

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

SEPTEMBER 14, 2021

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, Luttrupp, Mandel, Rumpler, Ward

PLEDGE:

APPROVAL OF MINUTES: ***ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.
August 10, 2021

PUBLIC COMMENTS:

STAFF COMMENTS:

COMMISSION COMMENTS:

ENVISION CDA UPDATE:

ADMINISTRATIVE: ***ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.

1. Applicant: Government Way Coeur d'Alene Hotel, LLC
Location: 2119 N. Government Way
Request: Approval for a landscaping Plan
(LS-1-21)

PUBLIC HEARINGS: ***ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.

1. Applicant: John M. Stone Living Trust/Eat Ten, LLC
Location: 1579 W. Riverstone
Request: A proposed R-34 Density Increase special use permit
in the C-17 zoning district.
QUASI-JUDICIAL, (SP-5-21)

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
AUGUST 10, 2021
LOWER LEVEL – LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Tom Messina, Chairman
Jon Ingalls, Vice-Chair
Lynn Fleming
Peter Luttropp

STAFF MEMBERS PRESENT:

Hilary Anderson, Community Planning Director
Tami Stroud, Associate Planner
Mike Behary, Associate Planner
Shana Stuhlmiller, Public Hearing Assistant
Randy Adams, Deputy City Attorney

COMMISSIONERS ABSENT:

Brinnon Mandel
Mike Ward
Lewis Rumpler

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Luttropp, seconded by Fleming, to approve the minutes of the Planning Commission meeting on July 13, 2021. Motion approved.

STAFF COMMENTS:

Hilary Anderson, Community Planning Director, provided the following comments.

- She welcomed Victor Ramos, Planning Tech, who is shadowing Ms. Stuhlmiller on her job this evening.
- She announced that we have an Historic Preservation Virtual Public Meeting scheduled on Tuesday, August 24th at 5:30 p.m. with our consultant Northwest Vernacular who will be sharing information on the plan with opportunity for questions and discussion at the end of the presentation.
- She added that a few of our Historic Preservation Commissioners handed out postcards on this event at the street fair including bottles of water that had labels on the water bottles with a “QR” code directing to the City’s web page where the Draft Historic Plan is posted for review.
- She noted that we have three items scheduled for the next Planning Commission meeting on September 14th that includes a special use permit, Planned Unit Development (PUD) and an Annexation.

ENVISION CDA COMMITTEE UPDATES:

Ms. Anderson provided the following comments.

- She stated we are working with CDA 2030 looking at all the action items, results of the survey including previous surveys to look at priority actions and figure out what changes need to be made like duplications and to ask lead partners to figure out any action items that are completed that need to be removed.
- She explained that it looks like the timeline for the joint meeting with Council and Planning Commission will be a couple months out.
- She announced that CdA 2030 has an interim executive director who will be filling in until the organization finds an Executive Director.

Chairman Messina inquired if future meetings on the Comp Plan will we still be using Zoom. Ms. Anderson explained that we were planning on having Alex Dupey, MIG come in person but now, depending what happens with Covid, those plans might have to change.

Commission Comments:

Commissioner Luttrupp stated that he understands that tonight we have a quorum even though we have half of our commissioner's absent and inquired since we have only three here, if we might want to consider having the Chairman allowed to vote, so we would have 4 out of the 6 voting to better serve the public.

Chairman Messina commented that he was recently downtown and questioned if it was the Street Department responsible for putting in the push button/don't walk signs because they are great and stated that he is finally able to cross the street without having to wait for a long time.

Ms. Anderson stated that Streets/Engineering have been working on to replace those in town which has been needed for a long time.

Mr. Adams answering Commissioner Luttrupp question if the chairman can vote stated that there is nothing that precludes the Chairman from voting with the only restriction would be with City Council where the mayor votes when there is a tie and is a tradition with the Planning Commission apparently that the Chair doesn't vote and there is no legally impediment saying that the chair can't vote on any issue.

PUBLIC COMMENTS:

None.

PUBLIC HEARINGS

1. Applicant: CDA Enterprises, LLC
Location: 455 W. Cherry Lane
Request: A proposed zone change from R-12 to C-17
QUASI-JUDICIAL, (ZC-6-21)

Tami Stroud, Associate Planner provided the following statements

- The 0.367-acre parcel is located off of Cherry Lane and west of Highway 95. North Fruitland

Lane is west of the subject property. There is an existing single-family dwelling located on the parcel.

- The applicant has stated that they have no specific development plans for the subject property at this time.
- She stated that the City Comprehensive Plan Map designates the area as US-95 Corridor.
- She noted that all city departments review the request and had no concerns.
- She stated if approved, there are no conditions.

Ms. Stroud concluded her presentation.

Commission Comments:

Commissioner Luttrupp stated that the zoning map included in the staff report was very helpful showing what the past zone changes were in the area. He noted that we received a letter from a citizen in our packet who stated that they own a home on the site and that the house was owned by his grandparents who said it was time for them to move on. He added that this request for a zone change is appropriate since the city is growing in that direction for the proposed zoning.

Public testimony open.

Mike Delay, applicant provided the following statements.

- He stated he owns the property and currently has no plans yet for the property but would consider in the future to expand the business onsite to closer to Highway 95 for expansion.
- He stated we are surrounded by commercial and if the zone is successful, we would demo the home.
- He stated that this zone change makes sense because it would be a buffer between Highway 95 and apartments.

Mr. Delay concluded his presentation.

Commission Comments:

Chairman Messina inquired if he owned the business "Gross Doughnuts" to the north. Mr. Delay answered that he does own the property and building where the business is located.

Public testimony closed.

Discussion:

Commissioner Ingalls commented that he sees the land use pattern area is in transition and should be C-17 and supports this request.

Motion by Ingalls, seconded by Fleming, to approve Item ZC-6-21. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Luttrupp	Voted	No

Commissioner Luttrupp commented that by his no vote is 2-1 because there is only three out of six commissioners present. He explained that makes the vote very slim and would like to change his vote to yes. He said he was simply making a point that the Chair should vote.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Luttrupp	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

2. Applicant: Kootenai Youth Rec, Vince Hughes
Location: 3525 W. Seltice Way
Request: A proposed 4.183acre annexation from County Commercial to City C-17 LEGISLATIVE, (A-3-21)

Mike Behary, Associate Planner provided the following statements.

- The subject property is currently the home to Frontier Ice Arena and located in the unincorporated area of the county.
- The subject site is adjacent to the city limits on the west and southwest side of the subject site.
- The property is currently zoned County Commercial. The subject site is located within the City's Area of City Impact (ACI).
- The current Frontier Ice Arena has operated at this site since 2001 and replaced an older facility that operated on the site many years prior to the construction of the new rink. The applicant has indicated that the continued growth in Kootenai County and the surrounding area has created a demand for an additional ice rink.
- The Ice Arena would like to expand and add a second sheet of ice to serve the growing needs of the hockey and ice skating in the community.
- In order to expand, the Frontier Ice Arena is required to connect to the City of Coeur d'Alene sewer system as the existing septic drain field does not have the capacity to accommodate the increased building size.
- The applicant is proposing a C-17 zoning district designation. The zoning ordinance classifies an ice arena use as commercial recreation, which is a permitted use in the C-17 zoning district.
- The City's Comprehensive Plan designates this property within the Spokane River area.
- He stated that all city departments reviewed the request and didn't have any concerns.
- He stated if this is approved there are four recommendations for items to include in the Annexation Agreement. Since the staff report has been submitted, the applicant has provided to staff a recorded easement for public trailhead and parking so Condition Number 3 has been addressed. For Condition Number 4, the applicant has a recorded easement of access over the adjacent properties. No parking agreements have been submitted. Parking is contained on this site and any building permits parking will need to be addressed.

Mr. Behary concluded his presentation.

Commission Comments:

Commissioner Luttropp inquired if the property to the west was annexed by the city years ago and was zoned C-17. Mr. Behary stated that is correct.

Public testimony open.

Cory Trapp, applicant representative provided the following statements:

- He stated that the ice rink has been here for 20 years that has provided ice skating for the community for many years.
- He explained the reason for the request is to build a second sheet of ice to expand their ice-skating capabilities.
- He added that they are now on a septic system and need to be connected to city sewer to provide a second sheet of ice.
- He commented that there is a dry sewer line already stubbed out to the site and that this site is already using city water with the second sheet of ice planned 20 years ago.
- He explained that since then we have done some fundraising to be able to cover the costs of adding the second sheet of ice.

The applicant concluded his presentation.

Commissioner Fleming inquired if by adding the second sheet of ice how parking will be addressed. Mr. Trapp explained when this was originally designed additional areas were designated so we can add parking onsite and if we have any parking issues the applicant owns the property to the south that if needed can do a shared parking agreement but we believe that we have enough parking onsite.

Dan Eloë stated he has been associated with the ice arena from the beginning and explained that it has been the goal of the arena to offer ice skating to the community which has been successful and with the addition of a second sheet of ice would be great.

Public testimony closed.

Discussion:

Commissioner Fleming stated this is a great use and I will support this request.

Commissioner Ingalls stated this is a great project and is another way of closing up “doughnut holes” areas to include in the city that is using city services and makes sense this be part of the city now.

Chairman Messina concurs.

Motion by Fleming, seconded by Luttropp, to approve Item. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Luttrupp	Voted	Aye


Motion to approve carried by a 3 to 0 vote.

ADJOURNMENT:

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

The meeting was adjourned at 6:15 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



ADMINISTRATIVE

PLANNING COMMISSION STAFF REPORT

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: SEPTEMBER 14, 2021
SUBJECT: LS-1-21 – DETERMINE THE AMOUNT AND SPACING OF PARKING LOT LANDSCAPING FOR A 6.84 ACRE PARCEL (297,950 SF) WITH 390 PARKING SPACES FOR THE PROPOSED GOVERNMENT WAY APARTMENTS AT GOVERNMENT WAY AND LINCOLN WAY (S. OF I-90)

DECISION POINT:

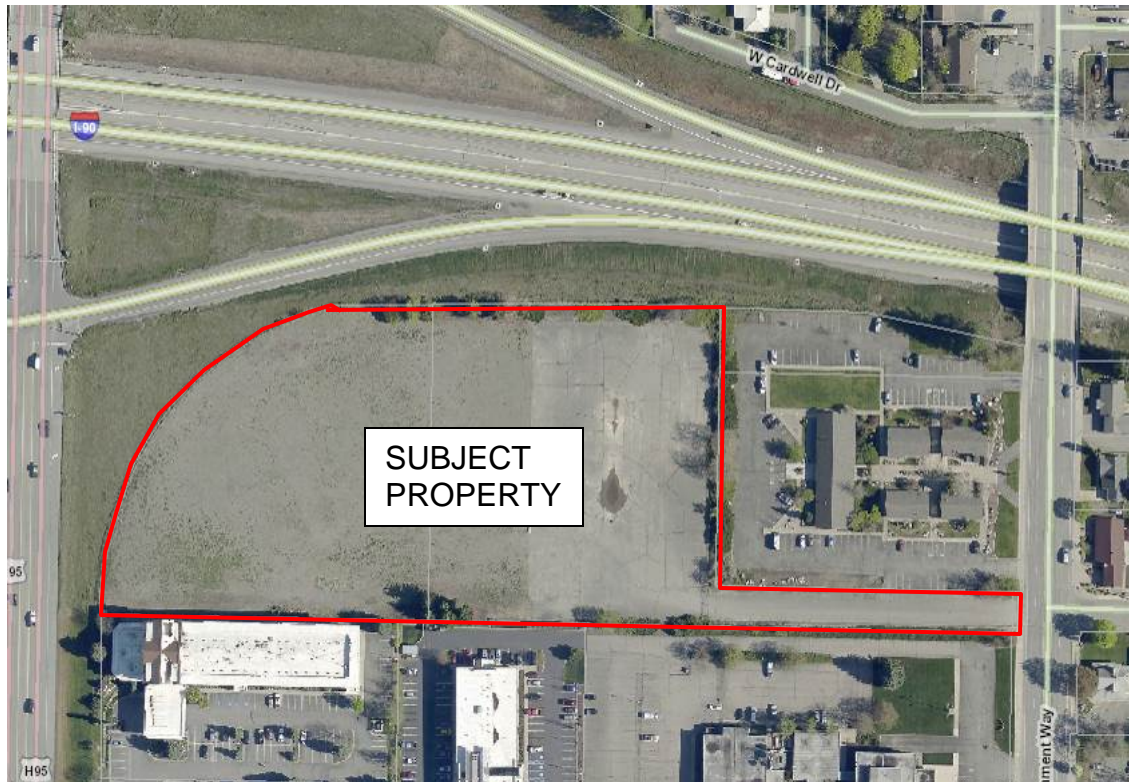
Braintree Properties is requesting Planning Commission approval of the amount and spacing of landscaping for a parking lot with 390 spaces.

