

**PLANNING COMMISSION AGENDA**  
**CITY COUNCIL CHAMBERS**

**JULY 11, 2006**

**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

**APPROVAL OF MINUTES:**

June 13, 2006

**PUBLIC COMMENTS:**

**COMMISSION COMMENTS:**

**STAFF COMMENTS:**

**ADMINISTRATIVE ITEMS:**

1.     Applicant:     Joe Lamphiear  
       Location:    1021 Crestline  
       Request:     Proposed 3-lot preliminary plat "Rock Haven Estates"  
                      SHORT PLAT, (SS-15-06)
  
2.     Applicant:     D.A.C. Inc.  
       Location:    3107 N. 2<sup>nd</sup> Street  
       Request:     Proposed 17-unit Condominium plat  
                      "Autumn Crest Condominiums"  
                      SHORT PLAT, (SS-16-06)
  
3.     Applicant:     George Ciccone  
       Location:    830 N. 23<sup>rd</sup>  
       Request:     Proposed 2-lot preliminary plat "Creekside Meadows"  
                      SHORT PLAT, (SS-17-06)

**PUBLIC HEARINGS:**

1.     Applicant:     Brian and Brenda Goetz  
       Location:    3932 N. Schreiber Way  
       Request:     A proposed Professional Office special use permit  
                      in the LM (light manufacturing) zone  
                      QUASI-JUDICIAL, (SP-9-06)

2.     Applicant:     Shefoot Investments, LLC  
       Location:     In the vicinity of 19<sup>th</sup> Street and Nettleton Gulch Road  
                             adjacent to Greystone Subdivision  
       Request:
- A.     A proposed annexation for a 3.5 acre parcel from  
                             County Agricultural Suburban to City R-3  
                             (Residential at 3 units/acre)  
                             QUASI-JUDICIAL, (A-4-06)
- B.     A proposed 5-lot preliminary plat "Shefoot"  
                             QUASI-JUDICIAL, (S-8-06)
- 3     Applicant:     Charles Morgan and Associates  
       Location:     S.W. corner of Marie Avenue and Julia Street  
       Request:     A proposed R-34 Residential Density special use permit  
                             in the C-17(Commercial at 17 units/acre) zoning district  
                             QUASI-JUDICIAL, (SP-10-06)
4.     Applicant:     Riverstone West, LLC  
       Location:     2800 Seltice Way  
       Request:     A proposed 26-lot preliminary plat  
                             "Riverstone West Phase II"  
                             QUASI-JUDICIAL, (S-1-05.m)
5.     Applicant:     City of Coeur d'Alene  
       Request:     Updating the 2003 Bikeways Plan  
                             LEGISLATIVE, (0-2-06)

**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  
JUNE 13, 2006  
CITY COUNCIL CHAMBERS**

**COMMISSIONERS PRESENT**

John Bruning, Chairman  
Heather Bowlby  
Melinda George  
Brad Jordan  
Tom Messina  
Scott Rasor  
Mary Souza

**STAFF MEMBERS PRESENT**

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

**COMMISSIONERS ABSENT**

Mary Souza

**CALL TO ORDER**

Chairman Bruning called the meeting to order at 5:30 p.m.

**APPROVAL OF MINUTES:**

Motion by Rasor, seconded by Bowlby, to approve the minutes of the Planning Commission Meetings held on April 19, 2002, May 9, 2006 and May 15, 2006. Motion approved

**COMMISSION COMMENTS:**

None.

**STAFF COMMENTS:**

Associate Planner Stamsos announced the up-coming meetings for the month of June and announced that Building Heart nominations are due to be selected. He noted that since the Commission has a workshop scheduled with the Bike/Ped Committee on Tuesday, June 27<sup>th</sup>, that if the Commission would like any items added to that agenda, e-mail him their ideas by next week. The Planning Commission decided that Wednesday June 28<sup>th</sup> will be the next Comp-plan meeting. Associate Planner Stamsos announced that Mayor Bloem appointed a new Planning Commissioner, Melinda George.

Deputy City Attorney Wilson updated the Commission on a bill recently passed by the State legislature dealing with local land use planning. He explained that this bill states that if a Commissioner has a conflict with a hearing that they should be excused from the hearing and be allowed to testify at that hearing. He explained that this bill is vague and until there is further clarification would advise that any Commissioner that has a conflict to consult with him.

## **PUBLIC COMMENTS:**

There were none.

## **ADMINISTRATIVE ITEMS:**

1.      Applicant:      E & R Properties, LLC  
         Location:      Lot 3, Block 1, Lake Forest, 9<sup>th</sup> Addition  
         Request:      Proposed 4-lot preliminary Plat "Marblewood Addition"  
                                 SHORTPLAT (SS-11-06)

Engineering Services Director Dobler presented the staff report and then asked if the Commission had any questions.

The Commission did not have any questions for staff.

**Motion by Razor, seconded by Messina, to approve Item SS-11-06. Motion approved.**

2.      Applicant:      Courtyard Homes Development, INC.  
         Location:      Lot 8, Block 2 of Bellerive Subdivision  
         Request:      Proposed 14-unit Condominium Plat "Courtyard Homes"  
                                 SHORTPLAT (SS-12-06)

Engineering Services Director Dobler presented the staff report and then asked if the Commission had any questions.

The Commission did not have any questions for staff.

**Motion by Razor, seconded by Bowlby, to approve Item SS-12-06. Motion approved.**

3.      Applicant:      Bill Thompson  
         Location:      4397 Bourbon Drive  
         Request:      Proposed 5-unit Condominium Plat  
                                 "Royal Crown Condominiums"  
                                 SHORTPLAT (SS-13-06)

Engineering Services Director Dobler presented the staff report and then asked if the Commission had any questions.

The Commission did not have any questions for staff.

**Motion by Razor, seconded by Bowlby, to approve Item SS-13-06. Motion approved.**

4.      Applicant:      Mike Tilford  
         Request:      Modification to Riverstone West phasing plan  
                                 INTERPRETATION, (I-2-06)

Associate Planner Stamos presented the staff report and then asked if the Commission had any questions.

Commissioner Rasor inquired if the lots proposed on the plat are intended to be for single-family homes.

Associate Planner Stamsos answered that the applicant is present and would be able to address that question.

Mike Tilford, Applicant representative, explained the proposed modifications to the Commission. He commented that in this proposal a number of the lots have been reduced to allow the designer more flexibility, and that by eliminating the lots located between Riverstone Drive and the pond will provide a more traditional lot configurations. He added at the request of staff, two rectangular lots located to the south of the pond, next to the parking lot, have been consolidated for a future public park. He then asked if the Commission had any questions.

Commissioner Bowlby questioned if the lots planned in phase 2 on the preliminary plat will include any residential housing.

Mr. Tilford answered that, in the future, those lots will be a combination of a mixed-use development that will incorporate the original vision approved with the original PUD.

Commissioner Rasor commented that when the original plat was submitted it showed various boxes naming a specific use intended for each lot.

Mr. Tilford explained that the market is changing and that the vision for those lots has changed. He commented that the purpose for naming those lots in the past was intended to not be defining, but only to give a flavor of how the development could look in the future.

Commissioner Bowlby commented that she feels that these modifications are not a significant change from the original plat presented in the past.

Commissioner Jordan concurred and feels that the intended use has not changed.

Commissioner Messina concurred.

**Motion by Jordan, seconded by Rasor, to approve Item I-2-06, that these modifications are not a significant change from the original plat. Motion approved.**

5.      Applicant:      Copper Basin Construction, Inc.  
         Request:      Interpretation of Mill River Final Development Plan  
                         INTERPRETATION (I-3-06)

Chairman Bruning commented if any Commissioner had a conflict with this item.

Commissioner Rasor commented that he had a conflict with this item and was excused from the hearing.

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

Commissioner Jordan questioned what is the difference between this request and what was previously approved with the original PUD.

Associate Planner Stamsos explained that the layout approved with PUD-4-04 was for illustrative purposes only and that recently this parcel has been sold. He continued that the applicant feels that the original layout should not be binding and the restrictions removed, similar to what was approved for the multi-family parcel to the immediate west of the subject parcel.

Steve White, Applicant representative, explained that he recently purchased the property and is asking for removal of the restrictions approved with PUD-4-04. He explained that the original owners, Neighborhood Inc. did not intend for the drawings submitted at the original hearing to be binding, and only to be use for illustrative purposes. He added that this is a great piece of property with a lot of potential if these restrictions are removed. He added that the goals and the intent of the project are still intact from what was presented in the past by Neighborhood Inc.

Cliff Mort, Neighborhood Inc., commented that when the original PUD was submitted the drawings submitted for that parcel were only intended to be conceptional showing the Commission the vision of the project. He commented that he is confident that Copper Basin will do great things with this parcel and still maintain the vision intended with this project.

Chairman Bruning commented that the underlying zoning is already established, so the issue is the additional units that will be added to the parcel.

Commissioner Jordan concurred and commented there are not a lot of restrictions to be enforced with commercial zoning.

Commissioner Bowlby commented that she feels this is not a significant change from what was submitted with the original PUD.

**Motion by Jordan, seconded by Messina, to approve Item I-3-06, and that this request is not a significant change. Motion approved.**

#### PUBLIC HEARINGS

1.      Applicant:      Coeur d'Alene Congregation of Jehovah's Witnesses, Inc.  
         Location:      486 W. Fuller Court  
         Request:      A proposed Religious Assembly special use permit in the  
                             MH-8 zoning district.  
                             QUASI-JUDICIAL (SP-7-06)

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

Commissioner Jordan inquired that in the packet there are copies of the elevations of the building and questioned why these were submitted.

Associate Planner Stamsos answered that those drawings were submitted so the Commission could get an idea how the building will look.

Matt Gibb, Applicant representative, 1931 N. 6<sup>th</sup>, Coeur d'Alene, commented that he recently attended a project review with staff, and in that meeting, staff recommended changes to the site plan that were not incorporated to the copies given to the Commission tonight. He explained that the set backs and width of approaches have changed because staff felt that traffic in this area is a concern, so additional egress and ingress have been added to the property that will cut down on the congestion in that area. He commented that the church holds two services on Sunday, with an estimate of 40 to 45 cars generated by the combined services. He added that lighting provided to the site would be low-level site specific with the lighting fixtures turned towards the ground to protect the surrounding neighborhood from any light trespass. He then asked if the Commission had any questions.

Chairman Bruning commented that five mobile homes are currently on the property, and questioned if the applicant has made arrangements for these folks to be relocated.

Mr. Gibb answered that recently one of the mobile homes had been relocated, and that the owner has made arrangements for the others to be relocated to another area in the City.

Ron Cope, 3864 N. Miners Loop, Coeur d'Alene, commented that he owns the property west of the applicant's parcel and questioned if this is the same process he will have to go through to construct a church with a capacity of 300 people.

Chairman Bruning answered that Mr. Cope's property is the same zoning and that he would also need to go through the public hearing process for approval.

Bill Bryant, 3735 Fruitland Lane, Coeur d'Alene, commented that he owns the storage units next to the applicant's parcel and feels that traffic is a concern. He commented that he is not against religion but traffic on this road is bad.

Zach Lennon, 879 Warm Springs Avenue, Post Falls, explained the various activities that the church has during the week and would estimate that those activities would generate between 40 to 50 cars per meeting. He commented that the meetings that church conducts are very peaceful; quiet and will not be intended to disturb the neighborhood.

Public testimony closed.

Commissioner Bowlby commented that she feels that this project is a compatible use with the area and that with the addition of more entries will help ease traffic to the neighborhood.

Chairman Bruning concurred and feels that this is a good use for this parcel.

**Motion by Rasor, seconded by Bowlby, to approve Item SP-7-06. Motion approved.**

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Jordan	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Rasor	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

2.      Applicant:      Ken Sand  
         Location:      720 E. Poplar Avenue  
         Request:      A proposed Community Education special use permit in  
                                 the R-12 (Residential at 12 units/acre) zoning district  
                                 QUASI-JUDICIAL (SP-8-06)

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

The Commission did not have any questions for staff.

Ken Sand, Applicant representative, 111 Homestead Avenue, Coeur d'Alene, commented that both his children attended the Litehouse Academy that was established in 1987. He added that this school has been a benefit to the community and the children who have benefited from the academy in the past. He commented that he feels the school is compatible with the area that also includes North Idaho College and Project Coeur d'Alene that is within close proximity of this building. He commented that the goal of the



school is to have no more than 16 students per classroom and provide a good Christian school to the community. He noted that the school is located on a dead end road and that the property is fully fenced.

Commissioner Jordan commented that with an increase to the enrollment from the school, it might create a disturbance to the neighborhood.

Mr. Sand answered that the property behind the school is fenced with a vegetative buffer along the fence that acts as a buffer between the school and the neighborhood. He added that the school operates Monday through Thursday and explained that with only 75 students enrolled, it should not have a major impact to traffic in the area.

Keith Clemans, 4127 Maple Leaf Road, Coeur d'Alene, commented that he is the school board president and that his children currently attend the school. He added that this school has been a great benefit to the community in the past. He commented that he works for the City as a building inspector and will testify that this school meets all the codes for any safety issues. He added that recently he did his own traffic count for the school and found that there was 23 cars in the morning when parents were dropping off kids and in the afternoon 31 cars when kids were being picked up.

David Konigsberg, 1716 N. 7<sup>th</sup> Street, commented that the school abuts his property and is concerned with kids peering into his yard and violating his privacy. He added that traffic is a concern especially at 7:00 a.m. with 30 cars going to drop off their kids for school. He suggested that the City might want to consider either the load is decreased or reduce the speed limit on that street.

Commissioner Bowlby commented that she feels that this school will benefit the neighborhood by decreasing activity especially on Saturdays and Sundays when the school is closed. She suggested that maybe staff could recommend traffic calming or signage placed at the school to remind people to slow down on this street.

Mr. Konigsberg concurred that this would help tremendously with traffic.

Chairman Bruning questioned if this school would qualify as a school zone which would require a sign be posted at the school.

Associate Planner Stamsos answered that City Engineer, Gordon Dobler, would be the one to address that question to.

#### **REBUTTAL:**

Ken Sand, commented that he feels that this school is compatible with the surrounding neighborhood and that with the various ages of the children who attend the school recesses will be staggered so kids are not outside all at once.

Public testimony is closed.

#### **DISCUSSION:**

Commissioner Bowlby questioned if staff could see if this would qualify as a school zone designation

**Motion by Jordan, seconded by Rasor, to approve Item SP-8-06. Motion approved.**

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Jordan	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Rasor	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

3.      Applicant:      Roxana Rams-Dunteman  
         Location:      110 E. Homestead  
         Request:      A proposed zone change from R-12 (Residential at 12 units/acre)  
                              to C-17L (Commercial Limited at 17 units/acre)  
                              QUASI-JUDICIAL (ZC-5-06)

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

Commissioner Rasor questioned if this parcel would be considered a mid-block issue and if the old rule would apply.

Associate Planner Stamsos explained that the mid-block rule applies if the Commission determines a parcel such as this one is appropriate for commercial zoning, and if so, how far should it encroach into the adjoining residential area.

Commissioner Jordan commented that he feels that this parcel fronts on a side street and would disagree that the mid-block rule should be the determining factor for approval.

Roxana Rams-Dunteman, Applicant, 2205 White Tail, Coeur d'Alene, commented that she started her business, Coeur d'Alive, LLC, as a service that would help women in the community by providing a women's health and welfare referral database. She explained that the residence will be used primarily for the business and that the rest of building will be leased out. She commented that there will not be a lot of traffic generated from this business since it a data-base service, and has plans to use the backyard as a sanctuary where women will be able to relax and garden. She added that this is a unique lot with a lot of potential, if approved.

Commissioner Bowlby commented that she feels that the concept is great and will benefit many women in the community and explained that her concern is that once the zone is changed it is permanent.

Ms. Dunteman commented that she has driven around Coeur d'Alene searching to find a spot for her business and that when she located this parcel felt it was unique a piece of property not surrounded by a lot of homes.

Commissioner Bowlby commented that there is a lot of established older homes in the area and has heard numerous remarks that the City has enough commercial. She added that she cannot ignore the mid-block rule and questioned if a homeowner's occupation would work for this project.

Associate Planner Stamsos explained that since the applicant is leasing out the basement and will not live in the residence it would not qualify for a Home Occupation certificate.

Ms. Dunteman commented that this is a web-based business and how the underlying component reason for starting this business was that when moving to the area she did not know where anything was in the area. She added that this would be a great resource to help disadvantaged women in the area find help.

Gerald Martin, 206 Homestead Avenue, commented that he has lived in his house for 38 years does not plan on moving, feels that this is an established neighborhood and is opposed to the request.

Rob Worth, 822 N. 18<sup>TH</sup> Coeur d'Alene, commented that the business sounds like something the community needs but is concerned that if the business leaves who might move into the building.

#### **REBUTTAL:**

Ms. Dunteman expressed that she is sensitive to the neighborhood but feels that this will be an asset to the neighborhood, if approved. She commented that this parcel is surrounded by various commercial properties but also feels that she does not want to stir up the neighborhood.

Public testimony closed.

#### **DISCUSSION:**

Commissioner Jordan commented that our community is blessed because of people who want to make a difference like the applicant. He added that this is a tough decision to make but a decision needs to be made regarding land use and feels that if the zone is changed and the applicant decides to move, what kind of use might occupy the property.

Commissioner Bowlby commented that she is hesitant to grant the zone change and still feels that this is a good candidate for the mid-block rule.

**Motion by Razor, seconded by Messina, to reopen testimony for the applicant. Motion approved.**

Ms. Dunteman commented that she feels this does not qualify for the mid block rule since the property is surrounded by a commercial businesses and how this business will be an asset to the community.

Commissioner Jordan commented that he feels that this does not qualify for a traditional midblock issue but is concerned once the zone is changed it is permanent. He feels that there are a lot of established homes in the area and if the applicant leaves, the zoning stays, with potential for a business to move in that is not as desirable.

Commissioner Messina commented that if the zone change is granted and the applicant moves the neighborhood will be in jeopardy and feels that this is a lot to risk.

