

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

**AUGUST 9, 2011**

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

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

**5:30 P.M. CALL TO ORDER:**

**ROLL CALL:** Jordan, Bowlby, Evans, Luttropp, Messina, Soumas, Garringer,(Student Rep)

**APPROVAL OF MINUTES:**

June 14, 2011

**PUBLIC COMMENTS:**

**COMMISSION COMMENTS:**

**STAFF COMMENTS:**

**ADMINISTRATIVE:**

1. Applicant: Traditions LLC.  
Request: To request an extension for (SP-3-10)

**PUBLIC HEARINGS:**

1. Applicant: Rivers Edge Apartments, LLC  
Location: 2200 W. Bellerive Lane  
Request: A proposed 2.55 acre annexation from County Industrial to city R-17 (Residential at 17 units/acre)  
QUASI-JUDICIAL, (A-3-11)
2. Applicant: Kootenai Health/Parkwood Business Properties  
Location: Interlake Medical Building  
Request: A proposed zone change from R-12 (Residential at 12 units/acre) to C-17L (Commercial limited) zoning district.  
QUASI-JUDICIAL, (ZC-3-11)
3. Applicant: Janhsen Properties, LLC  
Location: W. Pinegrove and Canfield Avenue  
Request: A proposed modification to existing "Cottage Grove PUD"  
QUASI-JUDICIAL, (PUD-2-07m)

**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 14, 2011  
LOWER LEVEL – COMMUNITY ROOM  
702 E. FRONT AVENUE**

**COMMISSIONERS PRESENT:**

Brad Jordan, Chairman  
Heather Bowlby, Vice-Chair  
Amy Evans  
Peter Luttrupp  
Tom Messina  
Lou Soumas  
Jake Garringer, Student Representative

**STAFF MEMBERS PRESENT:**

Dave Yadon, Planning Director  
Shana Stuhlmiller, Public Hearing Assistant  
Warren Wilson, Deputy City Attorney

**COMMISSIONERS ABSENT:**

None

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

Motion by Soumas, seconded by Bowlby, to approve the minutes of the Planning Commission meeting on May 10, 2011. Motion approved.

**COMMISSION COMMENTS:**

Chairman Jordan announced Commissioner Evens is participating in the Iron Man race later this month and commended her for her efforts.

**STAFF COMMENTS:**

Deputy City Attorney Wilson announced that he will be doing a repeat finding workshop for the people who missed the last one and inquired if the Planning Commission would like to schedule another workshop next month for those people who missed the last one.

The commission would like staff to schedule the workshop on June 12<sup>th</sup> starting at 4:30 in the old Council Chambers at City Hall.

**PUBLIC COMMENTS:**

There were none.

## **ADMINISTRATIVE:**

1.      Applicant:      Ray Kimball  
         Request:      Amendment to phasing plan for "The Landings at Waterford"  
                             ADMINISTRATIVE (I-2-11)

Planning Director Yadon explained that the applicant has requested an interpretation of the phasing plan for Landings at Waterford preliminary plat with the following changes:

- Adjust the phasing plan to reflect smaller phases containing between 15 and 30 lots.
- In addition to the proposed amendment to the phasing plan, the developer has changed the size of the lots within the 7<sup>th</sup> addition, making them larger and reducing the number of lots from 22 to 17.
- The alley on the southern boundary of this phase has also been eliminated from the proposed development plan.

He added that staff had discussed this at their weekly Development Review meeting and recommends approval as the request is consistent with the original plat.

Commissioner Bowlby inquired if staff could explain the reason for this request.

Planner Yadon explained that the applicant redesigned the lots larger in the 7<sup>th</sup> addition to reduce the number of lots from 22 to 17. He added that the applicant indicated it was market driven.

Commissioner Luttrupp inquired if the conditions approved with the original PUD and subdivision will carry over to this request if approved.

Planner Yadon answered that is correct.

Commissioner Bowlby inquired if there is a limit to the number of times an applicant can request a change to their phasing plan.

Planner Yadon answered that the city does not have a limit on the number of times a developer can come back.

**Motion by Soumas, seconded by Bowlby, to approve Item I-2-11. Motion approved.**

## **PUBLIC HEARINGS:**

1.      Applicant:      City of Coeur d'Alene  
         Request:      Rear Yard Structure Runoff  
                             LEGISLATIVE (O-3-11)

Planning Director Yadon explained that this winter staff discussed at their weekly Design Review Team meeting a problem with water and snow runoff from residential accessory structures onto adjacent properties. He explained that in the zoning ordinance, it states that accessory structures are allowed to be placed on the property line in the rear yard, but the building code requires that water drain away from a structure. The group had numerous discussions on this problem and decided that a five-foot setback from the property line might be a step in the right direction to alleviate some of the problems. He added that staff knows that this fix may not solve all the problems.

Commissioner Soumas commented that his concern is with the person who builds a shed that is not big enough to require a building permit and when the problem with run-off happens, how it will be enforced. He suggested that staff send notices to the different homeowner's associations so they can address this change at their meetings, so the residents are aware of these issues.

Commissioner Bowlby concurs with Commissioner Soumas and agrees education is the answer.

Commissioner Messina stated that he would recommend when a person applies for a permit that staff recommends that the building be designed with appropriate gutters and the pitch of the roof to help water and snow stay on the person's property. He stated that it would be tough to regulate the amount of water and snow that happens in the winter and feels this recommendation may not be a solution, but is going in the right direction.

**Motion by Messina, seconded by Bowlby, to approve Item 0-3-11. Motion approved.**

ROLL CALL:

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

Motion to approve by a 5 to 0 vote.

**ADJOURNMENT:**

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

The meeting was adjourned at 6:09 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**PLANNING COMMISSION  
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER  
DATE: AUGUST 9, 2011  
SUBJECT: EXTENSION OF PLANNING COMMISSION APPROVAL FOR SP-3-10: AN R-34  
SPECIAL USE PERMIT KNOWN AS "TRADITIONS AT COEUR D' ALENE"  
LOCATION: A +/- 3.55 ACRE PARCEL JUST EAST OF THE INTERSECTION OF NORTH  
CEDARBLOM STREET AND WEST BOSANKO AVENUE

**DECISION POINT:**

Traditions at Coeur d'Alene, LLC is requesting a one-year (12 month) extension of an R-34 density Special Use Permit (SP-3-10) approved on September 14<sup>th</sup>, 2010.

**REQUEST:**

To allow the construction of a 4 story 120 unit senior apartment complex in a C-17 zone with an R-34 density.

**DISCUSSION:**

The applicant has submitted a letter requesting the extension with a statement explaining that the funding for the project was not realized in time to meet the expiration of the permit. The applicant has identified alternative financing options for the project (see attached).

**PRIOR ACTION:**

On September 14, 2010, the Coeur d'Alene Planning Commission approved the above-referenced request by a vote of 3 to 0 with one condition.

**CONDITIONS INCLUDED IN THE SEPTEMBER 14, 2010 APPROVAL:**

Wastewater: At no cost to the City, a capacity review analysis of the 300-foot segment of the Government Way sewer main in the vicinity of Crawford Avenue. Should this review indicate that this segment cannot accommodate the increased capacity of an R-34 density, applicant would pay his share of the cost to upgrade the main to accommodate the increased capacity over the R-17 density.

**COMMISSION ALTERNATIVES:**

1. The Commission may, by motion, grant a one-year extension of Special Use Permit SP-3-10 to September 14, 2012. The Commission must base their approval on the applicant's statement of conditions that shows an unusual hardship not caused by the owner or applicant.
2. The Commission may, by motion, deny the one-year extension. If denied, on September 14<sup>th</sup>, 2011, approval of the Special Use Permit expires.



# Inland Idaho, LLC

July 29<sup>th</sup>, 2011

Traditions at Coeur D'Alene, LLC  
1620 N Mamer Rd. Bldg B  
Spokane Valley, WA 99216

Tami Stroud  
City of Coeur D'Alene Planning  
710 E. Mullan Ave  
Coeur D'Alene, ID 83814-3958

Re: SUP SP-3-10 Extension Request

Tami,

We are requesting an extension of the approved Special Use Permit SP-3-10, that is set to expire on September 28<sup>th</sup>, 2011. The project, Traditions at Coeur D'Alene was developed for the construction of a 120 unit apartment complex for senior residents just east of the intersection of North Cedarblom St. and West Bosanko Ave. The SUP was necessary to allow R-34 density in a C-17 zoning district.

This financing for this project was intended to be through the Department of Housing and Urban Development (HUD). At the time of approval, HUD had indicated that the project would be financed by the end of 2010. Unfortunately, that deadline was not met. This project is still highly viable, and we have found alternative financing options. We would like to resume development of this project and hopefully move forward with construction in the near future. Traditions at Coeur D'Alene, LLC will need the SUP (SP-3-10) extended for one year in order to set up the proper financing and take the project through the city permitting process. If we are able to secure financing and move this project forward, we fully intend to comply with the special conditions for wastewater set forth in the SUP findings.

Thank you for taking the time to review this extension request. We look forward to hearing from you soon.

Sincerely,

Alan Springer  
Development Manager  
Traditions at Coeur D'Alene, LLC



**PLANNING COMMISSION  
STAFF REPORT**

FROM: TAMI STROUD, PLANNER  
DATE: AUGUST 9, 2011  
SUBJECT: A-3-11 – ZONING PRIOR TO ANNEXATION FROM COUNTY INDUSTRIAL TO CITY R-17  
LOCATION: +/- 2.55 AC. PARCEL WEST OF BELLERIVE AND SOUTH OF RIVERSTONE

**DECISION POINT:**

River's Edge Apartment L.L.C., is requesting approval of Zoning Prior to Annexation from County Industrial (I) to City R-17 (Residential at 17 units/acre) for a +/- 2.55 acre parcel.

**GENERAL INFORMATION:**

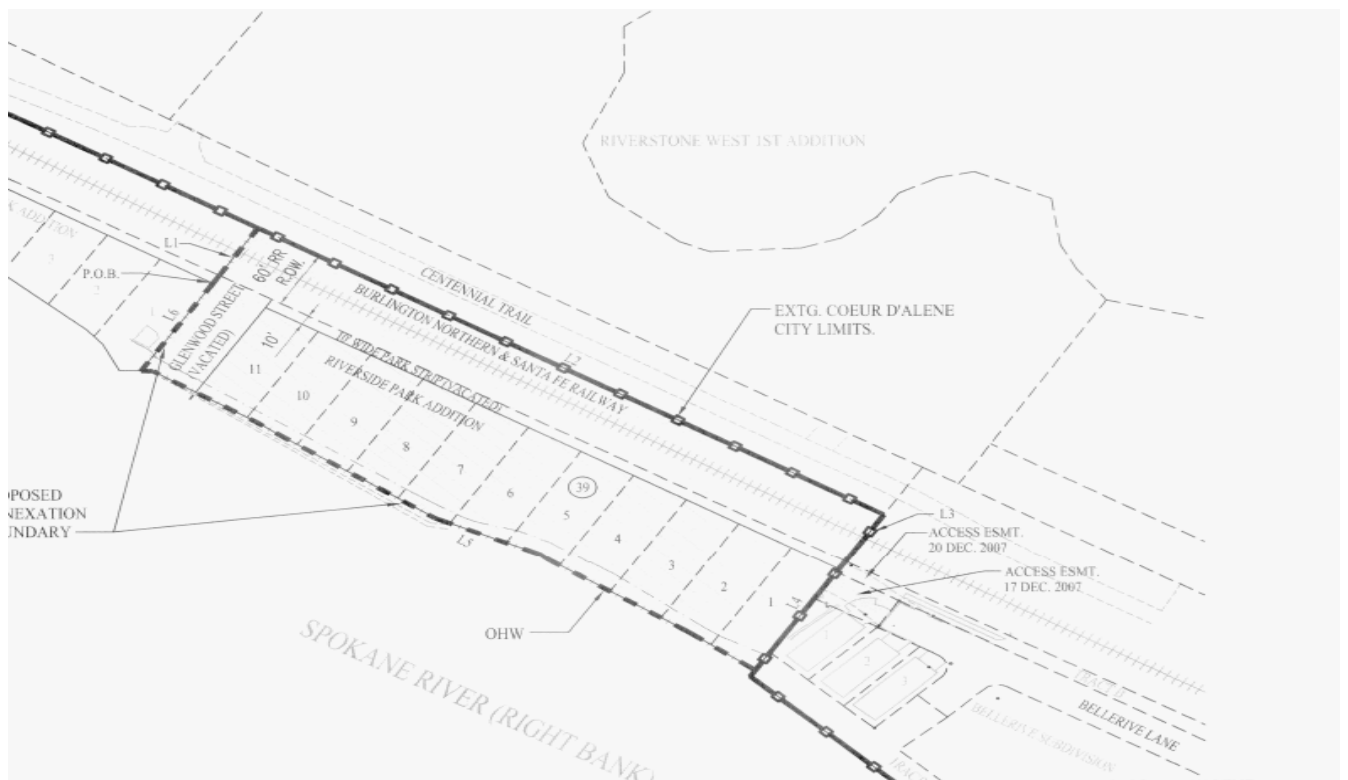
A. Aerial photo:



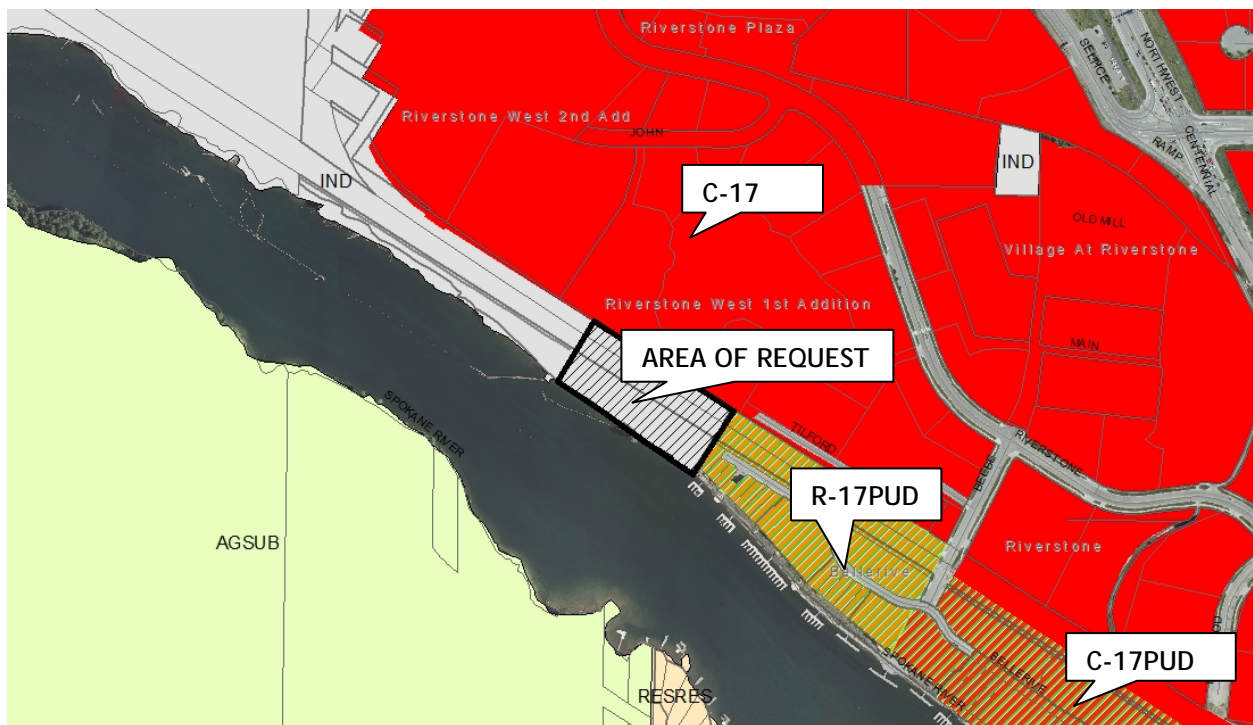
B. Site photo looking west from Bellerive Lane:



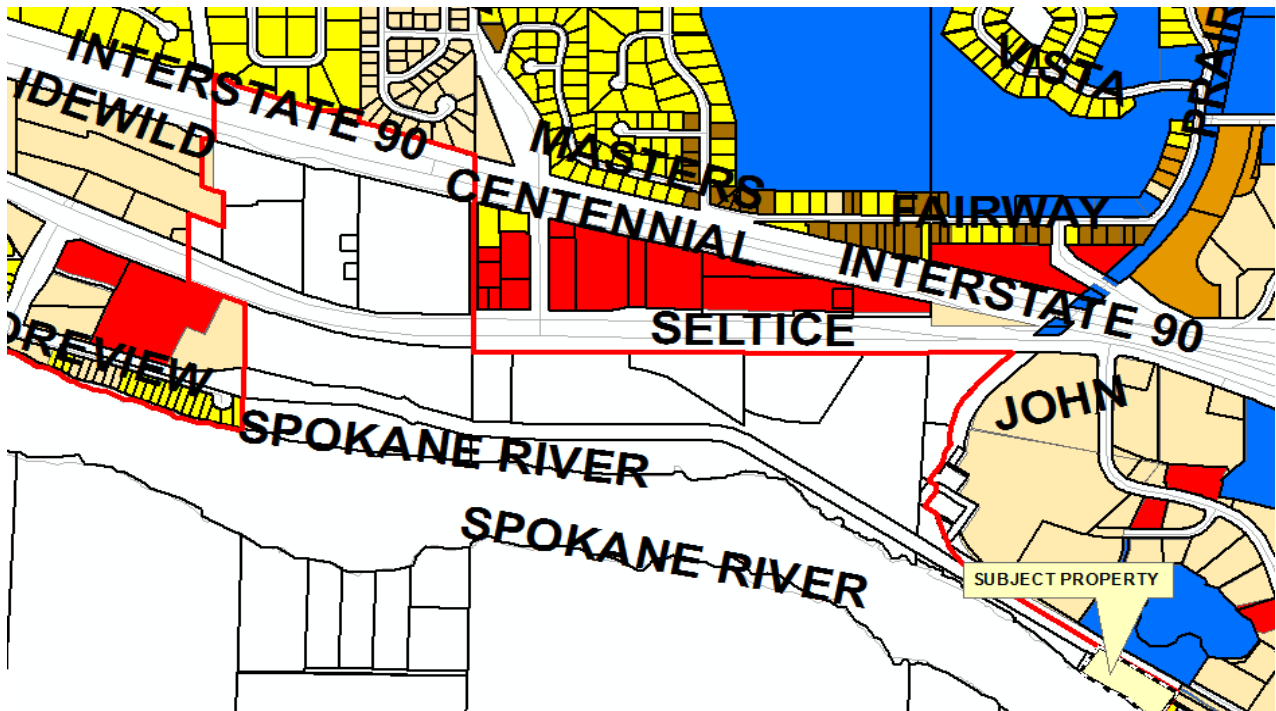
Annexation boundary:



C. Zoning:

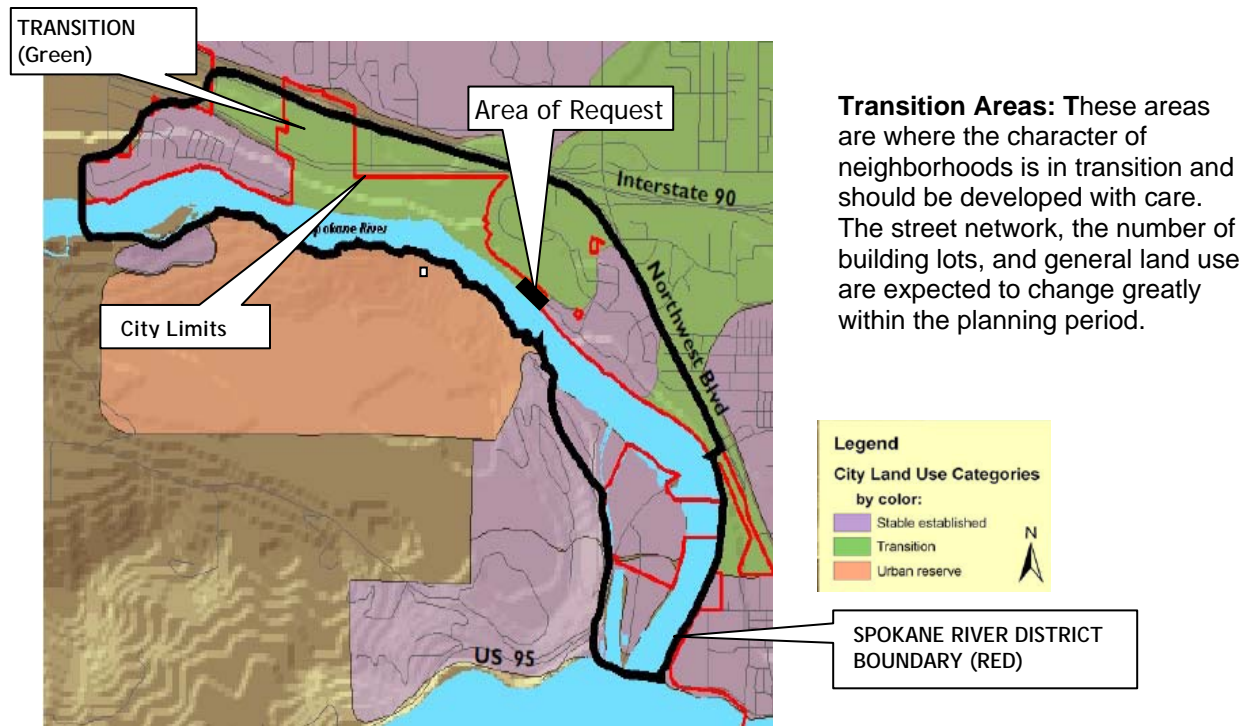


D. Generalized land use:





E. 2007 Comprehensive Plan – Transition– Spokane River District:



F. Applicant/ Owner : River's Edge Apartments LLC  
1402 E. Magnesium Rd. Suite 202  
Spokane, WA 99217

G. The subject property is vacant land.

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

**PERFORMANCE ANALYSIS:**

A. Zoning:

The R-17 district is intended as a medium/high residential area that permits a mix of housing types at a density of 17 dwelling units per gross acre. This district is for establishment in those areas that are not suitable for lower density residential due to proximity to more intense types of land use.

This district is appropriate as a transition between low density residential and commercial districts, or as a buffer between arterial streets and low density residential districts.

**Permitted uses:**

- |   |   |
|---|---|
| <ol style="list-style-type: none"><li>1. single family housing</li><li>2. duplex housing</li><li>3. pocket housing</li><li>4. child care facility</li><li>5. community education</li><li>6. home occupations as defined in Sec. 17.06.705</li></ol> | <ol style="list-style-type: none"><li>7. essential services</li><li>8. civic administrative offices</li><li>9. multi-family housing</li><li>10. neighborhood recreation</li><li>11. public recreation</li></ol> |
|---|---|

**Uses allowed by special use permit:**

1. automobile parking for adjacent commercial use.
2. boarding house
3. commercial recreation
4. community assembly
5. community organization
6. convalescent home / nursing home
7. convenience sales
8. group dwelling
9. handicapped or minimal care facility
10. juvenile offenders facility
11. mobile home
12. noncommercial kennel
13. religious assembly
14. rehabilitative facility
15. residential density of R-34
- 16.3 unit per gross acre density increase. *(only for pocket housing)*
17. bed & breakfast facility
18. mini-storage facility
19. commercial film production

The zoning pattern (see zoning map on page 4) shows C-17, C-17PUD and R-17PUD zoning in the area surrounding the subject property.

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

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

1. The portion of the subject property to be annexed is within the Area of City Impact Boundary.
2. The City Comprehensive Plan Map designates the subject property as Spokane River District:

**Spokane River District Today:**

The Spokane River District is in a state of flux from its historic past use as a site of four major waterfront sawmills and other industrial uses. In place of sawmills, recently subdivided property in this area along portions of the shoreline is developing into commercial, luxury residential units, and mixed use structures. Recent subdivisions aside,

large ownership patterns ranging from approximately 23 to 160+ acres provide opportunities for large scale master planning.

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

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

### **Spokane River District Tomorrow**

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

#### **The characteristics of the Spokane River District will be:**

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

#### **Significant policies:**

➤ ***Objective 1.03 – Waterfront Development:***

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

➤ ***Objective 1.0 – Waterfront Development:***

Provide strict protective requirements for all public and private waterfront developments.

➤ ***Objective 1.05 – Vistas:***

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

➤ ***Objective 1.11 – Community Design:***

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

➤ **Objective 1.12 – Community Design:**

Support the enhancement of existing urbanized areas and discourage sprawl.

➤ **Objective 1.16 - Connectivity:**

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

➤ **Objective 2.04 - Downtown & Neighborhood Service Nodes:**

Prioritize a strong, vibrant, downtown and compatible neighborhood service nodes throughout the city.

➤ **Objective 2.05 – Pedestrian & Bicycle Environment:**

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

➤ **Objective 3.01 – Managed Growth:**

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

➤ **Objective 3.05 - Neighborhoods:**

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

➤ **Objective 3.08- Housing:**

Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.

➤ **Objective 3.16 - Capital Improvements:**

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

➤ **Objective 4.02 - City Services:**

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

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

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

**proposed use.**

**SEWER:**

Sewer is available for extension but requested density cannot be easily met.

**Evaluation:**

Public sewer is available for extension from the eastern side of this property.

The ultimate intent of this gravity extension was to capture as much of the property of low elevation (north shoreline of the Spokane River) that could neither gravity (reach) to the Riverside Interceptor nor gravity (reach) to the Mill River Lift Station to the west.

An engineering review must be done of this lift stations current sold-capacity to determine if/when additional development-paid upgrades will be required.

Additionally, our hydrograph analysis of the Riverside interceptor has indicated that developer requests to sewer new property connecting to the Riverside interceptor is now limited to approvals of a density no greater than 11.8 Equivalent Residential Units (ERU's) unless the development increases the capacity of the interceptor.

*-Comments submitted by Don Keil, Assistant Wastewater Superintendent*

**WATER:**

Water service in this area is provided through a 12" main that is, functionally, a dead end line due to zone separation. Development that increases the water demand will need to be proceeded by an engineering study to determine if there is adequate water to the area for the proposed purpose. Necessary upgrades will be at the developer's cost. Any proposal will be required to extend the 12" main that runs on the south side of Seltice Way across their property for future extension as adjoining properties develop. Crossings may be required in Seltice Way to provide adequate looping.

*- Comments submitted by Terry Pickel, Assistant Wastewater Superintendent*

**TRAFFIC & STREETS:**

The subject property does not have direct access to a public street. The area proposed for annexation is accessed through an access easement across Bellerive Lane which is a private street, and, the adjoining Bellerive subdivision. No right-of-way has been proposed by the applicant.

**EVALUATION**

Deviations to the City standards for street design and ownership (public vs. private) will require the implementation of a P.U.D. (planned unit development) on the subject property.

*-Submitted by Chris Bates, Engineering Project Manager*



## STORMWATER:

Due to the proximity to the Spokane River, strict adherence to erosion and sediment control Best Management Practices (BMP's) will be required. Any design work for the subject property will require the completion of a Stormwater Pollution Prevention Program (SWPPP) for the subject property

- Submitted by Chris Bates, Engineering Project Manager  
FIRE:

The FD will address the water supply, hydrants and access as site plans are submitted.

-Submitted by Brian Halvorson, Fire Inspector

## PARKS:

### Park Land

A park within this annexation request would meet a Special Use Area need identified in the 2008 Parks Master Plan.

*Coeur d'Alene's inventory of special use areas in 2007 includes sports complexes/facilities and waterfront facilities. There is currently a strong public demand for more waterfront access, and this demand is anticipated to increase as the population grows. Although waterfront land is scarce, it is a significant public priority.* Public waterfront in this annexation should be located directly between Riverstone Park and the Spokane River with public access unimpeded by going under or over roadways.

*As the City's population grows, a significant demand for all sport fields will develop. Estimates project a need for eight baseball fields, fourteen softball fields and fifteen soccer/multi use fields in addition to the existing resources. The city's service base population at build out can exceed 90,000 residents. To provide space for sports complexes, an estimated 80 to 100 additional acres of special use area land will need to be acquired. It is important to include park land in any new sub-divisions to help offset the impact of the growing community.*

This area has been a target area for a sports complex for a site between 15 to 20 acres in size and would likely be used to accommodate baseball and soccer needs.

We would also encourage a meeting with the CDA Parks Foundation to discuss the donation of open space/park land within this proposed sub-division. The Parks Department prefers that the Parks Foundation becomes the holder of the title to the property until such time that the City's Parks Department can develop the property.

### Trails

The Centennial Trail/Prairie Trail currently runs between this annexation and the Riverstone Subdivision. Connectivity through this proposed annexation (from Riverstone to the Mill River subdivision) is very important and is in accord with Parks Master Plan and Ped/Bike Master Plan. Another major point of connection from this proposed subdivision would be with the Atlas Trail at Atlas Road and Seltice intersection. Proposed roadways that cross the Centennial Trail should be designed to have grade separated crossings or pedestrian signalization. Trail connectivity within the proposed sub-division should be designed to provide safe walking/biking corridors for residents and visitors to safely move about the trail system and the trail system should lead them to other points for interest, including parks, waterfront, and the Centennial/Prairie/Atlas Trails.

*The Parks & Recreation Master Plan process brought to light community concerns about personal safety using trails - something that discourages use of these facilities for more cautious pedestrians and cyclists. The 2006 recreation survey results indicated concerns about conflicts with vehicles for recreation users. Finally, private developments should be required to provide linkages to the citywide system of trails and bikeways. This will ensure connectivity of neighborhoods, and provide multiple means of access to community park and recreation resources.*

#### **Urban Forest**

We encourage developers to confer with our Urban Forester for tree selection on our approved tree list for right-of-way plantings. In particular, the Urban Forestry Committee has identified the Seltice Way right-of-way for the planting of native species.

One of our goals in the Parks Master Plan is to *continue to encourage tree plantings within public right-of-ways. The urban forest is a defining characteristic of Coeur d'Alene. The Parks Department should continue to encourage tree planting with public rights-of-way to ensure that the canopy is maintained.*

*Submitted by Doug Eastwood, Parks Director*

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

The subject property is relatively flat with no physical constraints.

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

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

The subject property is located just west of Bellerive Lane (R-17PUD) and south of Riverstone (C-17). Uses in this area include commercial uses, civic uses, single family homes (Residential), and vacant property.

Evaluation: *The requested R17 zoning would be compatible with the existing uses and character of the surrounding area.*

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

None.

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

- 2007 Comprehensive Plan.
- Municipal Code.
- Idaho Code.
- Wastewater Treatment Facility Plan.
- Water and Sewer Service Policies.
- Urban Forestry Standards.

- Transportation and Traffic Engineering Handbook, I.T.E.
- Manual on Uniform Traffic Control Devices.

**ACTION ALTERNATIVES:**


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

## JUSTIFICATION

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

The area of request is adjacent to the existing City boundaries on the east and north sides, where the City is zoned as R-17PUD and C-17 respectively. Upon annexation into the City, the the site goals would be to follow the adjacent R-17PUD zoning and become a waterfront residential use, following the goals and policies of the City's Comprehensive Plan's "River District".

This annexation request is to annex 11 already platted lots (along with adjacent vacated parcels and railroad R.O.W.) into the City. It would be our intent to extend Bellerive Ln. and create several high-end luxury type homes similar to the adjacent home sites. Access to the Spokane River shoreline, within the area of request, shall be a priority by promoting protection and connectivity while efficiently using the adjacent land. If annexed into the City, the proposed development will follow City and State regulations to protect the Spokane Valley-Rathdrum Prairie Aquifer by managing & treating stormwater runoff. We believe that this annexation, when combined with a planned second larger annexation parcel to the west, will satisfy the goals and policies as outlined in the River District portion of the Comprehensive Plan. The area of request will also close the existing gap of unincorporated area that currently occupies the land along the waterfront, transitioning it towards the goals of the River District in the City's Comprehensive Plan.



**F  
I  
N  
D  
I  
N  
G  
S**

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

**A. INTRODUCTION**

This matter having come before the Planning Commission on August 9, 2011, and there being present a person requesting approval of ITEM A-3-11, a request for zoning prior to annexation from County Industrial to City R-17 (Residential at 17 units/acre)

APPLICANT: River's Edge Apartment L.L.C

LOCATION: +/- 2.55 ac. parcel West of Bellerive and South of Riverstone

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

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

- B1. That the existing land uses are a Planned Unit Development (PUD), residential single-family, civic, commercial, and vacant land.
- B2. That the Comprehensive Plan Map designation is Spokane River District.
- B3. That the zoning is County Industrial.
- B4. That the notice of public hearing was published on July 23, 2011, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was not required to be posted, which fulfills the proper legal requirement.
- B6. That 27 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on July 22, 2011, and \_\_\_\_\_ responses were received: \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, and \_\_\_\_\_ neutral.
- B7. That public testimony was heard on August 9, 2011.
- B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as follows:

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

**Criteria to consider for B9:**

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

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

**Criteria to consider for B10:**

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

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

**Criteria to consider for B11:**

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

**C. ORDER: CONCLUSION AND DECISION**

The Planning Commission, pursuant to the aforementioned, finds that the request of **RIVERS EDGE APARTMENTS, 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 Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Soumas	Voted _____

Chairman Jordan Voted \_\_\_\_\_ (tie breaker)

Commissioners \_\_\_\_\_ were absent.

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

---

CHAIRMAN BRAD JORDAN



## PLANNING COMMISSION STAFF REPORT

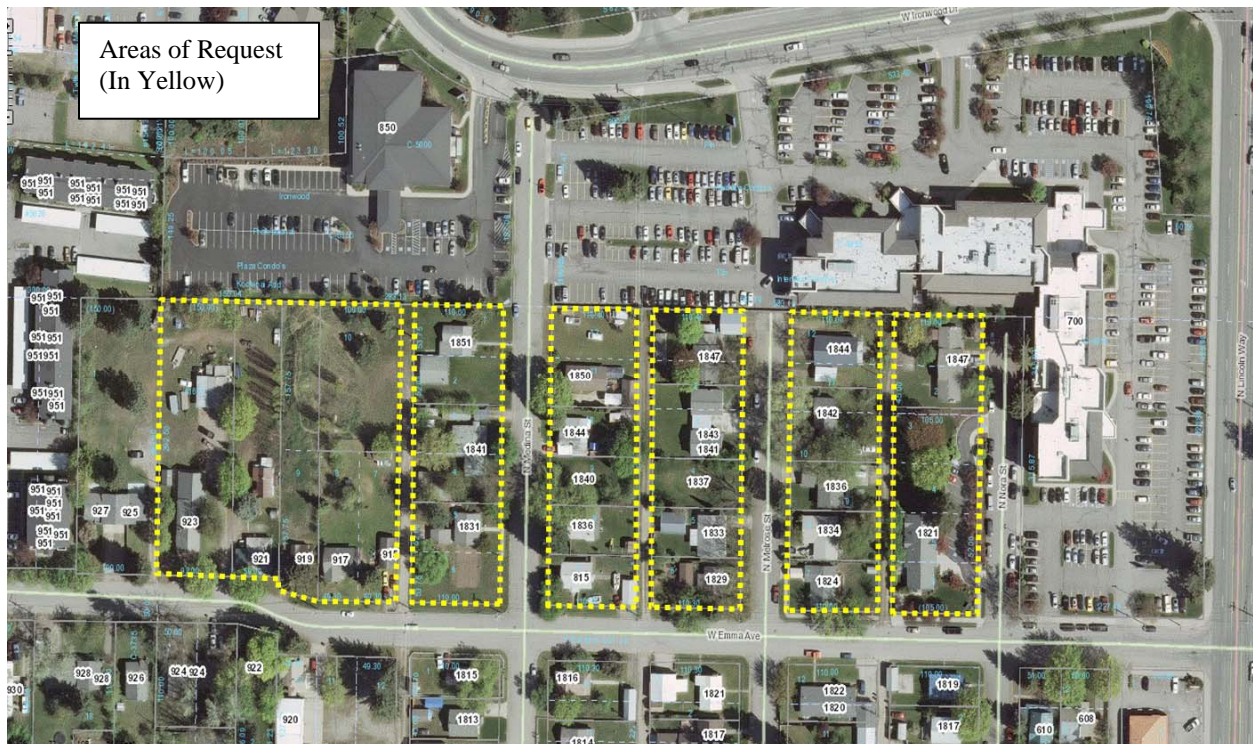
FROM: SEAN E. HOLM, PLANNER  
DATE: AUGUST 9, 2011  
SUBJECT: ZC-3-11 - ZONE CHANGEREQUEST FROM R-12 TO C-17L  
LOCATION: +/- 6.035 ACRE PARCEL NORTH OF EMMA AVE., WEST OF NORA ST.,  
BOUND BY INTERLAKE MEDICAL OFFICES & 923 W. EMMA AVE.