The Planning Commission must approve the following:

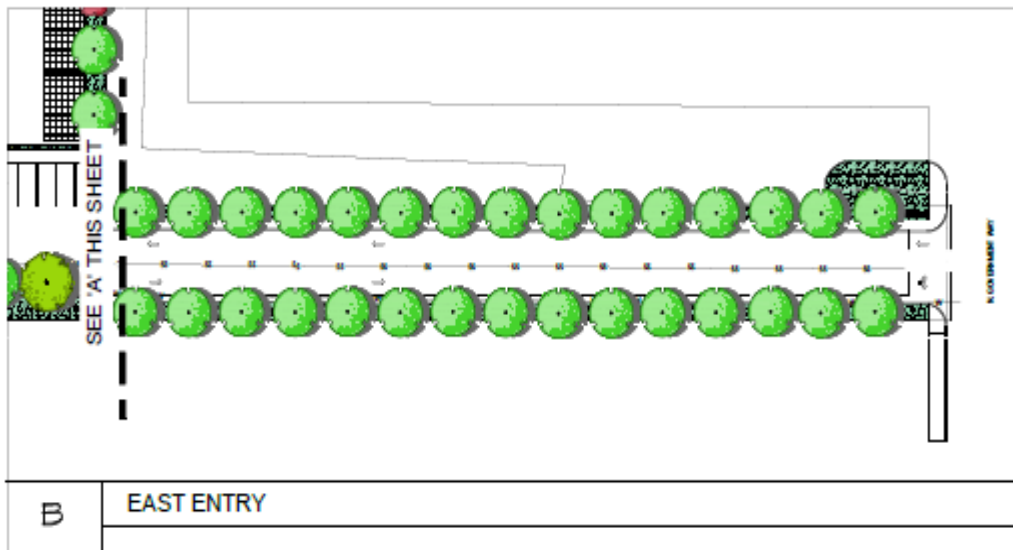
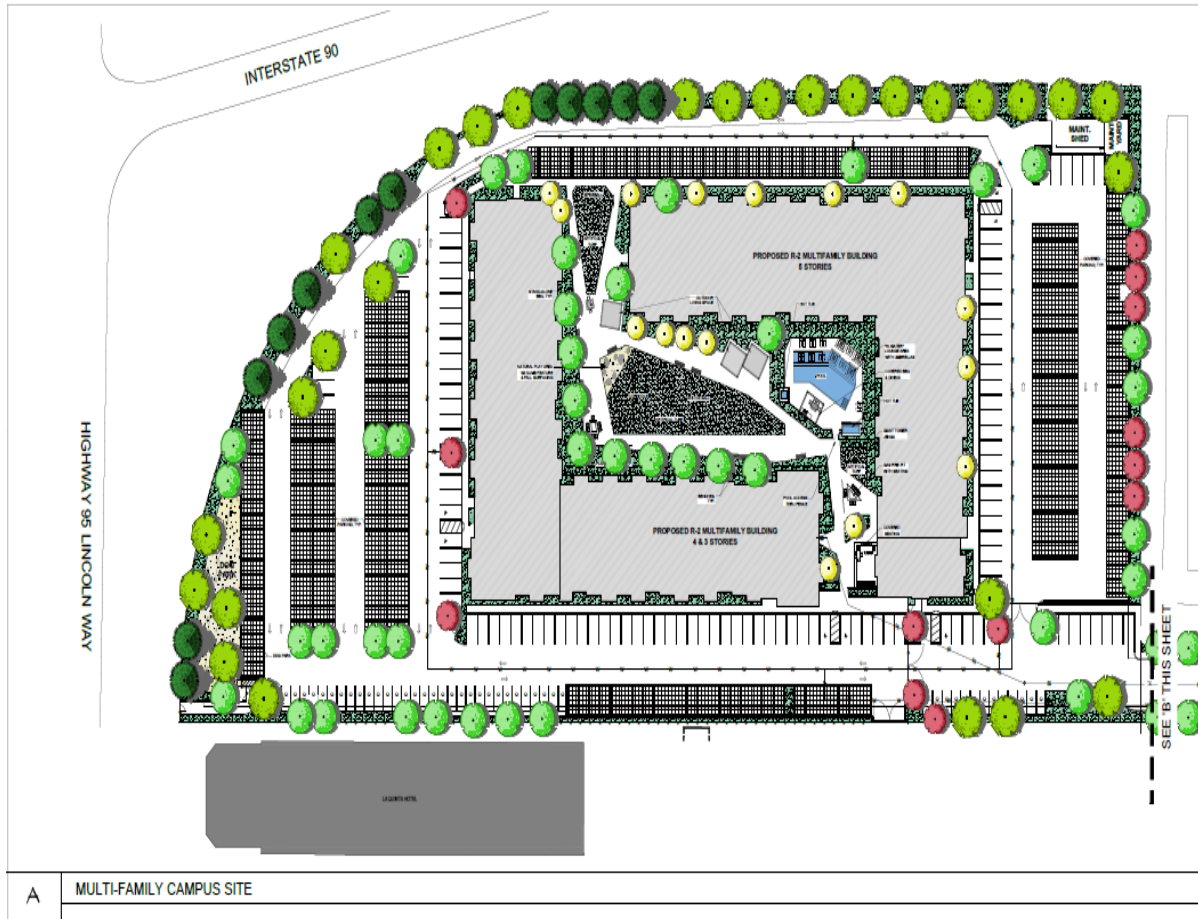
1. The amount of parking lot landscaping.
2. The spacing (maximum distance) between landscaped areas.









GENERAL INFORMATION:

A. Site photo



B. Landscaping plan:



LEGEND		ENVIRONMENTAL LANDSCAPING ORDINANCE 17.06.835 CALCS.	
SYMBOL	Planting DESCRIPTION		
	TURFGRASS LAWN	TOTAL SITE AREA: 6.84 ACRES (297,950 SF)	
	PLANTING AREA WITH PLANT MATERIAL AND MULCH	TOTAL PARKING SPACES: 390 (70,380 SF)	
	DECOMPOSED GRANITE	TOTAL PARKING LANDSCAPE REQUIRED: 8,424 SF	
		TOTAL REQUIRED TREES: 28	
		OVERALL PLANTING AREA: 46,154	
		TURF AREA: 6,497 SF	
		TOTAL LANDSCAPE PROPOSED: 52,651 SF	
		PARKING LOT LANDSCAPE: 32,290 SF (61.3% OF TOTAL PROPOSED)	
		PROPOSED TREES: 141	
TREES			
	DECIDUOUS ORNAMENTAL		
	DECIDUOUS MEDIUM		
	DECIDUOUS LARGE		
	DECIDUOUS COLUMNAR		
	EVERGREEN TREE		

C. Applicant: Braintree Properties
918 W. Idaho Street Suite
Boise, ID 83702

PERFORMANCE ANALYSIS:

- A. The intent of the Landscaping Regulations as they pertain to parking lots is to mitigate the impact of noise, glare, sun, and air pollution through the use of landscaping.
- B. The standards the Planning Commission must use are in Section 17.06.835.E, as follows:

For parking lots with more than three hundred 300 parking spaces, the Planning Commission shall determine:
 - 1. The amount and spacing of landscaping required up to a maximum not to exceed 2% additional area per each 100 additional cars or fraction thereof.
 - 2. No parking space shall be more than 100 feet from a landscaped area.
- C. The Code requires 12% gross area to be landscaped if the number of parking spaces in a parking lot is between 100-300. So, the Commission will need to determine the appropriate additional percentage of landscaping required for the 90 additional parking spaces.
- D. Applying the above standards to the 390 spaces, there would be a minimum of 8,424 sq. ft. of parking lot landscaping required, a maximum spacing between landscaped areas of 60 feet, and a minimum of 28 parking lot landscape trees.
- E. The proposed plan shows approximately 32,290 sq. ft. of parking lot landscaping (per applicant) contained in planter islands, end caps, and landscaped areas on the North, South, East, and West property lines as well as along the front, rear and side of the proposed building. There are approximately 141 proposed new landscape trees within or on the perimeter of the parking. (There is a total of 52,651 SF of proposed landscaping within the overall project site.)

F. In summary:

1. Of the total proposed landscape, 32,290 SF resides within the parking lot. Total proposed landscaping for the overall site is 52,651 SF. (see included narrative)
2. The maximum proposed distance between any parking stall and proposed landscaping is approximately 100 feet where a maximum of 100 feet is allowed.
3. The parking lot landscape trees proposed for this project include: Deciduous Ornamental, Deciduous Medium, Deciduous Large, Deciduous Columnar and Evergreen Trees. (See landscape plan for locations)

A total of 141 trees are proposed. The plan exceeds the minimum requirement for parking lot tree requirements by more than a 4 to 1 margin.

ACTION ALTERNATIVES:

The Planning Commission must consider this request and by simple motion approve, deny or continue the item for further study. Findings are not required.



May 12, 2021

City of Coeur d'Alene
Planning Department
710 E. Mullan Ave
Coeur d' Alene, ID 83814

Reference: 2119 N. Government Way: Landscape Request

Planning Department Staff,

In accordance with City Ordinance 17.06.835, this letter is our formal request for the Planning Commission to review our proposed landscaping for the 232 Unit Multi-Family complex. The proposal exceeds over 300 spaces and adheres to the outlined Ordinance for the landscape requirements as summarized below.

Total Site Area: 6.84 Acres: 297,950 SF
Total Parking Spaces: 390 (70,380 SF)
Total Parking Landscape Required: 8,424 SF
Total Trees Required: 28

Overall Planting Area: 46,154
Turf Area: 6,497 SF
Total Landscape Proposed: 52,651 SF


Parking Lot Landscape: 32,290 SF (61.3% of Total Proposed)
Proposed Trees: 141

Of the total proposed landscape, 32,290 SF resides within the parking (perimeter included) with no parking stall being less than 100 feet from any landscaping.


We look forward to your approval.