Ms. Dunteman commented that the City has had a lot of changes in the past, and feels that this is a good area for her business. She added that the current zone, which is an R-12, allows multi-family and feels that it could be more detrimental to the neighborhood than what she is proposing.

Commissioner Bowlby commented that this zone change is premature for the area at this time and feels that there are many older established homes in this area that would be jeopardized by this approval.

Chairman Bruning commented that the use the applicant has presented would be something the community could use, but concurs with Commissioner Bowlby, that once the zone change is granted it is permanent.

**Motion by Bowlby, seconded by Jordan, to deny Item ZC-5-06. Motion approved.**

**ROLL CALL:**

Commissioner Bowlby	Voted	Aye
Commissioner Jordan	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Rasor	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

**ADJOURNMENT:**

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

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

Respectfully submitted by John Stamosos, Associate Planner

Prepared by Shana Stuhlmiller, Public Hearing Assistant



# **SHORT PLATS**

**TO:** Planning Commission  
**FROM:** Christopher H. Bates, Project Manager  
**DATE:** July 11, 2006  
**SUBJECT:** **SS-15-06, Rock Haven Estates**

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### **DECISION POINT**

Approve or deny the applicant's request for a 3 lot residential development.

### **GENERAL INFORMATION**

1. Applicant: Joe Lamphiear  
1021 Crestline Drive  
Coeur d'Alene, ID 83814
2. Request: Approval of a three (3) lot residential development.  
  
Lot 1: 30,937 square feet  
Lot 2: 37,486 square feet  
Lot 3: 33,966 square feet
3. Location: Between Crestline Drive & Stanley Hill Road, directly east of US-90.

### **PERFORMANCE ANALYSIS**

1. Zoning: Existing zoning for the subject property is R-3 which is intended as a residential area that allows single family dwelling units at three (3) units per gross acre. Minimum lot size is 11,500 square feet.
2. Land Use: The subject property has an existing single family dwelling situated on proposed Lot 1, while proposed lots 2 and 3 are vacant. Lots 2 and 3 are hillside lots and will be required to meet all of the development requirements of the Hillside Ordinance.

Infrastructure: Utilities, Streets, & Storm Water Facilities

**Utilities:** Sewer & Water

The existing structure situated on Lot 1 currently receives City sewer and water services. The two remaining lots have access to the sanitary sewer adjoining US-90 or in Crestline Drive, and, water service from Stanley Hill Road (Water Dept. requirement). Service laterals will be required to be extended onto the subject property and to the proposed lots prior to final plat approval. Any applicable easements will be required on the final plat.

**Streets:** The public streets adjoining the subject property were constructed to the highway district standards of Kootenai County that were in effect at the time of development (1964/65). Right-of-way is sufficient and there are no plans to enlarge or reconstruct the existing roadways. Although Lots 2 and 3 have frontage on Stanley Hill Road, access to all of the lots is proposed from Crestline Drive.

**Fire:** Fire hydrant installation will be required for development on the subject property. The City Fire Department is going to require that a new hydrant be installed at

the northeast corner of the proposed Lot 1 to provide adequate fire service to residences constructed on Lots 2 and 3. This hydrant will be required to be installed prior to final plat approval.

**Storm Water:** Street drainage is managed by the existing stormwater facilities in the adjoining streets. A stormwater management plan completed by an Idaho licensed engineer or landscape architect will be required to be submitted and approved prior to final plat approval for the access roadway.

**Site Access:** Access to Lots 2 and 3 is via a common access point adjoining the easterly boundary of Lot 1. A common access easement will be required to be noted on the plat document for all lots. The access road to Lots 2 and 3 will be required to be paved, a minimum of twenty feet (20') wide to allow for fire truck access to the site, and will require a constructed turnaround point for fire trucks. Fire Department approval of the turnaround type and location will be required (contact Brian Halverson, Fire Inspector). If Lot 1 will also use the common access road, it will be required to be twenty four feet (24') wide.

**Proposed Conditions:**

1. Service laterals will be required to be extended onto the subject property and to the proposed lots prior to final plat approval. Any applicable easements will be required on the final plat.
2. The City Fire Department is going to require that a new hydrant be installed at the northeast corner of the proposed Lot 1 to provide adequate fire service to residences constructed on Lots 2 and 3. This hydrant will be required to be installed prior to final plat approval
3. A stormwater management plan completed by an Idaho licensed engineer or landscape architect will be required to be submitted and approved prior to final plat approval for the access roadway.
4. A common access easement will be required to be noted on the plat document for all lots. The access road to Lots 2 and 3 will be required to be paved, a minimum of twenty feet (20') wide to allow for fire truck access to the site, and will require a constructed turnaround point for fire trucks. Fire Department approval of the turnaround type and location will be required (contact Brian Halverson, Fire Inspector). If Lot 1 will also use the common access road, it will be required to be twenty four feet (24') wide.
5. All requirements of the Hillside Ordinance will be required to be addressed at the time of development of the subject properties.

**DECISION POINT RECOMMENDATION**

Approve the proposed subdivision plat in its submitted configuration with the attached conditions.







**TO:** Planning Commission  
**FROM:** Christopher H. Bates, Project Manager  
**DATE:** July 11, 2006  
**SUBJECT:** **SS-16-06, Autumn Crest Condominiums**

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### **DECISION POINT**

Approve or deny the applicant's request for a 1 building, 17 unit condominium development on Second Street.

### **GENERAL INFORMATION**

1. Applicant: Dwight Dirkmaat  
D.A.C., Inc.  
PO Box 203  
Hayden, ID 83835
2. Request: Approval of a 1 building, 17 unit condominium development.
3. Location: Northerly terminus of 2<sup>nd</sup> Street, north of Anton Avenue.

### **PERFORMANCE ANALYSIS**

1. Zoning: Existing zoning for the subject property is R-17 which is intended as a medium/high residential area that permits a mix of housing types at a density of 17 units/acre.
2. Land Use: A seventeen (17) unit apartment building currently occupies the sight.
3. Infrastructure: Utilities, Streets, & Storm Water Facilities
  - Utilities:** Sewer & Water

The subject property is connected to existing City utilities.
  - Streets:** The roadway improvements adjoining the subject property have been previously installed.
  - Fire:** There is an existing hydrant adjacent to the subject property that meets the spacing requirements of the City Fire Department.
  - Storm Water:** Street drainage is already contained in the existing City system.
4. Subdivision Requirement: Due to the condominium nature of the subject development, any and all lien holders on the subject property, will be required to acknowledge the condominium plat and consent to its recordation.

### **Proposed Condition:**

1. Any mortgage or lien holder that has a securing interest on the subject property, must acknowledge the condominium development and consent to its recordation by signing an acknowledgement on the final plat document.

**DECISION POINT RECOMMENDATION**

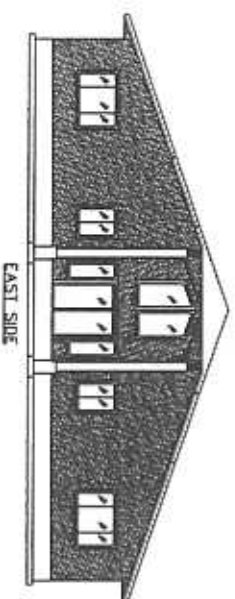
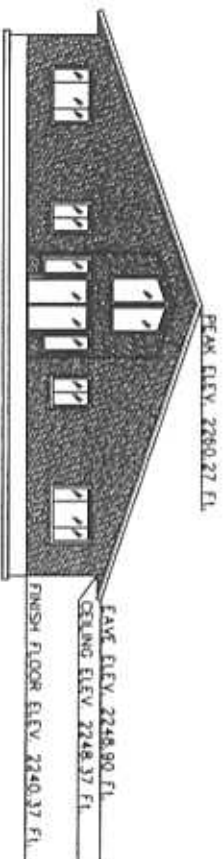
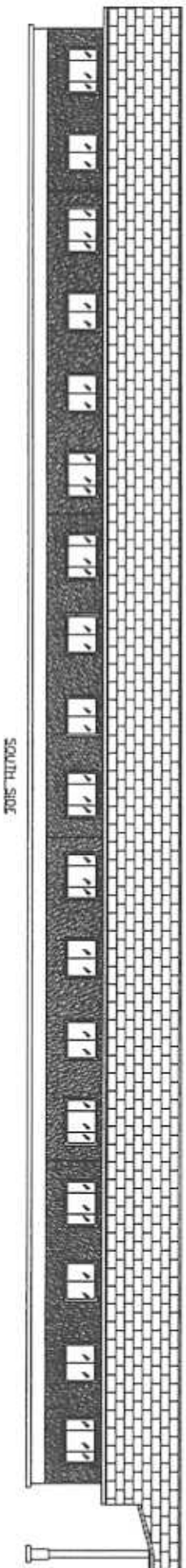
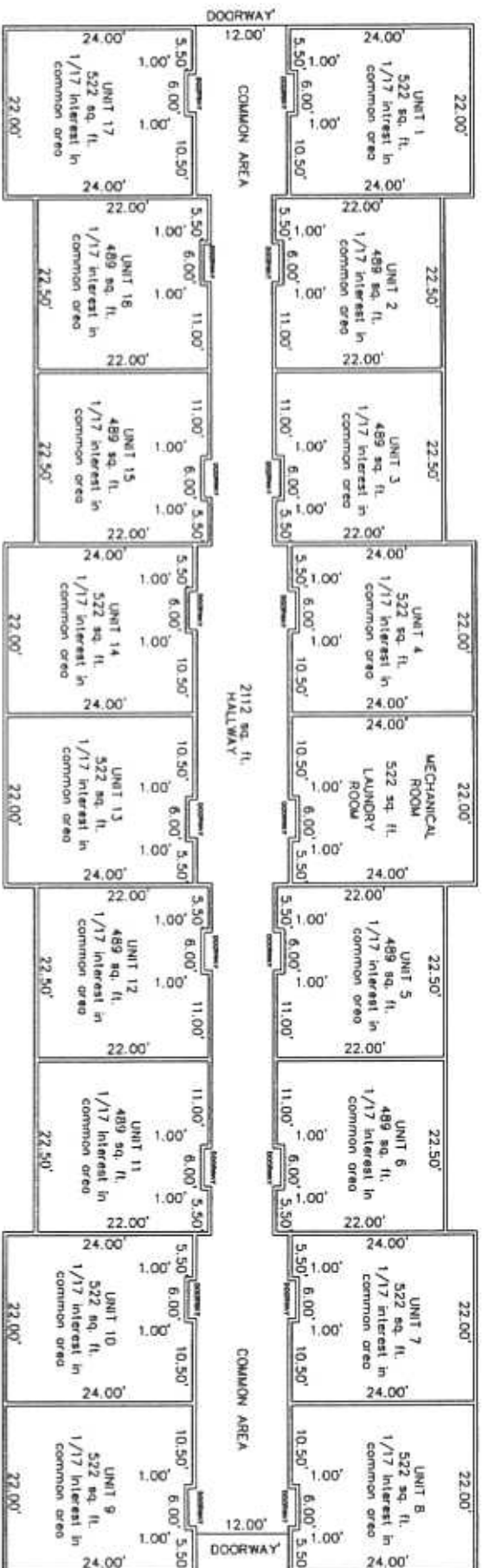
Approve the proposed plat in its submitted configuration with the attached condition.



# AUTUMN CREST CONDOMINIUMS

WITHIN A PORTION OF LOT 3 OF THOMAS ADDITION WITHIN A  
PORTION OF THE NW1/4, SEC. 1, T.50N., R.4W., B.M., CITY OF  
COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



## ELEVATION DATUM

THE ELEVATIONS SHOWN ON THIS SURVEY ARE ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1973 (NAD73). THE BENCH MARK USED WAS THE CITY OF COEUR D'ALENE BENCHMARK D24 (THE NE CORNER OF A LOT 1 STAKE) AT THE NW CORNER OF JEWELL AND GOVERNMENT AVENUE WITH AN ELEVATION OF 2235.39 FEET. THE ELEVATION WAS TRANSFERRED TO THE SITE BENCH MARKS BY DIFFERENTIAL LEVELING. SEE SHEET 1 OF 3 FOR SITE BENCHMARKS.

SITE BENCH MARK 1: A GRADE 1/2 INCH IRON ROD AT THE SOUTHWEST CORNER OF LOT 3 OF THOMAS ADDITION. ELEVATION: 2235.43 FEET.

SITE BENCH MARK 2: A GRADE 3/8 INCH IRON ROD AND PLASTIC CAP MARKED PLS 6600 AT THE SOUTHWEST CORNER OF LOT 3. ELEVATION: 2235.43 FEET.

SEE SHEET 1 OF 3

SHEET 2 OF 3	DATE: MAY 23, 2008	DRAWN: CDD & SWE	CHECKED: SWE	DATE: MAY 23, 2008
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MECKEL ENGINEERING & SURVEYING  
308 S. SPENCER ST. STE. 200 COEUR D'ALENE, IDAHO 83801-4400  
PHONE: 208.675.1234 FAX: 208.675.1235  
WWW.MECKEL-ENGINEERING.COM

AUTUMN CREST CONDOMINIUMS  
WITHIN A PORTION OF LOT 3 OF THOMAS ADDITION WITHIN A PORTION OF  
THE NW1/4, SEC. 1, T.50N., R.4W., B.M., CITY OF COEUR D'ALENE, KOOTENAI  
COUNTY, IDAHO



**TO:** Planning Commission  
**FROM:** Christopher H. Bates, Project Manager  
**DATE:** July 11, 2006  
**SUBJECT:** **SS-17-06, Creekside Meadows**

---

### **DECISION POINT**

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

### **GENERAL INFORMATION**

1. Applicant: George Ciccone  
3129 E. Springview Drive  
Coeur d'Alene, ID 83814
2. Request: Approval of a two (2) lot residential development.  
  
Lot 1: 27,612 square feet  
Lot 2: 47,619 square feet
3. Location: 23<sup>rd</sup> Street, south of French Gulch Road.

### **PERFORMANCE ANALYSIS**

1. Zoning: Existing zoning for the subject property is R-3 which is intended as a residential area that allows single family dwelling units at three (3) units per gross acre, on lots that are a minimum of 11,500 square feet.
2. Land Use: The subject property has existing single family dwellings situated on the proposed lots.

Infrastructure: Utilities, Streets, & Storm Water Facilities

**Utilities:** Sewer & Water

Both structures are connected to City sewer and water utilities.

**Streets:** The public streets adjoining the subject property are fully developed. No alterations to the site will be required.

**Fire:** There is an existing fire hydrant adjacent to the subject property that meets the criteria of the City Fire Department.

**Storm Water:** Street drainage is managed by the existing stormwater facilities in the adjoining streets and the existing residences drain into the on-site landscaping.

### **Proposed Conditions:**

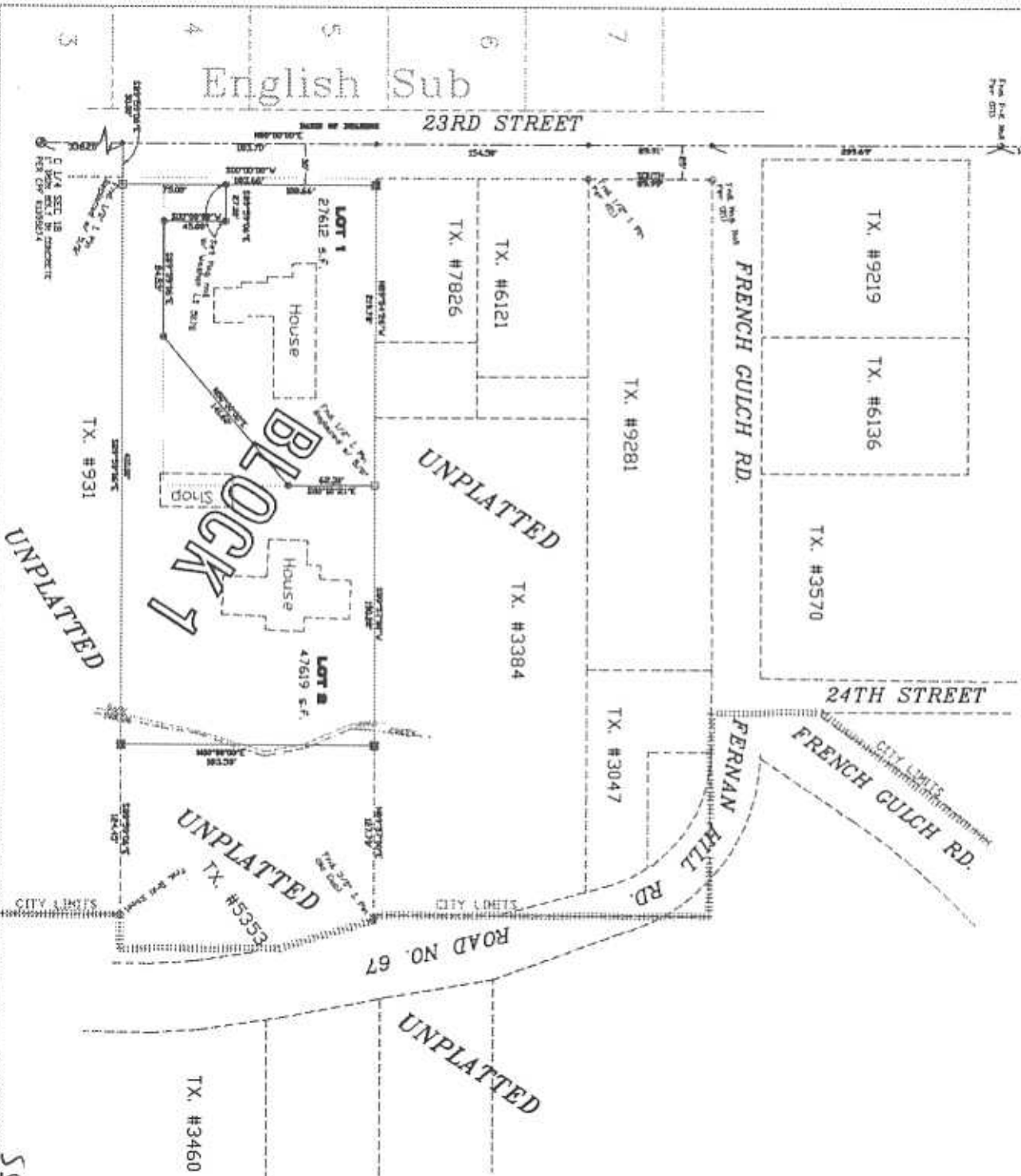
None

### **DECISION POINT RECOMMENDATION**

Approve the proposed subdivision plat in its submitted configuration.

