

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

**JUNE 12, 2018**

**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:** Messina, Fleming, Ingalls, Luttropp, Mandel, Rumpler, Ward

**APPROVAL OF MINUTES:**

May 8, 2018

**PUBLIC COMMENTS:**

**STAFF COMMENTS:**

**ADMINISTRATIVE ITEM:**

1. Applicant: Riverwalk Townhomes, LLC  
Request: An Interpretation and condition modification for Bellerive 6<sup>th</sup> and 7<sup>th</sup> Addition

**PUBLIC HEARINGS:** \*\*\*ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS.

1. Applicant: Greenstone-Kootenai II  
Location: W. of the Intersection of Wilbur Avenue and Ramsey Road  
Request: The approval of a modification to Condition #3 for the approval of a 457-lot preliminary plat known as "CDA Place"  
QUASI-JUDICIAL, (S-1-18.m)
2. Applicant: John Young  
Location: 3931 Schreiber Way  
Request: A proposed Professional Office special use permit in the LM zoning district.  
QUASI-JUDICIAL, (SP-4-18)
3. Applicant: Todd Butler  
Location: 720 E. Poplar  
Request: A proposed Religious Assembly special use permit in the R-12 zoning district.  
QUASI-JUDICIAL, (SP-5-18)

4. Applicant: Tawnie Bailey for J.T. Vetholdings, LLC.  
 Location: 1736 W. Kathleen  
 Request: A proposed Veterinary Clinic special use permit in the C-17L zoning district  
 QUASI-JUDICIAL, (SP-6-18)
5. Applicant: Lake City Engineering  
 Location: 1820 W. Prairie & 7845 N. Ramsey Road  
 Request: A proposed zone change from R-3 & C-17 to R-17 zoning district.  
 QUASI-JUDICIAL, (ZC-2-18)
4. Applicant: Verdis  
 Location: 2100 W. Prairie Avenue  
 Request: A proposed 12-lot preliminary plat "Vista Meadows"  
 QUASI-JUDICIAL, (S-2-18)

**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 72 hours in advance of the meeting date and time.***



# MINUTES



**PLANNING COMMISSION  
MINUTES  
MAY 8, 2018  
LOWER LEVEL – COMMUNITY ROOM  
702 E. FRONT AVENUE**

**COMMISSIONERS PRESENT:**

Tom Messina, Chairman  
Lynn Fleming  
Peter Luttrupp  
Lewis Rumpler  
Brinnon Mandel  
Jon Ingalls

**STAFF MEMBERS PRESENT:**

Hilary Anderson, Community Planning Director  
Sean Holm, Senior Planner  
Shana Stuhlmiller, Public Hearing Assistant  
Randy Adams, Deputy City Attorney

**COMMISSIONERS ABSENT:**

Michael Ward

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

Motion by Ingalls, seconded by Rumpler, to approve the minutes of the Planning Commission meeting on March 6, 2018. Motion approved.

Motion by Mandel, seconded by Fleming, to approve the minutes of the Planning Commission meeting on April 10, 2018. Motion approved.

**COMMISSION COMMENTS:**

None.

**STAFF COMMENTS:**

Hilary Anderson, Community Planning Director provided the following statements:

- The June 12<sup>th</sup> Planning Commission meeting will have between 5-7 public hearing items. She stated that the meetings for the East Sherman and Atlas Waterfront projects were a success. They are doing updates on the websites for both these meetings.
- She stated that in the next couple months, there will be an opportunity for more community input on the design ideas that came out of the Design Studio open house for East Sherman.
- She stated that they are looking for volunteers to help with the Parking (it) On Sherman Event which is scheduled for the third Friday in September. They are also looking for sponsors to help purchase banners to place on the street poles along East Sherman Avenue.

**PUBLIC COMMENTS:**

None.

Chairman Messina noted that the Administrative Item scheduled for Riverwalk Townhomes, LLC has been canceled.

**PUBLIC HEARINGS:**

1. Applicant: Joseph Hamilton  
Location: 1313 N. 4<sup>th</sup>, 1311, 1315 and 1325 N. 5th  
Request: A proposed zone change from R-17 to C-17  
QUASI-JUDICIAL (ZC-1-18)

Mr. Holm stated that Mr. Hamilton is requesting a zone change of property in the city limits that is adjacent to, and partially including, his existing business "Pilgrims Market", from R-17 (Residential at 17 units/acre) to C-17 (Commercial at 17 units/acre).

Mr. Holm provided the following statements:

- The R-17 to C-17 zone change request is located east of the existing Pilgrims Market on 5th Street. The request is for the east half of the block as shown in the aerial photo. The southern portion of this area has been used as commercial parking for years. Mr. Hamilton has acquired additional parcels over time to gain ownership of the ½ block request.
- A special use permit for Community Assembly/Education for Pilgrim's Natural Market (SP-5-15) was approved in 2015 by the Planning Commission to allow the store to have a market garden where they will grow vegetables onsite in the ground and in a greenhouse which will be sold in the store and provide a space for community education.
- He provided a rendering showing the existing land use actions near the property.
- He explained the findings that need to be made for this project.
- He stated the Comprehensive Plan Map states that this property is Stable Established and Transition.
- He noted in the staff report were the various staff comments were for this project.
- He showed various site photos of the property.
- He provided a copy of the land use map showing the various land uses around this property.
- He stated that there are no conditions proposed for this project.

Mr. Holm concluded his presentation and asked if the commissioners had any questions.

**Commission Comments:**

Commissioner Ingalls noted on the section of the map that is zoned R-17, that people have been allowed to park on the lot that is adjacent to the property for many years and questioned if that parcel had a special use permit to allow parking.

Mr. Holm stated that is a great question and he did some research to see if there was a commercial parking special use permit issued for that parcel, and found there wasn't. He explained that this parcel might have been annexed that way and grandfathered in so the lot would be considered a legal non-conforming use.

Public testimony open.

Joe Hamilton, applicant provided the following comments:

- He showed an image of the current zoning that is surrounding the property stated that there are a lot of C-17 properties surrounding this property.
- He updated the commission on the progress that has been made on the garden since the special use permit was approved in 2015. He explained that the engineering of the Hoop House took more than a year to complete and is making good process.
- He stated this will be their first growing season and they in the process of transplanting new plants.
- He stated that with the approval of the special use permit it has allowed them to create new jobs. He stated their goal with the approval of this application is to minimize competition with other local suppliers in the city.
- He explained that they are in the process of putting together a curriculum for the schools to offer field trips by next fall. Their goal is to design interactive field trips and begin each field trip with a presentation in their education center located in the store.
- He explained that they now have completed their educational wall art a couple years ago and showed a picture of the wall art where it is located in the store.
- He explained that since starting the garden he has envisioned providing a sublime natural outdoor dining experience for Pilgrims Market.
- He stated that the zone change is consistent with the City's Comprehensive Plan as noted in his narrative. He showed a rendering of the plan and stated that this project would preserve and enhance the beauty of Coeur d'Alene. He commented that this would promote opportunities for economic growth. He stated that the garden is shaping up as a beautiful addition to the neighborhood
- He provided some pictures of some art work with the materials used from a dying tree that was on the property and stated that they have plans for additional art on the property.
- He explained a rendering of the site plan showing an opening in the back of the building that would lead into the greenhouse, to provide year-round dining. He stated that in the summer they would have a garage door-type opening that would have access to the garden and an area to have picnics.

Mr. Hamilton concluded his presentation and asked if the commissioners had any questions.

Commission Comments:

None.

Public testimony closed.

**Motion by Rumpler, seconded by Fleming, to approve Item ZC-1-18. Motion approved.**

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Rumpler	Votes	Aye

Motion to approve carried by a 4 to 0 vote.

## **COMPREHENSIVE PLAN UPDATE:**

Sean Holm, Senior Planner stated that Sam Wolkenhauer from the Idaho Department of Labor, Alivia Metts with The Metts Group and Emsi, and Nicole Kahler with CDA 2030 would be presenting tonight and noted that representatives from School District 271 and North Idaho College were in attendance tonight. He introduced the following speakers:

Sam Wolkenhauer – Idaho Department of Labor’s economist for Northern Idaho where he has served the public for 3 years. Sam provides expertise in data analytics and advanced statistical methods with clear and informative verbal and written communication. He provides value with his ability to perform advanced research and analysis, and then seamlessly transforms those findings into information that is understandable and usable for local stakeholders.

Before joining the Department of Labor, Mr. Wolkenhauer earned degrees in mathematics and economics from Eastern Washington University. In his spare time, he enjoys studying east-European history, watching the New England Patriots and German soccer, and doing math puzzles. He realizes that most people hate all of these things.

Mr. Wolkenhouer presented a PowerPoint and provided the following statements:

- He presented a photo of a graph showing the year-to-year change to employment across the country. He stated that the economy has been growing for eight years since we have come out of our recession and after that recession, has added two million jobs per each year for the last 6-8 years.
- Clusters of Population Growth – He explained that there are two belts in the United States where population is growing quickly. These belts are the Intermountain West running from Arizona through the Pacific Northwest, and the lowest Atlantic seaboard. The highest amounts of growth have been in the mid-size metro areas that would be considered a model for Kootenai County, and Coeur d’Alene that is experiencing rapid growth that will continue into the future.
- Internal Forecast - The population in Kootenai County is growing at 2-3 percent annually.
- Kootenai County Labor Market- He showed a graph that described the total employment in Kootenai County representing Coeur d’Alene’s economic health showing a gap on the graph that has completely closed with not a lot of slack left for job growth in Kootenai County. He stated that as we plan for the future, we should look at ways our economy can grow with the lack of labor remaining, in that we are lacking available skilled labor with the people who have skills having found re-employment.
- Labor Force Participation Rates – He stated that there is a long term decrease in the labor force participation rate and explained that it is the percentage of people that are working who are seeking work. He explained on a graph provided that showed a decrease in employment for the 25-54 year olds that are working, which is the prime year for working after finishing education before retirement. He explained a graph showing the labor force participation rate for 16-24 year olds and from looking at the graph non-participation is increasing so, as an example, in 1985 only 28% of males in this age group were not working and today that percentage has risen to 40%. He explained the definition of “idle” is people that are not working, not getting a degree, and not taking care of children at home. He stated that there is not an increase in the people who are “idle,” and when people refer to millennials, he explained that this group is not hiding from getting a job; they are just taking a longer time to get their education.
- He explained a decrease in labor has been attributed to a drop in participation from men between the ages of 25-54 and this is an 18% decrease for males since 1950 and the participation rate for women has increased by 24%. He explained the number may not be large, but nationally 18% of 130 million adult males that fit this category. He stated that this is alarming since many men will not return to work at the rate we expect them to return. He stated the big barrier we face is how we get men back to work at the rates they were working, and this has taken 20 million people out of our national labor force. He added that a study from MIT stated that the number one reason why men were not back in the workforce is if the man had a prescription for pain killers. He

explained that it's a combination of disability and pain killers, and that more women are working and supporting the household.

- Labor Market at Low Tide- The unemployment rate is low in Idaho with all of the unemployed returning to work. He stated this has been hard on employers finding people with specific skills and that there has been a perfect 1-1 ratio of job openings and job seekers. He stated that there is also a shortage of part-time workers who would be upgraded to fulltime if they could. These people are called "Economic Part Timers" because they would rather work full time. The statistics show what America is thinking about the labor market and tell them that most people have found a job and for the people who haven't found a job, they are considered "chronic" or "long term" unemployed which means they might have some limitations to why they aren't working.
- Slow Wage Growth – He explained on a graph the shaded areas that are the times when unemployment was below 6%. He noted on the graph that there is a spike for wage growth when unemployment is low, which is a reflection of supply and demand. Low unemployment means to employers that it is time to raise wages, to "poach" from the competitors and he explained that they haven't seen this "spike" in recent years, and don't know what is causing this. He explained that in a lot of publications they refer to this situation as "sticky," meaning wages are sticky, which is a term economists use to make it sound like they know what is happening.
- Wage structure – He presented a graph showing the Percentiles of Wages in Kootenai County. The median is 50% of the high earners and the wages are rising at the higher percentiles and the higher percentiles have seen larger increases both in dollars and percentage terms than the lower percentiles. He explained the shortage of labor is most in skilled professions such as programmers and medical professionals. He stated we have higher earners in Kootenai County that have done well with their wages rising faster than inflation. He added that the median income in Kootenai County has risen with inflation since 2001.
- Takeaways and Predications – He stated again that we are long in the Business cycle with wages not rising quickly, and if not resolved we might have another recession before those issues clear. He commented that Coeur d'Alene fits the profile of a city that is growing quickly. He stated that the demographics of our workforce are changing and in the future, we are going to have a workforce that is more gender-balanced and older, because people are pursuing education, working at lower rates and working longer. He stated that this is good and bad because a lot of men are not healthy and as a result are not working.

Alivia Metts – is an economist with over a decade of experience in helping communities thrive. She holds a bachelor's degree in Economics from the University of Michigan. Alivia is founder of The Metts Group and works for Emsi, a labor analytics firm based in Moscow. Her insightful economic and demographic analyses guide decision makers in economic and commercial development as well as transportation and environmental planning. Alivia has worked in both the public and private sectors. More recently she served in the Idaho Department of Labor as the Regional Economist for the state's five most northern counties—the position Sam is currently in. Alivia was previously employed by the national consulting firm, HDR, Inc., where she worked out of their Washington, Chicago and Alaska offices. Her projects ran the gamut from master planning urban centers, to land use forecasting and transportation modeling

Ms. Metts presented a Powerpoint and provided the following statements:

- Kootenai County Demographics – Ms. Metts stated from looking at a graph showing Kootenai County that we are an older population with the median age of 40. The average is 36 and the national is 34. She stated that demographics drive industry.
- Projected Annual Population Growth by Age Group - She explained the 30-44 demographic is growing at a healthy rate and the 45-54 is projected to decline.
- Change in population from 2011 – 2016 – She stated that if you get specific and focus on downtown Coeur d'Alene around Best and 15<sup>th</sup>, growth has happened because of the addition of new developments over the last few years.
- She stated that Post Falls and Hayden have also seen growth in the past few years.
- Income and Poverty – She presented a map showing Income and inequality and explained that the numbers are based on the average wage of the top 20 percentile, divided by the average



wage of the bottom 20 percentile. She explained that this information is comparable in most areas except for the large spike that happened in 2014–2015 because of the spike in housing prices. She stated that the poverty rate has been on the decline, but not as high as the state level, but it still is high. She stated that the per capita income percentage is 20% below the national average in Kootenai County.

- Developments in Coeur d'Alene – She explained that she obtained this information with the help of the city. She presented a graph showing a graph on how Building Permits have looked from 1990-2016 in Kootenai County. She stated from looking at the graph we are still not at peak from 2005, but on the rise. She explained another graph showing The Total Permits Issued from the city and noted that there have been some increases in 2017 with 293 single family permits issued in 2018. She explained the number of lots platted that were significant in 2017. She showed a map and explained where the developments are and wanted to show this pointing out the concentration. She stated this is important information for the future Comprehensive Plan to understand where these developments are located. She stated that there are 781 single family developments that are planned and explained that she got that number from the average household size in Kootenai County which is 2.6 and how she could estimate the number of single family homes predicted in 2031. She explained that she polled a number of Realtors in the area to see if they could predict the type of demographic and price. She listed various developments within the city where the house prices were between \$425,000 – \$500,000.
- Key Takeaways – She explained that most of the new developments are happening south of Ramsey. She explained that the older demographics in the area are developments for retired people. She stated that the number of people working is not growing as fast as the total population. She questioned if the high housing costs are pushing out the number of workers.

Ms. Metts concluded her presentation and asked if the commissioners had any questions.

#### Commission Comments:

Commissioner Ingalls stated that the city is running out of large parcels of land to develop and because of that, the developers are looking at ways to be creative by using various tools to develop existing infill land. He questioned who is moving here since we are running out of available land for developments.

Ms. Metts explained that it was always stated by economics that baby boomers wanted to be in the suburbs and feels that statement is wrong and cited the example of the Kendall Yards project in Spokane that their main target market was millennials and now there are mostly retirees. She stated that more retirees want to be living in the downtown core where there is more access to health care and other services.

Commissioner Ingalls stated that he could envision a future commercial corridor located where abandoned buildings like K-mart and other locations to the North.

Ms. Metts commented that in other areas, abandoned malls are becoming things like Data Centers that are different uses for these abandoned retail spaces. She stated that more of the trend is for “boutique markets”.

Commissioner Luttrupp stated that, for him, transportation is an important topic and should be addressed in the Comprehensive Plan.

Ms. Metts stated that she agrees that transportation is important and something that should be discussed with schools. She explained that KMPO has been doing some great modeling for a while and has access to Department of Labor data that a lot of people don't have access to and is a great resource.

Ms. Mandel stated that she is concerned with the demographic patterns and questioned if that information could be used to attract industry and talent for keeping job growth.

Ms. Metts stated that Jobs Plus and other economic companies and corporations around the country state that education is number one. She commented that the continued growth of the Education Corridor will become more appealing with the workforce.

Commissioner Rumpler commented that Coeur d'Alene is unique because it is a resort community. He explained that we are a unique community with more of an older population and more of a challenge to attract growth.

Commissioner Messina stated that they get a lot of requests for annexations and subdivisions and from those get complaints about not enough schools and they are a challenge. He commented that the challenge is how do we manage the land that we have available to us. He stated that a lot of older people living here who are retired come here to live because it is less expensive. He commented that it is amazing that people are living longer and because of that we have great health care facilities that are attracting more people.

Mr. Holm thanked the presenters. He noted that a few of the school representatives were present, and commented that he recently approached the school district to see about scheduling a workshop similar to the workshop tonight, where they could discuss their concerns and what they want to see in the future. Suggested dates were May 22, 12:00 p.m. or 5:30 p.m., or June 12, at 12:00 p.m. or at the regular Planning Commission meeting, which may not work since they have a lot of items scheduled that night.

Stan Olson, Superintendent of School District 271, explained that he is retiring and his replacement is starting on June 11<sup>th</sup>. They proposed Tuesday, June 12, at 12:00 p.m. for the workshop.

#### Nicole Kahler/Sean Holm– Public Involvement/Community Survey

Mr. Holm stated that staff had a meeting with CDA 2030 and decided to work together for efficiency to engage the community for the Comprehensive Plan Update and vision validation. He explained that working together would reduce redundancies and that CDA 2030 has done a great job at community visioning. He stated that the Comprehensive Plan was completed in 2007 and adopted in 2008, and that CDA 2030 is working toward implementation by 2030. He stated that they were looking at other examples of communities that have done something that is similar and found the closest was Denver. He explained when talking with Ms. Kahler, they decided that the best way to tackle this process would be to work together in phases. He introduced Nichole Kahler of CDA 2030 to explain those phases.

Nichole Kahler, Project Manager for CDA 2030 explained that they are ready to go out into the community to see if their vision and implantation plan is still relevant. She explained that they are trying to prioritize the actions in the plan, and commented that they currently have 180 actions.

She explained the following phases:

- Phase 1, Marketing and Messaging the Communications Plan – She explained what the difference is between the visioning plan and the Comprehensive Plan and why is it important. She stated they are two important key steps that need to be taken for this process. They need to share a timeline and indicate opportunities for the community to get involved. They would use different forms of media to reach out to different demographics including, but not limited to, print, social media, and digital media. She explained that they have an option to launch or share a "Save the Date" with the community at their annual celebration event in August, and that last year there were 500 people who showed up for the event. It can be a great opportunity to celebrate what has been accomplished and look towards the future in regard to what is going to happen in the community
- Phase 2, Data Collection – This would be scientific data collection to create community profiles that include demographic information, statistics and projections about the community. She explained that we could do a scientific survey similar to the one done by CDA 2030 that conducted

two scientific survey's done in 2013-2014 that was very expensive.


- Phase 3 Public Engagement – She stated that based on their process that was started in 2013 they we would have stakeholder interviews, online surveys like Survey Monkey, focus groups, conduct workshops involving the schools, and hold open houses. She stated that they are also thinking about adding an on-line discussion and engagement forum. She explained that currently their group is looking into why people cannot attend these events or choose not to attend and found some of the reasons were lack of child care and transportation to the meeting. She stated that they are looking into opportunities that would allow people to get involved in the Comprehensive Plan and the Vision Consolidation. She explained that they have a number of actions currently in their implementation plan and provided those 17 items in her PowerPoint presentation. She stated that they are specific to the Comprehensive Plan.
- Funding – She explained that her board has approved to dedicate \$20,000 to the vision validation process and they are excited to partner with the city and have also received \$3,000 from the National Association of Realtors and the Coeur d'Alene Association of Realtors to support marketing. She stated that their goal is to educate the public as to why this is important and why they need to get involved. She stated that this is a great opportunity to cost share, and to not burn out the community, and be more efficient. She added that the last thing they want is to confuse the public about what are these two processes and to share the same message and engage the public.

**ADJOURNMENT:**

Motion by Fleming, seconded by Ingalls, to adjourn the meeting. Motion approved.

The meeting was adjourned at 7:07 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



# ADMINISTRATIVE

## MEMORANDUM

TO: PLANNING COMMISSION

FROM: TAMI STROUD, ASSOCIATE PLANNER

DATE: JUNE 12, 2018

RE: S-2-16 – REQUESTED REMOVAL OF CONDITION #7 WHICH LIMITS THE MAXIMUM NUMBER OF DWELLING UNITS ON THE SUBJECT PROPERTY TO NO MORE THAN SIX (6) UNITS AND INTERPRETATION OF TWO ITEMS.

### DECISION POINT:

John Williams, representing Riverwalk Townhomes, LLC is requesting that the Planning Commission approve his request for the removal of Condition #7 on the previously approved plat known as “Bellerive 6<sup>th</sup> Addition,” consisting of a 2-lot, 4-tract subdivision.

In addition, a request for interpretation to clarify two items: 1) Allow carriage homes to be either detached (located over detached garages) or attached (located over garages that are attached to boardwalk homes). 2) Address the sidewalk requirement for Lot 1, “Bellerive 7<sup>th</sup> Addition”

### HISTORY:

On May 10, 2016, the Planning Commission approved the request for a preliminary plat of “Bellerive 6<sup>th</sup> Addition,” a 2-lot, 4- tract subdivision within the “Bellerive” Planned Unit Development (PUD). The approval also included a condition limiting the number of residences on the subject property to 6 (six) and the maximum number of units for the “Courtyard Homes” to four (4). In addition, the subdivision staff report noted that “Boardwalk Homes” and/or “Courtyard Homes” could be built within the approved platted lots and are interchangeable housing types within the PUD.

Because the applicant submitted a replat (Bellerive 7<sup>th</sup> Addition) to gain two additional lots, he has also asked that the condition be removed to allow the potential of seven (7) units within the project, which would include four (4) “Boardwalk Homes” and a potential of three (3) “Carriage Homes”. All setback and shoreline regulations would still be required to be met.

The approved condition from Bellerive 6<sup>th</sup> Addition, which the applicant is asking to remove, is listed below:

#### Condition #7:

There shall be no more than six (6) total residences on the subject property and the maximum number of units for the “Courtyard Homes shall be limited to four (4).

The applicant is also asking for the following interpretations to be made by the Planning Commission.

**INTERPRETATION #1:**

The applicant is requesting the option of having carriage houses on either attached or detached garages (see interpretation letter request from the applicant). The request would result in the following changes to the approved definitions of carriage homes for both the 6<sup>th</sup> and 7<sup>th</sup> Additions:

*“Carriage Homes – are located over detached or attached garages to allow an alternative to units within larger buildings. Units range in size from 500-900 square feet.”*

**PERFORMANCE ANALYSIS:**

The “Riverwalk/Bellerive” PUD narrative called out carriage houses as being over detached units above garages. An interpretation was made in February of 2016, by the Planning Commission, for Bellerive 4<sup>th</sup> and 5<sup>th</sup> Additions, to allow “Carriage Homes” to be detached or attached. The applicant has asked staff for the same interpretation of the definition for “Carriage Homes”, for “Bellerive 6<sup>th</sup> and 7<sup>th</sup> Additions”, anticipating that future home owners would like to have the option to have a “Carriage Home” in addition to a “Boardwalk Home” and that it can be either attached or detached. A deed restriction will encumber one of the 3 lots in “Bellerive 7<sup>th</sup> Addition” to only allow one single-family dwelling unit without an option for a “Carriage Home”.

The Community Planning Director has determined that the Planning Commission may interpret if the request is consistent with the previous request for “Bellerive 4<sup>th</sup> and 5<sup>th</sup>.Additions”. The other city departments have indicated that the requested interpretation will not impact their ability to serve the project or the previously adopted conditions. However, it should be noted that by attaching the boardwalk homes and carriage homes would require fire resistive separation as required by the Building Code.