### DECISION POINT:

Kootenai Health & Parkwood Business Properties are requesting approval of a Zone Change from R-12 (Residential at 12 units/acre) to C-17L (Limited Commercial at 17 units/acre).

### SITE PHOTOS:

A. Aerial photo:





- B. Ownership of parcels:  
 (BLUE=Consent given to rezone ~ YELLOW=Owned by applicant)



- C. Photos of subject properties and ROW:



Emma & Nora looking NE



Walden House looking NW





Emma Ave. looking west



Melrose looking north



Medina looking north



NW corner of Emma & Medina looking NE



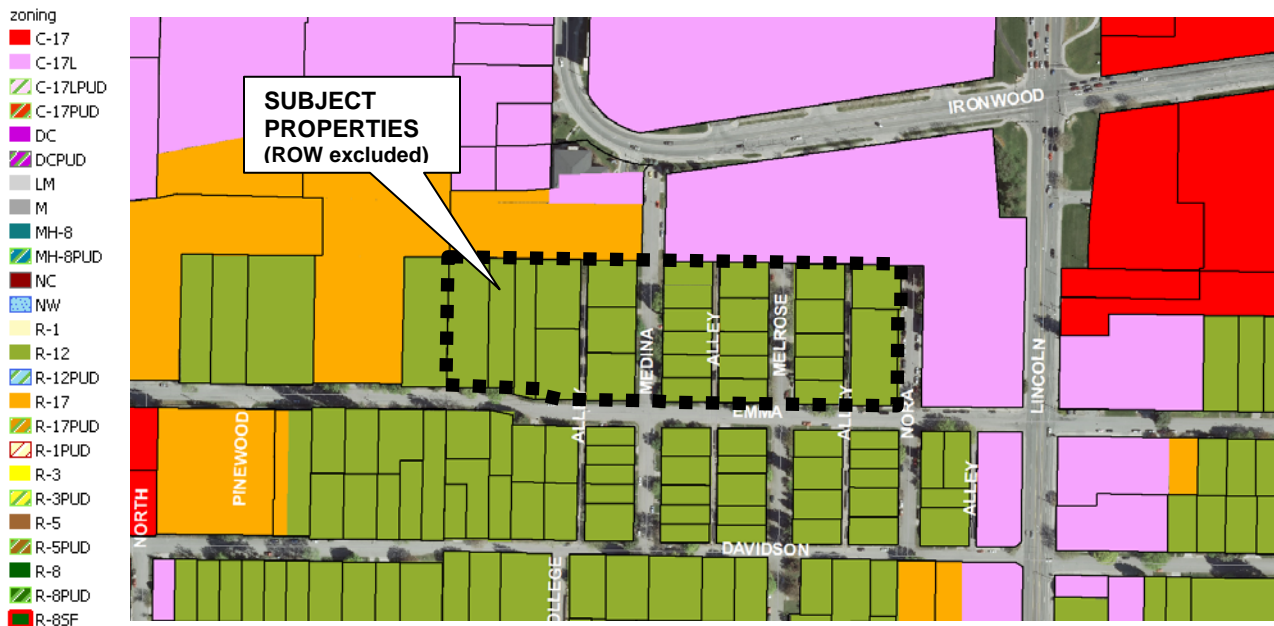
Furthest property to west



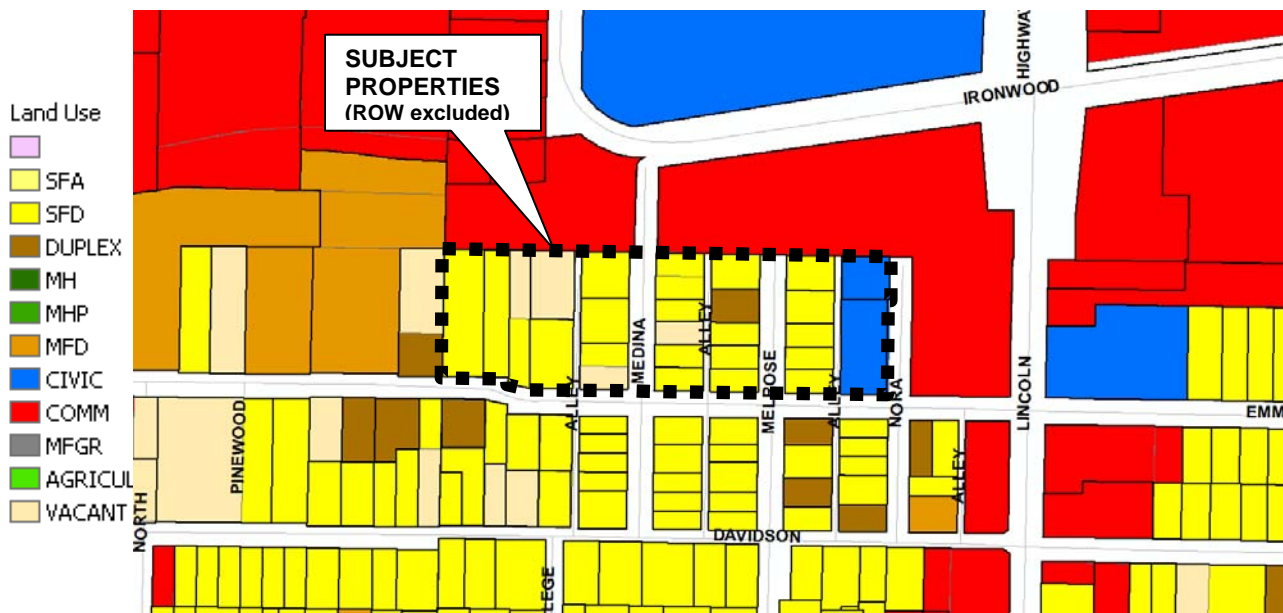
Emma looking east

## GENERAL INFORMATION:

### A. Current Zoning:

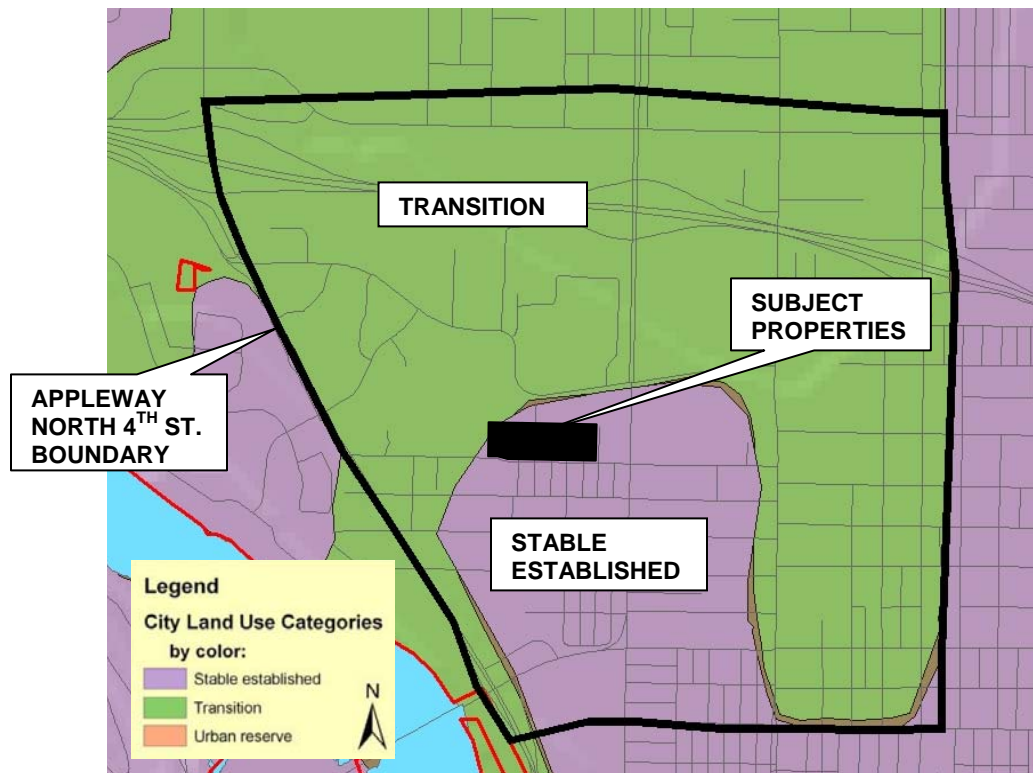


### B. Generalized land use pattern:





C. 2007 Comprehensive plan designation – Transition – Appleway – North 4<sup>th</sup> Street Land Use Area:



**Transition:**

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

**Stable Established:**

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

D. Zone changes in surrounding area:



- E. Zone change record (see map for cross reference; listed chronologically):

<b>File No:</b>	<b>Request:</b>	<b>Decision:</b>
ZC-1-82	R-12 to C17L	Approved
ZC-5-82	R-17 to C17L	Approved
ZC-9-84SP	R-12 to C17L	Approved
ZC-14-85	R-17 to C17	Approved
ZC-1-87	R-17 to C17L	Approved
ZC-9-87	R-12 to C17	Approved
ZC-15-87SP	R-12 to C17L	Approved
ZC-10-88	R-12 to C17L	Approved
ZC-6-90	R-12 to C17L	Approved
ZC-7-90	R-12 to R-17	Approved
ZC-7-91SP	R-12 to R-17	Approved
ZC-10-93SP	R-12 to R-17	Approved
ZC-1-00SP	R-12 to R-17	Denied
ZC-4-05	R-12 to R-17	Approved
ZC-5-05SP	R-12 to R-17	Approved
ZC-3-09	R-17 to C17	Withdrawn
ZC-4-09	R-12 to C17L	Approved
ZC-2-10	R-17 to C17	Withdrawn

- F. Applicant: **Kootenai Health & Parkwood Business Properties**  
Address: 2100 Northwest Boulevard, Suite #350  
Coeur d'Alene, ID 83814
- G. Land uses in the area include single-family, commercial, civic and vacant parcels.
- H. The subject properties have various uses located onsite: Single-family dwellings, a duplex, vacant parcels, and medical use. (See photos above- Page 2+)

#### **PERFORMANCE ANALYSIS:**

- A. Zoning ordinance considerations:

Approval of the zone change request to C-17L would intensify the potential use of the property by increasing the allowable residential density by right from 12 units to 17 units per gross acre and increase the range of uses allowed by right and special use permit. The existing R-12 zone and proposed C-17L zone uses are listed for comparison below:

#### **R-12 Zoning District:**

1. **Purpose**

The R-12 district is intended as a residential area that permits a mix of housing types at a density not greater than twelve (12) units per gross area.

2. **Uses permitted by right:**

- Single-family detached housing
- Duplex housing
- Pocket residential development
- Home occupations.
- Administrative.

