Road, which is designated as a minor arterial on the Transportation plan.

Evaluation: The subject property is zoned R-3 (3 units/acre) and has a proposed density of that is lower is in an area of developing single-family neighborhoods with a density that is lower than the densities of surrounding neighborhoods.

Preliminary Plat Findings:

A. **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.

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 where applicable.**

SEWER:

Sanitary sewer is available to the proposed subdivision. There is an existing sanitary connection at the intersection of Ramsey Road and Wilbur Avenue, approximately 1980 feet from the easterly boundary of the proposed development.

- Evaluation:
1. The sewer main will need to be extended from this location to the proposed subdivision. The main will be extended at no cost to the City. Should the City extend this sanitary main prior to the developer actually doing the work, the City shall be reimbursed by the developer for their pro-rata share of the installation, prior to final plat approval.
 2. Any sewer plan and profile design that is completed will have to follow the guidelines established in the recently completed "Northwest Quadrant Sewer Master Plan" available from the Coeur d'Alene Wastewater Department.

WATER:

Water is available to the proposed subdivision

- Evaluation:
1. All water service for the subject property is provided by the Hayden Lake Irrigation District and subject to all their rules, regulations and design criteria. A letter will be required to be furnished by the developer from the Irrigation District that states that they will be able to furnish sufficient domestic water for the anticipated number of residences (19) and maintain fire flows at a rate of 1000 Gallons per minute at all points of the subject property.
 2. The water system will be required to be constructed to HLID standards.

STORMWATER:

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

- Evaluation:
1. The Ramsey Cove Loop internal street, shown on the submitted application is proposed to be a private street, therefore, the drainage system that is designed for that roadway in the development will be required to be maintained by the homeowners and/or the homeowners association.
 2. The access roadway to the development from Ramsey Road will initially be private, becoming public at a "to be determined future date". The homeowners and/or homeowners association will be required to maintain the drainage facilities along that roadway until such time that the roadway becomes public.

TRAFFIC:

The ITE Trip Generation Manual estimates the project may generate approximately 172 trips per day based upon the 9.55 Average daily trips per unit (18 lots) that the manual utilizes for single family dwellings. Peak hour periods may have a vehicle generation of 15 trips utilizing an average of 0.88 adt's/unit.

Evaluation: Although specific traffic count data is not available for this portion of Ramsey Road, the Kootenai County Transportation Plan shows that the portion of this roadway immediately south of the subject property has a Level of Service (LOS) designation of "A". The proximity of the proposed development to major collector streets should aid in the rapid dispersion of traffic, thus allowing for the accommodation of the additional traffic volume.

STREETS:

1. The proposed subdivision is adjacent to and will be accessed from Ramsey Road; however, it does not directly adjoin it.

Evaluation: No subdivision improvements will be required along the Ramsey Road corridor. The Ramsey Road improvements will be under construction through a City sponsored construction project funded through impact fees and departmental enterprise funds (Water & Wastewater).

2. The access road to the development's easterly boundary is a fifty foot (50') section that is partial access easement (30') and partial right-of-way (20' from the plat of the Hayden Irrigated Tracts).

Evaluation: This roadway will be required to be built to a City standard thirty six foot (36') section but remain private until such time as the "access easement" is dedicated as public right-of-way. An additional ten feet (10') will be required when the adjoining property either annexes into the City or proceeds with any type of development that requires City approval.

3. The road section directly adjoining the southerly boundary of the subject property will be a full sixty foot (60') section, forty feet (40') of new dedication combined with the existing twenty feet (20') from the Hayden Irrigated Tracts Plat.

Evaluation: This roadway portion will be public; however, it will be privately maintained until the portion to the east becomes a fully dedicated public roadway.

4. The internal roadway, Ramsey Cove Loop, is proposed to be a private street.

Evaluation: The developer is proposing that the private internal street be a thirty foot wide paved section (roll curb & gutter) with a five foot (5') sidewalk situated in an easement along the inside of the loop street. It is the preference of the City that the roadway, although less than the City standard, be a designated public street and approved as a modification of the PUD.

5. There is a thirty foot (30') dedication along the northerly boundary of the proposed development for public right-of-way.

Evaluation: The thirty feet is required for the future placement of a public road that will be situated along the northerly boundary of the subject property. The sanitary sewer that will serve the properties along the south side of Prairie Avenue would be situated in this r/w, as well as future access to the southerly half of these

properties. Payment in lieu of installation of the improvements for the roadway half section will be required prior to final plat approval. This payment, addressed in Section 1(1.1) of the signed and approved Annexation Agreement with the applicant, is "...for 150% of the cost of construction the future street and planting screen ..." This security will be provided prior to final plat approval.

All roadway improvements will be completed to City of Coeur d'Alene standards and the responsibility of the developer to install. All of the improvements will be made at no cost to the City. Also, acquisition of any right-of-way, or easements that will be utilized for r/w purposes that is not readily available but required for the construction of the necessary roadway sections, will be the sole responsibility of the developer.

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

STORMWATER

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

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 homeowner's association shall be subject to review for compliance with the conditions herein by the City Attorney.

Submitted by Chris Bates, Engineering Project Manager

FIRE:

The street layout is acceptable with minimum widths of 26 feet where fire hydrants are present. Water supply will require an additional hydrant due to the plan as presented showing the fire hydrant spacing exceeding the maximum spacing requirement of 500 feet per city code.

Submitted by Dan Cochran, Deputy Fire Chief

POLICE:

I have no comments at this time.

Submitted by Steve Childers, Captain, Police Department

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

See Planned Unit Development Findings # B8A on pages 7-9.

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

The proposed subdivision is compatible with the surrounding land use pattern of single-family development, is compatible with the Comprehensive Plan Transition Area buildout density of 3 dwelling units per acre, can be served by water, sewer, streets, police and fire, provides connectivity with the street pattern in the area, and is within the Area of City Impact boundary.

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.

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

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

All proposed lots meet the minimum lot size requirement of the R-3 zone, have zero frontages on a public street approved through the PUD, and has an overall density of 1.9 units per acre.