**INTERPRETATION #2:**

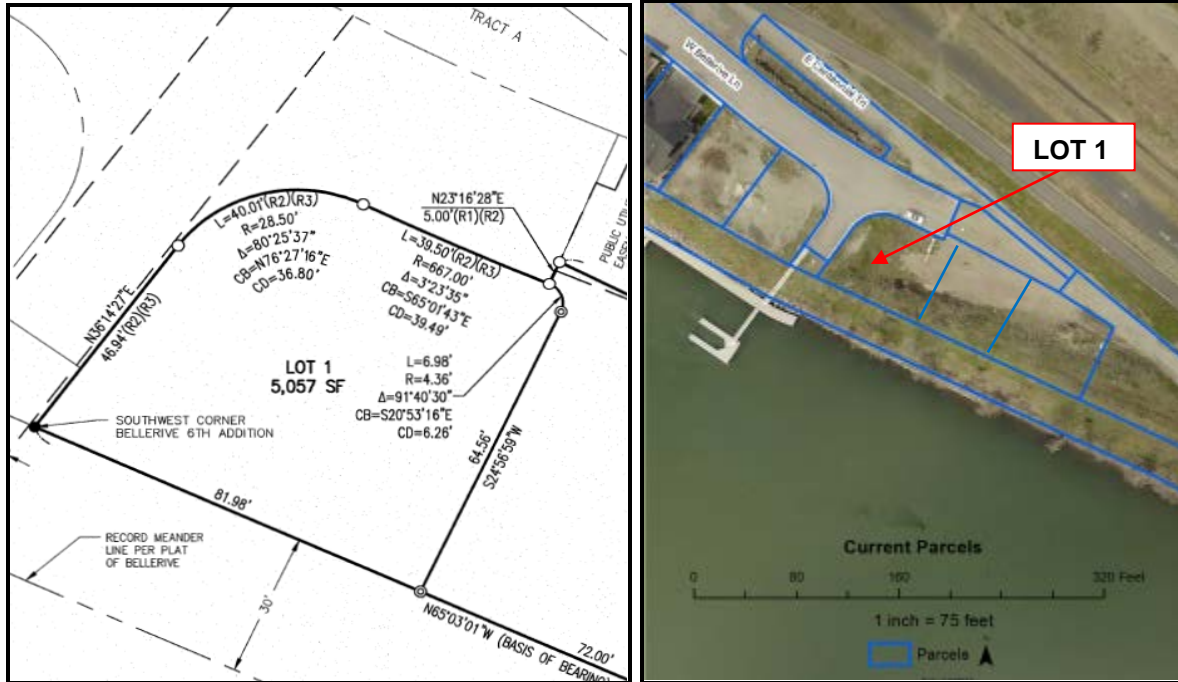
Riverwalk Townhomes, LLC is also asking the Planning Commission to eliminate the requirement for sidewalks on Lot 1, “Bellerive 7<sup>th</sup> Addition”, located at the terminus (hammerhead) of Bellerive Lane.

**PERFORMANCE ANALYSIS:**

Lot 1 within “Bellerive 7th Addition” is a recently platted 3-lot subdivision located at the terminus of “Bellerive Lane” within the “Bellerive” development. It is a corner lot with the front property line along a private driveway, and the west property line abutting the terminus of “Bellerive Lane”. Section 16.40.050 of the Subdivision Code requires all streets to be improved to standards, which includes City sidewalks. However; there is no public access through the future development of Bellerive 6<sup>th</sup> or 7<sup>th</sup> Additions and the public currently has access to the boardwalk at the terminus of Bellerive Lane and also from the open space tract at the east end of the project. In addition, all lot frontages of the lots in Bellerive 6<sup>th</sup> and 7<sup>th</sup> Additions will be along the private driveway and those frontages would not be required to have a driveway. So, a sidewalk at this location would not have connectivity with other sidewalks in the project area.

The Planning Commission is being asked if the sidewalk requirement could be eliminated on Lot 1, “Bellerive 7<sup>th</sup> Addition”. The other city departments have indicated that the requested interpretation will not impact their ability to serve the project or the previously adopted conditions.

**Lot 1, Bellerive 7<sup>th</sup> Addition**

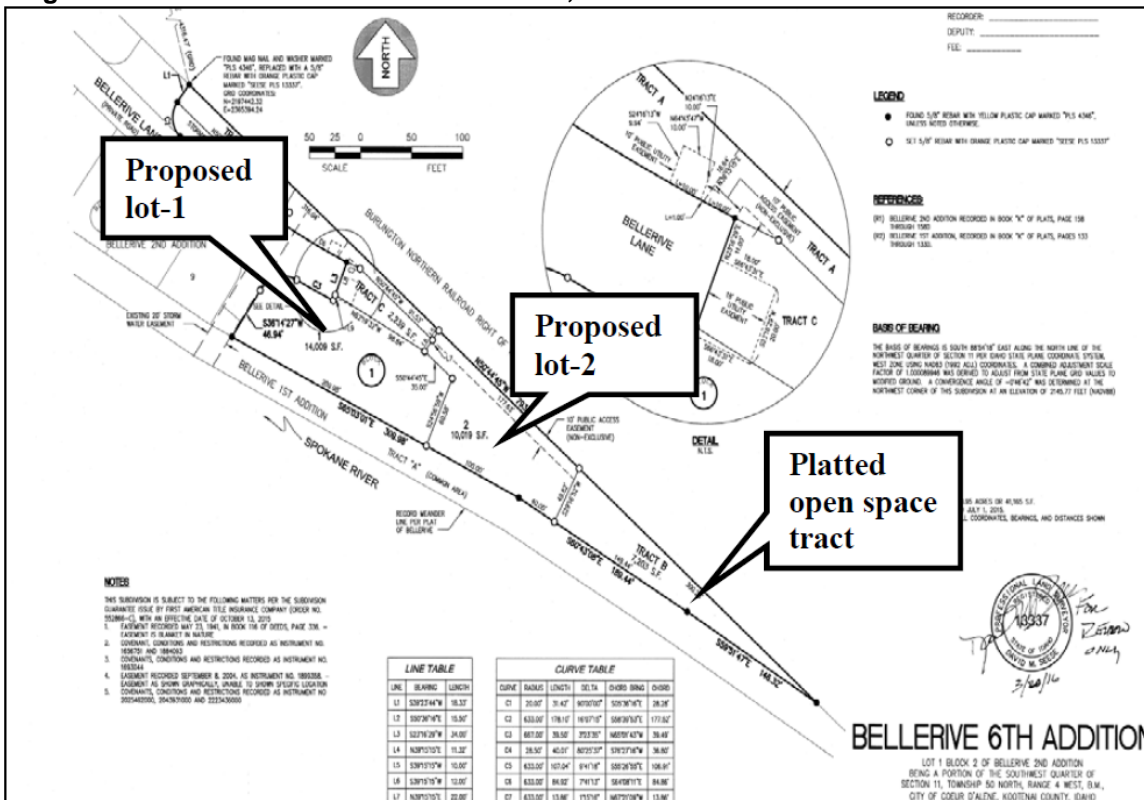


*The exhibits on the following pages show the subject property, the Bellerive 6<sup>th</sup> Addition plat, and the Bellerive 7<sup>th</sup> Addition which was approved by the City Council on May 1, 2018. It should be noted that Bellerive 7<sup>th</sup> Addition is a replat of lot 1 in Bellerive 6<sup>th</sup> Addition from one lot to three lots to create a total of four lots on the subject property.*

**Aerial Photo: "Bellerive Planned Unit Development"**

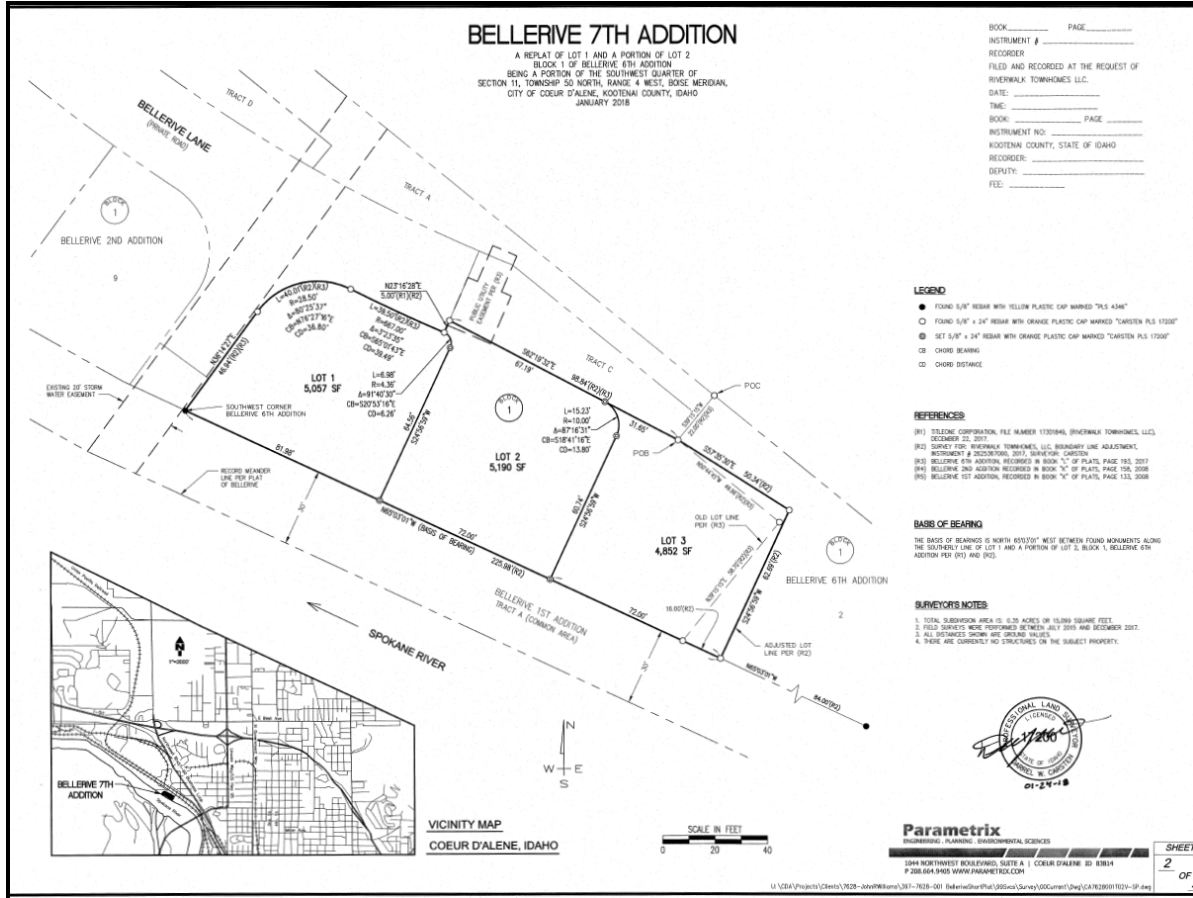


**Original Plat: "Bellerive 6<sup>th</sup> Addition" A 2-lot, 4-Tract Subdivision**





**Approved Replat: "Bellerive 7<sup>th</sup> Addition" Plat (approved May 1, 2018 by the City Council)**



**PERFORMANCE ANALYSIS:**

The applicant has contacted City staff to discuss the requested changes outlined in his letter. The Planning, Water and Wastewater Departments have evaluated the proposal and have provided comments and conditions as shown on the following pages.

**DEPARTMENT COMMENTS:**

**WATER:**

There are two (2) 1" services and one (1) 1" service available for the proposed lots. The 2" service cap fee is \$15,025.00

The developer is not required to extend the main because "Bellerive Lane" is not a through street.

*-Submitted by Kyle Marine, Assistant Water Superintendent*

**WASTEWATER:**

The City's Wastewater Utility presently has the wastewater system capacity, willingness and intent to serve this project as proposed.

Wastewater conditions for the future development on the replatted lots are listed in the required conditions.

*-Submitted by Mike Becker, Utility Project Manager*

**PROPOSED CONDITIONS:**

**PLANNING:**

There shall be no more than seven (7) total residences on the subject property (contained within Bellerive 6<sup>th</sup> and 7<sup>th</sup> Addition in their entirety), with the maximum number of units for the "Boardwalk Homes limited to four (4), and "Carriage Homes" limited to three (3). A deed restriction will be placed on one lot within "Bellerive 7<sup>th</sup> Addition", to only allow one single-family dwelling unit and no option for a "Carriage Home".

**WATER:**

The applicant is required to install a minimum of one service per lot. Cap fees are required to be paid prior to issuance of a building permit.

**WASTEWATER:**

Installation of sewer laterals to each newly created lot conforming to all current City Standards and Sewer Policies shall be approved and accepted by the City.

**DECISION POINT RECOMMENDATION:**

The Planning Commission must consider this request to approve or deny the request to remove condition #7 that limits the number of units to six (6) within Bellerive 6<sup>th</sup>. If the commission approves the request, it should be noted that the above stated conditions would apply to the subject property (contained within Bellerive 6<sup>th</sup> and 7<sup>th</sup> Addition in its entirety) since the removal of the condition would trigger the new conditions.

In addition, the Planning Commission is also asked to revise the definition of carriage home to allow for detached or attached products, and eliminate the sidewalk requirement for Lot 1, "Bellerive 7<sup>th</sup> Addition".



**APPLICANT'S  
NARRATIVE**

June 4, 2018

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

ATTN: Planning Commissioners

Dear Commissioners:

The purpose of this letter is to formally request the Planning Commission to:

- Approve an interpretation that an optional "Carriage Home" within the Bellerive PUD can be located above either an "attached" or "detached" garage;
- Approve a sidewalk plan deviation for Lot 1, Bellerive 7<sup>th</sup> Addition;
- Allow up to 7 dwelling units on the four (4) lots at the east end of Bellerive Lane.  
(A deed restriction to not allow a "Carriage Home" will encumber one of the lots.)

#### HISTORY

- 2016 – Planning Commission approved the "Bellerive 6<sup>th</sup> Addition" which created two lots:
  - LOT 1: approved for up to 4 "Courtyard Homes" (i.e. multi-family; combination of stacked flats and townhomes with direct access garages in 2-3 story buildings)
  - LOT 2: approved for "Boardwalk Home" and optional "Carriage Home"
- 2016 to 2017 – Luxury townhomes were designed and marketed. Due to the ever changing real estate market, we uncovered a higher demand for single family residences in Bellerive.
- 2018 – City approved the Bellerive 7<sup>th</sup> Addition short plat which split LOT 1, Bellerive 6<sup>th</sup> Addition into three lots with the following condition:
  - "If more than six residential units are wanted over the four lots, a request to the Planning Commission will be required for a modification of the "Bellerive PUD".

#### JUSTIFICATION

- Carriage Homes above attached garages were approved for Bellerive 5<sup>th</sup> Addition.
- A sidewalk is unnecessary as it would serve only this one single lot and owner would prefer plant materials in this space versus concrete.
- Optional Carriage Homes provide future owners flexibility in how they use their property.

This request does not impact any other approved elements of the Bellerive PUD. Please feel free to contact me if you have any questions or require additional information.

Thank you for your time and thoughtful consideration.

Kind Regards,

  
John R. Williams  
Riverwalk Townhomes, LLC



# **PUBLIC HEARINGS**

**PLANNING COMMISSION  
STAFF REPORT**

**DATE:** June 12, 2018  
**FROM:** Chris Bosley, City Engineer, Streets & Engineering  
**SUBJECT:** Modification of Condition for S-1-18: Coeur d'Alene Place

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**DECISION POINT:** Should the Commission approve an agreed modification of a condition which was part of its Findings and Order in item S-1-18?

**HISTORY:** On April 10, 2018, the Commission held a public hearing on item S-1-18, a request for approval of a preliminary plat by Greenstone-Kootenai II for Coeur d'Alene Place. The preliminary plat encompassed property which lay west of Ramsey Road, east of Courcelles Parkway, south of Alps Street, and north of Hanley Avenue. The plat showed 448 single family lots, 3 C-17 lots, 6 C-17L lots, and 10 R-17 lots. The Commission approved the preliminary plat with thirteen (13) conditions. Condition #3, over the objection of the applicant, provided:

A traffic impact study must be completed by the applicant to determine the need for a traffic signal at Wilbur Avenue and Ramsey Road. If the study determines that a signal is warranted, it shall be installed by the applicant prior to the projected year of need. The study should be completed prior to construction of the proposed development.

The applicant appealed the inclusion of Condition #3 to the City Council. Prior to the appeal hearing, the applicant met with City staff and agreed to a modification of that Condition which reads:

A traffic impact study must be completed by the applicant on or before June 1, 2019. The study is to determine the need for a traffic signal at Wilbur Avenue and Ramsey Road. If the study determines that such a signal is warranted, the applicant shall share in the cost in proportion to the impact of the subdivision on the intersection, as identified in the traffic study and taking into consideration impact fees paid or to be paid because of the PUD and the subdivision. Such payment shall be made prior to (a) applicant extending Wilbur Avenue to the west of Ramsey Road, or (b) the City electing to install a signal prior to such extension if the sooner need therefor is identified in the traffic study, whichever is earlier.

The reason for the modification is to set a date certain for the completion of the traffic study and to account for impact fees previously paid, and to be paid, by the applicant. The modification further specified the date by which payment by the applicant for its share of the cost of the traffic signal, if any, is to be made.

**FINANCIAL ANALYSIS:** There will be no additional cost to the City beyond what the City would have already been obligated to bear. Because the traffic signal is part of the current impact fee report and the applicant has been paying impact fees, and will pay additional impact fees, the cost of the signal should be borne, in whole or in major part, by the City, a fact which was unknown at the time the Condition was approved.

**PERFORMANCE ANALYSIS:** The modification is justified by the law and the facts, and does not substantially alter the approved subdivision. Staff does not believe that the modified language of Condition #3 is inconsistent with the Planning's Commission's approval of the preliminary plat, or its Findings.

**DECISION POINT/RECOMMENDATION:** The Planning Commission should approve the agreed modification to Condition #3 in its Findings and Order of April 10, 2018, in the matter of S-1-18.

**PLANNING COMMISSION  
STAFF REPORT**

**FROM:** SEAN E. HOLM, SENIOR PLANNER  
**DATE:** JUNE 12, 2018  
**SUBJECT:** SP-4-18: REQUEST FOR SPECIAL USE PERMIT (OFFICE SPACE) IN A LIGHT MANUFACTURING (LM) DISTRICT  
**LOCATION:** A +/- 1.74 ACRE VACANT PARCEL ALONG SCHREIBER WAY PRELIMINARILY KNOWN AS 3931 N. SCHREIBER WAY

**CONSULTANT/APPLICANT:**

John Young  
DBA Young Construction Group  
PO Box 3701  
Coeur d'Alene, ID 83816

**OWNER:**

W14C2TS, LLC  
1450 Northwest Blvd. Suite 301  
Coeur d'Alene, ID 83814

**DECISION POINT:**

Young Construction Group is requesting approval of a professional/administrative office use via the Special Use Permit (SUP) process, to allow Keller Williams Realty to construct a building on a vacant parcel in a Light Manufacturing (LM) zone:

**Proposed Service Activity**

Professional & Administrative Offices

*Activities that include managerial, clerical, consultation and professional, including medical, services for therapeutic, preventative or corrective personal treatment, typically performed by the following:*

1. Insurance and real estate offices.
2. Architects, engineers, lawyers and accounting offices.
3. Planning and educational research service.
4. Doctors, dentists and other health care practitioners.
5. Medical testing and analysis services.
6. Corporate headquarters, branch offices and data storage centers.

**BACKGROUND INFORMATION:**

The subject property had previously been approved for retail sales in 1994 (SP-6-94), as well as professional office space in 2008 (SP-3-08), both by way of special use permits, and both have since expired due to no construction activity commencing on the site within one year of approval.

The current request, professional and administrative office use, is a structure proposed to be a real estate office per the narrative provided by the applicant. So far this group has completed a project review, and has submitted a site development permit (pending subject to this SUP approval). The parcel to the north of the subject property along Kathleen Avenue contains an easement with a high pressure gas line and cannot be developed.



## **GENERAL INFORMATION:**

The Light Manufacturing (LM) district is intended to include manufacturing, warehousing and industry that is conducted indoors with minimal impact on the environment. However, the applicant's proposed use would be conducted primarily within the structure to be built, and the applicant is aware that a possible light manufacturing use may be built in the area, or may occupy an existing structure now or in the future. The proposed office space could be affected by an adjacent light manufacturing use, in which case the city would support the continued operation of any allowed uses by right, in the context of the city's performance standards:

## **II. PERFORMANCE STANDARDS REGULATIONS**

### **17.07.105: TITLE AND PURPOSE:**

The provisions of this article shall be known as the PERFORMANCE STANDARDS REGULATIONS. The purpose of these provisions is to promote the health, safety and general welfare of the residents of the city through limitations on certain nuisance generating characteristics of various activities, including vibration, noise, odor, humidity, heat, cold, glare, dust and/or smoke. (Ord. 1691 §1(part), 1982)

### **17.07.110: APPLICABILITY:**

Any use of property that violates these regulations is prohibited even where it is otherwise permitted by the applicable zone regulations. Uses permitted by special use permit shall conform to these regulations as one component of their conditions. (Ord. 1691 §1(part), 1982)

### **17.07.115: RESTRICTIONS ON OPERATIONS:**

The operation of any use established after the effective date hereof shall comply with the performance standards herein set forth for the zone in which such activity shall be located. No use already established on the effective date hereof shall be so altered or modified as to conflict with, or further conflict with, the performance standards herein established for the zone in which such use is located. A conforming use that is in compliance with existing zoning ordinances or a legal nonconforming use may be continued and maintained regardless of subsequent zoning changes on surrounding properties that otherwise would change the manner in which the requirements of this article apply to the preexisting use. (Ord. 3335 §4, 2008; Ord. 1691 §1(part), 1982)

### **17.07.120: VIBRATION AND NOISE:**

A. In all zoning districts, any use creating intense earthshaking vibrations or noise such as are created by heavy drop forges or heavy hydraulic surges, shall be set back at least three hundred feet (300') from an abutting residential or commercial zoning district or at least one hundred fifty feet (150') from an abutting manufacturing zoning district, unless such operation is controlled to prevent transmission beyond the lot lines of earthshaking vibrations perceptible to a person of normal sensitivities.

**17.07.125: ODOR:**

A. In Manufacturing Zoning District: In a manufacturing zoning district the emission of any noxious, odorous matter which produces a public nuisance or hazard beyond lot lines is prohibited.

**17.07.130: HUMIDITY, HEAT, COLD, GLARE, DUST, AND SMOKE:**

A. In Manufacturing Zoning District: In a manufacturing zoning district any excessive humidity in the form of steam or moist air, intense heat, intense cold, intense glare, intense dust, or intense smoke produced by an activity within the district shall not be detrimental beyond the boundary of the district.

