

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

NOVEMBER 13, 2012

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, Haneline, Conery,(Student Rep.),
Snow (Alt. Student Rep.)

APPROVAL OF MINUTES:

October 9, 2012

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

ADMINISTRATIVE:

1. Applicant: Riverstone Hospitality, LLC
 Location: Lt 6 Blk 1, Plat of Riverstone
 Request: A proposed 2-lot preliminary plat " Riverstone East"
 SHORT PLAT (SS-9-12)

- 2, Applicant: Loco Investments, LLC.
 Location: Lt 8 & 9,10&11 Block 1 Varnums Addition
 Request: A proposed 4-lot preliminary plat "Loco Estates"
 SHORT PLAT (SS-10-12)

3. Applicant: Ron Dorn
 Request: Interpretation of PUD-1-11 condition #2 that portable classrooms
 removed from proposed open space prior to the approval of a
 Site Development permit anywhere within "lot 3".
 INTERPRETATION (I-3-12)

PUBLIC HEARINGS:

1. Applicant: North Idaho College
 Location: E. of NW. Blvd, N. of River Ave, and E. of Spokane River
 Request: A proposed 6-lot prelim plat "North Idaho College"
 QUASI-JUDICIAL, (S-4-12)

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 9, 2012
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Heather Bowlby, Vice-Chair
Amy Evans
Rob Haneline
Grant Conery, Student Rep.

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney
Gordon Dobler, Engineering Director

COMMISSIONERS ABSENT:

Jennifer Snow, Alt Student Rep.
Tom Messina
Peter Luttrupp
Lou Soumas

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Bowlby, seconded by Haneline, to approve the minutes of the Planning Commission meeting on September 11, 2012. Motion approved.

COMMISSION COMMENTS:

None.

STAFF COMMENTS:

Planner Stroud announced a workshop to go over the draft Subdivision Ordinance scheduled on Tuesday, October 23rd at 12:00p.m. The meeting will be held in the City Council Chambers and prior to the workshop a draft copy of the subdivision ordinance will be e-mailed to the commission.

PUBLIC COMMENTS:

None.

ADMINISTRATIVE ITEMS:

1. Applicant: Elizabeth Brasher
 Location: 1702 W. Bellerive Lane
 Request: A proposed 4-lot preliminary plat "L-J Short Plat"
 SHORT PLAT (SS-7-12)

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

Commissioner Haneline inquired if utilities will be available to lot four.

Engineer Dobler explained that utilities on lot four will be installed prior to final plat approval and is a condition listed in the staff report.

Frank Ide stated that he is the engineer for the project and available for questions.

Motion by Haneline, seconded by Bowlby, to approve Item SS-7-12. Motion approved.

2. Applicant: Taylor Engineering, INC
 Request: Interpretation for condition #3 (Riverwalk PUD, PUD-1-04m) regarding extension
 of Lakewood Drive.
 ADMINISTRATIVE (I-2-12)

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

Commissioner Bowlby inquired when Lacrosse will be extended.

Planner Stroud explained that extension will be triggered by the number of units to be built and once it happens will be extended.

Motion by Bowlby, seconded by Evans, to approve Item I-2-12. Motion approved.

ADJOURNMENT:

Motion by Haneline, seconded by Evans, to adjourn the meeting. Motion approved.

The meeting was adjourned at 5:46 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



SHORT PLATS

TO: Planning Commission
FROM: Christopher H. Bates, Engineering Project Manager
DATE: November 13, 2012
SUBJECT: **SS-9-12, Riverstone East**

DECISION POINT

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

GENERAL INFORMATION

1. Applicant: Riverstone Hospitality, LLC
1836 Northwest Boulevard
Suite 100
Coeur d'Alene, ID 83814
2. Request: Approval of a two (2) lot commercial subdivision.
 - a. Lot 1 – 1.74 acres
 - b. Lot 2 – 1.18 acres
3. Location: Northwest corner of Northwest Blvd. and Lakewood Drive.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is C-17, 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 currently vacant, and the surrounding developed properties are a variety of commercial office, hotel, retail, and, residential condominium uses.
3. Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

The sewer and water utility main lines are situated in the adjoining Riverstone Drive street frontage on the subject property's westerly boundary. Available information shows an existing sanitary sewer lateral service to proposed Lot 1, and, an existing water lateral service to proposed Lot 2. Sewer and water services will be required to be installed to the non-serviced lots prior to final plat approval.

Streets: The adjoining public roadways Northwest Blvd., Lakewood Drive, and Riverstone Drive are all fully developed to City standards. No alterations will be required.

Street Access: Due to the proximity to the intersections and the associated turn lanes, access to the subject property will be restricted to the Riverstone Drive frontage, and, that access will be required to be a joint approach to serve both lots. An access easement detailing the ingress/egress will be required to be placed on the final plat document.

- Fire:** Fire hydrant installation may be required depending upon the level and type of development, however, that issue will be addressed at the time of site development on the subject lots.
- Storm Water:** Street drainage adjoining the subject property was addressed at the time the underlying subdivision was developed. No alterations to the existing network of drainage swales will be required. There is an existing twenty foot (20') drainage easement that traverses both of the proposed lots, however there are no drainage facilities located within the easement, therefore, prior to development on the lots, the easement will be required to be vacated per Idaho Code, Section 50-1306A.

Proposed Conditions:

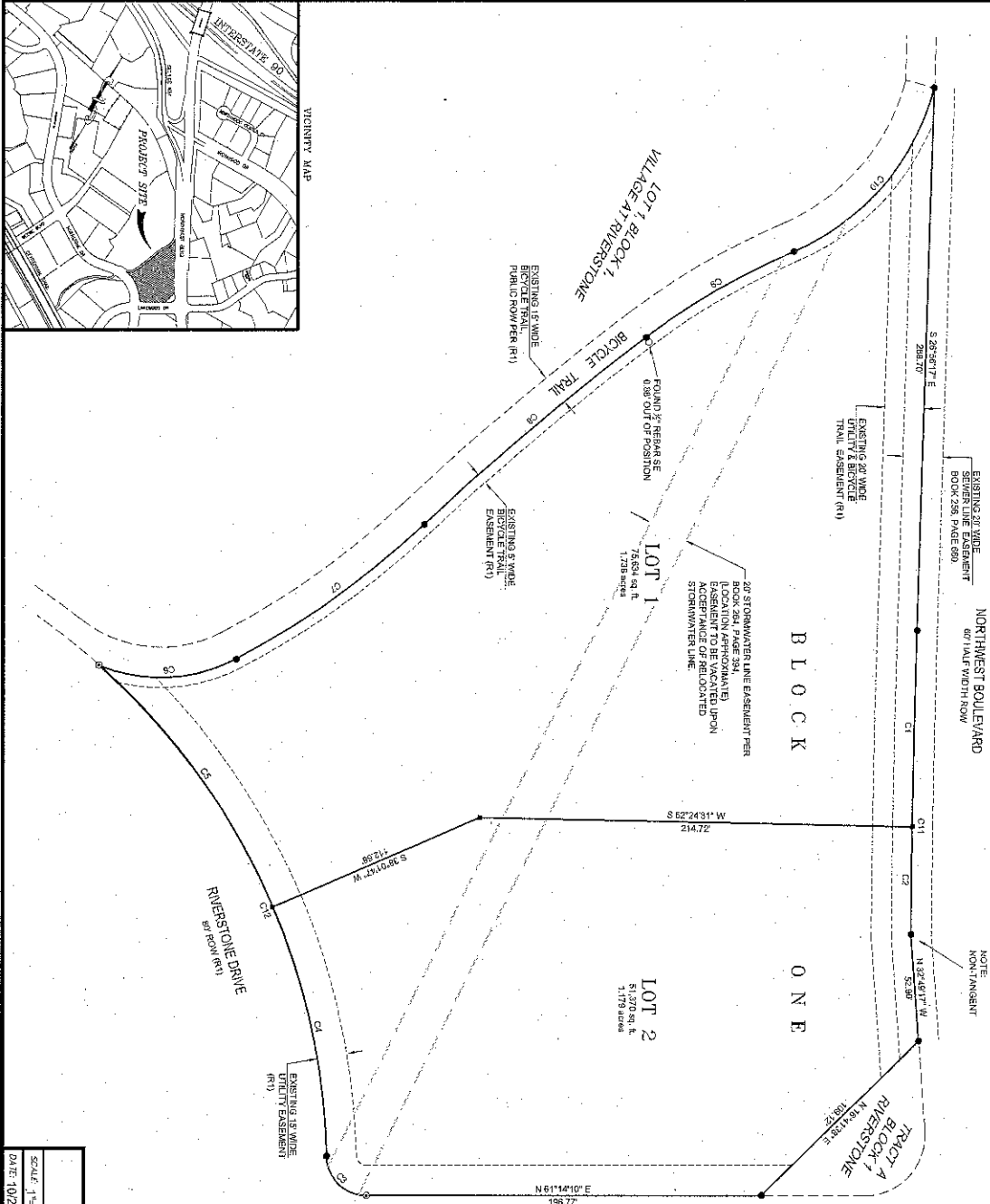
1. Installation of lateral services for sanitary sewer and potable water to the non-serviced lots will be required prior to final plat approval.
2. Access will be restricted to the Riverstone Drive frontage, and, that access will be required to be a joint approach that will serve both of the proposed lots. The easement for ingress/egress will be required to be noted on the final plat document.
3. Vacation of the twenty foot (20') stormwater line easement that traverses the proposed lots will be required to be vacated per Idaho Code, Section 50-1306A prior to the issuance of any permits or construction activity on the subject property.

DECISION POINT RECOMMENDATION

Approve the proposed subdivision with the attached conditions.

RIVERSTONE EAST LOT 6, BLOCK ONE, PLAT OF RIVERSTONE IN A PORTION OF W $\frac{1}{2}$ SEC. 11, T. 50N., R. 4W., B.M., IN THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

CURVE	LENGTH	RADIUS	BEARING	CHORD BEARING	CHORD
C1	127.03	5350.01	0°31'47"	S 2°03'53" E	53.51
C2	30.66	20.06	68°24'00"	N 74°13'55" W	27.86
C3	127.03	5350.01	27°24'22"	N 84°10'31" W	128.29
C4	127.03	5350.01	27°24'22"	N 84°17'25" W	117.51
C5	68.72	78.50	50°53'06"	N 58°42'31" E	67.44
C6	116.07	443.50	14°51'57"	N 26°00'01" E	114.75
C7	144.84	1438.20	5°44'57"	N 21°17'35" E	144.28
C8	68.07	348.20	13°08'10"	N 31°01'52" E	64.86
C9	158.74	5500.00	1°29'30"	S 22°41'02" E	159.74
C10	276.72	340.00	48°27'46"	N 53°55'15" W	268.23



RIVERSTONE EAST		DATE 10/29/12	
SCALE 1"=40'	11-50N-4W	R286	7/2 R286 PLAT
DRAWN BY DWJ		R286	
DATE 10/29/12		R286	



RUSSELL G. HONSAKER, P.L.S. #5286

LEGEND

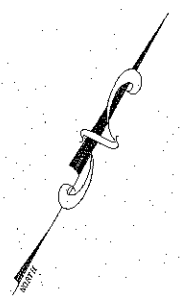
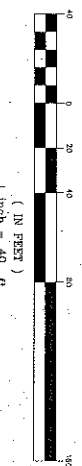
- FOUND SURVEY PINS AS NOTED.
- FOUND 1/2" REBAR WITH PVC CAP MARKED "PLS 4565" REPLACED WITH 5/8" REBAR WITH PVC CAP MARKED "PLS 5289"
- SET 5/8" REBAR WITH PVC CAP MARKED "PLS 5289"
- ◎ SET TACK IN LEAD WITH DISK MARKED "PLS 5289"

REFERENCES

(R1) PLAT OF RIVERSTONE, BOOK 1, PAGE 258

BASIS OF BEARING

BASE OF BEARING IS NORTH 0°10'07" EAST FROM THE WITNESS CORNER OF THE W 1/4 CORNER OF SECTION 11 TO THE NORTHWEST CORNER OF SECTION 11 ACCORDING TO THE CITY OF COEUR D'ALENE STATE PLANE GRID MAP.



SS-9-12

TO: Planning Commission
FROM: Christopher H. Bates, Engineering Project Manager
DATE: November 13, 2012
SUBJECT: **SS-10-12, Loco Estates**

DECISION POINT

Approve or deny the applicant's request for a four (4) lot residential subdivision.

GENERAL INFORMATION

1. Applicant: Loco Investments, LLC
1331 Center Green
Coeur d'Alene, ID 83815
2. Request: Approval of a four (4) lot residential subdivision.
 - a. Lot 1 – 7,956 sq. ft.
 - b. Lot 2 – 8,322 sq. ft.
 - c. Lot 3 - 7,932 sq. ft.
 - d. Lot 4 - 6,343 sq. ft.
3. Location: East side of Government Way, between Miller and Summit Avenue's, across from Forest Cemetery.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is R-12 (Residential), which is intended to be a residential area that permits a mix of housing types at a density not to exceed twelve (12) units per gross acre. Minimum lot sizes are 5,500 sq. ft./single family and 3,500 sq. ft./duplex & cluster unit w/ a minimum of 50' of frontage.
2. Land Use: The subject property is currently vacant, and the surrounding developed properties are primarily single family residential uses.
3. Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

The sewer and water utility main lines are situated in the adjoining Government Way street frontage on the subject property's westerly boundary. Available information shows an existing sanitary sewer lateral service to proposed Lot 1, and, an existing water lateral service to proposed Lot 3. Sewer and water services will be required to be installed to the non-serviced lots prior to final plat approval.