# CREEKSIDE MEADOWS

A PORTION OF THE SW 1/4, NE 1/4, SECTION 18, T.50N., R.3W., B.M.,  
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



SCALE 1"=50'



**BASIS OF BEARING**  
NORTH, ALONG THE LINE OF THE NE 1/4  
FROM THE CORNER OF THE SW 1/4

**LEGEND**  
A CALCULATION FROM THE PLAT FILED IN THE  
C. FROM THE RECORDS  
B. SET BY THE L. P. M. WITH THE  
C. SET BY THE L. P. M. WITH THE  
D. SET BY THE L. P. M. WITH THE

**REFERENCES**  
000 RECORD OF SURVEY, BOOK 11, PAGE 1  
000 RECORD OF SURVEY, BOOK 11, PAGE 128  
000 RECORD OF SURVEY, BOOK 11, PAGE 75  
000 RECORD OF SURVEY, BOOK 11, PAGE 95  
000 RECORD OF SURVEY, BOOK 11, PAGE 114  
000 RECORD OF SURVEY, BOOK 11, PAGE 134  
000 RECORD OF SURVEY, BOOK 11, PAGE 154  
000 RECORD OF SURVEY, BOOK 11, PAGE 174  
000 RECORD OF SURVEY, BOOK 11, PAGE 194  
000 RECORD OF SURVEY, BOOK 11, PAGE 214  
000 RECORD OF SURVEY, BOOK 11, PAGE 234  
000 RECORD OF SURVEY, BOOK 11, PAGE 254  
000 RECORD OF SURVEY, BOOK 11, PAGE 274  
000 RECORD OF SURVEY, BOOK 11, PAGE 294  
000 RECORD OF SURVEY, BOOK 11, PAGE 314  
000 RECORD OF SURVEY, BOOK 11, PAGE 334  
000 RECORD OF SURVEY, BOOK 11, PAGE 354  
000 RECORD OF SURVEY, BOOK 11, PAGE 374  
000 RECORD OF SURVEY, BOOK 11, PAGE 394  
000 RECORD OF SURVEY, BOOK 11, PAGE 414  
000 RECORD OF SURVEY, BOOK 11, PAGE 434  
000 RECORD OF SURVEY, BOOK 11, PAGE 454  
000 RECORD OF SURVEY, BOOK 11, PAGE 474  
000 RECORD OF SURVEY, BOOK 11, PAGE 494  
000 RECORD OF SURVEY, BOOK 11, PAGE 514  
000 RECORD OF SURVEY, BOOK 11, PAGE 534  
000 RECORD OF SURVEY, BOOK 11, PAGE 554  
000 RECORD OF SURVEY, BOOK 11, PAGE 574  
000 RECORD OF SURVEY, BOOK 11, PAGE 594  
000 RECORD OF SURVEY, BOOK 11, PAGE 614  
000 RECORD OF SURVEY, BOOK 11, PAGE 634  
000 RECORD OF SURVEY, BOOK 11, PAGE 654  
000 RECORD OF SURVEY, BOOK 11, PAGE 674  
000 RECORD OF SURVEY, BOOK 11, PAGE 694  
000 RECORD OF SURVEY, BOOK 11, PAGE 714  
000 RECORD OF SURVEY, BOOK 11, PAGE 734  
000 RECORD OF SURVEY, BOOK 11, PAGE 754  
000 RECORD OF SURVEY, BOOK 11, PAGE 774  
000 RECORD OF SURVEY, BOOK 11, PAGE 794  
000 RECORD OF SURVEY, BOOK 11, PAGE 814  
000 RECORD OF SURVEY, BOOK 11, PAGE 834  
000 RECORD OF SURVEY, BOOK 11, PAGE 854  
000 RECORD OF SURVEY, BOOK 11, PAGE 874  
000 RECORD OF SURVEY, BOOK 11, PAGE 894  
000 RECORD OF SURVEY, BOOK 11, PAGE 914  
000 RECORD OF SURVEY, BOOK 11, PAGE 934  
000 RECORD OF SURVEY, BOOK 11, PAGE 954  
000 RECORD OF SURVEY, BOOK 11, PAGE 974  
000 RECORD OF SURVEY, BOOK 11, PAGE 994



SS-17-06

SHEET 1 OF 2  
K.A. PARSCH & ASSOC., INC.  
LAND SURVEYING  
1010 N. 1ST ST., SUITE 5  
COEUR D'ALENE, IDAHO 83814  
PHONE (208) 765-1234 FAX (208) 765-1235



**PLANNING COMMISSION  
STAFF REPORT**

FROM: JOHN J. STAMSOS, ASSOCIATE PLANNER  
DATE: JULY 11, 2006  
SUBJECT: SP-9-06 – REQUEST FOR A PROFESSIONAL OFFICE SPECIAL USE  
PERMIT IN A LM ZONING DISTRICT  
LOCATION – +/- 1-ACRE PARCEL AT 3932 SCHREIBER WAY IN  
COMMERCE PARK

**DECISION POINT:**

Brian and Brenda Goetz are requesting a Professional Office Special Use Permit in the LM (Light Manufacturing) zoning district to allow construction of two 5,139 sq. ft. buildings (Each building will have a 4,167 sq. ft. main floor and a 972 sq. ft. upper level) with a 35 space parking lot for professional offices.

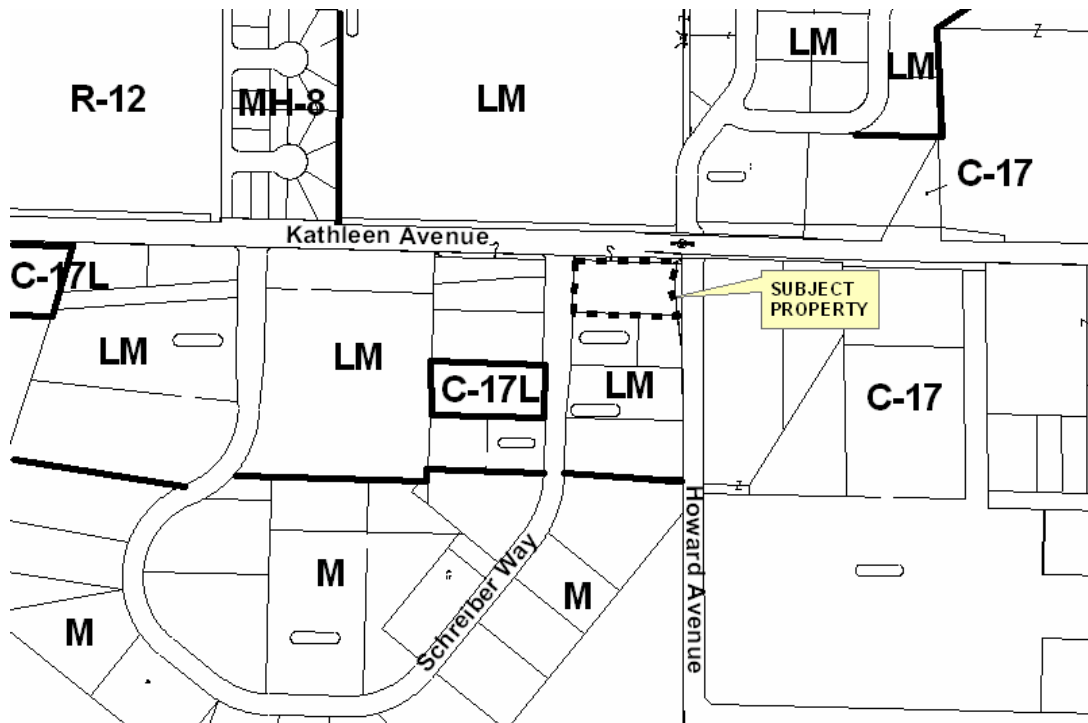
**GENERAL INFORMATION:**

- A. Site photo.

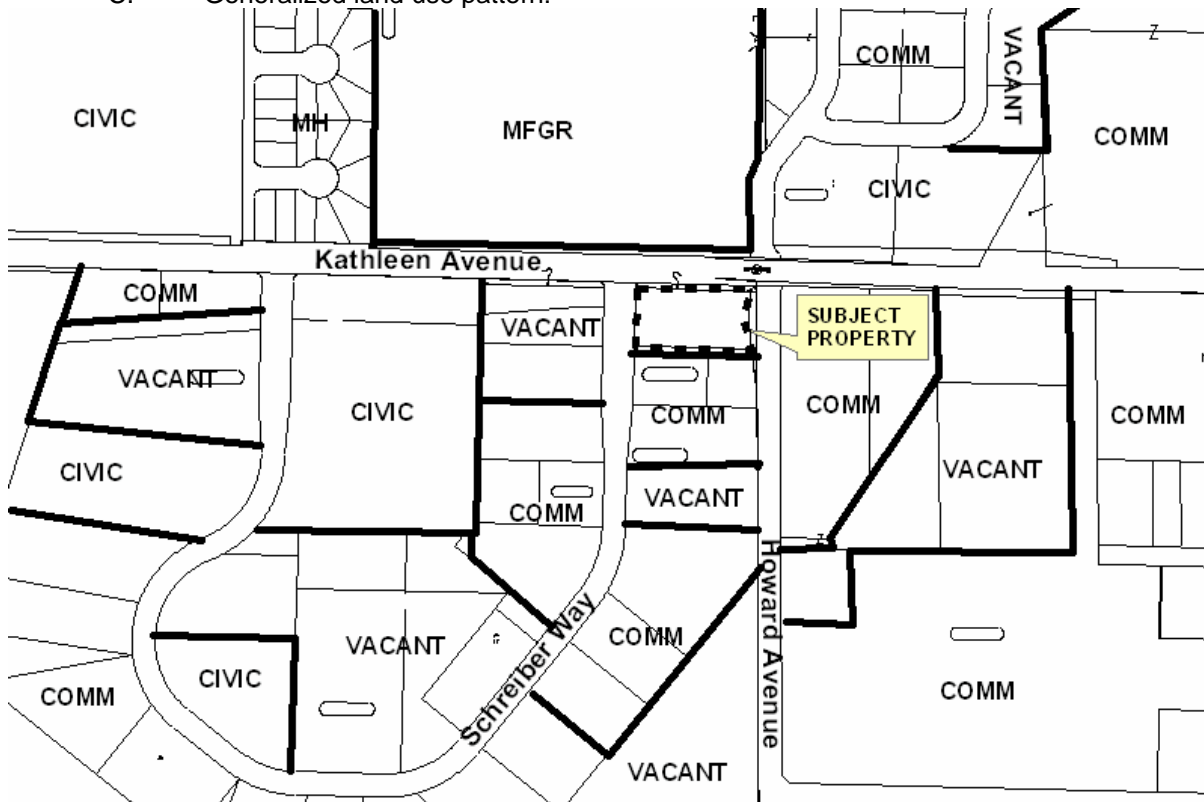




B. Zoning



C. Generalized land use pattern:

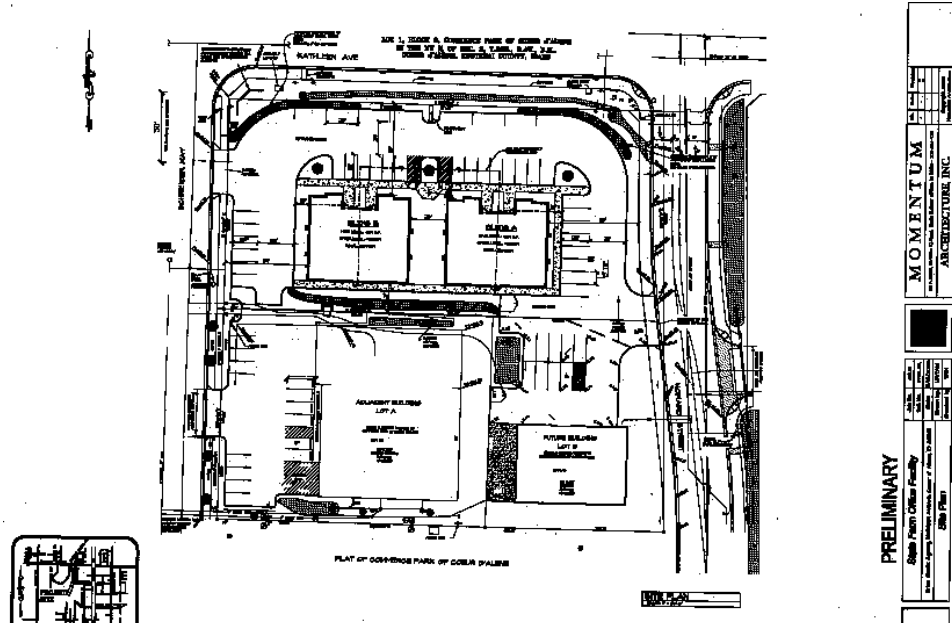


D. Approved special use permits and zone changes in area.



D. Site plan:

E. Building elevation.



- F.      Applicant/      Brian and Brenda Goetz  
         Owner:        2356 W. Dalton Avenue  
                           Cœur d'Alene, ID 83815
- G.      Existing land uses in the area include commercial service, professional and administrative offices, civic, wholesale distribution, and vacant lots.
- G.      The subject property is vacant.
- H.      There have been seven Special Use Permits approved in Commerce Park since 1993 for professional and administrative offices or retail uses. (See map on page 3)

#### **PERFORMANCE ANALYSIS:**

- A.      Zoning:
- The requested professional office activity is allowed by Special Use Permit in a C-17L zone and is classified as a commercial service activity.
- Evaluation:      The requested use is located in a LM zone and meets the definition of a professional office 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. The subject property is also located on Kathleen Avenue, which is designated as a Medium Intensity Corridor, 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.”

- 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.

#### **Medium Intensity Corridors:**

“These areas primarily consist of areas where commercial and residential uses may be

encouraged.”

- Residential/commercial mix.
- Possible residential density = 17/34 du/acre
- Encourage lower intensity commercial service and manufacturing uses close or abutting major transportation routes.
- Discourage uses that are detrimental to neighboring stable established neighborhoods.
- Arterial/collector corridors defined by landscaping/street trees.

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.”
- 6A2: “Encourage high-intensity commercial development, including professional offices, to concentrate in existing areas so as to minimize negative influences on adjacent land uses, such as traffic congestion, parking and noise.
- 6A3: “Commercial development should be limited to collector and arterial streets.”
- 6A5: “Encourage renewal and enhancement of commercial sales and service corridors.”
- 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 subject property is in an existing industrial/commercial park with several existing office and retail uses, has a building design that is compatible with other buildings in the area and provides parking for 35

cars.

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

- 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: Discussed need for separate services to the two buildings if any possibility of splitting and selling individually. There are currently two services to the existing lot. Will need additional service for irrigation. Information presented at project review.

Submitted by Terry Pickel, Assistant Water Superintendent

**SEWER:**

Public sewer is available.

Evaluation: The sewer lateral for the applicant's lot was installed as part of the Commerce Park Subdivision. This proposed use will be adequately served by the existing public sewer.

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. Any alteration to the subject property will require submission of a stormwater plan detailing the treatment for new impervious surfaces.

**TRAFFIC:**

The ITE Trip Generation Manual estimates the project may generate approximately 17 trips per day during the peak hour periods.

Evaluation: The adjacent and/or connecting streets will accommodate the traffic volume.

**STREETS:**

The subject property is situated on Kathleen Avenue between US Hwy 95 and Ramsey Road, a main east/west collector that is signalized at both opposing intersections.

Evaluation: The roadway is fully developed; therefore, no improvements will be required.

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:staffrptsSP906]

## JUSTIFICATION:

Proposed Activity Group: 17.05.760 → #5 Professional Offices.

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; Modify the existing "Light Manufacturing"  
Zoning to allow for "Professional Office" Space.

B. Show the design and planning of the site and if it is compatible with the location, setting and existing uses on adjacent properties;


Please see the attached Set of plans.

C. Show the location, design and size of the proposal, and will it be adequately served by existing streets, public facilities and services;

Please see the attached Set of plans.

D. Any other justifications that you feel are important and should be considered by the Planning Commission. The request to modify the Zoning for this lot

is consistent with other occupancies that currently exist in  
the Commerce Park area, and on Kathleen Ave.



