

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

**NOVEMBER 8, 2011**

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

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

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

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

**APPROVAL OF MINUTES:**

October 11, 2011

**PUBLIC COMMENTS:**

**COMMISSION COMMENTS:**

**STAFF COMMENTS:**

**ADMINISTRATIVE ITEMS:**

1.     Applicant:     Mike Hansen  
       Location:     Lot 1 Blk1 South Lacrosse Addition  
       Request:      A proposed 1-lot preliminary plat "South Lacrosse Addition"  
                       SHORT PLAT (SS-2-11)

**PUBLIC HEARINGS:**

1.     Applicant:     North Idaho College  
       Location:     North of River Avenue and the existing campus and extends  
                       Northeast to Northwest Boulevard at the Hubbard Avenue  
       Request:
  - A.     A proposed zone change from LM (light Manufacturing) to  
          C-17 (Commercial at 17 units/acre)  
          QUASI-JUDICIAL, (ZC-4-11)
  - B.     A proposed 18.78 acre 11-lot PUD "The North Idaho College  
          Campus PUD"  
          QUASI-JUDICIAL, (PUD-1-11)

2.      Applicant:      Scott Poorman  
         Location:      188 & 196 W. Haycraft  
         Request:      A proposed zone change from R-17(Residential at 17 units/acre)  
                             to C-17 (Commercial at 17 units/acre)  
                             QUASI-JUDICIAL, (ZC-5-11)

**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  
OCTOBER 11, 2011  
LOWER LEVEL – COMMUNITY ROOM  
702 E. FRONT AVENUE**

**COMMISSIONERS PRESENT:**

Brad Jordan, Chairman  
Heather Bowlby, Vice-Chair  
Amy Evans  
Tom Messina  
Lou Soumas  
Jake Garringer, Student Rep.

**STAFF MEMBERS PRESENT:**

Shana Stuhlmiller, Public Hearing Assistant  
Warren Wilson, Deputy City Attorney

**COMMISSIONERS ABSENT:**

Peter Luttrupp

**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 August 9, 2011. Motion approved.

**COMMISSION COMMENTS:**

There were none.

**STAFF COMMENTS:**

There were none.

**PUBLIC COMMENTS:**

There were none.

Chairman Jordan announced that items PUD-1-07 and ZC-4-11 will be continued to the next Planning Commission meeting on November 8, 2011.

Motion by Messina, seconded by Soumas, to continue items PUD-1-07 and ZC-4-11. Motion approved.

**ADMINISTRATIVE ITEMS:**

1,      Applicant:      North Woods Properties, LLC  
         Location:      A portion of lots 3 and 4, Block 3, of the plat of Silver Park  
         Request:      Preliminary plat approval for "Silver Park Second Addition"  
                             SHORT PLAT (SS-1-11)

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

There were no questions for staff.


**Motion by Messina, seconded by Soumas, to approve Item SS-1-11. Motion approved.**

**ADJOURNMENT:**

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

The meeting was adjourned at 5:42 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



# **S H O R T P L A T**

**TO:** Planning Commission  
**FROM:** Christopher H. Bates, Engineering Project Manager  
**DATE:** November 8, 2011  
**SUBJECT:** **SS-2-11, South Lacrosse Addition**

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### **DECISION POINT**

Approve or deny the applicant's request for a one (1) lot commercial subdivision.

### **GENERAL INFORMATION**

1. Applicant: Mike Hansen  
824 Residence Street  
Wallace, ID 83873
2. Request: Approval of a one (1) lot commercial subdivision.
  - a. Lot 1 – 1.09 acre
3. Location: West side of Northwest Boulevard, between Lacrosse Avenue and US Hwy. 95.

### **PERFORMANCE ANALYSIS**

1. Zoning: Existing zoning for the subject property is C-17 (Commercial), which is intended to be a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential at a density not to exceed 17 units/acre.
2. Land Use: The subject property is fully developed with an existing warehouse type storage building situated on the proposed Lot 1.
3. Infrastructure: Utilities, Streets, & Storm Water Facilities
  - Utilities:** Sewer & Water

The subject property and the existing structure on the proposed lot are served by sewer and water facilities located in Lacrosse Avenue to the north.
  - Streets:** The subject property is adjacent to Lacrosse Avenue and NW Boulevard but does not directly front on the streets. Both streets as they affect the subject property are developed to City standards.
  - Street Access:** Lots situated in the C-17 zoning district are not required to have direct frontage for access to streets, however, access points to the subdivision can be through an access easement. The subject property has access to Lacrosse Avenue via an easement for ingress and egress that has been obtained through a separate instrument. The recordation number for this easement will be required to be shown on the final plat document.

**Storm Water:** Any development on the subject property will be required to adhere to all requirements of the City Stormwater Ordinance, and, the approved Best Management Practices (BMP's) that have been adopted by the City. The subject property currently manages their on-site stormwater with existing infiltration swales.

**Proposed Condition:**

1. Provide the recordation number for the access easement to the subject property on the final plat document.

**DECISION POINT RECOMMENDATION**

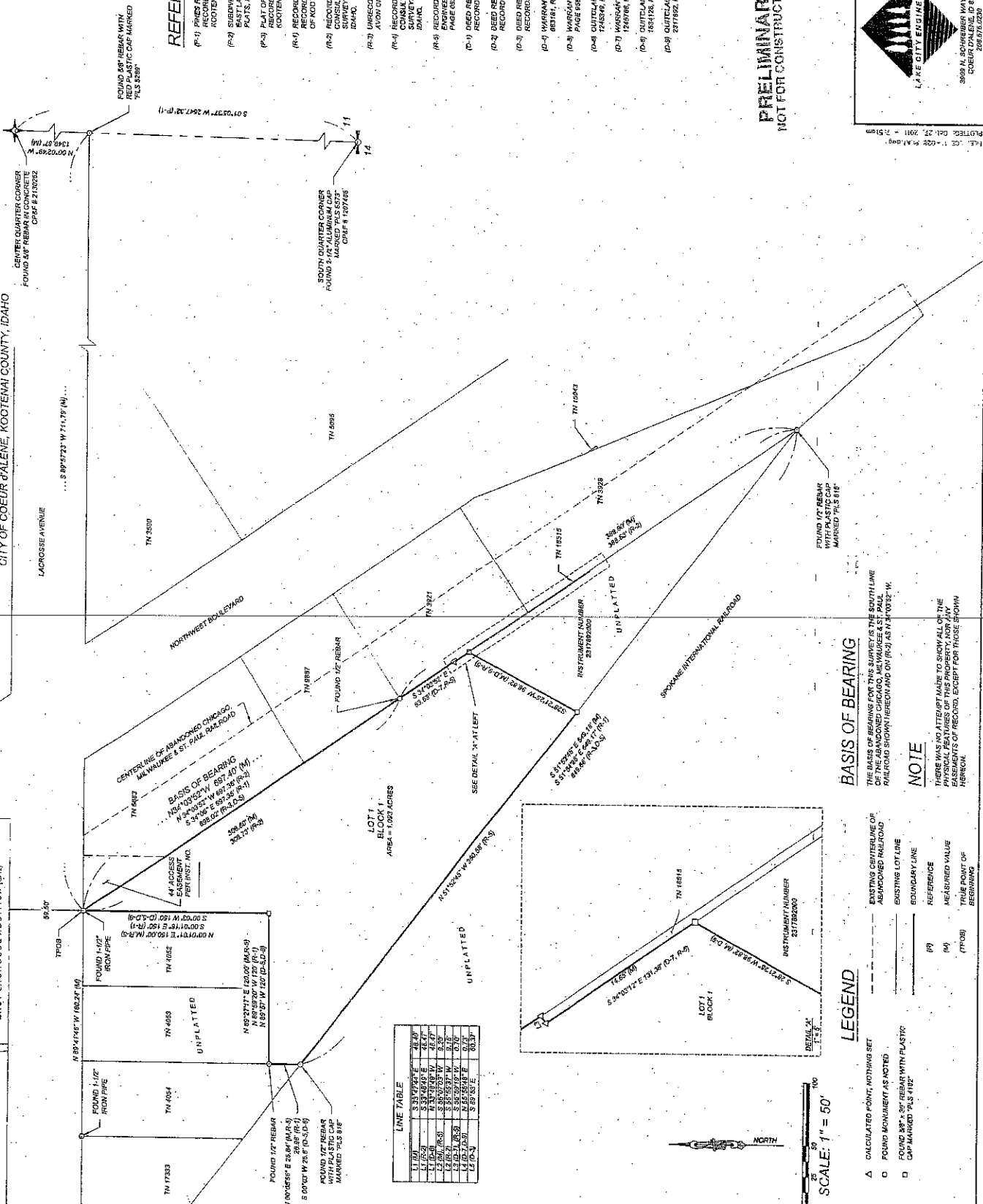
Approve the proposed subdivision plat in its submitted configuration, with the attached conditions.



A MINOR SUBDIVISION IN A PORTION OF LOT 22, FORT SHERMAN ABANDONED MILITARY RESERVE  
IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN  
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

AND 14. BLOCK 17,  
EASY LACROSSE ADDITION (GA2)

274 / 257



| LINE TABLE     |                        |
|----------------|------------------------|
| L1 (M)         | 3 33 47 42.4° E 48.40° |
| L1 (R-2)       | S 33 48 45.0° E 48.41° |
| L1 (R-1)       | M 33 48 45.0° E 48.41° |
| L2 (M) (R-5)   | S 56 07 33.3° W 9.20°  |
| L2 (R-2)       | S 55 55 33.3° W 9.12°  |
| L3 (L-1) (R-5) | S 55 52 19.0° W 9.08°  |
| L3 (R-2) (R-3) | N 55 52 45.0° E 0.73°  |
| L4 (R-2) (R-3) | S 59 53.0° E 90.33°    |

## REFERENCE DOCUMENTS

- 1-4) POWERS REPORT SUBMITTED PREPARED BY GUY STUBBS  
RECORDED AT BOOK 10 OF PLATS, PAGE 68, RECORDS OF  
KOOTENAI COUNTY, IDAHO.
- 1-5) SUBDIVISION OF A PORTION OF LOTS 13 AND 14, BLOCK 12,  
EAST-LANDROSE ADDITION, RECORDED AT BOOK 6 OF  
PLATS, PAGE 16, RECORDS OF KOOTENAI COUNTY, IDAHO.
- 1-6) PLAN OF FORT SHERMAN AMERICAN RESERVE INDIAN RESERVE  
RECORDED AT BOOK 8 OF PLATS, PAGE 153A, RECORDS OF  
KOOTENAI COUNTY, IDAHO.
- 1-7) RECORD OF SURVEY PREPARED BY LEIPARD & FRAME, INC.,  
OF KOOTENAI COUNTY, IDAHO, FOR THE KOOTENAI  
CONSULTING ENGINEERS, PAGE 161, RECORDS  
OF KOOTENAI COUNTY, IDAHO.
- 1-8) RECORD OF SURVEY, MAPS AND PLANS, FOR THE KOOTENAI  
CONSULTING ENGINEERS, RECORDED AT BOOK 203,  
PAGE 203, RECORDS OF KOOTENAI COUNTY,  
IDAHO.
- 1-9) UNRECORDED RECORD OF SURVEY PREPARED BY ROBERT  
AYON ON DECEMBER 27, 1976.
- 1-10) RECORD OF SURVEY PREPARED BY FRAME & SIEMTAMA  
CONSULTING ENGINEERS, RECORDED AT BOOK 28 OF  
PLATS, PAGE 74, RECORDS OF KOOTENAI COUNTY,  
IDAHO.
- 1-11) RECORD OF SURVEY PREPARED BY LAKE CITY  
SURVEYS,  
PAGE 65, RECORDS OF KOOTENAI COUNTY, IDAHO.
- 1-12) DEED RECORDED AS INSTRUMENT NUMBER 71460L.  
RECORDS OF KOOTENAI COUNTY, IDAHO.
- 1-13) DEED RECORDED AS INSTRUMENT NUMBER 73529L.  
RECORDS OF KOOTENAI COUNTY, IDAHO.
- 1-14) DEED RECORDED AS INSTRUMENT NUMBER 73529L.  
RECORDS OF KOOTENAI COUNTY, IDAHO.
- 1-15) DEED RECORDED AS INSTRUMENT NUMBER 73596L.  
RECORDS OF KOOTENAI COUNTY, IDAHO.
- 1-16) WARRANTY DEED RECORDED AS INSTRUMENT NUMBER  
8631H1, RECORDS OF KOOTENAI COUNTY, IDAHO.
- 1-17) WARRANTY DEED RECORDED AS BOOK 261 OF DEEDS,  
PAGE 68, RECORDS OF KOOTENAI COUNTY, IDAHO.
- 1-18) QUILTIM DEED RECORDED AS INSTRUMENT NUMBER  
7434SR, RECORDS OF KOOTENAI COUNTY, IDAHO.
- 1-19) WARRANTY DEED RECORDED AS INSTRUMENT NUMBER  
12496R, RECORDS OF KOOTENAI COUNTY, IDAHO.
- 1-20) QUILTIM DEED RECORDED AS INSTRUMENT NUMBER  
183112R, RECORDS OF KOOTENAI COUNTY, IDAHO.
- 1-21) QUILTIM DEED RECORDED AS INSTRUMENT NUMBER  
237186L, RECORDS OF KOOTENAI COUNTY, IDAHO.
- 1-22) QUILTIM DEED RECORDED AS INSTRUMENT NUMBER  
237186L, RECORDS OF KOOTENAI COUNTY, IDAHO.

**PRELIMINARY  
NOT FOR CONSTRUCTION**



## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE ABANDONED CHICAGO, MILWAUKEE & ST. PAUL RAILROAD SHOWN HEREON AND ON (R-2) AS N 34°03'42" W.

NOTE

THERE WAS NO ATTEMPT MADE TO SHOW ALL OF THE PHYSICAL FEATURES OF THIS PROPERTY, NOR ANY MEASUREMENTS OF RECORD, EXCEPT FOR THOSE SHOWN HEREON.

### LEGEND

- |   | EXISTING CENTERLINE OF<br>ARMHOOBEN RAILROAD                 | EXISTING LOT LINE<br>BOUNDARY LINE | REFERENCE | MEASURED VALUE | TRIPLE POINT OF<br>RESURVING |
|---|--|------------------------------------|-----------|----------------|------------------------------|
| Δ | --- CALCULATED POINT, NOTHING SET                            |                                    | (8)       |                |                              |
| ○ | FOUND MONUMENT AS NOTED                                      |                                    | (14)      |                |                              |
| □ | FOUND 38" x 30" REBAR W/IN PLASTIC<br>CAP MARKED "A.S. 4182" |                                    |           |                | (77'08)                      |

SCALE: 1" = 50'

FILE: CE 1-028 9/1/09  
PLOTTER: Oct. 27, 2011 - 7:51am



3909 N. SCHREIBER WAY, STE 4  
COEUR D'ALENE, ID 83816  
208.676.0230

2

**SOUTH LACROSSE ADDITION**  
A MINOR SUBDIVISION IN A PORTION OF LOT 22, FORT SHERMAN ABANDONED MILITARY RESERVE  
IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN  
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

**CITY COUNCIL CERTIFICATE**

THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO,  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

CITY OF COEUR D'ALENE - MAYOR \_\_\_\_\_ CITY OF COEUR D'ALENE - CLERK \_\_\_\_\_

**CITY ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED, ACCEPTED AND APPROVED  
THIS PLAT DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

CITY OF COEUR D'ALENE - CITY ENGINEER \_\_\_\_\_

**KOOTENAI COUNTY RECORDER**

THIS PLAT WAS FILED AT THE REQUEST OF MICHAEL HANSEN FOR RECORD IN THE OFFICE  
OF THE RECORDER OF KOOTENAI COUNTY, IDAHO,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, AT \_\_\_\_\_ OF  
PLATS, PAGES \_\_\_\_\_, AS INSTRUMENT NUMBER \_\_\_\_\_

KOOTENAI COUNTY RECORDER \_\_\_\_\_

**COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT  
COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE  
CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

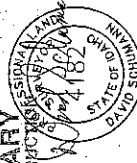
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.



**SURVEYOR'S CERTIFICATE**

I, DAVID SCHUMANN, PROFESSIONAL LAND SURVEYOR #182, STATE OF IDAHO, DO HEREBY CERTIFY THAT  
THE PLAT OF SOUTH LACROSSE ADDITION IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND AND  
BUILDING DESCRIBED HEREON, AND THAT ALL CORNERS ARE SET AS SHOWN ON THIS PLAT, OR WILL BE  
SET WITHIN ONE YEAR OF RECORDED HEREOF IN ACCORDANCE WITH IDAHO CODE §§ 55-1301 & 55-1302.

**PRELIMINARY**  
NOT FOR CONSTRUCTION



10/27/11  
DATE

**COUNTY TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS  
CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH \_\_\_\_\_  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

KOOTENAI COUNTY TREASURER \_\_\_\_\_

**NOTARY PUBLIC CERTIFICATES**

STATE OF IDAHO, COUNTY OF KOOTENAI, SS.  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2011, BEFORE ME  
PERSONALLY APPEARED MICHAEL HANSEN KNOWN OR IDENTIFIED TO ME TO BE THE OWNER  
THAT EXECUTED THE INSTRUMENT AND THE STATEMENTS THEREIN CONTAINED ARE TRUE

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_

STATE OF IDAHO, COUNTY OF KOOTENAI, SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2011, BEFORE ME  
PERSONALLY APPEARED KAREN HANSEN KNOWN OR IDENTIFIED TO ME TO BE THE OWNER  
THAT EXECUTED THE INSTRUMENT AND THE STATEMENTS THEREIN CONTAINED ARE TRUE

NOTARY PUBLIC \_\_\_\_\_

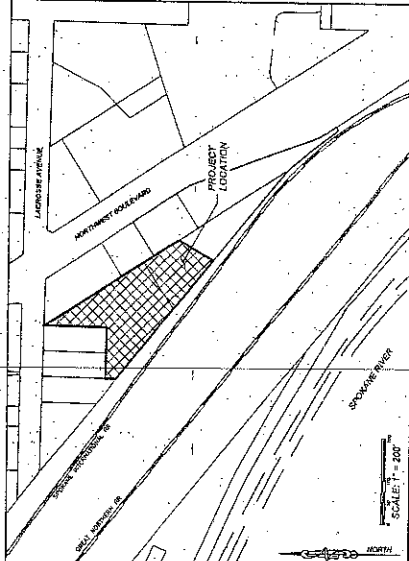
MY COMMISSION EXPIRES ON \_\_\_\_\_

STATE OF IDAHO, COUNTY OF KOOTENAI, SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2011, BEFORE ME  
PERSONALLY APPEARED HELEN HANSEN KNOWN OR IDENTIFIED TO ME TO BE THE OWNER  
THAT EXECUTED THE INSTRUMENT AND THE STATEMENTS THEREIN CONTAINED ARE TRUE

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_



**OWNER'S CERTIFICATE AND DEDICATION**

BE IT KNOWN BY THESE PRESENTS THAT MICHAEL HANSEN, KAREN HANSEN AND HELEN HANSEN DO HEREBY CERTIFY THAT THEY OWN  
AND HAVE LAID OUT THE LAND EMBRACED WITHIN THIS PLAT TO BE KNOWN AS SOUTH LACROSSE ADDITION, A MINOR SUBDIVISION  
FORT SHERMAN ABANDONED MILITARY RESERVE, IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 50 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 11, SAID POINT MARKED BY A 6\"

INSTRUMENT NUMBER 213082; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11, SOUTH 89°52'00\"

FEET TO THE NORTHEAST CORNER OF LOT 22 OF FORT SHERMAN ABANDONED MILITARY RESERVE, SAID POINT MARKED BY A 6\"

FEET TO THE NORTHEAST CORNER OF LOT 22 OF FORT SHERMAN ABANDONED MILITARY RESERVE, SAID POINT MARKED BY A 6\"

POINT MARKED BY A 6\"

INTERSECTS THE SOUTH LINE OF LACROSSE AVENUE, SAID POINT BEING MARKED BY A 6\"

POINT OF BEGINNING;  
THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ABANDONED RAILROAD SOUTH 40°35' EAST 308.60 FEET TO A

FOUND 'N' REBAR;  
THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY SOUTH 34°03' EAST 83.03 FEET;

THENCE SOUTH 34°03'14\"

THENCE SOUTH 32°37'25\"

SAID POINT MARKED BY A 6\"

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 81°24'46\"

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH 00°00'35\"

THENCE NORTH 80°21'17\"

THENCE NORTH 60°01'01\"

SAID PARCEL CONTAINS 1.093 ACRES, MORE OR LESS.

BE IT FURTHER KNOWN THAT:  
SANITARY SEWER FOR THIS PLAT IS TO BE SUPPLIED BY THE CITY OF COEUR D'ALENE;  
DOMESTIC WATER FOR THIS PLAT IS TO BE SUPPLIED BY THE CITY OF COEUR D'ALENE.

MICHAEL HANSEN, OWNER \_\_\_\_\_ DATE \_\_\_\_\_

KAREN HANSEN, OWNER \_\_\_\_\_ DATE \_\_\_\_\_

HELEN HANSEN, OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**HEALTH DISTRICT APPROVAL**

A SANITARY RESTRICTION ACCORDING TO PLUMB CODE AS APPLIED TO THIS PLAT IS APPROVED BY THIS PLAT:  
NO BUILDING, DWELLING OR OTHER STRUCTURE SHALL BE ERECTED UNTIL SANITARY RESTRICTIONS  
REQUIREMENTS ARE SATISFIED AND LIFTED.