**17.05.740: PERMITTED USES; PRINCIPAL:**

Principal permitted uses in an LM district shall be as follows:

- Agricultural supplies and commodity sales
- Auto and accessory sales
- Automobile parking
- Automobile parking when serving an adjacent business
- Automobile renting
- Automotive fleet storage
- Automotive repair and cleaning
- Building maintenance service
- Commercial film production
- Commercial kennel
- Construction and retail sales
- Custom manufacture
- Essential service
- Farm equipment sales
- Finished goods wholesale
- General construction services
- Laundry service
- Light manufacture
- Mini-storage facilities
- Unfinished goods wholesale
- Veterinary hospital
- Warehouse/storage
- Wholesale bulk liquid fuel storage

**17.05.760: PERMITTED USES; SPECIAL USE PERMIT:**

Permitted uses by special use permit in an LM district shall be as follows:

- Administrative offices
- Adult entertainment
- Banks and financial establishments
- Business supply retail sales
- Business support service
- Commercial recreation
- Communication service
- Consumer repair service
- Convenience sales
- Convenience service
- Criminal transitional facility
- Department store
- Extensive impact
- Extractive industry
- Finished goods retail
- Food and beverage stores for on/off site consumption
- Funeral service
- Group assembly
- Home furnishing retail sales
- Hotel/motel
- Mobile food court
- Personal service establishments
- Professional offices
- Retail gasoline sales
- Specialty retail sales
- Veterinary office or clinic
- Wireless communication facility

**17.05.770: SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT:**

Maximum height requirements in an LM district shall be as follows: 63 Feet

**17.05.800: SITE PERFORMANCE STANDARDS; MINIMUM YARD:**

Minimum yard requirements in an LM district shall be as follows:

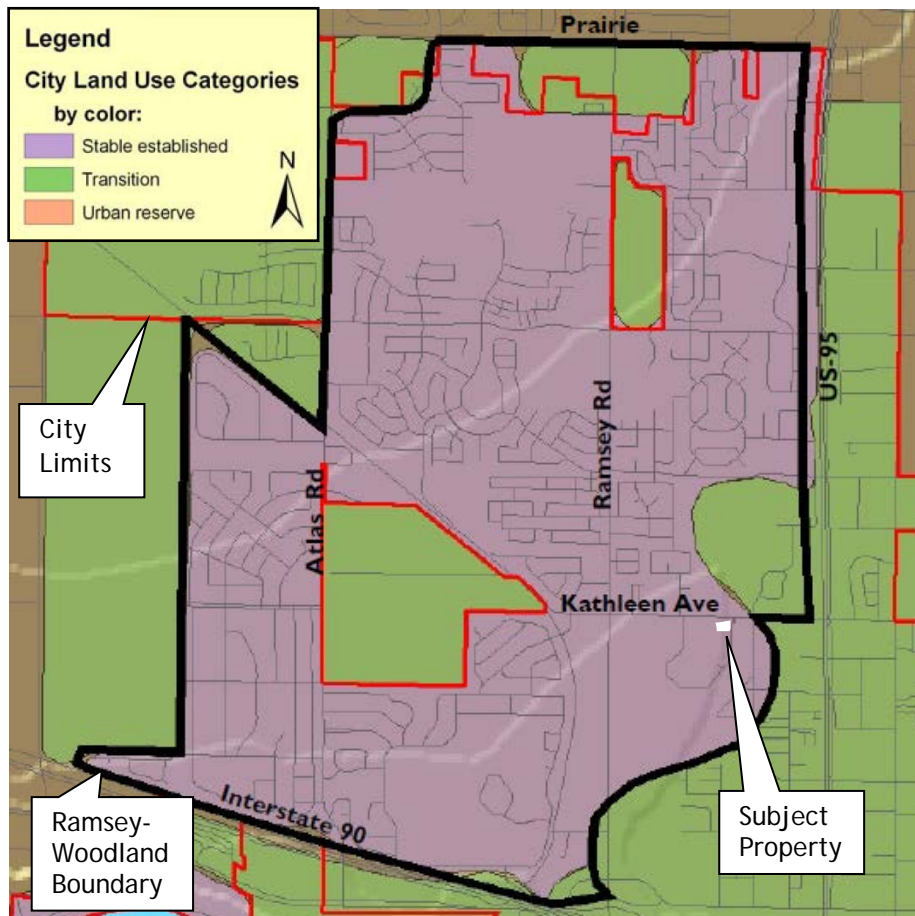
1. Front: The front yard requirement shall be twenty feet (20') except, when abutting along the side or across the street from a residential district. The front setback shall be equal to the most restrictive front setback thereof.
2. Side, Interior: The interior side yard requirement shall be ten feet (10').
3. Side, Street: The street side yard requirement shall be twenty feet (20').
4. Rear: The rear yard requirement shall be twenty feet (20'). However, the rear yard will be reduced by one-half (1/2) when adjacent to public open space.

**REQUIRED FINDINGS:**

Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

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

- The subject property is within the existing city limits.
- The City Comprehensive Plan Map designates this area as Ramsey –Woodland (Stable Established):



**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.*

**Land Use:**

**Ramsey - Woodland Today:**

The development pattern in this area is mixed with established subdivisions, such as Coeur d'Alene Place, that are continuing to expand to the north. Passive and active parks have also been provided for the residents of these housing developments. Industrial uses are prominent to the west of Atlas Road with a mix of residential zoning on the south side of Hanley Avenue. Neighborhood service nodes can be found throughout the Ramsey-Woodland area.

**Ramsey - Woodland Tomorrow**

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

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

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

**2007 Comprehensive Plan Goals and Objectives that apply:**

**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 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 Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

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

The area surrounding the request is relatively flat. The vicinity associated with Schreiber Way yields two zones, Manufacturing (M) and Light Manufacturing (LM).

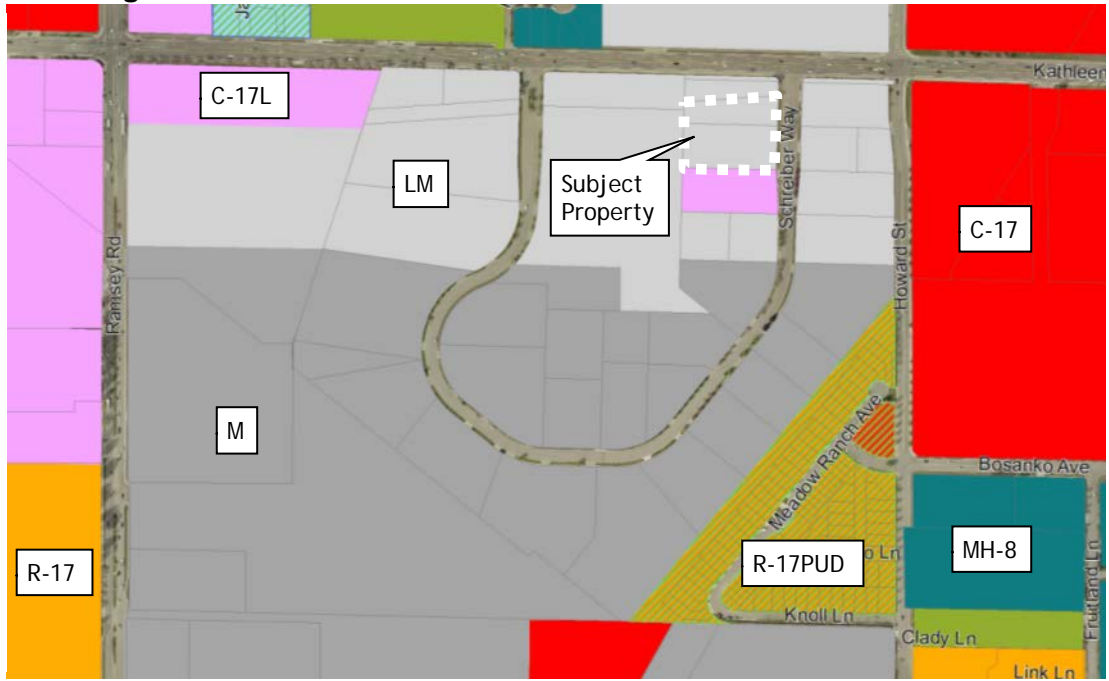
A variety of uses are located in this area: The BLM office, an insurance agency, the CDA Police Dept., Summit Cider (Cider Brewing), Tricksters Brewing, hardware sales, Beverage distributorship, USPS, printers, tile store and construction services are examples of businesses operating in the immediate vicinity of this request.

**Aerial Photo:**



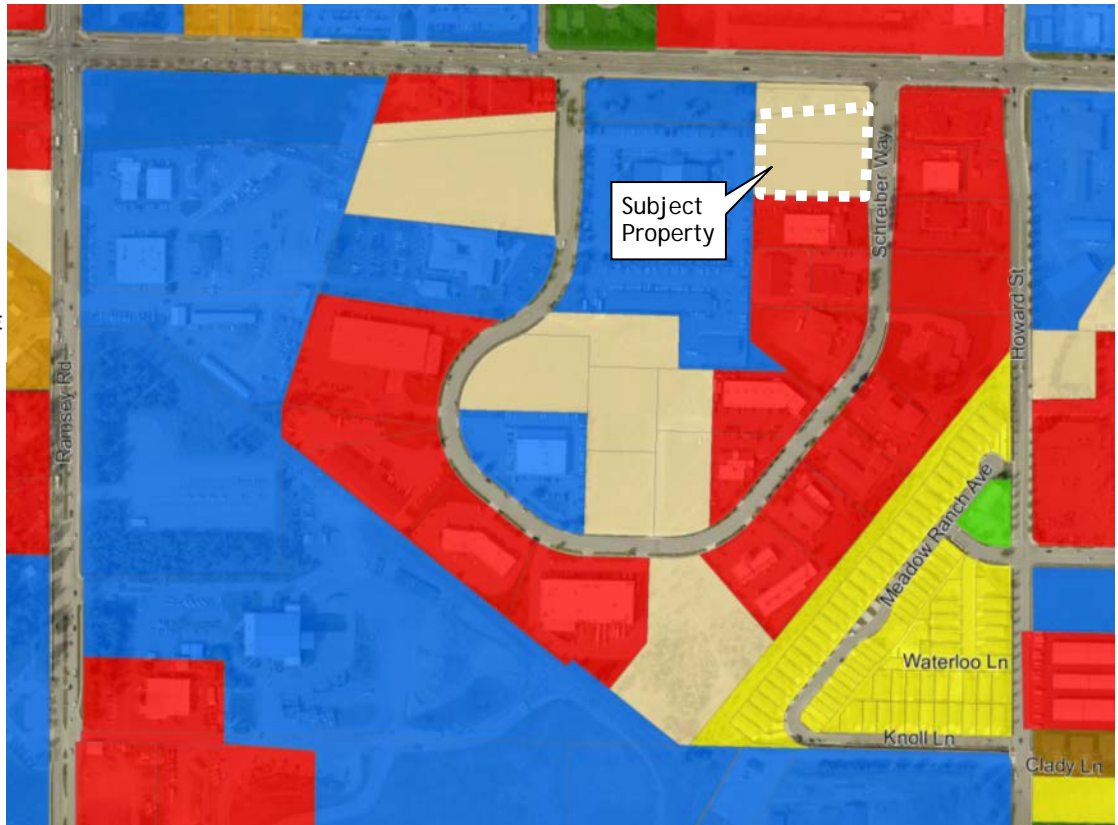
**Zoning:**

- 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-85F

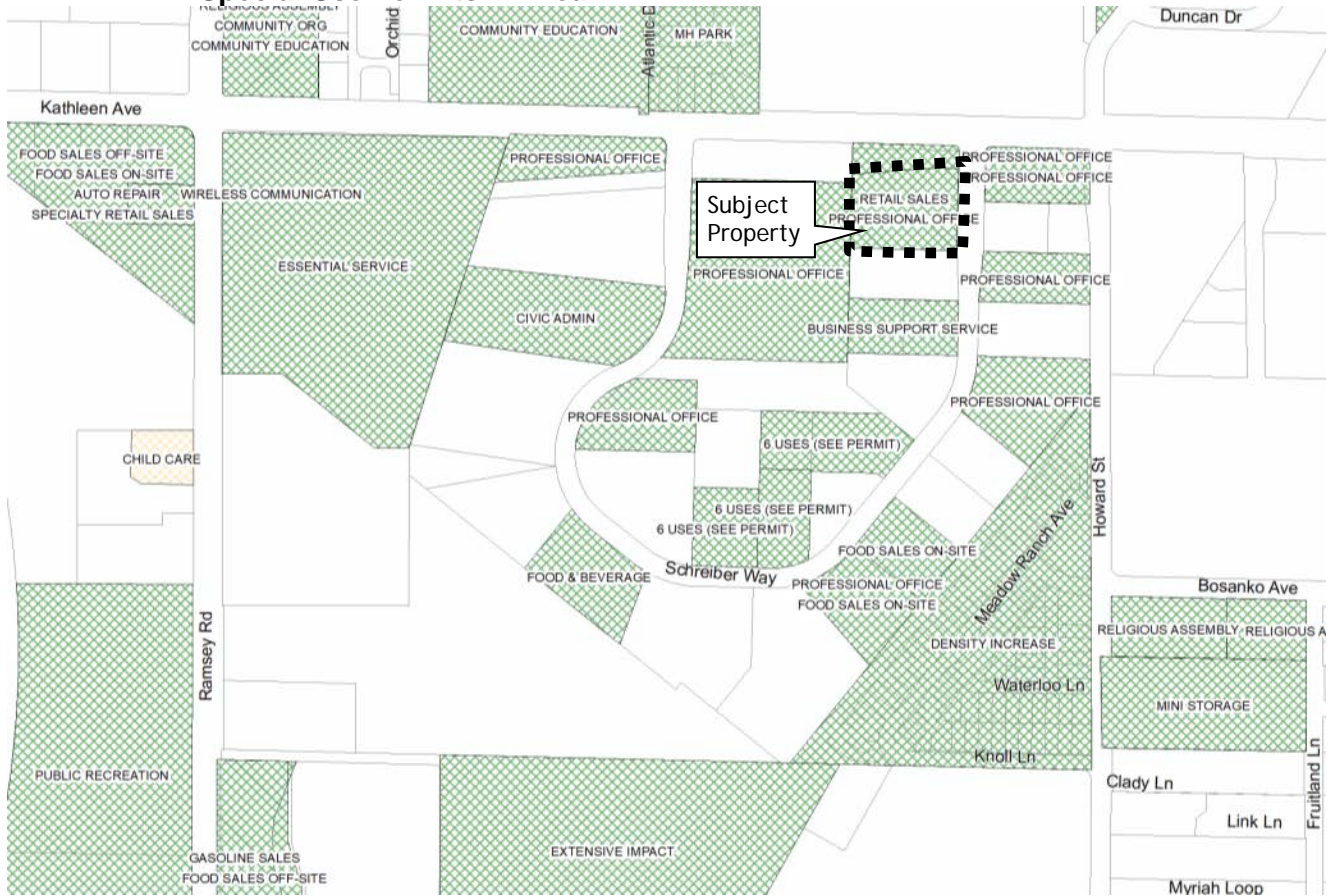


**Generalized Land Use Pattern:**

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



**Special Use Permits in Area:**



**Photo(s) of Site:**

*East side of subject property from Schreiber Way looking NW:*



*East side of subject property from Schreiber Way looking west (Near Allegra Printing):*



*North side of subject property along parcel with high pressure gas line (Schreiber Way):*



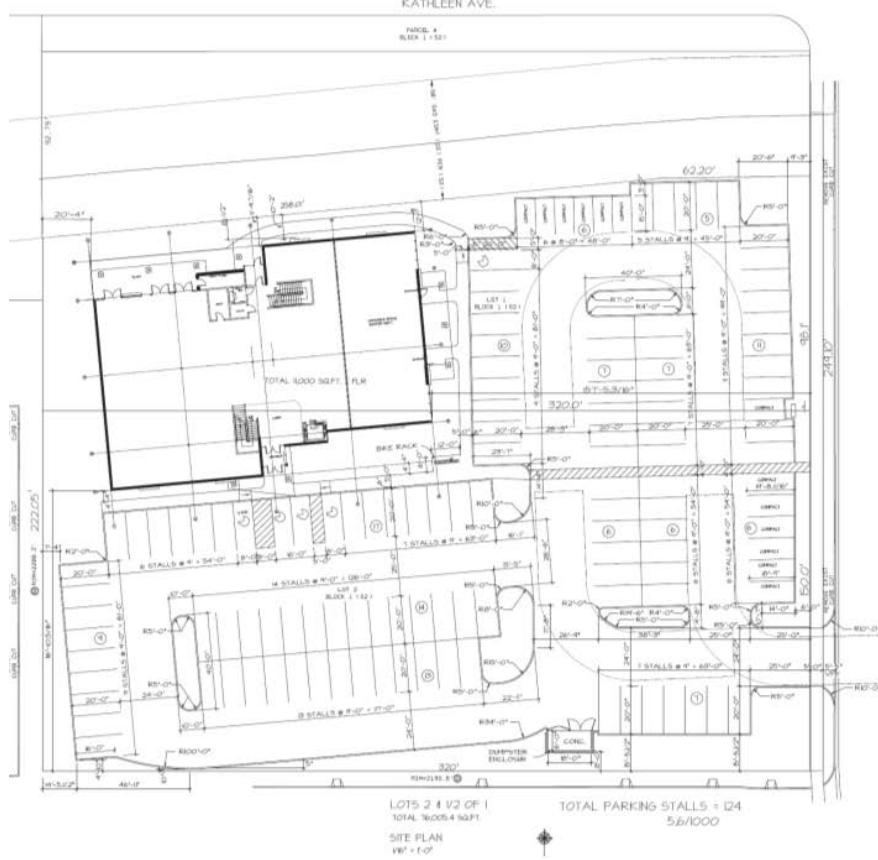
**Evaluation:** *Based on the information presented, the Planning Commission must determine if the request is compatible with surrounding uses and is designed appropriately to blend in with the area.*



**Finding #B8C:**

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

**Site Development Plan (Currently in for permitting):**



SUBMITTAL FOR SITE DEVELOPMENT PERMIT  
FOR: KELLEN WILLIAMS OFFICE BUILDING  
3031 N. SCHREIBER WAY

OWNER: KELLEN WILLIAMS  
ONE NUMBER, OLIVER BUILDING  
601 N. OLIVER  
SALT LAKE CITY, UT 84101

ARCHITECT: ENGINEERING ARCHITECT  
1000 SOUTH 400 WEST  
SALT LAKE CITY, UT 84115

GENERAL CONTRACTOR: TOWN CONSTRUCTION GROUP  
1000 SOUTH 400 WEST  
SALT LAKE CITY, UT 84115

ENCLOSURE:  
A01 SITE PLAN, PARKING AND PAVING AREAS  
C1 PAVING, GRADING & DRAINAGE PLAN  
C2 UTILITY PLAN  
C3 NOTES & DETAILS  
C4 DETAILS CONTINUED  
C5 EROSION & SEDIMENT CONTROL PLAN

CODE REVIEW WITH BUILDING STATISTICS

CONSTRUCTION PERMITS:  
REQUIRE: PERMITS: 20' OF  
SEE TABLE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**STAFF COMMENTS:**

**STORMWATER:**

Stormwater treatment and containment will be addressed during development and must be constructed on the subject property. The City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site.

*-Submitted by Chris Bosley, City Engineer*

**STREETS:**

The existing street, Schreiber Way, has been constructed to City standards. No further improvements are required.

*-Submitted by Chris Bosley, City Engineer*

**TRAFFIC:**

Using the ITE Trip Generation Manual, up to 242 trips per day are expected for this 22,000 sf office building, with 34 trips occurring during the AM peak hour and 33 trips in the PM peak hour. The Engineering Department has no objection to the proposed special use permit as proposed

*-Submitted by Chris Bosley, City Engineer*

WATER:

There is adequate capacity in the public water system to support domestic, irrigation and fire flow for the proposed 3931 Schreiber Way Office Special use permit.

There are an existing 12" water main in W Kathleen Ave & a 10" line on Gilbert Ave. currently there is 2-2" services & 2- 6" Fire lines of off Schreiber way.

*-Submitted by Kyle Marine, Assistant Water Superintendent*

WASTEWATER:

The nearest public sanitary sewer is located within the Schreiber Way ROW which borders the easterly boundary of the property.

In accordance with the 2013 Sewer Master Plan, the City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this Special Use as proposed.

*-Submitted by Mike Becker, Utility Project Manager*

FIRE:

The Fire Department works with the Engineering, Water and Building Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents:

Fire department access to the site (Road widths, surfacing, maximum grade and turning radiuses), in addition to, fire protection (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation or during the Site Development and Building Permit, utilizing the currently adopted International Fire Code (IFC) for compliance. The CD'A FD can address all concerns at site and building permit submittals.

*-Submitted by Bobby Gonder, Fire Inspector*

**Evaluation:** *Planning Commission must determine if the location, design, and size of the proposal are such that the development will or will not be adequately served by existing streets, public facilities and services.*

**PROPOSED CONDITIONS:**

**None.**

The Planning Commission may, as a condition of approval, establish reasonable requirements as conditions of approval to mitigate any impacts that would adversely affect the surrounding neighborhood. Please be specific, if additional conditions are added to the motion.

## **ORDINANCES AND STANDARDS USED IN EVALUATION**

- 2007 Comprehensive Plan
- Municipal Code
- Idaho Code
- Wastewater Treatment Facility Plan
- Water and Sewer Service Policies
- Urban Forestry Standards
- Transportation and Traffic Engineering Handbook, I.T.E.
- Manual on Uniform Traffic Control Devices

## **ACTION ALTERNATIVES:**

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



**APPLICANT'S  
NARRATIVE**

Written narrative for Special Use Permit application for Lot 1 & 2, block One Commerce Park of Coeur d'Alene.

We are requesting a variance from the current zoning of LM to allow the construction of an approximately 22,000 2 story commercial office building.

This request conforms to the 2007 Comprehensive Plan goals by: 1. Maximizing the natural environment engagement by building users with mountain and vista site lines as well as regional landscape emphasis; 2. Providing a quality work environment for a growing business that is involved in one of the many economic growth industries in the Coeur d'Alene area; and 3. By utilizing renewable resources in the construction process and incorporating natural materials in the design, the project will be a quality addition to the community.

The design and planning of the structure and the site are compatible with the location by making the best use of the gas line easement to provide a green space view corridor to the North of the building and separating the building from adjacent structures to minimize the perception of high density development. The design and use of the building is similar and compatible with adjacent uses in the development. City utilities are stubbed into the project and both Avista, gas service, and Kootenai Electric have facilities on the project parcel. The parcel is served for vehicle access by Schreiber Way just South of Kathleen Ave.

This project is utilizing an existing vacant parcel and is building in a like manner with other projects in the development. It will provide sorely needed Class A commercial Office space in a part of the city where that type of real estate is limited in availability.

## **PLANNING COMMISSION STAFF REPORT**

**FROM:** MIKE BEHARY, ASSOCIATE PLANNER

**DATE:** JUNE 12, 2018

**SUBJECT:** SP-5-18, REQUEST FOR A SPECIAL USE PERMIT TO ALLOW AN EXPANSION OF A RELIGIOUS ASSEMBLY FACILITY IN THE R-12 RESIDENTIAL DISTRICT

**LOCATION:** A +/- 1.02 ACRE PARCEL LOCATED AT 720 E POPLAR AVENUE

**APPLICANT/OWNER:**

Trinity Church  
ATTN: Pastor Stuart Bryan  
720 E Poplar Avenue  
Coeur d'Alene, ID 83814

**DECISION POINT:**

Trinity Church is requesting approval of a special use permit to allow the expansion of their existing church facility that will include enlarging the sanctuary space and adding some classrooms.

**BACKGROUND INFORMATION:**

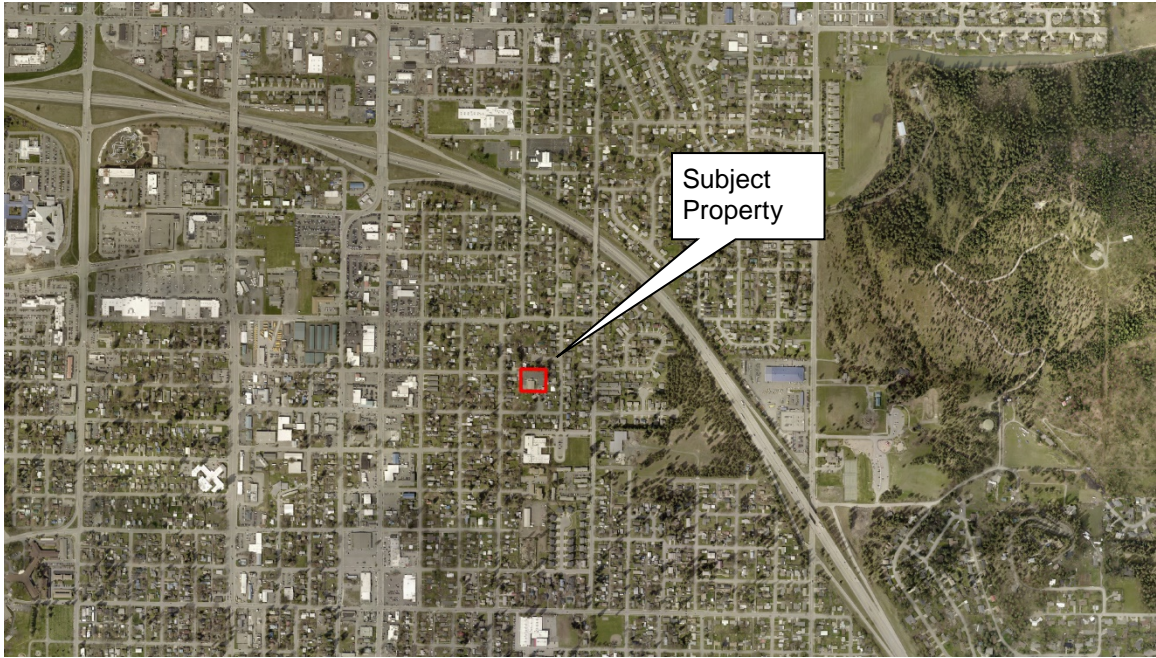
In 1991 the subject site was approved for a special use for a religious assembly facility (church) by a different church organization. As part of the 1991 special use permit, one of the conditions was that the applicant will have to adhere to the site plan that was submitted with the application.