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

**A. INTRODUCTION**

This matter having come before the Planning Commission on July 11, 2006, and there being present a person requesting approval of ITEM SP-9-06, a request for a Professional Office Special Use Permit in the LM (Light Manufacturing) zoning district

LOCATION – +/- 1-acre parcel at 3932 Schreiber Way in Commerce Park

APPLICANT: Brian and Brenda Goetz

**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 commercial service, professional and administrative offices, civic, wholesale distribution, and vacant lots.
- B2. That the Comprehensive Plan Map designation is Transition
- B3. That the zoning is LM (Light Manufacturing)
- B4. That the notice of public hearing was published on, June 24, 2006, and, July 4, 2006, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, June 30, 2006, which fulfills the proper legal requirement.
- B6. That 12 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on June 23, 2006, and \_\_\_\_\_ responses were received: \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, and \_\_\_\_\_ neutral.
- B7. That public testimony was heard on July 11, 2006.
- 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 **BRIAN AND BRENDA GOETZ** for a Professional Office 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

**PLANNING COMMISSION  
STAFF REPORT**

FROM: JOHN J. STAMSOS, ASSOCIATE PLANNER  
DATE: JULY 11, 2006  
SUBJECT: A-4-06 – ZONE PRIOR TO ANNEXATION  
S-8-06 -- 5 LOT PRELIMINARY PLAT SUBDIVISION  
LOCATION – +/- 3.5 ACRE PARCEL IN THE VICINITY OF 19TH STREET AND  
NETTLETON GULCH ROAD ADJACENT TO GREYSTONE SUBDIVISION

**DECISION POINT:**

Shefoot Investments, LLC is requesting:

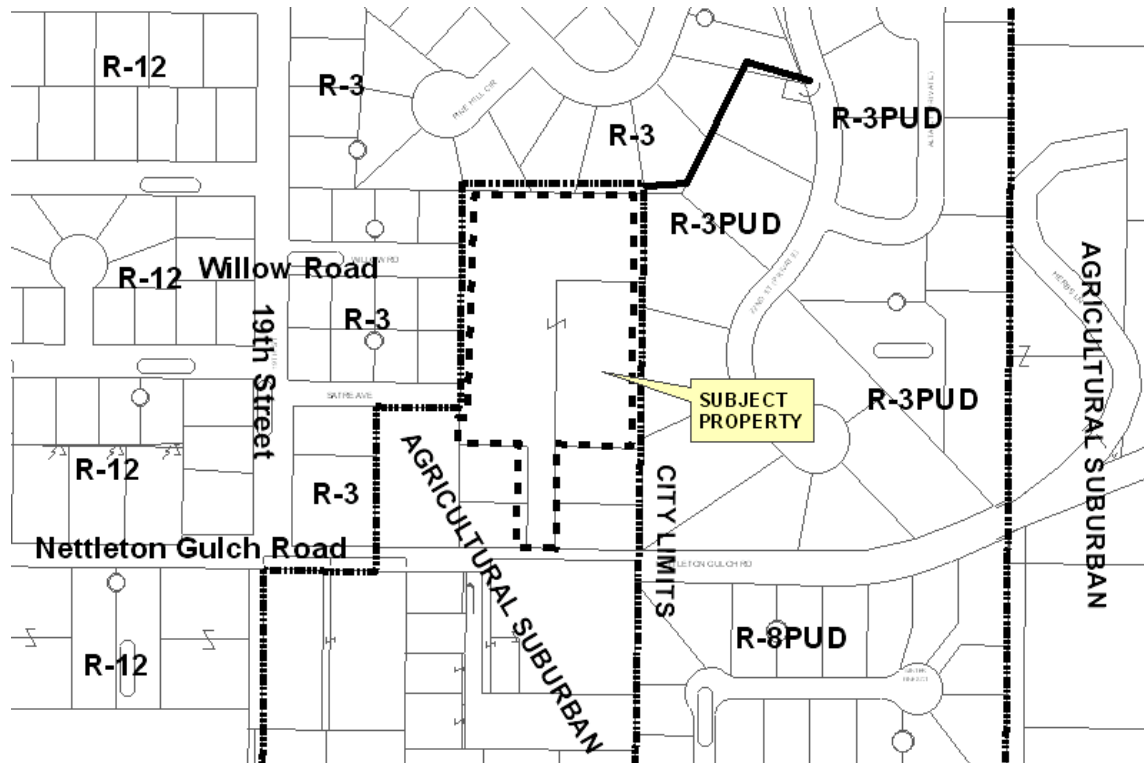
- A. Zoning Prior to Annexation from County Agricultural Suburban to City R-3 (Residential at 3 units/acre).
- B. Preliminary Plat approval for “Shefoot” a 5-lot subdivision on +/- 3.5 acres.

**GENERAL INFORMATION:**

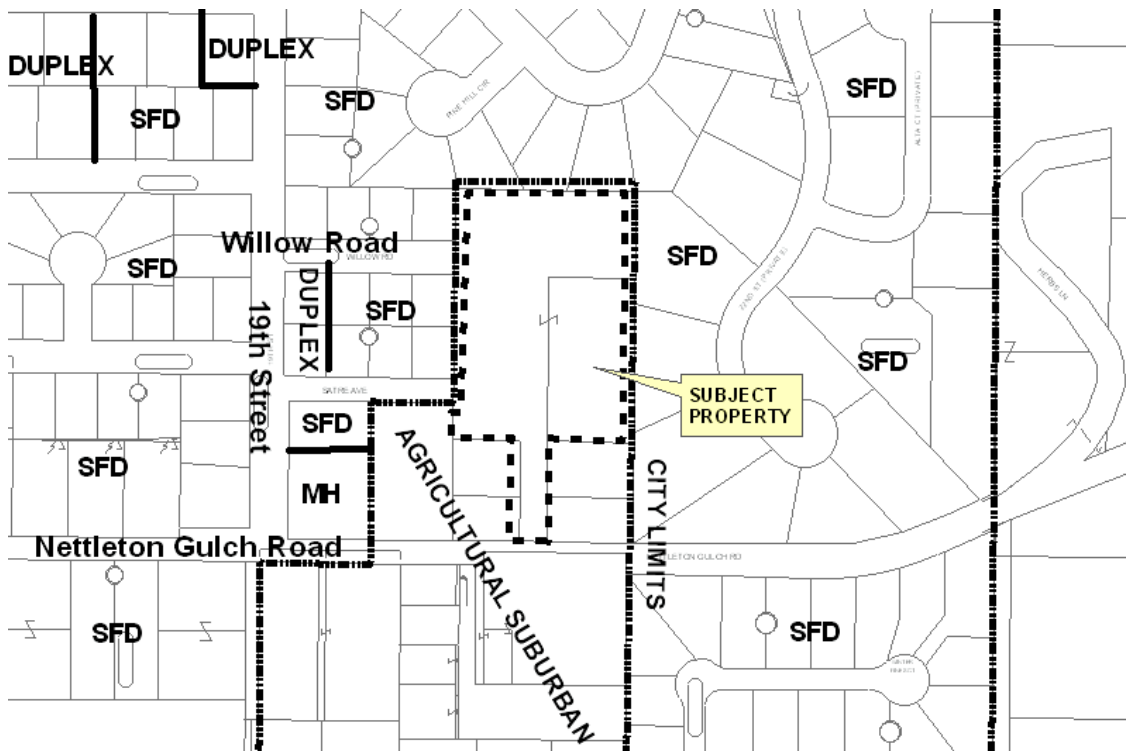
- A. Site photo:

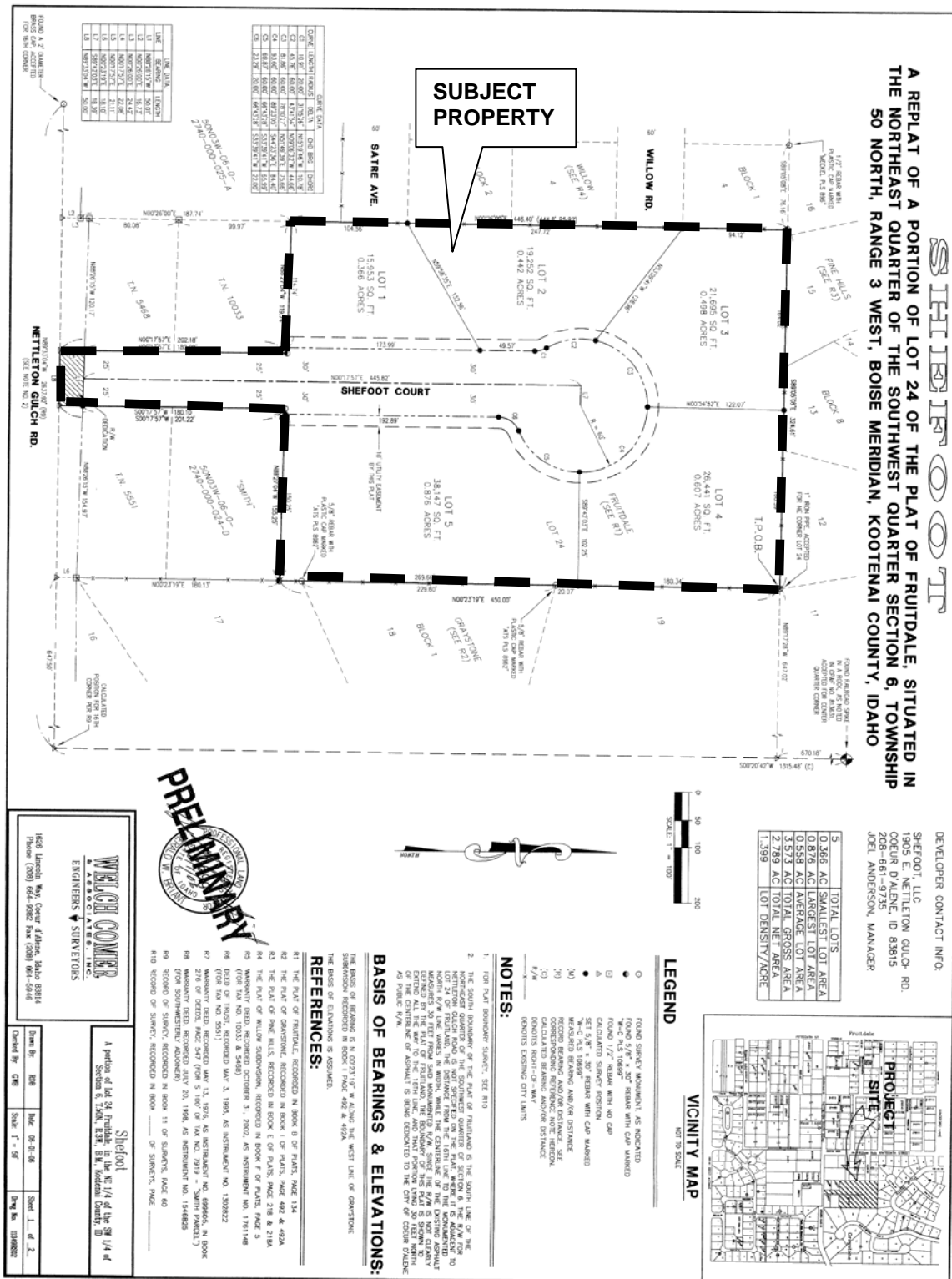


B. Zoning

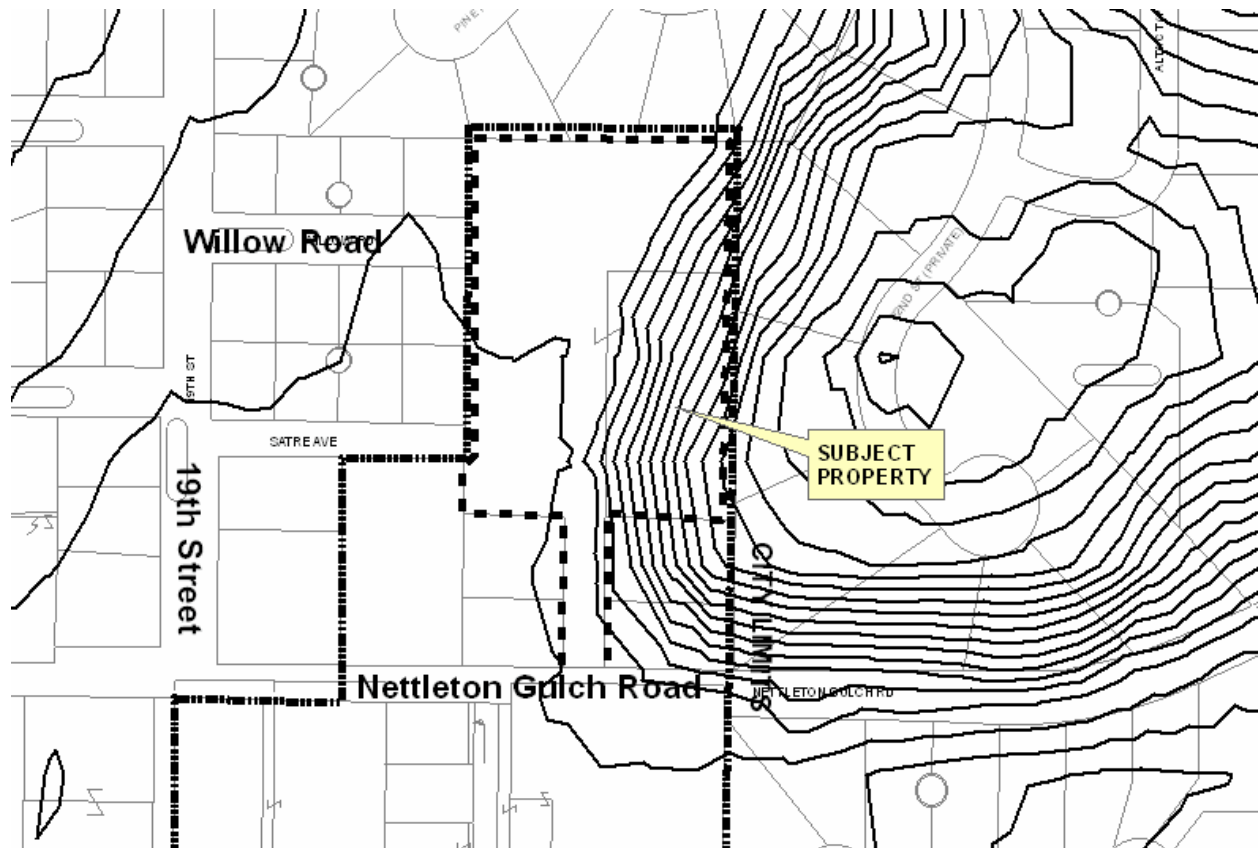


C. Generalized land use pattern:





E. Five foot elevation contours:



F. Applicant/  
Property owner      Shefoot Investments, LLC  
2863 Sugarpines Drive  
Coeur d'Alene, ID 83815

G. Land uses in the area include single-family dwellings and duplexes.

H. The subject property contains a single-family dwelling with a tree cover of Ponderosa pine and other native conifers.

#### PERFORMANCE ANALYSIS:

A. Zoning:

1. Annexation:

- A. The proposed zoning is R-3 (Residential at 3 units per gross acre), which is intended as a residential zone for single-family detached housing.
- B. The zoning in the surrounding area includes R-3, R-3PUD, R-8PUD, R-12 and County Agricultural Suburban.

- C. The minimum requirements in an R-3 zone are 75-feet of frontage on a public street and 11,500 sq. ft. of lot size.
2. Preliminary Plat:
  - A. The maximum allowable density on the site at 3 units/gross acre would be 14-units. The proposal is for 5 single-family lots with an average lot size of 24, 306 sq. ft. (lots range in size from 15, 943 sq. ft. to 38, 159 sq. ft.) for an overall density of 1.4 dwelling units per acre.
3. Evaluation:
  - A. The zoning is generally compatible with the existing development in the area.
  - B. The proposed preliminary plat has a density of 1.4 units per acre, which is less than the maximum allowable density in the R-3 zone of 3 units per acre.
  - C. The preliminary plat should be evaluated to determine that it is consistent with the land use pattern in the area, the street layout is compatible with surrounding streets and the proposal is consistent with Comprehensive Plan policies.
  - D. The Planning Commission, as a condition of approval of the preliminary plat, may establish reasonable requirements as deemed necessary to mitigate any adverse effects of the request.

B. ANNEXATION FINDINGS:

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

1. The portion of the subject property to be annexed is within the Area of City Impact Boundary.
2. The City Comprehensive Plan Map designates the subject property 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."

- Protect and/or enhance the integrity of existing residential areas.
- Encourage lower intensity commercial service and manufacturing uses close or abutting major transportation routes.
- 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 housing developments to maintain open space and forestlands.
- Overall build-out density approximately 3 dwelling units per acre. Individual b



size will typically not be smaller than 8,000 sq. ft. (5 du's/acre). Higher densities and mixed uses encouraged close or abutting transportation corridors.

- Neighborhood development should consist of:
  - Size of 25 to 65 acres
  - Urban services
  - Sidewalks/bike paths
  - Street trees
  - Neighborhood parks
  - Interconnecting street network

**Significant policies:**

- 4A: "Establish limits and priorities of urban services."
- 4A1: "Initial limits should be based upon existing capabilities."
- 4B1: "Annexations should be made within the adopted city impact area".
- 4B2: "Annexations should be effected in a manner that promotes an orderly growth pattern."
- 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."
- 4C2: "Urban developments that propose to decrease the need for expanded transportation facilities should be encouraged."
- 4C3: Population growth should be compatible with preserving Coeur d'Alene's character and quality of life."
- 4C4: "Residential and mixed use development should be encouraged."
- 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."
- 24C: "Natural vegetative cover should remain as a dominant characteristic of Coeur d'Alene."
- 42A2: "Property rights of citizens should be protected in land use decisions."
- 42B2: "Expansion of the City should be based upon conformance to the urban service area."
- 42C1: "Providing service to new areas should not be at the expense of areas presently being serviced."

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."

38A: "Improve traffic safety by zoning actions and infrastructure improvements."

40A: "New street construction should enhance the visual and physical environment."

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.

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

See preliminary plat finding #B8B pages 7 & 8.

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

The subject property is relatively flat with the exception of lots 4 and 5 that have contours in excess of 15% average slope, which would require compliance with the City's Hillside Regulations. .

Evaluation: Development of lots 4 and 5 would "trigger" compliance with the Hillside Regulations. .

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

The subject property is in an established single-family neighborhood, the proposed zoning is R-3, which allows single-family development only and has an overall density of 1.4 dwelling units per acre,

which is consistent with the Comprehensive Plan Transition Area designation (Overall build-out density approximately 3 dwelling units per acre. Individual lot size will typically not be smaller than 8,000 sq. ft. (5 du's/acre). The proposed annexation will also partially fill in one of the unincorporated areas surrounded by city limits and provide an opportunity for infill development.

C. PRELIMINARY PLAT FINDINGS:

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

The preliminary plat submitted contained all of the general information required by Section 16.12.020 of the Municipal Code, General Requirements.

**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.

Evaluation: There is an existing sanitary main line located at the intersection of 19<sup>th</sup> Street and Nettleton Gulch Road. This line is of adequate size to serve the proposed subdivision; however, the sewer main will need to be extended from this location to the proposed development. Design plans will be required to be submitted and approved prior to any construction activity on the subject property. Service laterals will be required to be installed for the adjoining properties situated between the subject property and Nettleton Gulch Road to provide future connections to the sewer without cutting into the newly constructed street. All sanitary main lines and laterals will be extended at no cost to the City.

WATER:

City water is available to the proposed subdivision. There is an existing six inch (6") water main located in Nettleton Gulch Road that serves as a "single feed" that provides water service to the existing residence on the subject property.