THIS PLAT APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

PAID FOR HEALTH DISTRICT

SANITARY RESTRICTION SATISFIED AND LIFTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

PAID FOR HEALTH DISTRICT



LAKE CITY ENGINEERING  
3809 N. SCHUBERT WAY, STE. 4  
COEUR D'ALENE, ID 83815  
208.676.0200

|             |             |
|-------------|-------------|
| DRAWING BY: | DOB: DOB    |
| CHECKED BY: | DOB: DOB    |
| SCALE:      | SCALE: DOB  |
| DATE:       | DATE: DOB   |
| JOB NO.:    | JOB NO: DOB |

**PLANNING COMMISSION  
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER  
DATE: NOVEMBER 8, 2011  
SUBJECT: PUD-1-11 – “EDUCATION CORRIDOR PUD” PLANNED UNIT DEVELOPMENT  
(IN CONJUNCTION WITH ZC-4-11 – ZONE CHANGE)  
LOCATION: +/- 18.78 ACRES KNOWN AS A PORTION OF THE NORTH IDAHO COLLEGE  
CAMPUS NORTH OF RIVER AVE. BOUND BY THE SPOKANE RIVER  
(WEST), THE WASTEWATER TREATMENT PLANT (NORTH), AND THE BNSF  
RAILROAD AND ADJACENT NEIGHBORHOOD (EAST).

**DECISION POINT:**

North Idaho College is requesting approval of a Planned Unit Development (PUD) of the “Education Corridor PUD”:

A 4 lot conceptual PUD plan measuring a total of 18.78 acres designating open space areas with 9 building sites that have modified setbacks along with self-imposed height restrictions (C-17 has no height limit for non-residential uses).

**GENERAL INFORMATION:**

- A. Applicant/ Owner      North Idaho College (NIC)  
                                    1000 W. Garden Avenue  
                                    Coeur d’Alene, ID 83814
- B. Land uses in the area include civic, commercial, residential - single-family and multi-family, as well as vacant land.
- C. The subject property is predominately structure free with major road/utility improvements under construction. There are two (2) temporary classrooms and two (2) admin/college support service structures on the southern edge of the request along River Ave.
- D. The subject property east of the Army Corps of Engineers levee is protected from a 500 year flood event.

## SITE PHOTOS:

A. Aerial photo



B. Current photos of subject property:

River Ave facing west:



River and Hubbard Ave. Round-a-bout:





River Ave facing west after round-a-bout (southern edge of request- showing trees):



Hubbard and College Ave. Round-a-bout (showing pedestrian crossing):



College Ave. facing west (showing sidewalks, street lights, & bike lanes):



Hubbard looking NE approaching Northwest Blvd.:





Intersection of NW Blvd & Hubbard Ave. looking west:



Hubbard Ave. looking SW (across from WWTP):





River and College Ave. Round-a-bout (showing pedestrian crossing):



College Ave. looking north toward WWTP (showing pedestrian crossing):



River Ave. connection to Rosenberry Dr. (showing pedestrian crossing):



Levee wall (showing construction of Centennial Trail):





Levee wall looking north adjacent to Spokane River:



Levee wall looking south adjacent to Spokane River:



Levee wall looking south (between WWTP & Spokane River):



NIC PUD request and WWTP looking west:

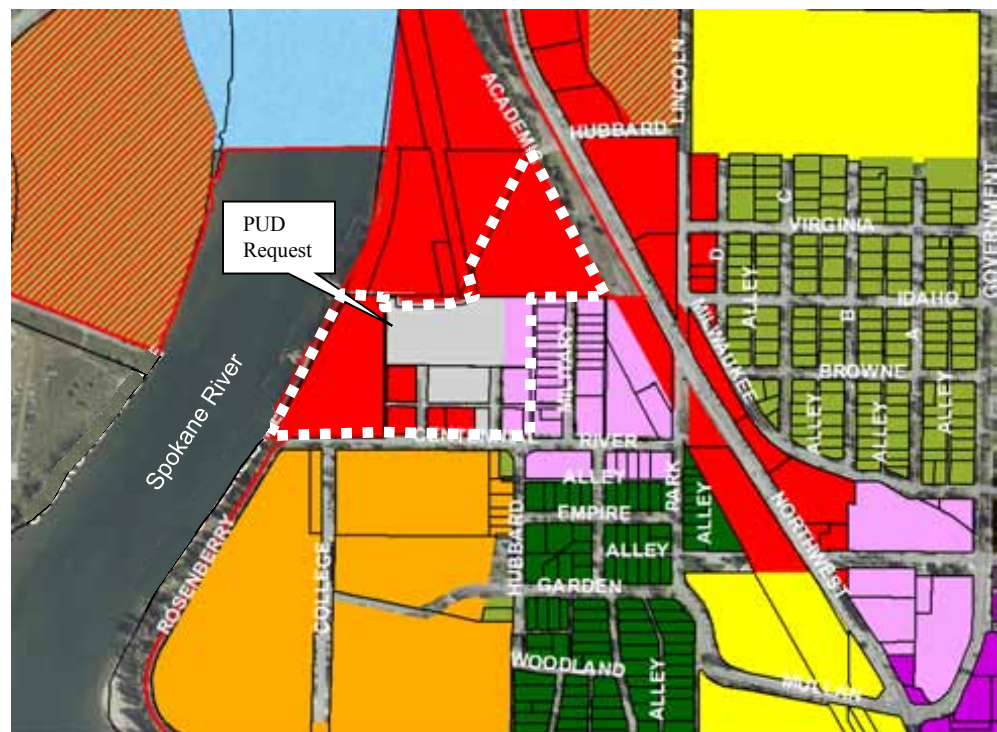




## CURRENT LAND USE CONSIDERATIONS:

### 1. Zoning:

- ☒ zoning
- C-17
  - C-17L
  - C-17LPUD
  - C-17PUD
  - DC
  - DCPUD
  - LM
  - M
  - MH-8
  - MH-8PUD
  - NC
  - NW
  - R-1
  - R-12
  - R-12PUD
  - R-17
  - R-17PUD
  - R-1PUD
  - R-3
  - R-3PUD
  - R-5
  - R-5PUD
  - R-8
  - R-8PUD
  - R-8SF



### 2. Generalized land use pattern:

#### Land Use

- SFA
- SFD
- DUPLEX
- MH
- MHP
- MFD
- CIVIC
- COMM
- MFGR
- AGRICULTURE
- VACANT



3. Previous actions on and near subject property:



| HEARING ITEM | REQUEST   | APPROVED/ DENIED/ WITHDRAWN |
|--------------|---|-----------------------------|
| A-7-79       | county indust. To city c-2L-pud   | APPROVED                    |
| A-8-79       | From county industrial to city c-2l-pud   | APPROVED                    |
| A-3-95       | From County Restrictive residential PUD to C-17                                       | APPROVED                    |
| A-6-99       | County Indus. To R-17   | APPROVED                    |
| A-4-01       | from R-12 to C-17   | APPROVED                    |
| A-1-05       | from County M to C-17   | APPROVED                    |
| A-1-09       | Frm County Indus. To C-17   | APPROVED                    |
| PUD-1-97SP   | Blackwell Island, Auto camp SUP   | APPROVED                    |
| ZC-7-85SP    | LM to R-17 with an R-34 SUP   | APPROVED                    |
| ZC-8-91SP    | R-12 to R-17 with a parking lot and an increase in the max. impervious surface to 85% | APPROVED                    |
| ZC-1-10      | R-17 (parcel A) & LM (parcel B) to C-17   | APPROVED                    |
| ZC-2-01SP    | R-12 to C-17 and an Extensive Impact SUP  | APPROVED                    |
| ZC-3-03      | LM to C-17  | APPROVED                    |
| ZC-3-03SP    | LM TO C-17 and an extensive impact SUP  | APPROVED                    |
| ZC-6-96      | R-17 to C-17  | APPROVED                    |
| SP-1-82V     | A proposed R-34 SUP & a 10% density   | APPROVED                    |

|             | Variance   |                          |
|-------------|--|--------------------------|
| SP-14-84    | An essential service SUP in R-12   | APPROVED                 |
| SP-21-84PUD | An R-34 SUP and a supplemental SUP allowing for up to 4 dwelling unit/acre increase in the C-17L | APPROVED                 |
| SP-25-84    | An R-34 SUP in the R-17 zoning district  | APPROVED                 |
| SP-2-87     | Riverlake Inn, A request for a hotel/motel SUP in the C-17L zoning district                      | APPROVED                 |
| SP-10-88    | A community assembly/essential service SUP in the R-3 and R-12 zoning district                   | APPROVED                 |
| SP-4-96     | manufacturing SUP on 1 lot in the C-17 zoning district   | APPROVED                 |
| SP-3-99     | An R-34 SUP in the C-17L zoning district   | DENIED WITHOUT PREJUDICE |
| SP-17-99    | A warehouse/storage SUP in the C-17 zoning district  | APPROVED                 |

## DEVIATIONS

As a part of the PUD, the applicant is requesting the following modifications to various provisions of the Zoning ordinance:

### A. Zoning Ordinance:

1. **17.05.500: PERMITTED USES; PRINCIPAL:  
17.05.530: SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT:  
17.05.560: SITE PERFORMANCE STANDARDS; MINIMUM YARD:**

A restriction of land use(s), the number of structures, and self-imposed height limits and setbacks has been proposed on individual sites shown within the conceptual site plan. The specifics can be found in the graphics/text below.

The restriction of land use, per the narrative submitted by the applicant, "...allow for those types of limited education uses that relate to the delivery of higher education services". The text goes on to state, "It should be noted that although C-17 is being sought (ZC-4-11; in conjunction with this request), no standard commercial uses are anticipated for the project that would be outside what would normally be delivered as part of a higher education institution".

2. **Chapter 17.08 - SPECIAL/HAZARD AREA REGULATIONS:  
Article IIA. SHORELINE REGULATIONS**

The applicant requests to remove the shoreline ordinance requirements for lots 1 & 2, building sites #1 & #2.

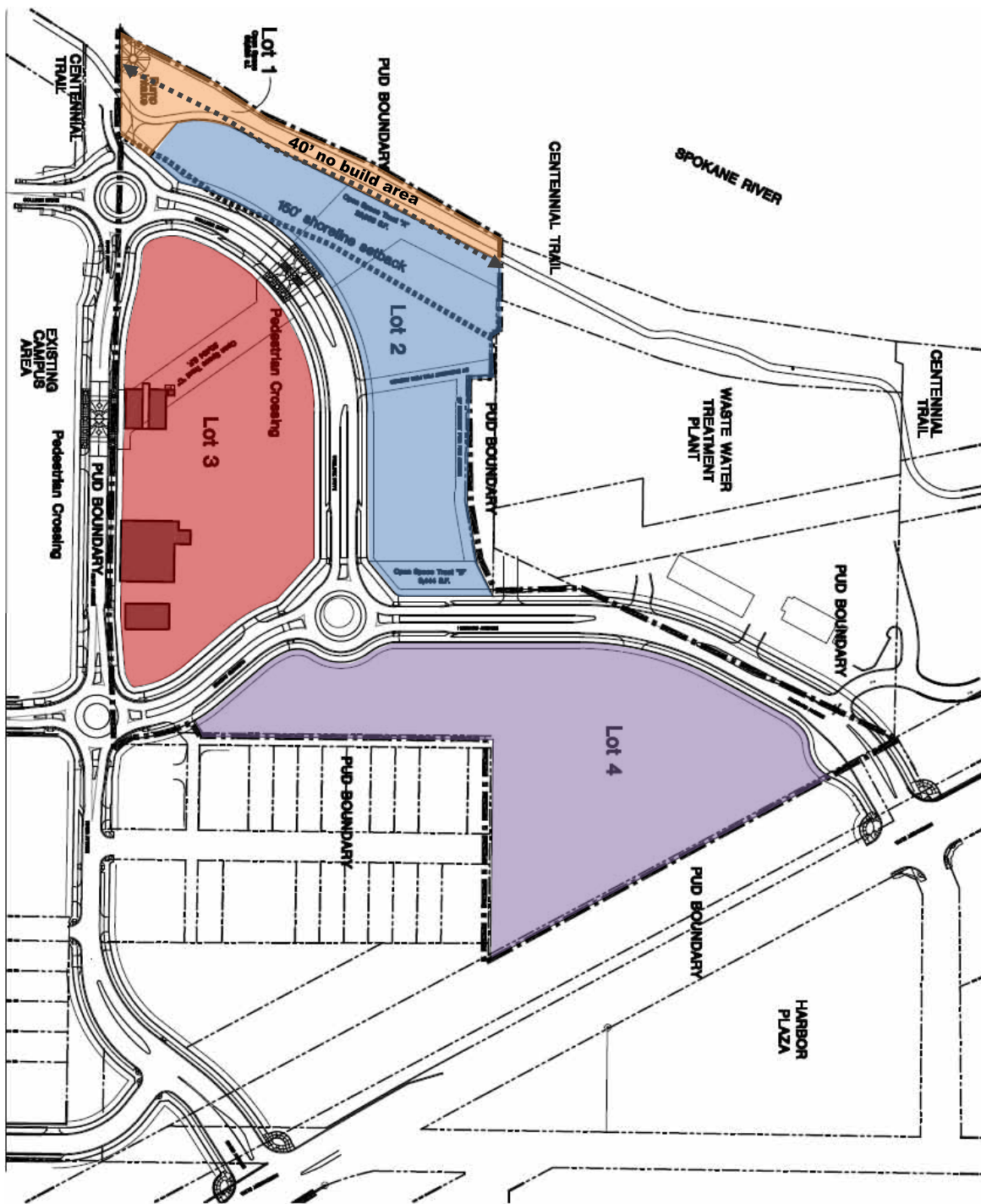
Lot 1 is designated as open space in the PUD request whereas the narrative states, "Lot 1 is river frontage with the Centennial Trail and will have no major academic structures placed within it. Over time, there may be minor structures such as shelters, benches or picnic tables that may be placed at a later date."

## CONCEPTUAL SITE PLAN WITH LOTS/SITES

### A. Educational corridor PUD conceptual site plan:

The following is an overview of the conceptual site plan as a whole, in two maps, as well as a breakdown of each lot separately. To gain a better understanding of the layout, it is important to note that the areas described as lots represent a specific area that are separated by roadways, with the exception of lot #1 because of its open space designation and proximity to the shoreline. Inside of each "lot" are designated "site(s)" for future construction showing proposed setbacks beyond what C-17 would require. The setbacks proposed can be found in the graphical representations below. Residual "tracts" will contain the roadway system as well as the open space to ensure the longevity of the uses designated for each. Following the site configuration is an artistic aerial rendition of proposed near term uses.





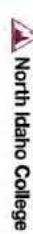
# NORTH IDAHO COLLEGE NORTH CAMPUS PLANNED UNIT DEVELOPMENT

## PUD. PARCELS/ LOT CONFIGURATION Exhibit 6

| LOT NUMBER | LOT SIZE        |
|------------|-----------------|
| 1          | 35,828.55 S.F.  |
| 2          | 161,681.22 S.F. |
| 3          | 204,671.46 S.F. |
| 4          | 242,458.07 S.F. |
| TOTAL      | 644,639.30 S.F. |

| OPEN SPACE     |                |
|----------------|----------------|
| Lot 1          | 35,828.55 S.F. |
| Lot 2, Tract A | 23,968.38 S.F. |
| Lot 2, Tract B | 9,333.32 S.F.  |
| Lot 3, Tract C | 20,434.92 S.F. |
| TOTAL          | 89,565.17 S.F. |

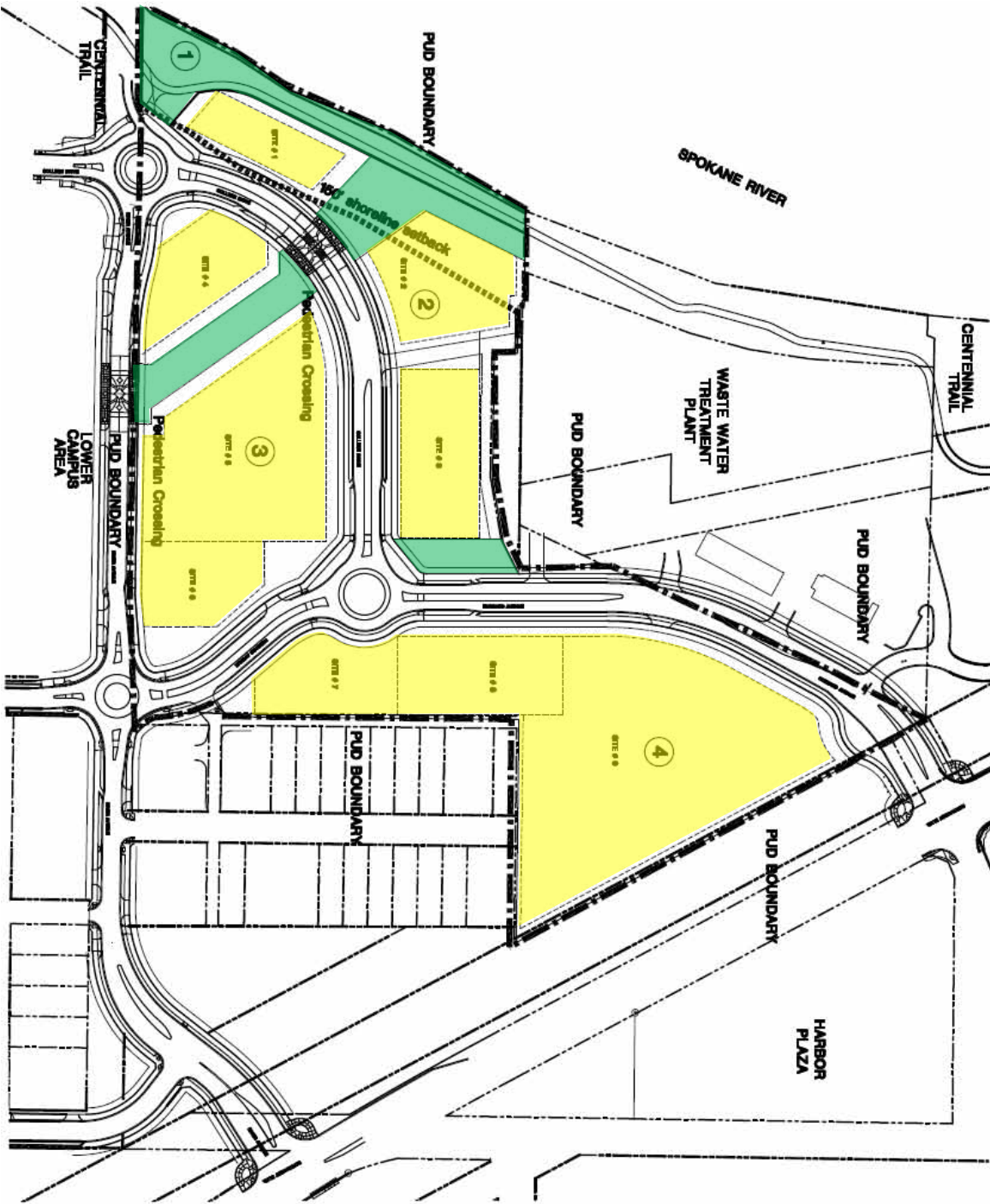
PREPARED FOR:



Owner: North Idaho College

PREPARED BY:





# NORTH IDAHO COLLEGE NORTH CAMPUS PLANNED UNIT DEVELOPMENT P.U.D. BUILDING ENVELOPES & LOT/SITE SETBACKS

**Exhibit 9**

| BUILDING SITE NUMBER | FRONT | REAR   | SIDE 1   | SIDE 2           |
|----------------------|-------|--------|----------|------------------|
| 1                    | 12'±  | 20'    | 30'-S    | 25'-N            |
| 2                    | 25'   | 0'-NW  | 0'-SW    | 12.5'-E<br>10'-N |
| 3                    | 18'   | 20'-N  | Varies-W | 0'-E             |
| 4                    | 10'   | 15'-N  | 10'-W    | 15'-NE           |
| 5                    | 10'   | 25'-N  | 25'-W    | 0'-E             |
| 6                    | 10'   | Varies | 0'-W     | Varies-E         |
| 7                    | 10'   | 0'-E   | 10'-N    | Varies-S         |
| 8                    | 30'   | 0'-E   | N/A-N    | 0'-S             |
| 9                    | 30'-W | 10'-S  | 10'-E    | 30'-NW           |

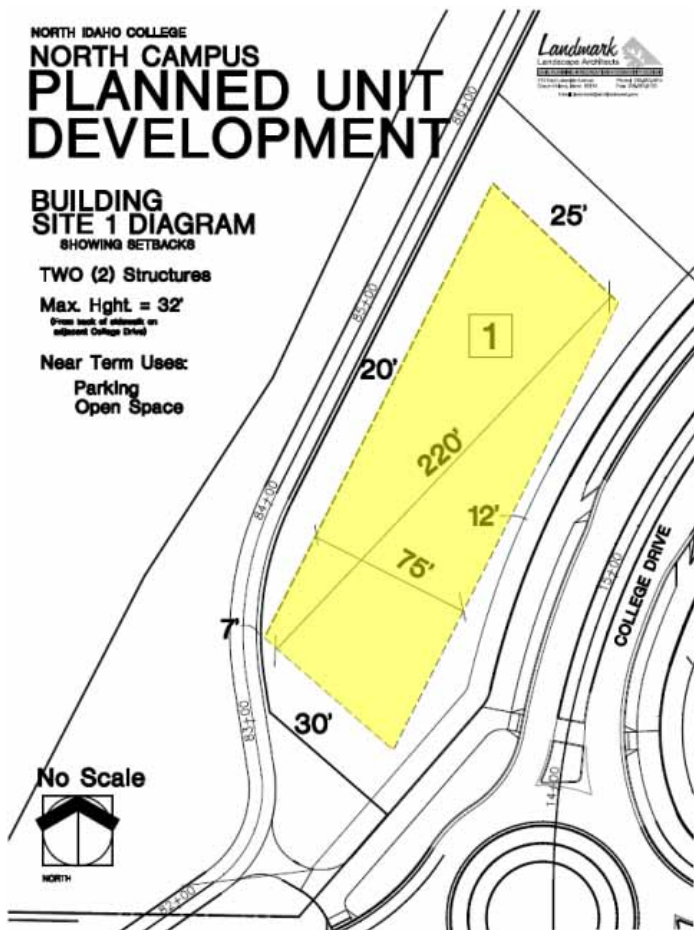
See Individual Lot Diagrams for a more detailed layout of each site.