From 1991 to 2006 the original church was active at this site. In 2006, a special use permit was approved for a Community Education facility that allowed the operation of a Kindergarten through 8<sup>th</sup> grade Christian elementary school in the existing 4,200 sq. foot building.

The applicant purchased this property in 2013. The applicant has indicated that their church has been growing and they are in need of some additional space. The applicant is requesting in this special use application to expand their church that will allow for a larger sanctuary space and for some additional classrooms as well.

The proposed addition is on the west side of the existing facility. The applicant has submitted a site plan of the property that shows where the proposed expansion to the existing church facility will be located (see Site Plan on page 4). The applicant has also submitted a floor plan of the proposed expansion (see Floor Plan on page 4).

**PROPERTY LOCATION MAP:**



**AERIAL PHOTO:**



**BIRDS EYE AERIAL PHOTO - 1:**

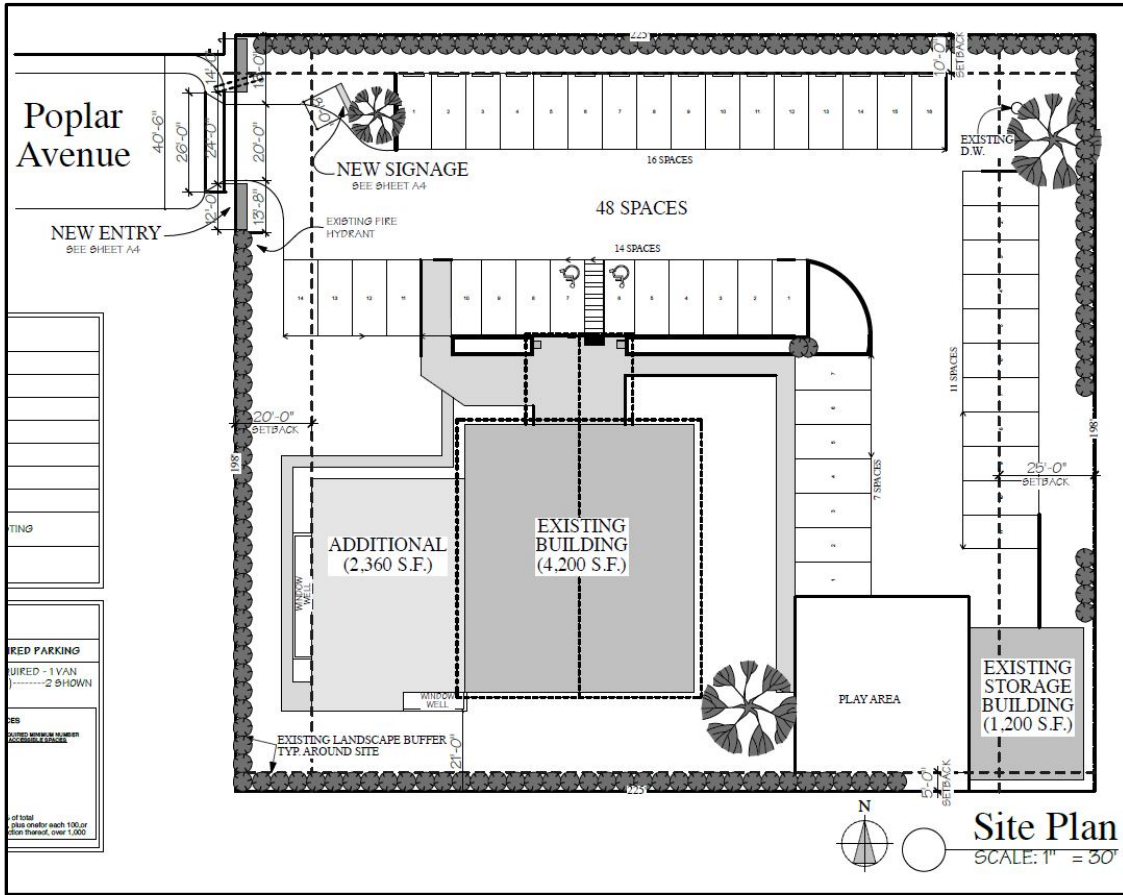


**BIRDS EYE AERIAL PHOTO - 2:**

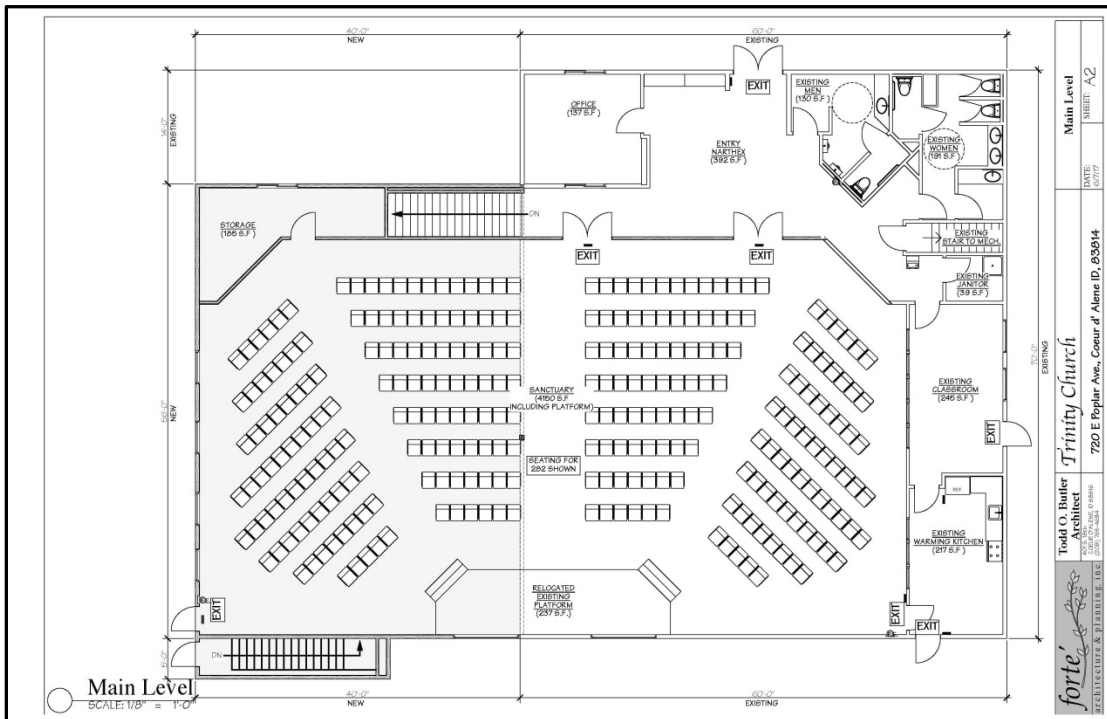




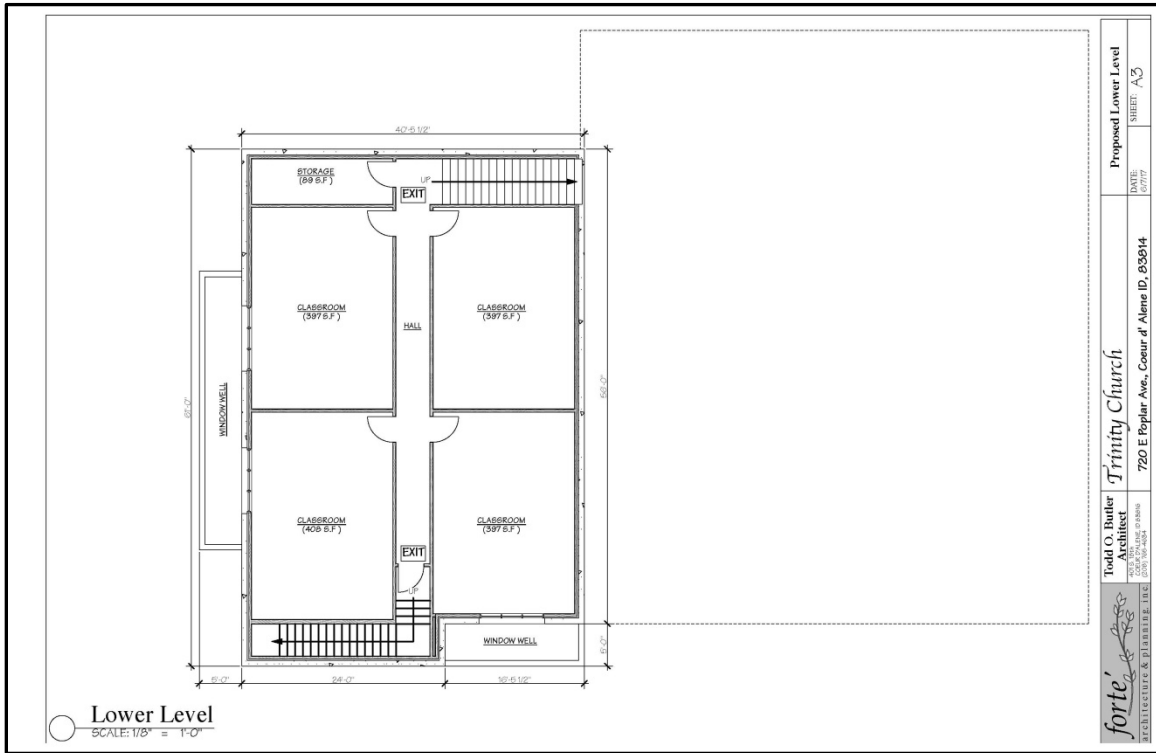
**APPLICANT'S SITE PLAN:**



**FLOOR PLAN – FIRST LEVEL:**



**FLOOR PLAN – BASEMENT:**



**ZONING MAP:**



**R-12 RESIDENTIAL ZONING DISTRICT:**

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

**17.05.180: PERMITTED USES; PRINCIPAL:**

Principal permitted uses in an R-12 district shall be as follows:

- Civic Administrative Offices
- Duplex housing
- Essential service
- "Home occupation", as defined in this title
- Neighborhood recreation
- Public recreation
- Single-family detached housing as specified by the R-8 district

**17.05.200: PERMITTED USES; SPECIAL USE PERMIT:**

Permitted uses by special use permit in an R-12 district shall be as follows:

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

**17.05.190: PERMITTED USES; ACCESSORY:**

Accessory permitted uses in an R-12 district shall be as follows:

- Accessory dwelling units.
- Garage or carport (attached or detached).
- Private recreation facility (enclosed or unenclosed).

**17.05.245: NONRESIDENTIAL SITE PERFORMANCE STANDARDS; MINIMUM YARD:**

Minimum yard requirements for nonresidential activities in an R-12 district shall be as follows:

- A. Front: The front yard requirement shall be twenty feet (20').
- B. Side, Interior: The interior side yard requirement shall be twenty five feet (25').
- C. Side, Street: The street side yard requirement shall be twenty five feet (25').
- D. Rear: The rear yard requirement shall be twenty five feet (25'). However, the required rear yard will be reduced by one-half (1/2) when adjacent to public open space.

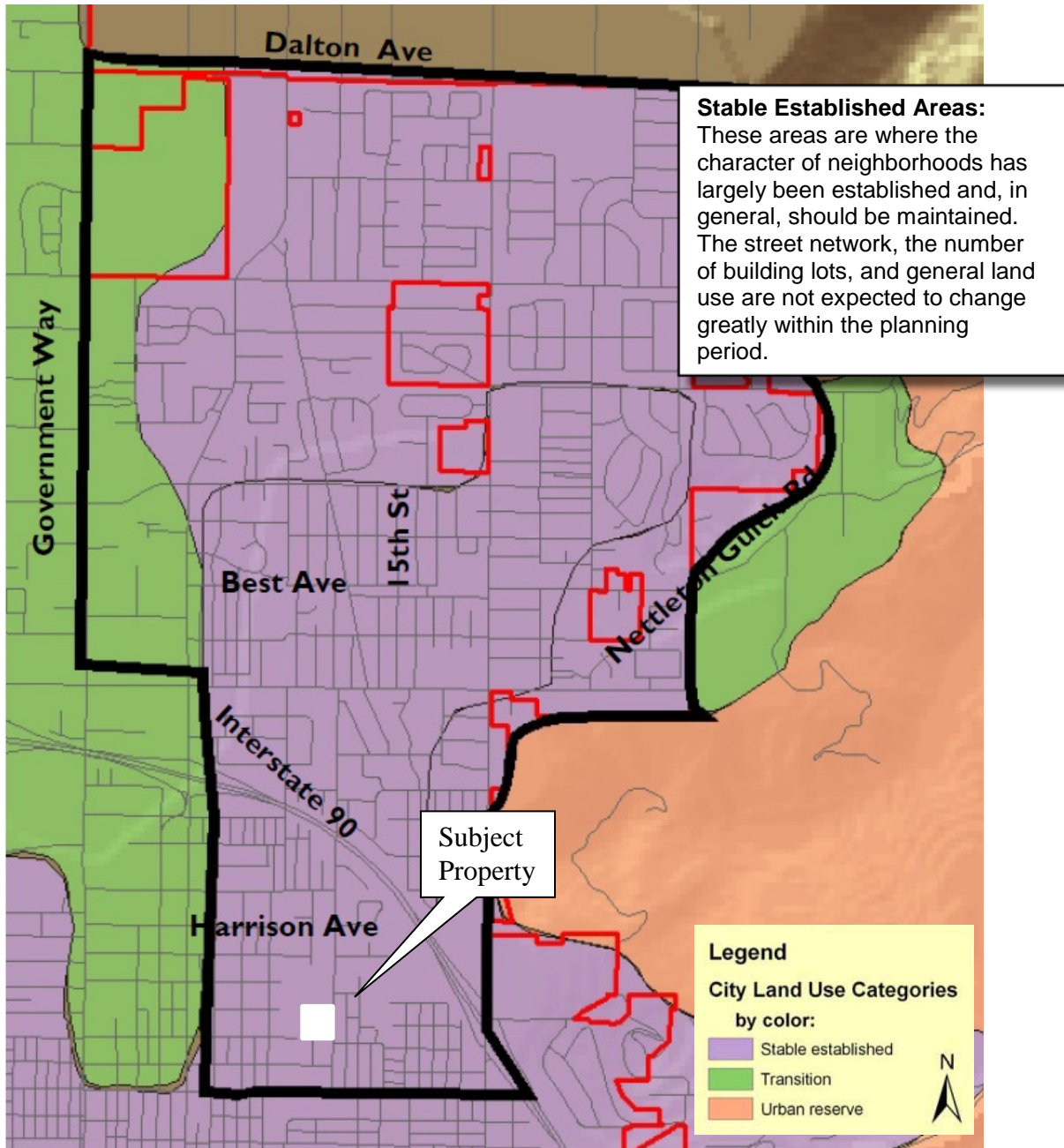
**REQUIRED FINDINGS FOR SPECIAL USE PERMITS:**

Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

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

- The subject property is within the existing city limits.
- The City Comprehensive Plan Map designates this area in the NE Prairie area, Stable Established designation:

**COMPREHENSIVE PLAN MAP: NE Prairie**



**NE Prairie Today:**

This area is composed of a variety of zoning districts with a majority of residential density at three to eight units per acre. Lower density development becomes more prominent moving north. The NE Prairie provides a range of housing choices that includes a number of large recreation areas and small pocket parks.

Canfield Mountain and Best Hill act as the backdrop for this portion of the prairie. Much of the lower lying, less inhibitive areas have been developed. Pockets of development and an occasional undeveloped lot remain.

**NE Prairie Tomorrow:**

It is typically a stable established housing area with a mix of zoning districts. The majority of this area has been developed. Special care should be given to the areas that remain such as the Nettleton Gulch area, protecting the beauty and value of the hillsides and wetlands.

**The characteristics of NE Prairie neighborhoods will be:**

- The overall density may approach three to four residential units per acre, however, pockets of higher density housing and multi-family units appropriate in compatible areas.
- Commercial uses are concentrated in existing commercial area along arterials with neighborhood services nodes where appropriate.
- Natural vegetation is encouraged and should be protected in these areas.
- Pedestrian connections and street trees are encouraged in both existing neighborhoods and developing areas.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.
- Incentives will be provided to encourage clustering.

**2007 Comprehensive Plan Goals and Objectives that apply:**

**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 3.05 - Neighborhoods:**

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

**Objective 3.16 – Capital Improvements:**

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

**Objective 4.01 - City Services:**

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

**Objective 4.06 – Public Participation:**

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

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

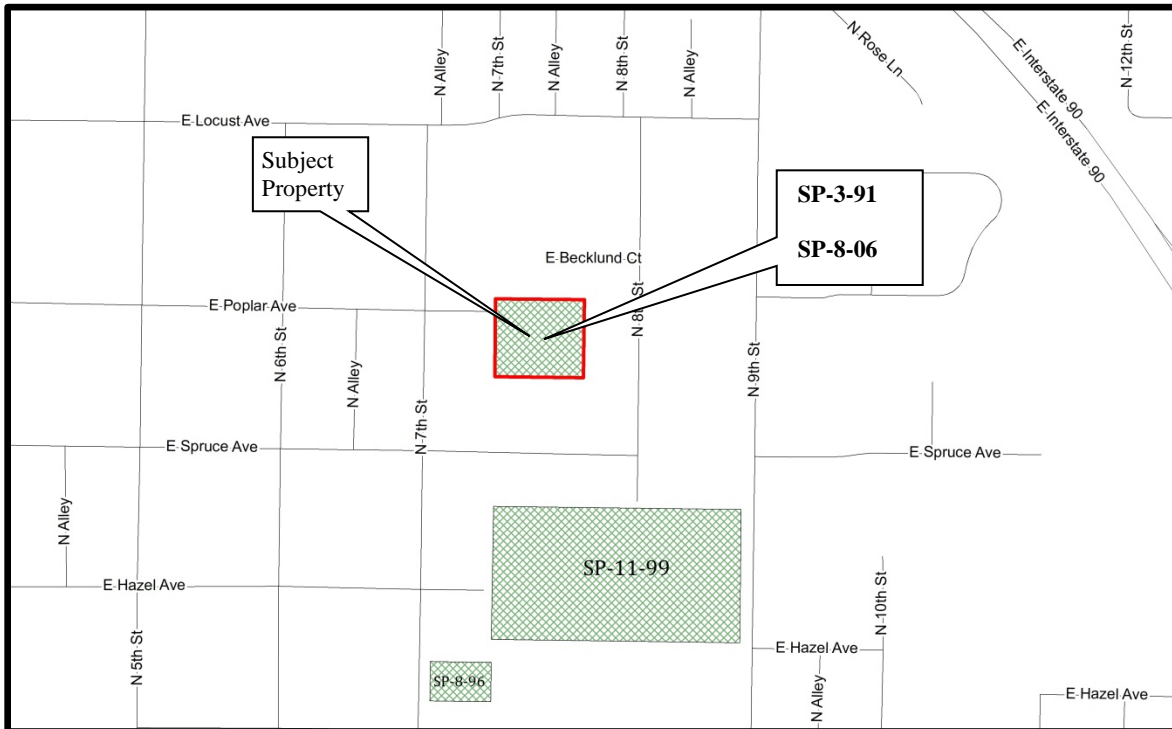
**B. Finding #B8B: The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.**

The church has been located on this site and has existed with the surrounding use since 1991. The subject site is adjacent to the single family residences on all four sides and the surrounding properties to the north, south, east and west of the subject site have residential uses on them. (See Land Use Map on page 10)

The subject site has frontage on Poplar Avenue. The proposed building addition to the church will need to meet all the required building setbacks and height requirements for non-residential structures in the R-12 Zoning District. The properties to the north, south, east and west of the subject site are zoned R-12. (See Zoning Map on page 5)

The Planning Commission approved a special use request for a Religious Assembly Facility (SP-3-91) on the subject property in 1991. In 2006 a different church applied for a special use to allow for a Community Education Facility that allowed for a K- 8 elementary school at this site. To the south of the subject site the Planning Commission also approved a daycare facility in 1996 in special use item SP-8-96. In 1999 Coeur d’Alene School District was approved for a Community Education special use permit (SP-11-99) that allowed portable classrooms in the R-12 zoning District. (See Special Use Map below)

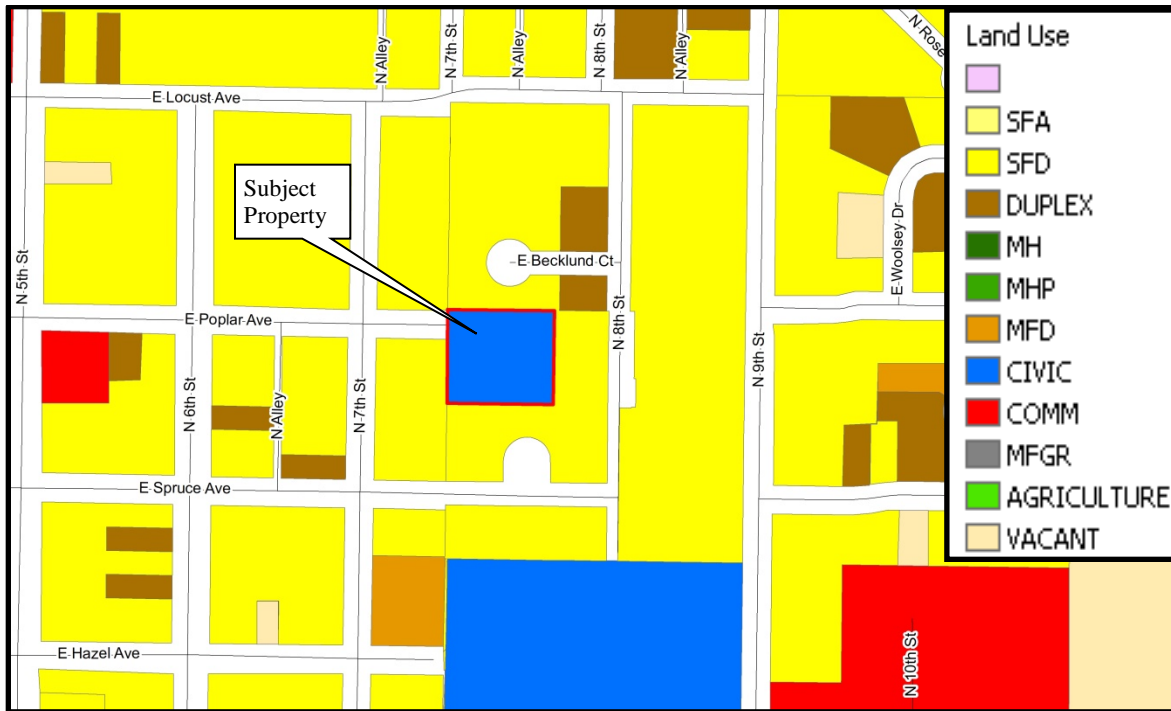
**SURROUNDING SPECIAL USE PERMIT LOCATIONS:**



Special Use Permits:

SP-3-91	Religious Assembly	3-26-1991	Approved
SP-8-96	Daycare Facility	11-12-1996	Approved
SP-11-99	Community Education	7-13-1999	Approved
SP-8-06	Community Education	6-13-2006	Approved

**GENERALIZED LAND USE MAP:**



**SITE PHOTO - 1:** View from the north central part of property looking south.



**SITE PHOTO - 2:** View from the northeast part of property looking southwest.



**SITE PHOTO - 3:** View from the northwest part of property looking south.





**SITE PHOTO - 4:** View from the east central part of property looking south.



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

- C. Finding #B8C: The location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing streets, public facilities, and services.**

**STORMWATER:**

Stormwater treatment and containment will be addressed during development and construction on the subject property. City Code requires a stormwater to remain on site and a for stormwater management plan to be submitted and approved prior to any construction activity on the site.

**STREETS:**

The subject property is bordered by the terminus of Poplar Ave to the west. The current street and right-of-way widths meet the City standards. No alterations to the street section will be required

**TRAFFIC:**

The proposed church expansion is not expected to have adverse effects on the adjacent transportation network. The ITE Trip Generation Manual estimates that approximately 36.63 trips per day per 1000 square feet of church may be generated on a Sunday. With the proposed 2,360 sf expansion, approximately 86 additional trips are expected on a Sunday, the highest trip generation day. It is expected that the neighboring streets have the capacity to handle the traffic from the proposed development, though there is not adequate parking available on site to accommodate the additional traffic. Parking will inevitably spill out into the neighborhood during services and events. The Engineering Department has no objection to this special use permit as proposed.