Sincerely,

Jacob Rivard, NCARB
Lead Architect
Email: jrivard@btree-prop.com
Office: 208.519.4070



PUBLIC HEARING



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**PLANNING COMMISSION
STAFF REPORT**

FROM: MIKE BEHARY, ASSOCIATE PLANNER

DATE: SEPTEMBER 14, 2021

SUBJECT: SP-5-21, REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A DENSITY INCREASE TO R-34 FOR A PROPOSED FOUR-STORY MIXED-USE BUILDING IN THE C-17 COMMERCIAL DISTRICT

LOCATION: A 1.39 ACRES LOCATED AT 1579 W RIVERSTONE DRIVE

APPLICANT/OWNER:
John Stone Living Trust / Eat Ten LLC
2187 N Main Street
Coeur d'Alene, ID 83814

ARCHITECT:
Architects West Inc.
210 E Lakeside Avenue
Coeur d'Alene, ID 83814

DECISION POINT:

The applicant is requesting approval of a special use permit to allow a density increase to R-34 density that will allow a taller mixed-use building in the C-17 Commercial Zoning District.

BACKGROUND INFORMATION:

The subject property is located within the Riverstone Development, next to the mixed-use Riverstone complex and across the street from the Red Robin restaurant. The property consists of 1.39 acres. The applicant is proposing a total of 15 residential units with 8,009 square feet of commercial space located on the first floor with a total of 53,082 square feet in the building. The apartment units will be comprised of two and three-bedroom layouts. The mixed use building also includes a subterranean parking garage on the subject site. In addition, they are also proposing additional surface parking as described in more detail below. The project, as proposed, would require 30 parking spaces for the 15 residential units and approximately 25 parking spaces for the commercial uses based on 1/300 square feet. They are showing approximately 90-95 parking spaces. However, some of the parking spaces are existing within the Riverstone Village parking lot and are currently serving existing retail and restaurant uses. The applicant has indicated in the narrative and parking agreement how they propose to restripe other portions of the campus-style parking lots to negate the impact and ensure adequate parking for all users.

The proposed structure is four stories tall and will be allowed a maximum height of 63 feet in accordance with the proposed R-34 zoning height restrictions for multi-family structures. The applicant has submitted a building elevation of the proposed building indicating how it will look from the street. The applicant has also submitted an elevation of the proposed building in comparison to other buildings in the area. (See building elevations on page 5)

The current zoning (C-17) allows for a total of 23 residential units on this size of a parcel. The applicant is only proposing 15 units. The proposed project does not require the additional density granted by the R-34 special use permit.

As stated in the Applicant's Narrative, *"We will not be pursuing any additional square footage, units, or parking spaces with the R-34 special use permit. We will only be using it for the slight height increase requested."* The increased height associated with the R-34 SUP is the only thing that is need for the project.

The applicant is proposing a taller structure than is currently allowed under the C-17 zoning, which restricts the maximum height to 45 feet. The requested R-34 SUP allows for a maximum building height of 63 feet. The applicant is proposing a building that will be 48.5 feet and will be required to screen the roof top equipment which may add an additional five feet to the structure, resulting in a building height of up to 54 feet. The applicant indicates that the additional height is *"needed to provide adequate head clearance for the under-building main entry, pedestrian plaza, and reduce the risk of tall vehicles running into the building overhang, causing damage and potentially compromising the building."*

The following information helps describe how the project will meet and exceed the required parking and result in a parking-neutral impact to Riverstone Village. The proposed project will utilize some of the existing paved parking stalls next to the grassy area where the building will be constructed. The aerial photos and site plan below show the existing parking stalls to be associated with the new building. Additional subterranean parking will also be provided in order to exceed the project's required parking. The applicant has provided a parking agreement and details showing how the Riverstone development will be adding additional parking spaces to ensure that the development has met or exceeded the required parking for the campus-style parking lot and commercial uses. The location of parking is being shifted for some of the existing tenants and new compact parking stalls are being created to help meet their parking requirements and lease agreements.

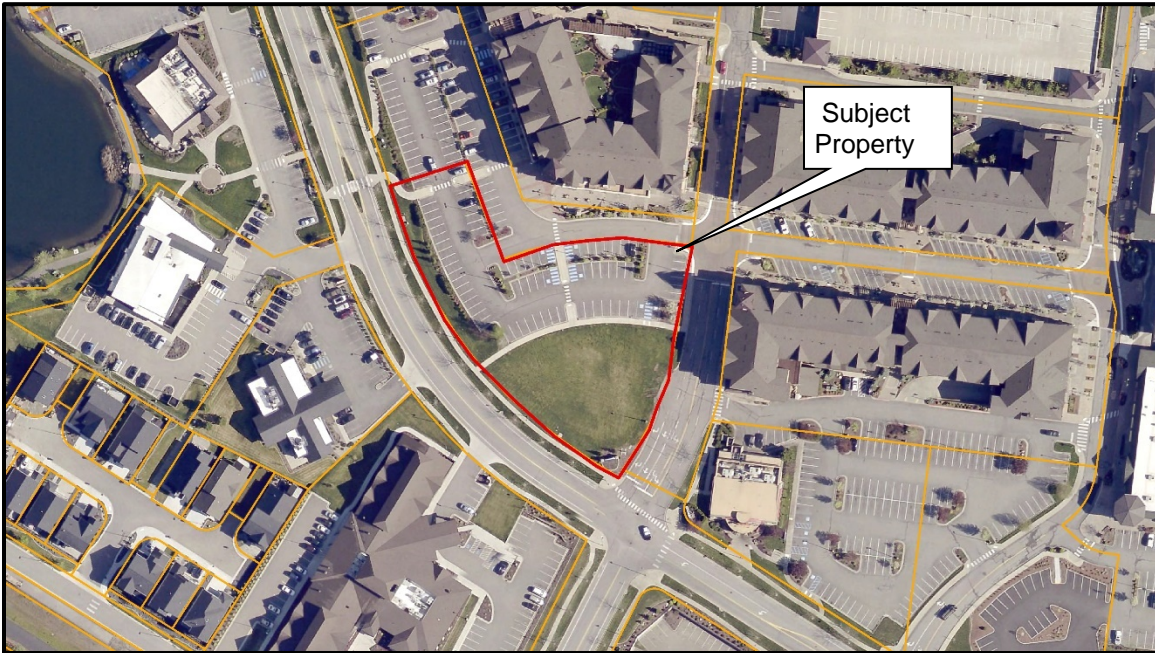
The signed parking agreement describes the project parking and replacement parking for Riverstone, *"The reconfiguration of existing parking stalls in the Retail Village, together with the proposed addition of thirty-seven (37) surface parking spaces and thirty (30) underground, private residential parking spaces will result in the proposed CornerStone mixed use project being "parking neutral" as concerns the Retail Village."* Additionally, the management company for Riverstone commercial provided the following statement regarding parking: *"This is common area parking for the entire mixed-use development and is managed and maintained by the "Operator" per the CC&Rs. No tenant in Riverstone is permitted to have required parking allocations assigned in their leases. Lessee's within the seven (7) separately owned properties/buildings within the Village at Riverstone would not be required to give their approval or input regarding any changes to the Common Area parking."*

The subject property is vacant and has been since the original platting of the Riverstone development in 2005. The applicant has submitted a site plan that shows the site layout with the proposed parking and building location on the subject site. (See site plan on page 4)

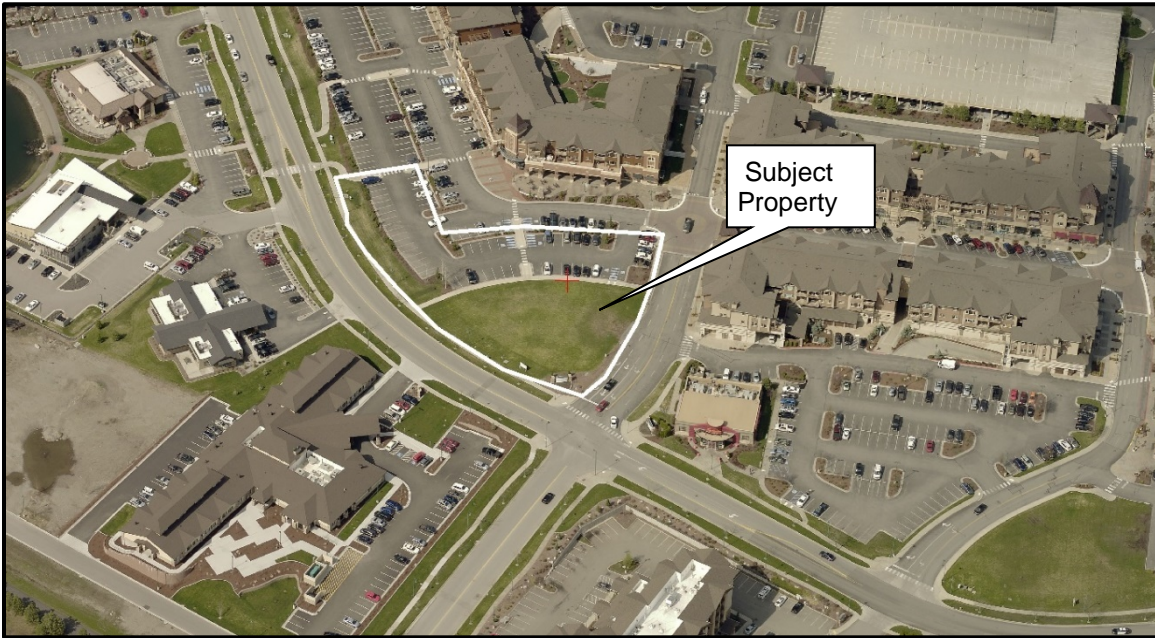
PROPERTY LOCATION MAP:



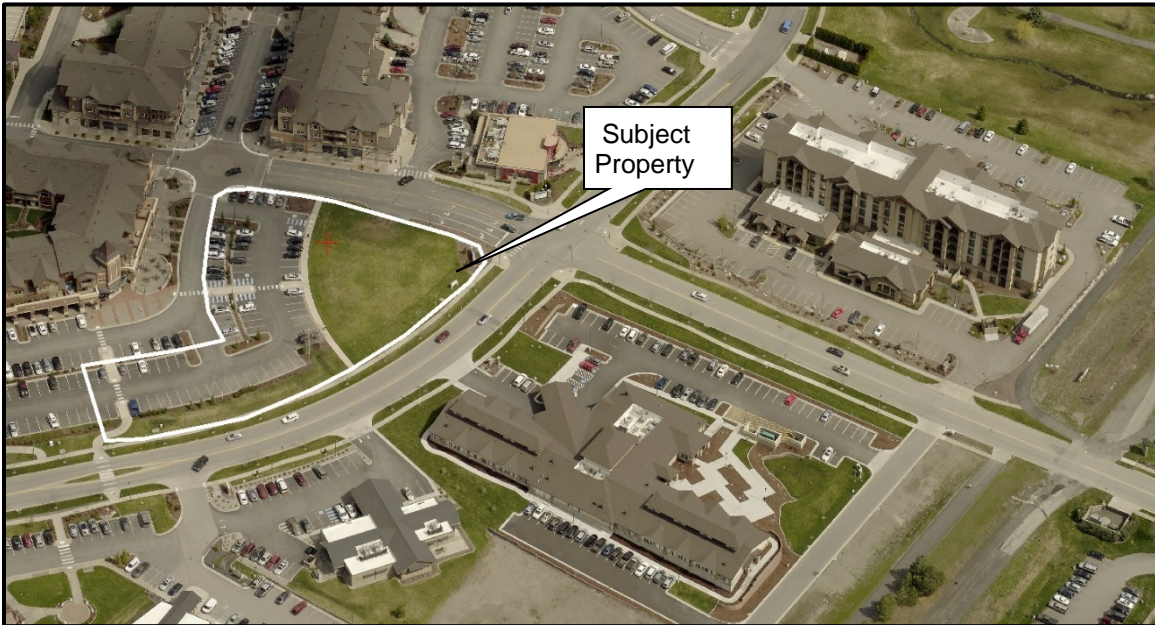
AERIAL PHOTO:



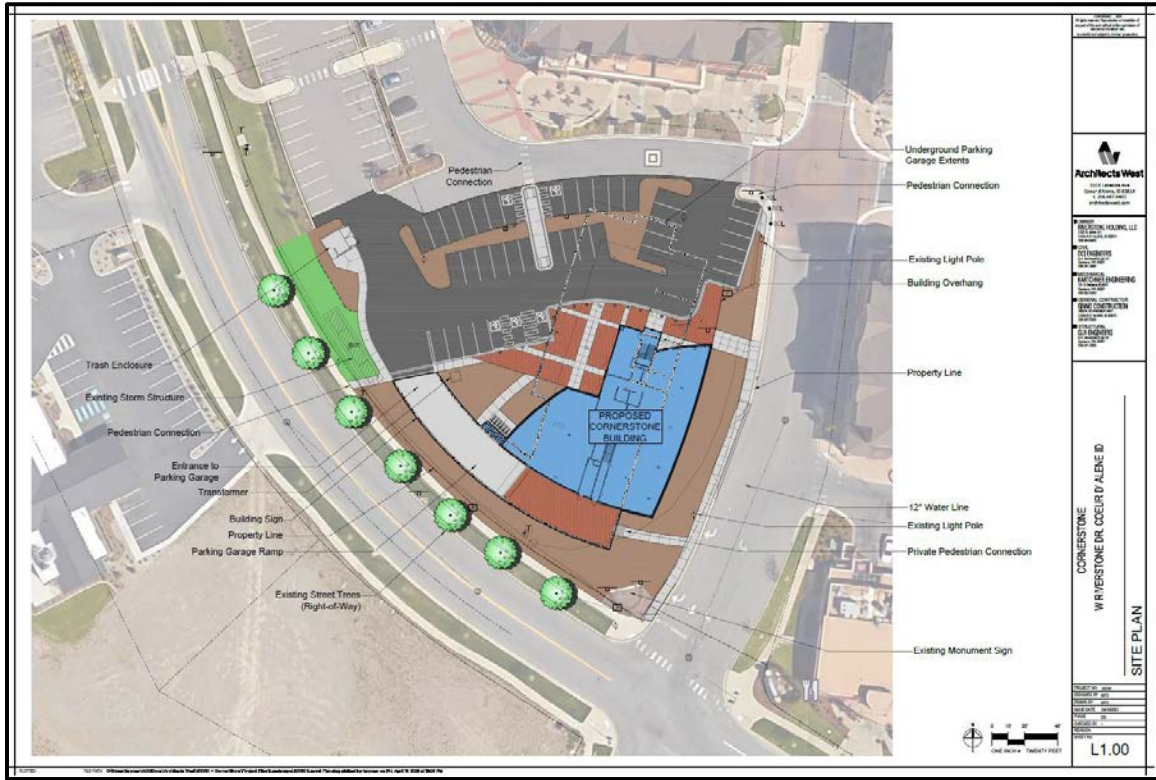
BIRDSEYE AERIAL PHOTO - 1:



BIRDSEYE AERIAL PHOTO - 1:



APPLICANT'S SITE PLAN:

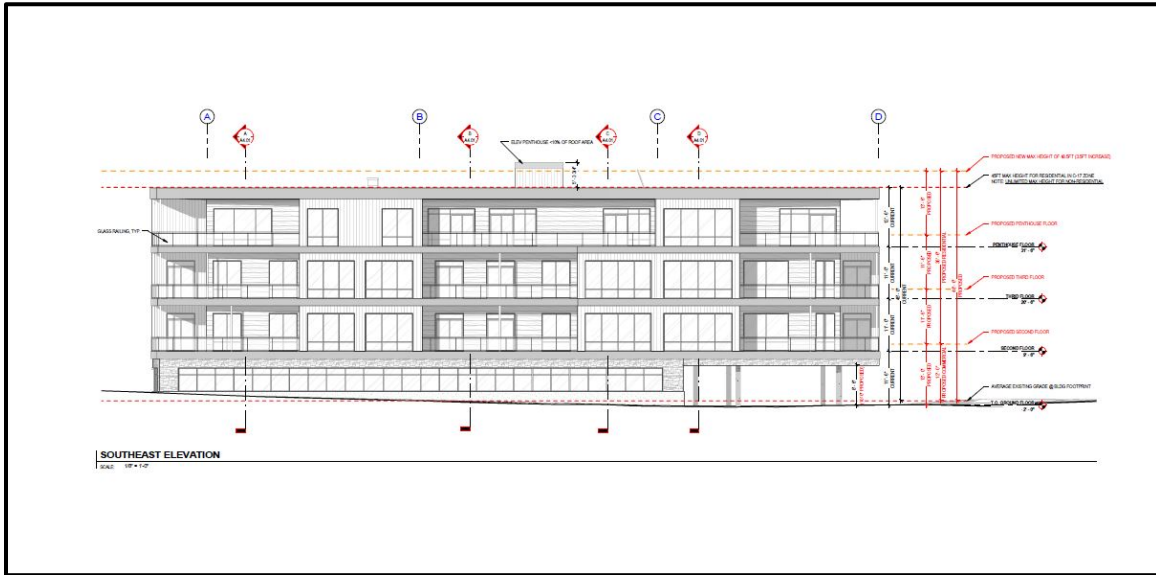


The proposed project includes a total of 15 multi-family units, located above commercial uses and subterranean parking with additional surface parking on the site.

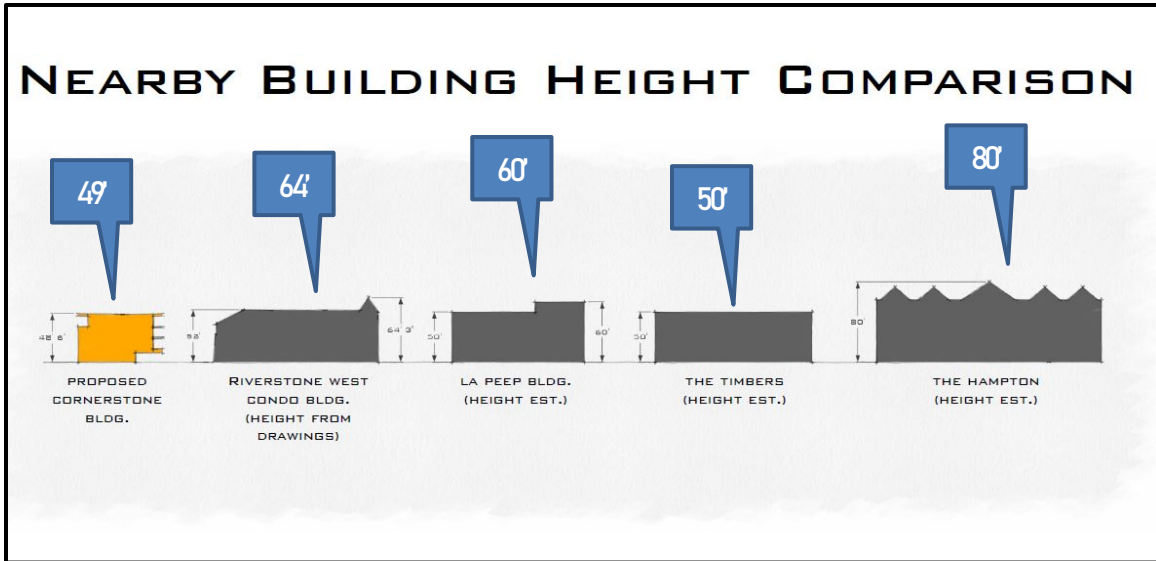
APPLICANT'S BUILDING ELEVATION - 1:



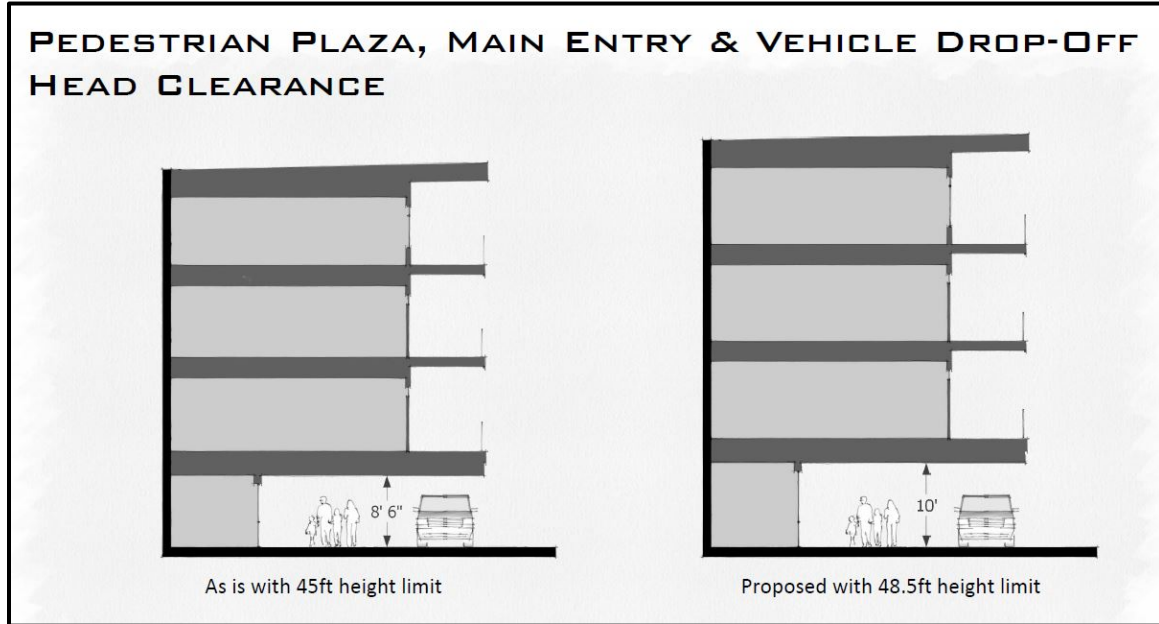
APPLICANT'S BUILDING ELEVATION - 2:



APPLICANT'S BUILDING HEIGHT ELEVATION COMPARISON:



APPLICANT'S BUILDING HEIGHT 45' TO PROPOSED 48.5':



ZONING MAP:



C-17 COMMERCIAL ZONING DISTRICT:

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

17.05.500: PERMITTED USES; PRINCIPAL

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

- Administrative offices
- Agricultural supplies and commodity sales
- Automobile and accessory sales
- Automobile parking when serving an adjacent business or apartment
- Automobile renting
- Automobile repair and cleaning
- Automotive fleet storage
- Automotive parking
- Banks and financial institutions
- Boarding house
- Building maintenance service
- Business supply retail sales
- Business support service
- Childcare facility
- Commercial film production
- Commercial kennel
- Commercial recreation
- Communication service
- Community assembly
- Community education
- Community organization
- Construction retail sales
- Consumer repair service
- Convenience sales
- Convenience service
- Department stores
- Duplex housing (as specified by the R-12 district)
- Essential service
- Farm equipment sales
- Finished goods wholesale
- Food and beverage stores, on/off site consumption
- Funeral service
- General construction service
- Group assembly
- Group dwelling - detached housing
- Handicapped or minimal care facility
- Home furnishing retail sales
- Home occupations
- Hospitals/healthcare
- Hotel/motel
- Juvenile offenders facility
- Laundry service
- Ministorage facilities
- Multiple-family housing (as specified by the R-17 district)
- Neighborhood recreation
- Noncommercial kennel
- Nursing/convalescent/rest homes for the aged
- Personal service establishments
- Pocket residential development (as specified by the R-17 district)
- Professional offices
- Public recreation
- Rehabilitative facility
- Religious assembly
- Retail gasoline sales
- Single-family detached housing (as specified by the R-8 district)
- Specialty retail sales
- Veterinary office