Evaluation: All lots meet the minimum requirements of the R-3 zoning district.

If the requested PUD is approved, a new set of development standards would be created that apply only to the proposed "Ramsey Cove" subdivision and PUD, as follows:

1. Reduce the minimum lot frontage requirement for residential lots from 75-feet of frontage to 0- feet on a private street.
2. Approve Ramsey Cove Loop, A thirty-foot private street (28-feet of pavement with 1 foot rolled curb and gutter on each side with parking on one side in a 30-foot right-of-way. There will also be a 5-foot sidewalk on the interior of the loop road in a 5 foot sidewalk easement.

NOTE: The above modifications are the only ones requested. All other zoning and subdivision ordinance requirements are in effect.

- 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.**

See PUD finding # B8H on page 10.

- H. Proposed conditions:

Planned Unit Development

Planning:

1. Formation of a homeowners association with CC&R's that includes detailed maintenance responsibilities of all private open space areas, prior to recordation of the final plat.

Engineering

1. The sanitary sewer main will be required to be extended from its present location at the intersection of Ramsey Road & Wilbur Avenue to the subject property at no cost to the City. Should the City extend this sanitary main prior to the developer actually doing the work, the City shall be reimbursed by the developer for their pro-rata share of the installation as determined by the City, prior to final plat approval.
2. Sanitary sewer design will need to conform to the NW Quadrant Sewer Master Plan on file with the City.
3. All water service, furnished by the Hayden Lake Irrigation District (HLID), will need to be designed and installed to HLID standards and be able to meet all required domestic and fire flow capacities.
4. The developer will need to furnish correspondence from the HLID to the City, stating that there are sufficient water flows to provide service and fire protection to the subject property, prior to final plat approval.
5. The homeowners or homeowners association will be responsible to maintain all drainage swales for the proposed public streets until such time as they are officially accepted by the public for maintenance. The owners or association will be permanently responsible for all drainage swales serving the private roads.
6. The internal loop street will be dedicated as a public street.
7. All roads will be built to required City standards by the developer at no cost to the City.
8. The dedication of a thirty foot (30') half section is required along the northerly boundary of the subject property for future road placement. The Developer will be required to provide security to the City for that future roadway prior to final plat approval per Section 1 (1.1) of the signed Annexation Agreement.

9. Any easements or r/w necessary that is not under the control of the applicant, that is necessary for the completion of the required streets, will be the responsibility of the applicant to acquire, at no cost to the City.

I. Ordinances and Standards Used In Evaluation:

Comprehensive Plan - Amended 1995.
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.

[F:\pcstaff\frpts\PUD307&S507]

Project Description
of
Ramsey Cove
Preliminary Subdivision/PUD

Prepared for
Mark and Kori Doerfler
&
David and Jenni Donahoe

January, 2007

INTRODUCTION

This application is a resubmittal of a slightly revised Preliminary Subdivision/Planned Unit Development Plan that was originally approved by the City of Coeur d'Alene Planning Commission on May 25, 2005. The Preliminary Plat/PUD approval expired on June 9, 2006.

The Ramsey Cove Planned Unit Development (PUD) application is a request for subdivision and PUD approval for 18 single-family lots on 9.63 acres with 0.97 acres (10 %) of passive recreational open space. The subject property is located in the northwest corner of the City of Coeur d'Alene, west of Ramsey Road. The Ramsey Cove PUD proposes a net density of 2.3 units per acre with lot sizes ranging from 11,500 sq. ft. to 43,999 sq. ft. and an average lot size of 16,023.77 sq. ft. The intended use of the project is upscale single-family detached housing. The entire project is intended to be constructed in the summer/fall of 2007.

The Ramsey Cove P.U.D. will incorporate a private road within the subdivision, eliminating the need for City maintenance. The project also provides substantial open space (0.97 acres) within the project and impact fees to the City for future public facilities. The open spaces and private roads within the project will be maintained with funds accrued by the Homeowners' Association.

The project will incorporate varied house plans to create an upscale housing development (see sheet 3 of 3 for sample house plans). The project will connect to the City of Coeur d'Alene's sewer services on Ramsey Road at the entrance of Legacy Place and water service will be provided by the Hayden Lake Irrigation District. All other utilities, such as electrical, gas, telephone, cable television and fiber optic, shall be provided by extensions of services already provided in the area.

It is the intent of the applicant(s) that the proposed Ramsey Cove PUD mitigates its own effect upon political subdivisions of the state, including school districts. This is to occur without compromising quality of service, delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision by only creating 18 lots on 9.63 acres.

**Proposed Findings of Fact and Conclusions in Accordance with
Section 16.10.030 of the City of Coeur d'Alene Subdivision
Ordinance**

Findings

1. The Subdivision will meet all the requirements of the City Engineer.
2. Provisions for streets, right-of-way easements, street lighting, fire protection, plantings, drainage, and utilities have been met. For these reasons, streets as proposed will handle anticipated volumes and will provide excellent flow throughout the development. Easements will be granted to the City. Fire provisions will be met. Drainage will be addressed through grassy swales and drywells, and utilities as proposed are acceptable.
3. The Subdivision makes provisions for streets of sufficient capacity to handle initial traffic. Pathways and ample open space are included in the Preliminary Plat.
4. The Subdivision conforms to the Comprehensive Plan (see Comprehensive Plan analysis).
5. The public interest will be served by the development. The standard of development exceeds requirements in most areas and meets all requirements, including open space, pathways, building heights, etc. Integration of residential and open space has been thoughtfully designed and provides a diverse mix of residential units, which will help satisfy Coeur d'Alene's expanded housing demand.
6. All of the required engineering elements of the Subdivision have been met to the satisfaction of the City Engineer.
7. The Subdivision will be evaluated for traffic impact, development ordinance and other like ordinances and appropriate provisions for compliance will be made.
8. The lots/density proposed in the Subdivision meet the requirements of the requested R-3 zoning district, and the plat is consistent with the underlying Comprehensive Plan designation.

9. The proposal does supply a desirable and essential housing component of the overall land use development plan for the City of Coeur d'Alene.