*-Submitted by Chris Bosley, City Engineer*

**WATER:**

There is adequate capacity in the public water system to support domestic, irrigation, and fire flow for the proposed special use permit for an expansion to the Church facility located at 720 Poplar Avenue. The Water Department has no objection to this special use permit as proposed.

*-Submitted by Kyle Marine, Assistant Water Superintendent*

**SEWER:**

The subject property is already connected to the public sanitary sewer located within 7<sup>th</sup> Street. In accordance with the 2013 Sewer Master Plan, the City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this special use request as proposed.

*-Submitted by Mike Becker, Utility Project Manager*

**FIRE:**

The Fire Department works with the Engineering and Water Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents.

Fire department access to the site (road widths, surfacing, maximum grade, and turning radiuses), in addition to, fire protection (size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to building permit or site development, utilizing the currently adopted International Fire Code (IFC) for compliance. The City of Coeur d'Alene Fire Department can address all concerns at site and building permit submittals. The Fire Department has no objection to this special use permit as proposed.

*-Submitted by Bobby Gonder, Fire Inspector*

**Evaluation:** *Planning Commission must determine if the location, design, and size of the proposal are such that the development will or will not be adequately served by existing streets, public facilities and services.*

**PROPOSED CONDITIONS:**

None proposed. It should also be noted, that approval of this special use permit would remove the previous condition tying the project to the approved site plan from 1991.

*The Planning Commission may, as a condition of approval, establish reasonable requirements to mitigate any impacts that would adversely affect the surrounding neighborhood. Please be specific, when adding conditions to the motion.*

**ORDINANCES AND STANDARDS USED IN EVALUATION:**

- 2007 Comprehensive Plan
- Transportation Plan
- Municipal Code
- Idaho Code
- Wastewater Treatment Facility Plan
- Water and Sewer Service Policies
- Urban Forestry Standards
- Transportation and Traffic Engineering Handbook, I.T.E.
- Manual on Uniform Traffic Control Devices
- 2017 Trails & Bikeways Master Plan

**ACTION ALTERNATIVES:**

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

A decorative border composed of a repeating pattern of purple diamonds in two shades, surrounding a central light purple rectangular area.

**APPLICANT'S  
NARRATIVE**

Special Use Permit Application: 720 E Poplar Ave, Coeur d' Alene ID

April 24, 2018

The existing property located at 720 E Poplar Ave, in Coeur d' Alene has zoning R-12 SUP. The existing building is approximately 4,200 S.F. and is used for Religious Assembly.

The special use permit that was issued for this property came with the condition that it must adhere to the original site plan that was presented at the time of issuance.

The current owners would like the ability to add-on to the existing building while maintaining the current use of religious assembly.

The owners initiated a project review in June of 2017 and there were no restrictions or limitations at that time, which would not allow for expansion of the existing facility, other than the deviation from the existing Site Plan associated with the current Special Use Permit.

We are requesting a new Special Use Permit that would continue to allow religious assembly, associated with the existing R-12 zoning, that would allow a facility that meets current zoning requirements, building codes, and city planning regulations.

The existing property conforms to the 2007 Comprehensive Plan guidelines. It maintains natural vegetation and landscape buffering in character with its neighborhood, it provides on site parking exceeding current requirements, and it does not require any special city services to function in its existing location. The property provides open space and a playground that is frequently used by neighborhood families.

**PLANNING COMMISSION  
STAFF REPORT**

**FROM:** TAMI STROUD, ASSOCIATE PLANNER  
**DATE:** JUNE 12, 2018  
**SUBJECT:** ZC-2-18 - ZONE CHANGE FROM R-3 and R-17 TO THE C-17  
ZONING DISTRICT (7.4 ACRES)  
**LOCATION:** TWO EXISTING PARCELS: LOCATED NEAR THE  
SOUTHWEST CORNER OF THE INTERSECTION OF PRAIRIE  
AVENUE AND RAMSEY ROAD

**PROPERTY OWNER'S:**

Copper Basin Construction, Inc  
PO Box 949  
Hayden, ID 83835

Michael H. Kobold  
1820 W. Prairie Avenue  
Coeur d'Alene, ID 83815

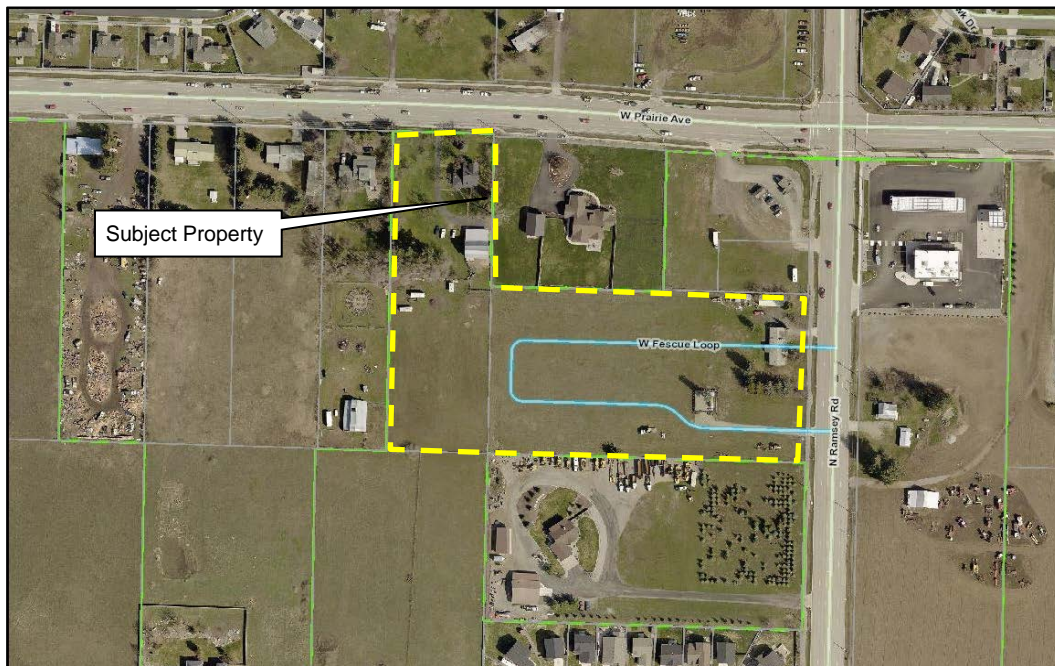
**APPLICANT'S REPRESENTATIVE:**

Lake City Engineering, Inc.  
126 E. Poplar Avenue  
Coeur d'Alene, ID 83814

**DECISION POINT:**

Lake City Engineering, Inc. on behalf of the above-noted property owners is requesting an amendment to the previously approved zoning and requesting an R-17 (Residential at 17 units/acre) zone for both parcels.

**AERIAL PHOTO:**



**BIRD'S EYE VIEW: (Subject property outlined in yellow)**



**BACKGROUND INFORMATION:**

The 2.78 acre portion of the zone change request is located along Prairie Avenue. The property was annexed into the city in April of 2017, with the R-3 (Residential zoning at 3 units/acre) zoning district. The other portion of the subject property is located along Ramsey Road and is currently zoned C-17. The property was annexed into the city in February of 2018.

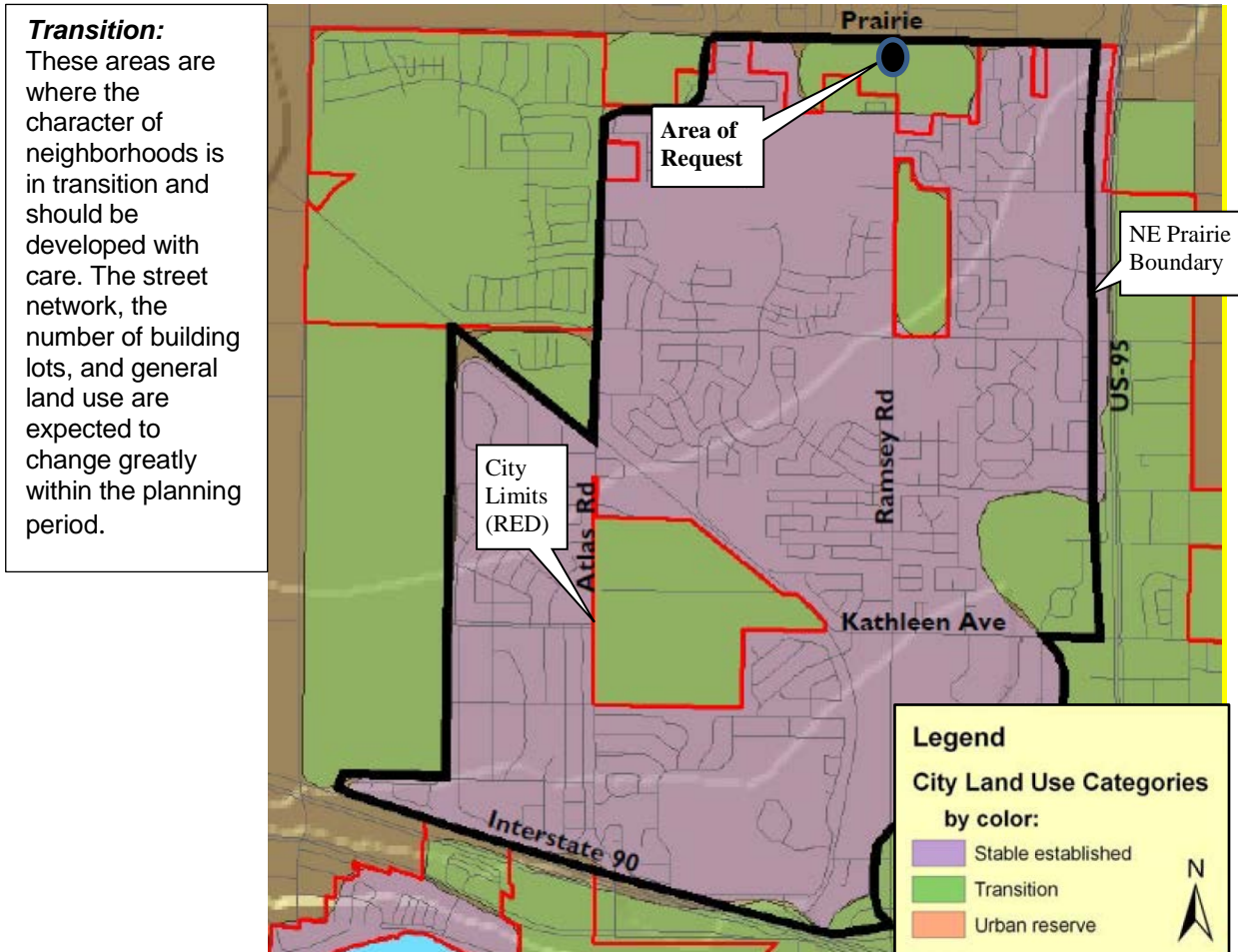
The applicant is requesting both properties be rezoned to R-17 (Residential at 17 units/acre) zoning district.

**REQUIRED FINDINGS:**

**A. Finding #B8: 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 Designation:  
**Ramsey-Woodland (Transition)**

## Ramsey-Woodland Comprehensive Plan Map:



### Ramsey - Woodland Tomorrow

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

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

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



## Significant Policies:

- 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 -Vistas:  
Enforce minimal tree removal, substantial tree replacement, and suppress topping trees for new and existing development.
- Objective 1.11 –Community Design:  
Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.
- Objective 1.12 - Community Design:  
Support the enhancement of existing urbanized areas and discourage sprawl.
- Objective 1.13 –Open Space:  
Encourage all participants to make open space a priority with every development and annexation.
- Objective 1.14 -Efficiency:  
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- Objective 1.16 –Connectivity  
Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks and trail systems.
- Objective 2.05 –Pedestrian & Bicycle Environment:  
Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.
- Objective 3.02 –Managed Growth:  
Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.
- Objective 3.04 -Neighborhoods:  
Encourage the formation of active neighborhood associations and advocate their participation in the public process.
- Objective 3.05 - Neighborhoods:  
Protect and preserve existing neighborhoods from incompatible land uses and developments.

- Objective 3.07 –Neighborhoods:  
Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.
- Objective 3.08 -Housing:  
Design new housing areas to meet the city’s need for quality neighborhoods for all income and family status categories.
- Objective 3.16 - 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, 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:** *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.**

**STORMWATER:**

City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site. The applicant will be required to include a stormwater management plan with any building permit submittal for the subject property.

*-Submitted by Chris Bosley, City Engineer*

**STREETS:**

The subject property is bordered by Ramsey Road to the east and Prairie Avenue to the north, both of which are fully developed street sections. No changes to the streets adjoining the subject property will be required.

*-Submitted by Chris Bosley, City Engineer*

**WATER:**

Coeur d'Alene Water has no comments or conditions; this is within the Hayden Lake Irrigation District (HLID) water district.

*-Submitted by Kyle Marine, Assistant Water Superintendent*

**WASTEWATER:**

Public sewer is readily available within Ramsey Road. The Wastewater Utility presently has the wastewater capacity and willingness to serve this Zone Change request, as proposed.

The Kobold Annexation Agreement with the City of Coeur d'Alene (Res. 17-021) shall remain applicable to the 1820 Prairie Avenue portion of the subject property.

In conformance with City Code 16.10, Lots shall not be adjusted so they do not, or cannot have sewer services that conform to applicable City Policies and Standards.

*-Submitted by Mike Becker, Utility Project Manager*

**FIRE:**

The Fire Department works with the Engineering and Water Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents:

Fire department access to the site (Road widths, surfacing, maximum grade and turning radiuses), in addition to, fire protection (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to building permit or site development, utilizing the currently adopted International Fire Code (IFC) for compliance. The CD'A FD can address all concerns at site and building permit submittals.

*-Submitted by Bobby Gonder, Fire Inspector*

**Evaluation:** *The Planning Commission must determine, based on the information before them, whether or not the public facilities and utilities are adequate for the request.*

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

**PHYSICAL CHARACTERISTICS:**

The subject property is relatively flat with Ramsey Road located to the east and Prairie Avenue to the north. Currently there is an existing single-family residence with associated accessory storage structure(s) on the Prairie Avenue site and a cell phone tower on a portion of the Ramsey Road site, while the remainder is vacant. A small grove of trees near the cell phone tower also exist on the parcel. Any future development will require that all code requirements are met.

**SITE PHOTOS:** (Along Prairie)

*View of portion of the subject property along Prairie Avenue looking south*



*Additional site photos are on the following pages.*

*View of a portion of the subject property looking southwest along Prairie Avenue*



*Stealth cell phone tower onsite (Verizon) looking west showing gravel access: (Along Ramsey)*



*Remainder of vacant area looking west behind cell phone tower (Along Ramsey)*



*View from Prairie Avenue looking toward a portion of the subject property*



*View from the NWC of Ramsey Road and Prairie Ave. looking west*



**Evaluation:** *The Planning Commission must determine, based on the information before them, whether or not the physical characteristics of the site make it suitable for the request at this time.*

- 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.**

**TRAFFIC:**

The proposed zone change would not likely adversely affect the surrounding area with regard to traffic more than the current C-17 zoning, which could generate much more traffic. Ramsey Road and Prairie Ave have the available capacity to accommodate additional traffic generated from the subject site, but Lakes Highway District, which controls Prairie Ave, should be contacted for comments. The Streets & Engineering Department has no objection to the zone change as proposed.

*-Submitted by Chris Bosley, City Engineer*

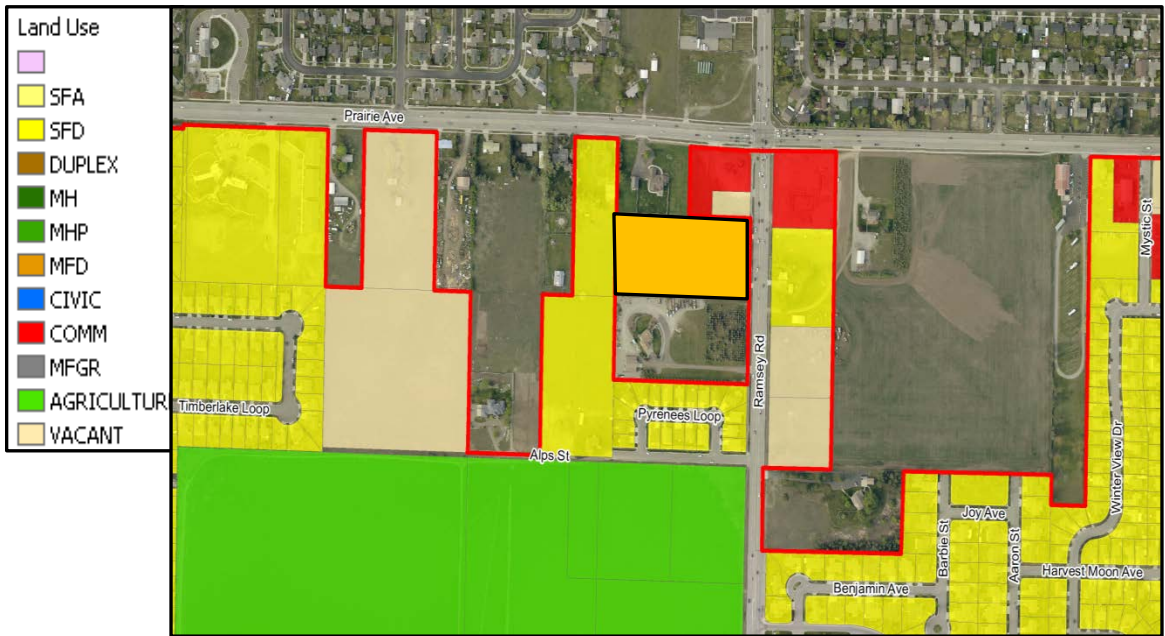
**NEIGHBORHOOD CHARACTER:**

This is a rapidly changing area within Coeur d'Alene. Multiple annexations, subdivisions, and Planned Unit Developments have been approved in the area within the last five years. Some of the larger projects include: Garden Grove, Vista Meadows, Kerr Properties, and the Prairie Trails subdivision.

There is an existing coffee stand (in city "C-17") and a residential home (in county "Agriculture") to the east of a portion of the subject property along Prairie Avenue. To the east, annexed property and a new gas station were recently approved. To the west, are several existing parcels within the County zoned "Agriculture".

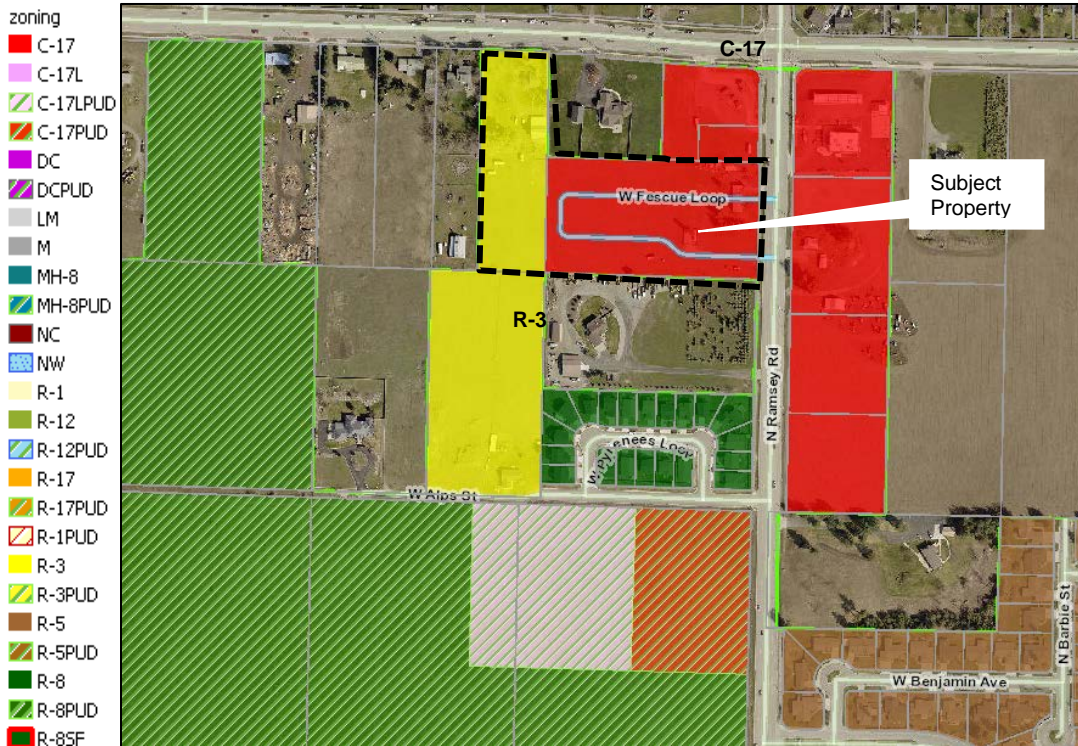
See the "Ramsey-Woodland" descriptions from the 2007 Comprehensive Plan listed in Finding #B8 as well as the photos of subject property. A land use and zoning map are provided below to assist in depicting the context of the area.

**GENERALIZED LAND USE PATTERN:**





**ZONING:**



Approval of the zone change request could intensify the potential use of the property by increasing the allowable uses by right from R-3 uses to R-17 uses (as listed below), and decrease the uses from C-17 uses to R-17 uses.

**Existing R-17 Zoning District:**

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.

Principal permitted uses in an R-17 district shall be as follows:

- Administrative
- Childcare facility
- Community education
- Duplex housing
- Essential service
- Home occupation
- Multiple-family
- Neighborhood recreation
- Pocket residential development
- Public recreation
- Single-family detached housing as specified by the R-8 district

Permitted uses by special use permit in an R-17 district shall be as follows:

- 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) unit per gross acre density increase
- Religious assembly
- Retail gasoline sales
- Single-family detached housing (as specified by the R-8 district)
- Specialty retail sales
- Veterinary office

Permitted uses by special use permit in a C-17 district shall be as follows:

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

**Evaluation:** *The Planning Commission must determine, based on the information before them, whether or not the proposal would adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and)/(or) existing land uses.*

**PROPOSED CONDITIONS:**

None

**ORDINANCES & STANDARDS USED FOR 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
- 2017 Coeur d'Alene Trails Master Plan

**ACTION ALTERNATIVES:**

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



**APPLICANT'S  
NARRATIVE**

## INTRODUCTION

Copper Basin Construction, as the Applicant, is hereby requesting the zoning designation of approximately 7.4 acres of property be amended to R-17 Residential. The subject property is located at the southwest corner of the intersection of Prairie Avenue and Ramsey Road and consists of two parcels. Currently, there is an existing single-family residential house on each parcel, as well as a cell phone tower; however, the majority of the land is vacant.

## SUBJECT PARCELS

The property being requested for annexation is as follows:

### Parcel 1

Parcel #: 0-3560-27-315-AC

Address: 7845 N. Ramsey Road  
Coeur d'Alene, ID 83815

Area: 4.63 acres

Current Zoning: C-17 Commercial

Proposed Zoning: R-17 Residential

Legal Description: The South half of Tract 315, together with the South 3' of the East half of the North half of Tract 315 of Hayden Lake Irrigated Tracts



Figure 1: Vicinity Map

Parcel 2

Parcel #: C-4537-27-316-AA  
Address: 1820 W. Prairie Avenue  
Coeur d'Alene, ID 83815  
Area: 2.78 acres  
Current Zoning: R-3 Residential  
Proposed Zoning: R-17 Residential  
Legal Description: The East 192' of Tract 316 of Hayden Lake Irrigated Tracts

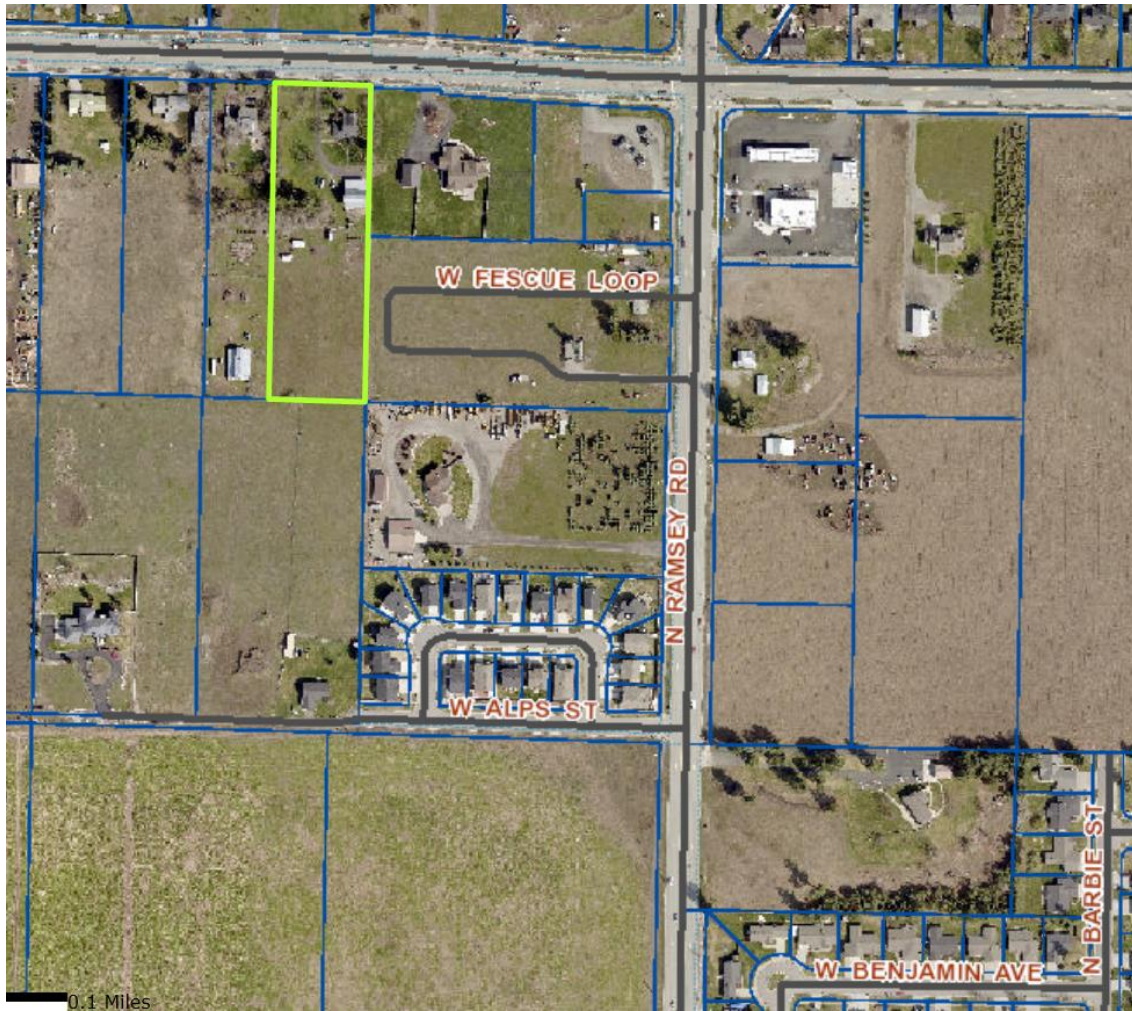


Figure 2. Vicinity Map

**ZONING CLASSIFICATION**

Parcel 1 is currently zoned C-17 Commercial and is located at the northern boundary of the City of Coeur d'Alene City Limits. The surrounding property consists of commercially zoned parcels to the North (C-17), South (County Commercial) and East (C-17) and residential (R-3) to the West. The project proponent is requesting a zoning classification of R-17 for the subject property to

allow for the development of a multi-family apartment complex in accordance with the City of Coeur d'Alene Zoning Ordinance. This apartment project had already been approved by The City of Coeur d'Alene and is currently in the design phase prior to construction.

Parcel 2 is located immediately adjacent to Parcel 1 and to the West. It is currently zoned R-3 Residential. There are currently no development plans on this parcel, however, the project proponent is in the process of purchasing this property and is desiring to incorporate a portion of it into the existing approved multi-family project on Parcel 1.

## **COMPREHENSIVE PLAN ANALYSIS**

The property lies in a *Transition* area along the northern boundary of the Ramsey-Woodland land use area per the City of Coeur d'Alene Comprehensive Plan. Neighborhood characteristics for this land use tend to be single-family and multi-family housing with an overall density of 3 – 4 units per acre with pockets of higher density housing. Neighborhood service nodes and commercial uses should be placed where appropriate. The proposed zoning would be consistent with the Comprehensive Plan, as this is located near the intersection of two major arterial streets and is appropriate for high density residential uses adjacent to commercial uses.

The City of Coeur d'Alene Comprehensive Plan is the guiding document for all land use development decisions. It is important that land use decisions meet, or exceed, the goals, policies and objectives as outlined in the Comprehensive Plan. The project proponent believes that the following Goals and Objectives (shown in *italics*) as outlined in the Comprehensive Plan are applicable to the requested annexation and zone classification:

### **Goal #1 – Natural Environment**

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

The subject property is currently undeveloped parcels located within the boundary of the City of Coeur d'Alene. This zoning amendment will allow for the development of this property to match that of the surrounding residential land uses.

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

Existing utilities including sanitary sewer and domestic water are extended to this property in Ramsey Road and Prairie Avenue, are readily available, and have the capacity to serve future development. This property is already included in the Sewer, Water and Transportation Master Plans for the City, and will be developed in accordance with the same.

## **Goal #2 – Economic Environment**

*Objective 2.02 – Economic and Workforce Development: Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.*

It is the intention of the proponent to develop this property into multi-family residential housing and provide mixed-use opportunities to the area as it is located directly adjacent to commercial property.

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

The subject property is located near the intersection of two major arterials with bicycle and pedestrian friendly facilities including bike trails, bike lanes and pedestrian walkways/paths.

## **Goal # 3 – Home Environment**

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

The proposed zoning will allow for the future development of the subject property in a similar character and style of the surrounding land uses and neighborhoods and act as a buffer between the less intense residential uses to the South, and the commercial uses to the North and East.

*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 subject property is surrounded by mixed zoning including both residential and commercial uses.

## **PRE-DEVELOPMENT CONDITIONS**

The subject properties currently contain two single-family residences, outbuildings, and a cell phone tower. Access to both the single-family residence and the cell tower on Parcel 1 are off of Ramsey Road, while access to the single-family residence on Parcel 2 is off of Prairie Avenue. There are no other structures located on the property.



The Ramsey Road and Prairie Avenue frontage improvements are complete and include curb and gutter, swales and walking paths. No additional improvements to Ramsey Road nor Prairie Avenue would be required during development of the subject property.

Figures 1 and 2 above show the current site conditions.

**PLANNING COMMISSION  
STAFF REPORT**

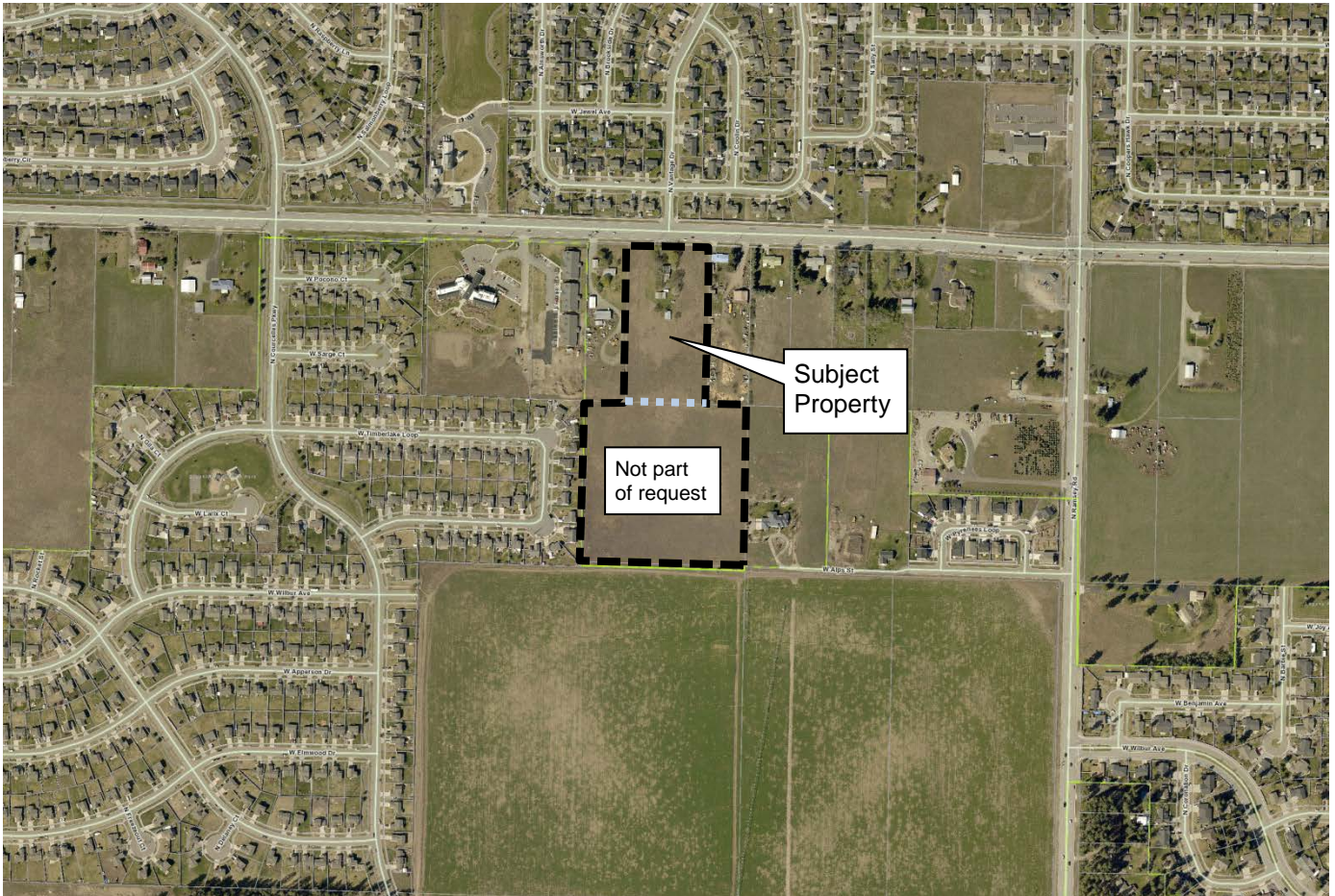
**FROM:** SEAN E. HOLM, SENIOR PLANNER  
**DATE:** JUNE 12, 2018  
**SUBJECT:** S-2-18 – 12 LOT PRELIMINARY PLAT SUDIVISION REQUEST FOR  
“VISTA MEADOWS”  
**LOCATION:** +/- 4.74 ACRE PARCEL LOCATED SOUTH OF PRAIRIE AVENUE  
NEAR W. TIMBERLAKE LOOP. AND W. ALPS STREET, NORTH  
OF CDA PLACE.

**APPLICANT:**

Owner: Vista Meadows, LLC  
1836 Northwest Blvd  
Coeur d’Alene, ID 83814

**DECISION POINT:**

Vista Meadows, LLC is requesting approval of “Vista Meadows” preliminary plat on a 4.74 acre portion of the property depicted below, which is proposed to be 12 duplex lots and 2 unbuildable tracts.



**GENERAL INFORMATION:  
BACKGROUND INFORMATION:**

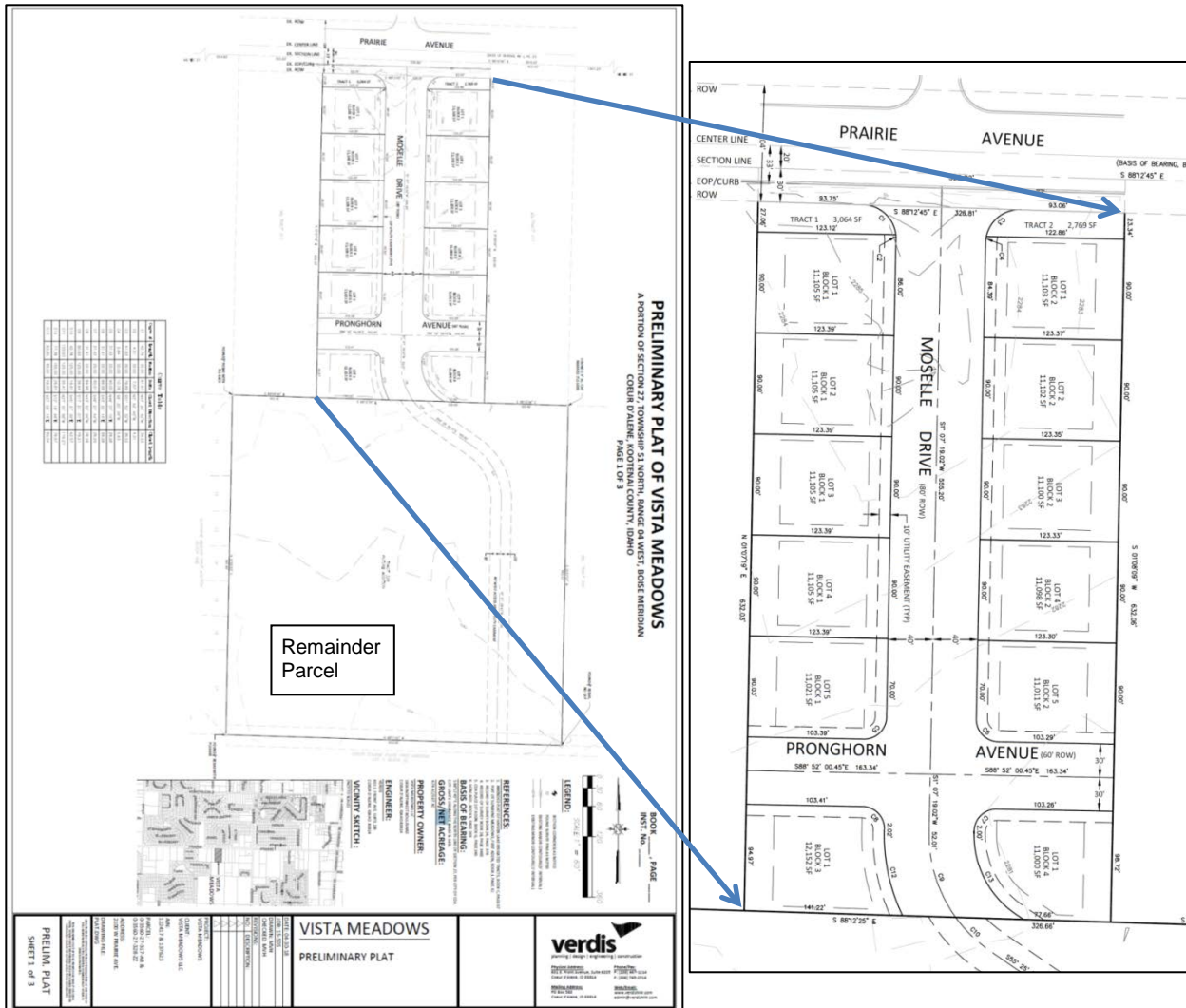
The subject property (+/-14.66 ac.) was recently annexed into the city (A-1-16), which was recommended by Planning Commission and approved by City Council. In conjunction with the annexation, the applicant received Planning Commission approval of both a Planned Unit Development (PUD-1-16) and a preliminary plat (S-1-16), for phase 1 of Vista Meadows. Since the final plat was never recorded and the PUD extension (1 year) has since expired, the property has reverted back to an R-8 zoning designation. Subsequently, this request will require that the applicant provide the improvements as required by the subdivision improvement standards and will be subject to the zoning standards prescribed. Since there is no longer a valid PUD, the 10% open space proposed in 2016 is no longer required.

**REQUIRED FINDINGS (Subdivision):**

**Finding #B7A:** That all of the general preliminary plat requirements (have) (have not) been met as attested to by the City Engineer.

Per Chris Bosley, City Engineer, the preliminary plat submitted contains all of the general preliminary plat elements required by the Municipal Code.

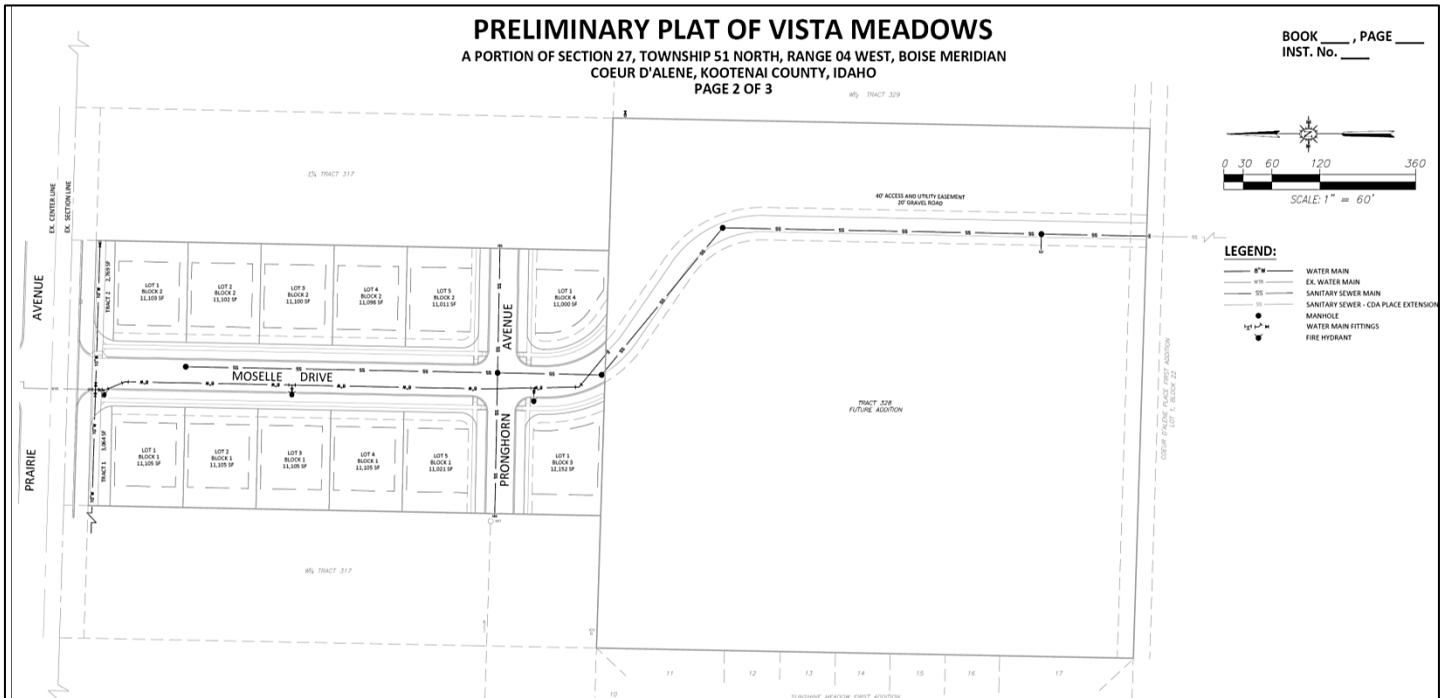
Preliminary Plat for "Vista Meadows":



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

**Finding #B7B:** 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.

Proposed "Vista Meadows" Utility Improvements:



**STORMWATER:**

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

**Assessment:**

The applicant for the subject property is proposing the use of street-side drainage swales.

*-Submitted by Chris Bosley, City Engineer*

**STREETS:**

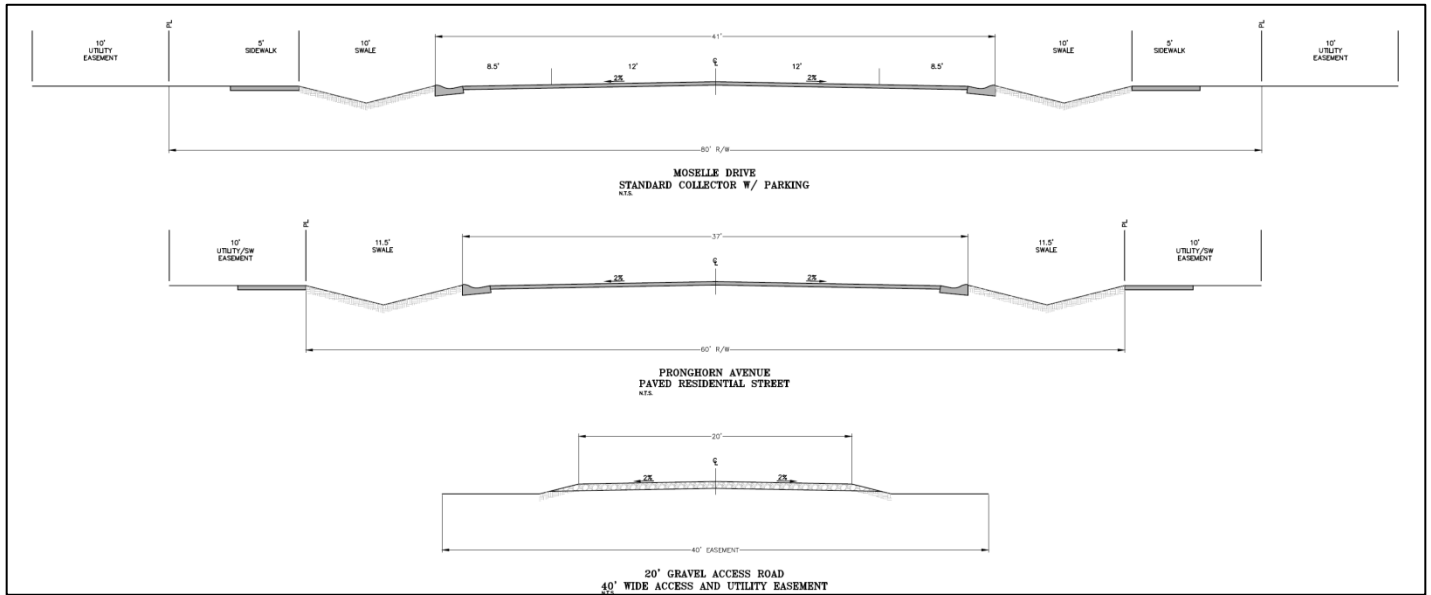
The proposed streets and rights-of-way within the proposed development meet all current standards established in the City Subdivision Ordinance, and allowance has been made for future roadway extensions to the east, west, and south of the proposed development.

**Assessment:**

The proposed street sections as shown in the submittal meet all City criteria for street width, drainage and sidewalk purposes. No changes to the submittal will be required; however, should the developer propose to alter the proposed street configurations, approval by the City Engineer will be required.

-Submitted by Chris Bosley, City Engineer

**Street Section:**



**TRAFFIC:**

The ITE Trip Generation Manual estimates that the project may generate approximately 12 trips during peak hour periods with this initial phase of 24 units, with a total of approximately 139 trips/day.

**Assessment:**

The ITE Manual category utilized for this determination was the rental condominium/townhouse category. This descriptor best fits the type of structure that has been described by the applicant since they are not single family dwellings (sfd's), and more than one unit in the same building (duplex).

Considering the multi-unit nature of the buildings, they are less likely to be owner occupied, therefore, they fit the ITE descriptor utilized for traffic generation (0.52/unit for the PM peak hour).

The Lakes Highway District has the jurisdictional control over the sole point of ingress/egress onto Prairie Avenue, which is a major 5-lane east/west arterial roadway adjoining the northerly boundary of the development. The developer will be required to obtain permission in writing from the Highway District, allowing the access and approving the access location for the development, if this has not already been completed, prior to development.

-Submitted by Chris Bosley, City Engineer

**WATER:**

Water service for the proposed development is to be furnished by the Hayden Irrigated Tracts water system.

*Assessment:*

The applicant has provided a Hayden Lake Irrigation District (HLID) letter indicating they “Will Serve” water services to the subject property. Infrastructure will be installed by the developer prior to the final plat being recorded.

*-Submitted by Sean Holm, Planner*

**WASTEWATER:**

The 2013 Sewer Master Plan identifies the subject property ultimately draining via gravity to and through the future phases of Coeur d’Alene (CDA) Place Development and discharge into existing Sanitary Sewer Manhole REX1-23K8 (Courcelles & Charlemagne). Since the future phases of CDA Place have yet to be constructed, the Applicant shall work with the CDA Place Developer(s) to establish a target elevation at the southern boundary of the subject property and demonstrate to the City conformance to said master plan.

The dryline and temporary tee shall permit a sewer connection into the future CDA Place Development’s public sewer system.

Sewer Policy #713 requires an accessible all weather vehicular route to be provided to all off street manholes. Phase 2 is presently not going to be paved.

In lieu of installing offsite sewer infrastructure conforming to the sewer master plan through the adjacent property to the south (CDA Place), a temporary “private” pump station and force main will be accepted provided that it is solely owned, operated and maintained by the Development’s HOA with no cost burden to the City of Coeur d’Alene. The Applicant shall cover all temporary “Private” pump station and force main O&M costs until such time as the HOA can fully fund such O&M costs. The Applicant is required to demonstrate to the City the method of collection and payment of said O&M Funds. This condition should be discussed at length within the Final Development Plan and within the Development’s CC&Rs. Private sewer infrastructure may require Idaho Department of Environmental Quality (IDEQ) Approval.

After the CDA Place Developer(s) connects to this project’s dryline sewer and disconnects from the temporary private pump station and force main, the Vista Meadows HOA will be responsible for decommissioning their pump station and force main. This condition is required to be discussed at length within the Final Development Plan and within the Development’s CC&Rs.

*-Submitted by Mike Becker, Utility Project Manager*

**FIRE:**

The Fire Department works with the Engineering and Water Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents.

Fire department access to the site (Road widths, surfacing, maximum grade and turning radiuses), in addition to, fire protection (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation and/or building permit approval, utilizing the currently adopted International Fire Code (IFC) for compliance.

*-Submitted by Bobby Gonder, Fire Inspector*

**Evaluation:** *The Planning Commission must determine, based on the information before them, whether or not the public facilities and utilities are adequate for the request.*

**Finding #B7C:** **That the proposed preliminary plat (does) (does not) comply with all of the subdivision design standards (contained in chapter 16.15) and all of the subdivision improvement standards (contained in chapter 16.40) requirements.**

Per engineering review, for the purposes of the preliminary plat, both subdivision design standards (chapter 16.15) and improvement standards (chapter 16.40) have been vetted for compliance.

**Evaluation:** *The Planning Commission must determine, based on the information before them, whether the proposed preliminary plat does or does not comply with all of the subdivision design standards (contained in chapter 16.15) and all of the subdivision improvement standards (contained in chapter 16.40) requirements. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

**Finding #B7D:** **The lots proposed in the preliminary plat (do) (do not) meet the requirements of the applicable zoning district.**

The lots in the proposed Vista Meadows preliminary plat meet both frontage (50') and lot size (11,000 SF) requirements for duplex lots in an R-8 zone.

**GENERALIZED LAND USE PATTERN:**



**EXISTING ZONING:**





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

**DEVIATION REQUEST:**

As part of the applicant's proposal, a subdivision standard deviation request has been made. The applicant seeks to provide flexibility for the eastern leg of Pronghorn Avenue for the improvements to be made for the right-of-way. The applicant would like to provide a single 10' asphalt trail on the north side of Pronghorn in lieu of two 5' sidewalks on either side. This design would help to guide students and pedestrians to the potential school site in a more coordinated fashion. The idea is to prevent as many "mid-block" crossings, for safety from vehicular movements. A deviation request for the eastern leg of Pronghorn Avenue would allow flexibility in design if a school is built next to the subject property. This deviation will only be allowed if SD#271 purchases property abutting this request.

**16.25.040: DEVIATIONS:**

A. In specific cases the commission may authorize deviations from the requirements of chapters 16.15 (design standards) and 16.40 (improvement standards) of this title but only where, owing to special conditions pertaining to a specific subdivision, the literal interpretation and strict application of the provisions or requirements of this title would cause undue and unnecessary hardship. No deviation from the provisions or requirements of this title may be authorized by the commission unless they find that all of the following facts and conditions exist:

1. Exceptional or extraordinary circumstances or conditions exist warranting the approval of the requested deviation that does not generally apply to other properties in similar subdivisions or in subdivisions in the vicinity of the proposed subdivision.
  - a. *City staff has been made aware of School District #271's intent to possibly purchase property for a future school site. One of the areas the district is looking at is east of the subject property. In an effort to provide connectivity and circulation, the applicant and the school district have been working together to provide multimodal access to the site, via the proposed street Pronghorn Ave.*
2. Approval of the deviation is necessary for the preservation and enjoyment of a substantial property right of the developer or is necessary for the reasonable and acceptable development of the property.
  - a. *Verdis staff, the property owner, SD #271, and city staff have been coordinating the details of design to provide safe access to the site through an alternative design of Pronghorn Avenue for safety in circulation.*
3. Approval of the deviation will not be injurious to property in the vicinity in which the subdivision is located.
  - a. *As described in #2a above, coordination between all parties is taking place, and each is aware of the intentions for an alternative design.*
4. Approval of the deviation is consistent with the (2007) comprehensive plan.

## Land Use: Ramsey – Woodland

### Ramsey - Woodland Today:

The development pattern in this area is mixed with established subdivisions, such as Coeur d'Alene Place, that are continuing to expand to the north. Passive and active parks have also been provided for the residents of these housing developments. Industrial uses are prominent to the west of Atlas Road with a mix of residential zoning on the south side of Hanley Avenue.

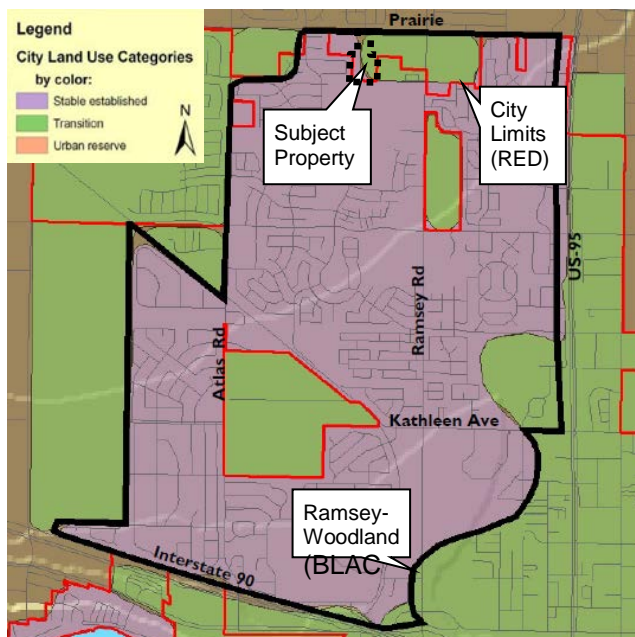
Neighborhood service nodes can be found throughout the Ramsey-Woodland area.

### Ramsey - Woodland Tomorrow

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

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

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



#### ***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.*

**COMPREHENSIVE PLAN GOALS & OBJECTIVES:**

**Goal #2: Economic Environment**

Our Comprehensive Plan preserves the city's quality workplaces and encourages economic growth.

**Objective 2.05: Pedestrian & Bicycle Environment**

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

**Goal #3: Home Environment**

Our Comprehensive Plan preserves the qualities that make Coeur d'Alene a great place to live.

**Objective 3.08: Housing**

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

**Objective 3.10: Affordable & Workforce Housing**

Support efforts to preserve and provide affordable and workforce housing.

**Objective 3.12: Education**

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

**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.

**Goal #4: Administrative Environment**

Our Comprehensive Plan advocates efficiency and quality management in city government.

**Objective 4.01: City Services**

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

**Objective 4.05: Public Safety**

Provide adequate public safety to our citizens and visitors.

**ORDINANCES & STANDARDS USED FOR 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  
2017 Coeur d'Alene Trails Master Plan

**PROPOSED CONDITIONS:**

**Planning:**

1. A deviation request for the eastern leg of Pronghorn Avenue would allow flexibility in design if a school is built next to the subject property. This deviation will only be allowed if SD#271 purchases property abutting this request.

**Engineering:**

2. The developer must adhere to all requirements of Local Highway District (LHD).
3. The developer will be required to obtain permission in writing from the Post Falls Highway District allowing the access and approving the location of the access for the development.
4. Should the developer propose to alter the proposed street configurations, approval of the City Engineer will be required.

**Water:**

5. All water service, operations, and, maintenance will be provided by the Hayden Irrigated Tracts water system. The City will have no responsibility for any part of the water system. Construction will need to adhere to all conditions established in the Memorandum of Understanding (MOU) between the irrigation district and the City.
6. The Irrigation District is required to have a statement on the face of the final plat that states that all water facilities and related easements are dedicated to the District, and, there will be a required sign off to that extent on the face of the final plat document.

**Fire:**

7. Pronghorn Ave. must align with the surrounding sub-divisions roads prior to FD sign-off
8. When the project exceeds more than 30 dwelling units, a second (FD) approved access shall be constructed.
9. The FD approved apparatus access road shall meet the requirements of the IFC Section 503.2.3. It shall be engineered and constructed to meet the imposed load of 75,000lbs and surfaced to provide all-weather driving capabilities.
10. The FD approved apparatus access road shall be maintained year around by the HOA to include snow removal. This apparatus access road shall be posted with signage stating 'NO PARKING-FIRE LANE' and remain unobstructed.
11. The FD will require access through any proposed gate or barrier.

**Wastewater:**

12. The Applicant shall work with the CDA Place Developer to mutually establish a target sewer main invert elevation at the southern boundary to ensure all onsite public sewer infrastructure will drain by gravity conveyance through the CDA Place Development's sewer infrastructure in accordance to the 2013 City of Coeur d'Alene Wastewater Collection System "Sewer" Master Plan.
13. The Applicant shall extend a "dryline" sewer main with temporary tee to the southern boundary within the Vista Meadows Blvd R/W within the subject property for a future connection to the CDA Place Development's sewer Infrastructure.
14. All public sewer manholes installed within Phase 2 shall require all-weather vehicular access in conformance to Sewer Policy #713.
15. On an interim basis only, the subject property may discharge sewerage into the existing public sewer infrastructure at the west end of Alps via temporary "Private" pump station and force main owned, operated and maintained by this Development's HOA and at no cost to the City of Coeur d'Alene. The Applicant shall be responsible for all temporary "Private" pump station and force main installation and O&M costs until such time as the HOA can fully fund such O&M costs. The Applicant shall also demonstrate to the City the method in which the HOA will collect and pay O&M Costs. The City of CDA will not be financially obligated for any O&M costs associated with the temporary "Private" pump station and force main. This condition is required to be discussed at length within the Development's CC&Rs.
16. At no cost to the City, the Vista Meadows HOA shall be responsible for decommissioning the temporary "Private" pump station and force main after the CDA Place Developer(s) connect the Vista Meadows' dryline sewer to their sewer improvements. This condition is required to be discussed at length within the Development's CC&Rs.

**ACTION ALTERNATIVES:**

The Planning Commission must consider these requests and make separate findings to approve, deny or deny without prejudice. The findings worksheets are attached.



**APPLICANT'S  
NARRATIVE**

## **Vista Meadows**

Subdivision Application Narrative  
April 26, 2018

Verdis has been retained by Vista Meadows LLC to represent them in their request for subdivision approval. On behalf of Vista Meadows LLC, we are seeking preliminary approval of a 12-lot development to be known as Vista Meadows. The Subject Property is located on the south side of Prairie Avenue, west of Ramsey Road.

### **Legal Description and Location of Property**

The proposed development is currently one unplatted parcel with the following legal description: *Tract 317 Excluding the East ¼ and Excluding the West ¼ in the Hayden Lake Irrigated Tracts Amended Plat in Section 27, Township 51N Range 4W, Boise Meridian.* The address of the parcel is 2100 W. Prairie Ave., Coeur d'Alene, Idaho. The parcel number is C-4537-27-317-AB. The total acreage of this parcel is 4.74 acres. This parcel is located directly off Prairie Ave to the south.

### **Project Overview: Proposed Uses, Structures and Infrastructure**

This Subdivision will include 2 tracts and 12 lots with 24 dwelling units, all duplex lots. The site will allow for connectivity to Prairie Avenue and possible future connection to a subdivision on the south side of the property. There will also be an east west road connection installed on the south portion of the parcel for future connection once those parcels are developed.

Vista Meadows will house only duplex lots. There are 2 lot types: Duplex lots, 2 stories attached and Duplex lots, 1 story attached. This development will have a density of 5.06 dwelling units per acre.

The subdivision design is fully compatible with the surrounding subdivisions (Sunshine Meadows, Stoddard Meadows, Legacy Place, Coeur d'Alene Place and Strawberry Fields) yet provides a distinction to future residents. The lots in Vista Meadows Subdivision are comparable in size to those subdivisions.

The main entrance to the subdivision will be off Prairie Avenue.

This parcel is zoned R-8. The density for Vista Meadows Subdivision will be 5.06 dwelling units per acre which falls under the R-8 zoning provisions. There are 12 lots and 2 tracts that are proposed for Vista Meadows Subdivision. The units will be built entirely on their own lots and will not share a common wall with a structure on an adjacent property. The proposed lot sizes range from 11,000 square feet to 12,152 square feet which falls within the R-8 zoning provisions. Setbacks are requested to be as follows:

## Duplex Lot:

- Front yard setback: 20' – to the front of the garage/house
- Side yard setback A: 5' (deviation from 10')
- Side yard setback B: 10'
- Flanking side yard setback: 10'
- Rear yard setback: 25'

There will be building plans drawn up for the duplexes. We currently have the floor plans available and an architect is in the process of completing the plans. The structures are being designed during the preliminary subdivision stage to ensure compatibility in design within Vista Meadows Subdivision.

Proposed infrastructure within the subdivision includes public roads, sidewalks, swales, and water and sewer lines.

Pedestrian access is provided throughout the entire subdivision via sidewalks. There will also be a sidewalk provided parallel to Prairie Ave for pedestrian access.

The road within Vista Meadows Subdivision follows the City of Coeur d'Alene Standard Collector Typical Street Section and will have 80 feet of Right of Way with 40 feet wide of travel way, 5-foot-wide sidewalks on both sides of the roads and a 10 foot swale on both sides of the road. All roads will meet a public road standard and be maintained by the City of Coeur d'Alene.

Moselle Drive, the main road will be constructed to the south end of the subdivision to prepare for future development with a 40' wide access and utility easement extending to the south. There will also be two future connections installed to the east and west for future development on Pronghorn Avenue.

Landscaping features will include street trees, lawn, and grassy swales. There will be individual home site landscaping as well. A decorative privacy fence will be installed along the perimeter of the development.

## **Comprehensive Plan**

This request conforms to the Coeur d'Alene 2007 Comprehensive Plan as follows:

Goal #1- *Natural Environment*, of the Comprehensive Plan, supports policies that preserve the beauty of the natural environment by minimizing potential pollutants, by protecting water quality and by implementing community design of streets and pedestrian access throughout the development. Vista Meadows Subdivision will be connected for pedestrians through sidewalks and the bike path at the North end of the property. Swales will protect water quality and minimize potential pollutants. There will be street tree plantings in the right-of-way, contributing to the urban forest. (*Objectives 1.01, 1.02, 1.07, 1.11 & 1.14*). *These objectives will be fulfilled during and upon completion of the development.*



Goal #2- *Economic Development* supports business growth that contributes to the economic health of Coeur d'Alene. *The proposed Subdivision request will make housing available for workers in the community (Objective 2.02).*

Goal #3- *Home Environment* strives for a common-sense approach in creating exceptional neighborhood communities by ensuring infrastructure and essential services are available for properties in development, providing a variety of transportation modes and encouraging housing that meets the needs of all income and family status categories. *This proposed Subdivision will allow for development of duplex homes for city residents and workers that are not ready to purchase a home but are in need of housing. The proposed subdivision also provides sidewalks for pedestrian traffic. (Objective 3.05, 3.07, & 3.10).*

The 2007 Comprehensive Plan's Land Use Map identifies this area as: Stable Established.

*Land Use: Ramsey - Woodland* which supports residential development with mixed subdivisions and active parks. Multi-family and single-family housing is desired. There are several surrounding subdivisions within close proximity to Vista Meadows Subdivision, therefore infrastructure improvements such as water and sewer are near the Subject Property. Vista Meadows Subdivision meets the Ramsey-Woodland Tomorrow Characteristics by:

- Providing pedestrian trails and sidewalks;
- Providing multi-family housing units.

In summary, deviations from City standards for this Subdivision will include:

1) Reductions in proposed building setbacks-

- Requesting a 5' minimum setback from both side property lines to garage/structure, except that eaves may encroach up to 2' into setback (from 5-10' per R-8 zoning).

### **Site Utility Extensions**

Utilities to the project will be provided by the following utility companies: Avista Utilities provides the electrical power and gas lines. Time Warner will provide cable and Frontier will provide telephone service for the subdivision. Hayden Lake Irrigation District will provide water and the City of Coeur d'Alene will serve the project with sanitary sewer and road maintenance.

### **Common Space Ownership and Management**

Vista Meadows LLC and Verdis will work with the City of Coeur d'Alene's legal department to provide all required language for the CC&Rs, Articles of Incorporation and the By-Laws, and any language that will be required to be placed on the final subdivision plat regarding maintenance of all private infrastructure.

The developer will be responsible for the installation of any required street and traffic signage/signalization per MUTCD (Manual on Uniform Traffic Control Devices) and City of Coeur d'Alene standards and requirements. The City of Coeur d'Alene will be responsible for continued maintenance of all street and traffic signage and required signalization.

**Relationship to Adjacent Public Development Programs**

Vista Meadows Subdivision will connect and expand the housing options available in this area. There are four other subdivisions either adjacent to or in close proximity to Vista Meadows. There will also be the standard sidewalks located within the right of way fronting Prairie to allow residents and citizen's safe pedestrian travel within the area.

This area of Prairie Avenue is maintained by Lakes Highway District. No proposed improvements are required to Prairie Avenue per Eric Shanley, Professional Engineer, Lakes Highway District.

**Preliminary Development Schedule:**

There will only be one phase of development upon Subdivision approval. Utility extensions and subdivision infrastructure are proposed to begin as soon as possible. This project is expected to be completed by Fall 2018.

On behalf of Vista Meadows, LLC, Verdis is asking for your approval of this project as proposed.

**PLANNING COMMISSION  
STAFF REPORT**

**FROM:** MIKE BEHARY, ASSOCIATE PLANNER

**DATE:** JUNE 12, 2018

**SUBJECT:** SP-6-18, REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A VETERINARY OFFICE IN THE C-17L COMMERCIAL DISTRICT

**LOCATION:** A +/- 1.48 ACRE PARCEL LOCATED AT 1736 W KATHLEEN AVENUE

**APPLICANT:**  
Alpine Animal Hospital  
ATTN: Tawnie Bailey  
1273 E Margaret Avenue  
Coeur d'Alene, ID 83815

**OWNER:**  
Ryka Investments, LLC  
ATTN: Ryan Beckenhauer  
2224 W Aviara Place  
Coeur d'Alene, ID 83814

**DECISION POINT:**

Alpine Animal Hospital is requesting approval for a special use permit to allow a Veterinary Office on property located in the C-17L Commercial Zoning District.

**BACKGROUND INFORMATION:**

The applicant is currently operating their veterinary clinic at 655 E Best Avenue and has been serving the local community at this location for many years. The applicant has out grown their current location and is proposing to locate their practice to the property located at 1736 W. Kathleen Avenue.

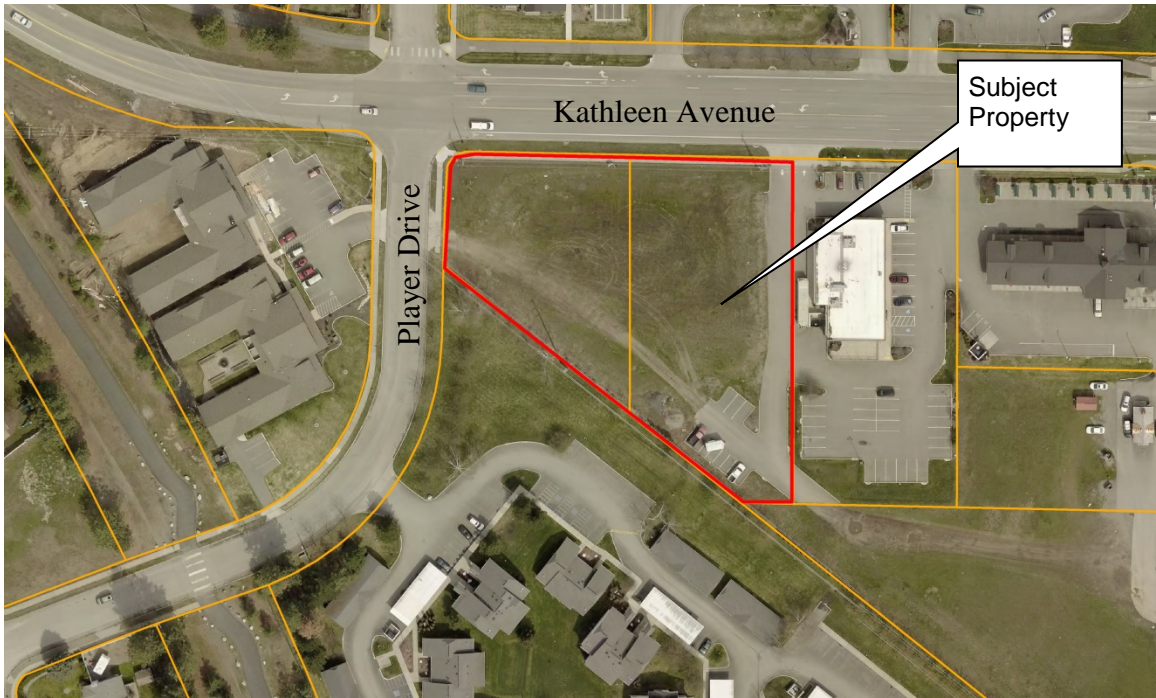
Alpine Animal Hospital provides a wide range of veterinary services. The applicant has indicate that they provide veterinary services for pet owners throughout the area, from routine practices, such as spaying and neutering to complex orthopedic surgeries. Alpine Animal Hospital also provides routine exams to in and outpatient procedures for dogs, cats, and other household pets.

The proposed Animal hospital is not a 24 hour emergency type of animal hospital. The applicant has indicated that dogs and cats will be kept indoors if they stay overnight. The applicant has also indicated that part of this facility will have a green space including a fenced in doggy lawn area. The applicant has submitted a site plan of the property that shows where the proposed veterinary facility, parking lot, and outside doggy lawn area will be located. (See Site Plan on page 4)

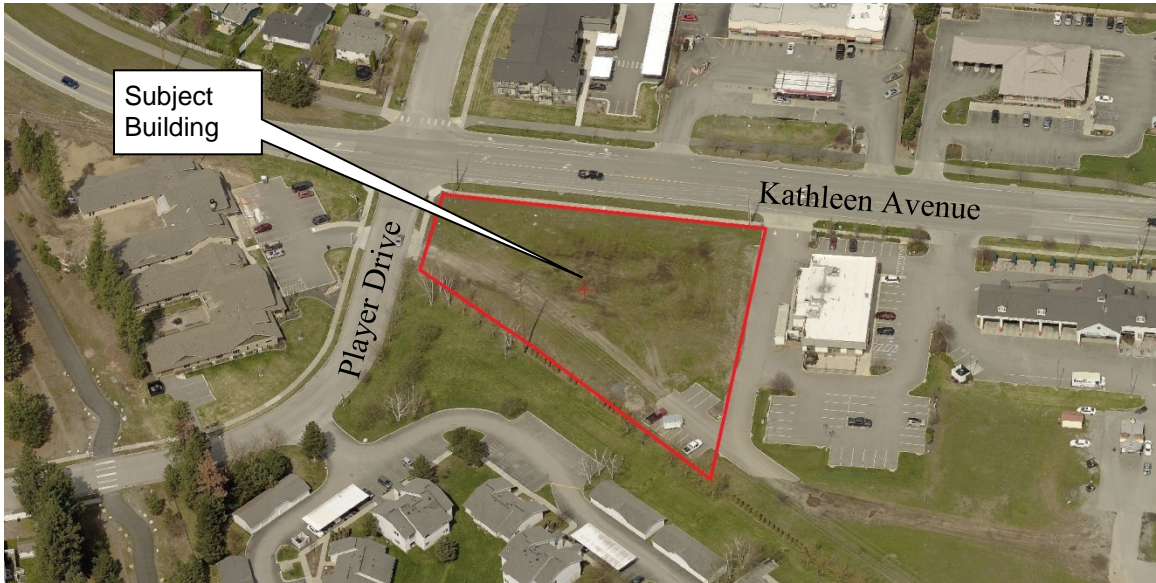
**PROPERTY LOCATION MAP:**



**AERIAL PHOTO:**



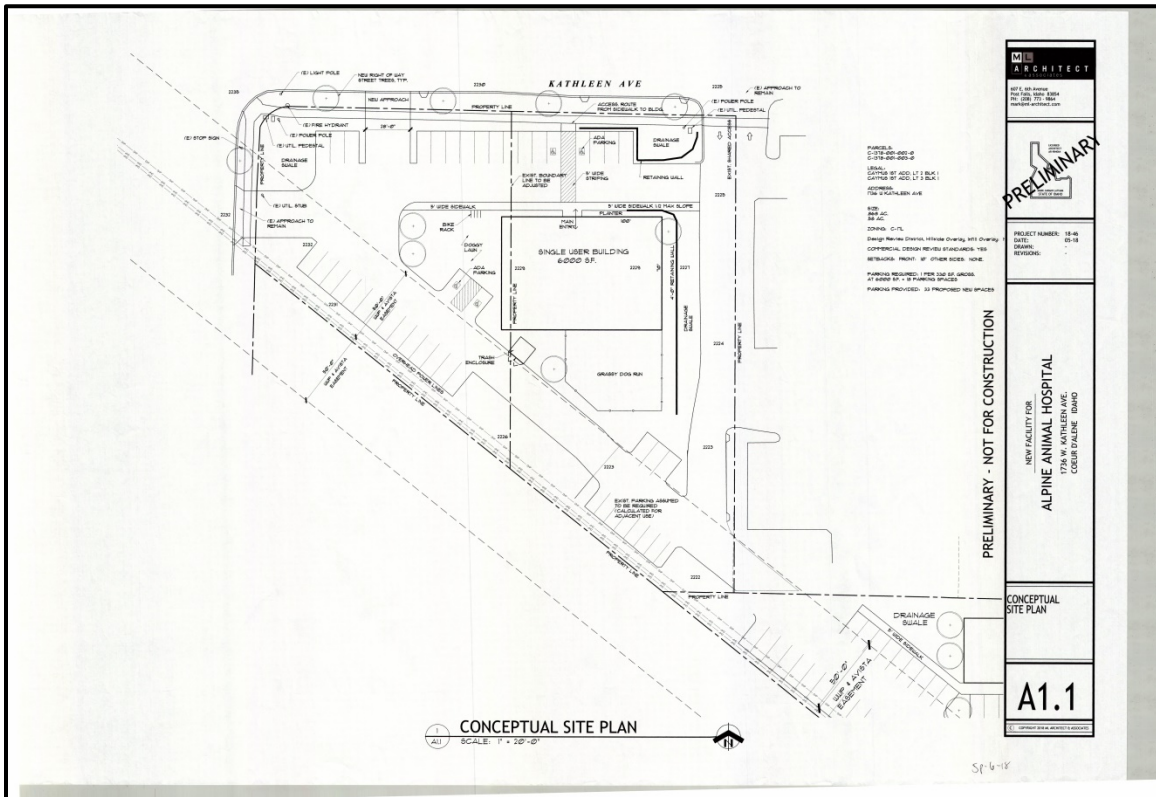
**BIRDS EYE AERIAL PHOTO LOOKING NORTH:**



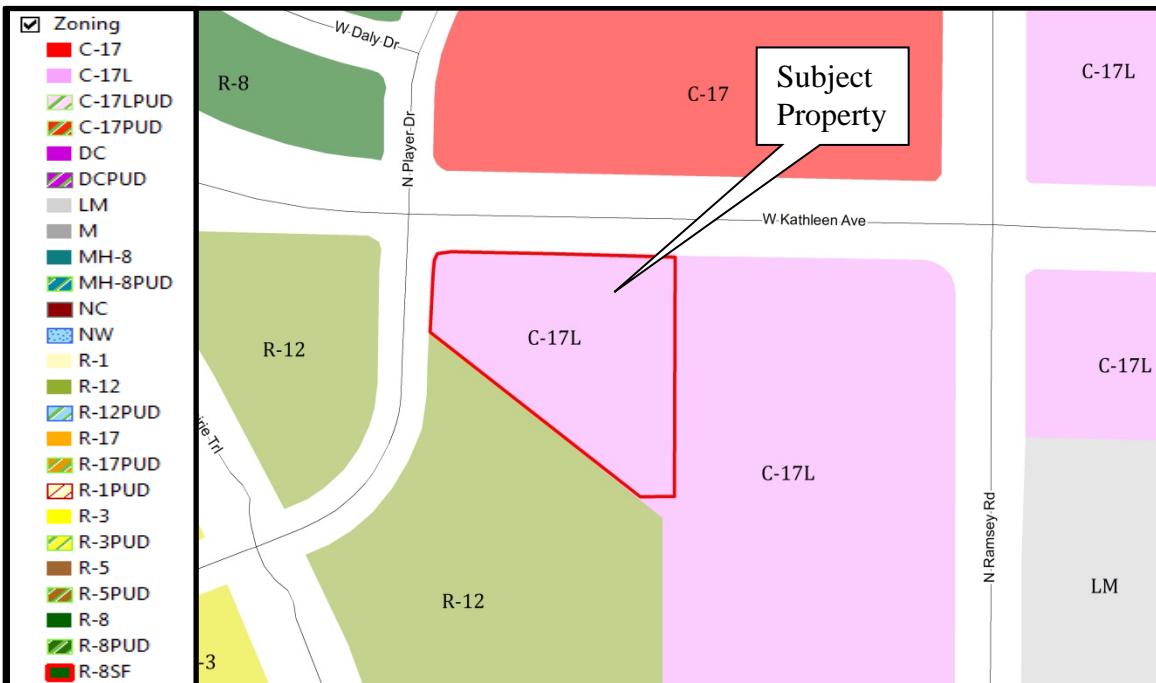
**BIRDS EYE AERIAL PHOTO LOOKING WEST:**



**APPLICANT'S SITE PLAN:**



**ZONING MAP:**



**C-17L COMMERCIAL ZONING DISTRICT:**

The C-17L district is intended as a low density commercial and residential mixed district. This district permits residential development at a density of seventeen (17) units per gross acre as specified in the R-17 district and limited service commercial businesses whose primary emphasis is on providing a personal service.

**17.05.580: PERMITTED USES; PRINCIPAL**

Principal permitted uses in a C-17L district shall be as follows:

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

**17.05.590: PERMITTED USES; ACCESSORY**

Accessory permitted uses in a C-17L district shall be as follows:

- Accessory dwelling units.
- Apartment for resident caretaker watchman.
- Outdoor storage or building when incidental to the principal use
- Private recreation (enclosed or unenclosed).
- Residential accessory uses as permitted by the R-17 district

**17.05.600: PERMITTED USES; SPECIAL USE PERMIT**

Permitted uses by special use permit in a C-17L district shall be as follows:

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

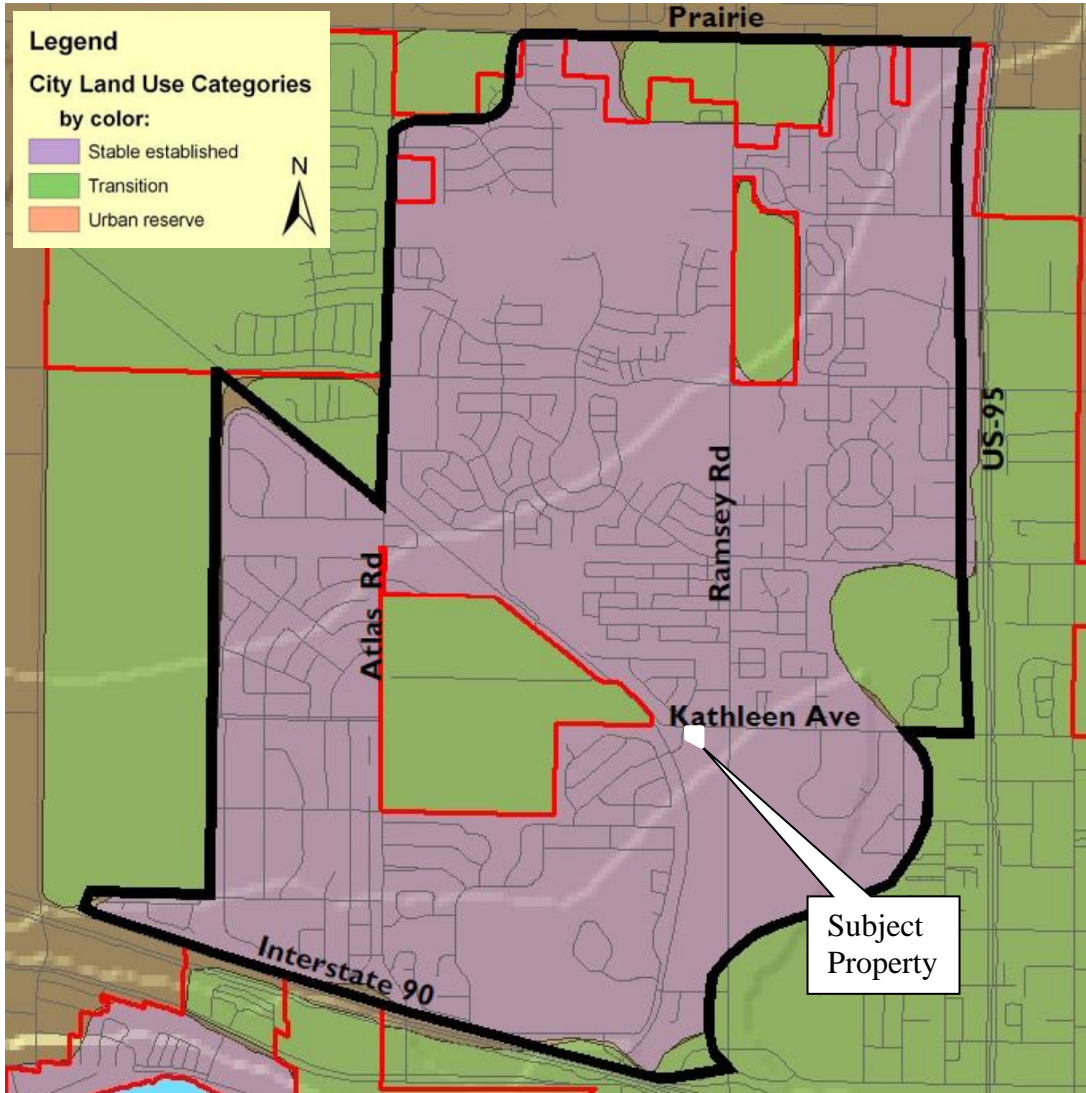
**REQUIRED FINDINGS FOR SPECIAL USE PERMITS:**

Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

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

- The subject property is within the existing city limits.
- The City Comprehensive Plan Map designates this area in the Ramsey - Woodland Area, stable established.

**COMPREHENSIVE PLAN MAP: Ramsey - Woodland**



**Ramsey - Woodland Today:**

The development pattern in this area is mixed with established subdivisions, such as Coeur d'Alene Place, that are continuing to expand to the north. Passive and active parks have also been provided for the residents of these housing developments. Industrial uses are prominent to the west of Atlas Road with a mix of residential zoning on the south side of Hanley Avenue.

Neighborhood service nodes can be found throughout the Ramsey-Woodland area.



### **Ramsey - Woodland Tomorrow**

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

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

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

#### **2007 Comprehensive Plan Goals and Objectives that apply:**

##### **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 3.05 - Neighborhoods:**

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

##### **Objective 3.16 – Capital Improvements:**

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

##### **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 Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

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

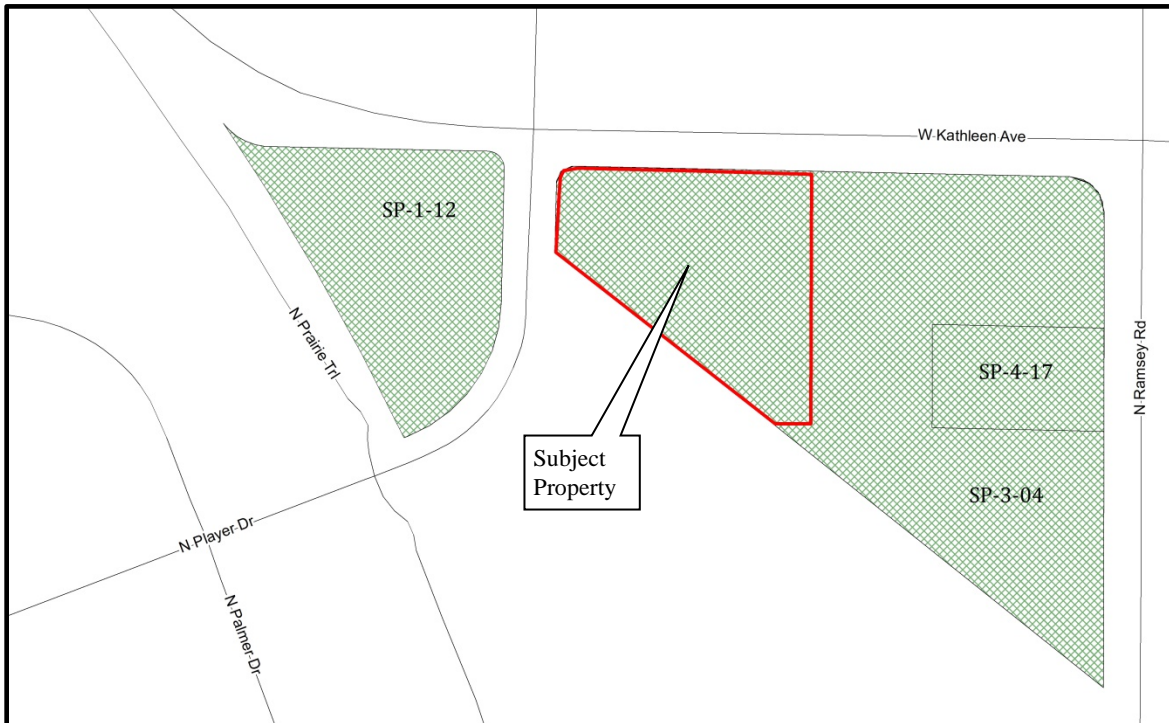
The subject site is currently vacant. The properties to the north have a multi-family residential use along with some commercial uses located on them. The properties to the east have commercial

uses located on them, which consist of a restaurant, cell tower, and a car wash. The property to the south is used for residential purposes and has a multi-family apartment complex located on it. The property to the west has an assisted living facility located on it. (See Land Use Map on page 8)

The proposed building meets all the required building setbacks and height requirements for structures in the C-17L Zoning District. The subject site has frontage on Kathleen Avenue, which is an arterial road. The properties to the north of the subject site are zoned C-17. The properties to the east are zoned C-17L. The properties to the south and west of the subject site are zoned R-12 Residential. (See Zoning Map on page 4)

In 2004 the subject site was part of larger special use permit request that allowed an automobile repair facility, restaurant, and commercial retail uses as specified in SP-3-04. However, the 2004 special use application did not propose a veterinary office as part of its request. To the west of the subject property a special use request for a Minimal Care Facility was approved in 2012 that allowed for the construction of an assisted living facility in item SP-1-12. To the east of the subject site a special uses request was approved in 2017 for a Wireless Communication facility in item SP-1-17. (See Special Use Map below)

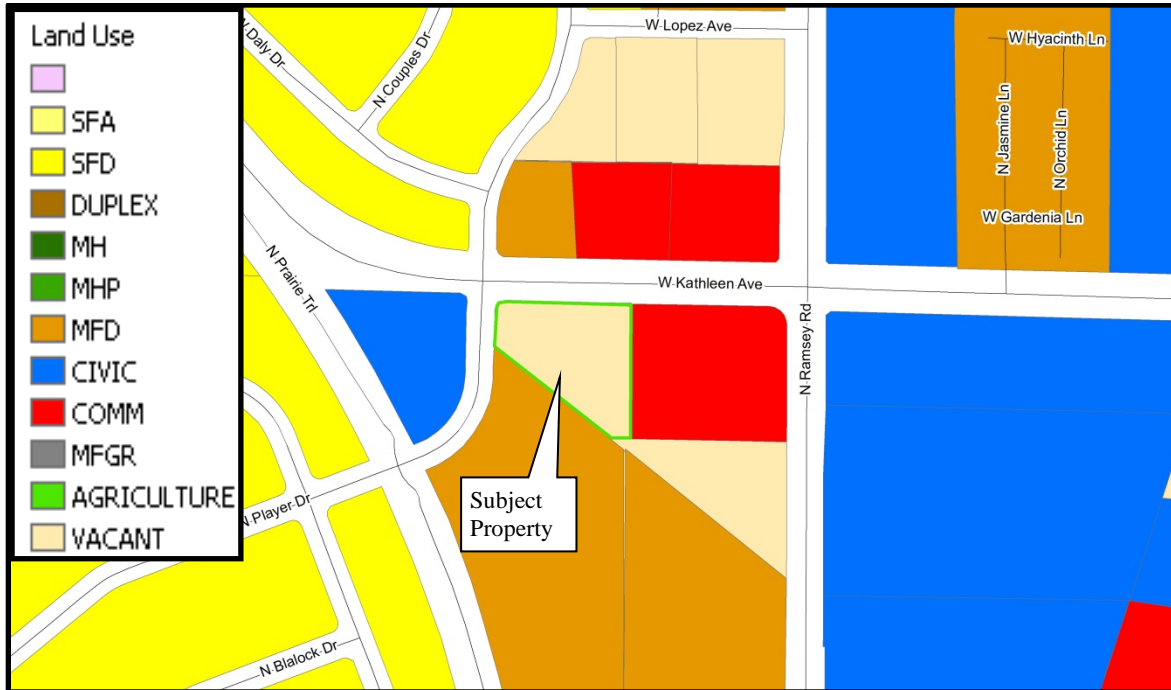
**SURROUNDING SPECIAL USE LOCATIONS:**



Special Use Permits:

SP-3-04	Specialty Retail Sales	5-11-2004	Approved
SP-1-12	Minimal Care Facility	1-10-2012	Approved
SP-4-17	Wireless Communication	5-9-2017	Approved

**GENERALIZED LAND USE MAP:**



**SITE PHOTO - 1:** View from the northwest corner of property looking east



**SITE PHOTO - 2:** View from the west central part of property looking southeast.



**SITE PHOTO - 3:** View from the central part of property looking east.



**SITE PHOTO - 4:** View from the southeast part of property looking northwest.



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

- C. Finding #B8C: The location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing streets, public facilities, and services.**

**STORMWATER:**

Stormwater treatment and containment will be addressed during development and construction on the subject property. City Code requires all stormwater to remain on site and for a stormwater management plan to be submitted and approved prior to any construction activity on the site.

**STREETS:**

The subject property is bordered by Kathleen Ave on the north and Player Drive on the west. The current street and right-of-way widths meet the City standards. No alterations to the street section will be required.

**TRAFFIC:**

The proposed veterinary clinic is not expected to have adverse effects on the adjacent transportation network. The ITE Trip Generation Manual estimates that approximately 4.08 – 4.72 AM and PM peak hour trips per 1000 square feet may be generated. For this 6000 square foot clinic, approximately 28 trips are expected in the PM peak hour. It is expected that Kathleen Ave and Player Drive have the capacity to handle this additional traffic. The Engineering Department has no objection to this special use permit as proposed.

*-Submitted by Chris Bosley, City Engineer*

**WATER:**

There is adequate capacity in the public water system to support domestic, irrigation, and fire flow for the proposed special use permit. There is an existing 12" water main in Kathleen Avenue and a 12' line in N Player Drive, currently there is a 6' fire line stubbed into the lot. The Water Department has no objection to this special use permit as proposed. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional service will have cap fees due at building perming

*-Submitted by Terry Pickel, Water Superintendent*

**SEWER:**

The nearest public sanitary sewer is located within Kathleen Avenue which boarder the northerly boundary of the property. In accordance with the 2013 Sewer Master Plan, the City's wastewater Utility presently has the wastewater system capacity and willingness to serve this Special Use as proposed.

*-Submitted by Mike Becker, Utility Project Manager*

**FIRE:**

The Fire Department works with the Engineering and Water Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents.

Any traffic calming devices for the parking lot must be approved by the Fire Department prior to sign-off.

Fire department access to the site (road widths, surfacing, maximum grade, and turning radiuses), in addition to, fire protection (size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to building permit or site development, utilizing the currently adopted International Fire Code (IFC) for compliance. The City of Coeur d'Alene Fire Department can address all concerns at site and building permit submittals. The Fire Department has no objection to this special use permit as proposed.

*-Submitted by Bobby Gonder, Fire Inspector*

**Evaluation:** *Planning Commission must determine if the location, design, and size of the proposal are such that the development will or will not be adequately served by existing streets, public facilities and services.*

**PROPOSED CONDITIONS:**

**FIRE:**

- 1) Traffic calming devices for the parking lot must be approved by the Fire Department prior to site development/building permit sign-off.

**WATER:**

- 2) Any additional main extensions and/or fire hydrants and services will be the responsibility of the applicant at their expense.
- 3) Any additional water service will have cap fees due at time of building permit.

*The Planning Commission may, as a condition of approval, establish reasonable requirements to mitigate any impacts that would adversely affect the surrounding neighborhood. Please be specific, when adding conditions to the motion.*

**ORDINANCES AND STANDARDS USED IN EVALUATION:**

- 2007 Comprehensive Plan
- Municipal Code
- Idaho Code
- Wastewater Treatment Facility Plan
- Water and Sewer Service Policies
- Urban Forestry Standards
- Transportation and Traffic Engineering Handbook, I.T.E.
- Manual on Uniform Traffic Control Devices
- 2017 Trails & Bikeways Master Plan

**ACTION ALTERNATIVES:**

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

A decorative border composed of a repeating pattern of purple diamonds in two shades, surrounding a central light purple rectangular area.

**APPLICANT'S  
NARRATIVE**





# Alpine Animal Hospital

Animal Hospital

Dr. Tawnie Bailey  
Dr. James Duchow  
& Associates

May 1, 2018

TO WHO, Planner  
Coeur d'Alene Planning Department

## **RE: Proposed Special Use Permit for a Veterinary Clinic in the C-17L Zone.**

### PROJECT NARRATIVE

The Owner and the Owner's Applicant is making a request to change to build a new Veterinary Clinic at 1736 West Kathleen Avenue, in the C-17L Zone.

The Parcel is on the south side of Kathleen Ave, just west of Ramsey Road. The parcels to the east and south are zoned C-17L with a variety of commercial some multi-family uses. The parcels across the road to the north is zoned C-17 with a variety of commercial uses. The parcel across the road to the west is zoned R-12, but has a Special Use Permit for an Assisted Living Facility. We feel that the proposed clinic will be compatible with the surrounding uses.

The 2007 Comprehensive Plan calls this area "Fruitland". Today, this particular section of Fruitland is considered to be Stable Established, and "Fruitland Tomorrow" is envisioned as a commercial corridor with adjacent multi-family uses, and will maintain a mix of the housing types that currently exist. Commercial and manufacturing will continue to expand.

The characteristics of Fruitland commercial areas will be: Commercial buildings will remain lower in scale than in the downtown core. Native variety trees will be encouraged along commercial corridors. The Owner and the Applicant feel that the proposed Veterinary Clinic will be single story and low in scale, and that ample green space and native trees will be provided to make this a quality building and site.

The particular nature of the proposed amendment:

The Applicant will be purchasing the land and building a new single story Veterinary Clinic. Alpine Animal Hospital, currently on Best Avenue in town will move to this new location. Alpine Animal Hospital has been in town for forty years and has been a successful business caring for domestic dogs and cats and the owners of these animals.

The proposed Special Use Permit request is appropriate because of the fact that this is a commercial district, and the addition of a Veterinary Clinic will not only promote a diversity of commercial use, but will provide a convenient neighborhood facility for the residential neighborhoods in the surrounding areas.

The proposed amendment promotes the public health, safety and general welfare because this parcel will be not be adjacent to any single family residential use. It will be an aesthetically pleasing building with ample landscaping, green space and even a doggy lawn area. Dogs and cats will be kept indoors if they stay overnight, and clinic hours will close by the end of each day. The building will not produce any unnecessary noises or odors. Lighting will be kept to a minimum at night.



# Alpine Animal Hospital

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Animal Hospital  
Dr. Tawnie Bailey  
Dr. James Duchow  
& Associates

The proposed Veterinary Clinic is a logical fit to the development pattern of the area. If this building were not to be developed on this site, the site might be used for more of the same surrounding uses, such as restaurants and convenience stores.

In summary, we respectfully request a Special Use Permit approval for a Veterinary Clinic on this parcel.

Sincerely,

Dr. Tawnie Bailey, DVM  
Alpine Animal Hospital  
655 E. Best Avenue  
Coeur d'Alene, ID 83814  
(208) 664 - 2168