17.05.510: PERMITTED USES; ACCESSORY

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

- Accessory dwelling units.
- Apartment for resident caretaker watchman.
- Outside area or buildings for storage and/or preparation of merchandise or goods necessary for and incidental to the principal use.
- Private recreation (enclosed or unenclosed).
- Residential accessory uses as permitted by the R-17 district

17.05.520: PERMITTED USES; SPECIAL USE PERMIT

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

R-34 RESIDENTIAL:

17.05.330: GENERALLY:

- A. The R-34 District is intended as a high density residential district, permitting thirty four (34) units per gross acre and increased height, that the City has the option of granting, through the special use permit procedure, to any property zoned R-17, C-17, C-17L or LM. This designation is only allowed through the special use permit and is not a stand-alone zoning district. To warrant consideration, the property must in addition to having the R-17, C-17, C-17L or LM designation meet the following requirements:
1. Be in close proximity to an arterial, as defined in the Coeur d'Alene transportation plan (KMPO's current Metropolitan Transportation Plan), sufficient to handle the amount of traffic generated by the request in addition to that of the surrounding neighborhood; and the project and accessing street must be designed in such a way so as to minimize vehicular traffic through adjacent residential neighborhoods. **(See Finding B8C)**
 2. Be in close proximity to shopping, schools and park areas (if it is an adult only apartment complex proximity to schools is not required). **(See Finding B8B)**
- B. This district is appropriate as a transition between R-17 and commercial/industrial.
- C. Single-family detached and duplex housing are not permitted in this district.
- D. Project review (chapter 17.07, article IV of this title) is required for all subdivisions and for all residential, civic, commercial, service and industry uses except residential uses for four (4) or fewer dwellings. (Ord. 3674 §3, 2021; Ord. 3268 §8, 2006; Ord. 2570 §1, 1993; Ord. 1691 §1(part), 1982)

NOTE: Additional findings must be made. Please see findings language under Findings B8B and B8C.

17.05.340: PERMITTED USES; PRINCIPAL:

Principal permitted uses in an R-34 district shall be as follows:

- Essential service.
- Multiple-family housing.
- Neighborhood recreation.

- Pocket residential developments as specified by the R-17 district.
- Public recreation.

17.05.350: PERMITTED USES; ACCESSORY:

Accessory permitted uses in an R-34 district shall be as follows:

- Accessory dwelling units.
- Garage or carport (attached or detached).
- Mailroom or common use room for pocket residential or multiple-family development.
- Outside area or building for storage when incidental to the principal use.
- Private recreation facility

17.05.360: PERMITTED USES; SPECIAL USE PERMIT:

Permitted uses by special use permit in an R-34 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.
- Commercial recreation.
- Community assembly.
- Community education.
- Convenience sales.
- Four (4) unit per gross acre density increase.
- Group dwelling - detached housing.
- Hotel/motel.
- Noncommercial kennel.
- Religious assembly.

17.05.370: SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT:

Maximum height requirements in an R-34 district shall be as follows:

- 63 feet for multiple-family and nonresidential structures.

17.05.370: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

Minimum yard requirements for multi-family housing in an R-17 district are as follows:

1. Front: The front yard requirement shall be twenty feet (20').
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.

17.06.425: MINIMUM SETBACK AT REAR AND SIDE LOT LINES:

All accessory structures must be set back at least five feet (5') from side and rear yard lot lines unless the structure's roof slopes toward the interior of the lot or is otherwise constructed in a manner that prevents snow and runoff from crossing the property line.

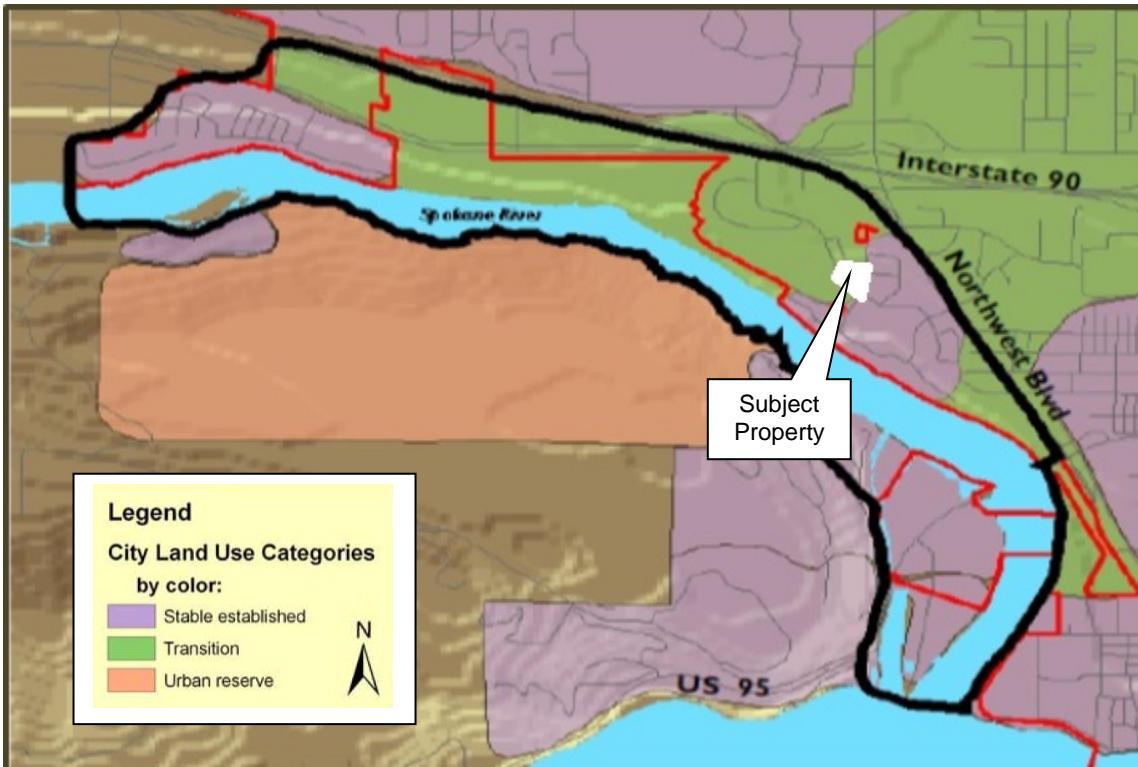
REQUIRED FINDINGS FOR SPECIAL USE PERMITS:

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 as Spokane River District Transition:

COMPREHENSIVE PLAN MAP: SPOKANE RIVER DISTRICT



Transition Areas:

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.

Spokane River District Tomorrow:

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

The characteristics of the Spokane River District neighborhoods will be:

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

COMPREHENSIVE PLAN GOALS & OBJECTIVES THAT APPLY:

Goal #1: Natural Environment

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene.

Objective 1.01 Environmental Quality:

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

Objective 1.02 Water Quality:

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

Objective 1.03 Waterfront Development:

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

Objective 1.05 Vistas:

Protect the key vistas and view corridors of the hillside and water fronts that make Coeur d'Alene unique.

Objective 1.09 Parks:

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

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 trails systems.

Objective 1.17 Hazardous Areas:

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

Goal #2: Economic Environment

Our Comprehensive Plan preserves the city's quality workplaces and policies, and promotes opportunities for economic growth.

Objective 2.01 Business Image & Diversity:

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

Objective 2.02 Economic & Workforce Development:

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

Objective 2.05 Pedestrian & Bicycle Environment:

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

Objective 2.06 Cooperative Partnerships:

Encourage public/private partnerships to procure open space for the community while enhancing business opportunities.

Goal #3: Home Environment

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

Objective 3.01 Managed Growth:

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

Objective 3.02 Managed Growth:

Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.

Objective 3.05 Neighborhoods:

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

Objective 3.08 Housing:

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

Objective 3.13 Parks:

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

Objective 3.14 Recreation:

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

Objective 3.16 Capital Improvements:

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

Objective 3.18 Transportation:

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

Goal #4: Administrative Environment

Our Comprehensive Plan advocates efficiency and quality management.

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 proposed building will have to meet all the required building setbacks and maximum building height requirements for multi-family/mixed-use structures in the R-34. The Red Robin restaurant is across the street from the property towards the east. Riverstone is a mixed-use development that includes a variety of uses ranging from single-family dwellings, multi-family, condos above retail/restaurant uses, professional offices, and senior apartments. There are two hotel structures within the development that are five-stories tall in proximity of the subject property, as well as the mixed use/condo development along Main Street that is +/- 64 feet at its highest point. The "Riverfront House" located in Bellerive along Beebe and Bellerive Lane is +/- 55 feet tall at its highest point.

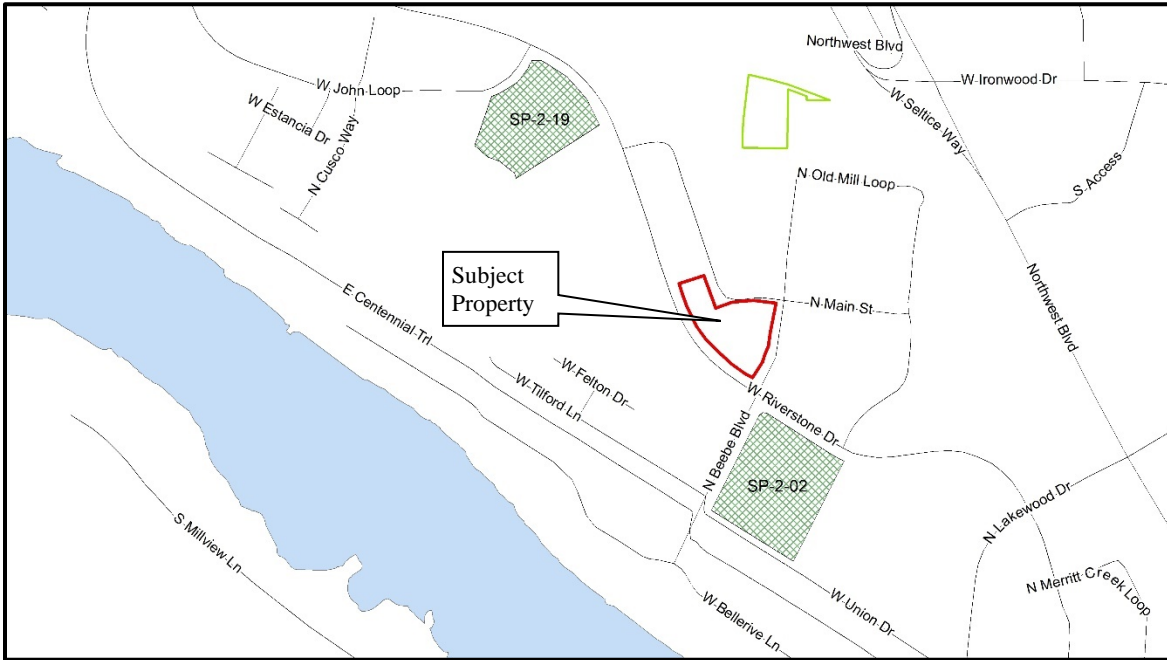
The Riverstone development is primarily zoned C-17 (Commercial) with the C-17PUD zoning along the Spokane River waterfront development known as "Bellerive" (as shown on the zoning map on page 16).