Roads and Pathways

The project is accessed by Ramsey Road. The PUD circulation system includes Ramsey Cove Loop, a privately maintained, 28-foot wide road that will provide access to each lot. This street will have two travel lanes and provide parking on one side of the street, rolled curb and five-foot sidewalks on the interior side of the loop road. The site development will also have a network of pathways that will provide for pedestrian access to every lot and throughout the project.

In addition, a pathway will be constructed through the center of open space connecting to the pathways in the road.

Utilities

City sewer will be provided by the City of Coeur d'Alene and water by the Hayden Lake Irrigation District (See attached Concept Utility Plan), gas and electricity will be provided by Avista Utilities. Cable television, fiber optic and telephone service will be provided by the appropriate providers.

Open Space Areas

The Ramsey Cove P.U.D. includes 0.97 acres of passive recreational common open space including a developed open space area with a covered shelter, barbeque area, sand volleyball, horseshoe pits and overflow parking. The open space areas will be owned and maintained by the homeowners within the project. Funds will be accrued for the maintenance of the open space by the homeowners.

Ordinance Deviations Through the Planned Unit Development

The Ramsey Cove P.U.D. will meet all R-3 zoning requirements, lot size, frontage, and setbacks, etc. However, we are seeking a reduced right-of-way (60' to 30') and street width (36' to 28') to create a substantial common area.

COMPREHENSIVE PLAN

The Comprehensive Plan designation for this area is "Transition".

An analysis of the project and Comprehensive Plan is as follows:

Goal 4:

To guide future planned growth in order to enhance the quality and character of the community while providing and improving the amenities and services available to Coeur d'Alene residents.

Response: The project is in harmony with the general purpose of the Comprehensive Plan and supplies a desirable and essential component of the overall land use plan for this area of the City.

Policy C:

New growth should enhance the quality and character of existing areas and the general community.

Response: The design and site planning are compatible with existing uses on adjacent properties as well as with the remaining City, and will enhance the quality and character of the area.

Implementation C1:

Development that proposes to increase the density of a given area may be allowed, provided that the increase maintains the character of the community.

Response: The project maintains the character of the area by design, with larger lots surrounding substantial open space in the project. In addition, due to the substantial open space within the project, the density of the project will be less than the surrounding neighborhood.

Implementation C3:

Population growth should be compatible with preserving Coeur d'Alene's character and quality of life.

Response: The project is compatible with surrounding land use through design.

Implementation C4:

Residential and mixed-use development should be encouraged.

Response: The project meets this goal by being a residential project.

Goal 6:

To maintain and provide for the healthy social and economic well being of residents.

Response: The substantial open space within the project will provide a healthy social and economic project for the future residents of Coeur d'Alene.

Policy B:

Pursue a policy of year-round economic stability.

Response: The project will provide construction-related jobs for several years, which is a significant employment factor for the City. In addition, the project will provide on-going property tax revenue for the City and County.

Goal 14:

Public services should fulfill present needs and anticipated future needs.

Response: The project will provide improvements and tax dollars for present and future needs of the City.

Policy A:

Coeur d'Alene will continue to be responsible for providing sewer collection and treatment to areas within the corporate limits.

Response: The project is adjacent to the City sewer system and is included in the City's future sewer area.

Goal 23:

Environmental quality and our natural resources are important assets of Coeur d'Alene and should be preserved.

Response: The project will provide substantial open space, meeting this Goal.

Policy B:

The Rathdrum Aquifer is a resource that should be protected and managed.

Response: The project meets this policy by proposing an engineered stormwater design, large lots, and substantial open space.

Policy 25:

Endorse the wise use and conservation of natural energy resources.

Implementation F1:

All prospective land uses should be examined in regards to energy conservation.

Response: The homes within the project will be built to the latest building codes and, therefore, will be energy efficient.

Implementation F2:

The city should actively endorse energy conservation programs.

Response: The homes within the project will be built to the latest building codes and be energy efficient.

- a. Bikeways, pedestrian paths and sidewalks.

Response: The project provides substantial pathways.

- b. Clustering of similar destinations to increase trip efficiency

Response: The project includes substantial open space and is located next to other similar land uses.

- c. Encouraging architectural designs and land use developments that increase energy conservation

Response: The project includes substantial open space and will include homes that meet current energy codes.

Goal 42:

Urban development should occur at a minimum impact to the general public and individual property owners while ensuring the wise use of Coeur d'Alene's land resources.

Response: As a residential subdivision, the project will be similar to the surrounding land use of residential development.

Policy A:

The physical development of Coeur d'Alene should be directed by consistent and thoughtful decisions, recognizing alternatives, effects and goals of citizens.

Implementation A2:

Property rights of citizens should be protected in land use decisions.

Response: The project meets this goal by proposing a well-designed project with ample open space that is compatible with surrounding land uses.

Implementation A3:

Development decisions should be based on adequate information, analysis, and citizen input.

Response: The Applicant meets this goal by submitting a carefully planned, detailed application and notification to surrounding land owners.

Policy 42B:

Citizen investment in public facilities such as: water supply, sewage treatment, street system, police and fire facilities should be protected by encouraging urban growth within a recognized service area.

Response: The project meets this policy since it is surrounded by existing infrastructure.

Implementation B1:

Development within Coeur d'Alene's Planning Area should be consistent with city development standards.

Response: The project will meet all of the required standards of the City.

Implementation B3:

Necessary open space should be obtained in areas of future residential growth within the guidelines of a park and recreational plan.

Response: The project has substantial open space within the project, including a large central commons for all families to enjoy.

Policy 42C:

Development of compatible land uses within existing water and sewer service areas should be given priority over other areas.

Response: The project meets this policy since it is surrounded by existing infrastructure.

Implementation C1:

Providing service to new areas should not be at the expense of areas presently being serviced.

Response: The project will not cause an expense to the surrounding residents, but will improve the surrounding infrastructure by extending and connecting water and sewer lines to the project.

Goal 46:

Provide for the safe and efficient circulation of vehicular traffic.

Response: The project has been designed to create a safe and efficient circulation system for vehicular traffic.