PREPARED FOR:  
 North Idaho College

Client: Idaho, Idaho

PREPARED BY:





Site 1 Diagram:

*Note: Located within shoreline area-  
Applicant has requested waiving  
shoreline requirements for this site.*

Near term temporary uses:

- Parking
- Open space

Long term uses:

- Two structures

Maximum Height Proposed:

- 32'



Site 2 Diagram:

*Note: Located within shoreline area-  
Applicant has requested waiving  
shoreline requirements for this site.*

Near term temporary uses:

- Parking
- Open space

Long term uses:

- One structure

Maximum Height Proposed:

- 56'

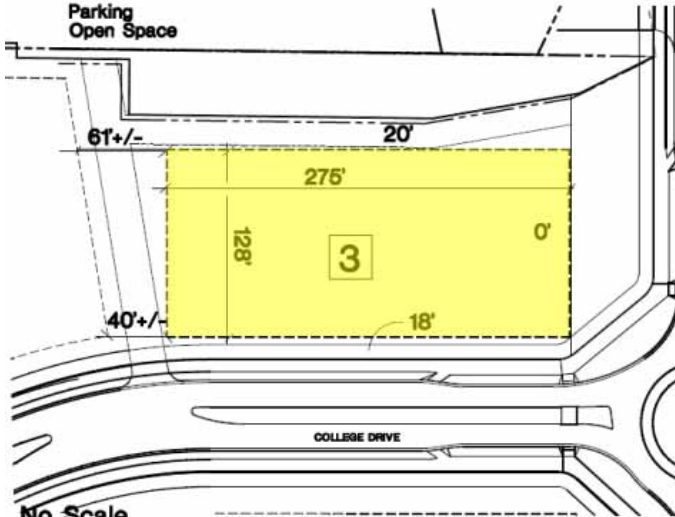


NORTH IDAHO COLLEGE  
**NORTH CAMPUS  
 PLANNED UNIT  
 DEVELOPMENT**  
 BUILDING  
 SITE 3 DIAGRAM  
 SHOWING SETBACKS



ONE (1) Structure  
 Max. Hght. = 84'  
 Near Term Uses:

Parking  
 Open Space



Site 3 Diagram:

Near term temporary uses:

- Parking
- Open space

Long term uses:

- One structure

Maximum Height Proposed:

- 84'

NORTH IDAHO COLLEGE  
**NORTH CAMPUS  
 PLANNED UNIT  
 DEVELOPMENT**  
 BUILDING  
 SITE 4 DIAGRAM  
 SHOWING SETBACKS



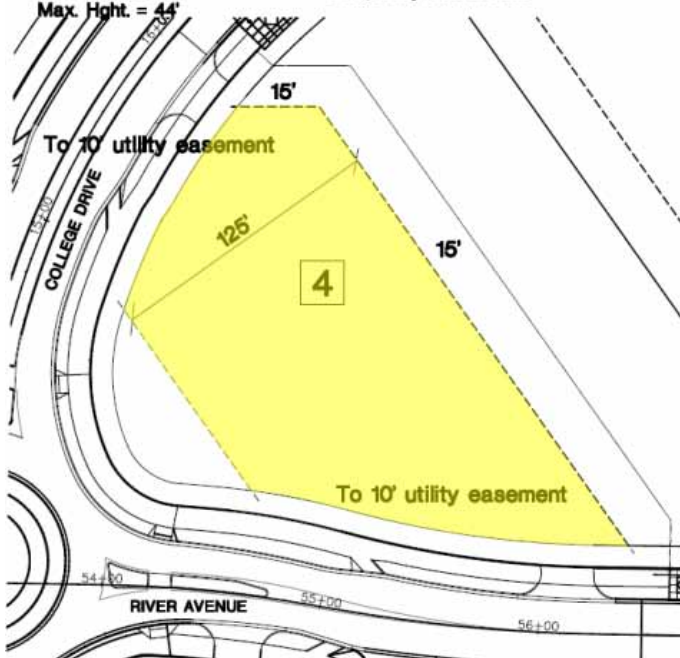
No Scale



ONE (1) Structure  
 Max. Hght. = 44'

Near Term Uses:

Parking  
 Open Space  
 Temporary Classrooms



Site 4 Diagram:

Near term temporary uses:

- Parking
- Open space
- Temporary classrooms

Long term uses:

- One structure

Maximum Height Proposed:

- 44'

NORTH IDAHO COLLEGE  
NORTH CAMPUS  
**PLANNED UNIT  
DEVELOPMENT**



No Scale

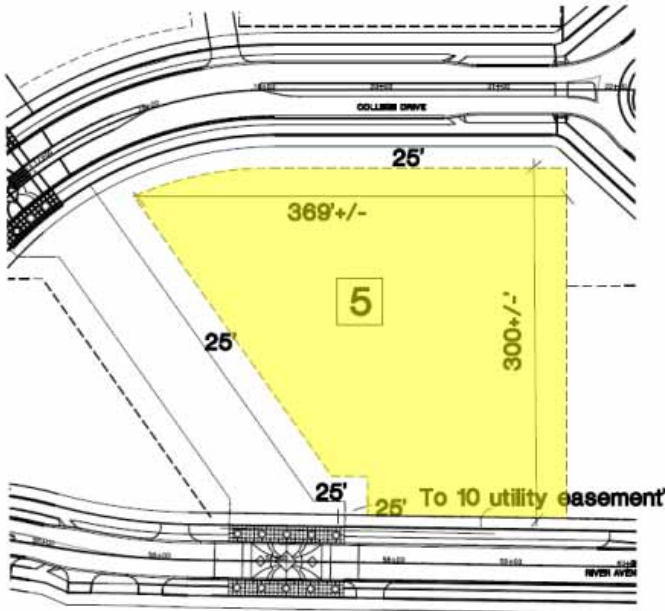


**BUILDING  
SITE 5 DIAGRAM**  
SHOWING SETBACKS

ONE (1) Structure  
Max. Hght. = 54'

Near Term Uses:

Parking  
Open Space  
Temporary Classrooms  
Support Services Buildings



Site 5 Diagram:

Near term temporary uses:

- Parking
- Open space
- Temporary classrooms
- Support services buildings

Long term uses:

- One structure

Maximum Height Proposed:

- 54'

NORTH IDAHO COLLEGE  
NORTH CAMPUS  
**PLANNED UNIT  
DEVELOPMENT**



1" = 40'

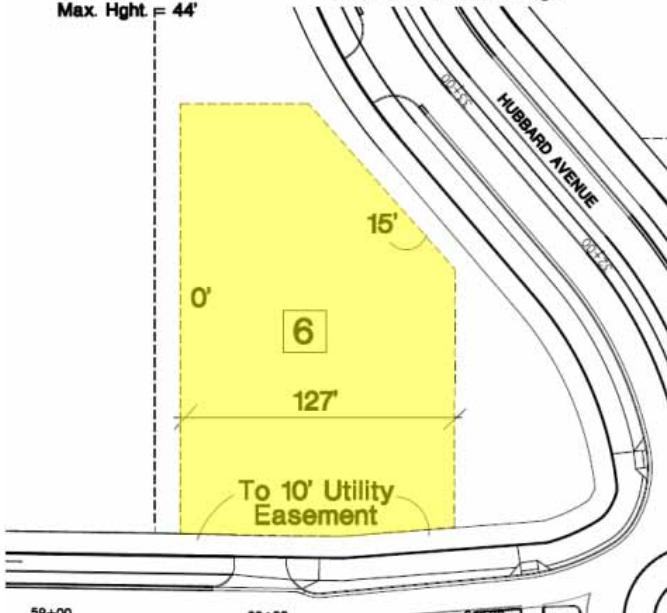


**BUILDING  
SITE 6 DIAGRAM**  
SHOWING SETBACKS

ONE (1) Structure  
Max. Hght. = 44'

Near Term Uses:

Parking  
Open Space  
Temporary Classrooms  
Support Services Buildings



Site 6 Diagram:

Near term temporary uses:

- Parking
- Open space
- Temporary classrooms
- Support services buildings

Long term uses:

- One structure

Maximum Height Proposed:

- 44'

NORTH IDAHO COLLEGE  
NORTH CAMPUS  
**PLANNED UNIT  
DEVELOPMENT**

**BUILDING  
SITE 7 DIAGRAM**

SHOWING SETBACKS

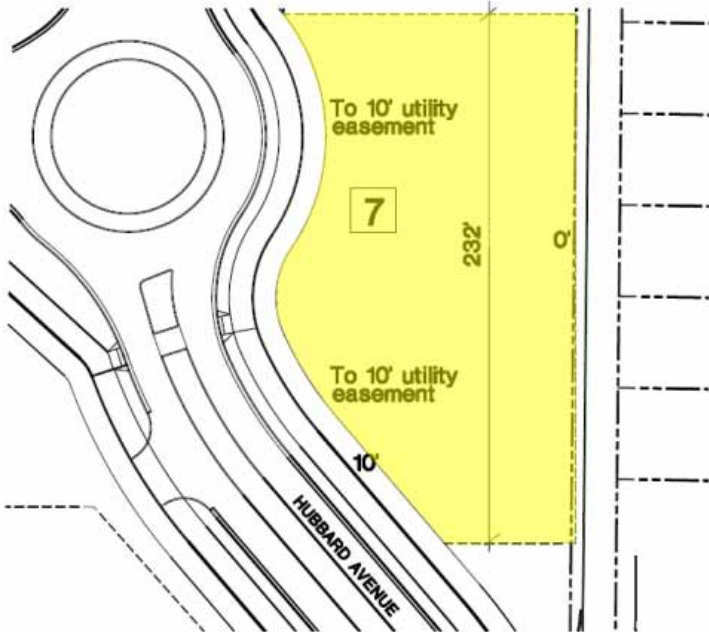
ONE (1) Structure  
Max. Hght. = 44'

Near Term Uses:

Parking  
Open Space  
Temporary Classrooms  
Support Services Buildings



No Scale



Site 7 Diagram:

Near term temporary uses:

- Parking
- Open space
- Temporary classrooms
- Support services buildings

Long term uses:

- One structure

Maximum Height Proposed:

- 44'

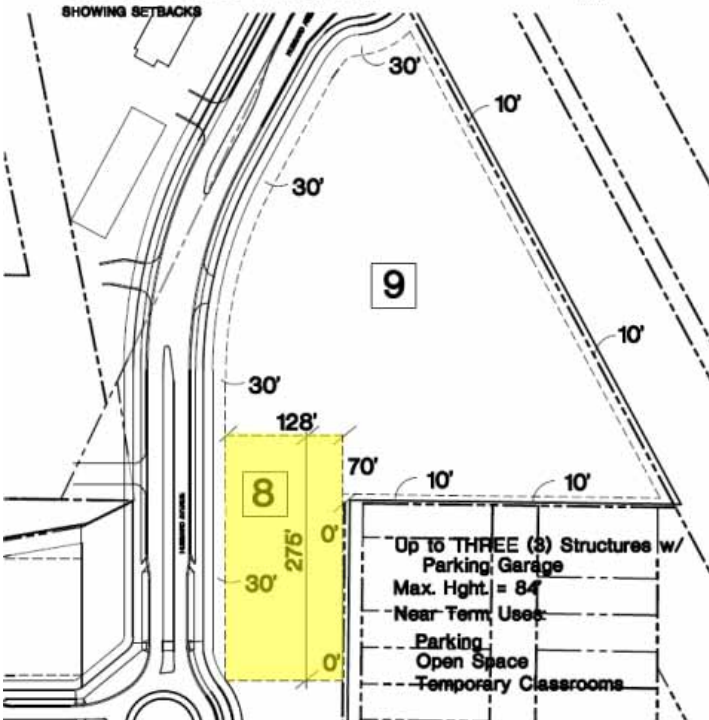
NORTH IDAHO COLLEGE  
NORTH CAMPUS  
**PLANNED UNIT  
DEVELOPMENT**

**BUILDING  
SITES 8 & 9 DIAGRAM**

SHOWING SETBACKS



No Scale



Site 8 Diagram:

*Note: Three alternatives are shown for the development of sites 8 & 9. See below for additional detail.*

Near term temporary uses:

- Parking
- Open space
- Temporary classrooms

Long term uses:

- Up to three (3) structures w/ parking garage

Maximum Height Proposed:

- 84'

NORTH IDAHO COLLEGE  
NORTH CAMPUS  
**PLANNED UNIT  
DEVELOPMENT**

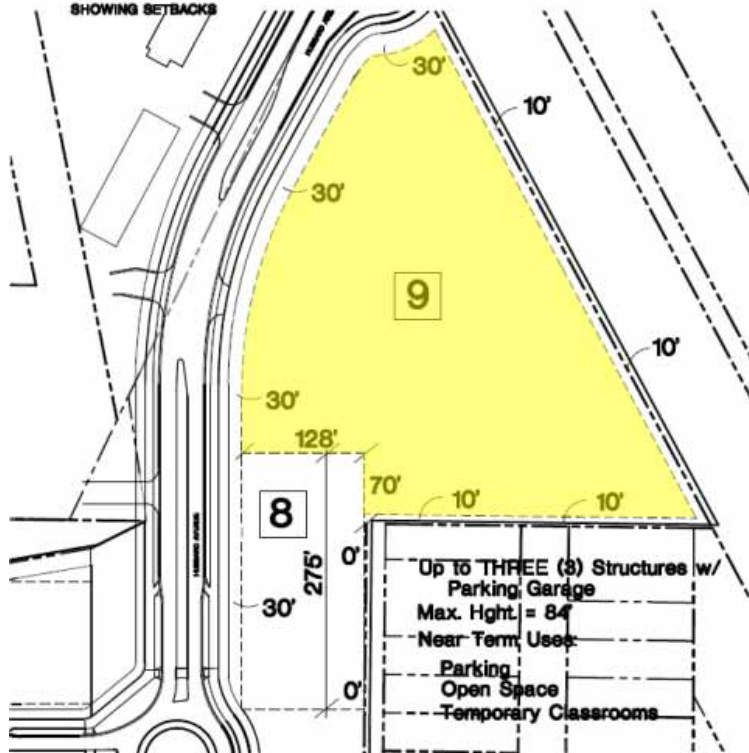


No Scale



**BUILDING  
SITES 8 & 9 DIAGRAM**

SHOWING SETBACKS



Site 9 Diagram:

*Note: Three alternatives are shown for the development of sites 8 & 9. See below for additional detail.*

Near term temporary uses:

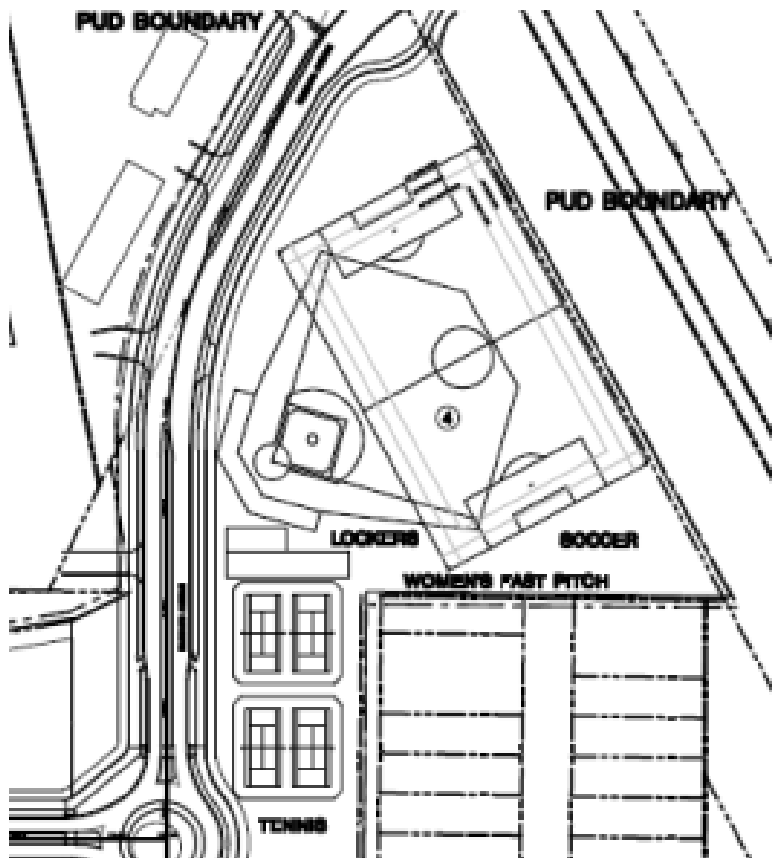
- Parking
- Open space
- Temporary classrooms

Long term uses:

- Up to three (3) structures w/ parking garage

Maximum Height Proposed:

- 84'



Site 8 & 9 Diagram (Alternative "A"):

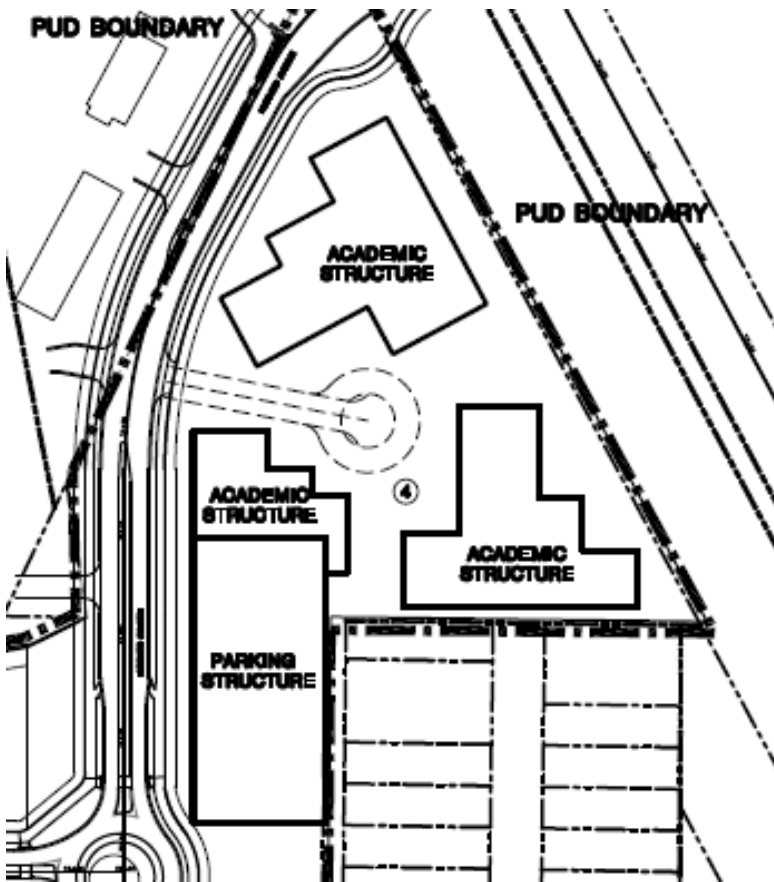
Near term temporary uses:

- Parking
- Open space
- Temporary classrooms

Long term uses:

- Lockers
- Sport fields
  - Tennis
  - Soccer
  - Woman's fast pitch





Site 8 & 9 Diagram (Alternative "B"):

Near term temporary uses:

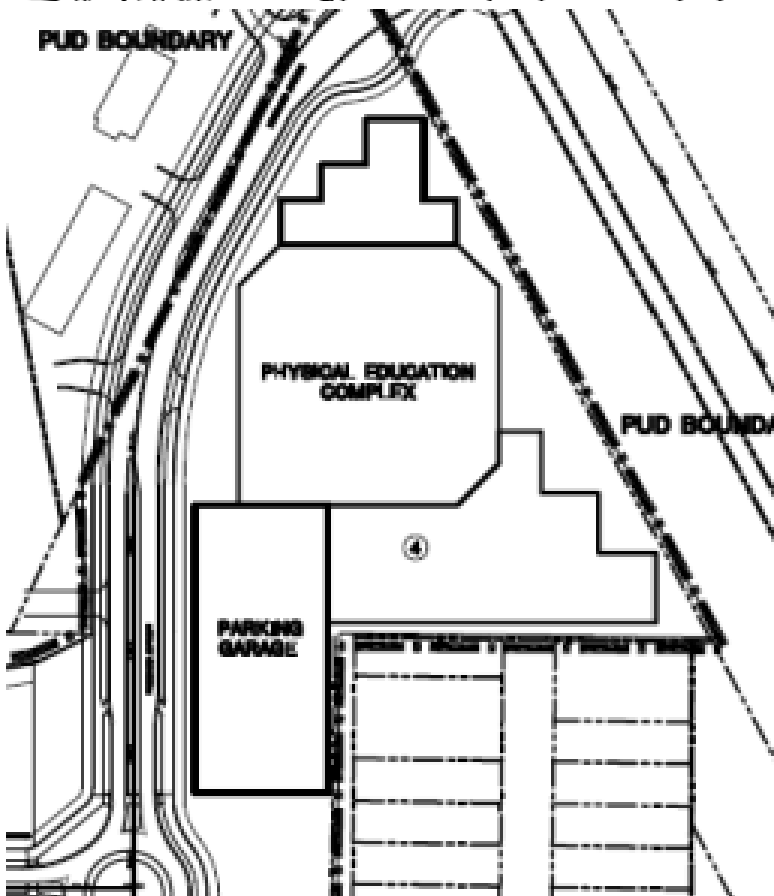
- Parking
- Open space
- Temporary classrooms

Long term uses:

- Three academic structures
- Parking structure

Maximum Height Proposed:

- 84'



Site 8 & 9 Diagram (Alternative "C"):

Near term temporary uses:

- Parking
- Open space
- Temporary classrooms

Long term uses:

- Physical education complex
  - Up to 3 structures
- Parking garage

Maximum Height Proposed

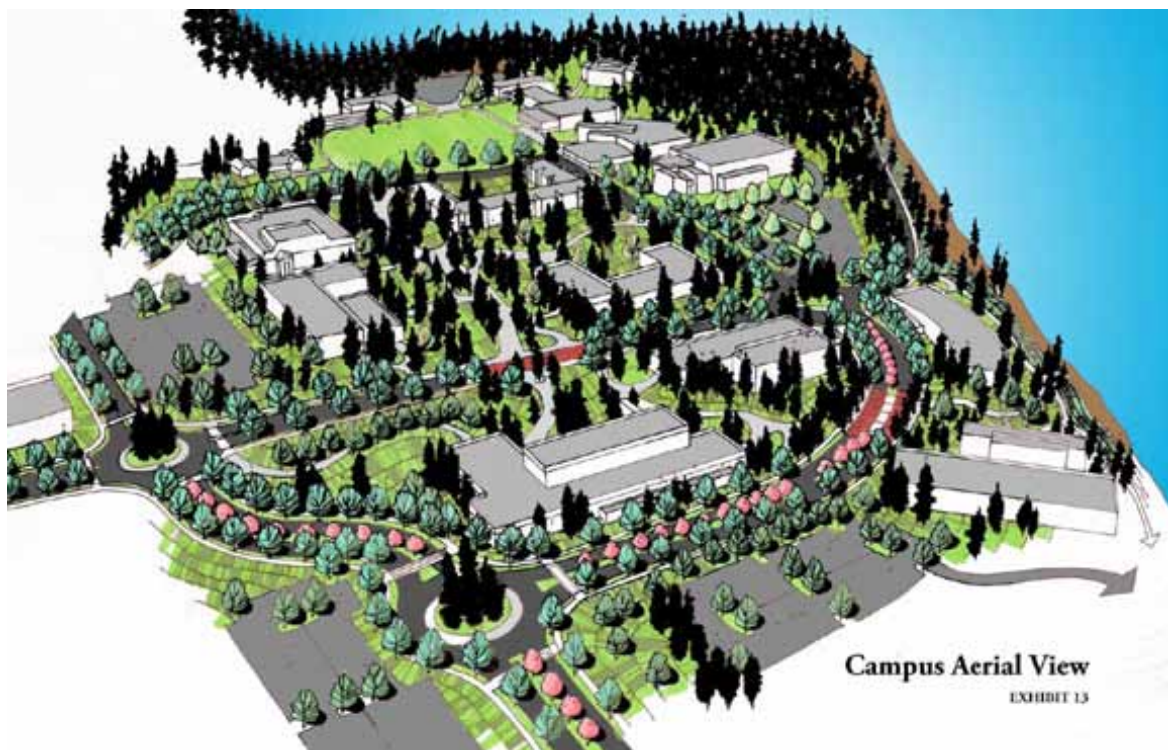
- 84'



B. Near term uses showing the Collaborative Education Facility (CEF):



C. Long term artistic aerial rendering:



## **PLANNED UNIT DEVELOPMENT FINDINGS:**

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 modifications requested represent a substantial change over what would be allowed if the regulations were applied on a lot-by-lot basis.

The Commission must decide if this request meets the intent of the PUD regulations and in so doing may wish to consider that certain benefits accrue to the city and the public by virtue of a planned unit development:

- Preservation of private open space.
- Ability to add conditions to an approval.
- Ability to lock in development plans for the future through the approved final development plan.
- Ability to negotiate solutions that benefit all.

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

The Education Corridor is specifically called out in the Comprehensive Plan in two distinct areas: The first, as a "Special Area" (pg. 36 in the plan) and second, within the Land Use area of the plan (pg. 45 in the plan). Also listed are the specific Goals & Objectives related to the request.

### **❖ 2007 Comprehensive Plan designation: Stable Established & Transition – Education Corridor:**

The 2007 Comprehensive Plan Map designates portions of the subject property in both the Stable Established and Transition land use categories:



***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.

***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.

❖ **2007 Comprehensive Plan : Special Areas – Education Corridor:**

Coeur d'Alene is home to three institutions of higher education: the main campus of North Idaho College (NIC), and branch campuses of the University of Idaho (UI) and Lewis-Clark State College (LCSC). NIC has made its home at the Fort Grounds since it was founded in 1933, and UI and LCSC have been offering classes and services in various locations for many years. In 2002, the City of Coeur d'Alene leased a former restaurant/office building down river from NIC to UI. It is probable that an additional institution, Idaho State University, will also offer programs from this location in the future.

The city recognizes that the continuation and growth of these higher education institutions is crucial for its quality growth. Our vision is that the locations be joined to form an Education Corridor that would extend along Northwest Boulevard and the Spokane River for more than a mile.

Two other entities are currently included in this land mix: the city's Wastewater Treatment Facilities and the DeArmond Lumber Mill, owned and operated by the Stimson Lumber Company. The city's vision is that the treatment facilities remain, but be designed and landscaped to be compatible with a new, more expansive campus.

**Policy:**

- Working in conjunction with LCDC, NIC, UI, LCSC, and private development groups, we will create an education corridor that will connect the existing NIC campus with other higher education institutions.

**Methods:**

- We will support educational institutions in their planning efforts for the Education Corridor.
- We will enlarge the wastewater treatment plant, but will design and build it to ensure compatibility of the adjoining land uses.

**❖ Education Corridor Land Use Area.****Education Corridor Today (2007)**

The Education Corridor is made up of multiple institutions of higher learning and is adjacent to the Coeur d'Alene wastewater treatment plant, the DeArmond Lumber Mill, the Spokane River shoreline, and the Fort Grounds residential neighborhood.

The DeArmond Lumber Mill, owned by the Stimson Lumber Company, produces approximately 70 million board feet of dimension lumber each year. The mill is accessed by truck via Northwest Boulevard and by the Burlington Northern Santa Fe (BNSF) Railway. Stimson will operate this lumber mill until 2008 or 2009 before it is closed and the site converted to educational and residential uses. Over time, the lumber mill is planned to be removed and/or relocated to a more compatible location. The property on which the mill is located will be included in the education corridor study. The DeArmond mill utilizes water transportation on Lake Coeur d'Alene in order to move its logs down the St. Joe River. This method of log transport has been used on the lake for over 100 years. The logs are towed in brails along the length of the lake by tugboat to the mill. The DeArmond mill is the last mill on the lake to rely in part on water transport of its logs and is also the last working sawmill in Coeur d'Alene.

The wastewater treatment plant has been at its present location since 1939. This facility is expanding to accommodate growth and provide more intensive treatment of wastewater. Effluent from the plant is discharged into the Spokane River.

**Education Corridor Tomorrow (2007-2027)**

The Education Corridor is becoming an important asset to our community as institutions of higher learning continue to grow in this area. A study looking at future land use patterns in the Education Corridor is currently underway. This study should provide the needed framework to ensure compatibility with the existing neighborhoods, wastewater treatment plant, shoreline, and the planned higher educational uses.

**The characteristics of the Education Corridor will include:**

- An increasing number of uses related to the provision of higher education that are suitable in scale and density with the existing surrounding uses.
- Ensuring connectivity is maintained and improved throughout the corridor to provide multi-modal transportation options.
- Retaining and increasing trees and landscaping.



❖ **Significant 2007 Comprehensive Plan Goals & Objectives:**

- **Objective 1.02 - Water Quality:**  
Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.
- **Objective 1.14 - Efficiency:**  
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- **Objective 1.05 - Vistas:**  
Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d'Alene unique.
- **Objective 1.15 - Natural Terrain:**  
Wherever possible, the natural terrain, drainage, and vegetation should be preserved with superior examples featured within parks and open spaces
- **Objective 1.06 - Urban Forests:**  
Enforce minimal tree removal, substantial tree replacement, and suppress topping trees for new and existing development.
- **Objective 1.16 - Connectivity:**  
Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.
- **Objective 1.07 - Urban Forests:**  
Restrict tree removal in city rights-of-way and increase tree planting in additional rights-of-way.
- **Objective 1.18 - Night Sky:**  
Minimize glare, obtrusive light, and artificial sky glow by limiting outdoor lighting that is misdirected, excessive, or unnecessary.
- **Objective 1.08 - Forests & Natural Habitats:**  
Preserve native tree cover and natural vegetative cover as the city's dominant characteristic.
- **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 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 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 1.12 - Community Design:**  
Support the enhancement of existing urbanized areas and discourage sprawl.
- **Objective 2.03 - Business Enhancement & Urban Renewal:**  
Support the efforts of local and regional economic development agencies such as Jobs Plus, Inc. and Lake City Development Corporation (LCDC).
- **Objective 1.13 - Open Space:**  
Encourage all participants to make open space a priority with every development and annexation.

➤ **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 2.06 - Cooperative Partnerships:**  
Encourage public/private partnerships to procure open space for the community while enhancing business opportunities.

➤ **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 3.06 - Neighborhoods:**  
Protect the residential character of neighborhoods by allowing residential/commercial/industrial transition boundaries at alleyways or along back lot lines if possible.

➤ **Objective 3.14 - Recreation:**  
Encourage city-sponsored and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities, hiking and biking pathways, open space, passive parks, and water access for people and boats.

➤ **Objective 3.16 - Capital Improvements:**  
Ensure infrastructure and essential services are available prior to approval for properties seeking development.

➤ **Objective 3.18 - Transportation:**  
Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.

➤ **Objective 4.02 - City Services:**  
Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling and trash collection).

➤ **Objective 4.06 - Public Participation:**  
Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision making process.

Evaluation:     *The Planning Commission must determine, based on the information before them, whether the request is or is not in conformance with the 2007 Comprehensive Plan.*

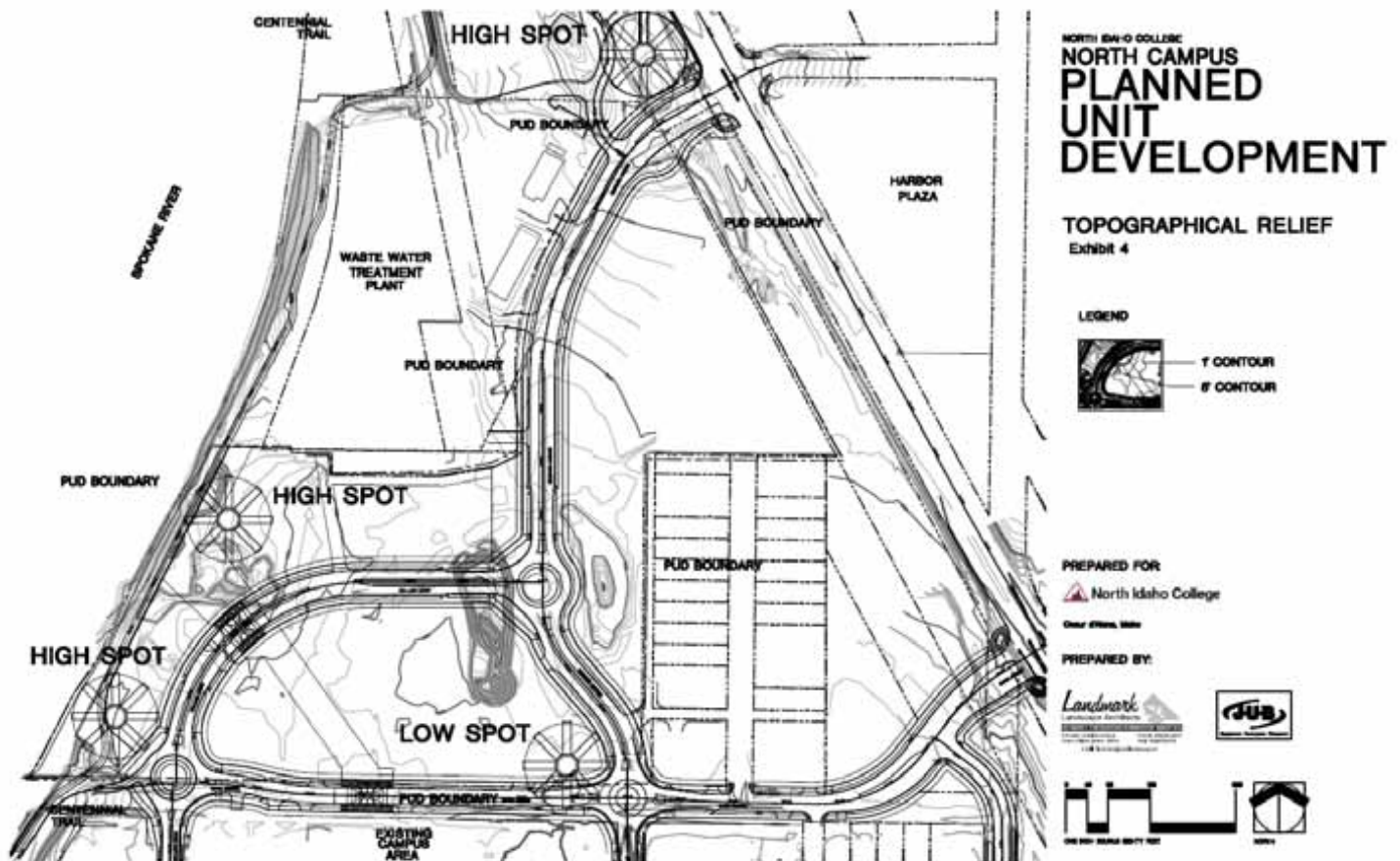
B.     **Finding #B8B:** **The design and site planning (is) (is not) compatible with existing uses on adjacent properties.**

❖ From the applicant's narrative:

The project has been planned and these initial steps have been carefully coordinated with ongoing development programs underway by the City in general, LCDC and the WWTP, as a specific arm of the City. Transportation networks and master plans have been respected and used as a basis for going forward with final design for the LCDCIP Phase 1A. Neighborhood values have been taken into account in the design of the proposed street network and connections. Dry utilities and communications networks have also been coordinated with providers and have resulted in upgrades and removal of poles and above ground lines. Wet utilities networks have been enhanced and relocated to allow for future development of the proposed lots while giving much needed enhancements to city-wide utility connectivity. The shoreline open space piece (Lot 1) allows for better Centennial Trail connectivity. As previously noted, the pedestrian network of walks and crossings and support lighting systems will provide much better flow of students and faculty to and from critical areas of the campus.

Evaluation:     *The Planning Commission must determine, based on the information before them, whether the request is or is not compatible with uses on adjacent properties.*

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



The site exhibits low topographical relief with the highest elevation areas being near the levee/dike along the Spokane River on the west and near the Hubbard Avenue/Northwest Boulevard intersection on the north. The lowest portion of the site is at the intersection of Hubbard Avenue and River Avenue. This is important as the topographical relief contains the majority of the views and vistas to within the site.

❖ Staff comments:

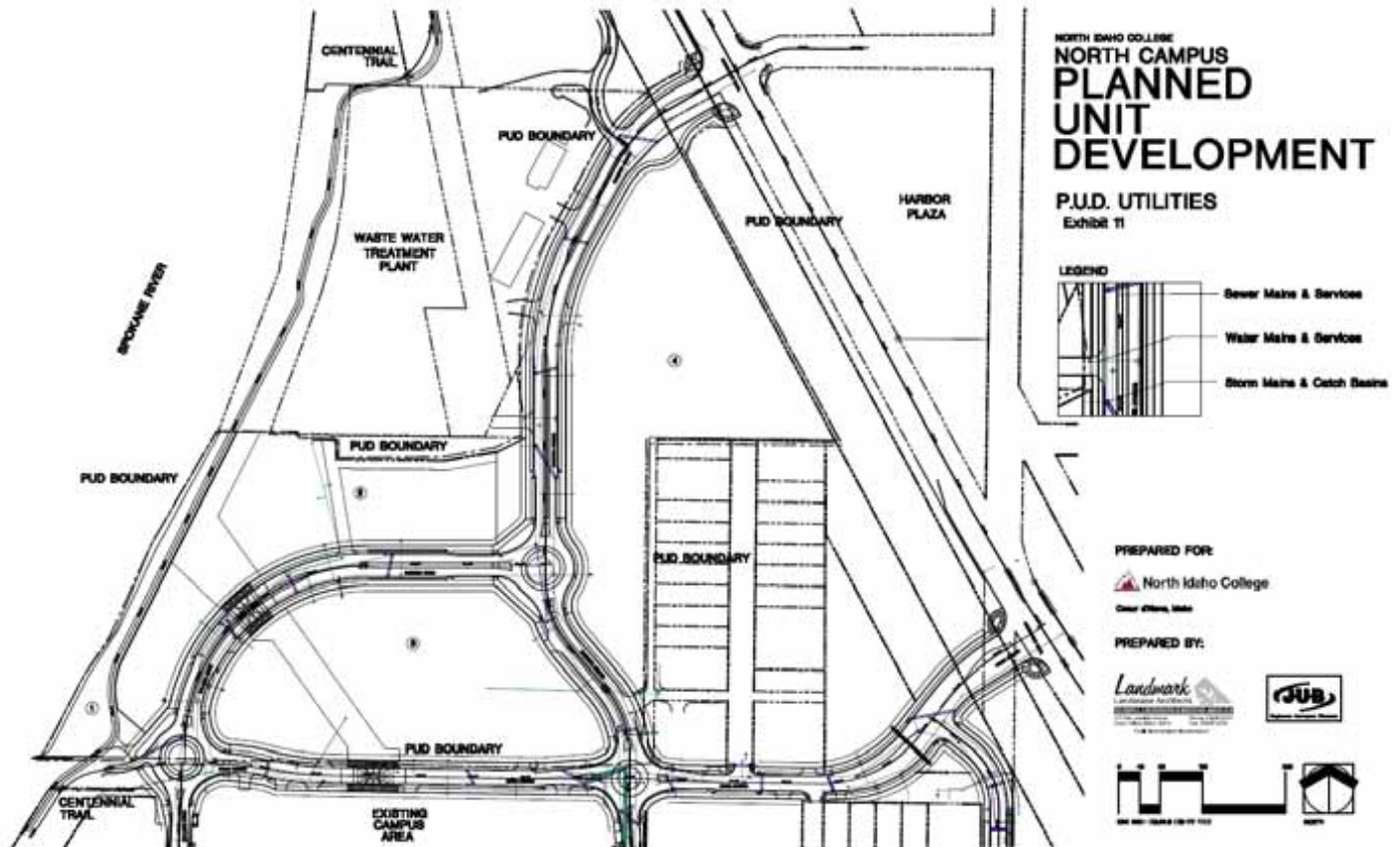
To the east, the PUD is bordered by the Railroad right-of-way and an existing neighborhood served by Military Drive. To the west, the subject property is bound by the Spokane River shoreline. To the north, the wastewater treatment facility borders the subject property, while at the southern boundary (South of W. River Ave.) is the existing location of the main NIC campus.

The PUD is relatively flat excepting the shoreline of the Spokane River. A portion of the subject property is located where the old Mill site used to be. The area described as lot #1 presents the most issues as the slope is greatest as it reaches the river. Lot #1 is designated as open space and will provide public access to the area via Centennial trail improvements along said frontage.



The existing campus property to the south has been a college campus for approximately 75 years +/- . To the north is the wastewater treatment facility. There is a parking structure proposed for lot #2, site #3 on the north side of the request. An easement will provide emergency access to the wastewater plant as well as act as a buffer between the two uses.

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



- ❖ From the applicant's narrative:

The LCDC-IP has provided an extensive re-working of the utilities network and related linkages throughout the greater PUD area and includes improvements specific to this PUD and to the larger City as well. All proposed building sites will have access to sewer, water and standard dry utility services. Stormwater from the streets is handled via existing storm networks that have been enhanced. Stormwater for individual lot development will be managed on-site responsive to specific project needs and in accordance with applicable city ordinances.