There are two special use permits in the vicinity of the subject property. The Planning Commission approved a special use for an R-34 Density Increase (SP-2-02) southeast of the subject property in 2002, (as shown in the map provided below). The special use permit became null and void without commencement of development, and later the property was developed as the "Hampton Inn and Suites". The second special use permit the Planning Commission approved was a special use for an R-34 Density Increase (SP-2-19) northwest of the subject property in 2019, (as shown in the map provided below). This special use permit allowed for a five-story, 65-unit multi-family apartment facility, which is currently under development.

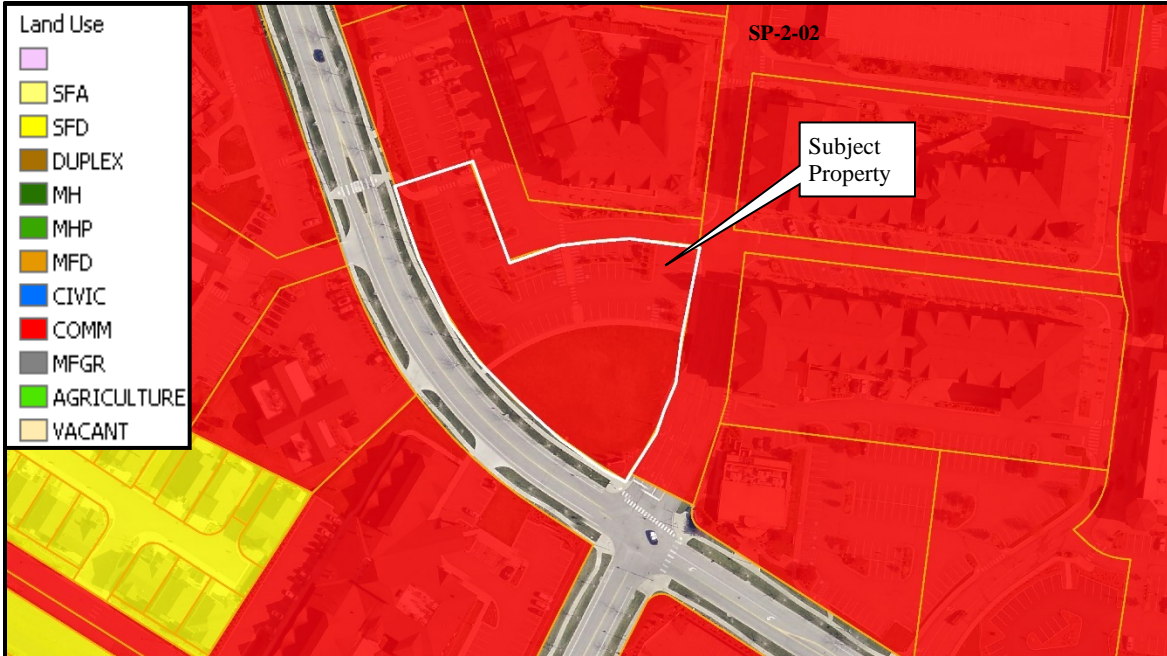
The subject site is adjacent to Riverstone Drive. The site also has frontage along Beebe Boulevard, on the east side of the property. The subject site is in close proximity to a designate arterial, which is Northwest Boulevard.

The property is located within the Riverstone development, which offers a variety of shopping opportunities. Winton Elementary is located approximately 1 mile from the proposed mixed-use development. The subject property is also in close proximity to Riverstone Park and to Centennial Trail, which provide both passive and active recreation opportunities.

SURROUNDING SPECIAL USE LOCATIONS



GENERALIZED LAND USE MAP:



SITE PHOTO - 1: View along Beebe Blvd looking southwest toward the subject property.



SITE PHOTO - 2: View from north part of subject property looking south.



SITE PHOTO - 3: View from Riverstone Drive on the south part of subject property looking northeast.



SITE PHOTO - 4: View from west part of subject property looking east.



SITE PHOTO - 5: View from center of subject property looking north.



SITE PHOTO - 6: Photo of the nearby mixed-use development in Riverstone.



SITE PHOTO - 7: On Beebe Blvd looking north to the nearby mixed-use development in Riverstone.



ADDITIONAL REQUIRED FINDINGS FOR R-34 SPECIAL USE PERMITS

For an R-34 Special Use Permit, the Commission must also make a finding that the proposal is:

Be in close proximity to shopping, schools and park areas (if it is an adult only apartment complex proximity to schools is not required).

Additionally, this district is appropriate as a transition between R-17 and commercial/industrial.

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:

City Code requires stormwater to remain on site and for a stormwater management plan to be submitted and approved prior to any construction activity on the site. Stormwater will be addressed at the time of construction.

STREETS:

The subject property is bordered by Riverstone Drive southwest and the Beebe Boulevard, a private street, to the east. All deficient sidewalk must be brought up to ADA standards with construction.

TRAFFIC:

Staff reached out to the applicant to better understand the intent of the project, since increasing the height of the proposed building has no impact on traffic, but the potential traffic impacts from the property developed to the full potential under C-17 and R-34 zoning could be substantial. Some limited information on the scope of the proposed project was provided (ground floor commercial and 15 residential units), but not enough to accurately predict traffic impacts. Additional information regarding square footage of commercial area was obtained from the submitted building permit application. Because the scope of the proposed development is unclear, many assumptions were made in order to provide an estimate of these potential traffic impacts.

Although 15 residential units were stated, the 1.3963 acre parcel zoned at R-34 could potentially include up to 47 dwelling units. Therefore, the worst-case-scenario should also be considered unless specific restrictions are placed on the proposed zone change. Otherwise, current or future property owners could develop something different under a given zoning designation. Of the over 160 different categories of land uses in the ITE Trip Generation Manual, which may be based on number of employees, number of parking spaces, square footage of building, or number of residential units, the most similar development type for the residential portion of this development is likely the "High-Rise Residential Condominium/Townhouse" category which is defined as units located in buildings that have three or more levels.

The expected daily trips for this density (using an average rate of 4.18 trips per dwelling unit) is 196 trips per day. Morning peak hour trips (using an average rate of 0.34 trips per dwelling unit) is estimated at 16 trips. Evening peak hour trips (using an average rate of 0.38 trips per dwelling unit) is estimated at approximately 18 trips. A traffic study completed in 2018 found that the peak hour traffic at the Riverstone Drive/Beebe Boulevard intersection experienced 729 motor vehicle trips. The 18 additional trips would relate to an approximately 2.5% increase in traffic, which is only a slight increase and not a concern to Streets and Engineering.

In evaluating the commercial aspect of this proposed project, far more vehicle trips can be expected and are likely the controlling use in regards to traffic generation. The building permit application shows 8,009 square feet for the ground floor. The commercial business type that operates from this space will largely determine the traffic that is generated by the property. Two likely business types for the area are a Quality Restaurant or a High-Turnover (Sit-Down) Quality Restaurant. Average trip estimates for these businesses are estimated at 89.95 trips per 1000 square feet and 127.15 trips per 1000 square feet, respectively. At the proposed 8,009 square feet of gross floor space, this relates to between 720 and 1018 trips per day or between 72 and 148 peak hour trips, relating to an

over 20% increase in peak hour traffic at the Riverstone Drive/Beebe Boulevard intersection. However, not all vehicle trips are anticipated to route through that intersection with other existing parking lot approaches available. If considered a General Office Building, an average of 11.03 trips per day can be expected per 1000 square feet of gross floor area. An 8,009 square foot office building would result in 88 trips per day or 12 AM and 12 PM peak hour trips, a modest increase.

-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. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional services will have cap fees due at the time building permits are issued.

-Submitted by Terry Pickel, Water Superintendent

SEWER:

Public Sewer is located within the Riverstone Drive right-of-way. 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 for the increased density as proposed. Sewer Policy #716 (Res. 15-007), requires each legally recognized lot within the City to have its own public sewer connection.

-Submitted by Larry Parsons, 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

POLICE:

The Police Department would have concerns if the parking requirements are not satisfied, but otherwise, PD has no issues.

-Submitted by Lee White, Chief of Police

ADDITIONAL REQUIRED FINDINGS FOR R-34 SPECIAL USE PERMITS

For an R-34 Special Use Permit, the Commission must also make a finding that the proposal is:

Be in close proximity to an arterial, as defined in the Coeur d'Alene transportation plan (KMPO's current Metropolitan Transportation Plan), sufficient to handle the amount of traffic generated by the request in addition to that of the surrounding neighborhood; and the project and accessing street must be designed in such a way so as to minimize vehicular traffic through adjacent residential neighborhoods.

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:

1. The building height shall be limited to 54 feet, per the applicant's self-imposed condition; however, the limited building height shall not preclude the requirement to screen all rooftop equipment. The maximum height will not exceed 63 feet.
2. The total square footage of the building shall be limited to 53,082 and the number of residential units shall be limited to 15, per the applicant's self-imposed condition.
3. Adequate parking shall be provided pursuant to the final building plan and approved design and that parking is not reduced from the Riverstone Village campus parking.
4. The City may require additional consent from lessees if the project is taking away or reducing any required parking.
5. The applicant will be required to build this project based on the Site Plan submitted and any design changes required by Design Review Commission approval.

ORDINANCES AND STANDARDS USED IN EVALUATION:

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

ACTION ALTERNATIVES:

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

Attachments:

- 1- Applicant's Narrative
- 2- Parking Agreement

A decorative border composed of a grid of purple diamonds in various shades, surrounding a central light purple rectangular area.

**APPLICANT'S
NARRATIVE**

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CornerStone - Special Use Permit Narrative - 7/21/21

To Whom it May Concern,

We are requesting an R-34 Special Use Permit as allowed under the current C-17 zoning permitted uses section. The R-34 Special Use Permit would allow us a building height increase which is necessary to make our current design work as envisioned. Current C-17 zoning only allows a 45ft max height for residential uses. We are needing a 3.5ft building height limit increase from the current C-17 zone residential 45ft height limit, for a new total height limit of 48.5ft. The C-17 zoning allows for unlimited height for non-residential uses. This is a mixed-use four-story building with the first floor being commercial and taking up 25% of our overall height. With our requested increase, the height of just the residential portion would be 36'-6", well below the 45ft max for residential, with an overall building height of 48'-5" as measured from the average elevation of the existing building grade at the building footprint.

We went through an extensive design process to come up with the building design. Views, sun orientation, connection to the surrounding neighborhood and creating a unique and iconic building all combined to create the shape and orientation of the building on the site. To maximize density while maintaining our design goals we had to extend a portion of the upper building floors out over the pedestrian plaza, parking lot, vehicular drive and drop off.

The problem we are facing is, in order to get an acceptable head clearance underneath this building overhang for vehicles, as well as making it inviting for pedestrians at the main entry and within the plaza beneath, we need to be able to raise the building overhang up. With this height increase we could provide adequate head clearance for the under-building main entry, pedestrian plaza, and reduce the risk of tall vehicles running into the building overhang, causing damage and potentially compromising the building. The attached diagram shows this building overhang condition.

Attached is a site plan and building elevation showing the current building and floor-to-floor heights along with our proposed building and floor-to-floor heights. As you can see in the elevation, there is currently only 8'-6" of head clearance under the building where the pedestrian plaza, main building entries and vehicle drop off are located. We have already sunk the building into the ground 2ft, as well as taken other measures to reduce the height as much as possible. The 45ft height limit has been a hinderance on our design goals from the start and we have tried everything, unsuccessfully, to make it work. The requested 3.5ft height increase is a minor change to the current zoning and should not create any known issues with the 2007 Comprehensive Plan or surrounding building owners. All other aspects of the building and site conform to the current zoning and local building codes. There are numerous adjacent buildings well over 45ft in height, and considerably taller than the building we are proposing.