- Evaluation:
1. the existing water main is undersized for the development and does not provide fire flows necessary to provide service. The developer will be required to replace the existing water main in Nettleton Gulch Road with a City standard eight inch (8") C-900 water main that will be required to make a looping connection to Willow Road adjoining the subject property.
  2. The loop connection to Willow Road will be required to be placed within a twenty foot (20') easement dedicated to the City, with a ten foot (10') paved pathway over the top, and, fenced along both sides.
  3. The replacement of this six inch (6") line will be required to extend to the connection point in Nettleton Gulch Road where there is an existing eight

inch (8") main at 19<sup>th</sup> Street. The City Water Department will participate in the cost difference between the 6" and the 8" pipe sizing. All cost of installation will be the responsibility of the developer with the City only participating in the pipe upsizing.

4. Fire hydrant installations will be determined during the review of subdivision improvement plans for the subject property.

#### STORMWATER:

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

Evaluation: A detailed stormwater plan with sizing calculations and showing swale locations will be required to be submitted with any infrastructure plans for the subject property.

#### TRAFFIC:

The ITE Trip Generation Manual estimates the project will generate approximately 4.5 trips during the peak hour periods.

Evaluation: The adjacent and/or connecting streets will accommodate the additional traffic volume.

#### STREETS:

1. The proposed subdivision is bordered by Nettleton Gulch Road to the south. The current right-of-way width varies along its length, as does the jurisdictional control over the roadway (City & Lakes Highway District).

Evaluation: Additional right-of-way (if necessary) on Nettleton Gulch Road along the subject property's frontage will be required to be dedicated to the City if the existing r/w for the "half section" of roadway is less than thirty feet (30'). The applicant's surveyor will need to present adequate information to the City in order to make that determination.

2. The proposed street accessing the development is situated within a fifty foot (50') r/w that widens to the standard sixty feet (60') with a ten foot (10') utility easement after it passes some intervening properties.

Evaluation: The proposed interior right-of-way meets City standards, however, the utility easement will be required to be widened to fifteen feet (15') in order to accommodate sidewalk. A City standard thirty six foot (36') street width, with a minimum fifty foot (50') radius cul-de-sac will be required to be constructed. The required typical section of will consist of the street/swale section in the right-of-way and the sidewalk/private utilities in the easement.

#### 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 dedicated and 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.

Submitted by Chris Bates, Engineering Project Manager

#### FIRE:

We will address any fire department issues such as water supply and fire department access, prior to any site development.

Submitted by Dan Cochran, Deputy Fire Chief

#### POLICE:

I have no comments at this time.

Submitted by Steve Childers, Captain, Police Department

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

See annexation finding #B8 on pages 5-7.

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

The proposed plat is within the Coeur d'Alene Area of City Impact boundary, is requesting an R-3

zoning classification, which has a density that is consistent with the Transition Area designation, is compatible with existing development in the area, is served adequately by public services and facilities and has a street layout plan that adequately connects proposed streets to existing streets.

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.

**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 can be served.

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

All lots within the proposed plat meet the R-3 zone minimum lot size and frontage requirements.

Evaluation: The Planning Commission must determine, based on the information before them, whether the request does or does not meet the minimum requirements of the R-3 zoning district.

**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 annexation finding # B11 pages 7 & 8.

**D. Proposed conditions for S-8-06:**

1. The sanitary sewer main will need to be extended from its location at Nettleton Gulch Road and 19<sup>th</sup> Street to the proposed development. Service laterals will be required to be installed for the adjoining properties situated between the subject property and Nettleton Gulch Road to provide future connections. All sanitary main lines and laterals will be extended at no cost to the City.
2. The developer will be required to replace the existing water main in Nettleton Gulch Road with a City standard eight inch (8") C-900 water main that will be required to make a looping connection to Willow Road adjoining the subject property.
3. The loop connection to Willow Road will be required to be placed within a twenty foot (20') easement dedicated to the City with a ten foot (10') paved pathway over the top and fenced along both sides.

4. The replacement of this six inch (6") line will be required to extend to the connection point in Nettleton Gulch Road where there is an existing eight inch (8") main at 19<sup>th</sup> Street. The City Water Department will participate in the cost difference between the 6" and the 8" pipe sizing. All cost of installation will be the responsibility of the developer with the City only participating in the pipe upsizing.
5. Additional right-of-way (if necessary) on Nettleton Gulch along the subject property's frontage will be required to be dedicated to the City if the existing right-of-way for the "half section" of roadway is less than thirty feet (30'). The applicant's surveyor will need to present adequate information to the City in order to make that determination.

E. 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.

[D:staffrptsA406&S806]

May 8, 2006

City of Coeur d'Alene  
Attn: Mayor Bloem  
710 East Mullan Avenue  
Coeur d'Alene, ID 83814-3958

Re: Annexation Request

Dear City of Coeur d'Alene Mayor and Council:

We are requesting annexation into the City of Coeur d'Alene of 3.5 acres located in the Nettleton Gulch area. Enclosed please find a map of the property, title report, owner's list, and processing fee.

We understand that there are annexation fees and that an annexation agreement will need to be negotiated. We also understand that a mutually acceptable annexation agreement must be negotiated and executed within six months from the date of City Council approval of the zoning designation or any previous approvals will be null and void.


We have retained Welch Comer and Associates as our consultants. You may contact Steve Cordes or Gary Briant at 664-9382 on matters related to the project.

Sincerely,  
Shefoot, LLC

Joel Anderson  
Manager

A handwritten signature in black ink, appearing to read 'Joel Anderson', followed by a horizontal line.





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

**A. INTRODUCTION**

This matter having come before the Planning Commission on July 11, 2006, and there being present a person requesting approval of ITEM A-4-06, a request for zoning prior to annexation from County Agricultural Suburban to City R-3 (Residential at 3 units/acre).

LOCATION: +/- 3.5 acre parcel in the vicinity of 19th Street and Nettleton Gulch Road adjacent to Greystone Subdivision

APPLICANT: Shefoot Investments, LLC

**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 single-family dwellings and duplexes.
- B2. That the Comprehensive Plan Map designation is Transition
- B3. That the zoning is County Agricultural Suburban
- B4. That the notice of public hearing was published on, June 24, 2006, and, July 4, 2006, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was not required to be posted, which fulfills the proper legal requirement.
- B6. That 78 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on June 23, 2006, and \_\_\_\_\_ responses were received: \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, and \_\_\_\_\_ neutral.
- B7. That public testimony was heard on July 11, 2006.
- B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as follows:

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

**Criteria to consider for B9:**

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

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

**Criteria to consider for B10:**

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

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

**Criteria to consider for B11:**

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

C. **ORDER: CONCLUSION AND DECISION**

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

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

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner 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.

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CHAIRMAN JOHN BRUNING

**PROPERTY INFORMATION:**

1. Gross area: (all land involved): 3.573 acres, and/or \_\_\_\_\_ sq. ft.
2. Total Net Area (land area exclusive of proposed or existing public street and other public lands): 2.789 acres, and/or \_\_\_\_\_ sq. ft.
3. Total length of streets included: 500 ft., and/or \_\_\_\_\_ miles.
4. Total number of lots included: 5 Lots
5. Average lot size included: 0.558 Acres
6. Existing land use: Residential
7. Existing Zoning: (circle one)    R-1    R-3    R-5    R-8    R-12    R-17    MH-8    C-17  
   C-17L    C-34                   LM                   M

**SEWER AND WATER REIMBURSEMENT POLICY**

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

**PROJECT DESCRIPTION:**

Five residential lots



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

**A. INTRODUCTION**

This matter having come before the Planning Commission on July 11, 2006, and there being present a person requesting approval of ITEM S-8-06: a request for preliminary plat approval of "Shefoot", a 5-lot subdivision located in the R-3 (Residential at 3 units/acre). zoning district.

LOCATION: +/- 3.5 acre parcel in the vicinity of 19th Street and Nettleton Gulch Road  
adjacent to Greystone Subdivision

APPLICANT: Shefoot Investments, LLC

**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 single-family dwellings and duplexes.
- B2. That the Comprehensive Plan Map designation is Transition
- B3. That the zoning is County Agricultural Suburban
- B4. That the notice of public hearing was published on, June 24, 2006, and, July 4, 2006, which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. That 78 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on June 23, 2006, and \_\_\_\_\_ responses were received: \_\_\_\_ in favor, \_\_\_\_ opposed, and \_\_\_\_ neutral.
- B7. That public testimony was heard on July 11, 2006.
- 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 **SHEFOOT INVESTMENTS, LLC** 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)
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Commissioners \_\_\_\_\_ were absent.

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

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CHAIRMAN JOHN BRUNING

**PLANNING COMMISSION  
STAFF REPORT**

FROM: JOHN J. STAMSOS, ASSOCIATE PLANNER  
DATE: JULY 11, 2006  
SUBJECT: S-1-05m – A 26-LOT RE-PLAT OF THE ORIGINAL PRELIMINARY PLAT  
SUBDIVISION  
LOCATION – +/- 77-ACRE PARCEL KNOWN AS THE CENTRAL PRE-MIX SITE  
AT 2800 SELTICE WAY.

**DECISION POINT:**

Riverstone West, LLC is requesting approval of a 26-lot re-plat of the original 82-lot "Riverstone West" Preliminary Plat subdivision. **The following changes are the only changes from the original preliminary plat:**

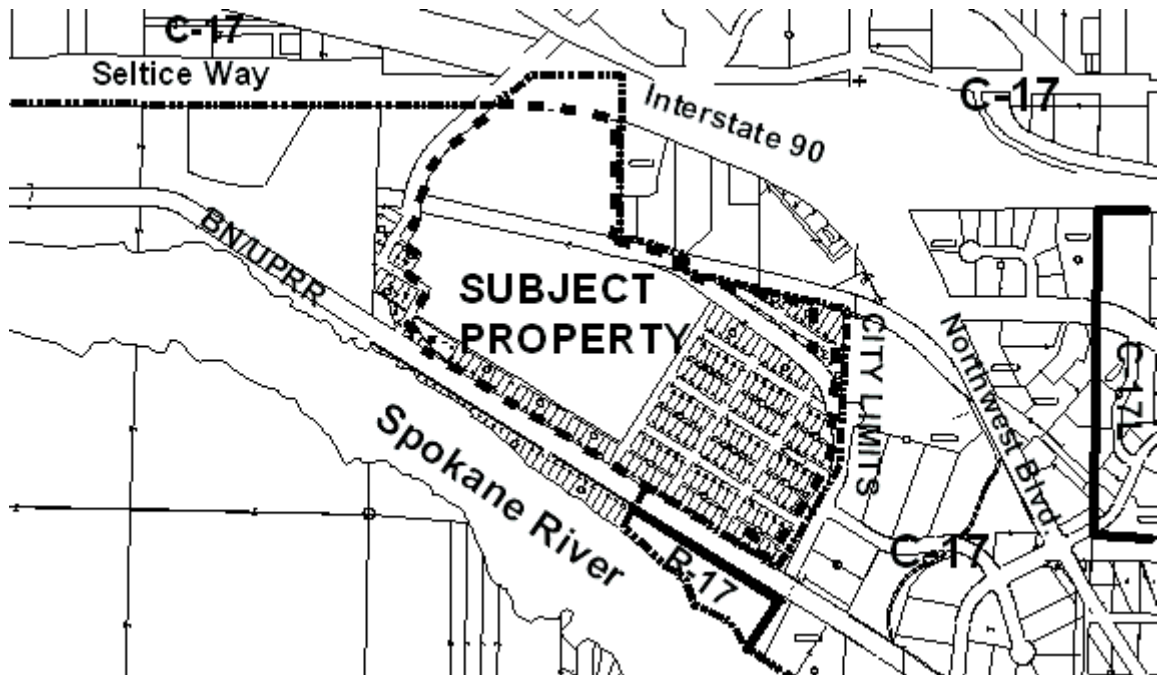
- Reduce the number of lots from 82 to 26.
- Change the phasing boundaries and expand from 2 to 3 phases.
- Re-configure Park Lane to better access future park and lake.

**GENERAL INFORMATION:**

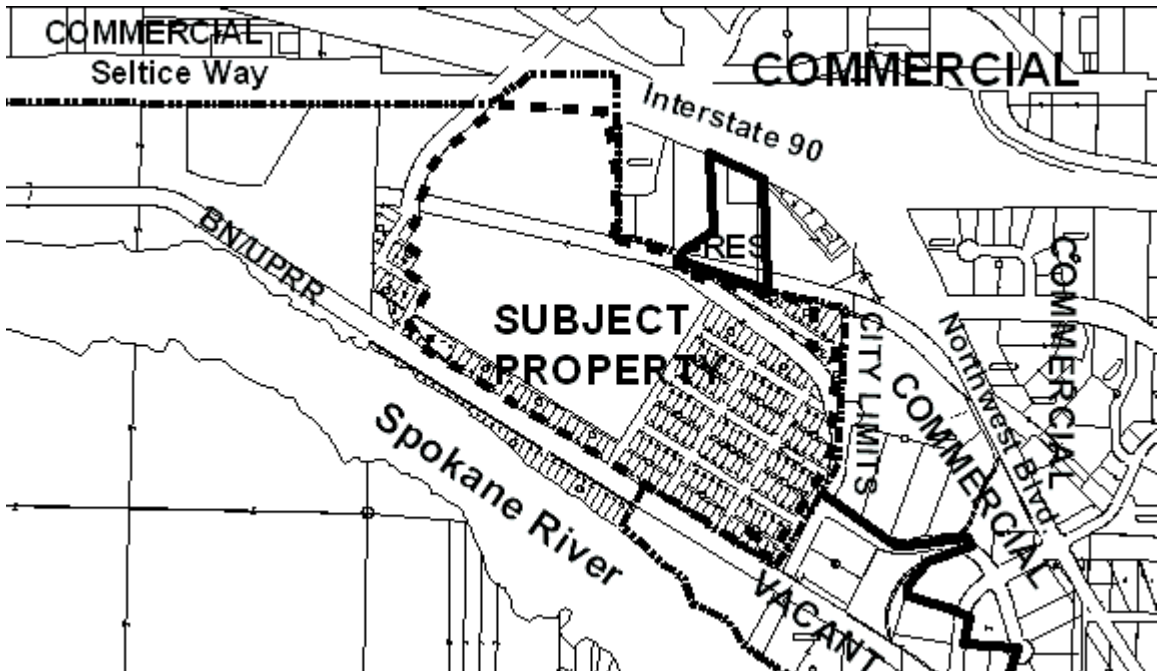
A. Site photo



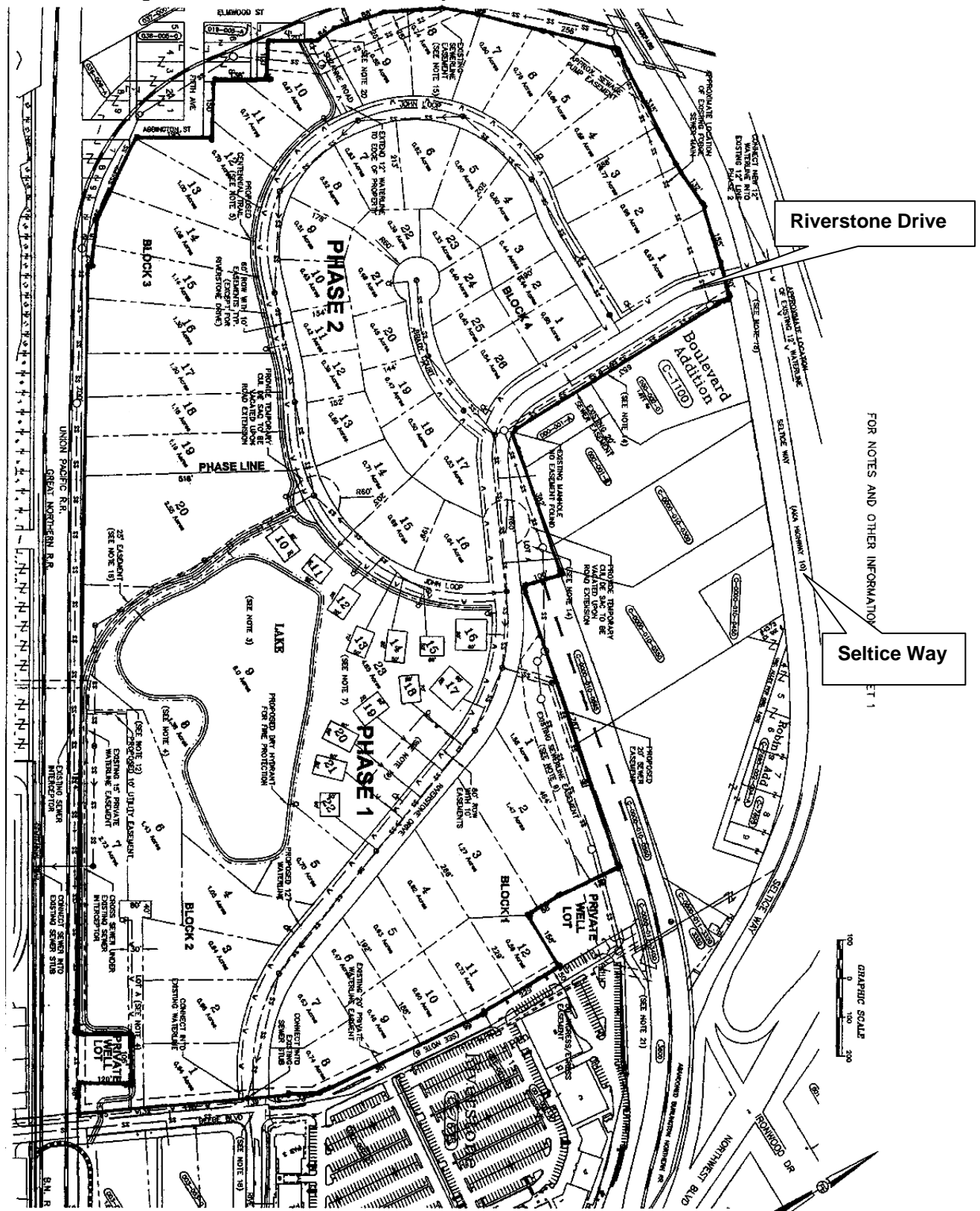
B. Zoning.



