

PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS

OCTOBER 24, 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, McCloskey, (Student Rep)

PUBLIC COMMENTS:

COMMISSION COMMENTS:

ADMINISTRATIVE:

1. Applicant: Riverstone West, LLC
Request: Modification of Riverstone West 1st Addition preliminary plat
ADMINISTRATIVE, (I-5-06)

PUBLIC HEARINGS:

1. Applicant: Riverstone West, LLC
Location: 2800 Seltice Way
Request: A proposed PUD "Riverstone West"
QUASI-JUDICIAL, (PUD-4-06)

DISCUSSION:

1. Ordinance revision priorities

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 Stuhmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***

MEMORANDUM

TO: PLANNING COMMISSION
FROM: JOHN J. STAMOS, ASSOCIATE PLANNER
DATE: OCTOBER 24, 2006
RE: I-5-06 - INTERPRETATION ON CONVERSION OF LOTS 3, BLOCK 2 & LOTS 12 & 13, BLOCK 1, RIVERSTONE WEST 1ST ADDITION TO AN UNBUILDABLE TRACT

DECISION POINT:

Determine whether the requested change is or is not a substantial change from the submitted "Riverstone West 1st Addition" final plat that has been submitted but not yet approved.

HISTORY:

- On January 11, 2005, the Planning Commission approved the "Riverstone West" preliminary plat (S-1-05) by a 6 to 0 vote.
- On January 10, 2006, the "Riverstone West 1st. Addition" final plat was submitted for approval.

PERFORMANCE ANALYSIS:

The applicant has contacted the City staff to discuss the above change to the submitted but not yet approved Riverstone West 1st Addition final plat, as follows:

- The Riverstone West 1st Addition final plat is consistent with the "Riverstone West" preliminary plat (S-1-05) approved by the Planning Commission.
- The proposed changes to the Riverstone West 1st Addition final plat (Lot 3, Block 2 & Lots 12 & 13, Block 1) is due to the location of the existing gravel pit on the subject property that creates a severe change in topography that would prevent any kind of development or the establishment of property corners until the pit is filled and brought up to grade.
- The applicant is requesting that the three proposed lots and a portion of John Loop be put in an unbuildable tract until some future time when it would be replatted into buildable lots.

M.C. 16.10.030(B) indicates that the approval of a preliminary plat does not constitute acceptance of the subdivision, rather it authorizes the developer to prepare the final plat "along the lines" indicated in the preliminary plat. Staff and the Commission have historically viewed this as a "substantial change" analysis. Some of the factors that staff generally considers in reviewing final plats are:

- Has the number of lots increased or decreased substantially?
- How similar is the layout of streets and the circulation pattern?
- Would the proposed changes create additional negative impacts that the public did not have a chance to comment on through the hearing process?
- Overall, does the proposed final plat "look like" the approved preliminary plat?

If the changes are determined to be a substantial change from the approved "Riverstone West" preliminary plat, the applicant would have to go through a Planning Commission public hearing in order to get approval.

I-5-06



October 17, 2006

John Stamsos
City of Coeur d'Alene
710 Mullan Ave
Coeur d'Alene ID 83814

RE: Riverstone West First Addition

Dear Mr. Stamsos,

During the development of the Riverstone West First Addition Plat we have discovered that a portion of the lots are in the pit area that has not been filled to match the grade of the adjoining lots and road. Therefore we have designated Tract B on the plat as unbuildable at this time. This was proposed as the best solution in our discussions with the "City Team" for the time being. This would allow for plat recordation, infrastructure construction and future building permits.

Thank you and if you have any further questions please contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Robert M. Tate', is written over a light blue horizontal line.

Robert M. Tate PE

Tate Engineering, Inc.

Cc Riverstone West LLC

1103 North Fourth Street, Coeur d'Alene, Idaho 83814 (208) 676-8708

April 5, 2005

– priorities for Planning commission items for council retreat.

1. height
2. pud/alt development standards
3. subdivision stand
4. landscaping
5. commercial zoning
6. lighting, parking

2006/7 Budget

From Chairman Bruning to Mayor and City Council:

Last year at the Planning Commission's annual retreat we identified several ordinances that needed to be revised. Progress has been made on our list - the Downtown Design regulations have been adopted. Mark Hinshaw is working on modifications to our Cluster Housing and accessory structures Standards. The Commission wishes to thank you for the support we have received - both financial in acquiring Mr. Hinshaw's services and in the overwhelming approval you gave to the Downtown Regulations.