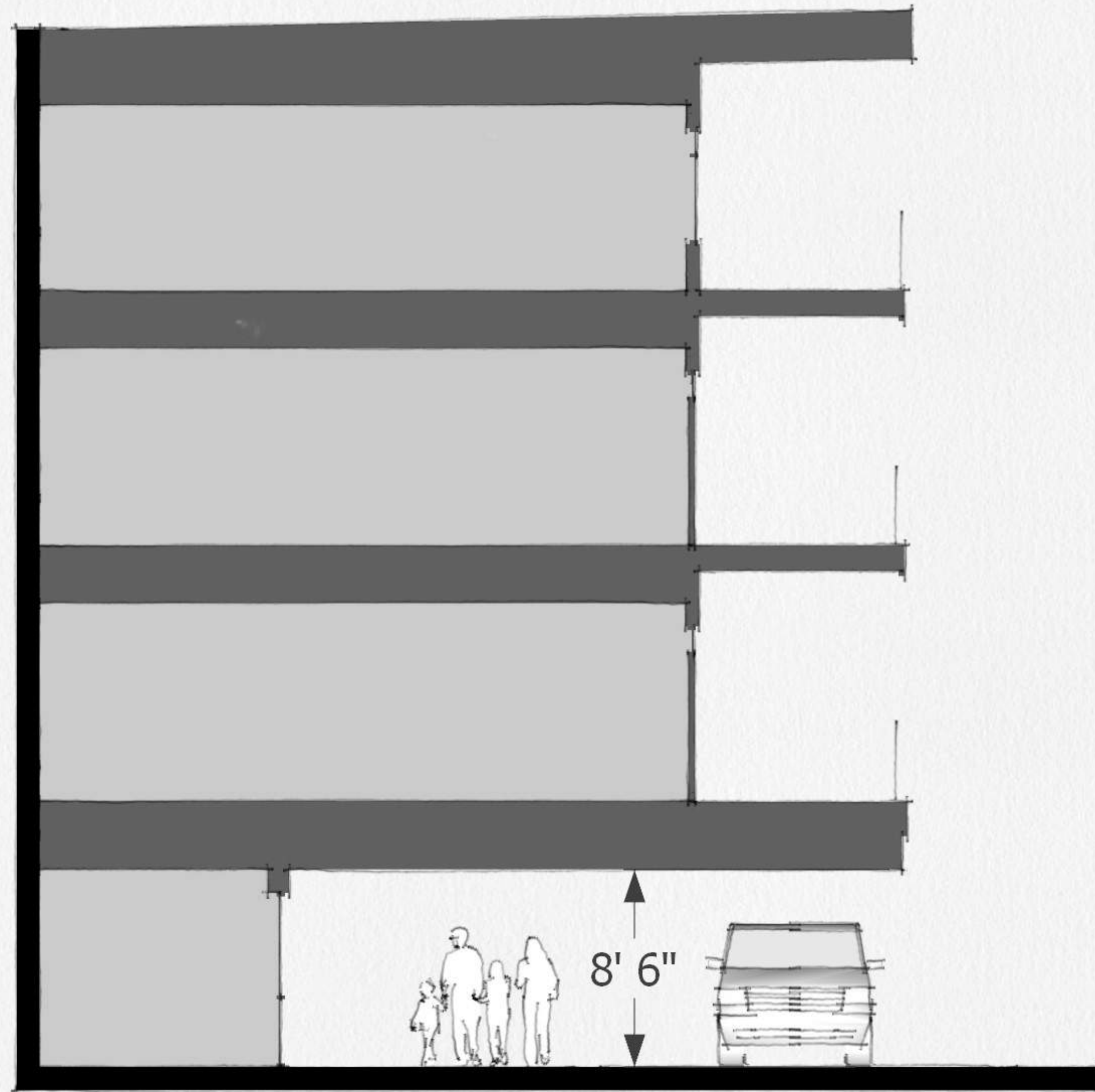
We will not be pursuing any additional square footage, units, or parking spaces with the R-34 special use permit. We will only be using it for the slight height increase requested.

Sincerely,

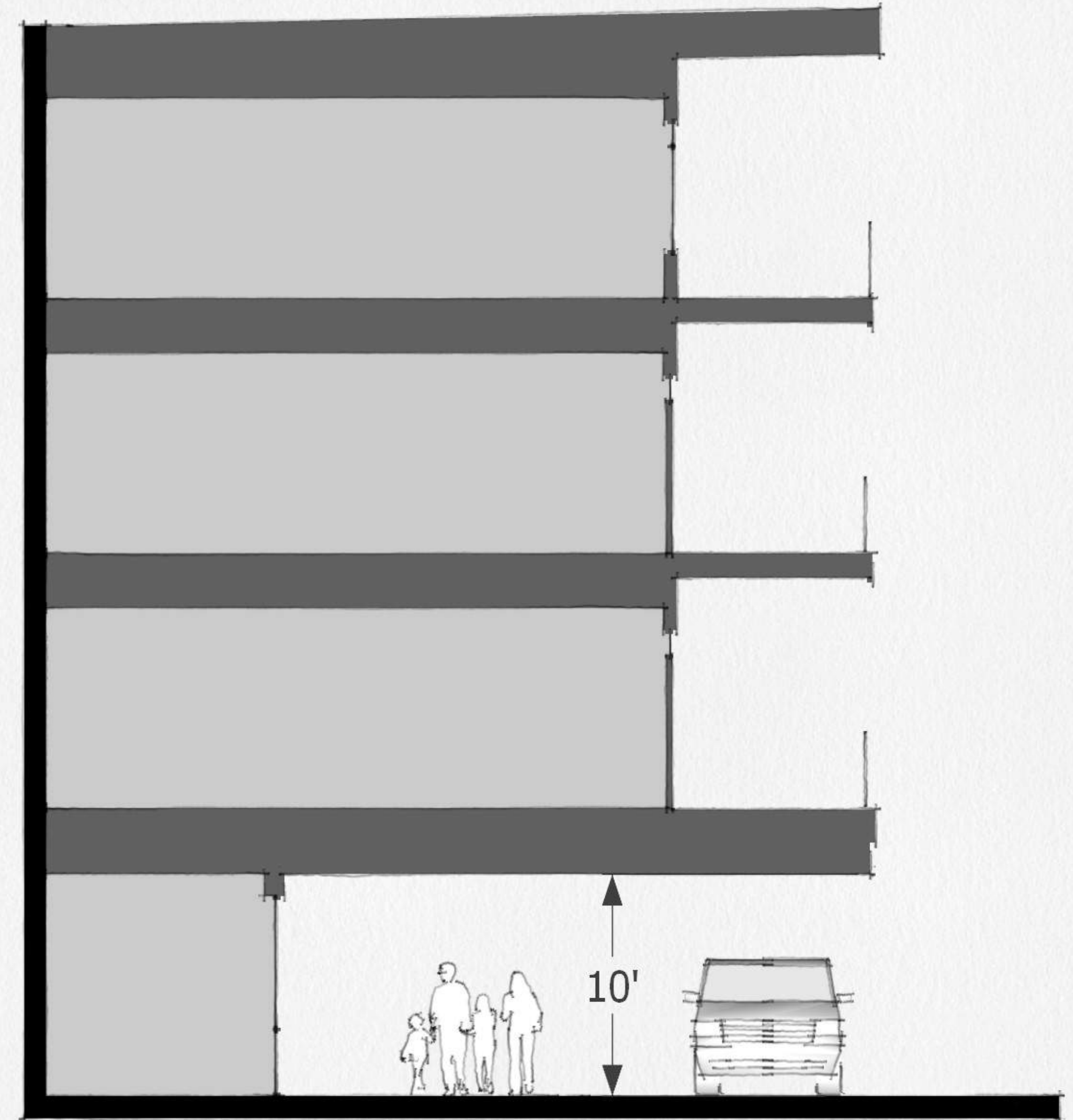


Ryan Toews, AIA
Architects West Inc.

PEDESTRIAN PLAZA, MAIN ENTRY & VEHICLE DROP-OFF HEAD CLEARANCE

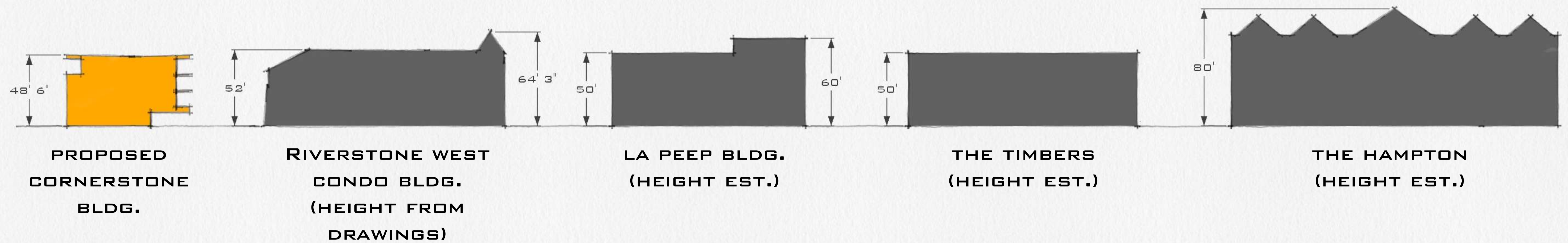


As is with 45ft height limit



Proposed with 48.5ft height limit

NEARBY BUILDING HEIGHT COMPARISON



July 16, 2021

City of Coeur d'Alene
Community Planning Department
719 E. Mullan Ave
Coeur d'Alene, ID 83814

RE: CornerStone, LLC * REVISION

To whom it may concern,

All Terr, LLC as the Retail Owner of the Retail Parcels described as Lots 4 and 5, Block 1 (consisting of a total of 50,442 square feet of floor area) and Lot 2, Block 2 (consisting of 42,850 square feet of floor area) all according to the official plat of the Village at Riverstone, recorded in book K, Page 53, of Plats as Instrument No. 2121436000, records of Kootenai County, Idaho, represents the Majority of Majors and there by constitutes the Approving Parties, pursuant to Sections 1.3, 1.23 and 1.24 of the Declaration of Covenants, Conditions and Restrictions And Reciprocal Easement Agreement for Village At Riverstone Retail Center (hereinafter "Declaration"), as amended, recorded as Instrument Nos. 2136039000, 2505198000, and 2791639000, records of Kootenai County, Idaho.

As the Approving Parties under the Declaration, All Terr, LLC has reviewed the attached Exhibits "1" and "2-Revised" which depict the modified parking plan associated with the proposed construction of the mixed-use building on Lot 1, Block 2, Village at Riverstone by CornerStone, LLC. The reconfiguration of existing parking stalls in the Retail Village, together with the proposed addition of thirty-seven (37) surface parking spaces and thirty (30) underground, private residential parking spaces will result in the proposed CornerStone mixed use project being "parking neutral" as concerns the Retail Village.

Accordingly, All Terr, LLC as the Approving Parties under the Declaration, has no objection to, and hereby approves the modified parking plan as depicted on the exhibits hereto.