C. Generalized land use.



D. The original "Riverstone West" Preliminary Plat :



E. Proposed revisions to original Preliminary Plat:



- F. Applicant: Riverstone West LLC  
104 S. Division Street  
Spokane, WA 99204
- G. Land uses in the area include residential – multi-family, commercial retail sales service.
- H. The subject property contains the Central Pre-mix gravel and concrete operations.
- I. Previous actions on subject property:
1. A-3-04 - Zoning prior to annexation was approved by the Planning Commission on October 12, 2004.
  2. A-3-04 – Annexation in conjunction with zoning was approved by the City Council on November 16, 2004.
  3. I-1-06 - Interpretation - Approved by the Planning Commission on January 12, 2006.
  4. I-2-06 - Interpretation - Approved by the Planning Commission June 13, 2006.

#### **PERFORMANCE ANALYSIS:**

- A. Zoning:
- The subject property is zoned C-17 and will not change with this request. The C-17 zoning district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre. This District should be located adjacent to arterials. The C-17 zone allows 57 uses by right and 10 uses by special use permit.
- The zoning pattern in the area shows C-17 zoning in the “Riverstone” development to the south and along both Seltice and Northwest Boulevards, which are designated as minor arterials on the Transportation Plan. There are no minimum lot size or frontage requirements for commercial lots in a C-17 zone and the minimum requirement for access is legal access.
- Evaluation: The preliminary plat should be evaluated to determine that it is compatible with the land uses in the area, the surrounding street pattern, and the Comprehensive Plan.
- B. **Finding #B8A: That all of the general preliminary plat requirements (have) (have not) been met, as attested to by the City Engineer.**
- The preliminary plat submitted contained all of the general information required by Section 16.12.020 of the Municipal Code, General Requirements.

- C. **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:

1. A portion of the proposed development will be utilizing the sanitary sewer lift station that was installed as an element of the public improvements for the Riverstone 1<sup>st</sup> Addition. The new lift station is substantially complete but has not yet been accepted by the City.

Evaluation: The City must accept The Riverstone lift station, prior to the approval of the subdivision improvement plans for Phase 1 of the proposed development.

2. There is an existing sanitary sewer interceptor with an easement that crosses Lots 8, 9, & 10 of Block 3 (shown on the preliminary plat submittal) along the westerly boundary of proposed Phase 2.

Evaluation: Development adjoining the existing sanitary interceptor will not be able to encroach into the existing easement without prior City approval. Access to the line situated within the easement will need to be maintained.

3. A portion of the development will connect to the existing Riverside Interceptor to provide sewer to portions of the project that are at a grade that will allow connection.

Evaluation: Any collection sewers connected to the existing sanitary interceptor line will be required to connect at an existing manhole. Individual connections (i.e.: service taps) are not allowed on any City line greater than fifteen inches (15") in diameter.

4. The north side of this proposed development has an existing oversized and older gravity line that requires replacement.

Evaluation: The preliminary plat shows a replacement line that improves the delivery of sewer to the properties bordering Seltice Way (north of the subject property). The Wastewater Department supports the change of this line, which reduces the impact on development of the adjoining lots, reduces the odors associated with the greatly reduced flows that now exist, and, the abandonment or the easement that exists over that line. A new easement will need to be dedicated over the replacement line on the final plat.

5. The proposed subdivision is a heavily used surface mining facility that has a large open pit gravel mine that is still in operation and in places approaches 100-feet in depth. The proposed development is planning to have public roadways and utilities located over and through the area constituted by the pit.



Evaluation: All facilities that are placed into the area that constitutes the pit site will need to be installed following the recommendations and supervision of a licensed geo-technical engineer. An extended warranty period (3 years) will be required for all facilities located in the "fill zones" to warrant against damage to installed facilities due to differential settlement that may occur in the fill.

Submitted by Don Keil, Assistant Water Superintendent

#### WATER:

1. City water is available to the proposed subdivision.

Evaluation: There are existing twelve-inch (12") water mains located in Seltice Way, and at the southeast corner of the subject property in Beebe Boulevard in the Riverstone development. These lines are of adequate size to serve the area and will need to be extended to the far property westerly line as the subject property is developed. With Phase 1, a looping connection will need to be made from the connection point at Beebe Boulevard and Riverstone Drive, to the existing main in Seltice Way. A twenty-foot (20') easement will need to be provided over the water line to provide for access and maintenance of the installed line. With the initiation of "phase 2" of the development, the twelve inch (12") main will need to be extended to the westerly boundary of the subject property where it adjoins the railroad right-of-way, as shown on the preliminary submittal. Other mains will be 8" and 6" as approved during the formal review of the utility plans. All utility extensions will be the responsibility of the developer and installed at no cost to the City.

2. Prior water use on the subject property has been furnished by "private" individual water wells.

Evaluation: The developer is proposing to utilize the existing "private" wells for irrigation and for the "water feature" in the development. All wells will be required to be located on the plat document and shown on individual lots to facilitate any future transfer of ownership, should that situation arise.

3. There are existing off-site private wells and private water mains situated on the subject property that provide water service to the Cougar Ridge development, which is located south of the Spokane River.

Evaluation: Easements for these private mains will need to be identified and dedicated on the plat document. Because these water lines are considered a "private utility" and not under the jurisdiction of the City, the development layout will need to be designed to keep the "private" water line out of the public right-of-ways.

4. The proposed subdivision is a heavily used surface mining facility that has a large open pit gravel mine that is still in operation and in places approaches 100-feet in

depth. The proposed development is planning to have public roadways and utilities located over and through the area constituted by the pit.

Evaluation: All facilities that are placed into the area that constitutes the pit site will need to be installed following the recommendations and supervision of a licensed geo-technical engineer. An extended warranty period (3 years) will be required for all facilities located in the "fill zones" to warrant against damage to installed facilities due to differential settlement that may occur in the fill. The installed water mains will need to be placed so that the amount of "cover" over the pipe never exceeds six (6') feet, nor is less than four and one-half feet (4'6").

5. Lots 8-12, Block 1 and 7 & 8, Block 2 are proposed to have access by easement across another parcel or by private driveway/roadway, rather than fronting directly on a public street.

Evaluation: It will be required that all lots will have direct access to the water main utilities, and, that these utilities be installed across the frontage of all proposed lots.

Submitted by Jim Markley, Water Superintendent

#### STORMWATER:

1. City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site. Best Management Practices (BMP's) need to be utilized that will control all areas that may pose any threat of erosion to the Spokane River. Also, the developer will need to adhere to any Idaho Department of Environmental Quality (IDEQ) or Idaho Department of Lands requirements, including but not limited to permits or erosion control practices, that may be required due to the proximity to a water resource.

#### TRAFFIC:

1. Due to the complexity of the proposed development, a traffic impact analysis was performed to address existing and future traffic concerns. The evaluation addresses the concerns, current, and future remediation requirements that will need to occur as conditions of approval. The traffic study calls for the signalization of the Lakewood Drive/Riverstone Drive intersection with the build out of Phase 1 construction and the signalization of the Seltice Way/Riverstone Drive intersection with the build out of Phase 2.

Evaluation: The installation of the signalization and intersection modifications at the Lakewood/Riverstone intersection will be required with the build out of Phase 1, or, three (3) years from final plat approval of Phase 1, whichever comes first. Bonding for the signal installation and intersection modifications will need to accompany final plat approval of Phase 1 to assure the installation of the facilities should the developer default on the installation.

Construction of the signalized intersection at Seltice Way and Riverstone Drive, will be required to be completed with the initiation of the Phase 2 improvements. No roadway access will be allowed onto Seltice Way from the subject property until the signalized intersection is installed.

2. The scheduled replacement of the Seltice Way/UPRR bridge and the portion of Seltice Way adjoining the subject property have been postponed pending the resolution of the abandonment of the UPRR track line. Construction of the new bridge structure and the associated improvements will have an impact and/or be impacted by Phase 2 of the development.

Evaluation: Should this bridge and road project come to fruition prior to the initiation of Phase 2 of the subject development, the developer will be required to install the improvements required for the signalization, or, provide the funding necessary for the design, purchase, and installation for all materials, required for the signalization of the future Riverstone Drive/Seltice Way intersection.

#### STREETS:

1. The proposed subdivision is bordered by Seltice Way on the north and connects with Riverstone Drive to the east. The current and proposed right-of-way widths meet City standards.

Evaluation: All streets within the right-of-ways will be required to follow City of Coeur d' Alene standards and will be measured to the face of curb, not the back of curb. The proposed Riverstone Drive will need to be 40-feet to the face of curb.

2. The proposed Phase 1 has a street, John Loop, which extends into the excavated pit site.

Evaluation: The pit site underlying the roadway section will be required to be brought up to "grade" following the recommendations of the geotechnical report and to the satisfaction of the City Engineer, prior to the submission of the infrastructure improvement plans for Phase 1.

3. Improvements to the Seltice Way frontage will be are required. These improvements include but are not limited to curb & gutter, sidewalk installation, pavement widening and stormwater drainage facilities construction.

Evaluation: These improvements are scheduled to be constructed with the Seltice Way reconstruction project, however, since that State of Idaho project has been postponed indefinitely, the developer will be required to install those improvements, at no cost to the City and per the plans on file in the City Engineers office, if they are not in place at the time of the initiation of Phase 2 of the Riverstone West project.

#### SUBDIVISION IMPROVEMENTS:

1. A certified geotechnical report detailing the entire development (Phases 1 & 2) will be required to be submitted prior to the approval of improvement plans for Phase 1. This report will need to address site remediation, grading, fill and compaction, erosion control, building site development, footing and foundation requirements, utility main installations and roadway construction with recommendations and procedures necessary for the proper development of the subject property. The report should also address the disparity between the depth of the Spokane River, the depth of the excavated pit site on the subject property (which is considerably lower than the bottom of the river), and any precautions that should be undertaken to ensure that there is no breach in the barrier separating them.
2. The proposed water feature is shown on the preliminary submittal as being its own separate lot (Lot 9), therefore, an access easement will be required across Lot 8 that provides for access and maintenance to/for Lot 9.

#### APPLICABLE CODES AND POLICIES:

##### UTILITIES

All proposed utilities within the project shall be installed underground.

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.

All water and sewer facilities servicing the project shall be installed and approved prior to issuance of building permits.

All required utility easements shall be dedicated on the final plat.

##### STREETS

All new streets shall be dedicated and constructed to City of Coeur d'Alene standards.

Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.

All required street improvements shall be constructed prior to issuance of building permits.

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

##### STORMWATER

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

##### FIRE PROTECTION

A fire hydrant(s) shall be installed at locations and per the spacing requirements of the City of Coeur d'Alene Fire Department.

##### GENERAL

The final plat shall conform to the requirements of the City.

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

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, Project Manager

#### PARKS:

Riverstone Development contacted the CDA Parks Department approximately one year ago regarding a six-acre lake and an acre of open space land surrounding the lake. Riverstone had suggested that the City own and maintain the lake and the open space. I advised Riverstone at that time that it would not be in the City's best interest to own the lake or the land. Long term care of a body of water can be very expensive and there is always the concern of adults and/or children entering the lake and drowning. The CDA City Parks Department is not equipped to maintain bodies of water. Several developers in the community have explored this concept and have abandoned the idea largely due to the problems associated with long term maintenance and liability issues.

I suggested to Riverstone that they form an association, transfer ownership of the lake and land to the association and let them maintain it through association dues. I also suggested that they contact other agencies that are better equipped to manage bodies of water. To date there has not been an interest by other entities to own and maintain the lake.

The one-acre of open space around the lake is only large enough to serve as a buffer. If owned by the city, this small strip of land would have little recognizable benefit to the public. Also, the maintenance costs of this small strip around the lake would likely be higher than other parklands.

Riverstone West is a commercial development. Although it is feasible for residents to enter a commercial area for outdoor leisure activity, it is not common. More direct beneficiaries to this project would be the business owners and their clients, not necessarily the general public.

The Parks and Recreation Commission has discussed this concept several times and their consensus recommendation is that the City does not participate in ownership or maintenance of the lake or the land.

Comments submitted by Doug Eastwood, Parks Director

#### FIRE:

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

Submitted by Dan Cochran, Deputy Fire Chief

POLICE:

No further comments.

Submitted by Steve Childers, Captain, Police Department

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

1. The subject property is within the existing city limits.
2. The City Comprehensive Plan Map designates the subject property as Transition as follows:

**Transition:**

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 lower intensity commercial service and manufacturing uses close or abutting major transportation routes.
- 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 housing developments to maintain open space and forestlands.
- Overall build-out density approximately 3 dwelling units per acre. Individual lot size will typically not be smaller than 8,000 sq. ft. (5 du's/acre). Higher densities and mixed uses encouraged close or abutting transportation corridors.
- Neighborhood development should consist of:
  - Size of 25 to 65 acres
  - Urban services
  - Sidewalks/bike paths
  - Street trees
  - Neighborhood parks
  - Interconnecting street network

**Medium Intensity Corridors:**

"These areas primarily consist of areas where commercial and residential uses may be encouraged."

- Residential/commercial mix.
- Possible residential density = 17/34 du/acre
- Encourage lower intensity commercial service and manufacturing uses close

or abutting major transportation routes.

- Discourage uses that are detrimental to neighboring stable established neighborhoods.
- Arterial/collector corridors defined by landscaping/street trees.

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

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

Significant policies:

- 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.”
- 6A2: “Encourage high-intensity commercial development, including professional offices, to concentrate in existing areas so as to minimize negative influences on adjacent land uses, such as traffic congestion, parking and noise.
- 6A3: “Commercial development should be limited to collector and arterial streets.”
- 14A3: “All new developments must provide for immediate hook up to the sanitary sewer system.”
- 14A5: “Assess and design the future needs of City services for those areas outside of the present city limits, but within the planning area.
- 18A: “Acquire suitable recreation land.”
- 18B1: “Parks, open space, and recreational facilities should be provided for neighborhoods as well as for the community.”
- 23B1: “New developments should be required to be within an existing sewage service area or provide a system that does not pollute the aquifer.”

- 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."
- 48E: "Encourage development of circulation patterns and/or parking that would make pedestrian oriented business districts feasible."
- 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."

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.

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

The proposed plat will re-develop an existing industrial site into a mixed use commercial/residential development similar to the existing Riverstone development to the



south, provide additional land for future growth in Coeur d'Alene, and provide new street connections between the existing Riverstone development and Seltice Way to the northwest.

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

F. **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.

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

All lots within the proposed plat meet the minimum requirements of the C-17 zoning district.

Evaluation: The Planning Commission must determine, based on the information before them, whether the request does or does not meet the minimum requirements of the C-17 zoning district.

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

The proposed subdivision is in a developing commercial area along the Northwest Boulevard/Seltice Way commercial corridor and adjacent to streets that, with conditions attached to the request. Will be able to accommodate future traffic.

Evaluation: The Planning Commission must determine, based on the information before them, what affect the request would have on traffic, neighborhood character, and existing land uses.

I. Proposed conditions:

1. The sanitary sewer lift station in the Riverstone 1<sup>st</sup> Addition that is to be utilized will need to be accepted by the City prior to the approval of the final plat for Phase 1.

2. Any development adjoining the existing sanitary interceptor on Lots 8, 9, & 10, Block 3 will not be able to encroach into the existing easement without City approval. Access to the line situated within the easement will need to be maintained.
3. Any collection sewers connected to the existing Riverside interceptor line will be required to connect at an existing manhole.
4. The twelve-inch (12") water line to be located in Riverstone Drive will be required to be extended, and a connection made into the existing twelve-inch (12") water line located in Seltice Way to be done within 3 years of the phase one final plat approval. A twenty-foot (20') easement providing for access and maintenance to the installed water line will be required on the final plat.
5. The twelve-inch (12") water main will be required to be extended to the westerly boundary with the initiation of the Phase 3 improvements.
6. All existing "private" water lines will be required to be kept out of the public right-of-ways and future streets. Easements for access and maintenance will be required across lots that the existing waterlines cross.
7. Any onsite water wells will need to be located on in individual lots to facilitate any future transfer of ownership should that situation arise.
8. It will be required that all lots will have direct access to the water main utilities, and, that these utilities be installed across the frontage of all proposed lots.
9. In addition to the stormwater management plan that is required to be submitted and approved, the developer will need to adhere to any Idaho Department of Environmental Quality (IDEQ) or Idaho Department of Lands requirements, including but not limited to permits or erosion control practices, that may be required due to the proximity to a water resource.
10. The installation of the signalization and intersection modifications at the Lakewood/Riverstone intersection will be required with the build out of Phase 1, or, three (3) years from final plat approval of Phase 1, whichever comes first. Security for the signal installation and intersection modifications will need to accompany final plat approval of Phase 1 to assure the installation of the facilities, should the developer default on the installation. Construction of the signalized intersection of Seltice Way and Riverstone Drive will be required to be completed with the initiation of the Phase 3 improvements. No roadway access will be allowed onto Seltice Way from the subject property until the signalized intersection is installed.
11. The developer will be required to provide for the design of the future intersection and to install conduit necessary for the construction of a future traffic signal at Riverside Drive and Seltice Way, to be installed at the time of the initiation of the phase II improvements, if the Seltice bridge/road construction project commences prior to the start of proposed Phase 2. The developer will be required to dedicate the public right-of-way necessary to connect Riverstone Drive to Seltice Way by February 13, 2012.
12. The developer will be required to install all of the Seltice Way road improvements along the development frontage, if the development's Phase 2 precedes the start of the ITD Seltice Way bridge/road construction project.
13. A certified geotechnical report detailing the entire development (Phases 1 & 2) will be required to be submitted prior to the approval of improvement plans for Phase 1.

This report will need to address site remediation, grading, fill and compaction, erosion control, building site development, footing and foundation recommendations, utility main installations and roadway construction with recommendations and procedures necessary for the proper development of the subject property. The existence of the geotechnical report shall be noted on the final plat document.