Implementation A3:

Discourage use of narrower streets, and cul-de-sacs, etc., as an enhancement to residential districts.

Response: The streets within the project meet City Engineers' requirements; however, the right-of-way has been reduced in width in exchange for open space.

Policy 47C:

Minimize noise pollution.

Implementation C1:

Locate major arterials and provide adequate screening so as to minimize levels of noise pollution in or near residential areas.

Response: Substantial open space and buffering within the project will minimize the levels of noise pollution in or near the area.

Implementation C2:

Encourage alternate access for properties located on arterial streets.

Response: The project will not create any additional accesses to arterials because it connects to an existing access.

Section 49/50 Housing

The project will meet the demands of the City by providing a quality development.

Goal 51:

To maintain and promote the residential character of Coeur d'Alene while providing a variety of housing situations.

Policy A:

Protect and preserve neighborhoods, both old and new.

Response: The design of the project meets this goal by proposing a residential subdivision with similar size lots.

Implementation A4:

Trees should be preserved and protected by support of the Urban Forestry Program and indiscriminate removal discouraged.

Response: The Applicant will work with the Urban Forestry Program in incorporating a tree planting program into the project.

Implementation A5:

Residential neighborhood land uses should be protected from the intrusion of incompatible land uses and their effects.

Response: The proposed residential project is compatible with the surrounding area through design.

Policy 52B:

Promote a high standard of landscaping, building design and community development.

Response: The project meets this policy through a well-designed project incorporating an open space landscape design and integrated upscale building plan.

Implementation B1:

Encourage alternative housing and site design solution—i.e., change setbacks, cluster developments, townhouses, combine business and apartment complexes.

Response: The project meets this policy through a well-designed project, utilizing a PUD to reduce right-of-way and street width while preserving open space. Additionally, the project includes a mix of lot sizes to encourage a mixture of high end, architecturally-designed homes.

Policy 53D:

Discourage sprawl.

Response: The project is an infill of a pocket of remaining undeveloped land between Prairie Avenue and Coeur d'Alene Place.

Implementation B1:

Open Space features are to be preserved.

Response: The project provides ample open space.

Implementation D3:

Encourage pedestrian and bicycle amenities—i.e., sidewalks, bike paths, and interior and mid-block access.

Response: The project provides ample open space, enabling pedestrians to walk through the commons to move from one area to another. Also, pathways are provided throughout the project.

Implementation D4:

Design characteristics, which give streets identity, such as curves and changes in direction, should be emphasized by landscaping and paving.

Response: The project will have a well-landscaped entry and open space areas, providing a true sense of place and community.

Implementation D7:

Noncompatible uses should be prohibited in residential neighborhoods; uses that strengthen the neighborhood should be encouraged.

Response: The project will strengthen the neighborhood by developing a vacant area into a residential neighborhood that is compatible with the surrounding area.

Implementation D8:

Encourage new and existing developments to place utilities underground.

Response: The project will have underground utilities.

Implementation D12:

Encourage new developments to be compatible with the existing neighborhood housing density.

Response: The project meets this goal through a similar and/or reduction of neighboring project density, since the density of the project is only 18 single family residential lots on 9.68 acres.

Implementation D16:

Encourage development of high quality building and site design, which is sensitive to the existing or planned character of the surrounding community.

Response: The project proposes a unique and site-sensitive design.

Implementation D19:

Limit residential access onto busy streets.

Response: The project will utilize an existing access to Ramsey Road, which will be required to be improved.

Implementation D20:


Establish street tree planting requirements for residential subdivisions.

Response: Tree planting will be required through the Conditions, Covenants and Restrictions of the project. Trees will also be planted in the open space areas of the project by the Developers.

On May 25, 2005, the Coeur d' Alene Planning Commission approved the Ramsey Cove Preliminary Plat and PUD by a 5 to 0 vote with the following conditions:

1. Sanitary sewer main will be required to be extended from its present location at the intersection of Ramsey Road and Wilbur Avenue to the subject property at no cost to the City.
2. A pro-rata share of the cost of the upgrade of the Ramsey Basin sewer main will be assessed to the development, with payment due prior to final plat approval. Sanitary sewer design will need to conform to the Northwest Quadrant Sewer Master Plan on file with the City.
3. All water service, although furnished by the Hayden Lake Irrigation District (HLID) will need to be designed and installed to City standards.
4. The developer will need to furnish correspondence from the HLID will need to be in place detailing the water service responsibilities prior to final plat approval.
5. A Memorandum of Understanding (MOU) between the City and the HLID will need to be in place dealing the water service responsibilities prior to final plat approval.
6. The homeowners or homeowners' association will be responsible to maintain all drainage swales for the proposed "public" streets until such time as they are officially accepted by the public for maintenance. The owners or association will

- be permanently responsible for all drainage swales serving the private roads and for the maintenance of all common open space areas.
7. All roads will be built to required City standards by the developer, at no cost to the City.
 8. The dedication of a 30-foot half section is required long the northerly boundary of the subject property for future road placement. The Developer will be required to provide security to the City for that future roadway, prior to final plat approval.
 9. Any easements or right of way necessary that is not under the control of the applicant that is necessary for the completion of the required streets will be the responsibility of the applicant to acquire, at no cost to the City.
 10. At the time of street construction, the developer and/or homeowner's association will construct a landscape buffer meeting the requirements of M.C. 16.20.240 and meeting the buffering requirements of M.C. 17.06.830(D) along the double frontage lots platted by the developer along the street right-of-way on the north boundary of the subdivision and submit a copy of the CC&R's for the homeowner's association to the City attorney's office to ensure that the homeowners' association will maintain and irrigate the landscape buffer. Installation of the water mains shall include a looped connection to the existing mains in Milton Avenue and Camden Street. This connection will be constructed at the developer's expense.