Sincerely,



Ryan Allsop, Managing Member
All Terr, LLC

Parking Count:
 Existing:
 70 + 6 ADA = 76

Proposed
 45 Standard + 15 Compact
 + 5 ADA at Grade = 65
 Not including Garage

Required for New Building
 27 Unit = 30
 1030 SF @ 6,744 = 21
 - 48 + 3 ADA = 51

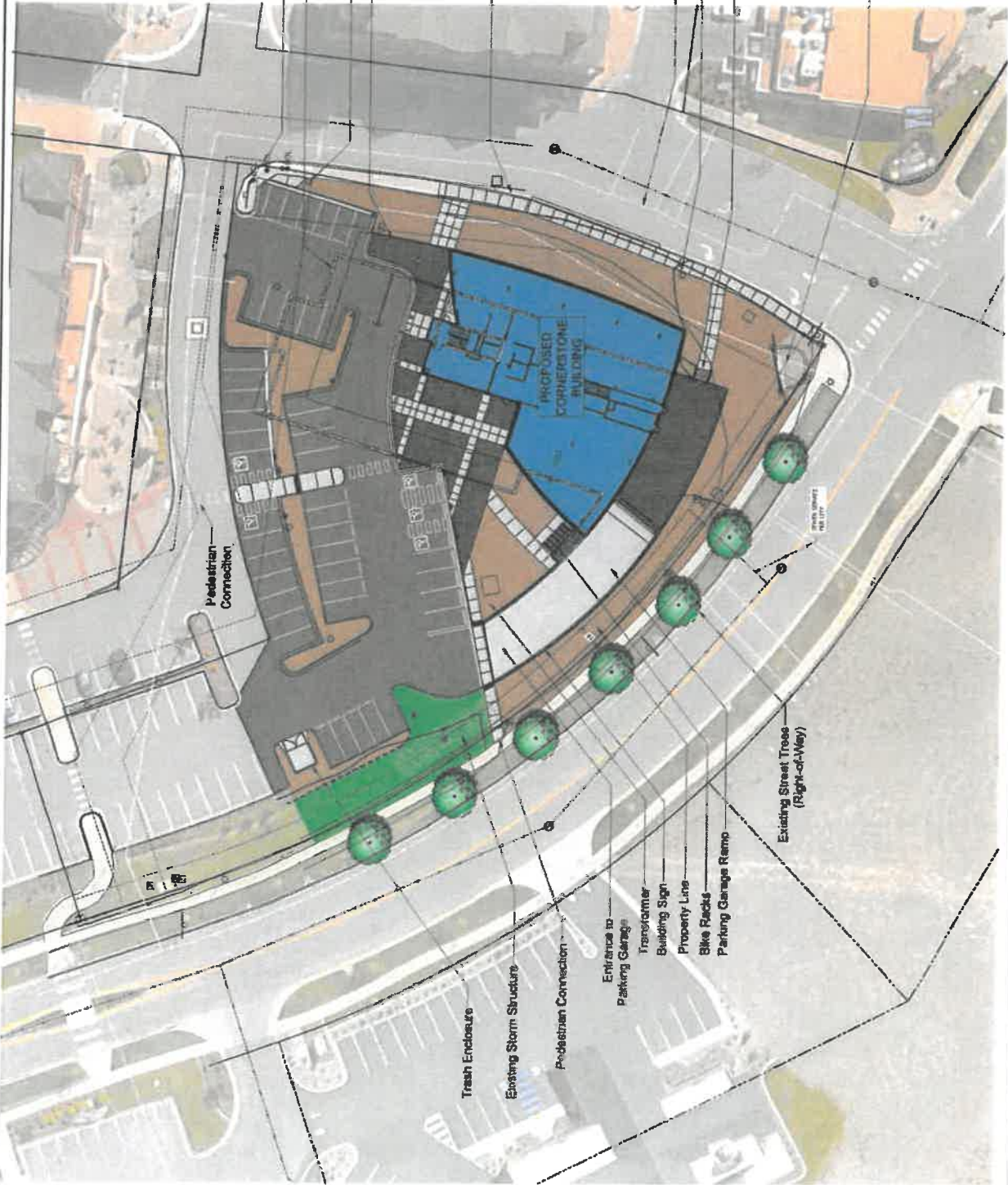


Exhibit 1

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80 8FT x 18FT COMPACT STALLS
CONVERTED TO
80 6FT x 18FT COMPACT STALLS
NOTE A ROW OF 10 PARKING SPACES
[Green Rectangle] = MODIFIED COMPACT STALLS

Exhibit 2



PUBLIC COMMENTS



STUHMILLER, SHANA

From: James Clark <jimclark5@gmail.com>
Sent: Saturday, September 04, 2021 6:32 PM
To: STUHMILLER, SHANA
Subject: Comments on 1579 W Riverstone

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

From Jim/Debbie Clark. Owners of Riverstone condo 209 at 2050 N Main 208 755-4178.

1. Grass area. Provides beauty and is last spacious area. Provides some area for children to play as well.
2. Concern also about reduced drainage.
3. Increased parking. Lots often full already.
4. Increased traffic. Already very busy at that intersection and all along Riverstone. A hazard.
5. Will affect visibility of traffic at that corner.
6. Affects view if high rise.

STUHMILLER, SHANA

From: Bruce Lauper <Blauper@rolanddga.com>
Sent: Sunday, September 05, 2021 9:38 AM
To: STUHMILLER, SHANA
Cc: Bruce Lauper; Home
Subject: September 14th public hearing on Village at Riverstone, Stone Project

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I have the following 3 questions:

1. I own unit 206 at 2050 Main Street and my view from the balcony will be impacted, and possible loss of value associated with this unit due to an impacted view, under the proposed zoning change. **How will this be addressed by the planning commission?**
2. On September 3rd, approximately 11 days BEFORE the public hearings, the CDA Press reported that John Stone announced the “project” with a ground breaking ceremony (see link below). **How will the Planning Commission address the “perception”, or reality, issue that their role on this hearing is nothing more than a rubber stamp for a decision that has already been approved at some level?**
3. This is an unfortunate chain of events whereby the developer announces “groundbreaking” on a project before the “hearing” – this has a chilling effect on my confidence that this “hearing” is nothing more than a formality and that a “decision” to **approve** this project has already been made. **Will the Planning Commission address this issue during their hearing so that they are on record of acknowledging this conflict and ensuring that the “public hearing” is open to hearing and addressing “public comments” before a decision is rendered?**
4. **Can you please provide me with the details, when it is determined, on whether this meeting will be offered via Zoom or provide me with a date that this “Zoom” information will be posted?** The statement “...to check website for that information closer to the public hearing date” is vague – the information could be posted an hour before the meeting, which would be technically correct, but not very helpful when trying to work into my schedule.

<https://cdapress.com/news/2021/sep/03/riverstone-breaks-ground-15m-condooffice-project/>

Bruce Lauper



This sketch furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the city assumes no liability for any loss occurring by reason of reliance thereon.

The hearing will be held in a facility that is accessible to persons with disabilities. Special accommodations will be available upon request, five (5) days prior to the hearing. For more information, contact the Planning Department at (208)769-2240.

Require more information?

Planning Department at 769-2240 or www.cdavid.org by clicking on agendas/planning commission. Staff reports will be posted on the web the Friday before the meeting.

Coeur d'Alene Planning Department
710 E. Mullan Avenue
Coeur d'Alene, Idaho 83814

Comments

Id like to attend the meeting but we are the least vaccinated and no mask mandata a Covidians's vaccinations are everywhere I object to this building. The traffic infrastructure & needs of the community are already stretched beyond point. If we had a non corrupt city planner and a smart governor, this would never be permitted

Comments

So Sad! It used to be a lovely place to take a walk and enjoy wildlife and other esthetics of the area. Now just mass Bigs around a small pond. all abouts \$.

John Stone Living Trust So Sad!!! David R. Hovde

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

SP-5-21

A. INTRODUCTION

This matter having come before the Planning Commission on September 14, 2021, and there being present a person requesting approval of ITEM: SP-5-21 a Special Use Permit to allow a density increase to R-34 for a proposed four-story mixed-use building in the C-17 zoning district.

APPLICANT: JOHN STONE LIVING TRUST/EAT TEN LLC

LOCATION: A 1.39 ACRES LOCATED AT 1579 W RIVERSTONE DRIVE

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

The Planning Commission (adopts) (does not adopt) Items B1 to B7.

- B1. That the existing land uses are residential and commercial.
- B2. That the Comprehensive Plan Map designation is the Spokane River District Transition
- B3. That the zoning is C-17 .
- B4. That the notice of public hearing was published on, August 28, 2021 , which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on September 6, 2021, which fulfills the proper legal requirement.
- B6. That the notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B7. That public testimony was heard on September 14, 2021 .

B8. 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:

B8A. The proposal **(is) (is not)** in conformance with the comprehensive plan, as follows:

Goal #1: Natural Environment

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene.

Objective 1.01 Environmental Quality:

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

Objective 1.02 Water Quality:

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

Objective 1.03 Waterfront Development:

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

Objective 1.04 Waterfront Development:

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

Objective 1.05 Vistas:

Protect the key vistas and view corridors of the hillside and water fronts that make Coeur d'Alene unique.

Objective 1.09 Parks:

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

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 trails systems.

Objective 1.17 Hazardous Areas:

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

Goal #2: Economic Environment

Our Comprehensive Plan preserves the city's quality workplaces and policies, and promotes opportunities for economic growth.

Objective 2.01 Business Image & Diversity:

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

Objective 2.02 Economic & Workforce Development:

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

Objective 2.05 Pedestrian & Bicycle Environment:

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

Objective 2.06 Cooperative Partnerships:

Encourage public/private partnerships to procure open space for the community while enhancing business opportunities.

Goal #3: Home Environment

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

Objective 3.01 Managed Growth:

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

Objective 3.02 Managed Growth:

Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.

Objective 3.05 Neighborhoods:

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

Objective 3.08 Housing:

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

Objective 3.13 Parks:

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

Objective 3.14 Recreation:

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

Objective 3.16 Capital Improvements:

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

Objective 3.18 Transportation:

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

Goal #4: Administrative Environment

Our Comprehensive Plan advocates efficiency and quality management.

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.

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

Criteria to consider for B8B:

1. Does the density or intensity of the project "fit " the surrounding area?
2. Is the proposed development compatible with the existing land use pattern i.e. residential, commercial, residential w churches & schools etc?
3. Is the design and appearance of the project compatible with the surrounding neighborhood in terms of architectural style, layout of buildings, building height and bulk, off-street parking, open space, and landscaping?

For R-34, also make the finding that the proposal is in close proximity to shopping, schools and park areas.

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.

This is based on

Criteria to consider B8C:

1. **Is there water available to meet the minimum requirements for domestic consumption & fire flow?**
2. **Can sewer service be provided to meet minimum requirements?**
3. **Can police and fire provide reasonable service to the property?**

For R-34, also make the finding that the proposal is in close proximity to an arterial, as defined in the Coeur d'Alene transportation plan (KMPO's current Metropolitan Transportation Plan), sufficient to handle the amount of traffic generated by the request in addition to that of the surrounding neighborhood; and the project and accessing street must be designed in such a way so as to minimize vehicular traffic through adjacent residential neighborhoods.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that JOHN STONE LIVING TRUST/EAT TEN LLC for a special use permit, as described in the application should be **(approved)** **(denied)** **(denied without prejudice)**.

Special conditions applied are as follows:

1. The building height shall be limited to 54 feet, per the applicant's self-imposed condition; however, the limited building height shall not preclude the requirement to screen all rooftop equipment. The maximum height will not exceed 63 feet.
2. The total square footage of the building shall be limited to 53,082 and the number of residential units shall be limited to 15, per the applicant's self-imposed condition.
3. Adequate parking shall be provided pursuant to the final building plan and approved design and that parking is not reduced from the Riverstone Village campus parking.
4. The City may require additional consent from lessees if the project is taking away or reducing any required parking.
5. The applicant will be required to build this project based on the Site Plan submitted and any design changes required by Design Review Commission approval.

Motion by _____, seconded by _____, to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Mandel	Voted _____
Commissioner Rumpler	Voted _____
Commissioner Ward	Voted _____

Chairman Messina Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN TOM MESSINA