14. The proposed water feature is shown on the preliminary submittal as being its own separate lot (Lot 9), therefore, an access easement will be required across Lot 8 that provides for access and maintenance to/for Lot 9.
15. An extended warranty period of three (3) years will be required for ALL improvements (utilities, roads, and associated infrastructure) located in the "fill zones" to warrant against damage to the installed facilities due to any differential settlement that may occur.
16. That area shown as Suzanne Road on the preliminary plat shall be reserved for future dedication to the City of Coeur d'Alene and construction of the road, as part of the final plat approval for phase 3. Construction shall not proceed until the adjacent property to the west has been annexed into the City of Coeur d'Alene and its zoning and uses have changed to be comparable to or compatible with the mixed-use residential and commercial uses in the Riverstone development.

- J. 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:\pcstaff\reports\S105m]



### **Narrative for Riverstone West Development Project Phase II Subdivision**

Phase II of the Riverstone West Subdivision will consist of 18 total lots that will conform with the exiting Riverstone project and contain commercial, residential and retail uses. The final development product will be consistent with the underlying "Live, Work and Walk" theme that is central to Riverstone's design. The lots will be served by city sewer, water and roadways designed and constructed to city of Coeur d'Alene standards. Phase II will contain an extensions of the Centennial Trail as well as a 5 acre public park and 6 acre pond that will dedicated to the city of Coeur d'Alene. The park and pond will be a central amenity that will enhance the entire development as well as the entrance to the city of Coeur d'Alene.



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

**A. INTRODUCTION**

This matter having come before the Planning Commission on July 11, 2006, and there being present a person requesting approval of ITEM S-1-05m: a request for preliminary plat approval of "Riverstone West", a 26 -lot re-plat of the original 82-lot subdivision located in the C-17 (Commercial at 17 units/acre) zoning district.

APPLICANT: Riverstone West, LLC

LOCATION: +/- 77-acre parcel known as the Central Pre-Mix site at 2800 Seltice Way.

**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 – multi-family, commercial retail sales service.
- 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 June 24, 2006, and July 4, 2006, which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. That 14 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on June 23, 2006, and \_\_\_\_\_ responses were received: \_\_\_\_ in favor, \_\_\_\_ opposed, and \_\_\_\_ neutral.
- B7. That public testimony was heard on July 11, 2006.
- 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 **RIVERSTONE WEST LLC**, 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.

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CHAIRMAN JOHN BRUNING

Date: July 11, 2006

To: Planning Commission

From: Hugo Lecomte

Subject: **Item O-2-06 Coeur d'Alene Bikeways Plan Update**

### **Decision Point**

The Planning Commission is requested to review and adopt the 2006 Bikeways Plan.

### **History**

The City has had a bikeways plan since 1980 which was last revised in 2003.

The staff and Pedestrian and Bicycle Committee have reviewed the 2003 plan and provided proposed changes to the plan.

- 15<sup>th</sup> Street (City Council made priority) South of Harrison (Class II) with possible widening north of Harrison. North of I-90 (Class II both sides).
- Government Way Spokane South to NW Blvd (Class II both sides). North of I-90 to connect to City of Hayden (Class II both sides).
- Ramsey Road Canfield to Prairie (Class I).
- Nursery Road/Kathleen Avenue/Margaret Avenue/Shadduck Adelphia Driveway to Ramsey (Class I- continue existing). Atlas to 15<sup>th</sup> (Class II both sides). 15<sup>th</sup> East (Class I- continue existing).
- Atlas Road Centennial Trail to Peartree Rd. and Kathleen to the Landings (Class I). Nursery Road to Prairie (Class II both sides).
- Hanley Avenue Huetter to Government Way (Class II both sides).
- Dalton Avenue Ramsey to 4th (Class II both sides).
- Best Avenue 4<sup>th</sup> East (Class II both sides).
- Nettleton Gulch 15<sup>th</sup> East (Class III- Share the Roads Signs).

The proposal brought forth here is considered to be practical in terms of what could reasonably be constructed. The Bikeways Committee will provide separate testimony on other recommended areas for consideration.

### **Financial Analysis**

There is no financial impact associated with the proposed plan. The cost of the implementation, undetermined at this time, will be addressed for each project.

**Performance Analysis**

The priorities stated in this plan could be implemented this year. This year, the Parks Department is updating its Master Plan, which will bring-up some development to the 2006 bikeway plan.

**Decision Point Recommendation**

Staff is asking the Planning Commission to adopt the proposed plan.

**PLANNING COMMISSION  
STAFF REPORT**

FROM: JOHN J. STAMSOS, ASSOCIATE PLANNER  
DATE: JULY 11, 2006  
SUBJECT: SP-10-06 – R-34 RESIDENTIAL DENSITY SPECIAL USE PERMIT IN THE C-17 ZONING DISTRICT  
LOCATION: A +/- 8-ACRE PARCEL AT THE SOUTHWEST CORNER OF MARIE AVENUE AND JULIA STREET

**DECISION POINT:**

Charles Morgan and associates is requesting a Special Use Permit for the R-34 Residential Density in the C-17 (Commercial at 17units/acre) zoning district.

**The Planning Commission's only role is to determine the impact of the 17-unit density increase allowed by the R-34 density over and above the 17-unit density allowed by right in the C-17 zone.**

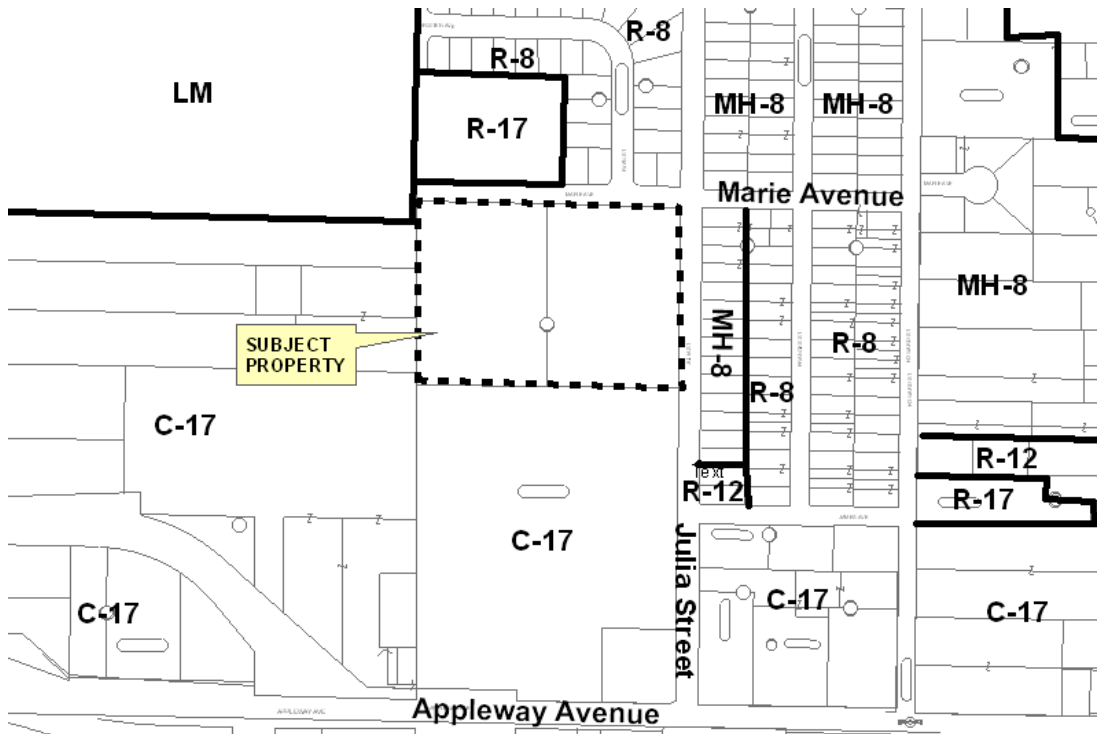
The applicant is proposing a 170 unit multi-family project which is 34 units above the 136 units that would be allowed by right in the C-17 zone. If the applicant were to maximize his development potential with the R-34 density, he could build up to 273 units.

**GENERAL INFORMATION:**

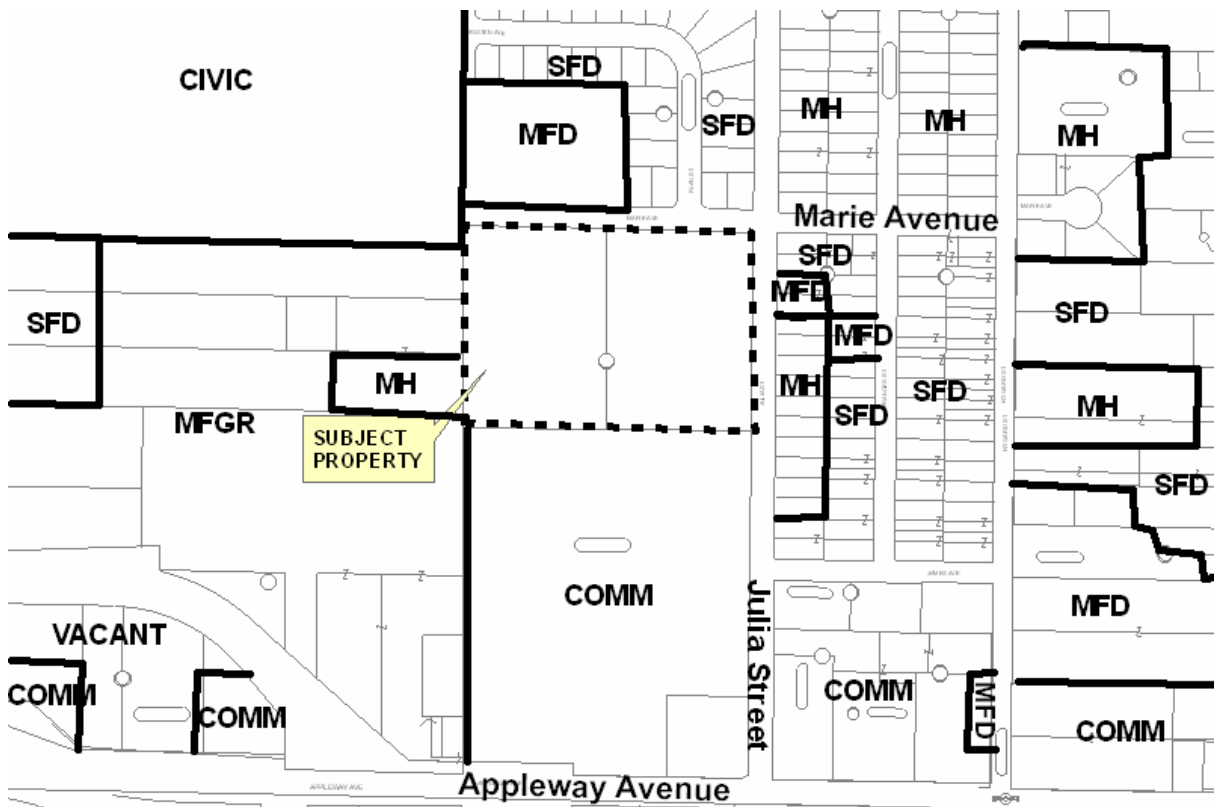
A. Site photo.



B. Zoning:

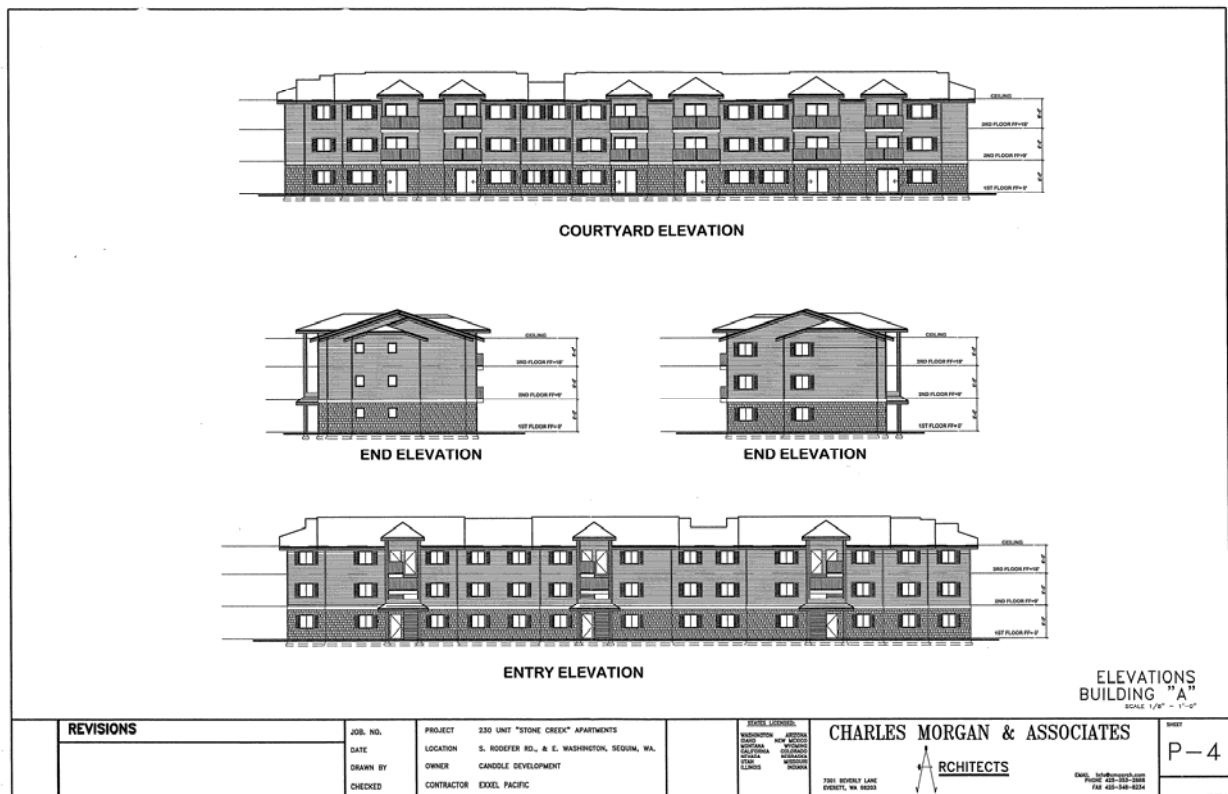


C. Land use



D. Site plan:

### E. Elevation



- F. The applicant is proposing a 170-unit multi-family development in five 3-story buildings and two 2-story buildings with 462 parking spaces.
- G. Applicant: Charles Morgan & Associates  
7301 Beverly Lane  
Everett, WA 98203
- H. Property owner: Harlan Douglas  
815 E. Rosewood  
Spokane, WA 99208
- I. The subject property is vacant with a partial tree cover of Ponderosa Pine.
- H. Land uses in the area include retail sales, commercial service, civic, manufacturing (Gravel pit on adjoining property) and residential - single-family, multi-family and mobile homes.

**PERFORMANCE ANALYSIS:**

A. Zoning analysis:

The R-34 District is intended as a high density residential district, permitting thirty four (34) units per gross acre that the City has the option of granting, through the special use permit procedure, to any property zoned R-17, C-17, C-17L or ML. To warrant consideration, the property must in addition to having the R-17, C-17, C-17L or ML designation meet the following requirements:

1. Be in close proximity to an arterial, as defined in the Coeur d'Alene Transportation Plan, sufficient to handle the amount of traffic generated by the request in addition to that of the surrounding neighborhood; and the project and accessing street must be designed in such a way so as to minimize vehicular traffic through adjacent residential neighborhoods.

Evaluation: The subject property is approximately two blocks from Appleway Avenue, which is designated as a minor arterial on the Transportation Plan and a High Intensity Corridor on the Comprehensive Plan.

2. Be in close proximity to shopping, schools and park areas (if it is an adult only apartment complex proximity to schools and parks is not required).

Evaluation: The subject property is within one mile of commercial stores on both Appleway and Highway 95, Ramsey school and Ramsey Park.

3. **In determining whether the R-34 density is appropriate in this location and setting, the Planning Commission can only consider what impact the 17 additional units per acre will have, as follows:**

- **A greater density;** (17 units per acre would allow 136 units - The applicant is requesting 170 units or 21 units per acre)
- **A greater total impervious surface area;** (The amount of additional impervious surface area required to accommodate the additional 34 units above the 136 units allowed by right equals approximately 43,915 sq. ft. or 12.6% of the total lot area)
- **A greater parking requirement;** (462 spaces for 170 units and 375 spaces for 136 units - a difference of 87 spaces)
- **Potentially taller buildings;** (For R-17 - 43 3/4 feet and R-34 62 1/2 feet - they are proposing 34-foot tall buildings)
- **Increased traffic;** (Average daily trips for peak hours 7 to 9 AM & 4 to 6 PM - for 170 units - 67 ADT's - for 136 units - 53 ADT's or for the 170 units an additional 14 ADT's during the peak hour periods.
- **Increased demand for water, sewer, police and fire services.**

**Evaluation: The Planning Commission's only role is to determine the impact of the 17-unit density increase allowed by the R-34 density over and above the 17-unit density allowed by right in the C- 17 zone.**

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



## **Comprehensive Plan policies.**

The 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."

- 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.

### **In reviewing all projects, the following should be considered:**

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:**

- 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."
- 4C4: "Residential and mixed use development should be encouraged."
- 6A: "Promote the orderly development of land use at locations that are compatible with public facilities and adjacent land uses."
- 15G: "City government should be responsive to the needs and desires of the citizenry."
- 24C: "Natural vegetative cover should remain as a dominant characteristic of Coeur d' Alene."
- 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."
- 51A4: "Trees should be preserved and protected by support of the Urban Forestry Program and indiscriminate removal discouraged."
- 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."
- 53C: "New multiple-family residential areas should be compatible with the existing character of Coeur d'Alene and the immediate neighborhood."
- 53C1: "Multi-family residential development should be either adjacent to or immediately accessible to major streets and should be permitted in close proximity to major retail, employment, and cultural centers including the Central Business District."
- 53C2: In order to protect the market value of adjacent property, all multi-story buildings must meet special performance standards, including setbacks and height restrictions.
- 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."
- 62C: Encourage the rehabilitation of the downtown business district to provide a more pleasant living and working atmosphere."
- 62C1: Continue implementation of the Sherman Avenue Corridor Plan.
- 62C2: "Continue the redevelopment of the Central Business District consistent with the Main Street Guidelines."
- Evaluation: The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.