- Public recreation.
- Neighborhood recreation.
- Essential service (underground)

3. **Uses permitted by Special Use Permit:**

- Boarding house.
- Childcare facility.
- Commercial film production.
- Commercial recreation.
- Community assembly.
- Community education.
- Community organization.
- Convenience sales.
- Essential service (aboveground).
- Group dwelling - detached housing.
- Handicapped or minimal care facility.
- Juvenile offenders facility.
- Noncommercial kennel.
- Religious assembly.
- Restriction to single-family only.
- Two (2) unit per gross acre density increase

**C-17L Zoning District:**

4. **Purpose and Intent:**

The C-17L district is intended as a low density commercial and residential mix district. This district permits residential development at a density of seventeen (17) units per gross acre as specified by the R-17 district and limited service commercial businesses whose primary emphasis is on providing a personal service. This district is suitable as a transition between residential and commercial zoned areas and should be located on designated collector streets or better for ease of access and to act as a residential buffer.

5. **Uses permitted by right:**

- Administrative offices.
- Automobile parking when serving an adjacent business or apartments.
- Banks and financial establishments.
- Boarding house.
- Childcare facility.
- Commercial film production.
- Community assembly.
- Community education.
- Duplex housing (as specified by the R-12 district).
- Essential service.
- Group dwelling - detached housing.
- Handicapped or minimal care facility.
- Home occupation.
- Hospitals/healthcare.
- Juvenile offenders facility.
- Multiple-family housing (as specified by the R-17 district).
- Neighborhood recreation.
- Nursing/convalescent/rest homes for the aged.
- Personal service establishment.
- Pocket residential development (as specified by the R-17 district).
- Professional offices.
- Public recreation.
- Rehabilitative facility.
- Religious assembly.
- Single-family detached housing (as specified by the R-8 district).

6. **Uses allowed by special use permit:**

- Commercial kennel.
  - Commercial recreation.
  - Community organization.
  - Convenience sales.
  - Criminal transitional facility.
  - Food and beverage stores for off/on site consumption.
  - Hotel/motel.
  - Noncommercial kennel.
  - Remaining uses, not already herein permitted, of
- the C-17 district principal permitted uses.
  - Residential density of the R-34 district density as specified.
  - Veterinary office or clinic when completely indoors.
  - Wireless communication facility.

*Evaluation: The zoning and land use of the general area have been in flux for decades as the Ironwood medical and professional office area develops. This is made evident by the “Land Use” map and the “Zone changes in surrounding area” map above, showing 15 zone change approvals in the general area since 1982. There has been one denial (ZC-1-00SP) located within this specific request. The zone change/special use permit was denied, appealed, and denied again at the council level. Strong opposition to the request led to the decision. Since that decision, the applicant has worked to acquire ownership of property within the request, and currently has majority share of the subject property with full consent of the remaining owners.*

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

1. The subject property is within the Area of City Impact Boundary.
2. The 2007 Comprehensive Plan Map (See page 5) designates the subject property as primarily Stable Established with the NW portion of the request designated Transition. The property is located in the Appleway North 4<sup>th</sup> Street Land Use Area, as follows:

**Appleway North 4<sup>th</sup> Street Land Use Area:**

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

**The characteristics of Appleway North 4<sup>th</sup> Street neighborhoods will be:**

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

**The characteristics of Appleway North 4<sup>th</sup> Street commercial areas will be:**

- That commercial buildings will remain lower in scale than in the downtown core.
- Streetscapes should be dominated by pedestrian facilities, landscaping, and buildings
- Shared-use parking behind buildings is preferred



3. Significant 2007 Comprehensive Plan policies:

**Objective 1.06**

**Urban Forests:**

Enforce minimal tree removal, substantial tree replacement and suppress topping trees for new and existing development.

**Objective 1.07**

**Urban Forests:**

Restrict tree removal in city rights-of-way and increase tree planting in additional rights-of-way.

**Objective 1.11**

**Community Design:**

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

**Objective 1.12**

**Community Design:**

Support the enhancement of existing urbanized areas and discourage sprawl.

**Objective 1.13**

**Open Space:**

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

**Objective 1.14**

**Efficiency:**

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

**Objective 1.16**

**Connectivity:**

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

**Objective 1.18**

**Night Sky:**

Minimize glare, obtrusive light, and artificial sky glow by limiting outdoor lighting that is misdirected, excessive, or unnecessary.

**Objective 2.01**

**Business Image & Diversity:**

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

**Objective 2.02**

**Economic & Workforce**

**Development:**

Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.

**Objective 2.05**

**Pedestrian & Bicycle**

**Environment:**

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

**Objective 3.01**

**Managed Growth:**

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

**Objective 3.05**

**Neighborhoods:**

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

**Objective 3.06**

**Neighborhoods:**

Protect the residential character of neighborhoods by allowing residential/commercial/ industrial transition boundaries at alleyways or along back lot lines if possible.

**Objective 3.12**

**Education:**

Support quality educational facilities throughout the city, from the pre-school through the university level.

**Objective 3.16**

**Capital Improvements:**

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

**Objective 4.01**

**City Services:**

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

**Objective 4.06**

**Public Participation:**

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

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

**SEWER: Public sewer is available within this area.**

*Evaluation: The existing wastewater collection system capacity of this area and adjacent properties must be evaluated to ensure that the increased density and commercial nature of this zoning change will not adversely impact the existing wastewater collection system.*

*Any wastewater infrastructure improvements required by this evaluation will be addressed as part of the Building Permit application/review process.*

*-Submitted by Jim Remitz, Utility Project Manager*

**WATER: City water service is available within this area.**

*Evaluation: The water main in Emma Avenue between Lincoln Way and Northwest Boulevard includes 8", 6" and 4" pipes. Water is provided on Medina and Melrose through 2" mains.*

*Proposals which increase the water demand may trigger a requirement for the developer to upsize the existing mains and/or create additional interties to the main in Ironwood Drive. Proposals requiring additional fire hydrants will almost certainly require that the developer upsize mains and/or create new interties. If the plan is to replace single family homes with small offices or small housing units for interns, this may not be a problem.*

*-Submitted by Terry Pickel, Assistant Water Superintendent*

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

*Evaluation: Development on the subject property that results in an increase of the site impervious area will require submission of a stormwater management plan. The plan must adhere to all criteria in the Illicit Discharge and Stormwater Ordinance (# 3396), and, the Stormwater Management Ordinance (# 3397). Ultimate development of the subject property may require portions of the existing hard pipe system in the streets to be reconstructed.*

**TRAFFIC: Although there is no change in the proposed use at this time this proposed rezoning would, in theory, allow other uses that could generate additional traffic.**

*Evaluation: Any change in use and related traffic impacts are evaluated prior to issuance of building permits. The Development Impact Fee Ordinance requires any extraordinary traffic impacts to be mitigated by the applicant as a condition of permit issuance, therefore potential traffic impacts need not be addressed at this time. A comprehensive traffic analysis that will provide detailed information about potential problems and the solutions (which may ultimately include traffic signal installations), will be addressed upon submission of a master development plan for the subject property.*

**STREETS:** The subject property is bordered by Emma Avenue on the south and Lincoln Way to the east.

*Evaluation: These streets are multi-jurisdictional roadways, with Emma Avenue under the control of the City, and, Lincoln Way (U.S.-95) under the control of the Idaho Transportation Department (ITD). Both streets are fully developed road sections and are not in need of additional improvements at this time. This situation will be re-evaluated as the development on the subject property progresses.*

*-Submitted by Chris Bates, Engineering Project Manager*

## **APPLICABLE CODES AND POLICIES**

### **UTILITIES:**

1. 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.
2. All water and sewer facilities servicing the project shall be installed and approved prior to issuance of building permits.

### **STREETS:**

3. Any work being constructed within the City right-of-way will require issuance of an encroachment permit.

### **STORMWATER:**

4. 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:**

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

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

There are no physical constraints such as topography that would make the subject property unsuitable for development.

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

The connecting streets will accommodate additional incremental traffic, as indicated in the engineering staff report comments. At a point in the future there may be need for a traffic impact study to determine the impacts on Emma Ave as well as adjacent streets served by development of the subject properties. The neighborhood character and land uses in the Appleway and 4<sup>th</sup> Street area,

specifically north of Emma Ave. is in transition from single-family residential to multi-family/commercial development, as indicated in the zoning and land use patterns. The subject property is in close proximity to Lincoln Way (U.S.-95) & Interstate-90.

Any new commercial development would be required to comply with the Commercial Design Guidelines approved in 2010.

*Evaluation: The Planning Commission must determine what affect the proposed C-17L zoning would have on traffic, land uses and the character of the surrounding area.*

**F. Proposed conditions:**

None.

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

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

**ACTION ALTERNATIVES:**

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

We are requesting this re-zone as a part of the Kootenai Health medical corridor master plan which maps out the next generation of health care facilities around the existing Kootenai Health campus. Kootenai Health has applied to the University of Washington School of Medicine to create a primary care physician residency program in Coeur d'Alene. This program will recruit 18 physicians to our community to complete the last three years of their medical training. Kootenai Health anticipates that many of these doctors will remain in our community to establish their professional practices because of the strong relationships they established during their residency. This addition of primary care physicians to our community will enhance the ability for Kootenai Health to continue to offer superior quality health care to our region.

An essential part of offering a quality experience and recruiting medical students to the new residency program will be competitive facilities. Modern clinical infrastructure and classrooms must be located in close proximity to Kootenai Health for the convenience of residents and faculty. Kootenai Health and Parkwood Business Properties are proposing an expansion to The Interlake Medical Building as the location for the new clinic and classroom spaces required for the residency program. Kootenai Health believes that the existing connection of Interlake to the hospital via the tunnel under Ironwood Drive is critical for the quick, safe and convenient access for the residents and patients.

The expansion of the Interlake Medical Building requires the requested re-zone from R-12 to C17L to allow placement of the parking required to support the new residency program adjacent to the clinic on property currently owned by the applicants. The re-zone application does encompass the entire residential area between the existing medical office uses and Emma Ave in an effort to allow flexibility in the development of additional medical office and clinic space to serve future community needs. The applicants own 17 of the 25 parcels that are proposed to be re-zoned, and are working with our residential neighbors to secure their consent for the re-zone.


When examined in the context of the City Comprehensive plan this re-zone should be associated primarily with Goal #2, Economic Environment. The Kootenai Health residency program and medical corridor master plan will enhance the array of medical services available to community residents right here in their hometown and prevent unnecessary travel out of the area for advanced medical services, which is supported by economic development objective 2.02. In addition the training of primary care physicians and subsequent development of their professional practices in our community will enhance the quality of life in our community supporting the business image and diversity objective 2.01. In addition to these economic development and quality of life justifications, the continuing education opportunities provided

to medical residents affiliated with one of the top medical schools in the world will be a benefit to the community and support education objective 3.12.

From a planning standpoint we recognize that this application poses some challenges. We do not comply with home environment objective 3.06 which promotes the division between uses on back lot lines. Acknowledging this shortcoming we propose to provide an approximately 20' buffer zone to set our medical office uses back from the street edge. This proposed greenway would contain landscaping, trees and bermed lawn similar to the other façade of the Interlake Medical Building on Ironwood. The buffer would also include a 5' high sight obscuring fence or appropriate screening evergreen shrubbery and trees to buffer the adjacent residential areas across Emma. In addition, the proposed buffer would create a meandering pedestrian sidewalk on Emma where none exists today. Our hope is that through the master planning process of the Kootenai Health campus we can create a looped connection of this pedestrian path that ties into the existing pedestrian path network on the current hospital campus.

The proposed re-zone will allow the expansion of the Kootenai Health campus in the only feasible available direction. Expansion is hemmed in by Interstate 90 to the north, commercial development and US 95 to the east, and existing medical office development to the west. With 17 of the 25 parcels proposed for re-zone owned by the applicants and operated as rental housing or family medical support housing, the area of the proposed re-zone is a transitional residential neighborhood. The close proximity to the existing established stable Ironwood medical office district makes it a logical expansion of this important service sector in our community and region.