Streets: The adjoining Government Way roadway is developed to City standards, however, sidewalk is not currently existing. Standard City sidewalk installation will be required with the location matching the existing sidewalk to the north (setback from curb). The sidewalk will be required to be installed prior to final plat approval.

Street Access: Standard driveway approaches will be allowed for each lot per the City approved design. Per City Code, width of the approaches shall not exceed 50% of the proposed lot frontages.

Fire: Fire hydrant installation will be required per the direction of the City Fire Department. Location of the hydrant installation will be on the common lot line between proposed Lots 2 & 3. Hydrant installation will be required prior to final plat approval.

Storm Water: Street drainage adjoining the subject property is managed by the existing City stormwater hard pipe drainage system. No alterations to the existing drainage system will be required. Adherence to the City Stormwater Best Management Practices (BMP's) will be required at the time of construction on the subject properties.

Proposed Conditions:

1. Installation of lateral services for sanitary sewer and potable water to the non-serviced lots will be required prior to final plat approval.
2. Installation of standard City sidewalk, setback from the curblineline, will be required across the frontage of all proposed lots prior to final plat approval.
3. Standard driveway approaches will be allowed for each lot per the City approved design. Per City Code, width of the approaches shall not exceed 50% of the proposed lot frontages.
4. Fire hydrant installation will be required with the location of the hydrant on the common lot line between proposed Lots 2 & 3. Hydrant installation will be required prior to final plat approval.

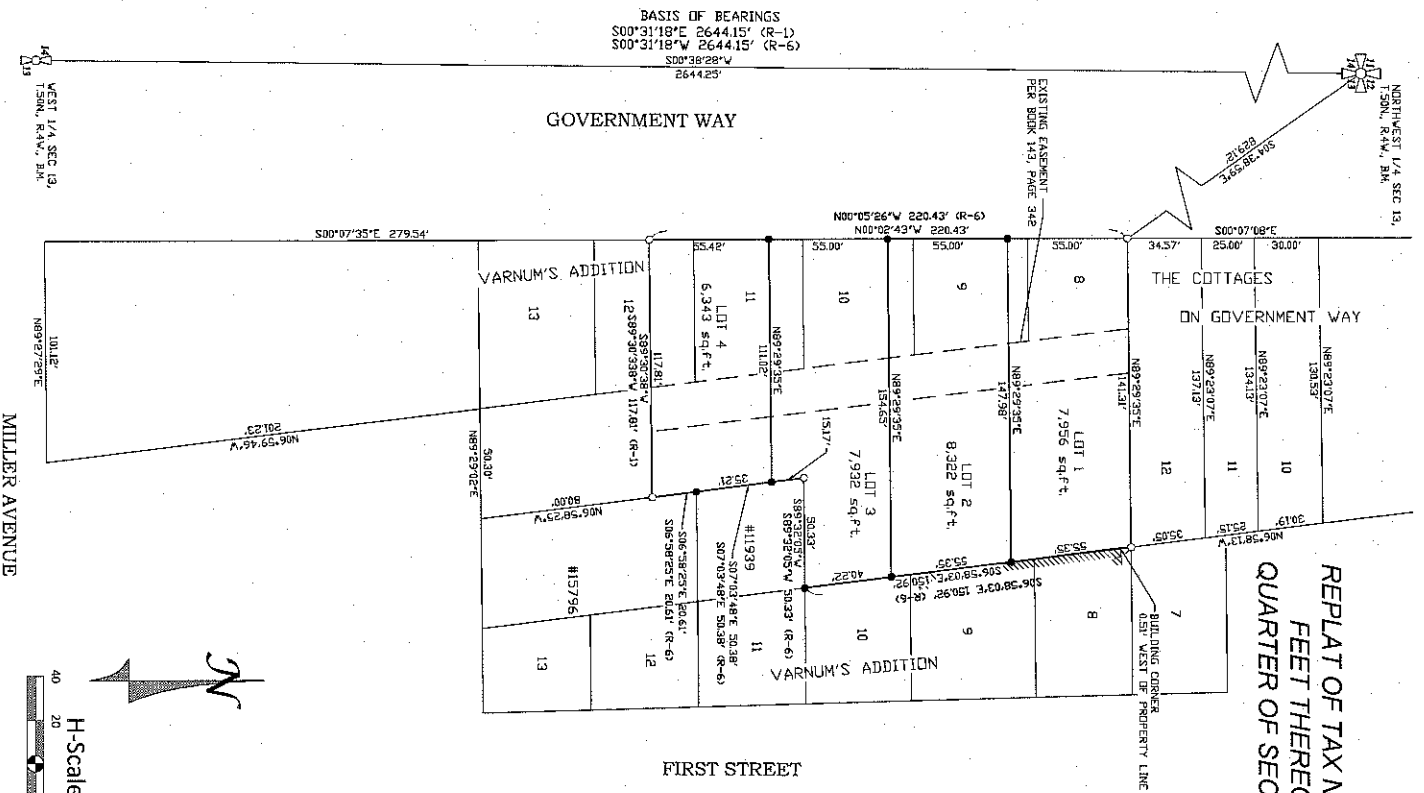
DECISION POINT RECOMMENDATION

Approve the proposed subdivision with the attached conditions.

LOCO ESTATES

BOOK PAGE
INST. #

REPLAT OF TAX NUMBER 15861 AND LOTS 8, 9, 10, 11 AND LOT 12 EXCEPT THE SOUTH 80.01 FEET THEREOF PER THE PLAT OF VARNUM'S ADDITION LYING IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



FIRST STREET

GOVERNMENT WAY

MILLER AVENUE

BASIS OF BEARINGS
S00°31'18"E 2644.15' (R-1)
S00°31'18"W 2644.15' (R-6)
S00°38'28"W 2644.25'

BASIS OF BEARING

BASE OF BEARING FOR THIS SURVEY IS THE IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, ZONE 12N, FROM THE NORTHWEST CORNER TO THE WEST 1/4 OF SECTION 14, SOUTH 1/4 OF SECTION 14, TOWNSHIP 50 NORTH, RANGE 4 WEST, PER S-1 TO CONVERT STATE PLANE BEARINGS TO DEGREES BEARINGS NOTED IN THIS PLAT. COORDINATE DATA IS FROM THE IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, ZONE 12N.