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

A. INTRODUCTION

This matter having come before the Planning Commission on March 13, 2007, and there being present a person requesting approval of ITEM PUD-3-07 a request for a planned unit development known as "Ramsey Cove PUD"

LOCATION – +/- 9.63- Acre parcel at 7693 & 7935 Ramsey Road

APPLICANT: Mark & Kory Doerfler and David & Jenny Donohoe

**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, agricultural, civic and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition Area
- B3. That the zoning is Residential at (3 units/acre)
- B4. That the notice of public hearing was published on February 24, 2007, and March 6, 2007, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on March 3, 2007, which fulfills the proper legal requirement.
- B6. That 13 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on February 23, 2007, and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on March 5, 2007.
- 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 site planning **(is) (is not)** compatible with 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 location, design, and size of the proposal are such that the development **(will) (will not)** be adequately served by existing public facilities and services. This is based on

Criteria to consider for B8C:

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

B8D. 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

B8E Off-street parking **(does)(does not)** provide parking sufficient for users of the development. This is based on

B8F That the proposal **(does) (does not)** provide for an acceptable method for the perpetual maintenance of all common property. This is based on

B8G 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 B8G:

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 **MARK & KORY DOERFLER AND DAVID & JENNY DONOHOE** for approval of the planned unit development, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are:

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

ROLL CALL:


Commissioner Bowlby	Voted _____
Commissioner George	Voted _____
Commissioner Jordan	Voted _____
Commissioner Messina	Voted _____
Commissioner Rasor	Voted _____
Commissioner Souza	Voted _____

Chairman Bruning Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN JOHN BRUNING



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

A. INTRODUCTION

This matter having come before the Planning Commission on March 13, 2007, and there being present a person requesting approval of ITEM S-5-07: a request for preliminary plat approval of "Ramsey Cove" an 18-lot subdivision in the R-3 (Residential at 3 units/acre) zoning district

.

LOCATION – +/- 9.63- Acre parcel at 7693 & 7935 Ramsey Road

APPLICANT: Mark & Kory Doerfler and David & Jenny Donohoe

**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, agricultural, civic and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition Area
- B3. That the zoning is Residential at (3 units/acre)
- B4. That the notice of public hearing was published on February 24, 2007, and March 6, 2007, which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. That 13 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on February 23, 2007, and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on March 5, 2007.
- 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 streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, and utilities **(are) (are not)** adequate where applicable. 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 B9:

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 **MARK & KORY DOERFLER AND DAVID & JENNY DONOHOE** for preliminary plat of approval as described in the application should be **(approved) (denied) (denied without prejudice)**.
Special conditions applied to the motion are:

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner George	Voted _____
Commissioner Jordan	Voted _____
Commissioner Messina	Voted _____
Commissioner Rasor	Voted _____
Commissioner Souza	Voted _____

Chairman Bruning Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN JOHN BRUNING

**PLANNING COMMISSION
STAFF REPORT**

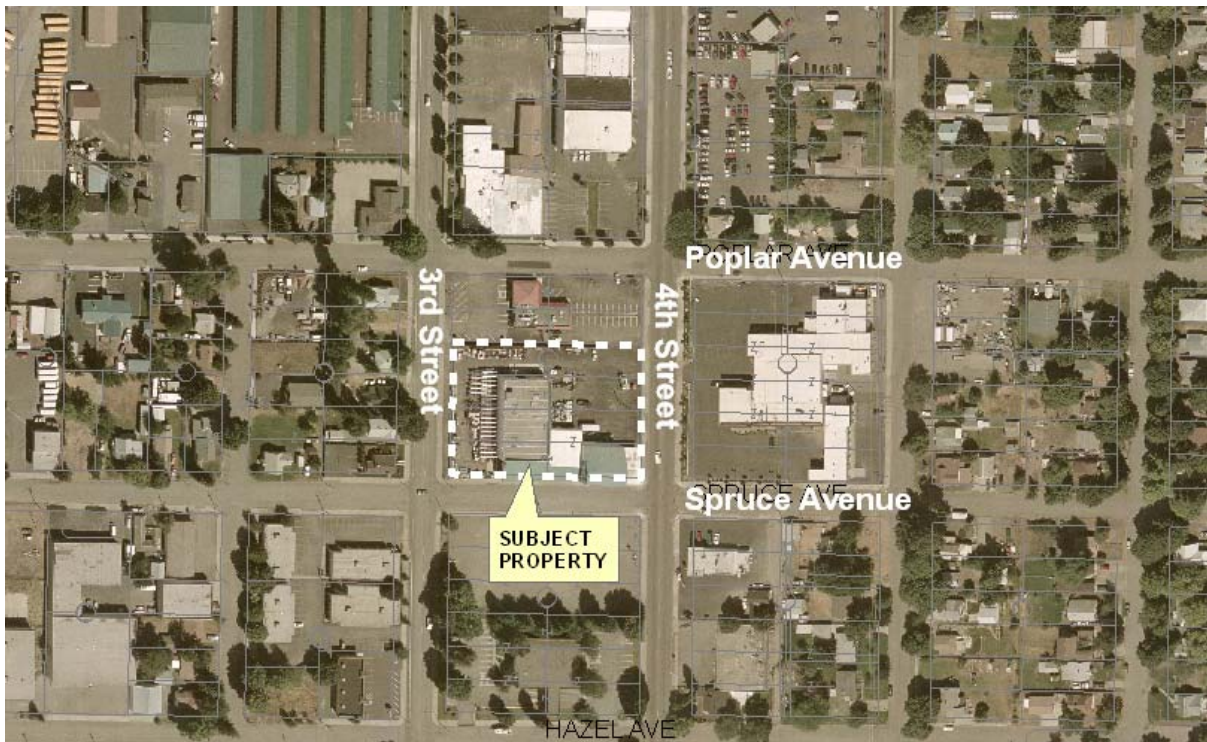
FROM: JOHN J. STAMSOS, SENIOR PLANNER
DATE: MARCH 13, 2007
SUBJECT: SP-3-07 – REQUEST FOR A CUSTOM MANUFACTURING SPECIAL USE PERMIT IN A C-17 ZONING DISTRICT
LOCATION – +/- 1.3 ACRE PARCEL AT 1701 NORTH 4TH STREET

DECISION POINT:

Chris Uecke is requesting a Custom Manufacturing Special Use Permit in a C-17 (Commercial at 17 units/acre) zoning district to allow the fabrication (Cutting and bending) of rebar for the construction industry in an existing 10,370 sq. ft. building.