**F  
I  
N  
D  
I  
N  
G  
S**

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

**A. INTRODUCTION**

This matter having come before the Planning Commission on, August 9, 2011, and there being present a person requesting approval of ZC-3-11: A request for a zone change from R-12 (Residential at 12 units/acre) to C-17L (Limited Commercial at 17 units/acre) zoning district

APPLICANT: KOOTENAI HEALTH & PARKWOOD BUSINESS PROPERTIES

LOCATION: +/- 6.035 ACRE PARCEL NORTH OF EMMA AVE., WEST OF NORA ST., BOUND BY INTERLAKE MEDICAL OFFICES & 923 W. EMMA AVE.

**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, commercial, civic and vacant parcels
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is R-12 (Residential at 12 units/acre)
- B4. That the notice of public hearing was published on July 23, 2011, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, August 1, 2011, which fulfills the proper legal requirement.
- B6. That 80 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on, July 22, 2011 , and \_\_\_\_\_ responses were received: \_\_\_\_ in favor, \_\_\_\_ opposed, and \_\_\_\_ neutral.
- B7. That public testimony was heard on August 9, 2011.
- B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as follows:



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

**Criteria to consider for B9:**

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

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

**Criteria to consider for B10:**

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

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

**Criteria to consider for B11:**

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

C. **ORDER: CONCLUSION AND DECISION**

The Planning Commission, pursuant to the aforementioned, finds that the request of **KOOTENAI HEALTH & PARKWOOD BUSINESS PROPERTIES** for a zone change, 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 Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Soumas	Voted _____

Chairman Jordan Voted \_\_\_\_\_ (tie breaker)

Commissioners \_\_\_\_\_ were absent.

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

---

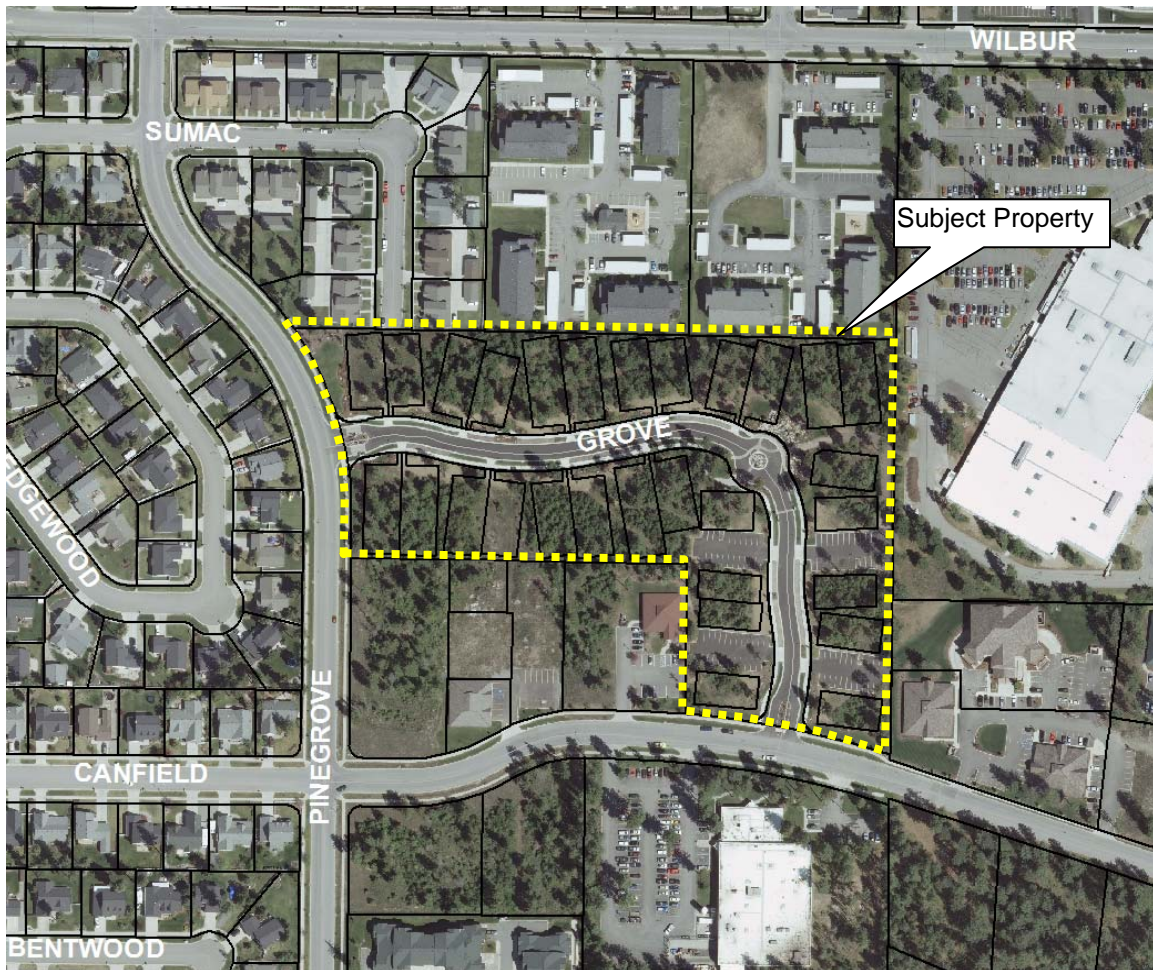
CHAIRMAN BRAD JORDAN

**PLANNING COMMISSION  
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER  
DATE: AUGUST 9, 2011  
SUBJECT: PUD-2-07m – MODIFICATIONS TO “COTTAGE GROVE PUD”  
PLANNED UNIT DEVELOPMENT  
LOCATION: +/- 10-ACRE PARCEL IN THE VICINITY OF WEST PINEGROVE  
DRIVE AND CANFIELD AVENUE

**SITE PHOTOS:**

1. Aerial photo:





2. Photos of site:



GATE BETWEEN RESIDENTIAL AND COMMERCIAL AREAS



TURN AROUND



ENTRY OFF OF PINEGROVE



TURN AROUND



TURN AROUND LOOKING WEST



CENTER WATER FEATURE

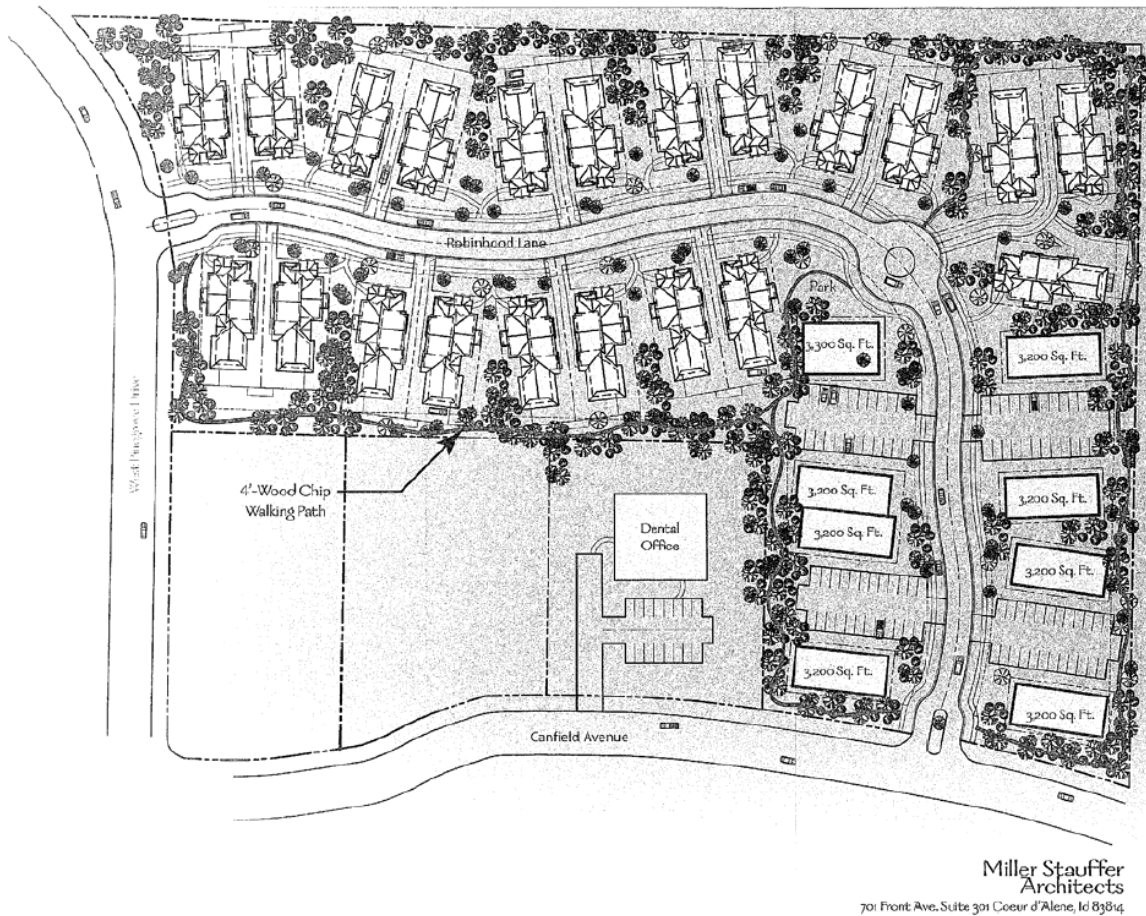


ENTRY OFF OF CANFIELD



STAMPED CONCRETE ROADSIDE PARKING AREA

3. Approved "Cottage Grove" Preliminary PUD:



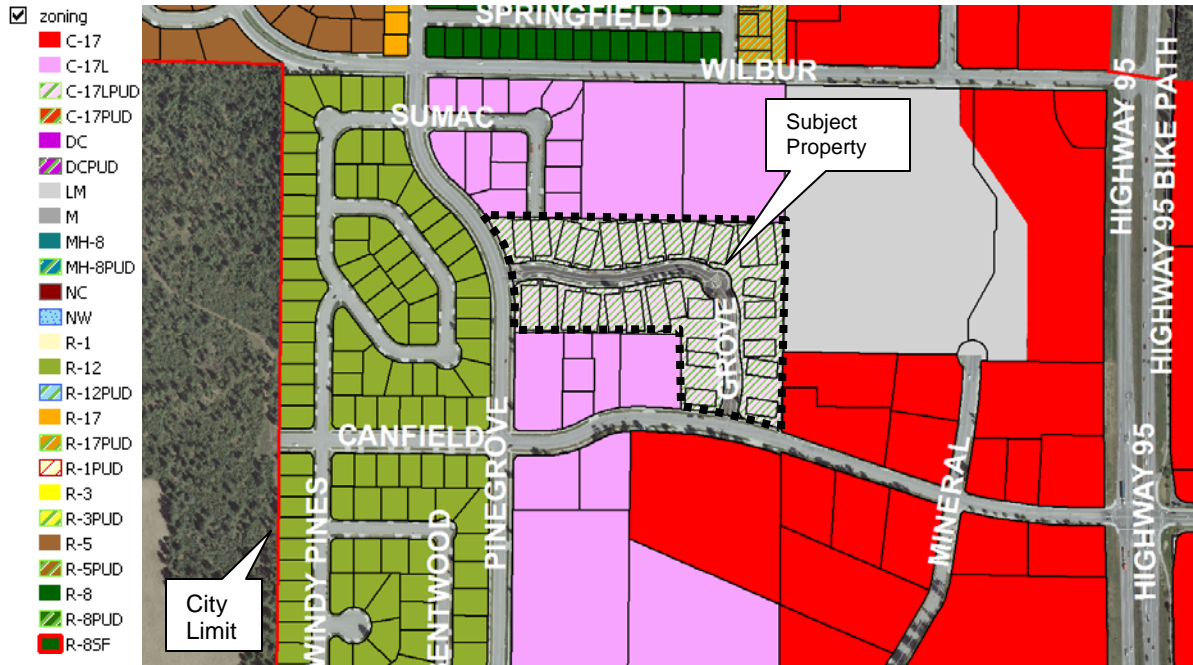
**DECISION POINT:**

Janhsen Properties, LLC is requesting modification to the Cottage Grove PUD, an existing 29-lot subdivision (with additional tracts for open space/road) on a private street in the C-17L PUD (Commercial Limited at 17 units/acre) zoning district.