REFERENCES

- R-1 PLAT BY JON P. MONACO, P.L.S. 4194, FILED IN BOOK 1 OF PLATS AT PAGE 46, RECORDS OF KOOTENAI COUNTY.
- R-2 PLAT BY RUSSELL G. HONIGSMAN, P.L.S. 5288, FILED IN BOOK 14 OF PLATS AT PAGE 21, RECORDS OF KOOTENAI COUNTY.
- R-3 PLAT BY JAY EDWARDS, C.E., FILED IN BOOK 4 OF PLATS PAGE 147, RECORDS OF KOOTENAI COUNTY.
- R-4 PLAT BY GARY R. STONE, P.L.S. 4248, FILED IN BOOK 10 OF PLATS AT PAGE 158, RECORDS OF KOOTENAI COUNTY.
- R-5 RECORD OF SURVEY BY ROBERT L. STRATTON, P.L.S. 10677, FILED IN BOOK 24 OF SURVEYS AT PAGE 224, RECORDS OF KOOTENAI COUNTY.
- R-6 RECORD OF SURVEY / BOUNDARY LINE ADJUSTMENT BY JON P. MONACO, P.L.S. 4194, FILED IN BOOK 22 OF SURVEYS AT PAGE 466, RECORDS OF KOOTENAI COUNTY.

LEGEND

- FOUND BRASS CAP IN MONUMENT CASE
- SET 5/8" X 3/8" REBAR WITH YELLOW PLASTIC CAP MARKED P.L.S. 2897
- CALCULATED POINT, NOTHING FOUND OR SET
- EXISTING FENCE

H-Scale 1" = 40'

PLAT			
SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO			
DATE SURVEYED	DRAWN BY	PILOT DATE	SHEET
11/17/2012	JCH	11/17/2012	1
FILE NAME: 12-04-10	CHECKED BY:	PROJECT NO.: 12-04	

SS-10-12

20-1A-T-E-T-2-

MEMORANDUM

TO: PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

DATE: November 14, 2012

RE: I-3-12 - INTERPRETATION OF PUD-1-11 CONDITION #2 THAT PORTABLE CLASSROOMS REMOVED FROM PROPOSED OPEN SPACE PRIOR TO THE APPROVAL OF A SITE DEVELOPMENT PERMIT ANYWHERE WITHIN "LOT 3".

DECISION POINT:

Ron Dorn on behalf of North Idaho College is requesting that the date for removal of portable classrooms from a planned open space area as stated in condition #2 be postponed to August 15, 2013.

HISTORY:

Prior to the development and approval of the PUD, North Idaho College granted approval for Lewis and Clark State College to place portable classrooms adjacent to River Avenue. North Idaho College subsequently proposed and the Planning Commission approved a Planned Unit Development that provided an open space corridor that would be blocked by the portable classrooms.

The applicant has actively been constructing open space improvements throughout the PUD more rapidly than first anticipated. This schedule has presented practical difficulties with the moving of the portable classrooms that are being actively used. It is the applicant's desire to allow for the removal/moving of the buildings following the end of the school year.

The approved condition is listed below:

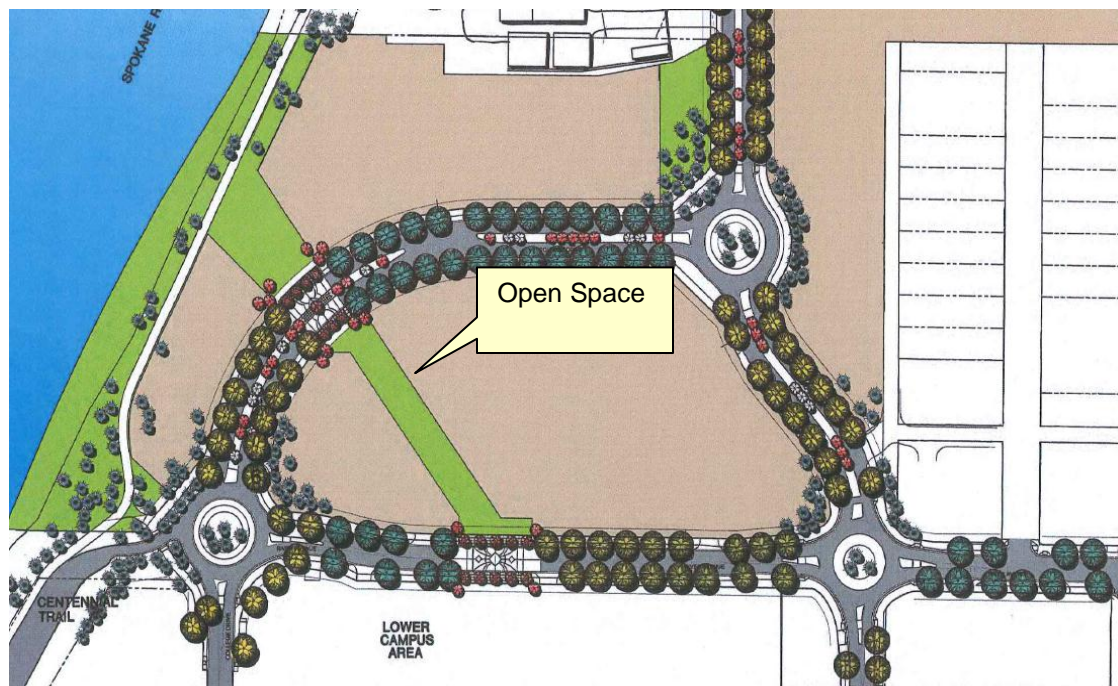
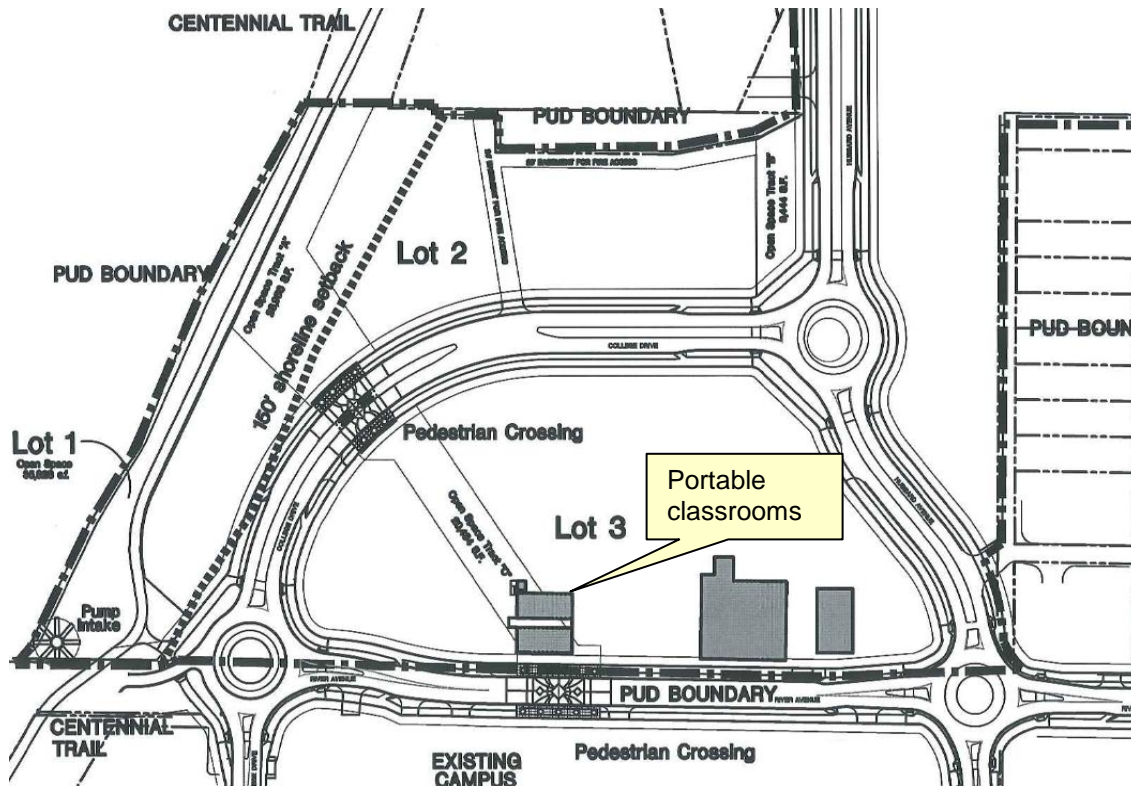
Condition #2