SITE PHOTOS:

A. Aerial photo



- B. Area between power poles is the only part of building to be used by applicant.



- C. Building viewed from 3rd Street.

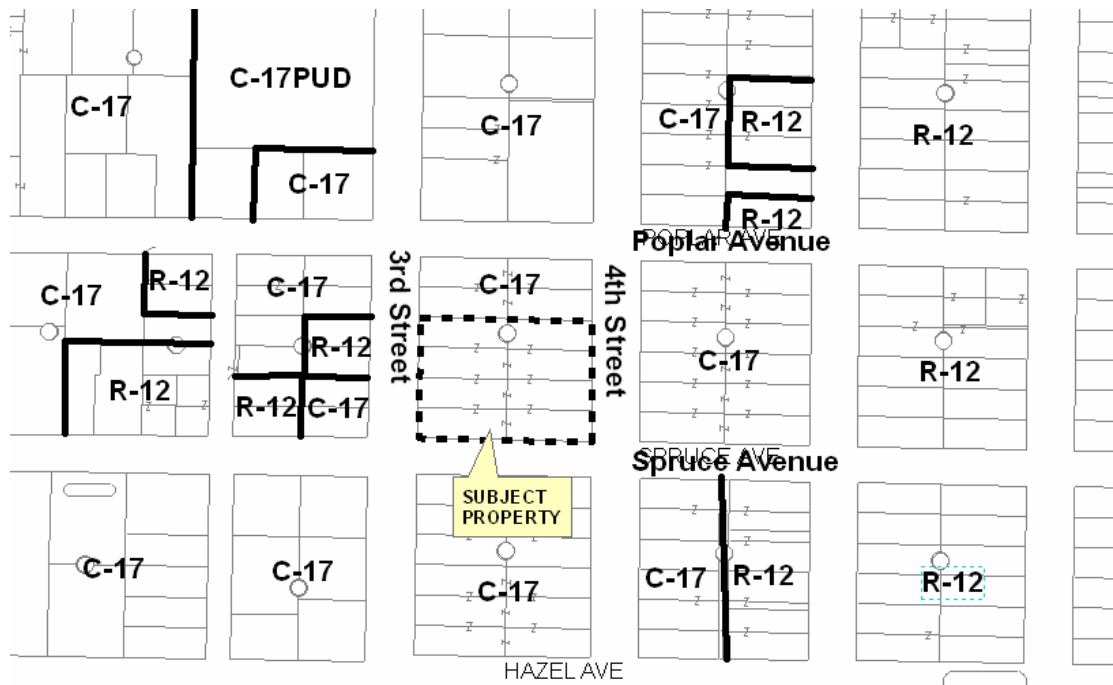


D. Residential area along 3rd Street across from proposed use.

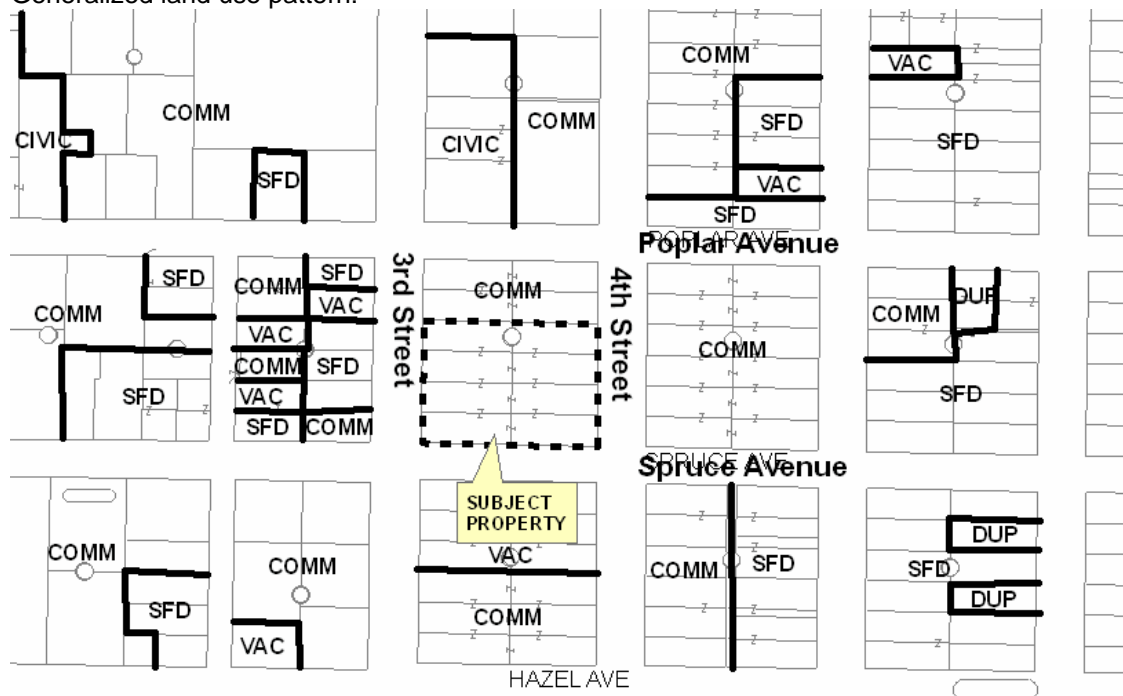


GENERAL INFORMATION:

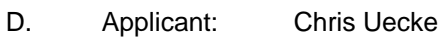
A. Zoning



B. Generalized land use pattern:



D. Applicant: Chris Uecke



910 Annie Street
Cœur d'Alene, ID 83815

Owner: Karl Severson
1701 North 4th Street
Cœur d'Alene, ID 83815

- E. Existing land uses in the area include residential - single-family and duplex, commercial sales and service, civic and vacant lots.
- F. The subject property contains a retail sales use.