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

The subject property is in an area of single-family, multi-family, mobile home, commercial and civic uses and an adjoining gravel pit. The zoning in the area ranges from R-8, MH-8, R-17 and C-17 zoning. The proposed development would provide a transition and some buffering between the commercial development to the south and the residential development to the north.

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

**D. 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 subject property.

Evaluation: Property bordered on three sides by 8" mains and one fire hydrant. Should be sufficient flow for project. May require internal loop if extra hydrants required.

Submitted by Terry Pickel, Assistant Water Superintendent

**SEWER:** Public sewer is available but may be of inadequate capacity.

Evaluation: The Public Sewer within Julia Street and Marie Avenue was sized for both the City's Compost Facility and the ultimate Sewer density needed using the present zoning. The sewer approval for this Special Use Permit will require a signed engineer report that adequate sewer line capacity is available for the higher density. If the report indicates existing inadequate pipe sizing, this applicant will need to upgrade the public utility within Julia and Marie to handle their additional capacity request at no cost to the city. The P & Z Commission should condition the Special Permit (density change) to reflect this concern.

COMMENTS SUBMITTED BY DON KEIL, ASSISTANT WASTEWATER SUPERINTENDENT

**STORMWATER:**

City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site. A complete plan with detailed calculations completed by an Idaho licensed civil engineer or landscape architect, will be required to be submitted with any application for building permit on the subject property.

**TRAFFIC:**

The ITE Trip Generation Manual estimates the project may generate approximately 67 trips per day during the peak hour periods (7-9 a.m. & 4-6 p.m.).

**Evaluation:**

All of the traffic accessing the site will have to utilize either the Julia/Appleway intersection, or, the Howard/Appleway intersection. Neither of these intersections is signalized and left turn movements onto Appleway during peak periods may incur delays. If the R-34 density is approved, a detailed traffic analysis completed by a licensed engineer will be required to be submitted, and, any/all mitigation requirements would need to be addressed prior to the issuance of any building permit for the subject property.

**STREETS:**

The proposed subdivision is bordered by Marie Avenue and Julia Street. The current right-of-way width for both streets is 50 feet, which is below the current 60 foot City standard; the street widths are 36 feet and 40 feet respectively. The curb-curb street section is installed; however, sidewalks are not in place.

Evaluation:

Dedication of an additional 5 feet of right-of-way would be required to allow placement of sidewalk within the right-of-way, which will be a requirement of any construction activity on the subject property. Dedication of the additional right-of-way will be required before the submission of any building permit for the subject property.

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. Any required utility easements shall be dedicated before issuance of any Certificates of Occupancy (C.O.'s) for any structures on the subject property.

STREETS

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

STORMWATER

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

FIRE PROTECTION

A fire hydrant(s) shall be installed at any/all locations specified by the City Fire Department.

SUBMITTED BY CHRIS BATES, PROJECT MANAGER

FIRE:

We will address any fire department issues such as water supply and fire department access, prior to any site development.

Submitted by Dan Cochran, Deputy Fire Chief

POLICE:

I have no comments at this time.

Submitted by Steve Childers, Captain, Police Department

E. Proposed conditions:

1. An engineering report signed by a licensed engineer indicating that adequate sewer line capacity is available for the requested higher density. If the report indicates existing inadequate pipe sizing, the applicant will need to upgrade the sewer lines in both Julia Street and Marie Avenue to handle the additional capacity request, at no cost to the city.
2. If the R-34 density is approved, a detailed traffic analysis completed by a licensed engineer will be required to be submitted, and, any/all mitigation requirements would need to be addressed prior to the issuance of any building permit for the subject property.
3. Dedication of an additional 5 feet of right-of-way would be required to allow placement of sidewalk within the right-of-way, which will be a requirement of any construction activity on the subject property. Dedication of the additional right-of-way will be required before the submission of any building permit for the subject property.

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.  
Coeur d'Alene Bikeways Plan.  
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.

[G:staffrptsSP1006]

## JUSTIFICATION:

Proposed Activity Group: R-34 Residential density


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 CONSTRUCT A 7 BUILDING APARTMENT  
COMPLEX OF 170 UNITS. ALL BUILDINGS ARE 3 STORY TYPE V-A  
CONSTRUCTION. ALL BUILDINGS ARE SPRINKLERED

B. Show the design and planning of the site and if it is compatible with the location, setting and existing uses on adjacent properties;  
THE BUILDINGS WILL BE COMPATIBLE WITH THE APARTMENTS TO  
THE NORTH & THE RESIDENTIAL TO THE EAST. THERE IS OPEN  
SPACE TO THE WEST & COMMERCIAL TO THE SOUTH

C. Show the location, design and size of the proposal, and will it be adequately served by existing streets, public facilities and services;  
THE EXISTING STREETS WILL BE IMPROVED ON THE FRONTAGE OF THIS  
PROJECT WHICH WILL IMPROVE THE ACCESS FOR ADJACENT PROPERTIES. THE  
SITE IS JUST NORTH OF APPLEWAY

D. Any other justifications that you feel are important and should be considered by the Planning Commission. THIS PROJECT HAS GOOD ACCESS TO SHOPPING TO THE  
EAST & TO THE FREEWAY. THIS SITE IS IDEAL FOR THIS TYPE OF A  
PROJECT



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

**A. INTRODUCTION**

This matter having come before the Planning Commission on July 11, 2006, and there being present a person requesting approval of ITEM SP-10-06, a request for a R-34 Residential Density special use permit in the C-17 (Commercial at 17units/acre) zoning district.

LOCATION: A +/- 8-acre parcel at the Southwest Corner of Marie Avenue and Julia Street

APPLICANT: Charles Morgan

**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 retail sales, commercial service, civic, manufacturing (Gravel pit on adjoining property) and residential - single-family, multi-family and mobile homes.
- B2. That the Comprehensive Plan Map designation is Transition
- B3. That the zoning is C-17 (Commercial at 17units/acre) zoning district
- B4. That the notice of public hearing was published on, and, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on , June 30, 2006, which fulfills the proper legal requirement.
- B6. That 111 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on June 23, 2006,and \_\_\_\_\_ responses were received: \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, and \_\_\_\_\_ neutral.
- B7. That public testimony was heard on July 11, 2006.
- 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 CHARLES MORGAN for a Residential Density 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

# CONZ-SCB REF-10

A vertical decorative line consisting of a series of light blue diamonds, with some diamonds having a darker blue center, running down the right side of the page.

# 2005 Planning Commission Retreat Priorities Progress

JULY 2006

.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."

## **Administration of the Commission's Business**

▪ Follow-up of Commission requests & comments		
▪ Meeting with other boards and committees		Ped/Bike Committee meeting held June 27th
▪ Goal achievement		Checklist of projects
▪ Building Heart Awards		Discussed 7/05 No awards will be given nominees received
• Speakers		ULI educational opportunities provided. Council sponsored Idaho Smart Growth presentation held.
• Public Hearings		Aug. 2 mtgs 13 items scheduled

## **Long Range Planning**

▪ <b>Comprehensive Plan Update</b>		Next mtg July 18. Staff compiling changes from june
▪ Education Corridor		Meeting October completed(Souza) Workshop w/prop river corridor owners took place in January. Master planning RFPs due to LCDC 7/14
▪ Neighborhood Parks & Open Space		Coordinate w/ P&R & Open Space Comm. Nothing new
▪ Neighborhood Planning		Discussed neighborhood designation in 3/28 Complan mtg.

## **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**

<b>Downtown Design Regs Hght</b>		Council Hearing hearing July 5th. Approved. Chrman Bruning and Commissioner Souza attend
<b>Cluster Housing standards</b>		in process – wkshop w/ Hinshaw draft material. 7/5 endorsed and begin process for public hearing asap
<b>Subdivision Standards</b>		Prelim review began. PC road trip 10/05 Tweaks of condo plats and lot frontages being processed
<b>Revise Landscaping Regulations</b>		Future. Hinshaw reviewing budget to determine what services he might be able to provide.
<b>Commercial Zoning</b>		Pending –4/11 some interest in bringing forward Bruning to discuss w/ staff. 7/05 additional interest in bringing forward. See landscaping comment.
<b>Parking Standards</b>		Future
<b>Lighting standards</b>		in process – Hinshaw
Accessory Dwelling Units		See cluster housing. Ph to be scheduled asap
District and Corridor Design Review		Future
Home Occupations by SP		Council chose not to pursue
<b>Other Action</b>		
Eminent domain letter		Mayor & Council responded
Commissioner Vacancy		Appointment made 6/6



June 13, 2006

COEUR D'ALENE  
A CITY OF EXCELLENCE

John Bruning, Chairman  
Planning Commission  
618 Military Drive  
Coeur d'Alene, Idaho 83814

MAYOR  
Sandi Bloem

COUNCIL MEMBERS  
Ron Edinger

Deanna Goodlander

Al Hassell

Mike Kennedy

Woody McEvers

Dixie Reid

RE: Eminent Domain

Dear John,

Thank you for your letter of March 14, 2006 bringing your concerns regarding eminent domain to the City's attention. We appreciate the heightened level of awareness nationwide and share your respect for private property rights.

The City of Coeur d'Alene, as you are aware, cannot take any action which may be binding upon future councils, and so is not in a position to make a declaration in perpetuity as requested. In addition, as our City continues to grow, it is important to maintain and enhance any options we have available in order to grow in a manner that is sustainable and healthy.

The City's actions must be in accordance with all laws, and the City's history would show that it has not abused its privilege to exercise eminent domain. In my review, it appears that the City has exercised eminent domain one time, and that was for the purpose of enhancing the wastewater treatment facility many years ago.

Thank you for sharing your thoughts and rest assured that we take seriously any action involving private property rights.

Best regards,

Sandi Bloem  
Mayor

cc: Dave Yadon, Planning Director



TREE CITY USA

STAMSOS, JOHN

---

From: rvdriver2 [rvdriver2@verizon.net]  
Sent: Thursday, June 22, 2006 10:16 AM  
To: STAMSOS, JOHN  
Subject: Reflection in the lake

TO: CITY OF COEUR D'ALENE

Dear Planning Commission,

I live in the C dA North Condo in the upper Eastmost turret. I look down on the lake, resort, downtown and most of Coeur d'Alene. North, East, South and West. From this perch you have to be blind not to notice this downtown and how great it is right now.

There are those who want to "develop" that which IS developed. "They" think that bigger is better. This downtown area needs to be preserved. Every BIG flashy building built is going to take away from the Resort and character of the old city of Coeur d'Alene.

In 1954 I used to eat breakfast on the beach veranda of the Royal Hawaiian Hotel on Waikiki Beach on Sunday mornings. I did this for a couple years when I could, while serving in the Navy. The Royal Hawaiian was; along with 3 other hotel's a beautiful jewel. In 2006 this lovely hotel is totally lost in a world of larger more modern buildings. The charm and Hawaiian character is gone with the wind from Waikiki. The place is tacky like Miami and hundreds of other tacky places. Is this what we want to happen to the historic downtown area of Coeur d'Alene?

If we must develop a skyscraper city why not do it where it's very presence creates a entity on it's own merit. Where the beauty of the buildings create their own presence and identity, without destroying the character of a historic place.

We have Appleway and hiway 95 East to 4th Ave as a corridor with a natural need to be upgraded and developed. There are also other areas to be considered for commercialization. Historic downtown Coeur d'Alene should not be tossed aside and sacrificed for modernization. It should be preserved and promoted.

We should go ahead and bring traffic from NW Blvd, East on Garden and feed into downtown on 2nd, 3rd, 4th, 5th, 6th and 7th. Sherman should be made into a pedestrian mall, from 5th to 1st. Through traffic on Sherman should be routed North on 7th to Garden and on down to NW Blvd. 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, should be feeders to and from, with angle parking on one side of the streets. This will activate the enclosed grid for commercial purposes. Where needed building with historic style can be built from scratch or renovated to keep character. The height of the buildings should not exceed 4 stories.

NW Blvd from Garden on down to Sherman can become parking and perhaps Mr. Hagadone can be persuaded to build his Garden from 1st and Sherman in the area he proposed in his most gracious offer last year.

If we go down the road that developers, and big business wants us to go, we will end up with making the Resort an after thought, and the City of original Coeur d'Alene a whisper in the wind. What is decided by the leadership of this city is going to set the course for next on hundred years. Try to ensure this course preserves that which is cherished and has enough flexibility to maximize our character.

My kindest regards to you and your staff

Please pass this on to my fellow citizens for discussion

Curt Olson

COMMENTARY

# The High Cost of Free Parking

by Jim Motavalli

Normal View Print View Without Graphics Mail to a Friend

Free parking," it's a lovely phrase, isn't it? Since so many of the things we do are not free, it's great that at least we can stow our vehicles at no cost, right? Well, actually, we are paying dearly for parking, according to a new book by David Shoup, a professor at UCLA. In *The High Cost of Free Parking*, Shoup says that parking policies are devastating American cities, and that we're wasting billions every year on parking subsidies that should go to parks and other human-scale activities.

Shoup points out that auto commuters enjoy a free ride, and that a lot of our excess capacity goes begging. An Urban Land Institute survey shows that at least half of all spaces are vacant more than 40 percent of the time the businesses they serve are open.

Free curb parking may be the most costly subsidy American cities provide to their citizens," says Shoup, who points out that the average car is parked 95 percent of the time. As everyone who's ever cruised a city street knows, it's a lot cheaper to park on the street than in a private lot. Shoup says a 2003 study found that the average price of curb parking is only 20 percent that of adjacent off-street parking, giving motorists an incentive to endlessly circle the public thoroughfares in search of an unoccupied space (wasting gas and causing congestion in the process).

Think this is just environmentalist nitpicking? A 1984 study determined that in a single year the cruisers in one 15-block neighborhood in Los Angeles spent 100,000 hours wasting 47,000 gallons of fuel and producing 700 tons of carbon dioxide emissions.

Shoup's solution follows the same logic as raising gasoline taxes (another great idea that is also currently political suicide). If it costs more to drive, people will be in their cars less and there will be less traffic congestion and needless delays. Similarly, if it cost more to park at the curb (if, in effect, street parking was no cheaper than parking garages) the whole circling space hunt would come to a much-deserved end. In an interview, Shoup also recommended that cities allocate their enhanced curbside parking fees to fixing up the blocks the spaces are on (through business improvement districts) rather than pouring the revenue into the cities' general funds.

In London, for instance, would-be auto commuters face not only a £5 (\$9) daily tax, but a civic-minded parking space cap imposed in the 1960s. "By our standards it's abulously expensive to park in downtown London, £4 [\$7.50] an hour," Shoup says. "And the money goes to the borough councils for local concerns. In the U.S., the money just disappears."

I know what Shoup is talking about, because I've driven into New York City and spent hours (and wasted gallons of gas) searching for a "free" parking space. The alternatives—taking the Metro North train or using a parking garage—are always far more expensive. Since only about a quarter of the parking spaces south of 59th Street have meters, the spots that do exist aren't cheap, they're "free." No wonder New Yorker Calvin Trillin calls his book *Tepper Isn't Going Out* the "first parking novel." Major plot points revolve around the lead character's unending search for an open spot.

The idea of "free parking" starts early, Shoup points out in the book, which is published by the American Planning Association. "Children first learn about free parking when they play Monopoly," he writes. "The chance of landing on Free Parking is low, about the same as the chance of going to jail. Monopoly misleads its players on this score, because parking is free for 99 percent of all automobile trips in the U.S."



Revenue from parking meters should be used locally—benefiting neighborhoods, not the general fund





A Canadian study by Auto-Free Ottawa has some devastating parking statistics. Some 86 percent of the American workforce commutes to work by car, and more than 90 percent of those commuters park for free. The average national value for a parking space is approximately \$1,000, so that means \$85 billion in annual subsidies. Ending these free subsidies would reduce the number of solo commuters by as much as 81 percent. And if ending the free ride is not a possibility, why can't we offer people who take public transit or bike to work a similar subsidy—payments in lieu of parking?

UCLA professor David Shoup practices what he preaches—and wonders why bicycle commuters can't get subsidies equal to free parking

Shoup believes that parking "ought to be priced properly," and that means charging the lowest price that will result in a 15 percent vacancy rate, about equivalent to the market rate for a private lot space. If drivers aren't circling the block looking for free parking, there will be less congestion and cleaner air, and the increased revenues can go into city beautification.

Shoup cites Pasadena as a model for good parking policy. Each parking meter in Old Pasadena generates \$1,800 per year, with the money going to neighborhood improvement. San Diego returned 45 percent of its \$2.2 million 2002 meter revenues to neighborhoods, and the money was used to clean and light streets, repair sidewalks, remove graffiti, plant trees and provide security.

We never tally the hidden cost of driving. Americans spend \$200 million a day building and rebuilding the country's roads and pork barrel projects in local districts mean this is the one thing Congress agrees on). Gas taxes and user fees cover only 10 percent of the more than \$30 billion spent annually. Add on another \$68 billion annually for highway patrols, traffic management and accident-related policework. The estimated annual external cost of driving (including air pollution, climate change, imported oil security, congestion, accidents, noise, etc.) is \$126.3 billion.

There were 735 million cars on the road around the world in 2000, but their numbers are growing exponentially. If the rest of the world had U.S. levels of car ownership (and other countries, particularly in the Third World, are trying hard to catch up), there would be 4.7 billion cars in the world, requiring a parking lot the size of France or Spain. Sound crazy? Since 1950, the vehicle population has grown more than twice as fast outside the U.S. as in it.

As Americans, we're leading the world in parking lots, providing between three and four spaces for every car in the country (between 705 million and 940 million spaces in total). Combined, parking takes up as much space as the state of Connecticut.

Car executives are fond of saying that the fuel-cell vehicle will "remove cars from the environmental equation." But as Shoup points out, "Regardless of how fuel efficient our cars are or how little pollution they emit, we will always need somewhere to park them." Amen to that.

CONTACT:

**American Planning Association**

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