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.

PERFORMANCE ANALYSIS:

Staff has discussed the request with the applicant and have no concerns with the proposal

The following maps show the open space and existing portables:



DECISION POINT RECOMMENDATION:

1. Determine whether postponing condition #2 to August 15, 201 is or is not a substantial change from the approved North Idaho College PUD (PUD-1-11)



North Idaho College

1000 West Garden Avenue, Coeur d'Alene, Idaho 83814
www.nic.edu

City of Coeur d'Alene
Planning Commission
710 E. Mullan Avenue
Coeur d'Alene, Idaho 83814

Attn: David Yadon, Planning Director

Re: North Idaho College PUD 1-11

Dear Commissioners:

For the approval of the above-referenced PUD development plan, North Idaho College (NIC) is requesting an amendment to Section 5.2 (Under "Planning"). NIC requests as part of approval of the PUD, that the portable classrooms that are currently shown within the proposed open space be scheduled for removal prior to August 15, 2013, rather than prior to approval of the site development permit. These classrooms are currently being used by Lewis Clark State College (LCSC) students and, while North Idaho College intends to find alternate space for LCSC students in the next academic year and remove the portables, it is not practical to move them during the current academic year.

Your consideration of an amendment to the development plan would be greatly appreciated.

NORTH IDAHO COLLEGE

Ron Dorn,
Vice President of Resource Management

**PLANNING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER
DATE: NOVEMBER 13, 2012
SUBJECT: S-4-12 – “NORTH IDAHO COLLEGE” PRELIMINARY PLAT REQUEST
LOCATION: +/- 19.232 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 “North Idaho College” a Preliminary Plat within the Education Corridor. The request is for 5 buildable lots plus tracts A-E, as shown on the submitted within this staff report measuring +/- 19.232 acres.

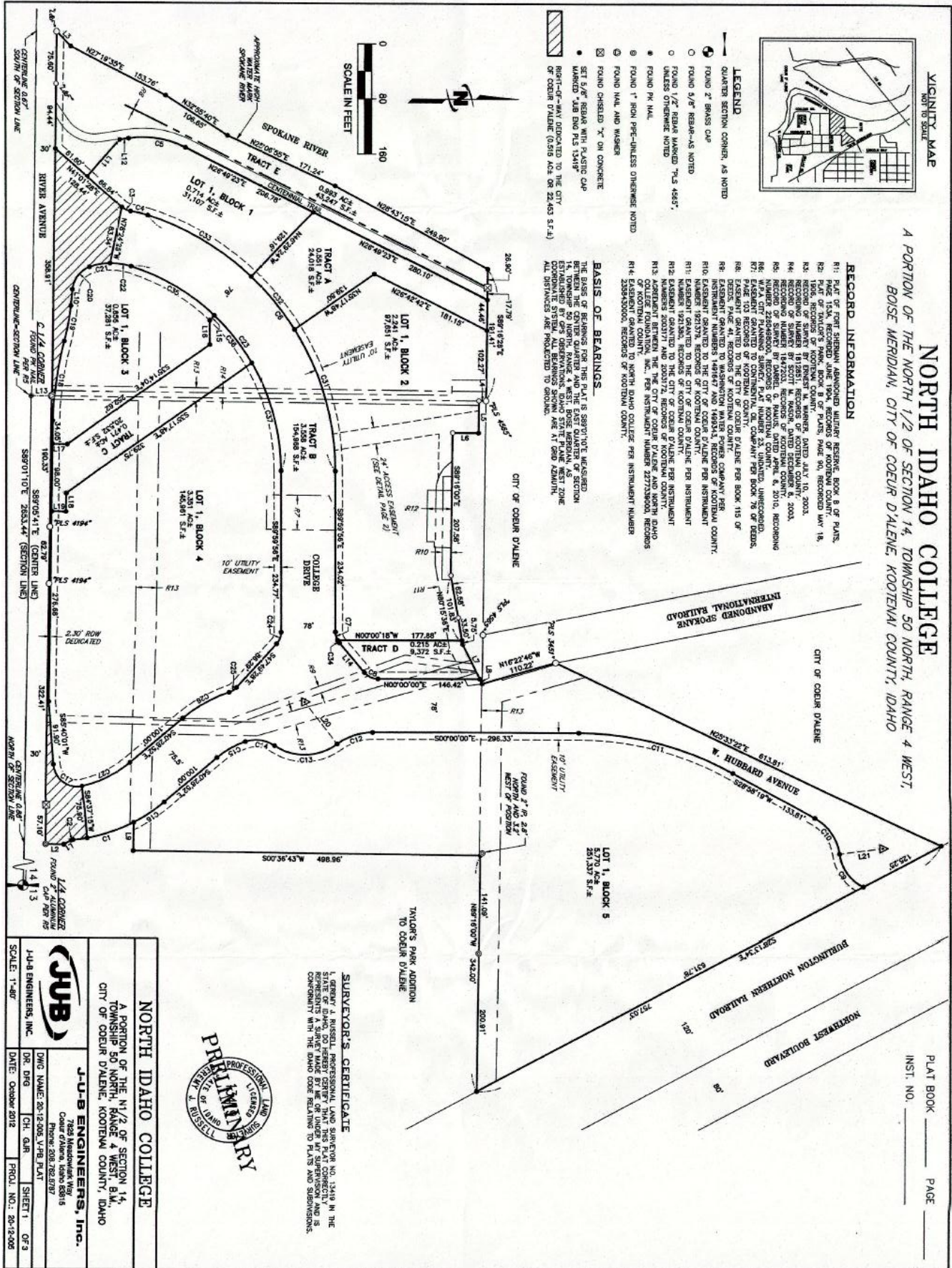
GENERAL INFORMATION:

- 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 complete.
- D. The subject property east of the Army Corps of Engineers levee is protected from a 500 year flood event.