PERFORMANCE ANALYSIS:

A. Zoning:

The requested Custom Manufacturing activity is allowed by Special Use Permit in a C-17 zone.

Evaluation: The requested use is located in a C-17 zone and meets the definition of a Custom Manufacturing activity.

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

1. The subject property is within the existing city limits.
2. The City Comprehensive Plan Map designates this area as a Transition Area and is adjacent to 3rd and 4th Streets, which are designated as High Intensity Corridors.

Transition Areas:

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

- Protect and/or enhance the integrity of existing residential areas.
- Encourage residential when close to jobs and other services.
- Discourage uses that are detrimental to neighboring uses.
- Encourage commercial clusters that will serve adjacent neighborhoods vs. city as a whole.
- Pedestrian/bicycle connections.
- Encourage cluster developments to maintain open space and forest lands.
- Overall buildout density approximately = 3 units/acre. Individual lot size will typically not be smaller than 8,000 sq. ft. (5 units/acre). Higher densities and mixed uses encouraged close to abutting transportation corridors.

High Intensity Corridors:

"These corridors are established as the primary areas where significant auto oriented community sales / service and wholesale activities should be concentrated."

- Encourage auto oriented commercial uses abutting major traffic corridors.

- Residential uses up to 34 du/ac may be encouraged. Low intensity residential uses are discouraged.
- The development should be accessible by pedestrian, bicycle and auto.
- Residential uses may be allowed but not encouraged. Low intensity residential uses are discouraged.
- Encourage manufacturing / warehousing uses to cluster into district served by major transportation corridors.
- Arterial / collector corridors defined by landscaping / street trees.
- Development may be encouraged to utilize large areas adjacent to these transportation corridors.

Page 28 - All requests for zone changes, special use permits etc., will be made considering, but not limited to:

1. The individual characteristics of the site;
2. The existing conditions within the area, and
3. The goals of the community.

Significant policies for consideration:

- 6A: "Promote the orderly development of land use at locations that are compatible with public facilities and adjacent land uses."
- 6B: "Pursue a policy of year-round economic stability."
- 15G: "City government should be responsive to the needs and desires of the citizenry."
- 42A: "The development of Coeur d'Alene should be directed by consistent and thoughtful decisions, recognizing alternatives, effects and goals of citizens."
- 42A2: "Property rights of citizens should be protected in land use decisions."
- 46A: "Provide for the safe and efficient circulation of vehicular traffic."
- 51A: "Protect and preserve neighborhoods both old and new."
- 62A: "Examine all new developments for appropriateness in regard to the character of the proposed area. Inform developers of City requirements and encourage environmentally harmonious projects."

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

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

The proposed use would be conducted entirely within an existing building, there would be no outside storage, delivery trucks would be loaded and unloaded inside the building and the use is located in an existing commercial area between 3rd and 4th Streets, which are major commercial streets.

Evaluation: Based on the information presented, the Planning Commission must determine if the request is compatible with the location, setting and existing uses on adjacent properties.

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

WATER:

Water is available to the site.

Evaluation: The site has an existing ¾" service and fire hydrants at both ends of the block on 4th Street. This should adequately cover the proposed use.

Submitted by Terry Pickel, Assistant Water Superintendent

SEWER:

Applicant's property is currently served by public sewer.

Evaluation: Sanitary sewer is available and of adequate size to support the applicant's request for this Special Use Permit.

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: Per City ordinance, because the pre-existing condition of the subject property is 100% impervious, no on-site stormwater facilities will be required. The off-site stormwater is contained within the existing City hard pipe storm system.

TRAFFIC:

The ITE Trip Generation Manual estimates the project may generate approximately eight (8) trips per day during the peak hour periods (based upon 0.765 trips/1000 s.f. of gross floor area/manufacturing use).

Evaluation: The adjacent and connecting streets will accommodate the additional traffic volume. The subject property has in the past been a major auto dealership w/ car carriers delivering vehicles, and recently, a heavy equipment rental facility. The north/south one-way couplet adjoining both two sides of the subject property provides for good traffic flows and direct access to Interstate 90.

STREETS:

The proposed subdivision is bordered by 3rd, 4th, and Spruce Streets.

Evaluation: All streets are fully developed to City standards and no alterations will be required.

APPLICABLE CODES AND POLICIES:

STREETS:

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

Submitted by Chris Bates, Engineering Project Manager

FIRE:

We will address issues such as water supply, fire hydrants, Fire Department access, prior to any site development.

Submitted by Dan Cochran, Deputy Fire Chief

POLICE:

The Police department was contacted and had no concerns.

Submitted by Steve Childers, Captain Police Department

E. Proposed conditions:

None proposed.

F. Ordinances and Standards Used In Evaluation:

Comprehensive Plan - Amended 1995.
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:staffrptsSP307]


Proposed Activity Group;

Custom manufacturing

Prior to approving a special use permit, the Planning Commission is required to make Findings of Fact. Findings of Fact represent the official determination of the Planning Commission and specify why the special use permit is granted. The **BURDEN OF PROOF** for why the special use permit is necessary rests on the applicant. Your narrative should address the following points:

A. A description of your request; To obtain a special
use Permit so we can cut + Bend Rebar

B. Show the design and layout of the proposed use.



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

A. INTRODUCTION

This matter having come before the Planning Commission on March 13, 2007, and there being present a person requesting approval of ITEM SP-3-07, a request for a Custom Manufacturing Special Use Permit in a C-17 (Commercial at 17 units/acre) zoning district

LOCATION: +/- 1.3 acre parcel at 1701 North 4th Street

APPLICANT: Chris Uecke

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

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

- B1. That the existing land uses are residential - single-family and duplex, commercial sales and service, civic and vacant lots.
- B2. That the Comprehensive Plan Map designation is Transition
- B3. That the zoning is C-17 (Commercial at 17 units/acre)
- B4. That the notice of public hearing was published on, February 24, 2007, and, March 6, 2007, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, March 2, 2007, which fulfills the proper legal requirement.
- B6. That 69 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on February 23, 2007, and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on March 13, 2007.
- B8. Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

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

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

Criteria to consider for B8B:

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

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

Criteria to consider B8C:

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

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **CHRIS UECKE** for a Custom Manufacturing special use permit, as described in the application should be **(approved)(denied)(denied without prejudice)**.

Special conditions applied are as follows:

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner George	Voted _____
Commissioner Jordan	Voted _____
Commissioner Messina	Voted _____
Commissioner Rasor	Voted _____
Commissioner Souza	Voted _____

Chairman Bruning Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN JOHN BRUNING

УШПЗ-УСВ РПИ-О

2007 Planning Commission Priorities Progress

MARCH 2007

.A note on the colors from from Tony Berns: "I use the stop light analogy:
Red is bad – either that initiative has failed, or our Board goal for the year will not be met.
Yellow is caution – could get to "red" if we don't do something pronto.
Green is good.
The other colors like "pending" are place holders until action on those items can occur." **Note: The PC is encouraged to select what "color" is appropriate.**

Administration of the Commission's Business

▪ Follow-up of Commission requests & comments		Mayor response to letter to CC on workforce housing rec by PC
▪ Meeting with other boards and committees		Park/rec Comm workshop 9/06. Sign Bd 06, CC 3/07
▪ Goal achievement		Checklist of projects w/updated 2/07
▪ Building Heart Awards		Discussed 7/06 No awards will be given.
• Speakers		LCDC and Wastewater presentations scheduled
• Public Hearings		April 10, 6 items scheduled

Long Range Planning

▪ Comprehensive Plan Update		Completed workshops with Council. Next step take Comp plan to department heads & public
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Public Hearing Management

▪ Continued work on Findings and Motions		Warren and Plg staff to review
▪ Public hearing scheduling		Chrman Bruning consulted on agenda

Regulation Development

1. Subdivision Standards		
2. Revise Landscaping Regulations		w/Urban Forestry
3. Expansion of Design Review		w/ Design Review Commission
4. Commercial Zoning Districts		Hgts/Commercial Zoning Breakout
5. Off-Street Parking Standards		
6. Workforce & Affordable Housing		

Misc Zoning Ord. Updates

<ul style="list-style-type: none"> • Non-Conforming Use Reg cleanup • Average Finish Grade • Screening of rooftop equipment • Mediation – state law • Planned Unit Development Standards • Lighting • Surface Water, Irrigation – ID law • Re-codification or re-org to Unified Development Code 		Fort Grounds Example
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Other Code Provisions under Development Supported by Commission

<ul style="list-style-type: none"> • Variance criteria • Design Review Procedure • Downtown Design Review – cleanup • Height Projections 		
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Other Action

07 Priorities		List prepared for Council
Neighborhood Groups		Chrm Bruning invited to East Mullan mtg.

The News & Observer March 6, 2007

Raleigh reconsiders parking minimums

A sea of spaces may not be needed

SARAH LINDENFELD HALL, Staff Writer

Maurice Williams was putting his cart back in the corral at the Wal-Mart Supercenter at the Alexander Place shopping center in northwest Raleigh.

It was before noon and that's why he was there. He easily found a parking space.

"The best time to really arrive here without any hassle is before 12 and the weekends are definitely a no-no," said Williams, a project manager. "It's pretty packed on the weekends."

Shoppers expect suburban shopping malls and office buildings to offer a sea of parking spaces. Customers seek out convenient spots near the door so they can zoom in and out.

In some places, vast swaths of empty parking spaces are common. At others, such as Alexander Place, spaces near the most popular stores and restaurants often fill up, especially at mealtimes and on weekends.

For the most part, the city's parking regulations are nearly 50 years old. Raleigh has stretched and grown to encompass four times as many people. City planners think it's time to take another look. They'll start studying the regulations this summer.

The investigation comes after an entertaining critique of common parking practices at a talk in Raleigh last year by Donald Shoup, a parking expert and urban planning professor at University of California Los Angeles.

Right now, Raleigh's regulations base parking on the number of bedrooms in an apartment complex or square footage in a shopping center, for instance. The rules set a minimum number spaces.

Often, the City Council or city officials, depending on the project, approve hundreds more spaces than required.

Shoup says Raleigh gets it all wrong.

He recommends a dramatic shift, including:

- * Making the required minimum number of spaces the maximum number of spaces.
- * Setting parking permit areas where nonresidents could park in a neighborhood for a fee, which generates revenue for neighborhood improvements.
- * Charging for on-street parking in commercial areas.

"You don't have to have these very high off-street parking requirements to provide spillover into the nearby areas," Shoup said in an interview. "You want some spillover so they will be paying for extra street trees, sidewalks, security, whatever."

Mitchell Silver, the city's planning director, said Shoup's talk spurred him to action. Silver is excited about the review.

"I just don't know what we're going to uncover," Silver said.

Alexander Place, which sits across U.S. 70 from Brier Creek, has plenty of parking. The site plan for the three-year-old center calls for 2,018 parking spaces -- about 300 more than the city requires.

The problem is, the spaces probably aren't where most people want to park. Spaces near the Wal-Mart, Red Robin Gourmet Burgers and Starbucks fill up. But parking next to Kohl's is often almost empty.

And though it's only two tenths of a mile from the front door of Kohl's to the Red Robin -- a shorter distance than the length of Crabtree Valley Mall -- most people don't do it.

"It's not a lack of parking as much as it is where the parking is located," said Britt Byrne, managing director of Carolinas retail development for Faison, which developed the center. "Certain users are more intense users of parking than others."

Parking is tricky to plan, Byrne said, because developers don't always know what kind of merchant will move into a space. A bookstore gets customers throughout the day, but a restaurant has peaks at mealtimes.

And, Byrne adds, he also has to account for employee parking. Some restaurants have 30 or 40 people on a shift, he said.

Kari Bunting, front desk manager at Salon Blu in Alexander Place, witnesses the parking problems firsthand. Her window looks out on the parking lot, and she's often the first person customers, who are angry because they had to park on the other side of the building, see.

"Some people want to park right here, and they have to park all the way around back," she said. "Over by Kohl's, huge parking spaces are over there, but there are never that many people over there."

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