- ❖ Staff comments:

Due to the nature of the PUD request as a forward looking document to guide the development of the subject property for roughly the next 75 years attention has been given to the placement and location of utilities within the constructed roadways.

Development of structures may require main extensions through sites for additional fire flow. Domestic and possibly irrigation services not installed by the Education Corridor Project will eventually need to be installed. Any main extensions will require public utility easements across the property. There will be sufficient infrastructure capacity to accommodate the proposed long term construction of the proposed sites.

*-Submitted by Terry Pickel, Assistant Water Superintendent*

The Fire Department will address water supply, hydrants and FD access to each site as plans are submitted.

*-Submitted by Brian Keating, Fire Inspector*

City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site. All off site stormwater is contained within the newly constructed City hard pipe system. On site stormwater will be required to be managed, and contained in, facilities on the subject property of any of the proposed sites to be developed. All of the lots noted in the PUD submittal that are going to be utilized as parking areas, will be required to submit stormwater plans for approval, and, construct drainage swale containments to manage the drainage.

*-Submitted by Chris Bates, Engineering Project Manager*

Site #9 is encumbered with two major trunk line easements (sanitary and storm) along the south property line. The final plat will reflect the location of the lines to ensure structures do not encroach into the easement when building permits are reviewed.

*-Submitted by Don Keil, Assistant Wastewater Superintendent*

Evaluation:     *The Planning Commission must determine if the location, design, and size of the proposal would be adequately served by existing public facilities and services.*

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

The Centennial Trail and all the trails that connect to it, link over 30 miles of paths, 16 parks, 6 schools, numerous neighborhoods, the KROC Center, the Cd'A Library, downtown businesses, as well as NIC. The number of people using the trails between these facilities is large and growing every year. When the Parks Department updated the 2008 Parks Master Plan, trails and water front access were two of the top requests made by the public. Routing the Centennial Trail along the Spokane River where it flows by the NIC PUD request will meet both of those desires. In addition to the Centennial Trail, which will run behind the levee wall, a second paved path should be installed on the river side of the levee at a width of 8 feet. This will allow the area to handle increased usage and provide both a commuter trail and a scenic trail through the education corridor.



The PUD request provides approximately 11% net open space per code requirements. The request would allow, per the narrative, "...minor structures such as shelters, benches or picnic tables to be placed at some time in the future" on lot #1 (Spokane River shoreline) with the caveat that no major academic structures will be built on the lot.

Currently there are two portable classroom structures located in the proposed open space. To overcome the encroachment the applicant has provided additional open space to meet the 10% requirement not including the area where the portables exist now. The intent is to use the portable structures until the CEF structure is constructed on lot #3, whereas the portables will be removed, and the property will revert to open space as intended both by code and the applicant. To ensure this outcome a condition has been proposed requiring the applicant remove the portable structures when a site development permit is requested anywhere in the lot #3 area.

The subject property is 18.78 acres in size and, in order to meet the required 10% open space area, would be required to have 1.88 acres of open space that must be free of buildings, streets, driveways and parking areas, accessible to all users of the development, and usable for open space and recreational purposes.

In the conceptual site plan, several tracts and lot #1 are designated for various types of open space or recreational use that total 2.06 acres, as follows:

- Lot #1 35,828.55SF or 0.82 acres – 40% of total
- Lot #2, Tract “A” 23,958.38SF or 0.55 acres – 26.8% of total
- Lot #2, Tract “B” 9,333.32SF or 0.21 acres – 10.2% of total
- Lot #3, Tract “C” 20,434.92SF or 0.47 acres – 23% of total

These areas total 2.05 acres of the 18.78 net acre development or 10.9% of the total.

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

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

Parking for the campus has been and will continue to be based on a campus model. Current code parking requirements for colleges and universities (changed in 2011) is determined by the Planning Director or director's designee. There are approximately 1700 parking stalls on the campus currently, including the dike road (Rosenberry Dr.). In addition to the current parking supply, this PUD request sets aside specific lots for short-term surface parking, with a long-term plan for future parking structures (Sites #3 & possibly #8).

To determine the total parking stalls needed for educational structure development, the Planning Department uses the following code:

**17.44.220: DETERMINATION BY PLANNING DIRECTOR:**

In the case of activities for which the planning director or director's designee is required to prescribe a number of parking spaces or loading berths, the director shall base his determination on the following:

- A. Traffic generation;
- B. Location and hours of operation of the activities;
- C. Extent and frequency of loading operations thereof; and
- D. Such other factors as affect the need for off street parking and loading.

Evaluation: *The Planning Commission must determine that parking is sufficient to serve the parking needs of the proposed development.*

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

❖ From the applicant's narrative:

All areas and aspects of the PUD are to be maintained by North Idaho College except the maintenance functions anticipated and normally undertaken by the City such as is normally associated for stormwater trunks, sewer trunks, and



water mains. Streets are to be private allowing for public access with defined rights-of-way and the College will be responsible for their maintenance. Dry utilities maintenance will be coordinated between North Idaho College and the providers.

Evaluation: *Planning Commission must determine if proposal provides for an acceptable method for the perpetual maintenance of all common property.*

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

❖ From the 2007 Comprehensive Plan:

**Special Areas: Neighborhoods – Fort Grounds:**

During the next 20-year planning period, this neighborhood will be impacted by extensive development along its borders to the north and east. Careful planning in cooperation with the Fort Grounds Home Owners Association will be necessary to preserve this neighborhood's character and charm.

**Policy:**

We will preserve the Fort Grounds as an historic area, park, and campus.

**Methods:**

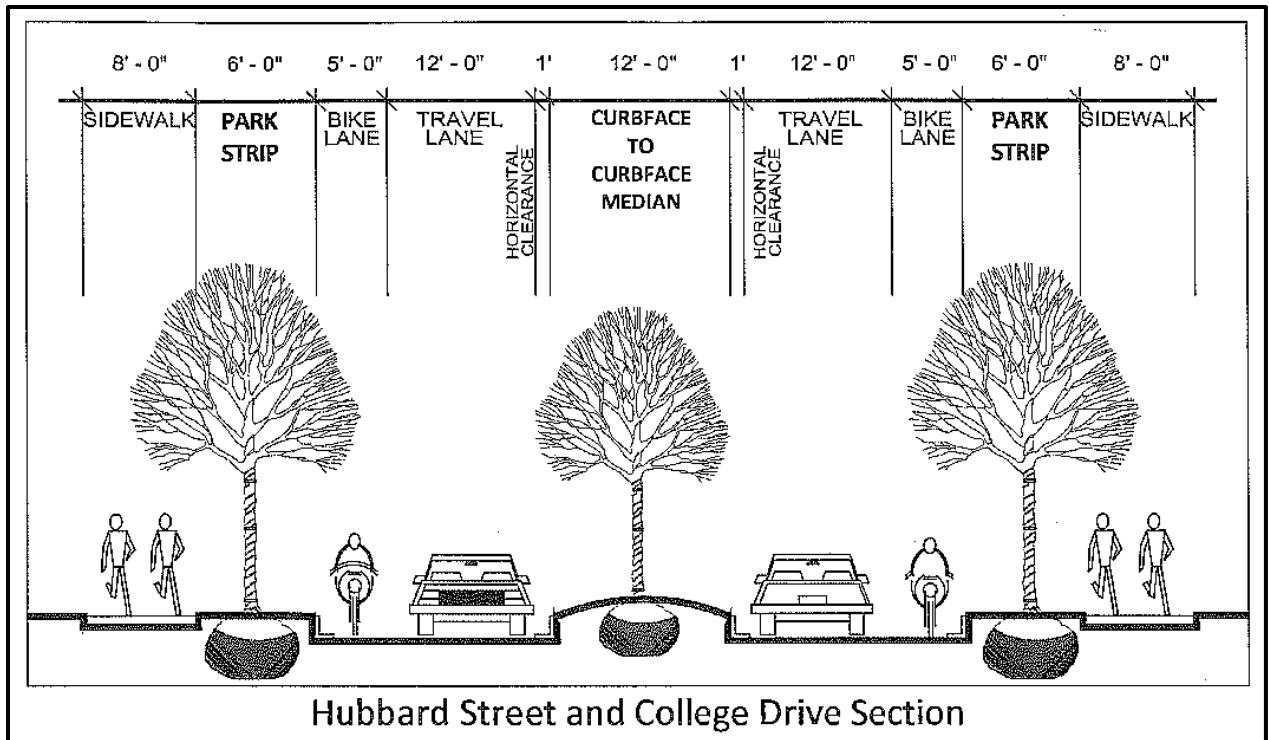
Establish an additional traffic ingress/egress for increased circulation. Support the higher education institutes in their existing and planned campuses.

❖ Staff comments:

The proposed PUD is bordered by River Avenue on the south, and, Hubbard Street and College Drive traverse the subject property. Hubbard Street is a direct connection to Northwest Boulevard and points beyond.

The existing streets have recently been reconstructed to meet City standards, and the future needs of the college campus area. Wider street sections w/ median dividers, roundabouts, and controlled points of access have been constructed to meet the anticipated traffic flows.

The October 2010 Education Corridor Preliminary Infrastructure Design Report, contained the typical seventy-six foot (76') road section that was approved and implemented in the design of the street network through the PUD site:



This is the road section that was constructed to serve the future needs of the college, and cannot be deviated from without approval of the city. Alterations to this design may have adverse effects on the volume of traffic, and, the flow of that traffic through the local street network. Therefore, any proposed change to the typical street section must be approved by the City Engineer.

At this time, the streets within the area of the proposed PUD have not been dedicated to the public; however, they have been signed and striped per the requirements of the Manual of Uniform Traffic Control Devices (MUTCD).

In order to maintain continuity with all streets within the City limits, and, for the general safety of the driving, walking and bicycling public, signing and striping of the streets will be required to adhere to and be maintained in the format dictated by the MUTCD.

The ITE Trip Generation Manual estimates the project may generate 8,100 trips per day based upon the published student count of 6,750 and 1.20 ADT's (average daily trips).

The adjacent and connecting streets will accommodate the noted traffic volumes. The recent completion of the new road network that traverses the area encompassed by the PUD included a new signalized intersection at the Hubbard Street / Northwest Blvd juncture. This now provides two signalized intersections (NW/Mullan/Gov't Way being the other) by which to access the subject property. Also, a third signalized intersection is slated to be built in the Spring of 2012 at the intersection of River Avenue and Northwest Boulevard, that will provide yet another point of connection to the area. This will allow for a greater dispersion of traffic entering and leaving the site.

Since the traffic flows to a college campus tend to fluctuate throughout the day, and, also during the days of the week, the average number of trips per day is

generally less than the total number of predicted trips. That number is an assumption that all of the students are there on a daily basis and that is typically not the case. In reality, it is actually a portion of that number.

*-Submitted by Chris Bates, Engineering Project Manager*

**Evaluation:**     *The Planning Commission must determine if the proposal adversely affects the surrounding neighborhood at this time with regard to traffic, neighborhood character existing land uses.*

## **APPLICABLE CODES AND POLICIES**

### ***Planning***

1. The Commercial C-17 & C-17L Design Guidelines (with approval of the pending zone change ZC-4-11) apply to this property and would require compliance for any future development.

### ***Utilities***

2. All proposed utilities within the project shall be installed underground.
3. 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.
4. All water and sewer facilities servicing the project shall be installed and approved prior to issuance of building permits.

### ***Stormwater***

5. 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.

## **PROPOSED CONDITIONS**

### **Parks:**

1. Construct an 8 foot wide paved trail located on the Spokane River side of the levee wall, in addition to the Centennial Trail, connecting the north end to the newly constructed Centennial Trail and the south end to Rosenberry Dr. This is to include improvements to the area around the levee wall opening as a viewpoint. The approximate location is shown above on the PUD open space map marked "Exhibit 14" and is indicated in red. The trail must be completed by one year from the date of Planning Commission approval.

### **Planning:**

2. The portable classrooms, as shown within the proposed open space, are removed prior to the approval of a site development permit anywhere within "lot 3" as depicted herein.
3. The final development plan must reflect that uses within the proposed PUD shall be civic in nature.

Engineering:

4. All streets within the limits of the PUD will adhere to the approved section that is shown in the October 2010 Education Corridor Preliminary Infrastructure Design Report, and, the as constructed section that was built with the Education Corridor Phase 1A road construction project (see page 36).
5. The constructed road sections cannot be deviated from without prior approval of the City, and, any changes must be approved by the City Engineer.
6. In order to maintain continuity with all streets within the City limits, and, for the general safety of the driving, walking and bicycling public, signing and striping of the streets will be required to adhere to and be maintained in the format dictated by the MUTCD.


**ORDINANCES & 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
- 2010 Trails and Bikeways Master Plan

**ACTION ALTERNATIVES**

The Planning Commission must consider this request and make separate findings to approve, deny or deny without prejudice the Planned Unit Development. The findings worksheets are attached.





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

**A. INTRODUCTION**

This matter having come before the Planning Commission on November 8, 2011, and there being present a person requesting approval of: PUD-1-11 a request for a Planned Unit Development (PUD) of the "Education Corridor PUD":

APPLICANT: NORTH IDAHO COLLEGE

LOCATION: +/- 18.78 ACRES KNOWN AS A PORTION OF THE NORTH IDAHO COLLEGE CAMPUS NORTH OF RIVER AVE. BOUND BY THE SPOKANE RIVER (WEST), THE WASTEWATER TREATMENT PLANT (NORTH), AND THE BNSF RAILROAD AND ADJACENT NEIGHBORHOOD (EAST).

**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 civic, commercial, residential - single-family and multi-family, as well as vacant land.
- B2. That the Comprehensive Plan Map designation is Stable Established and Transition.
- B3. That the zoning is C-17L and LM.
- B4. That the notice of public hearing was published on September 24, 2011, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on October 24, 2011, which fulfills the proper legal requirement.
- B6. That 7 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on September 23, 2011, and \_\_\_\_\_ responses were received: \_\_\_\_ in favor, \_\_\_\_ opposed, and \_\_\_\_ neutral.
- B7. That public testimony was heard on November 8, 2011.
- B8. Pursuant to Section 17.07.230, Planned Unit Development Review Criteria, a planned unit development may be approved only if the proposal conforms to the following criteria to the satisfaction of the Planning Commission:

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

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

**Criteria to consider for B8B:**

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

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

**Criteria to consider for B8C:**

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

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

**Criteria to consider for B8D:**

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

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

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

B8G That the proposal **(does)** **(does not)** provide for an acceptable method for the



perpetual maintenance of all common property. This is based on

**C. ORDER: CONCLUSION AND DECISION**

The Planning Commission, pursuant to the aforementioned, finds that the request of NORTH IDAHO COLLEGE 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 Evans    | Voted _____ |
| Commissioner Luttrupp | Voted _____ |
| Commissioner Messina  | Voted _____ |
| Commissioner Soumas   | Voted _____ |

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

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

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

\_\_\_\_\_  
CHAIRMAN BRAD JORDAN

**PLANNING COMMISSION  
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER  
DATE: NOVEMBER 8, 2011  
SUBJECT: ZC-4-11 – ZONE CHANGE  
(IN CONJUNCTION WITH PUD-1-11 – “EDUCATION CORRIDOR PUD”)  
LOCATION: +/-6.79 ACRES IN PARCELS CURRENTLY ZONED LM & C-17L WITHIN THE  
EDUCATION CORRIDOR

**DECISION POINT:**

North Idaho College is requesting approval of a Zone Change from the existing C-17L (Limited Commercial at 17 units/acre) and LM (light Manufacturing) areas within the Educational Corridor to the C-17 (Commercial at 17 units/acre) zoning district.

**SITE PHOTOS:**

A. Aerial photo:



- B. Current photos:  
*View from River Avenue looking north:*



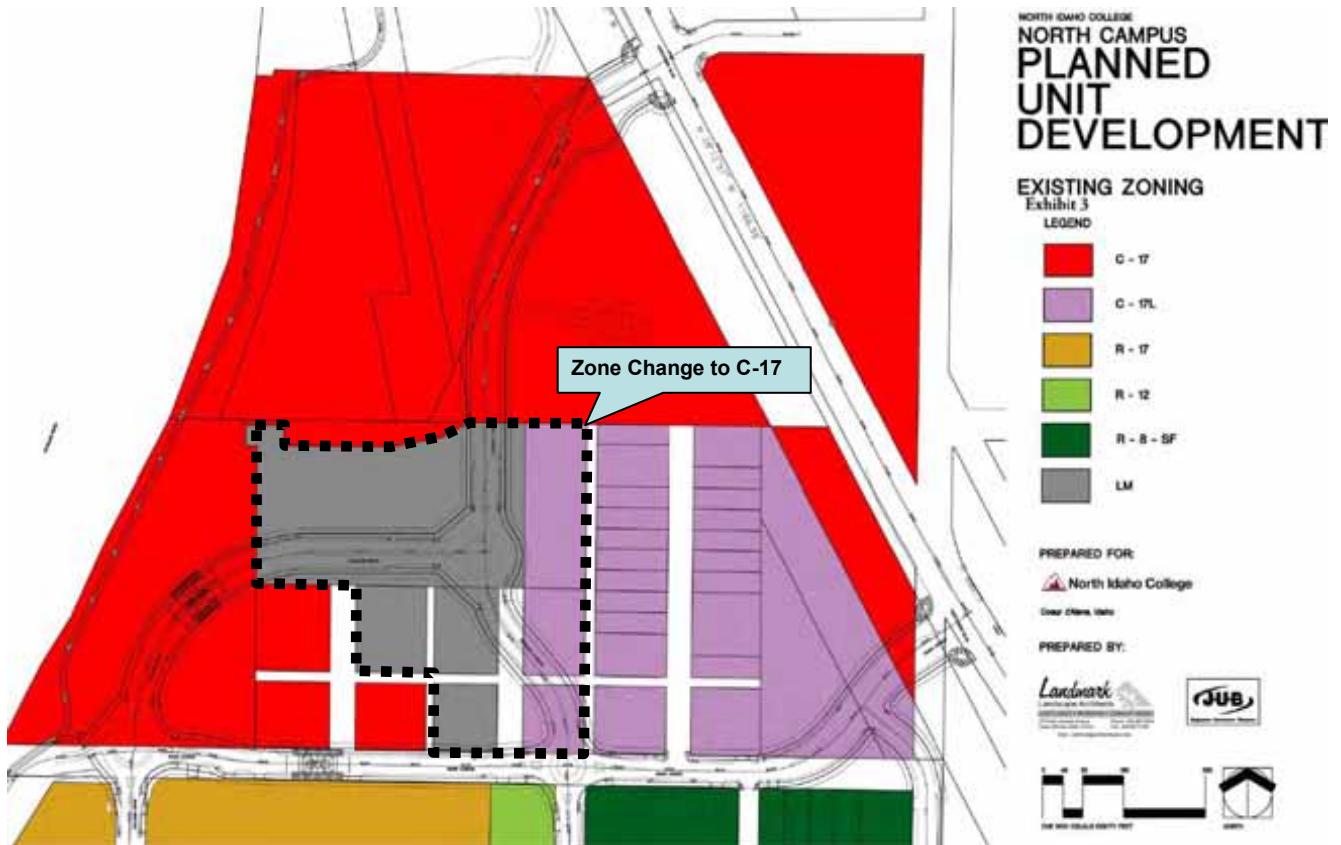
*Hubbard Ave looking north:*



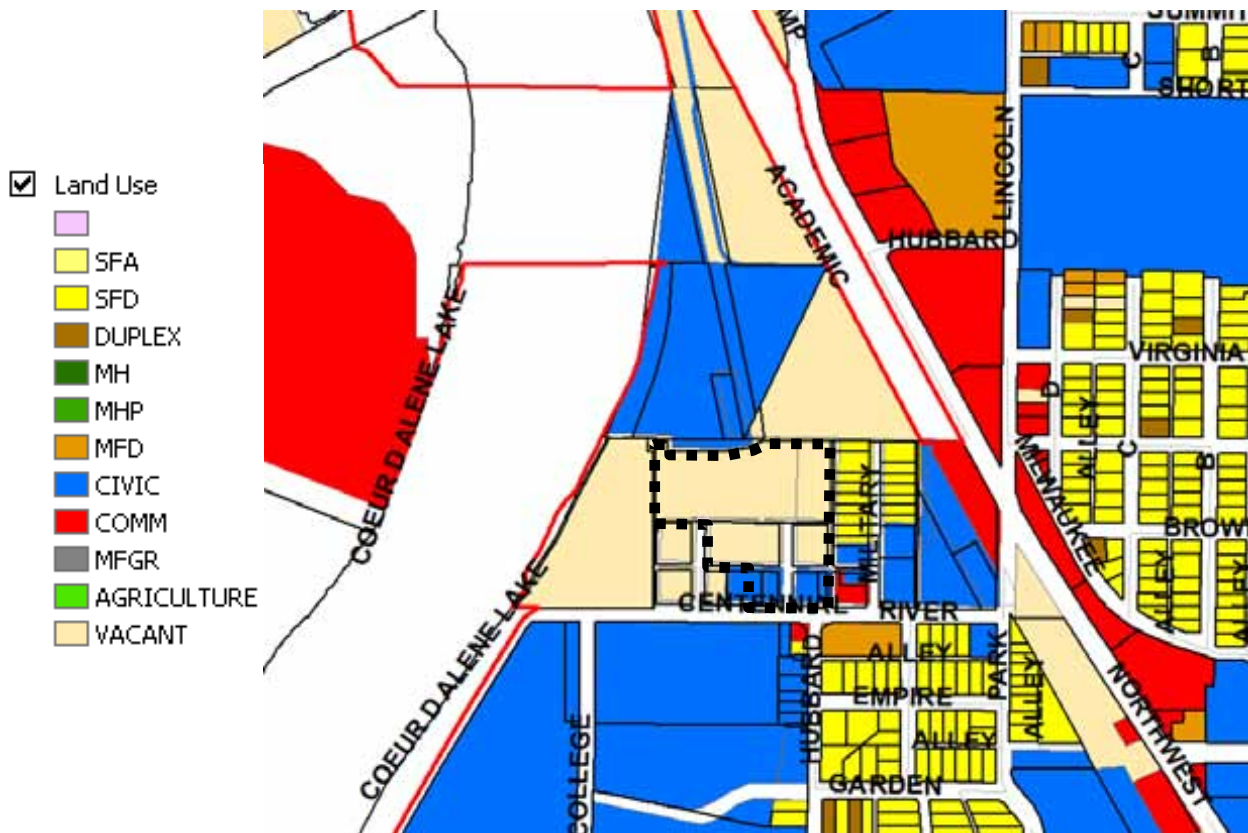


A. Zoning:

-

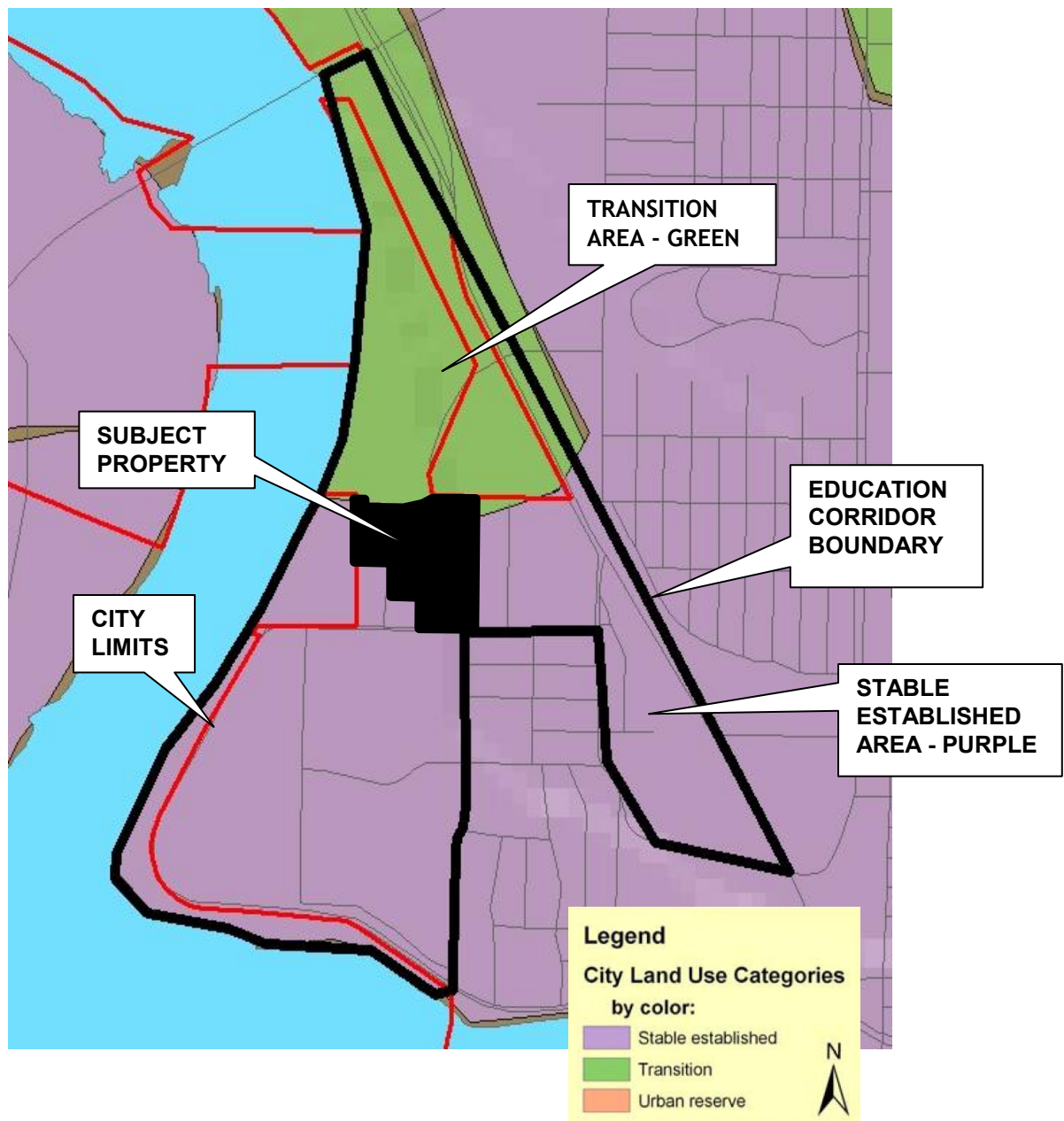


B. Generalized land use:





C. 2007 Comprehensive Plan designation - Stable Established – Education Corridor:



**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.

**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.

D. Previous actions on and near subject property:



| HEARING ITEM | REQUEST   | APPROVED/ DENIED/ WITHDRAWN |
|--------------|---|-----------------------------|
| A-7-79       | county indust. To city c-2L-pud   | APPROVED                    |
| A-8-79       | From county industrial to city c-2l-pud   | APPROVED                    |
| A-3-95       | From County Restrictive residential PUD to C-17                                       | APPROVED                    |
| A-6-99       | County Indus. To R-17   | APPROVED                    |
| A-4-01       | from R-12 to C-17   | APPROVED                    |
| A-1-05       | from County M to C-17   | APPROVED                    |
| A-1-09       | From County Indus. To C-17  | APPROVED                    |
| PUD-1-97SP   | Blackwell Island, Auto camp SUP   | APPROVED                    |
| ZC-7-85SP    | LM to R-17 with an R-34 SUP   | APPROVED                    |
| ZC-8-91SP    | R-12 to R-17 with a parking lot and an increase in the max. impervious surface to 85% | APPROVED                    |
| ZC-1-10      | R-17 (parcel A) & LM (parcel B) to C-17   | APPROVED                    |
| ZC-2-01SP    | R-12 to C-17 and an Extensive Impact SUP  | APPROVED                    |
| ZC-3-03      | LM to C-17  | APPROVED                    |
| ZC-3-03SP    | LM TO C-17 and an extensive impact SUP  | APPROVED                    |
| ZC-6-96      | R-17 to C-17  | APPROVED                    |
| SP-1-82V     | A proposed R-34 SUP & a 10% density Variance  | APPROVED                    |
| SP-14-84     | An essential service SUP in R-12  | APPROVED                    |

|             |  |                          |
|-------------|--|--------------------------|
| SP-21-84PUD | An R-34 SUP and a supplemental SUP allowing for up to 4 dwelling unit/acre increase in the C-17L | APPROVED                 |
| SP-25-84    | An R-34 SUP in the R-17 zoning district  | APPROVED                 |
| SP-2-87     | Riverlake Inn, A request for a hotel/motel SUP in the C-17L zoning district                      | APPROVED                 |
| SP-10-88    | A community assembly/essential service SUP in the R-3 and R-12 zoning district                   | APPROVED                 |
| SP-4-96     | manufacturing SUP on 1 lot in the C-17 zoning district   | APPROVED                 |
| SP-3-99     | An R-34 SUP in the C-17L zoning district   | DENIED WITHOUT PREJUDICE |
| SP-17-99    | A warehouse/storage SUP in the C-17 zoning district  | APPROVED                 |

E.      Applicant/      North Idaho College  
Owner                      1000 West Garden Avenue  
                                    Coeur d'Alene, ID 83814

F.      Land uses in the area include civic (North Idaho College, Lewis & Clark State College, University of Idaho), waste water treatment plant, commercial, and residential (single-family and multi-family).

## **ANALYSIS:**

### **A.      Zoning:**

The portion of the property currently zoned C-17L (Limited Commercial at 17units/acre) will allow a community education use by right, while the remainder is zoned LM (Light Manufacturing) and does not allow community education, either by right or special use permit.

Per the corresponding PUD application's narrative North Idaho College is making the zone change request, "...a zone change has also been requested to change the parcels with the LM and C17-L zones to C-17 which would apply consistent zoning to the entire PUD area and would better allow for those types of limited education uses that relate to delivery of higher education services."

The applicant is requesting C-17 (Commercial at 17 units/acre) for all parcels, which allows the following uses by right and special use permit:

#### **Purpose and Intent:**

The requested C-17 zoning district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre. It should be located adjacent to arterials, however, joint access developments are encouraged:

#### **Uses permitted by right:**

1. Single-family detached housing (as specified by the R-8 District).
2. Duplex housing (as specified by the R-12 District).
3. Cluster housing (as specified by the R-17 District).

4. Multiple-family (as specified by the R-17 District).
5. Home occupations.
6. Community education.
7. Essential service.
8. Community assembly.
9. Religious assembly.
10. Public recreation.
11. Neighborhood recreation.
12. Commercial recreation.
13. Automobile parking when serving an adjacent business or apartment.
14. Hospitals/health care.
15. Professional offices.
16. Administrative offices.
17. Banks and financial institutions.
18. Personal service establishments.
19. Agricultural supplies and commodity sales.
20. Automobile and accessory sales.
21. Business supply retail sales.
22. Construction retail sales.
23. Convenience sales.
24. Department stores.
25. Farm equipment sales.
26. Food and beverage stores, on/off site consumption.
27. Retail gasoline sales.
28. Home furnishing retail sales.
29. Specialty retail sales.
30. Veterinary office.
31. Hotel/motel.
32. Automotive fleet storage.
33. Automotive parking.
34. Automobile renting.
35. Automobile repair and cleaning.
36. Building maintenance service.
37. Business support service.
38. Communication service.
39. Consumer repair service.
40. Convenience service.
41. Funeral service.
42. General construction service.
43. Group assembly.
44. Laundry service.
45. Finished goods wholesale.
46. Group dwelling-detached housing.
47. Mini-storage facilities.
48. Noncommercial kennel.
49. Handicapped or minimal care facility.
50. Rehabilitative facility.
51. Child care facility.
52. Juvenile offenders facility.
53. Boarding house.
54. Commercial kennel.
55. Community organization.
56. Nursing/convalescent/rest homes for the aged.
57. Commercial film production.

**Uses allowed by special use permit:**

1. Veterinary hospital.
2. Warehouse/storage.
3. Custom manufacturing.
4. Extensive impact.
5. Adult entertainment sales and service.
6. Auto camp.
7. Residential density of the R-34 district as specified.
8. Underground bulk liquid fuel storage-wholesale.
9. Criminal transitional facility.
10. Wireless communication facility.

The zoning pattern (see zoning map on page 3) in the surrounding area shows R-8, R-17, C-17L, and C-17. The North Idaho College property to the south is zoned R-17 and the City owned property to the north containing the wastewater treatment plant and University of Idaho is zoned C-17. The subject property is currently zoned LM and C-17L.

**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 subject property has a land use designation of Stable Established and is within the Education Corridor land use area and the Education Corridor Conceptual Plan and Neighborhoods (Fort Grounds) Special Areas, as follows:

**Stable Established Areas:**

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.

**Education Corridor:**

The Education Corridor is becoming an important asset to our community as institutions of higher learning continue to grow in this area. A study looking at future land use patterns in the Education Corridor is currently underway. This study should provide the needed framework to ensure compatibility with the existing neighborhoods, wastewater treatment plant, shoreline, and the planned higher educational uses.

**The characteristics of the Education Corridor will include:**

- An increasing number of uses related to the provision of higher education that is suitable in scale and density with the existing surrounding uses.
- Ensuring connectivity is maintained and improved throughout the corridor to provide multi-modal transportation options.
- Retaining and increasing trees and landscaping.

**3. Special Areas – Education Corridor Conceptual Plan**

Coeur d'Alene is home to three institutions of higher education: the main campus of North Idaho College (NIC), and branch campuses of the University of Idaho (UI) and Lewis-Clark State College (LCSC). NIC has made its home at the Fort Grounds since it was founded in



1933, and UI and LCSC have been offering classes and services in various locations for many years. In 2002, the City of Coeur d'Alene sold a former restaurant/office building down river from NIC to UI. It is probable that an additional institution, Idaho State University, will also offer programs from this location in the future.

The city recognizes that the continuation and growth of these higher education institutions is crucial for its quality growth. Our vision is that the locations be joined to form an Education Corridor that would extend along Northwest Boulevard and the Spokane River for more than a mile.

Two other entities are currently included in this land mix: the city's Wastewater Treatment Facilities and the DeArmond Lumber Mill, owned and operated by the Stimson Lumber Company.

The city's vision is that the treatment facilities remain, but be designed and landscaped to be compatible with a new, more expansive campus.

**Policy:**

Working in conjunction with LCDC, NIC, UI, LCSC, and private development groups, we will create an education corridor that will connect the existing NIC campus with other higher education institutions.

**Methods:**

We will support educational institutions in their planning efforts for the Education Corridor.

We will enlarge the wastewater treatment plant, but will design and build it to ensure compatibility of the adjoining land uses.

**4. Special Areas: Neighborhoods – Fort Grounds:**

During the next 20-year planning period, this neighborhood will be impacted by extensive development along its borders to the north and east. Careful planning in cooperation with the Fort Grounds Home Owners Association will be necessary to preserve this neighborhood's character and charm.

**Policy:**

- We will preserve the Fort Grounds as an historic area, park, and campus.

**Methods:**

- Establish an additional traffic ingress/egress for increased circulation.
- Support the higher education institutes in their existing and planned campuses.

**5. Significant Policies:**

➤ Objective 1.01 - Environmental Quality:

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

➤ Objective 1.02 - Water Quality:

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

aquifer

- Objective 1.12 - 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 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 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 prior to approval for properties seeking development.
- Objective 4.01 - City Services:  
Make decisions based on the needs and desires of the citizenry.
- Objective 4.02 - City Services:  
Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, streetlights, recreation, recycling, and trash collection).

*Evaluation: The Planning commission must determine, based on the evidence 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:

No comments.

*-Submitted by Don Keil, Assistant Wastewater Superintendent*

WATER:

Water has no concerns for the proposed zone change.

*-Submitted by Terry Pickel, Assistant Wastewater Superintendent*

STREETS, TRAFFIC AND STORMWATER:

No comments.

*-Submitted by Chris Bates, Engineering Project Manager*

FIRE:

No issues.

*-Submitted by Brian Keating, Fire Inspector*

*Evaluation: The Planning commission must determine, based on the evidence before them, whether the public facilities and utilities are adequate for the proposed use.*

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.

*Evaluation: The Planning commission must determine, based on the evidence before them, whether the physical characteristics of the site make it suitable for the request at this time.*

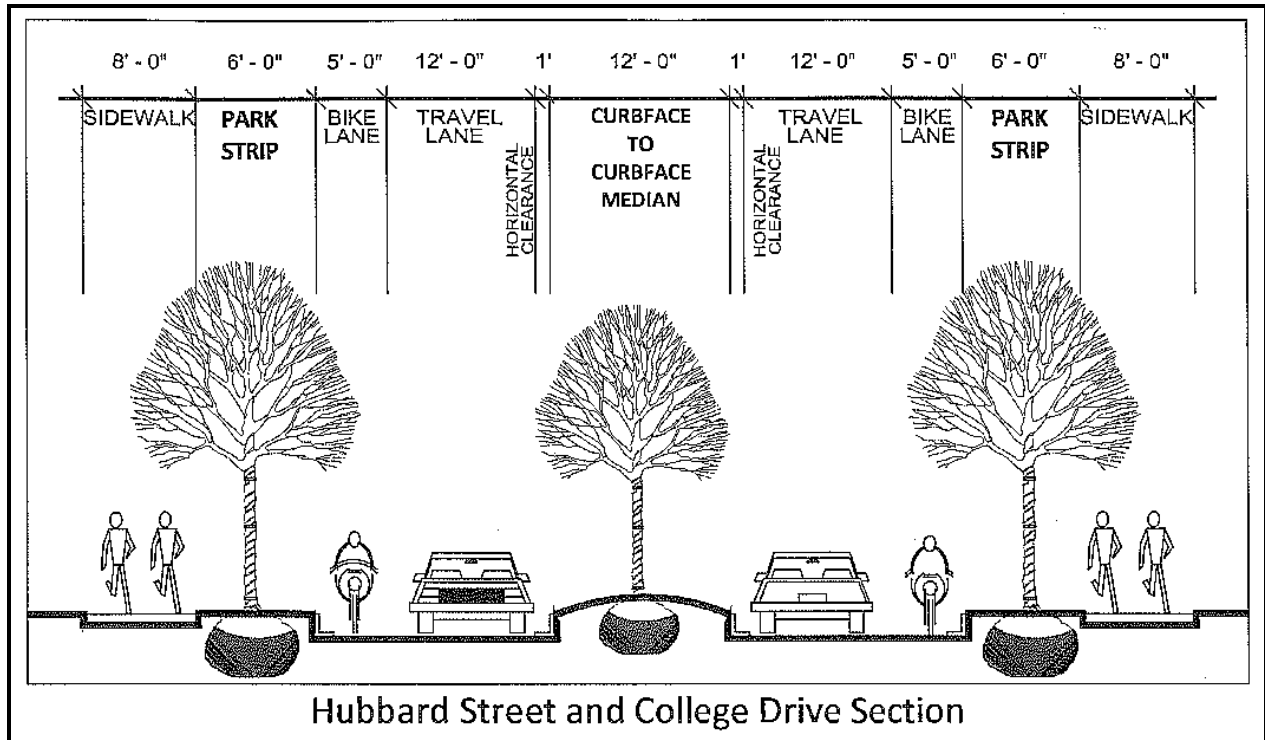
E. **Finding #B11: THAT THE PROPOSAL (WOULD) (WOULD NOT) ADVERSELY AFFECT THE SURROUNDING NEIGHBORHOOD WITH REGARD TO TRAFFIC, NEIGHBORHOOD CHARACTER, (AND) (OR) EXISTING LAND USES.**

The proposed Zone Change is bordered by River Avenue on the south, and, Hubbard Street and College Drive traverse the subject property. Hubbard Street is a direct connection to Northwest Boulevard and points beyond.

The existing streets have recently been reconstructed to meet City standards, and the future

needs of the college campus area. Wider street sections w/ median dividers, roundabouts, and controlled points of access have been constructed to meet the anticipated traffic flows.

The October 2010 Education Corridor Preliminary Infrastructure Design Report, contained the typical seventy-six foot (76') road section that was approved and implemented in the design of the street network through the PUD site:



This is the road section that was constructed to serve the future needs of the college, and cannot be deviated from without approval of the city. Alterations to this design may have adverse effects on the volume of traffic, and, the flow of that traffic through the local street network. Therefore, any proposed change to the typical street section must be approved by the City Engineer.

At this time, the streets within the area of the proposed PUD have not been dedicated to the public; however, they have been signed and striped per the requirements of the Manual of Uniform Traffic Control Devices (MUTCD).

In order to maintain continuity with all streets within the City limits, and, for the general safety of the driving, walking and bicycling public, signing and striping of the streets will be required to adhere to and be maintained in the format dictated by the MUTCD.

The ITE Trip Generation Manual estimates the project may generate 8,100 trips per day based upon the published student count of 6,750 and 1.20 ADT's (average daily trips).

The adjacent and connecting streets will accommodate the noted traffic volumes. The recent completion of the new road network that traverses the area encompassed by the PUD included a new signalized intersection at the Hubbard Street / Northwest Blvd juncture. This now provides two signalized intersections (NW/Mullan/Gov't Way being the other) by which to access the subject property. In addition, a third signalized intersection is slated to be built in the spring of 2012 at the intersection of River Avenue and Northwest Boulevard, which will provide yet another point of connection to the area. This will allow for a greater dispersion of traffic entering and leaving the site.

Since the traffic flows to a college campus tend to fluctuate throughout the day, and, also during the days of the week, the average number of trips per day is generally less than the total number of predicted trips. That number is an assumption that all of the students are there on a daily basis and that is typically not the case. In reality, it is actually a portion of that number.

*-Submitted by Chris Bates, Engineering Project Manager*

Evaluation:      *The Planning Commission must determine if the proposal adversely affects the surrounding neighborhood at this time with regard to traffic, neighborhood character existing land uses.*

F.      Recommended conditions:

None

G.      Ordinances and Standards Used In Evaluation:

Comprehensive Plan - 2007.  
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.





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

**A. INTRODUCTION**

This matter having come before the Planning Commission on, November 8, 2011, and there being present a person requesting approval of ZC-4-11:, from the existing C-17L (Limited Commercial at 17 units/acre) and LM (light Manufacturing) areas within the Educational Corridor to the C-17 (Commercial at 17 units/acre) zoning district.

APPLICANT: NORTH IDAHO COLLEGE

LOCATION: +/-6.79 ACRES IN PARCELS CURRENTLY ZONED LM & C-17L WITHIN THE EDUCATION CORRIDOR

**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 civic (North Idaho College, Lewis & Clark State College, University of Idaho), waste water treatment plant, commercial, and residential (single-family and multi-family).
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is LM and C-17L.
- B4. That the notice of public hearing was published on September 24, 2011, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on October 24, 2011, which fulfills the proper legal requirement.
- B6. That 7 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on September 23, 2011, and \_\_\_\_\_ responses were received: \_\_\_\_ in favor, \_\_\_\_ opposed, and \_\_\_\_ neutral.
- B7. That public testimony was heard on November 8, 2011.

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

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

**Criteria to consider for B9:**

1. Can water be provided or extended to serve the property?
2. Can sewer service be provided or extended to serve the property?
3. Does the existing street system provide adequate access to the property?
4. Is police and fire service available 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 NORTH IDAHO COLLEGE 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 Evans    | Voted _____ |
| Commissioner Luttrupp | Voted _____ |
| Commissioner Messina  | Voted _____ |
| Commissioner Soumas   | Voted _____ |

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

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

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

\_\_\_\_\_  
CHAIRMAN BRAD JORDAN

## GENERAL NARRATIVE

### OVERVIEW OF PROJECT AND REQUESTED ACTIONS

The North Idaho College North Campus PUD is approximately an 18.78 acre, irregularly shaped site (including road ROWs) that sits north of River Avenue and the existing campus (see Exhibit 1), and extends northeast to Northwest Boulevard at the Hubbard Avenue. It is bounded on the west by the Spokane River. Surrounding land use (see Exhibit 2) influences include the existing campus to the south, the City's waste water treatment plant (WWTP) to the north, and, commercial uses on the east at and near Northwest Boulevard. To the east there is also an un-used railroad ROW as well as a small residential area with homes that front on Military Drive north of River Avenue.

Existing zoning (see Exhibit 3) for the site includes six (6) parcels that are zoned C-17, four (4) parcels zoned LM, or Light Manufacturing, and nine (9) parcels zoned C-17L. Adjacent land parcels are zoned C-17 to the north, C-17L to the east and R-17 to the south. The western portion of the site along the river is also subject to the city's 150' shoreline setback. The Comprehensive Plan designation for this area is "Transition".

The site exhibits low topographical relief (see Exhibit 4) with the highest elevational areas being near the levee/dike along the Spokane River on the west and near the Hubbard Avenue/Northwest Boulevard intersection on the north. The lowest portion of the site is at the intersection of Hubbard Avenue and River Avenue. This is important as the topographical relief contains the majority of the views and vistas to within the site.

A greater portion of the site formerly housed a small sawmill operation with dry kilns, log storage areas, and planing and packaging operations. As is well known, North Idaho College recently acquired the property and it is



The NIC campus today.



their intent through this land acquisition and this P.U.D. approval process to set the stage for the future expansion of the campus in an orderly and controlled fashion.

There are existing structures within the PUD boundaries (See Exhibit 5) that are in use today and providing valuable service to the College. These include temporary classrooms and support services buildings that sit on the north side of River Avenue. In time, these will be replaced in favor of a long term strategy of siting and constructing new and permanent academic facilities on defined building sites inside individual lots. While there are no specific or identified projects for construction as of this writing other than the proposed CEF Building, which will be discussed briefly later, a partial list of potential facilities may include:

1. Parking Structures
2. Academic Buildings
3. Joint Sponsorship Projects
4. Physical Education and Wellness Structures
5. Surface Parking –temporary and permanent
6. Athletic Fields
7. Landscape/ Open Space

A PUD approval is being requested pursuant to the terms of the annexation agreement executed by the City, North Idaho College, and the College's foundation. It is also requested as a means to allow for necessary flexibility in the further development of the property and its integration with the existing campus areas. In addition, a zone change has also been requested to change the parcels with the LM and C17-L zones to C-17 which would apply consistent zoning to the entire PUD area and would better allow for those types of limited education uses that relate to delivery of higher education services. It should be noted that although C-17 is being sought, no standard commercial uses are anticipated for the project that would be outside what would normally be delivered as part of a higher education institution.

## DEVELOPMENT PLAN

The proposed development plan (see Exhibit 5) includes the roads, utilities, pedestrian and bicycle connectivity, lighting and landscape development being accomplished by the LCDC sponsored Education Corridor Infrastructure Project or LCDC-IP. The project includes four (4) defined development lots, one (1) of which will be dedicated open space. Inside the three remaining lots are nine (9) proposed building sites with defined development areas. Open space constitutes approximately 11% of the total PUD area.

Of the lots not formally dedicated as Open Space, the following summarizes the development intent for each:

|                     |            |   |
|---------------------|------------|---|
| Sites 1 & 2 -       | Near Term: | Open Space/Parking  |
|                     | Long Term: | Building Sites  |
| Site 3 -            | Near Term: | Open Space/Surface Parking  |
|                     | Long Term: | Parking Structure of up to 7 floors above grade   |
| Sites 4, 5, 6 & 7 - | Near Term  | Surface parking and/or single story buildings; or open space  |
|                     | Long Term: | Building Sites for multi-story structures   |
| Sites 8 & 9 -       | Near Term: | Surface parking   |
|                     | Long Term: | Parking garage of up to 7 floors above grade; may or may not be attached to another structure; up to three(3) academic structures; or surface athletic fields; physical education/wellness facilities |

Alternatives A through C show the various options for how Site 9 could be developed either collectively or separately. (See Exhibits 6,7, & 8)

## LOT DIAGRAMS/BUILDING ENVELOPES

Building envelopes (see Exhibit 9) have been developed for the non-open space parcels and show the anticipated extent of areas inside the proposed development lots where structures may be placed in the future. Most are generous in size and flexible in their configuration to allow future college leaders multiple options for new building configurations. Some building envelopes, such as are shown on Building Site 3 and Building Site 8, are or have portions of them that are specific to a structure's size. These are anticipated to be future parking garage sites, with Building Site 3 prioritized as the first site to have such a facility. The geometry of these building envelopes are specific to the horizontal dimensions of a structure's proposed size. Detailed building site diagrams appear in the appendices to this request.

The proposed building envelopes also direct placement of structures on Building Sites 2 & 3 such that they, along with street tree plantings and their own site landscape development, will serve in a buffering capacity for the WWTP. As part of Lot 2 and between Building Sites 2 and 3, fire access to the south and west sides of the WWTP and has been provided and coordinated with WWTP officials.

It is also anticipated that the development of multiple building sites in a collective effort may take place while allowing for flexibility for change in the future. For example, we have included the most current site plan for the Collaborative Education Facility, or CEF, which makes use (see Exhibit 10) of Building Sites 4, 5, and 6. While not approved yet for development by all the participating parties, the areas of Building Sites 4 and 6 best illustrate how anticipated transition has been built in to the planning as they will be surface parking in the near term, as well as



Typical Building Site Diagram



sites for temporary classrooms and locations of college support services, but have been sized to allow for future buildings of more intense activity than those presently there. Site 5 is shown as the formal location for the CEF. Open Space Tract "C" inside Lot 3 will be dedicated as open space and will facilitate a pedestrian-oriented green space that will serve the CEF and future buildings linking with both the open space lot along the river (Lot 1) and the existing campus to the south. It is anticipated that the buildings occupying Sites 4 and 6 will be multi-story in nature. This statement should not preclude near-term development of structures for a specific use that may be single story in configuration.

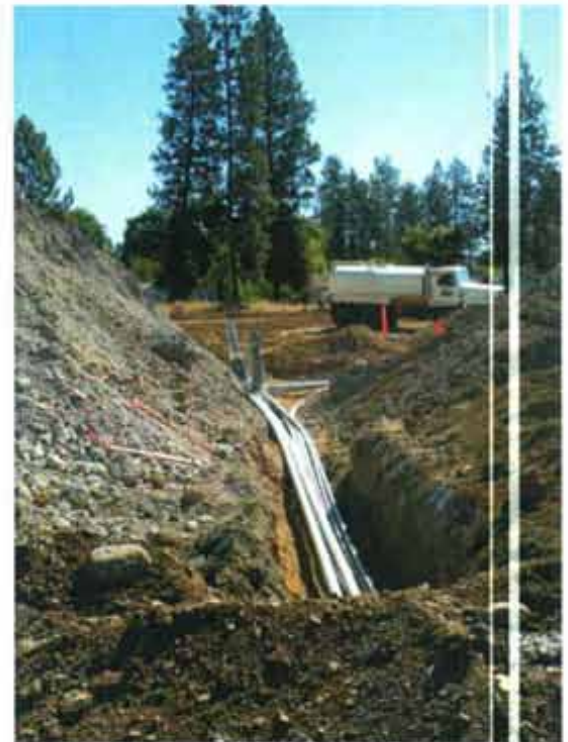
#### UTILITIES

The LCDC-IP has provided an extensive re-working of the utilities network (see Exhibit 11) and related linkages throughout the greater PUD area and includes improvements specific to this PUD and to the larger City as well. All proposed building sites will have access to sewer, water and standard dry utility services. Stormwater from the streets is handled via existing storm networks that have been enhanced. Stormwater for individual lot development will be managed on-site responsive to specific project needs and in accordance with applicable city ordinances.

#### GENERAL LANDSCAPE DEVELOPMENT

Extensive street plantings and planted medians have been provided as part of the LCDC-IP (see Exhibit 12). Street tree and edge tree plantings total 469 trees. The planting design is intended to accomplish a number of goals which include:

- Creation of a shaded boulevard entrance to the campus as well as mitigation of urban heat island effect
- Injection of spring and fall color for interest and placemaking



Dry utilities installation

- Buffering of the WWTP through use of “curtains” or waves of trees that both screen and focus views
- Use of a mix of Idaho native conifers to provide winter interest, structure to the landscape, and as a salute to the former lumber production activities that occurred on the site

In addition, the roundabout circles have also been extensively planted. All areas of landscape development are irrigated by a drip irrigation system with a central control system that will monitor water usage and can be expanded to manage the landscapes of the projects that will eventually occur on the development lots. The irrigation mainline has been sized to accommodate future growth in use inside the PUD boundaries, provide extensions south to the existing campus, and to facilitate use of river water, if so desired, or use of future reclaimed water from the WWTP. As part of this application, we are also asking for recognition/approval of a future pump/intake structure out of the Spokane River near the southwest corner of the PUD.

In the near term, those areas that will not have buildings or parking will be seeded with a sustainable turfgrass seed mix and managed to establish an acceptable stand of grass. As use changes in the future, access to the irrigation mainline for increased watering could change these areas to a more manicured form of turfgrass, if desired.

A street, sidewalk, and trail lighting system has been provided that meets or exceeds footcandle standards for these specific areas.

Long term emphasis on landscape development is intended to be consistent with previous community discussion and focus on a “river of pines”. It will be the intent to modify this slightly to emphasize a “river of conifers” to be situated throughout the future green (see Exhibit 13) core of the campus making use of a mix of native Idaho coniferous trees in a swath from the north campus



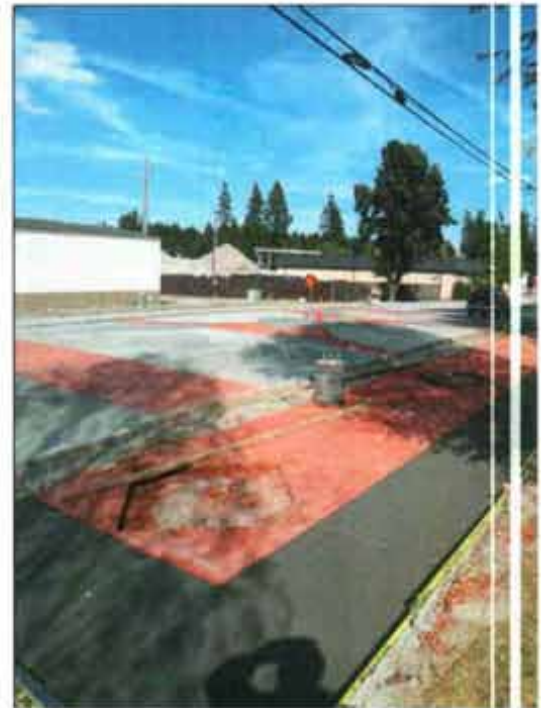
boundary south through the center of the campus to the lake.

## OPEN SPACE

As has been noted before, approximately 11% of the PUD area has been set aside as open space both on a platted lot and in dedicated tracts, designated as Lot 1, Open Space Tracts "A" and "B" inside Lot 2, and Open Space Tract "C" inside Lot 3 (see Exhibit 15). Lot 1 is river frontage with the Centennial Trail and will have no major academic structures placed within it. Over time, there may be minor structures such as shelters, benches or picnic tables that may be placed at a later date. The intent with its configuration is to set aside the waterfront areas for public access, to enhance connectivity of the North Idaho Centennial Trail, to provide for a soft path below the Centennial Trail on the river bank to provide access to the water, and to extend a green pedestrian oriented corridor to the southeast with street crossings down to the existing campus. This will support the future placement of connecting walkways from the campus areas up to the Centennial Trail to provide the desired level of connectivity to the future central green space of the existing campus. As noted earlier, Open Space Tract "C" facilitates this as well. At-grade decorative pedestrian crossings have also been provided to reinforce the pedestrian zone and the connectivity it provides.

Open space Tract "B" is intended as a buffer lot to mitigate visual impacts of a future multi-story parking garage on Building Site 3 as well as the WWTP. It is anticipated that this project is well off into the future, but starting the buffer now with a mix of coniferous tree plantings as part of the LCDC-IP will ensure that it is ready at time of construction to manage views of the campus from the remaining residential uses along Military Drive to the east.

There are encroachments in the near term on Open Space Tract "C" near River Avenue, but as the new campus areas



Pedestrian crossing under construction.

begins to take shape and to establish permanent uses such as the new CEF Building these encroachments will be eliminated and the open space will realize its intended function. Additional open space set aside has covered the near term intrusion of these facilities.

## GENERAL MANAGEMENT

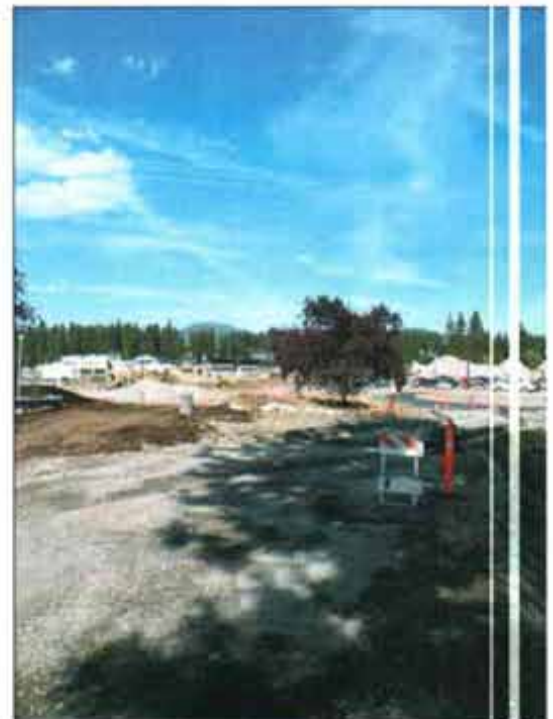
All areas and aspects of the PUD are to be maintained by North Idaho College except all the maintenance functions anticipated and normally undertaken by the City such as is normally associated for storm sewer trunks, sewer trunks, and water mains. Streets are to be private allowing for public access with defined rights-of-way and the College will be responsible for their maintenance. Dry utilities maintenance will be coordinated between North Idaho College and the providers.

## DEVIATIONS

We are requesting to waive the application of the Shoreline Ordinance for Lots 1 & 2 as it is the intent of the College to reserve the right to place multi-story academic and/or special use structures on Building Sites 1 & 2 inside of Lot 2, and to retain the flexibility for varying heights consistent with the C-17 zone. Lot 1 may possibly see small park-like structures such as shelters, overlooks, and seating areas installed at a later time. These will have to be permitted by the US ACOE at the time of development.

Also requested is our deviation from normal C-17 setbacks to those shown on the Building Site Diagrams that define each building site's building envelope. These are more restrictive than the C-17 setbacks as a means to direct placement of structures to form spaces, shape and direct views, and in some cases buffer certain views out from the project.

Although there are no height restrictions associated with the C17 zone, we are submitting for approval, maximum



Centennial Trail and Dike road linkages.



building heights for each lot to add clarity for future building permitting and construction efforts.

## GENERAL RELATIONSHIPS

The project has been planned and these initial steps have been carefully coordinated with ongoing development programs underway by the City in general, LCDC and the WWTP, as a specific arm of the City. Transportation networks and master plans have been respected and used as a basis for going forward with final design for the LCDC-IP Phase 1A. Neighborhood values have been taken into account in the design of the proposed street network and connections. Dry utilities and communications networks have also been coordinated with providers and have resulted in upgrades and removal of poles and above ground lines. Wet utilities networks have been enhanced and relocated to allow for future development of the proposed lots while giving much needed enhancements to city-wide utility connectivity. The shoreline open space piece (Lot 1) allows for better Centennial Trail connectivity. As previously noted, the pedestrian network of walks and crossings and support lighting systems will provide much better flow of students and faculty to and from critical areas of the campus.

## PHASING

It is anticipated that this current construction phase of the LCDC-IP, follow up right-of-way dedication, platting, and lot pinning will represent the initial phase of the PUD. Subsequent phases will be represented by individual building projects on each of the newly defined lots. As previously mentioned, the joint sponsored CEF Building is the only current project envisioned for the PUD area. This is considered as years away. It should be remembered that it has taken 75 plus years of growth to get the campus to its current configuration. Approval of this PUD application sets the stage for campus development the next 75 years.

**PLANNING COMMISSION  
STAFF REPORT**

FROM: TAMI STROUD, PLANNER  
DATE: NOVEMBER 8, 2011  
SUBJECT: ZC-5-11 - ZONE CHANGE FROM R-12 TO C-17  
LOCATION: +/- 1.2 ACRE PARCEL AT 188 & 196 W HAYCRAFT AVENUE

**DECISION POINT:**

Scott L. Poorman, Attorney at Law is requesting approval of a Zone Change from R-12 (Residential at 12 units/acre) to C-17 (Commercial at 17 units/acre).

**SITE PHOTOS:**

A. Aerial photo



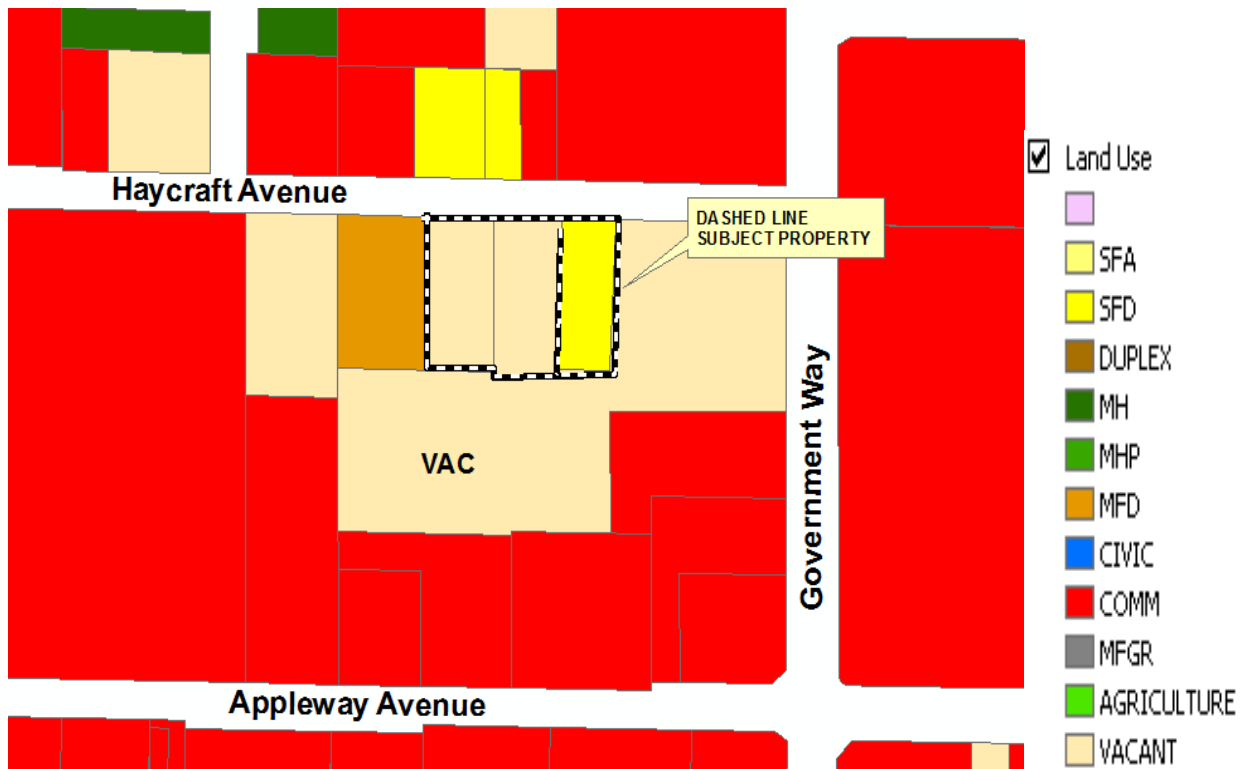
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Map of the area around Haycraft Avenue and Highway 95, showing the location of the proposed zone change request. The map includes a legend for various land use types: Residential Single-Family (light blue), Residential Medium-Density (medium blue), Residential High-Density (dark blue), Commercial (yellow), Industrial (orange), and Public (green). The area of the zone change request is highlighted with a red dashed border. The map also shows Highway 95, Haycraft Avenue, and the intersection with Highway 101.

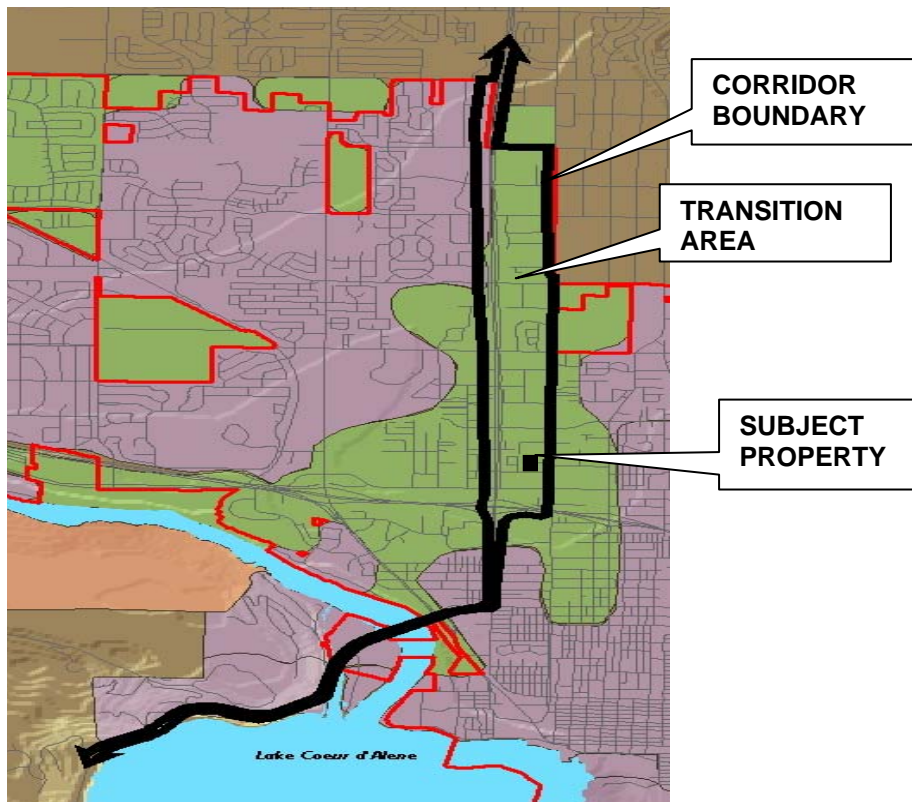
Page 2



B. Generalized land use pattern:



C. 2007 Comprehensive plan designation – Transition –US 95 Corridor



**US 95 Tomorrow:**

The city of Coeur d'Alene will be working during the next planning period until the year 2027 with the Idaho Department of Transportation to design an efficient transportation system through the city.

- D. Applicant: Scott L. Poorman, Attorney at Law
- E. Owner: Union Gospel Mission  
P.O. Box 2871  
Coeur d'Alene, ID 83814
- F. Existing land uses in the area include residential – mobile homes, mobile home park, single-family, multi-family, commercial, manufacturing and vacant land.
- G. A portion of the subject property is being developed as the Union Gospel Mission site and a single-family dwelling on the other.

#### **PERFORMANCE ANALYSIS:**

- A. Zoning ordinance considerations:

Approval of the zone change request to C-17 would intensify the potential use of the property by increasing the range of uses allowed by right and special use permit. The existing R-17 zone and proposed C-17 zone are listed for comparison purposes:

#### **R-17 Zoning District:**

1. Purpose

The R-17 district is intended as a medium/high density residential district that permits a mix of housing types at a density not greater than seventeen (17) 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.

2. Uses permitted by right

- Single-family detached housing
- Duplex housing
- Pocket residential development
- Multi-family.
- Home occupations.
- Administrative.
- Public recreation.
- Neighborhood recreation.
- Essential service (underground)
- Childcare facility.
- Community education.

3. Uses permitted by Special Use Permit:

- Automobile parking when the lot is adjoining at least one point of, intervening streets and alleys excluded the establishment which it is to serve; this is not to be used for the parking of commercial vehicles.
- Boarding house.
- Commercial film production.
- Commercial recreation.
- Community assembly.
- Community organization.
- Convenience sales.
- Group dwelling - detached housing.
- Handicapped or minimal care facility.
- Juvenile offenders facility.
- Ministorage facilities.
- Mobile home manufactured in accordance with section 17.02.085 of this title.
- Noncommercial kennel.
- Nursing/convalescent/rest homes for the aged.
- Rehabilitative facility.
- Religious assembly.
- Residential density of the R-34 district as specified.
- Three (3) units per gross acre density increase.

## **C-17 Zoning District:**

### **4. Purpose and Intent:**

The requested C-17 zoning district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre. It should be located adjacent to arterials; however, joint access developments are encouraged:

### **5. Uses permitted by right:**

- Single-family detached housing (as specified by the R-8 District).
- Duplex housing (as specified by the R-12 District).
- Cluster housing (as specified by the R-17 District).
- Multiple-family (as specified by the R-17 District).
- Home occupations.
- Community education.
- Essential service.
- Community assembly.
- Religious assembly.
- Public recreation.
- Neighborhood recreation.
- Commercial recreation.
- Automobile parking when serving an adjacent business or apartment.
- Hospitals/health care.
- Professional offices.
- Administrative offices.
- Banks and financial institutions.
- Personal service establishments.

- Agricultural supplies and commodity sales.
- Automobile and accessory sales.
- Business supply retail sales.
- Construction retail sales.
- Convenience sales.
- Department stores.
- Farm equipment sales.
- Food and beverage stores, on/off site consumption.
- Retail gasoline sales.
- Home furnishing retail sales.
- Specialty retail sales.
- Veterinary office.
- Hotel/motel.
- Automotive fleet storage.
- Automotive parking.
- Automobile renting.
- Automobile repair and cleaning.
- Building maintenance service.
- Business support service.
- Communication service.
- Consumer repair service.
- Convenience service.
- Funeral service.
- General construction service.
- Group assembly.
- Laundry service.
- Finished goods wholesale.
- Group dwelling-detached housing.
- Mini-storage facilities.
- Noncommercial kennel.
- Handicapped or minimal care facility.
- Rehabilitative facility.
- Child care facility.
- Juvenile offenders facility.
- Boarding house.
- Commercial kennel.
- Community organization.
- Nursing/convalescent/rest homes for the aged.
- Commercial film production.

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

- Veterinary hospital.
- Warehouse/storage.
- Custom manufacturing.
- Extensive impact.
- Adult entertainment sales and service.
- Auto camp.
- Residential density of the R-34 district as specified.
- Underground bulk liquid fuel storage-wholesale.
- Criminal transitional facility.
- Wireless communication facility.

7. **Evaluation:** As indicated by the zoning, land use and zone changes maps, this area has been changing from a residential to a commercial area for many years with the C-17 zone now being the most common zoning designation and commercial land uses the predominate use in the area.

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

1. The subject property is within the existing city limits.
2. The City Comprehensive Plan Map designates this area as Transition – US 95 Corridor, as follows:

A. 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.

B. US 95 Corridor:

The city of Coeur d'Alene will be working during the next planning period until the year 2027 with the Idaho Department of Transportation to design an efficient transportation system through the city.

C. The characteristics of the US 95 Corridor will be:

- Ensuring that access to businesses along the highway corridor is protected.
- Ensuring the city is not divided by this highway.
- Designing a system for the safe and efficient traffic flow through the city with a separate arterial for through traffic.
- Encouraging retention and planting of native variety, evergreen trees.
- Anticipating that US 95 traffic will be possibly diverted to a future bypass.
- Careful planning is needed to the south of Coeur d'Alene due to the continued development of Blackwell Island.
- Careful planning is needed to the south of Coeur d'Alene because access to these areas is limited to the US 95 bridge over the Spokane River.
- Retaining and expanding landscaping along both I-90 and US 95.
- Provide for safe crossings of US 95 for pedestrian and bicycle traffic.

**Significant policies for your consideration:**

- Objective 1.06 - Urban Forests:



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

➤ Objective 1.08 - Forests & Natural Habitats:

Preserve native tree cover and natural vegetative cover as the city's dominant characteristic.

➤ 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 1.14 - Efficiency:

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

➤ 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 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 3.10 - Affordable & Workforce Housing:

Support efforts to preserve and provide affordable and workforce housing.

➤ Objective 3.16 - Capital Improvements:

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

➤ Objective 4.01 - City Services:

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

➤ Objective 4.02 - City Services:

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

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

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

SEWER:

Public sewer is of adequate capacity to support applicant's request. In addition, we would request, as part of the building permit application, a revised site plan showing sewer service locations be submitted for our review.

Submitted by Jim Remitz, Utility Project Manager

WATER:

The Water Department has no concerns for the proposed zone change request at 188/196 W.Haycraft Avenue.

Evaluation:

The water infrastructure necessary to support this has been installed.

Submitted by Terry Pickel, Assistant Water Superintendent

ENGINEERING: The Engineering Department had no issues with the zone change request.

Submitted by Chris Bates, Engineering Project Manager

FIRE: There are no issues with the zone change request.

Submitted by Bryan Keating, Fire Inspector

C. **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.

D. **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 neighborhood character and land uses in the commercial corridor along Appleway is in transition from single-family residential to commercial development.

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

E. Proposed conditions: NONE

F. Ordinances and Standards Used In Evaluation:

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

**ACTION ALTERNATIVES:**

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

# **Union Gospel Mission Association of Spokane**

## **Zone Change Application**

### **Narrative and Comprehensive Plan Analysis**

The Union Gospel Mission Association of Spokane (UGM) is requesting a change in the zoning of the real property located at 188 W. Haycraft Avenue in Coeur d'Alene. The parcel is currently zoned R-17 and UBM is requesting to change the zoning to the C-17 category. This zone change is requested to allow the parcel to be utilized as part of the new Center for Women and Children currently under construction at 196 W. Haycraft Ave. The proposed zone change to C-17 will improve the utility of the parcel and make the property consistent with the surrounding zoning.

The subject property is located on the south side of West Haycraft Avenue near the corner of Haycraft and Government Way. The existing residential structure on the property will be transported to a new location to make room for a proposed 4,440 square foot warehouse & auxiliary building to serve the Center for Women and Children. The adjacent parcels to the North, East and South of the subject property are currently zoned C-17. The adjacent parcel to the West is the location of the Center for Women and Children currently under construction by UGM.

The proposed warehouse/auxiliary building was originally planned to be constructed in the southeast corner of the adjacent UGM property as shown on the attached site plan. When the subject parcel came on the market, UGM acquired the property as an alternative location for the warehouse/auxiliary building. Relocation of the auxiliary building will allow for future expansion of the Center for Women and Children and provide additional design and development options.

The proposed zone change to C-17 entirely compatible with the Goals and Objectives of the 2007 Comprehensive Plan (the Plan) as detailed in the *italicized* statements below:

**Goal #1** of the Plan is to preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene through the following objectives:

**Objective 1.01 Environmental Quality:** Minimize potential pollution problems such as air, land, water, or hazardous materials.

*The proposed zone change will not contribute to air, land or water pollution and will not generate or utilize hazardous materials.*

**Objective 1.02 Water Quality:** Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.

*The proposed zone change will not negatively impact local lakes, rivers or the aquifer.*

**Objective 1.03 Waterfront Development:** Encourage public and private development to incorporate and provide ample public access, both physical and visual, to the lakes and rivers.

*The proposed zone change will not hinder or impact public access to lakes and rivers.*

**Objective 1.04 Waterfront Development:** Provide strict protective requirements for all public and private waterfront developments.

*The proposed zone change does not involve waterfront property.*

**Objective 1.05 Vistas:** Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d'Alene unique.

*The proposed zone change will not impact vistas or view corridors within the City.*

**Objective 1.06 Urban Forests:** Enforce minimal tree removal, substantial tree replacement, and suppress topping trees for new and existing development.

*If the proposed zone change is approved, several new trees will be planted on the property to comply with the design standards and site performance standards required by the City Code.*

**Objective 1.07 Urban Forests:** Restrict tree removal in city rights-of-way and increase tree planting in additional rights-of-way.

*Existing trees on the property will be preserved and new trees will be planted if the zone change is approved.*

**Objective 1.08 Forests & Natural Habitats:** Preserve native tree cover and natural vegetative cover as the city's dominant characteristic.

*Existing trees on the property will be preserved and new trees will be planted if the zone change is approved.*



**Objective 1.09 Parks:** Provide an ample supply of urbanized open space in the form of squares, beaches, greens, and parks whose frequent use is encouraged by placement, design, and access.

*The proposed zone change will not impact public open space.*

**Objective 1.10 Hillside Protection:** Protect the natural and topographic character, identity, and aesthetic quality of hillsides.

*The subject property is not located on a hillside.*

**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.

*Future improvements on the subject property will comply with all design standards and other development requirements in effect.*

**Objective 1.12 Community Design:** Support the enhancement of existing urbanized areas and discourage sprawl.

*The proposed zone change will allow the subject property to be utilized in conjunction with the new Center for Women and Children currently under construction on the adjacent property. The proposed zone change will facilitate new investments in and improvements to the subject property.*

**Objective 1.13 Open Space:** Encourage all participants to make open space a priority with every development and annexation.

*Future improvements to the subject property will comply with all open space and design standards then in effect.*

**Objective 1.14 Efficiency:** Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

*The subject property is fully served by existing infrastructure and services.*

**Objective 1.15 Natural Terrain:** Wherever possible, the natural terrain, drainage, and vegetation should be preserved with superior examples featured within parks and open spaces.

*The proposed zone change will not alter the terrain or natural drainage patterns. Allowing the proposed commercial building on the property will encourage new development and enhancement of the property.*

**Objective 1.16 Connectivity:** Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.

*The subject property is located near existing public transportation routes on Government Way.*

**Objective 1.17 Hazardous Areas:** Areas susceptible to hazardous conditions (e.g. flooding, landslides, earthquakes, etc.) should be left in a natural state unless impacts are mitigated.

*The subject property is not located within a hazardous area.*

**Objective 1.18 Night Sky:** Minimize glare, obtrusive light, and artificial sky glow by limiting outdoor lighting that is misdirected, excessive, or unnecessary.

*All outdoor lighting on the subject property will be minimized and designed to avoid obtrusive light pollution.*

**Goal #2 of the Plan preserves the City's quality workplaces and policies, and promotes opportunities for economic growth through the following objectives:**

**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.

*The proposed zone change is requested to allow the use and development of the property in a manner that is consistent with the character of the surrounding neighborhood and adjacent projects under construction. The property is not desirable as a single-family residential site.*

**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.

*The intended use of the property will enhance and facilitate the Center for Women and Children currently under construction on the adjacent property.*

**Objective 2.03 Business Enhancement & Urban Renewal:** Support the efforts of local and regional economic development agencies such as Jobs Plus, Inc. and Lake City Development Corporation.

*The Union Gospel Mission project on Haycraft will create jobs for the community while providing housing and support services for women and children in need. Matthew 25:40*

**Objective 2.04 Downtown & Neighborhood Service Nodes:** Prioritize a strong, vibrant downtown and compatible neighborhood service nodes throughout the city.

*The project site is centrally located near major commercial corridors: Appleway and Government Way.*

**Objective 2.05 Pedestrian & Bicycle Environment:** Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.

*The proposed zone change will create employment opportunities within walking/biking distance from existing residential neighborhoods.*

**Objective 2.06 Cooperative Partnerships:** Encourage public/private partnerships to procure open space for the community while enhancing business opportunities.

*The entire UGM project will rehabilitate and improve a somewhat blighted area of the City.*

**Goal #3 of the Plan preserves the qualities that make Coeur d'Alene a great place to live through the following objectives:**

**Objective 3.01 Managed Growth:** Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.

*The requested zone change will enhance and facilitate the Center for Women and Children currently under construction. The Center will provide housing and assistance for a segment of the population that is currently underserved.*

**Objective 3.02 Managed Growth:** Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.

*The proposed zone change will not impact connectivity or open space.*

**Objective 3.03 Managed Growth:** Direct development of large chain warehouse ("big box") business outlets to zones that will protect neighborhoods.

*This objective is not applicable to the proposed zone change.*

**Objective 3.04 Neighborhoods:** Encourage the formation of active neighborhood associations and advocate their participation in the public process.

*The subject property is located in an area that is primarily commercial. Union Gospel Mission welcomes input from all of its neighbors.*

**Objective 3.05 Neighborhoods:** Protect and preserve existing neighborhoods from incompatible land uses and developments.

*The proposed zone change to C-17 for a warehouse/auxiliary building will be compatible with the existing land uses that surround the site.*

**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.

*The proposed use of the property will not negatively impact residential properties in the vicinity.*

**Objective 3.07 Neighborhoods:** Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.

*The proposed zone change will not restrict or impair pedestrian movement.*

**Objective 3.08 Housing:** Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.

*The proposed zone change is compatible with the existing character of the subject property and adjacent parcels.*

**Objective 3.09 Housing:** Establish incentives and proscriptive ordinances to ensure the beauty, safety, and value of our neighborhoods.

*The proposed zone change will allow new investment and enhancement of the subject property.*

**Objective 3.10 Affordable & Workforce Housing:** Support efforts to preserve and provide affordable and workforce housing.

*The UGM project will provide transitional housing for women and children who would otherwise be homeless or trapped in unsafe or abusing situations.*

**Objective 3.11 Historic Preservation:** Encourage the protection of historic buildings and sites.

*This objective is not applicable to the proposed zone change.*

**Objective 3.12 Education:** Support quality educational facilities throughout the city, from the pre-school through the university level.

*The Center for Women and Children will provide education and vocational training for its guests. The proposed zone change will support that effort.*

**Objective 3.13 Parks:** Support the development, acquisition, and maintenance of property and facilities for current and future use, as described in the Parks Master Plan.

*This objective is not applicable to the proposed zone change.*

**Objective 3.14 Recreation:** Encourage city-sponsored and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities, hiking and biking pathways, open space, passive parks, and water access for people and boats.

*This objective is not applicable to the proposed zone change.*

**Objective 3.15 Arts & Culture:** Support the integration of arts and cultural events in our community consistent with the Arts Master Plan.

*This objective is not applicable to the proposed zone change.*

**Objective 3.16 Capital Improvements:** Ensure infrastructure and essential services are available for properties in development.

*All essential services are currently available to the subject property.*

**Objective 3.17 Transportation:** Support and encourage efforts to provide public transportation within city limits and nearby areas.

*The property is located near existing public transportation routes on Government Way.*

**Objective 3.18 Transportation:** Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.

*The subject property has access from Haycraft Avenue to Government Way and Highway 95.*

**Goal #4 of the Plan preserves and enables efficient and good management through the following objectives:**

**Objective 4.01 City Services:** Make decisions based on the needs and desires of the citizenry.

*The public hearing process ensures that the citizens of Coeur d'Alene have an opportunity to express their needs and desires. The UGM project will serve the needs of an underrepresented segment of the population.*

**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).

*All public services are available to the subject property and the proposed zone change will not overburden said services.*

**Objective 4.03 Project Financing:** Manage in-house finances (and appropriate outside funding, when necessary).



*This objective is not applicable to the proposed zone change.*

**Objective 4.04 Transportation:** Support the Kootenai Metropolitan Planning Organization to enhance public transportation.

*The UGM project will support public transportation.*

**Objective 4.05 Public Safety:** Provide adequate public safety to our citizens and visitors.

*The proposed zone change and subsequent development will enhance public safety by providing a safe and supportive environment for women and children in crisis.*

**Objective 4.06 Public Participation:** Strive for community involvement that is broad-based and inclusive, encourage public participation in the decision making process.

*The Union Gospel Mission welcomes all public input on the proposed zone change and we look forward to the opportunity to explain this request in further detail at the public hearing.*



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

**A. INTRODUCTION**

This matter having come before the Planning Commission on, November 8, 2011, and there being present a person requesting approval of ZC-5-11.; a request for a zone change from R-12 (Residential at 12 units/acre) to C-17 (Commercial at 17 units/acre).

APPLICANT: SCOTT L. POORMAN

LOCATION: +/- 1.2 ACRE PARCEL AT 188 & 196 W HAYCRAFT 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 – mobile homes, mobile home park, single-family, multi-family, commercial, manufacturing and vacant land
- B2. That the Comprehensive Plan Map designation is Transition
- B3. That the zoning is R-12 (Residential at 12 units/acre)
- B4. That the notice of public hearing was published on, October 22, 2011, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, October 24, 2011, which fulfills the proper legal requirement.
- B6. That 25 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on, October 21, 2011, and \_\_\_\_\_ responses were received: \_\_\_\_ in favor, \_\_\_\_ opposed, and \_\_\_\_ neutral.
- B7. That public testimony was heard on. November 8, 2011.
- B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as

follows:

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

**Criteria to consider for B9:**

1. Can water be provided or extended to serve the property?
2. Can sewer service be provided or extended to serve the property?
3. Does the existing street system provide adequate access to the property?
4. Is police and fire service available 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 SCOTT POORMAN 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 Evans    | Voted _____ |
| Commissioner Luttrupp | Voted _____ |
| Commissioner Messina  | Voted _____ |
| Commissioner Soumas   | Voted _____ |

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

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

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

\_\_\_\_\_  
CHAIRMAN BRAD JORDAN