This request seeks approval of a modified PUD Development Plan that would increase density from 21 single-family lots to 20 townhome lots (40-units total), provide the ability to change the current configuration/location of lots, access units through the rear via alley, and change two designated commercial lots to residential.

## GENERAL INFORMATION:

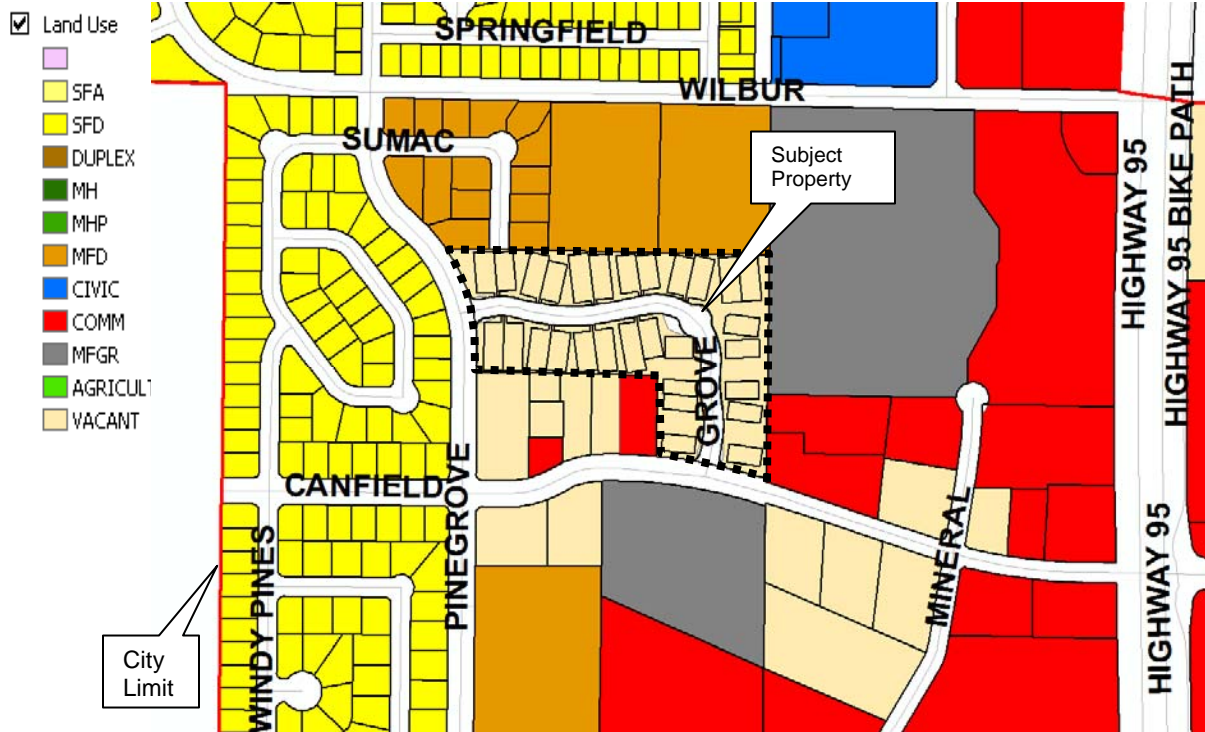
- A. Applicant/Owner: **Janhsen Properties LLC**  
**515 E. Cedar Lane**  
**Priest River, ID 83856**
- B. Land uses in the area include residential - single-family, duplex, commercial - sales and service, civic, and vacant property.
- C. The subject property is vacant and is relatively flat.
- D. Zoning:



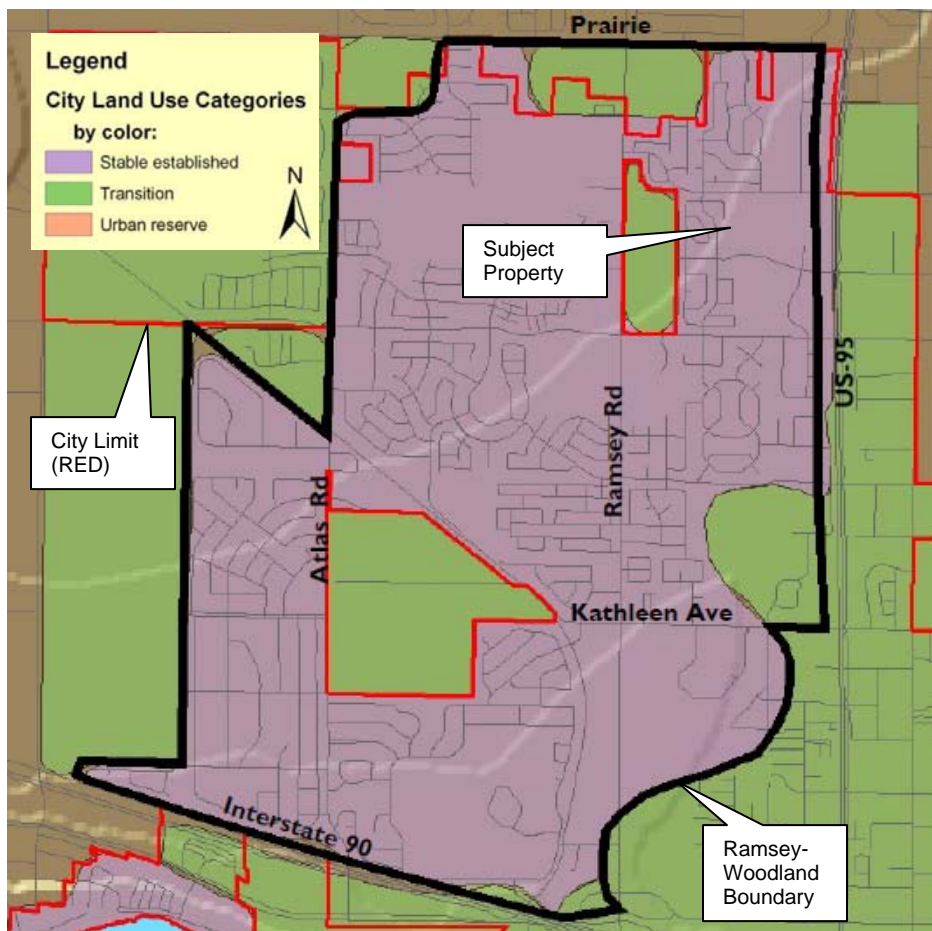
The subject property is currently zoned C-17L PUD and will not change with this request. This zone would allow for 170 dwelling units if developed without a PUD.



E. Land Use:



F. 2007 Comprehensive Plan:



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

## **Ramsey - Woodland Tomorrow:**

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

### ***The characteristics of Ramsey – Woodland neighborhoods will be:***

- That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Pedestrian and bicycle trails.
- Parks just a 5-minute walk away.
- Neighborhood service nodes where appropriate.
- Multi-family and single-family housing units.

## **Significant Comprehensive Plan policies for consideration:**

### **Objective 1.11 - Community**

#### **Design:**

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

### **Objective 1.12 – Community**

#### **Design:**

Support the enhancement of existing urbanized areas and discourage sprawl.

### **Objective 1.13 – Open Space:**

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

### **Objective 1.14 – Efficiency:**

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

### **Objective 1.16 – Connectivity:**

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

### **Objective 2.05 – Pedestrian & Bicycle Environment:**

Plan for multiple choices to live, work, and recreate within

comfortable walking/biking distances.

### **Objective 3.01 – Managed Growth:**

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

### **Objective 3.04 – Neighborhoods:**

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

### **Objective 3.05 – Neighborhoods:**

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

### **Objective 3.07 – Neighborhoods:**

Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.

### **Objective 3.08 – Housing:**

Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.

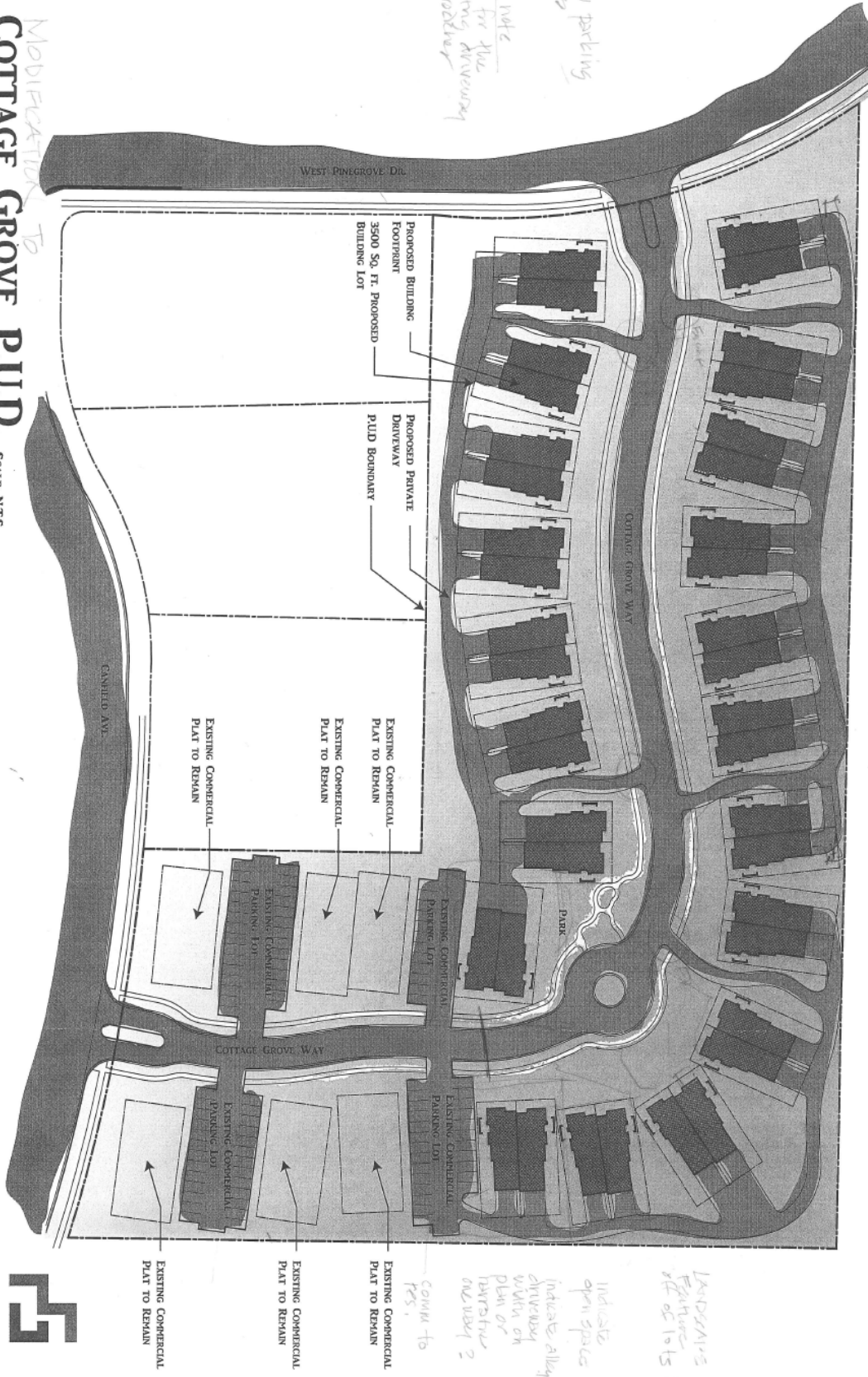
### **Objective 3.09 – Housing:**

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



G. Proposed Preliminary PUD layout:

MODIFICATION TO  
COTTAGE GROVE P.U.D. SCALE N.T.S.



MILLERSTAUFFER  
ARCHITECTS

### **Description of the current Cottage Grove PUD:**

The Cottage Grove PUD is a mixed-use development created to accommodate 21 single-family homes with shared driveways and 8 commercial pads. The site is fully-improved with a private street (W. Grove Way), sidewalks, fences, gates street lighting, water features, and common area landscaping which were completed after approval of PUD-2-07 & S-4-07 (See photos above).