AERIAL PHOTO:



PROPOSED PRELIMINARY PLAT:



CONTEXT OF SITE:

River Ave round-a-bout facing west:



Hubbard Ave. facing north:



Centennial trail both sides of levee wall (showing pedestrian linkage from open space):

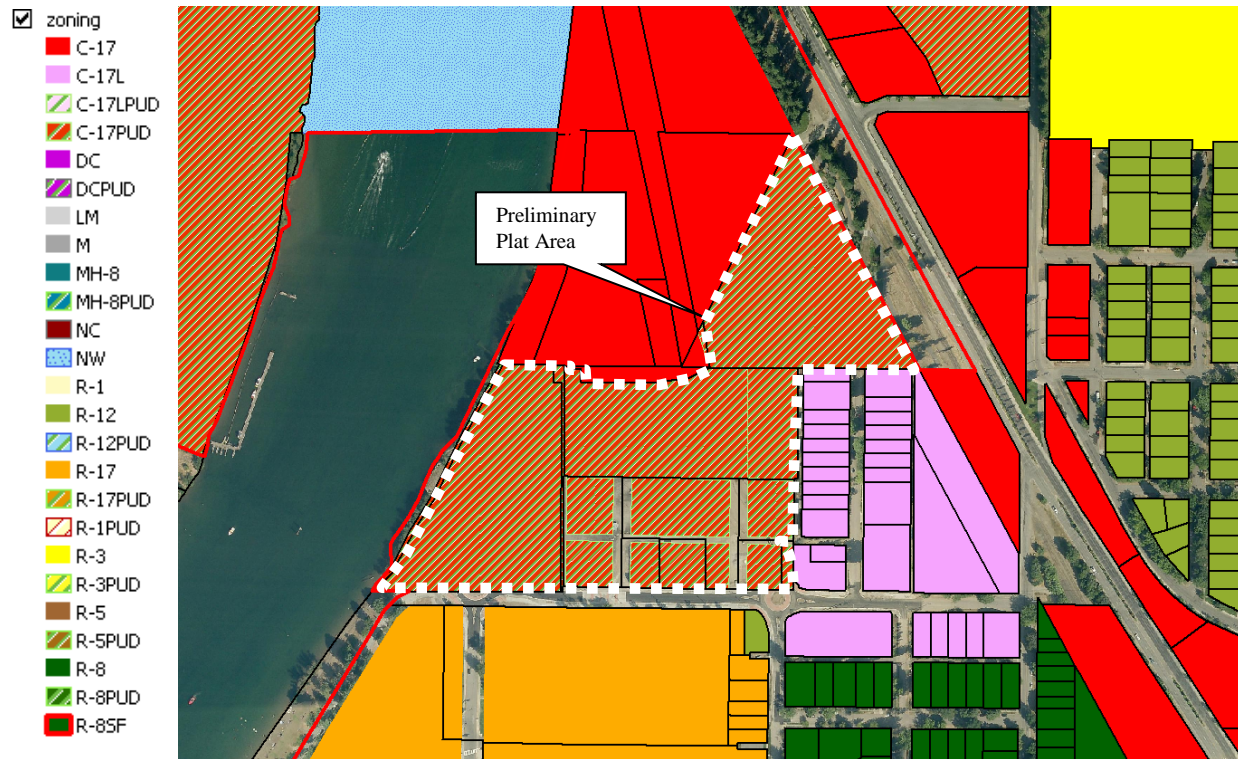


Edge of Centennial trail looking through tract A & C toward portables:

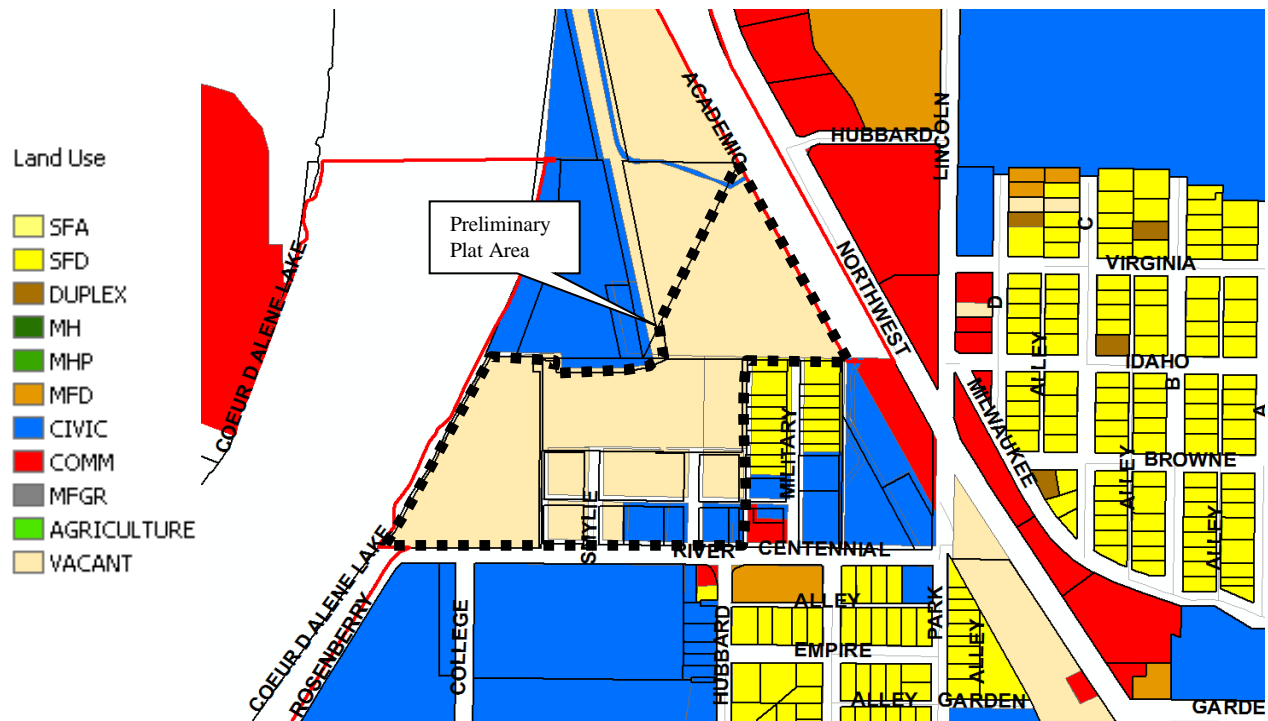


LAND USE CONSIDERATIONS:

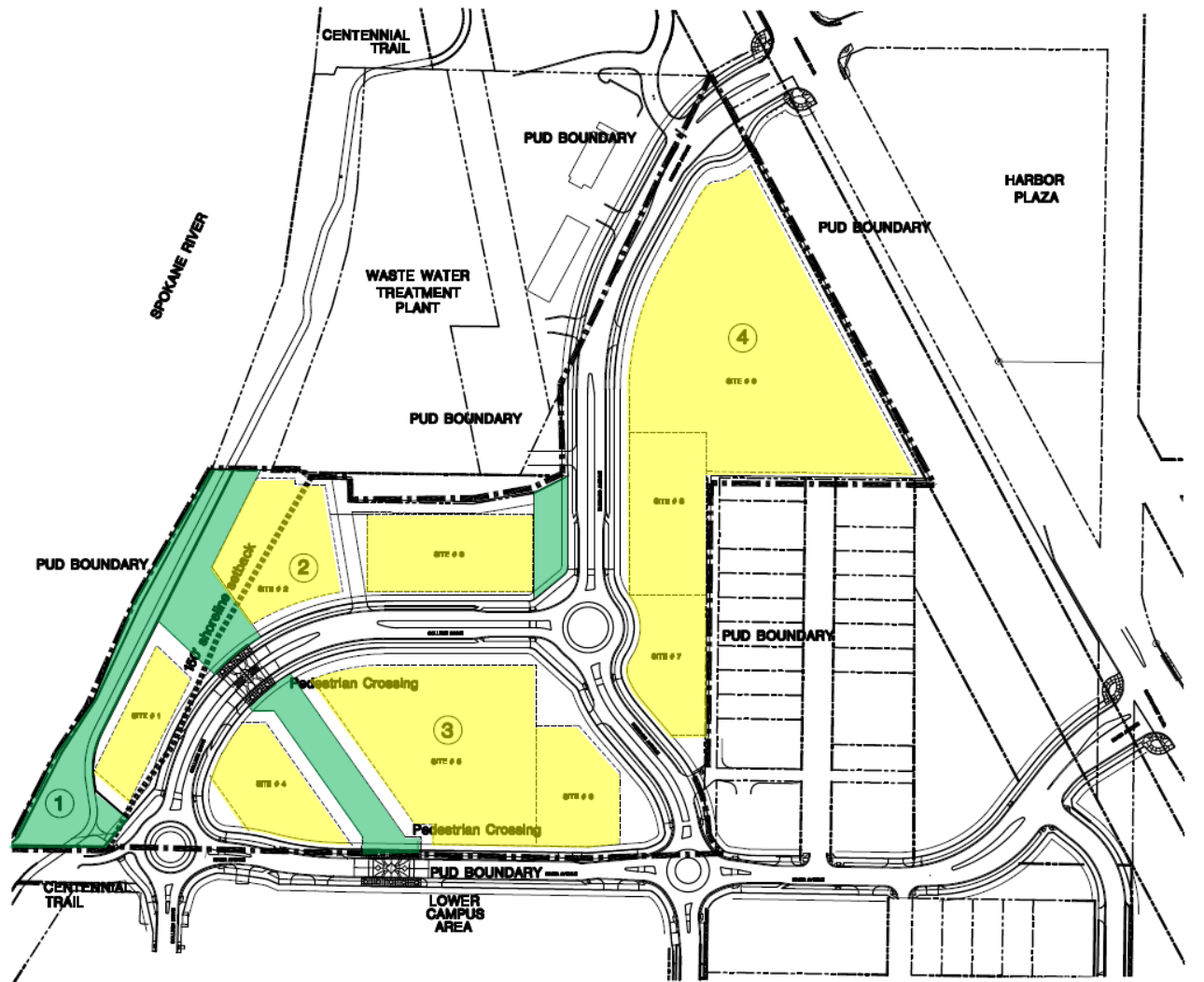
1. Zoning:



2. Generalized land use pattern:



3. Open space and buildable areas (Illustration only):



PRELIMINARY PLAT FINDINGS:

Pursuant to Section 16.10.030A.1, Preliminary Plats: In order to approve a preliminary plat, the Planning Commission must make the following findings:

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

Gordon Dobler has reviewed and attested that the preliminary plat requirements have been met.

Evaluation: The Planning Commission must determine, based on the information before them, whether the request preliminary plat requirements **(have) (have not)** been met as attested to by the City Engineer.

- B. **Finding #B8B:** That the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities (are) (are not) adequate.

Stormwater

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

Assessment:

Stormwater from the subdivision roadways is contained and channeled in the existing hard pipe system that was installed with the underlying roadway development in the area. Any future development on the subject property lots will be required to be managed through the use of on-site drainage swales.

Traffic

The trip generation cannot be estimated due to the uncertain nature of development on the subject property. Previous construction of the interconnecting roadways, and, the installation of two (2) new signalized intersections with the adjoining major arterial roadway will facilitate any development scenario that develops for the subject property. Also, the Development Impact Fee Ordinance requires any extraordinary traffic impacts to be mitigated by the applicant as a condition of permit issuance. Therefore, potential traffic impacts need not be addressed at this time.

Streets

The proposed subdivision is adjoined on the south by River Avenue, and, is traversed by College Drive and W. Hubbard Avenue. River Avenue is a public street, and, both College Drive and W. Hubbard Avenue are private streets. All of the roadways are fully developed to City standards.

Assessment:

No alterations will be required to the existing roadways, due to the total reconstruction of them that took place during the 2011/2012 construction period. The newly developed roads through the proposed subdivision will remain private and under the control of the North Idaho College. This situation allows for the utilization of State of Idaho Department of Public Works (DPW) funds to maintain, improve, and reconstruct if necessary, the roadway system. This removes the responsibility of maintenance and upkeep costs from City budgets and benefits City departments. Easements will be required for all City infrastructure that is in place in the private roadway system, as well as general public access.

-Submitted by Chris Bates, Engineering Project Manager

Fire

The FD will address other issues such as water supply, hydrants and access upon receipt of a building permit prior to any site development.

-Submitted by Glenn Lauper, Deputy Fire Chief

Water

The property north of River Ave., west of Northwest Blvd., south of the Wastewater Treatment Plant and east of the Spokane River has previously been developed with sufficient water main sizes to adequately supply the proposed uses. There currently are no domestic services stubbed to the vacant property (lots) but there are water main stubs so that future construction can take place without damaging or interfering with the roadways and pedestrian traffic. Public utility easements are required over the existing infrastructure as well as any new infrastructure installed in private streets and lots.