Now we need to continue our work on accomplishing our 2005 goals by revising the Subdivision, Landscape Regulations, Commercial Zoning (C-17 and C17L) regulations and to look at the parking standards. The last complete revision of our zoning ordinance was done in 1982 and we all know much has changed in Coeur d' Alene in the past 24 years.

In particular the very broad range of allowable uses in the two commercial zones has become detrimental to good planning and to citizens who wish to convert their properties to certain commercial uses. For example, the Planning Commission has recently denied two requests for C-17 zoning because the wide range of allowable commercial uses that would be allowed on the property under C-17 had the request been approved would not be compatible with the rest of the neighborhood.

So we are in support one of your highest rated strategic goals for the coming year in terms of hiring an outside consultant to assist us in accomplishing these tasks. We as Planning Commissioners lack the expertise and staff lacks the time to do this kind of work. We know you share with us the concerns of working with outdated ordinances in times when so much change is taking place in our city. Work on the Comprehensive Plan is nearing an end and will be forwarded to the Council. That will afford us an excellent time to begin this project.

Re-Crafting the C-17 Zoning Districts

Overall Approach

1. Create a New Neighborhood Commercial District

- To encourage small, locally-oriented services.
- To ensure compatibility with adjacent residential scale.
- To produce attractive nodes near where residential areas.
- To encourage a mix of uses.

2. Create a Distinct, New District for the Corridor Adjacent to the River

- To encourage mix of uses.
- To establish height, bulk and floor area ration standards.
- To ensure connectivity between areas.
- To ensure design quality and character.
- To contribute to a "gateway" effect.

3. Create a "Gateway Design Overlay District"

- To encourage attractive entrances into the City from the freeway.
- To contribute the image and identity of the community.
- To encourage coordinated development.

DATE: APRIL 26, 2005
TO: PLANNING COMMISSION
FROM: PLANNING DEPARTMENT
SUBJECT: PUNCHLIST CODE AMENDMENTS DISCUSSION LIST

Coeur d'Alene Vision Statement

Our vision of Coeur d'Alene is of a beautiful, safe city that promotes a high quality of life and sound economy through excellence in government.

Specific Council Strategic Categories addressed by priorities:

- Meaningful Sustainable Growth
- Building Healthy Communities

Recommended priorities:

Evaluate and update to profession standards and community values the following regulations and standards:

1. Downtown Height.

- Evaluate views and vistas
- Evaluate existing design standards and guidelines
- Evaluate economic constraints
- Establish height standards

2. Planned Unit Development / Alternative Development Standards

- Revise Cluster Housing definition and provide design guidelines and/or standards
- Accessory structures definition and design guidelines and standards
- Provide a new procedure that allows alternative design approval for projects that provide superior design solution.
- Revise PUD standards to reflect current legal and community values.

3. Subdivision Standards

- Provide for distinctive, attractive neighborhoods with a strong sense of place
- Enhance Pedestrian and Bicycle accommodations such as maximum block perimeter, block length, curb radius
- Parks and open space
- Tree retention
- Reinforce street connectivity

- Modification of street widths
- Streetscape – discouraging double frontage lots and fencing. Provide for maintained landscaping including street trees where allowed.
- Clarify procedures for condominium plats.

4. Landscape Regulations

- Provide planting standards that reinforce the natural setting of the surrounding area and reduce the impacts of the built environment.
- Reduce the visual impacts of surface parking lots.
- Reinforce character of area by preserving grand scale existing trees

5. Commercial Zoning Districts

Establish two new zoning districts that provide the following:

- One district that provides low intensity neighborhood services intended for small sites in or near residential neighborhoods. The zone encourages the provision of small-scale retail and service uses for nearby residential areas
- One district that provides a residential sensitive transition to general commercial uses. This zone allows increased development on busier streets without fostering a strip commercial appearance. This development type will provide a buffer between busy streets and residential neighborhoods, and provide housing opportunities. The emphasis of the nonresidential uses is primarily on locally oriented retail, service, and office uses.

6. Off-Street Parking Standards

Provide for standards that

- Reduce the impact to pedestrian environment
- Reduce the visual impact of surface parking lots.
- Emphasize fewer space requirements while mitigating "spill-over" effects to adjacent land uses.
- Adjust based upon local conditions
- Provide incentives for parking strategies to reduce traffic and improve design
- Consider reducing of minimums
- Consider establishment of maximums

7. Lighting

Establish standards for site lighting that provide for safety and security and reduce atmospheric light pollution.

All proposed regulations shall be clear, concise, simple to understand and implement and be legally defensible.