A total of 3.95 acres (+/- 39% of the gross area of the 10 acre subject property) of open space was an element of the approval currently defined by tracts. W. Grove Way (The private street) is contained within a tract as well. A homeowner's association was created to manage, control, and maintain the use of common areas.

### **The following are the approved changes to the zoning and subdivision ordinances made through PUD-2-07:**

Performance standards of the C-17L zone:

1. Zero street frontage for all lots (Private street)
2. Reduced building setbacks:
  - Front yard – From 20-feet to 0-feet
  - Side yards – From 5/10-feet to 0-feet
  - Rear yard – From 25-feet to 20-feet
3. Reduced driveway standards, as follows:
  - Reduce 5 foot setback from property lines to 0 feet
  - Reduce 10 foot separation between driveways to 0 feet
4. Reduced minimum lot size for commercial lots from 5,500 sq. ft. to 4,646 sq. ft.
5. Reduce the parking requirement for commercial uses on the commercial lots to an overall requirement of 1 space per 250 sq. ft. of gross floor area rather than a requirement based on the activity group.

Subdivision Ordinance:

1. Private street with reduced street standards:
  - 28 foot street with turnouts and rolled curbs to allow parking in back of the curb in some areas and 8 foot sidewalks along the entire street on both sides in a 60 foot right-of-way.

### **The following are the approved conditions attached to the Cottage Grove PUD development (All of which have been completed and approved):**

Planning:

1. Formation of a homeowners association with CC&R's that includes detailed maintenance responsibilities of all private infrastructure (roads, drainage

Engineering:

2. Sewer and water utilities will be required to be placed in twenty foot (20') single or thirty foot (30') dual utility easements. The easements will be required to be a component of the final plat document.
3. A stormwater management plan, with swale location, sizing and justifications is required to be a component of any infrastructure plan submittal for the subject property. All swale upkeep and maintenance will be the responsibility of the homeowners/property owners association for the subdivision. If there is no homeowners association, all stormwater maintenance will be the responsibility of the individual lot owners.
4. The street section will be required to be twenty eight feet (28').
5. All sidewalk constructed out of the road right-of-way section will be required to be placed in an easement dedicated to the homeowners association.

**The following modifications are requested for the Cottage Grove PUD:**

1. 0' setbacks within designated building envelopes while complying with IRC requirements, for separations.
2. 15' wide two way driveways for garage access.
3. Increase approved PUD density from 21 single-family lots to 20 townhome lots (40-units total). This request yields 4 residential units per acre.
4. Change the configuration of existing lots through a forthcoming re-plat.
5. Change two designated commercial pads to residential lots. (see site plan)

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

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

**NOTE: The above modifications are the only ones requested. All other zoning, subdivision ordinance and previously approved requirements apply.**

- It is important to note that at this time the applicant has not filed for a re-plat of the Cottage Grove subdivision. The applicant's consultant met with staff and was made aware that an additional public hearing would be required to complete a re-plat. The

## PERFORMANCE ANALYSIS:

### A. Planned Unit Development Findings:

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

Review 2007 Comprehensive Plan elements above which include:

- Map
- Significant Comp Plan Policies
- Ramsey-Woodland Tomorrow

*Evaluation: The Planning Commission must determine, based on the record before them, that the request is compatible with the Comprehensive Plan.*

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

The proposed modification would provide mixed-use infill development of 40 townhome units with four commercial pads. Commercial zoning (C-17 & C-17L), residential zoning (R-12), as well as light manufacturing (LM) are adjacent to the subject property.

Review map elements above which include:

- Zoning
- Current land uses

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

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

The subject property is relatively flat with native forest cover.

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

**Driveway Access:** The submitted narrative for the revised PUD on the subject property is requesting that the rear entry access to the lots be via a fifteen foot (15') single lane paved "roadway" and that the "roadway" would serve 2-way traffic.

*Evaluation: The request is not a viable option. Cd'A Municipal Code Section 17.44.370B requires that traffic aisles be a minimum of twenty four feet (24') for 2-way traffic. Also, any travel lane that is less than that will be needed to be signed "one way" to indicate the flow of direction for traffic.*

*-Submitted by Chris Bates, Engineering Project Manager*

**Utilities:** Existing public facilities and services are available/currently provided to the Cottage Grove PUD in adequate supply.

Currently the lots are all served from mains in the street with individual services. To add additional lots, new services, tapping the mains directly, will need to be provided by the developer.

*Evaluation: Changes to the plat to increase units and modify lot locations would require the developer to re/connect lots according to city policy. Existing services cannot be split per city policy and cannot serve more than one lot.*

*-Submitted by Terry Pickel, Assistant Water Superintendent*

**Fire:** The Fire Department will review individual permits as submitted, no issues at present.

*-Submitted by Brian Halvorson, Fire Inspector*

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

Per the narrative provided by the applicant's consultant there would be more than 30% of the gross land area qualifying as open space accessible to all users. The site plan provided supports the narrative.

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

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

Off street parking for the Cottage Grove PUD was divided into two categories: *Residential* and *commercial*.

The residential off street parking requirement would be met through garages built to the rear of the townhomes which are accessed by the proposed alley(s)/driveway(s). In addition, private on-street parking has been provided for the accommodation of visitors.

The original PUD was approved with the requirement that one stall for every 350 SQ FT be provided for the commercial pads regardless of the use proposed. The parking has been provided and exist onsite today and exceeds City standards.

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

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

The proposed development is a single-family and commercial development in an area of residential, commercial and manufacturing uses. The development will have an architectural style that blends in with the surrounding area and is accessed from to major streets in the area that can handle traffic generate by this development.

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

**NEW CONDITIONS:**

None.

**Ordinances and Standards Used In Evaluation:**

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

**ACTION ALTERNATIVES:**

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

## Cottage Grove PUD - Amended Narrative

### Concept – See fold out Site Plan

The subject 10 acre parcel is approximately ½ mile west of US 95 on Canfield Avenue. The site is currently a fully-improved site with Private Street, sidewalks; fences, gates street lighting, substantial water features and common area landscaping, completed after approval of Pud-2-07 & accepted by the city in November 2008 (see attached photos). The original P.U.D. is a mixed use development setup to accommodate 21 upscale single-family homes with shared driveways and 8 commercial pads. It has received minimal interest and no sales. With significant investment already in place the owner desires to appeal to a broader and more active market to get the development moving. The amended P.U.D. continues to be for a mixed use development with commercial office pads combined with housing, however, the 1200' long private drive will provide frontage for 20 (40 Units) duplex style residential buildings in lieu of the previously approved 21 single family residential lots. The amended proposal also eliminates 2 of the 8 commercial lots, leaving the amended P.U.D. with 6 Commercial lots. The residential pads average 35' in width and 80' in depth; approximately 3200 S. F. each, and have one common side. The commercial pads are an average of 60' wide and 100' deep. The amended concept also creates 3 private driveway loops that will provide rear access to each duplex style residence. The split of use between residential and commercial in total land area is approximately 75/25. The amended concept maintains an emphasis on less asphalt (without compromising parking count) and more trees. This allows a limited density (4.6 units per acre) development to feel even more spacious. The concept is also a proactive response to sustainable design in regards to stormwater impacts, heat islands and air quality. The common open space proposed as part of this PUD is more than 30% of total land area and the total impervious development when fully constructed will be less than 70% of the total land area.

### Elements Retained from Original PUD

The amended proposal will maintain the common area improvements, including the existing private drive with surmountable curbs, gates, fencing, street lighting, water features and landscaping. The PUD retains a significant amount of the native forest throughout. No garage doors or off street parking will be visible from the street. The south entrance will be the primary access for the commercial pads with shared parking areas. The commercial and residential areas are divided by a roundabout and passive park/picnic grounds near the center of the development.

### Facilities Character (See character photos)

Cottage Gove is planned to reflect the rustic character of the Pacific Northwest. The facilities, both residential and commercial, will be detailed with timbers, stone and shingle roofing. The narrow street and back side



garages will promote a pedestrian friendly neighborhood. The building pads are designed to preserve and protect the mature evergreen forest currently covering the site. The Homeowner's Association will insure that the forest is not only preserved, but maintained in a healthy state.

#### Previously Approved & Constructed Modifications from Development Standards

1. 28' wide private streets with turnouts instead of 36' curb to curb.
2. Surmountable curbs with parking behind curb. Instead of vertical curbs with on street parking.
3. Commercial parking for commercial, pads at 1 space per 350 sq. ft. of gross floor area without restriction. Instead of parking based on occupancy.

#### New Requested Modifications from Development Standards

1. 0' setbacks within designated building envelopes while complying with IRC requirements, for separations.
2. 15' wide two way driveways for garage access.

#### Proposed uses and activities:

Proposed uses include Duplex style residential mixed with professional service commercial sharing a private street.

#### Physical land alteration required by development:

The Existing site has been fully-improved under the previous P.U.D. – including streets, curbs, walks, landscaping, fences, & lighting. These improvements will remain as is under the new P.U.D. The new P.U.D. requests a change of the existing lot lines from single family to duplex (shared Lot Line) residential. The building sites as they exist are generally flat and fully forested with a mixture of fir and pine. The development concept and CC&R's would leave a significant amount of the native forest at the perimeter of all building pads and along the private street. This would be protected by the CC&R's.

#### Infrastructure

The proposed development is an infill project. It is bordered on 2 sides by relatively new streets and a full complement of underground utilities. The infrastructure was installed under the original P.U.D. and will be maintained for the Revised P.U.D. Minor changes will need to be made to accommodate the new private driveways and lot lines.


#### Property Owner's Association

The development concept requires a fairly intensive involvement by the property owners association. Tasks proposed to be undertaken by the association include:

1. Snow Plowing.
  - A. Private Street
  - B. Common sidewalks



- C. Commercial Parking areas
- 2. Landscape maintenance
  - A. All grounds not fenced. This is everything but the small fenced back yards (fenced areas are limited to 500 sf in the rear of each home). See also proposed subdivision plat.
  - B. Tree maintenance
  - C. Decorative gateways



**F  
I  
N  
D  
I  
N  
G  
S**

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

**A. INTRODUCTION**

This matter having come before the Planning Commission on August 9, 2011, and there being present a person requesting approval of ITEM PUD-2-07m: a request for a modification to a planned unit development known as "Cottage Grove PUD".

APPLICANT: JANHSEN PROPERTIES LLC

LOCATION: +/- 10-ACRE PARCEL IN THE VICINITY OF WEST PINEGROVE DRIVE AND  
CANFIELD AVENUE

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

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

- B1. That the existing land uses are residential - single-family, duplex, commercial - sales and service, civic, and vacant property.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is C-17L (Commercial limited).
- B4. That the notice of public hearing was published on, July 23, 2011 which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on August 1, 2011, which fulfills the proper legal requirement.
- B6. That 41 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on July 22, 2011, and \_\_\_\_\_ responses were received: \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, and \_\_\_\_\_ neutral.
- B7. That public testimony was heard on August 9, 2011.
- B8. Pursuant to Section 17.07.230, Planned Unit Development Review Criteria, a planned unit development may be approved only if the proposal conforms to the following criteria to the satisfaction of the Planning Commission:

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

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

**Criteria to consider for B8B:**

- |                            |                |
|----------------------------|----------------|
| 1. Density                 | 6. Open space  |
| 2. Architectural style     | 7. Landscaping |
| 3. Layout of buildings     |                |
| 4. Building heights & bulk |                |
| 5. Off-street parking      |                |

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

**Criteria to consider for B8C:**

- |                      |                                |
|----------------------|--------------------------------|
| 1. Topography        | 3. Native vegetation           |
| 2. Wildlife habitats | 4. Streams & other water areas |

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

**Criteria to consider for B8D:**

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

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

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

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

C. **ORDER: CONCLUSION AND DECISION**

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

Special conditions applied are:

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

ROLL CALL:

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

Chairman Jordan	Voted _____ (tie breaker)
-----------------	---------------------------

Commissioners \_\_\_\_\_ were absent.

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

---

CHAIRMAN BRAD JORDAN