-Submitted by Terry Pickel, Assistant Water Superintendent

Wastewater

The Wastewater Department has reviewed the above referenced North Idaho College preliminary plat and we have no comments

-Submitted by Jim Remitz, Utility Project Manager

Evaluation: The Planning Commission must determine, based on the information before them, whether the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities (are) (are not) adequate.

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

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 1.05 - Vistas:**
Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d'Alene unique.
- **Objective 1.06 - Urban Forests:**
Enforce minimal tree removal, substantial tree replacement, and suppress topping trees for new and existing development.
- **Objective 1.07 - Urban Forests:**
Restrict tree removal in city rights-of-way and increase tree planting in additional rights-of-way.
- **Objective 1.08 - 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 1.13 - Open Space:**
Encourage all participants to make open space a priority with every development and annexation.
- **Objective 1.14 - Efficiency:**
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- **Objective 1.15 - Natural Terrain:**
Wherever possible, the natural terrain, drainage, and vegetation should be preserved with superior examples featured within parks and open spaces
- **Objective 1.16 - Connectivity:**
Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.
- **Objective 1.18 - Night Sky:**
Minimize glare, obtrusive light, and artificial sky glow by limiting outdoor lighting that is misdirected, excessive, or unnecessary.
- **Objective 2.01 - Business Image & Diversity:**
Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.
- **Objective 2.02 - Economic & Workforce Development:**
Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.
- **Objective 2.03 - 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 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.*

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

This project continues to serve the public interest through tangible benefits as well as intangible goodwill. Educational institutions provide economic, social, and cultural benefit to our city.

Evaluation: *The Planning Commission must determine, based on the information before them, whether the public interest (will) (will not) be served.*

E. **Finding #B8E:** **That all of the required engineering elements of the preliminary plat (have) (have not) been met, as attested to by the City Engineer.**

Gordon Dobler has reviewed and attested that the engineering elements of the preliminary plat have been met.

Evaluation: *The Planning Commission must determine, based on the information before them, that all of the required engineering elements of the preliminary plat (have) (have not) been met, as attested to by the City Engineer.*

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

The preliminary plat reflects the North Idaho College PUD approved in December of 2011. The preliminary plat meets the requirements applicable to the C-17PUD zoning district.

Evaluation: *The Planning Commission must determine, based on the information before them, whether the lots proposed in the preliminary plat (do) (do not) meet the requirements of the applicable zoning district.*

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

North Idaho College has made its home at the Fort Grounds since it was founded in 1933. NIC actively works with the neighborhood to mitigate potential impacts associated with a higher learning facility, including traffic. This is most recently evident through the completion of the existing roadways (*including traffic controls: lights/signage*) depicted in the preliminary plat as "Tract B".

Existing land uses and neighborhood character were addressed in the Planned Unit Development by establishing an open space network, the types of uses and allowable building envelopes and the street and sidewalk/path improvements.

From the applicant's Planned Unit Development narrative (PUD-1-11):

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

H. Finding #B10: Deviations from Provisions Criteria, Section 16.32.010.

No deviations were requested. As such, finding #B10 is not applicable to this preliminary plat request.

APPLICABLE CODES AND POLICIES

Planning

1. The North Idaho PUD (PUD-1-11) approved in December, 2011 guides the development of the subject property.

Utilities

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

Stormwater

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

General

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

PROPOSED CONDITIONS

Engineering:

1. An easement for sanitary sewer, storm sewer, water, and public access, will be required to be dedicated to the City, over and across all utility infrastructure and roadways on the subdivision plat. The easement will need to insure ingress/egress, operation, maintenance, and replacement of any City facilities in area being subdivided for the City and public.

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 Preliminary Plat. The findings worksheets are attached.

PROPERTY INFORMATION

1. Gross area: (all land involved): 19.232 acres, and/or 837,745 sq.ft.
2. Total Net Area (land area exclusive of proposed or existing public street and other public lands): 8.15 acres, and/or 355,246 sq. ft.
3. Total length of street frontage: 3,116 ft., and/or _____ miles.
4. Total number of lots included: 6
5. Average lot size included: 59,207 S.F.
minimum lot size: 31,107 S.F.
maximum lot size: 251,337 S.F.
6. Existing land use: vacant


SEWER AND WATER REIMBURSEMENT POLICY

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

PROJECT DESCRIPTION:

Please describe the concept of the proposed subdivision:

A Final Plat of 19.232 acres into 6 Lots
and 2 Open Space Tracts as part of fulfilling
the final P.U.D. requirements of the
North Idaho College P.U.D.



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

A. INTRODUCTION

This matter having come before the Planning Commission on November 13, 2012, and there being present a person requesting approval of ITEM: S-4-12 a request for preliminary plat "North Idaho College" a Preliminary Plat within the Education Corridor. The request is for 5 buildable lots plus tracts A-E, as shown on the submitted within this staff report measuring +/- 19.232 acres.

APPLICANT: NORTH IDAHO COLLEGE

LOCATION : +/- 19.232 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 October 27, 2012, which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. That 45 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on October 26, 2012.
- B7. That public testimony was heard on November 13, 2012.
- B8. Pursuant to Section 16.10.030A.1, Preliminary Plats: In order to approve a preliminary plat, the Planning Commission must make the following findings:

B8A. That all of the general preliminary plat requirements **(have) (have not)** been met as attested to by the City Engineer. This is based on

B8B. That the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities **(are) (are not)** adequate. This is based on

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

B8D. That the public interest **(will) (will not)** be served based on

Criteria to consider for B8D:

1. Does this request achieve the goals and policies of the comp plan?
2. Does it provide for orderly growth and development that is compatible with uses in the surrounding area?
3. Does it protect the public safety by providing adequate public utilities and facilities to mitigate any development impacts?
4. Does the it protect and preserve the natural beauty of Coeur d'Alene?
5. Does this have a positive impact on Coeur d'Alene's economy?
6. Does it protect property rights and enhance property values?

B8E. That all of the required engineering elements of the preliminary plat **(have) (have not)** been met, as attested to by the City Engineer. This is based on

B8F. That the lots proposed in the preliminary plat **(do) (do not)** meet the requirements of the applicable zoning district for the following reason

Criteria to consider for B8F:

1. Do all lots meet the required minimum lot size?
2. Do all lots meet the required minimum street frontage?
3. Is the gross density within the maximum allowed for the applicable zone?

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

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **NORTH IDAHO COLLEGE** for preliminary plat of approval as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied to the motion are:

Engineering:

An easement for sanitary sewer, storm sewer, water, and public access, will be required to be dedicated to the City, over and across all utility infrastructure and roadways on the subdivision plat. The easement will need to insure ingress/egress, operation, maintenance, and replacement of any City facilities in area being subdivided for the City and public.

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 _____
Commissioner Haneline	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN