

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

JANUARY 10, 2017

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

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

5:30 P.M. CALL TO ORDER:

ROLL CALL: Jordan, Fleming, Ingalls, Luttrupp, Messina, Rumpler, Ward

APPROVAL OF MINUTES:

December 13, 2016

PUBLIC COMMENTS:

STAFF COMMENTS:

ADMINISTRATIVE:

1. Applicant: Verdis
Request: A request for a one- year extension for Vista Meadows, PUD (PUD-1-16) and Subdivision (S-1-16)

PUBLIC HEARINGS:

1. Applicant: Aspen Homes, LLC.
Location: N. of Thomas Lane
Request:
 - A. A proposed annexation from County Agricultural Suburban to City R-3 (Residential at 3 units/acre) zoning district. LEGISLATIVE, (A-1-17)
 - B. A proposed 30-lot preliminary plat "Alpine Point" QUASI-JUDICIAL, (S-1-17)
 - C. A proposed Planned Unit Development "Alpine Point PUD" QUASI-JUDICIAL, (PUD-1-17)
2. Applicant: Atlas Development Corp.
Location: 2772 W. Seltice
Request: A proposed R-34 Density Increase special use permit QUASI-JUDICIAL, (SP-1-17)

ADJOURNMENT/CONTINUATION:

Motion by _____, seconded by _____ ,
to continue meeting to _____, _____, at ___ p.m.; motion carried unanimously.

Motion by _____,seconded by _____ , to adjourn meeting; motion carried unanimously.

****The City of Coeur d'Alene will make reasonable accommodations for anyone attending this meeting who requires special assistance for hearing, physical or other impairments. Please contact Shana Stuhlmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***



MINUTES



**PLANNING COMMISSION
MINUTES
DECEMBER 13, 2016
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Lynn Fleming
Michael Ward
Peter Luttrupp
Tom Messina, Vice Chair
Lewis Rumpler

STAFF MEMBERS PRESENT:

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

COMMISSIONERS ABSENT:

Brad Jordan
Jon Ingalls

CALL TO ORDER:

The meeting was called to order by Vice-Chair Messina at 5:30 p.m.

APPROVAL OF MINUTES:

Motion by Luttrupp, seconded by Fleming, to approve the minutes of the Planning Commission meeting on November 8, 2016. Motion approved.

COMMISSION COMMENTS:

There were none.

STAFF COMMENTS:

- Hilary Anderson, Community Planning Director, announced that staff is looking at dates at the end of January for a workshop with City Council to discuss the Vacation Rental Ordinance. Staff is looking at Tuesday, January 24th as a possible date.
- Staff has been working with a representative from the Fort Grounds homeowner's group for a date to schedule a workshop to discuss the Neighborhood Compatibility Ordinance.
- She announced there are two items scheduled for the Planning Commission meeting on January 10, 2017. First, the property off Thomas Lane consists of three parts: Annexation, Planned Unit Development (PUD), and Subdivision. The second item is for an R-34 density increase Special Use Permit for 2772 W. Seltice.
- An appeal has been filed for Lundin's Violin Shop, 3202 and 3204 N. 4th Street and has been scheduled to be heard by the City Council on January 3, 2017. The request was for a zone change from R-12 (Residential at 12 units/acre) to NC (Neighborhood Commercial) which was denied without prejudice by the Planning Commission on November 8th.

PUBLIC COMMENTS:

There were none.

PUBLIC HEARINGS:

1. Applicant: Iron Legacy, LLC
Location: W. Side of Atlas Rd. S. of Hanley Avenue
Request: A proposed 7.46 ac. annexation from County LI to City C-17.
LEGISLATIVE (A-6-16)

Staff comments:

- Sean Holm, Planner, presented the staff report stating that the applicant is requesting approval for an annexation of 7.46 acres from County LI (Light Industrial) to City C-17 (Commercial at 17 units/acre). He stated this will be a recommendation from the Planning Commission to Council to either approve or deny this annexation into the city.
- He presented a copy of the annexation map pointing out a “pinch-point” where the existing fence is too close to Hanley to allow a trail to be built for connectivity to the Prairie Trail, and because of that, the Parks Department has added a condition to request, as part of the annexation agreement, a 20’ easement or dedication of right-of-way to allow for a future trail along south of the Hanley Road curb line.

Mr. Holm concluded his report and asked if the Planning Commission had any questions.

There were no questions for staff.

Public testimony opened.

Chris Clark, applicant representative, provided the following statements:

- The property would be a great infill property for the city.
- Staff provided a great report.
- He commented if you look north and east of this property, there is a lot of residential and to the south and west, commercial, and feels this will be a nice buffer that will provide essential services as the city grows.
- He commented that they have had discussions with staff regarding the “pinch-point” on the property and agrees with the condition to be added to the annexation agreement.
- He asked if the commission had any questions.

There were no questions for the applicant.

Public testimony closed.

Motion by Rumpler, seconded by Fleming, to approve Item A-6-16. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Rumppler	Votes	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

2. Applicant: Lake Drive Apartments, LLC
Location: 315 E. CDA Lake Drive
Request: A proposed R-34 Density Increase special use permit in the C-17 zoning district.
QUASI-JUDICIAL (SP-6-16)

Staff comments:

Mike Behary, Planner, stated that this is a request for a proposed R-34 Density Increase special use permit that will allow a proposed 30-unit multi-family apartment building in the C-17 zoning district.

- He showed a photo of the area explaining that the current zone allows for a total of 15 residential units on this property. The applicant indicated that they are proposing a coffee shop on the first floor, which is allowed within the C-17 zoning district.
- He indicated with the approval of the special use permit, this approval will allow the applicant to build to the maximum height of 63 feet that is allowed within the R-34 zoning height restrictions.
- There are some mature ponderosa trees on the property and the applicant stated that they will try and keep as many of the trees on the property as possible. He stated that the applicant has provided a site plan showing the trees, proposed parking, and building location.
- He commented that the applicant indicated in his narrative that they feel this project will hopefully help “kick start” East Sherman.
- He stated that planning staff has added the following: “Prior to issuance of any building permits, the two parcels will need to be consolidated through the city’s lot consolidation process to allow the building(s) to be built over the existing property line.
- He asked if the commission had any questions.

There were no questions for staff.

Public testimony open.

Dick Stauffer, applicant representative, provided the following statements:

- He commented that this project will help rejuvenate East Sherman.
- He commented that they agree with the two conditions listed in the staff report.
- He explained that the adjacent land uses near this property is the Coeur d’Alene Golf Course to the west, vacant land to the south, abandoned commercial buildings (within the city of Fernan) to the east and O’Shay’s Tavern/Café to the North.

- There are a lot of amenities surrounding this parcel including access to the Centennial Trail making this an attractive property for future buyers. He commented that single family homes are limited to just downtown.
- He stated that there are fifteen 100' tall ponderosa pines along the west edge of the property that will be retained.
- All services are available to this property. If approved this will be a five story building with a small coffee shop on the bottom. They feel that this project will be a good fit for this area. He then asked if the commission had any questions.

Commissioner Rumpler inquired if there will be any lake views from the upper story of this proposed building.

Mr. Stauffer stated that there will be "filtered views" of the lake and explained that the vegetation surrounding the golf course filter the views from the lake.

Commissioner Messina commented on the site plan showing 72 parking spaces and inquired since the applicant is proposing a coffee shop on the bottom of the building, if those parking spaces will be used for that business.

Mr. Stauffer stated that on the site plan, they tried to show the area around the trees as a picnic area and based on two parking spots per unit, and perhaps absorb the remaining parking area as a proposed community garden.

Commissioner Messina inquired if staff could provide the number of parking spaces required for this project.

Mr. Behary stated that one space is needed per bedroom.

Commissioner Messina commented that parking is a problem in this area and is concerned that if there is not a lot of parking available on the property, he would not want the parking to spill over on 23rd or Coeur d'Alene Lake Drive.

Mr. Stauffer replied that they are still reworking the site plan and parking.

Public Testimony closed.

Motion by Ward, seconded by Fleming, to approve Item SP-6-16. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Rumpler	Votes	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

3. Applicant: Lake City Engineering, Inc.
Location: Northern end of Victorian Drive
Request: A proposed 1.51 ac. annexation from County AS to City R-3
LEGISLATIVE (A-7-16)

Staff comments:

Mike Behary, Planner, presented the staff report and explained that the applicant is requesting approval of an annexation of 1.51 acres in conjunction with zoning from County Agricultural Suburban to City R-3 (Residential at 3 units/acre).

- He presented a PowerPoint showing an aerial view of the property.
- He explained that the applicant is seeking annexation because the property was subdivided improperly in Kootenai County approximately 13 years ago. He explained a five acre parcel was required as a minimum lot size in the Ag-Suburban zone. Since that split, the county has adopted new zoning regulations requiring a minimum lot size of two acres and this parcel as it was split is only 1.51 acres. He explained that the previous owner has since died. He stated that it is the intent of the new owners to combine this parcel with their existing house.
- City staff indicated that all utilities are available to the property.
- He showed a picture of the site on Victorian Drive and per staff comments, traffic volumes would be easily accommodated.
- A condition has been added stating that a short plat must be completed and processed to legally subdivide the properties. Staff will work with the County on processing the short plat which will combine the properties.
- He then asked if the commission had any questions.

There were no questions for staff.

Tom Torgerson, applicant representative, provided the following statements:

- Please note there is no change to the current use and he explained the reason for annexation is to resolve a 15 year-old mistake. The 50 acres that lies to northeast of Victorian Estates was intended to be part of Fernan Estates and because of a downturn of economy, this never happened.
- The parcels were divided into 10 acre parcels per an Idaho Code plat.
- The owners of the Brown parcel wanted a buffer between their property and any future building on the other parcels and without representation of a real estate agent, they came up with a price for the 1.51 acres, shook hands and the property was sold.
- This parcel was zoned Agricultural Suburban and this split was allowed within that zoning district.
- Seven years ago the county changed the minimum lot size to reduce the density in the Agricultural Suburban zoning district, which would allow one unit per two acres for the density allowed in the Agricultural Suburban zoning district, making this parcel worthless.
- Three years ago, the other parcel to the north was sold and the new owners wanted to get a building permit for a shop and discovered they couldn't based on the illegal split.
- The previous County planning director said the lot was illegal and didn't want to come to the city to

see if this problem could be resolved. When the new planning director for the County came on board, the applicant notified him of the problem and set up a meeting with city staff to resolve.

- He stated this has been a long process, and if approved, the applicant will do a short plat combining the lots.
- He asked if the commission had any questions.

Commissioner Messina inquired if an R-3 zone is approved, how many units are allowed on the property.

Ms. Anderson stated that the intent of this request is to legalize the lot in the county and merge both lots and, in the future, if they want to put more lots on the property, they would have to come back to the city and go through the subdivision process.

Public testimony closed.

Motion by Rumpler, seconded by Luttrupp, to approve Item A-7-16. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Rumpler	Votes	Aye
Commissioner Ward	Voted	Aye


Motion to approve carried by a 4 to 0 vote.

ADJOURNMENT:

Motion by Luttrupp, seconded by Rumpler, to adjourn the meeting.

The meeting was adjourned at 6:30 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



ADMINISTRATIVE

**PLANNING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER
DATE: JANUARY 10, 2017
SUBJECT: EXTENSION OF PLANNING COMMISSION APPROVAL FOR PUD-1-16 & S-1-16 – PLANNED UNIT DEVELOPMENT & SUBDIVISION FOR VISTA MEADOWS, LLC
LOCATION: +/- 14.66 ACRE PARCEL LOCATED BETWEEN W. TIMBERLAKE LOOP. AND W. ALPS STREET, SOUTH OF PRAIRIE AVE., AND NORTH OF THE CDA PLACE PUD.

DECISION POINT:

Vista Meadows, LLC is requesting a one (1) year extension of PUD-1-16 (Planned Unit Development) and S-1-16 (Subdivision) to February 9th, 2018.

This request would allow the applicant extra time to complete the PUD Final Development Plan and extend the subdivision approval. The PUD Final Development Plan must be provided to city staff no later than **November 10th, 2017**.

DISCUSSION:

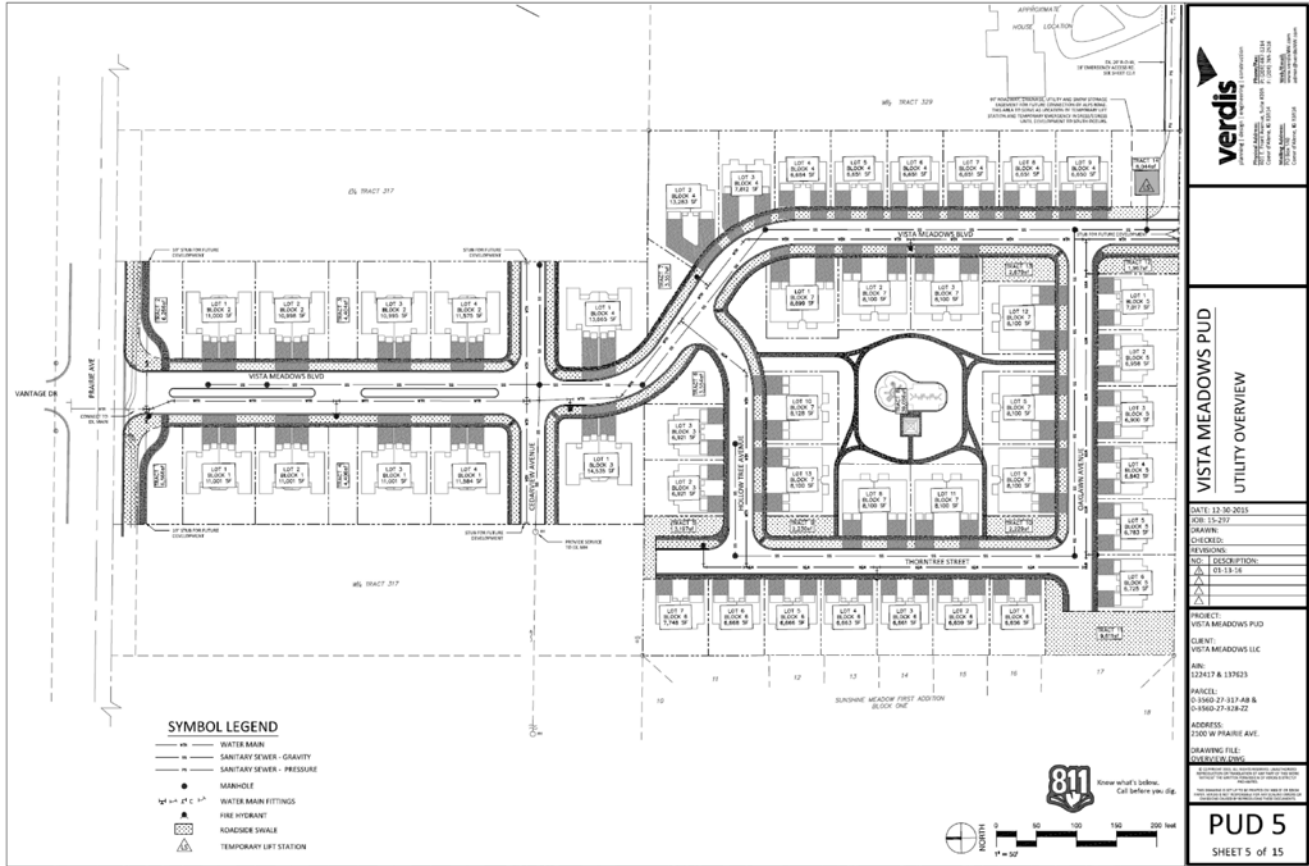
Section 17.09.478(A) of the city's code allows the Planning Commission to extend Planned Unit Development approval for one year, without public notice, upon written request filed at any time before the permit has expired.

Likewise, 16.20.040 of the city's code allows a subdivision extension. Up to five one year extensions may be approved by Planning Commission. The applicant's letter is attached.

SITE PHOTO:



SITE UTILITY PLAN:



CITED CODE ITEMS:

For PUD:

17.09.478: FINAL DEVELOPMENT PLAN:

A. Time Limitation: After one year from the date of the public hearing, the approval of the planned unit development shall terminate unless the applicant files a final development plan for the entire development or for the appropriate phase of development, when submission in stages has been authorized by the planning commission in its approval of the development plan, for the first unit or stage of development. The approval period may be extended by the planning commission for one year without public notice upon written request filed before said period has expired and upon stating conditions requiring the extension.

For subdivision:

16.20.040: LAPSE OF APPROVAL OF PRELIMINARY PLAT APPROVAL:

Preliminary plat approval, whether conditional or not, shall be effective for twelve (12) months from the date of planning commission approval or from the date of recordation of the final plat for the preceding phase of the development in an approved phased subdivision. The planning commission, upon written request, may grant up to five (5) extensions of twelve (12) months each upon a finding that the preliminary plat complies with current development requirements and all applicable conditions of approval. The planning commission may modify and/or add conditions to the final plat to ensure conformity with adopted policies and/or ordinance changes that have occurred since the initial approval. A request for an extension of a preliminary plat approval must be received by the planning director no later than ninety (90) days after the date that the approval lapsed and must be accompanied by the required fee. (Ord. 3485, 2014)

PRIOR CONDITIONS OF APPROVAL:

Planning:

1. The creation of a homeowners association will be required to ensure the perpetual maintenance of the open space.
2. Multi-family units shall be ground floor entry only. No exterior staircases.

Engineering:

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

Water:

6. 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.
7. 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:

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 Final Development Plan and 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 Final Development Plan and within the Development's CC&Rs.

COMMISSION ALTERNATIVES:

- The Planning Commission may, by motion, grant an additional one year extension of Vista Meadows, LLC PUD and Subdivision; or,
- The Planning Commission may, by motion, deny the extension request.

December 19, 2016

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

Re: Vista Meadows Subdivision

Dear Planning Commission Members,

The Vista Meadows Annexation, Subdivision and PUD applications were granted approval from the City of Coeur d'Alene Planning Commission on February 9, 2016. On behalf of our client, Vista Meadows LLC, we would like to request an extension to the Vista Meadows Planned Unit Development (PUD) and Subdivision Plat which are approaching expiration.

The PUD plans are close to completion and will be submitted to the City shortly for review. Since the timing of the submittal and the City's review of those documents will coincide closely with the expiration date we would like to request an extension to the project.

We are respectfully asking for the 1 year extension as allowed by City Code to the Vista Meadows Subdivision Plat and Planned Unit Development.

Sincerely,



Stephanie Blalack
Senior Planner



PUBLIC HEARINGS



**PLANNING COMMISSION
STAFF REPORT**

FROM: MIKE BEHARY, PLANNER

DATE: JANUARY 10, 2017

SUBJECT: A-1-17 – ZONING PRIOR TO ANNEXATION OF 10.01 ACRES FROM COUNTY AGRICULTURAL SUBURBAN TO R-3 (RESIDENTIAL AT 3 UNITS/ACRE)

LOCATION: PROPERTY LOCATED IMMEDIATELY NORTH OF THE INTERSECTION OF THOMAS LANE AND THOMAS HILL DRIVE.

APPLICANT:

Aspen Homes and Development LLC
1831 N Lakewood Drive, Suite A
Coeur d'Alene, ID 83814

DECISION POINT:

The applicant is requesting approval of an annexation of 10.01 acres in conjunction with zoning approval from county Agricultural Suburban (Ag-Suburban) Zone to city R-3 (Residential at 3 units/acre) zoning district.

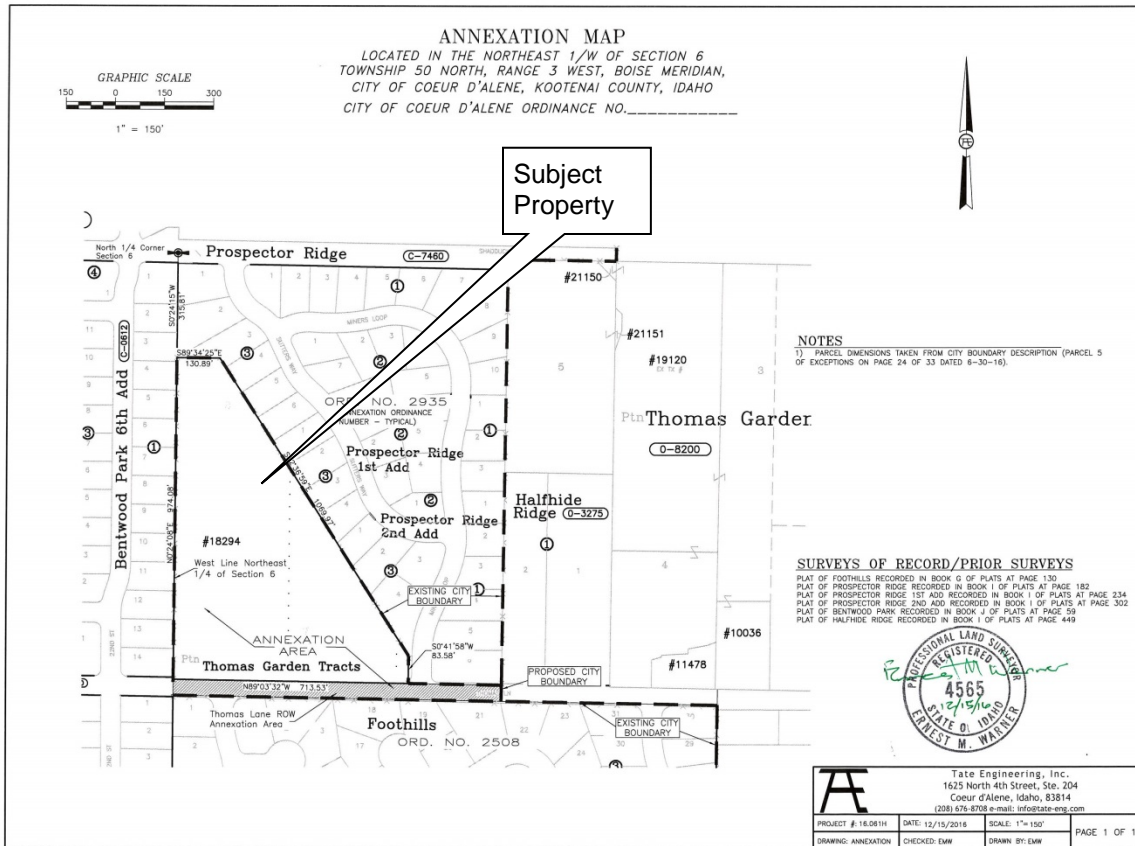
BACKGROUND INFORMATION:

The applicant purchased the subject parcel in 2016 from the Coeur D'Alene School District. The property is surrounded by residential subdivisions on all sides. The subject site is also surrounded by the city limits on all sides. The surrounding residential subdivisions were annexed into the city in the 1990's and were soon after developed with single family dwellings. The subject site is located within the City's Area of City Impact (ACI).

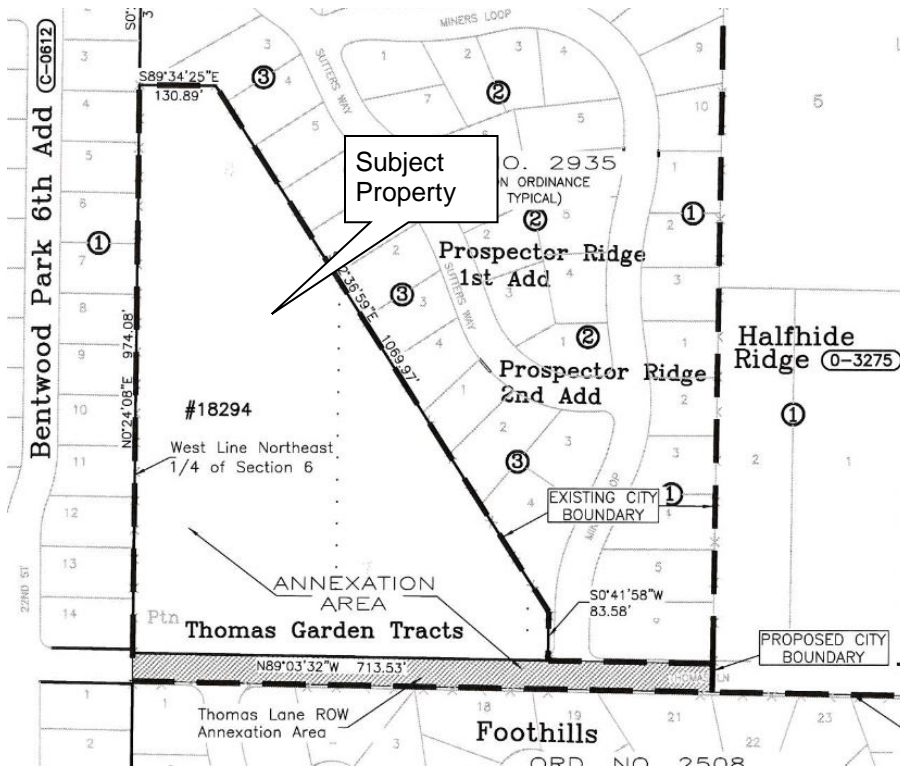
The applicant is proposing to build a 30 lot residential planned unit development (PUD) if the annexation is approved. The applicant has made application for a PUD in item PUD-1-17 and for a subdivision in item S-1-17. The proposed PUD will consist of single family dwellings. The proposed PUD will also have one acre dedicated for common open space. The applicant has indicated that the subdivision will be built in one phase and construction will begin immediately after receiving approval from the City on all the applications in regard to this development.

There is a 25-foot natural gas pipeline easement that follows along the east property line. The applicant is aware of this easement and has platted this easement on the subdivision plans so that future homeowners are will be aware of its location.

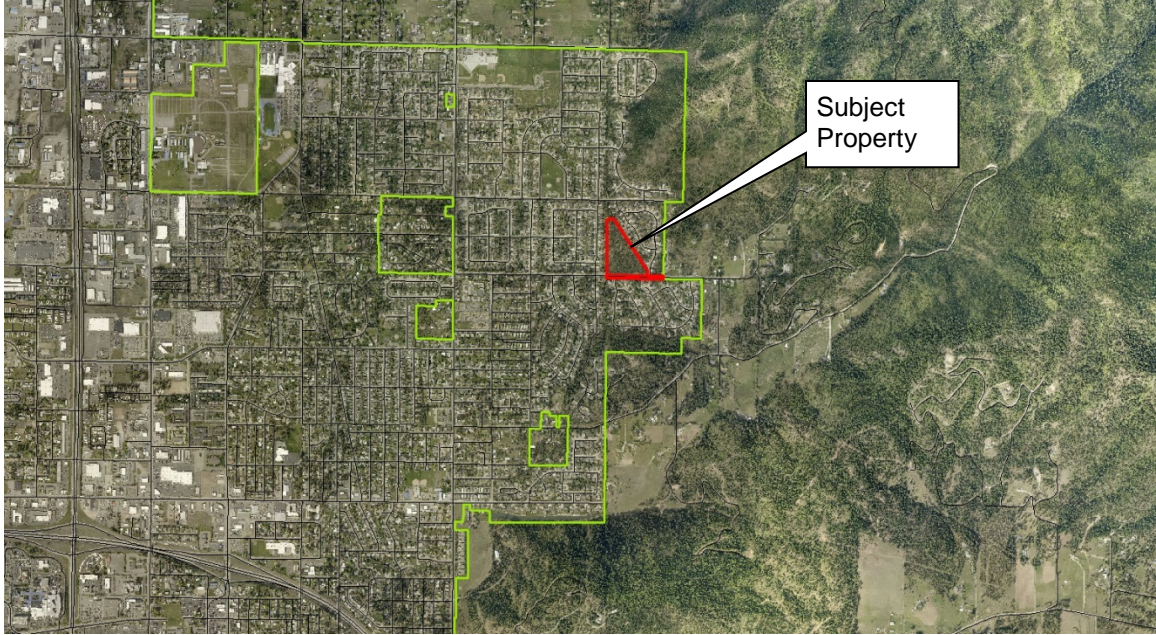
ANNEXATION MAP:



ANNEXATION ZOOMED-IN MAP:



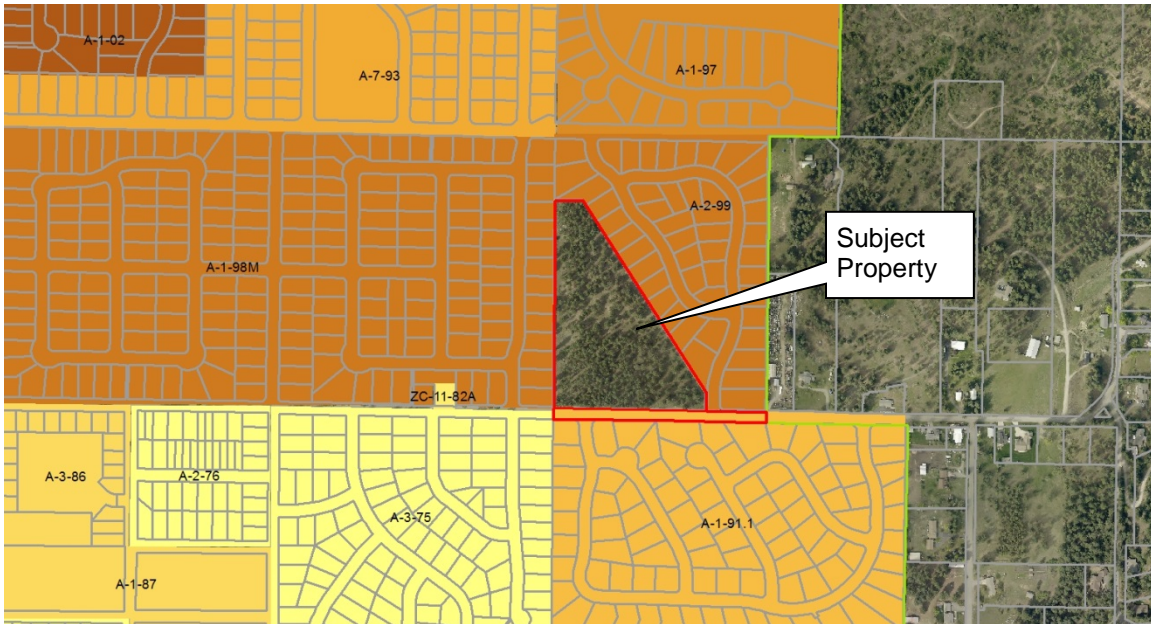
PROPERTY LOCATION MAP:



AERIAL PHOTO:



ANNEXATION HISTORY MAP:



ZONING MAP:



Approval of the requested R-3 zoning in conjunction with annexation would allow the following potential uses of the property.

17.05.090: GENERALLY: Residential R-3

This district is intended as a residential area that permits single family detached housing at a density of 3 dwelling units per gross acre.

This district is intended for those areas of the city that are developed at this density or are preferably developed at this density because of factors such as vehicular access, topography, flood hazard and landslide hazard.

R-3 Zoning District:

Principal permitted uses in an R-3 district shall be as follows:

- single family housing
- home occupations as defined in Sec. 17.06.705
- essential services (underground)
- civic administrative offices
- neighborhood recreation
- public recreation

Permitted uses by special use permit in an R-3 district shall be as follows:

- community assembly
- community education
- community organization
- convenience sales
- essential service (above ground)
- noncommercial kennel
- religious assembly
- bed & breakfast facility
- per. 17.08.500
- commercial film production

Accessory Uses:

- carport, garage and storage structures (attached or detached)
- private recreation facility (enclosed or unenclosed)
- outside storage when incidental to the principal use.
- temporary construction yard.
- 5 .temporary real estate office.
- accessory dwelling unit

The requested R-3 zoning is shown on the map below. This zoning district is consistent with the existing zoning of all of the surrounding subdivisions in the vicinity of the subject property.

PROPOSED ZONING MAP:



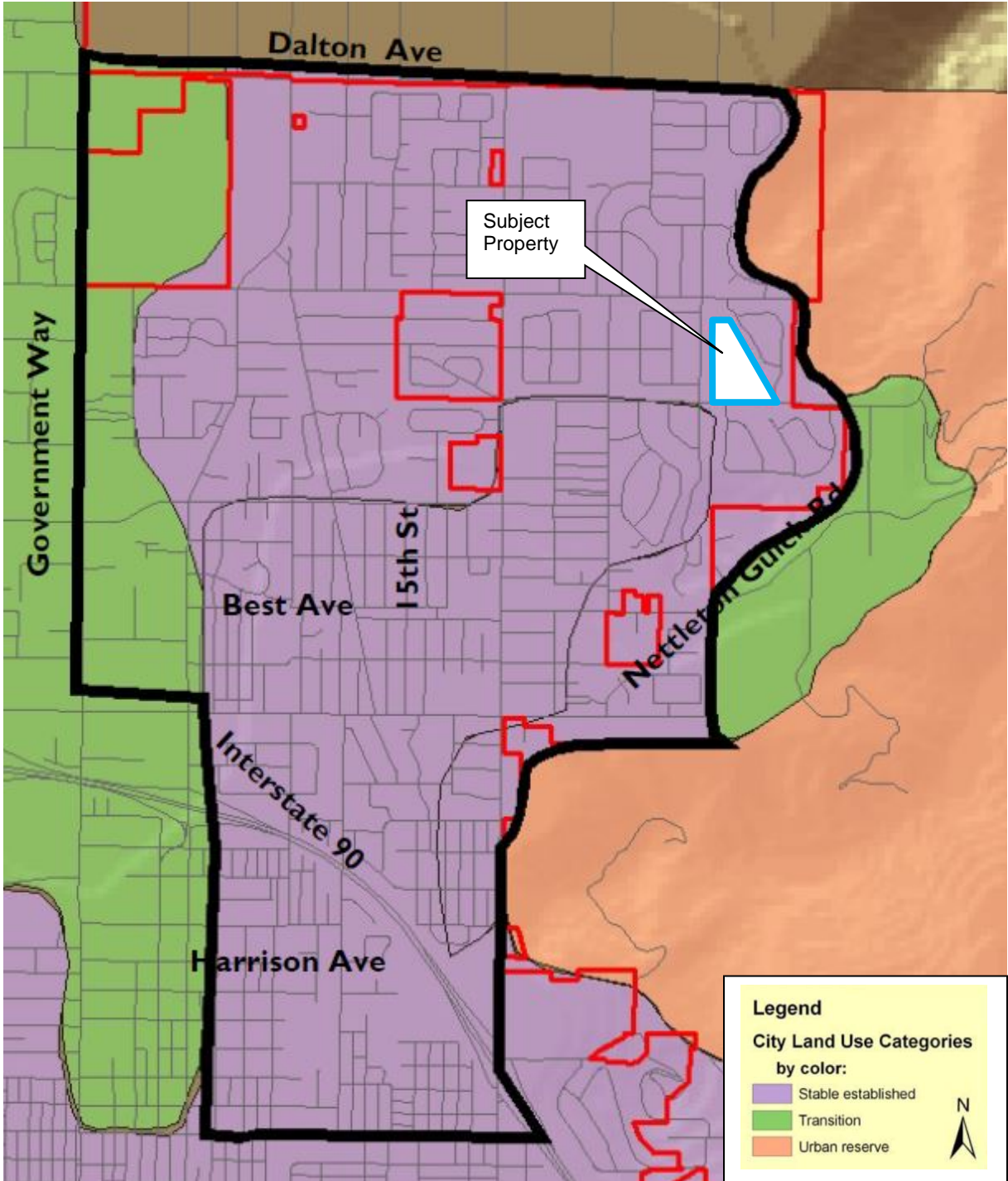
REQUIRED FINDINGS FOR ANNEXATION:

- A. **Finding #B8:** That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.

2007 COMPREHENSIVE PLAN LAND USE CATEGORY:

- The subject property is not within the existing city limits.
- The City's Comprehensive Plan designates this property within the NE Prairie area.

COMPREHENSIVE PLAN MAP: NE Prairie:



Stable Established:

These areas are where the character of the 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.

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, protection the beauty and value of the hillside and wetlands.

The characteristics of NE Prairie 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.
- Commercial uses are concentrated in existing commercial areas along arterials with neighborhood service nodes where appropriate.
- Natural vegetation is encouraged and should be protected in these areas.
- Pedestrian connections and street trees are encouraged in both the existing neighborhoods and developing areas.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vista 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 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 3.01

Managed Growth:

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

Objective 3.05

Neighborhoods:

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

Objective 3.10

Affordable & Workforce Housing:

Support efforts to preserve and provide affordable and workforce housing.

Objective 4.01

City Services:

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

Evaluation: *The Planning Commission will need to 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:

Stormwater will be addressed as the area proposed for annexation develops. It is anticipated that the residential development will typically utilize curb adjacent swales to manage the site runoff. All stormwater must be contained on-site. A stormwater management plan, conforming to all requirements of the City, shall be submitted and approved prior to the start of any construction.

STREETS:

The area proposed for annexation is bordered by one roadway, Thomas Lane. The frontage along Thomas Lane is undeveloped. Any necessary improvements would be addressed at the time the site is developed. All new streets shall be dedicated and constructed to City of Coeur d'Alene standards. Thomas Lane frontage of the proposed development shall be improved to City Standards. Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction. All required street improvements shall be constructed prior to issuance of building permits. An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way. The Engineering Department has no objection to this annexation request as proposed.

-Submitted by Chris Bosley, City Engineer

WATER:

The property for proposed annexation lies within the City of Coeur d'Alene water service area. There is sufficient capacity within the public water system to provide adequate domestic, irrigation and fire flow service to the subject parcel. Any proposed development of the parcel will require extension of the public water utilities at the owner/developer's

expense. The Water Department has no objection to this Annexation request as proposed.

-Submitted by Terry Pickel, Water Superintendent

SEWER:

The nearest public sanitary sewer is located within the Thomas Land and Thomas Hill Drive intersection which borders the southerly boundary of this subdivision. The City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this project as proposed.

-Submitted by Mike Becker, Utility Project Manager

PARKS:

The Parks Department has no requirements for this development. The Parks Department has no requirements and has no objection to the proposed annexation.

-Submitted by Monte McCully, Trails Coordinator

FIRE:

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.

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. The Fire Department has no objection to this Annexation request as proposed.

-Submitted by Bobby Gonder, Fire Inspector

Evaluation: *The Planning Commission will need to 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 (do) (do not) make it suitable for the request at this time.**

PHYSICAL CHARACTERISTICS:

The site is relatively flat. There is an approximately five foot elevation drop on the subject property. (See topography map on page 13) There are no topographical or other physical constraints that would make the subject property unsuitable for the annexation request. Site photos are provided on the next few pages.

SITE PHOTO - 1: View from the southeast corner of property looking west



SITE PHOTO - 2: View from across the street and south of subject site looking northwest



SITE PHOTO - 3: View from the south part of property looking north



SITE PHOTO - 4: View from the southwest corner of property looking north



SITE PHOTO - 5: View from the southwest corner of property looking east



TOPOGRAPHIC MAP:



Evaluation: *The Planning Commission will need to 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.**

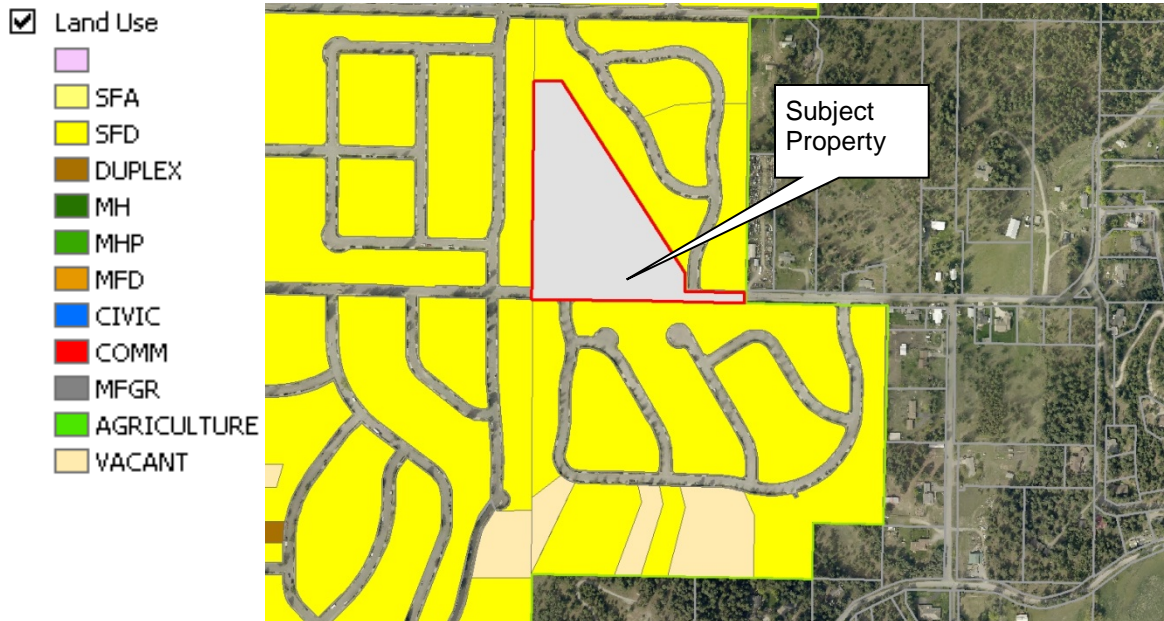
TRAFFIC:

ITE Trip Generation Manual estimates the project may generate an average of 286 trips per day at full build-out, with an average of 30 trips occurring during the Am/PM peak hour periods. The subject development, as proposed, will have two points of access onto Thomas Lane. Thomas Lane has the capacity to accommodate the additional traffic.

-Submitted by Chris Bosley, City Engineer

The surrounding properties to the north, east, south, and west are residential neighborhoods with single family residences located within those neighborhoods.

GENERALIZED LAND USE PATTERN:



Evaluation: *The Planning Commission will need to 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.*

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
2010 Coeur d'Alene Trails Master Plan

RECOMMENDATIONS FOR ITEMS TO INCLUDE ANNEXATION AGREEMENT:

Wastewater Utility:

1. Extension of public sanitary sewer infrastructure and installation of sewer laterals to each newly created lot will be required prior to final plat approval.

Water Department:

2. All water rights associated with the parcel to be annexed shall be transferred to the City at the owner's expense.

Engineering Department:

3. Thomas Lane frontage of the proposed development shall be improved to City Standards

Planning Department:

4. The owner/developer will be required to provide a minimum of 1.01 acres of dedicated and improved open space, which is consistent the proposed PUD request.
5. The open space areas as shown on the subdivision plat must be installed, planted, and completed prior to issuing building permits for single family dwellings on the subject property.

ACTION ALTERNATIVES:

The Planning Commission will need to consider this request and make separate findings to approve, deny, or deny without prejudice.

**PLANNING COMMISSION
STAFF REPORT**

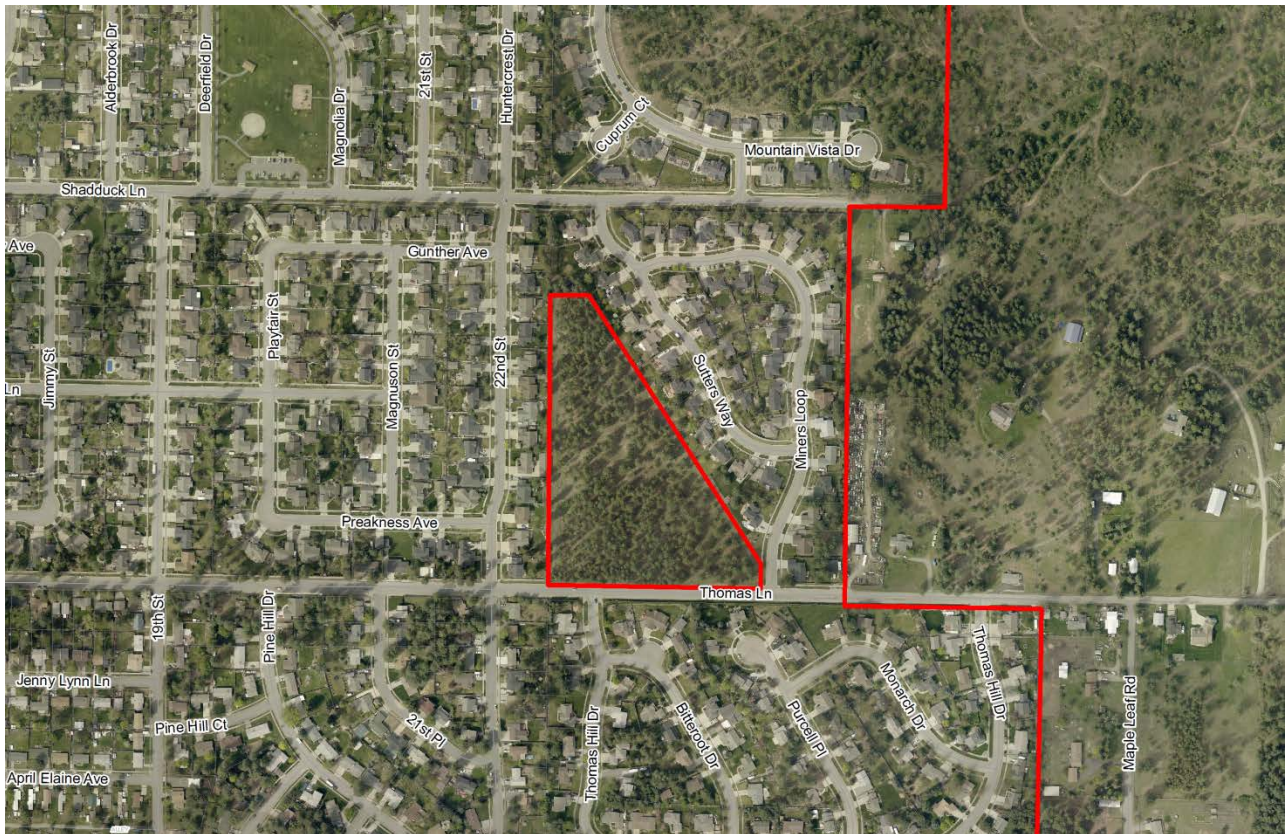
FROM: SEAN E. HOLM & MIKE BEHARY, PLANNERS
DATE: JANUARY 10, 2017
SUBJECT: S-1-17 – 30 LOT PRELIMINARY PLAT SUDIVISION REQUEST FOR “ALPINE POINT”
PUD-1-17 – “ALPINE POINT” PLANNED UNIT DEVELOPMENT
LOCATION: +/- 10.01 ACRE PARCEL LOCATED BETWEEN 22ND ST. AND MINERS LOOP/SUTTERS WAY, NORTH OF THOMAS LANE
APPLICANT:

Owner: Aspen Homes & Development, LLC
1831 N. Lakewood Dr.
Coeur d’Alene, ID 83814

DECISION POINT:

Aspen Homes & Development, LLC is requesting approval of a Planned Unit Development and a 30-lot (+2 open space tracts) preliminary plat to be known as “Alpine Point”, for an existing parcel currently in Kootenai County totaling +/-10.01 acres. These requests have been filed in conjunction with an annexation (A-1-17).

Area Map:



GENERAL INFORMATION:

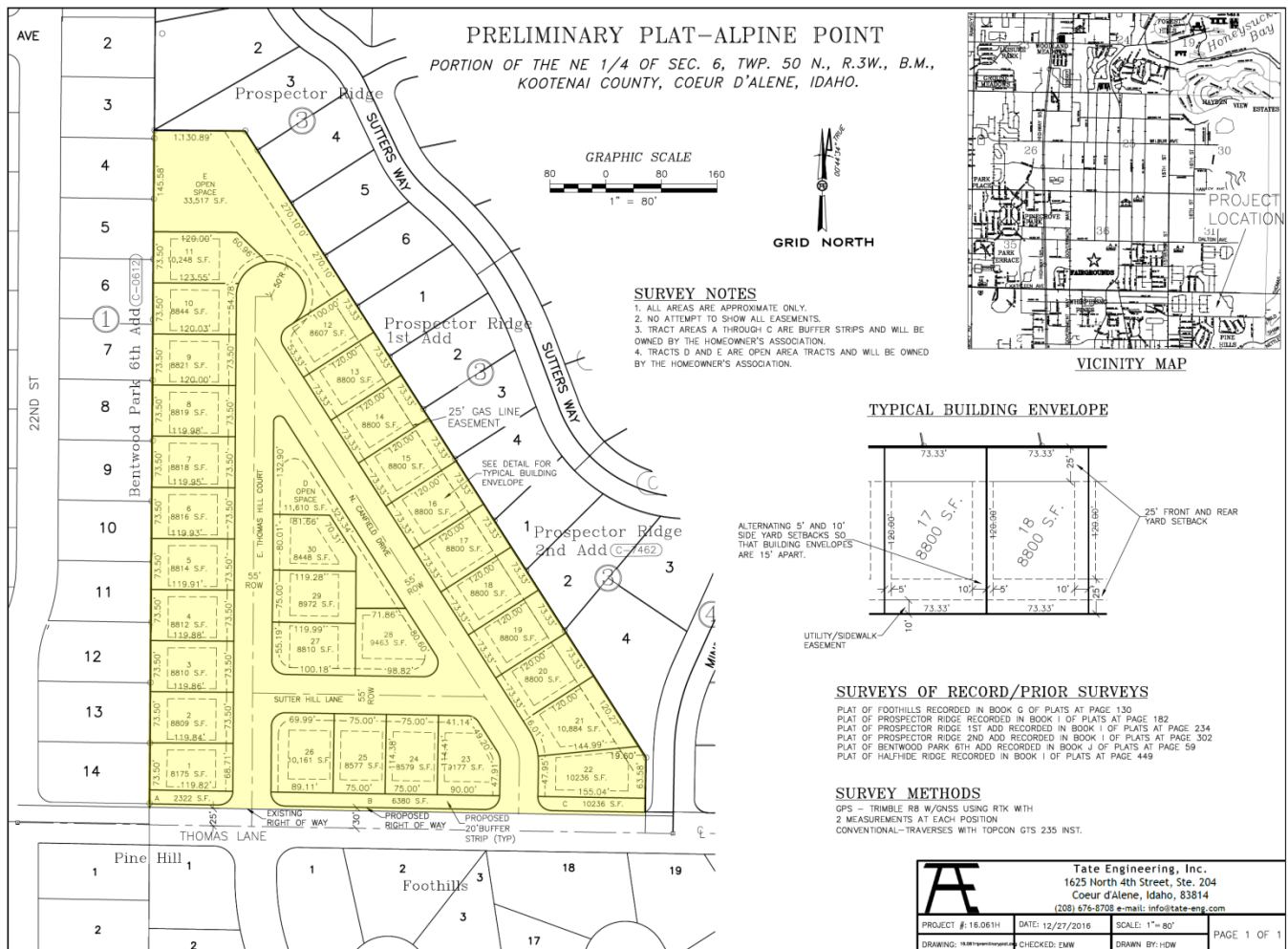
Because the requests involve multiple land use actions (3 total), some of which stop at Planning Commission (unless appealed) with the annexation that continues onto City Council for review, staff made an effort to write the staff reports in a manner that split the requests into its two respective parts.

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 "Alpine Point":



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.

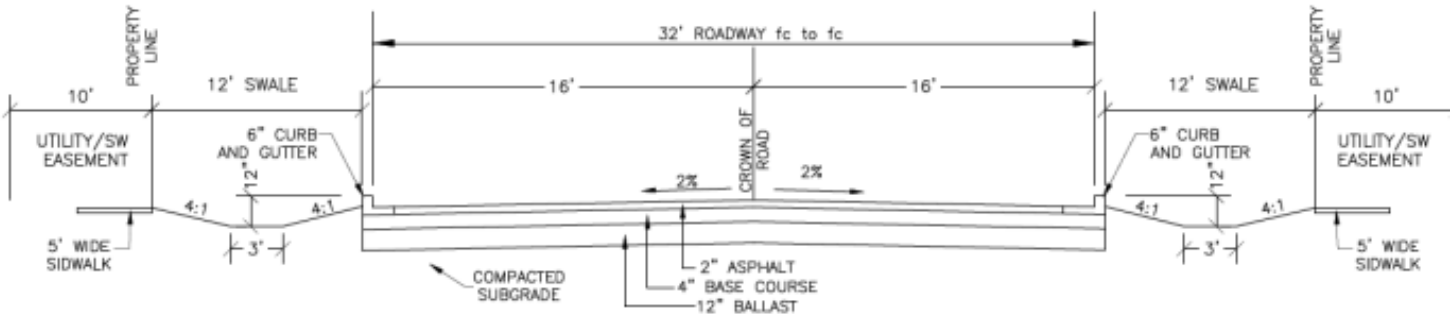
STORMWATER:

Stormwater will be addressed as the area proposed for annexation develops. It is anticipated that the residential development will typically utilize curb adjacent swales to manage the site runoff. All stormwater must be contained on-site. A stormwater management plan, conforming to all requirements of the City, shall be submitted and approved prior to the start of any construction.

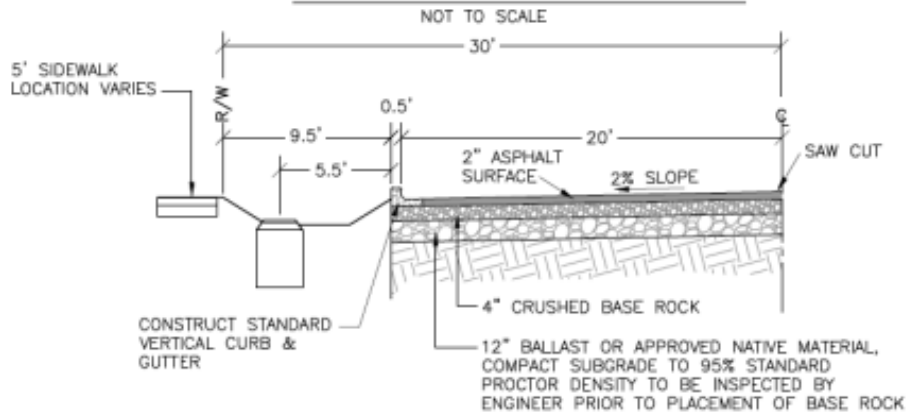
-Submitted by Chris Bosley, City Engineer

STREETS:

Typical Street Section:



TYPICAL ROADWAY SECTION



THOMAS LANE ROADWAY SECTION
NOT TO SCALE

Thomas Lane frontage is unimproved and shall be improved to City Standards. The proposed internal streets within the development meet the City Standard width at 32 feet.

Assessment:

The proposed street sections are acceptable in the submitted form. Any changes to the proposed sections will require approval of the City Engineer prior to construction. The Thomas Lane frontage of the proposed development shall be improved to City Standards.

-Submitted by Chris Bosley, City Engineer

TRAFFIC:

The ITE Trip Generation Manual estimates the project may generate ~286 trips per day at full build-out, with ~30 trips occurring during the AM/PM peak hour periods.

Assessment:

The subject development, as proposed, will have two points of access onto Thomas Lane. Thomas Lane has the capacity to accommodate the additional traffic.

-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 plat.

Assessment:

There is an existing 12" water main in Thomas Lane.

-Submitted by Terry Pickel, Water Superintendent

WASTEWATER:

The City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this PUD as proposed. The nearest public sanitary sewer is located within the Thomas Lane and Thomas Hill Drive intersection which borders the southerly boundary of this subdivision.

-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 and/or building permit approval, utilizing the currently adopted International Fire Code (IFC) for compliance.

The Coeur d'Alene Fire Department can address all concerns at site and building permit submittals with approval of the recommended conditions.

-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.

The Engineering Department conditions address concern(s) relating to minor design changes proposed for approval of the final plat, specifically realigning the intersection of E. Thomas Hill Ct. and N. Canfield Dr. as proposed:

16.15.090: INTERSECTION DESIGN:

Street intersections must be as nearly at right angles as is practicable. Approach angles must not be more than fifteen degrees (15°) from a right angle. Street intersection centerline offsets will not be allowed. Where centerline offsets are unavoidable they must be offset by a minimum of one hundred twenty five feet (125'). (Ord. 3485, 2014)

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 preliminary plat do not meet frontage requirements of 75' per lot in the request R-3 zone. Also, the lot sizes are less than the R-3 standard, at 11,500 SQ FT per lot. The request for reduced performance standards is made through the PUD (see below).

The density of the proposal meets minimum requirements for the R-3 zone as defined in PUD section of the Zoning Code.

The gross area of the subject property is +/- 10.01 acres. The total number of single family units requested is 30. The result is 14,534.52 square feet per unit, of overall property within the development, which is 3 units per acre.

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.*

PLANNED UNIT DEVELOPMENT: Request for a PUD to allow for the following deviations from existing standards:

The Commission should bear in mind that a PUD is intended to provide for flexibility and diversity of use by removing the limitations in the typical lot by lot approach to development. It is not intended to be a means to waive certain development regulations. The Commission must, therefore, determine if the concept of the proposal is unique enough that it merits the flexibility afforded by the PUD regulations.

In making this determination, the Planning Commission should decide if the modifications requested represent a substantial change over what would be allowed if the regulations were applied on a lot by lot basis.

The chief benefits of this PUD for the applicant are:

- A reduction of the minimum 75' R-3 frontage requirement.
- A reduction of the 11,500 SF minimum R-3 lot size.
- Block lengths greater than 600'.
- Exclusion of midblock walkways.

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

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

Requested Deviations through the PUD Request:

Zoning Standards:

1. **R-3 Performance Standards:** The applicant requests a reduction of site performance standards for lot size and frontage:
 - Reduce the 75' frontage requirement to a range of 65' to 80' along a public street; and,
 - Reduce the 11,500 SF minimum lot size to a range of 8,448 SF to 10,986 SF (9,137 SF average).

17.05.070: SITE PERFORMANCE STANDARDS; MINIMUM LOT:

Minimum lot requirements in an R-3 district shall be eleven thousand five hundred (11,500) square feet. All buildable lots must have seventy five feet (75') of frontage on a public street, unless an alternative is approved by the city through normal subdivision procedure (i.e., cul-de-sac and flag lots), or unless a lot is nonconforming (see section 17.06.980 of this title). (Ord. 1691 §1(part), 1982)

Subdivision Standards:

2. **Block Length:** The applicant has asked to modify the maximum block length for this development. Due to the existing design of abutting properties, there is no opportunity to connect proposed streets to existing streets, as no street frontage exists other than Thomas Lane.

6.15.140: BLOCK LENGTH:

A. In general, blocks shall be as short as is reasonably possible, consistent with the topography and the need for convenient access, circulation, control and safety of street traffic, and type of land use proposed, but, ordinarily, block lengths shall not exceed the following standards as measured from centerline to centerline of through intersecting streets:

1. Six hundred foot (600') block length in all residential zones

3. **Midblock Walkways:** As explained above, there are no opportunities to extend connectivity to abutting neighborhoods, similar to block length (#2). The applicant has requested a deviation from the following subdivision standard:

16.15.150: MIDBLOCK WALKWAYS:

A pedestrian access easement or tract must be provided at the end of cul-de-sacs or closed end streets and at the approximate midpoint of any block exceeding six hundred feet (600') in length, or in any block of lesser length where such a crosswalk is deemed essential by the city engineer to provide circulation or access to surrounding neighborhoods, schools, playgrounds, shopping centers, transportation lines and other community facilities. The required access easements or tracts must be a minimum of fifteen feet (15') wide and contain a paved path at least eight feet (8') wide. (Ord. 3485, 2014)

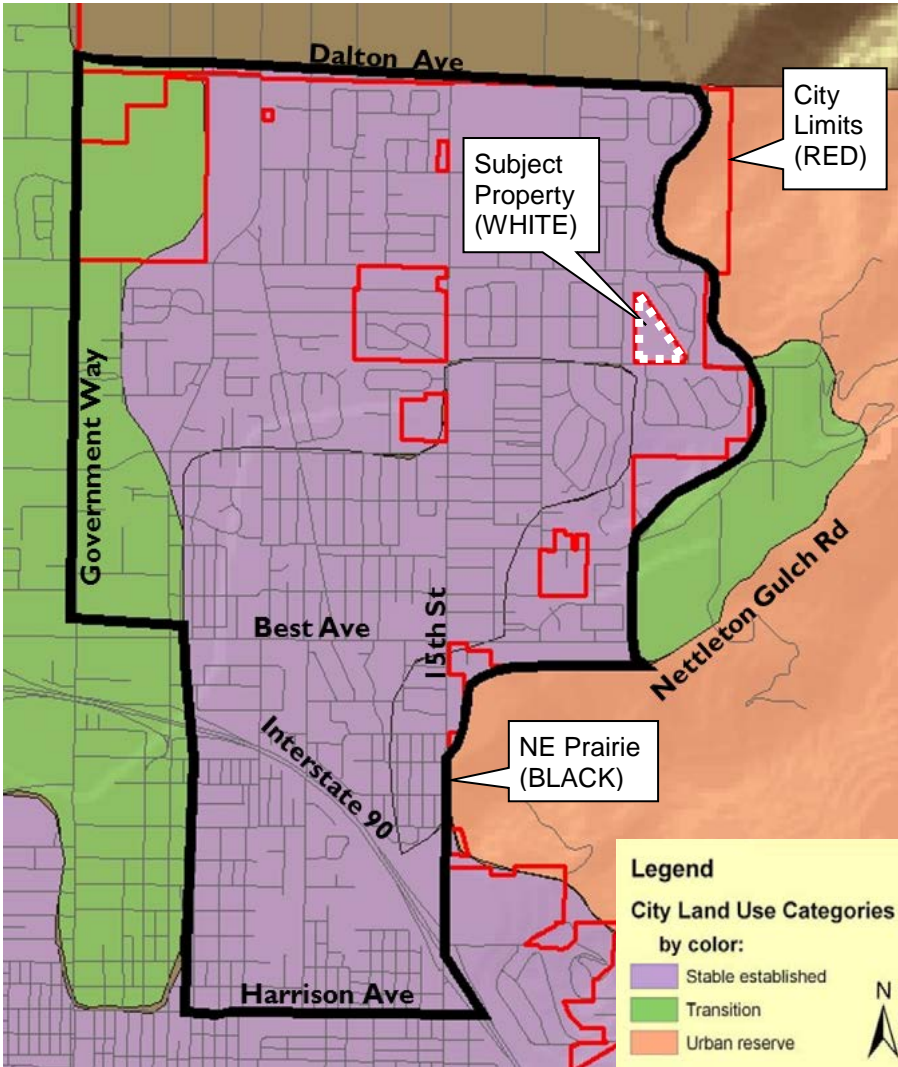
REQUIRED PUD FINDINGS:

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

2007 COMPREHENSIVE PLAN- LAND USE CATEGORIES:

- The subject property is contiguous with existing city limits
- The City Comprehensive Plan Map designates this area as NE Prairie:

Land Use: NE Prairie Comprehensive Plan Map:



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.

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 (3-8:1). 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 hillside and wetlands.

The characteristics of NE Prairie 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.
- Commercial uses are concentrated in existing commercial areas along arterials with neighborhood service 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.

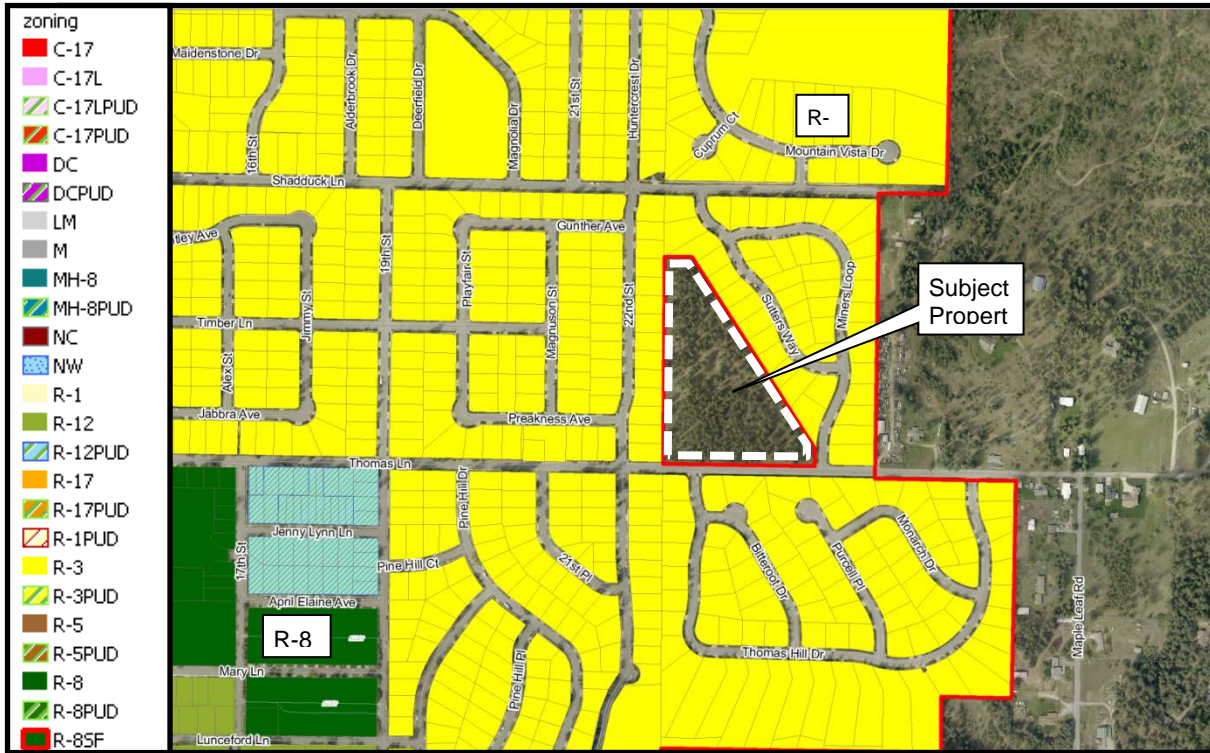
COMPREHENSIVE PLAN GOALS & OBJECTIVES:

- **Objective 1.02 - Water Quality:**
Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.
- **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 2.02 - Economic & Workforce Development:**
Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.
- **Objective 3.01 - Managed Growth:**
Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.
- **Objective 3.05 - Neighborhoods:**
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- **Objective 3.08 - 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 3.18 - Transportation:**
Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.
- **Objective 4.02 - City Services:**
Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling and trash collection).
- **Objective 4.06 - Public Participation:**
Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision making process.

Evaluation: *The Planning Commission must determine, based on the information before them, whether the 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.*

EXISTING ZONING:



PHOTOS OF SUBJECT PROPERTY:

SITE PHOTO - 1: View from the southeast corner of property looking west



SITE PHOTO - 2: View from across the street and south of subject site looking northwest



SITE PHOTO - 3: View from the south part of property looking north



SITE PHOTO - 4: View from the southwest corner of property looking north



SITE PHOTO - 5: View from the southwest corner of property looking east



Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the design and planning of the site is compatible with the location, setting and existing uses on adjacent properties.*

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

The subject property is treed and relatively flat with Thomas Lane to the south. At less than 15% slope, the subject property is hillside exempt. Additional natural features of the site information can be found in finding #B8B starting on page 11 which include a description of the site and site photos.

Examples of the architecture type anticipated for the site (To be provided with Final Development Plan):



Model Features

- » Split bedroom design
- » Large laundry & mud room
- » Optional den with glass door in bedroom 3
- » 4th bedroom or bonus room (based on layout)
- » Covered back patio
- » 3 car garage

Floor Plan (2,276 SQ.FT)
Rancher, 3 or 4 bedroom (based on layout), 2 bathroom



main level (1,826 sq. ft.)

4th bedroom or bonus level (450 sq. ft.)











Aspen Homes is continually involved in product improvement. As a result, floor plans, elevations, & specifications may change without notice. The illustrations, floor plans, and photographs are provided to our customers to help them visualize living in their new home and are not warranted to be exact. Items including but not limited to fireplaces, built-ins, laundry sinks, may be upgrades. See specification and options sheet for details.

THE SYCAMORE



Floor Plan (2,817 SQ FT)
Two-Story, 4 or 5 bedroom (based on layout), 3.5 bathroom



main level (1,454 sq. ft.)



upper level (1,363 sq. ft.)

Model Features

- » Upstairs laundry room
- » Open floor plan
- » Main floor master suite
- » 5th bedroom or game room (based on layout)
- » 5 fixture master suite with separate shower & tub
- » Spacious 3 car garage




ASPEN Homes
Park Place — IDAHO —

Aspen Homes is continually involved in product improvement. As a result, floor plans, elevations, & specifications may change without notice. The illustrations, floor plans, and photographs are provided to our customers to help them visualize living in their new home and are not warranted to be exact. Items including but not limited to fireplaces, built-in's, laundry sinks, may be upgraded. See specification and options sheet for details.

Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the proposal is compatible with natural features of the site and adjoining properties.*

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

See staff comments which can be found in finding #B7B (Subdivision: pg. 3-5) above.

Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the location, design, and size of the proposal are such that the development will be adequately served by existing public facilities and services.*

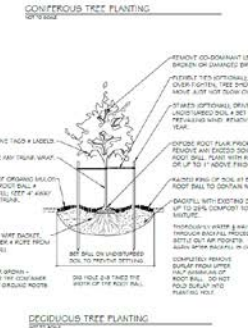
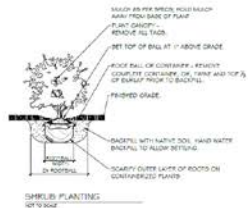
Finding #B8E:

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

From the applicant's narrative:

The proposed subdivisions provides 10% private common open space area

Open Space Map:



PLANT SCHEDULE

TYPE	CONFORMANCE	CONFORMANCE
CONIFER	CONFORMANCE	CONFORMANCE
DECIDUOUS	CONFORMANCE	CONFORMANCE
SHRUB	CONFORMANCE	CONFORMANCE
PAVING	CONFORMANCE	CONFORMANCE
CONCRETE	CONFORMANCE	CONFORMANCE
GRASS	CONFORMANCE	CONFORMANCE

- GENERAL NOTES**
- SEE ENGINEERING PLAN FOR FORMS, UTILITIES AND STREET DESIGN INFORMATION.
 - PLANT TREE COORDINATE SET WITH DEFINITION OF HALL, DRIVEWAY AND UTILITY LOCATIONS. PLANT COORDINATE SET WITH DEFINITION OF HALL, DRIVEWAY AND UTILITY LOCATIONS. PLANT COORDINATE SET WITH DEFINITION OF HALL, DRIVEWAY AND UTILITY LOCATIONS.
 - SCOPE OF WORK - CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO COMPLETE CONSTRUCTION WORK ON THE DRAWING.
 - PROTECT EXISTING UTILITIES AND STRUCTURES. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED.
 - PROTECT AND MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
 - ALL MATERIALS FOR LANDSCAPE AREAS ARE TO BE AS LISTED BELOW UNLESS OTHERWISE SPECIFIED IN QUANTITY OR OTHERWISE APPROVED BY THE LANDSCAPE PLANNING DIVISION.
 - LANDSCAPE AREAS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - LANDSCAPE AREAS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

- IRRIGATION NOTES**
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM WITH SCHEDULING PROVISION FOR GPM REQUIREMENTS. LOCATE CONTROLLER IN A PROTECTED AREA OF AN EXISTING BUILDING.
 - PROVIDE 100% COVERAGE ON ALL TURF AREAS.
 - TURF AND OTHER AREAS TO BE ON SEPARATE ZONES.
 - ALL AREAS ON PLAN REQUESTED AS SPRINKLER ARE NOT TO RECEIVE IRRIGATION UNLESS OTHERWISE SPECIFIED BY OWNER OR OWNER REPRESENTATIVE.
 - NOT ALL APPROVALS - EROSION CONTROL, SLOPE PROTECTION DESIGN, FLOOD OR OTHER EQUIPMENT ARE SHOWN ON THIS PLAN. LOCATE ALL APPROVALS TO BE OBTAINED FROM THE APPLICABLE AGENCIES. THESE SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. NOT UNLESS OTHERWISE SPECIFIED BY OWNER REPRESENTATIVE OR ANY CONTRACTOR.



LANDSCAPE PLAN

This plan is the property of Clonaster Street Group, Inc. The use of this plan without the express written permission of Clonaster Street Group, Inc. is prohibited. These plans were prepared based on information and measurements acquired from various sources. All information shall be verified by the permittee prior to construction. Any changes necessary or additional shall be approved by Clonaster Street Group, Inc. prior to construction. The drawing shall not be considered in any way to be a legal survey and Clonaster Street Group, Inc. shall not be held responsible for errors or omissions.

SITE TABLE

TOTAL ACRES:	10.01 ACRES
TOTAL NET AREA (LAND AREA EXCLUSIVE OF PROPOSED PUBLIC STREETS AND OTHER PUBLIC LANDS):	7.23 ACRES
PROPOSED ACRES OF OPEN SPACE:	1.00 ACRES
TOTAL LENGTH OF STREET FRONTAGE:	1,827 FEET
AVERAGE LOT SIZE:	9,137 SQ.FT.
MINIMUM LOT SIZE:	8,448 SQ.FT.
MAXIMUM LOT SIZE:	10,986 SQ.FT.
NUMBER OF LOTS:	30 LOTS
RIGHT OF WAY ACRES:	2.46 ACRES



Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the proposal provides adequate private common open space area, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes.*

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

There was no request made for changes to off-street parking requirements through the PUD. Single family homes require two (2) paved stalls per unit.

Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the off-street parking provides parking sufficient for users of the development.*

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

From the applicant's narrative:

A Homeowners Association, (HOA), will be established and recorded to maintain open space parcels and buffer landscaping.

Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the proposal provides for an acceptable method for the perpetual maintenance of all common property.*

APPLICABLE CODES AND POLICIES:

Utilities:

1. All proposed utilities within the project shall be installed underground.
2. All water and sewer facilities shall be designed and constructed to the requirements of the City of Coeur d'Alene. Improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
3. All water and sewer facilities servicing the project shall be installed and approved prior to issuance of building permits.
4. All required utility easements shall be dedicated on the final plat.

Streets:

5. All new streets shall be dedicated and constructed to City of Coeur d'Alene standards.
6. Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.

7. All required street improvements shall be constructed prior to issuance of building permits.
8. An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.

Stormwater:

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

Fire Protection:

10. Fire hydrant(s) shall be installed at all locations as determined by the City Fire Inspectors.

General:

11. The final plat shall conform to the requirements of the City.
12. Prior to approval of the final plat, all required improvements must be installed and accepted by the City. The developer may enter into an agreement with the City guaranteeing installation of the improvements and shall provide security acceptable to the City in an amount equal to 150 percent of the cost of installation of the improvements as determined by the City Engineer. The agreement and security shall be approved by the City Council prior to recording the final plat.

PROPOSED CONDITIONS:

Planning:

1. The creation of a homeowners association will be required to ensure the perpetual maintenance of the open space and other common areas.
2. The applicant's requests for annexation, subdivision, and PUD run concurrently. The subdivision and PUD designs are reliant upon one another. Additionally, approval of the requested subdivision and PUD are only valid once the subject property is officially annexed into the city.

Engineering:

3. The Curb radii shall be 20' to reduce pedestrian crossing distances and reduce motor vehicle turning speeds.
4. Paired, directional pedestrian ramps shall be used at each intersection.
5. The Thomas Lane frontage of the proposed development shall be improved to City Standards.
6. Realignment of the intersection at the northernmost section of the Alpine Point subdivision must comply with 16.15.090: INTERSECTION DESIGN per staff comments under #B7C (Subdivision Findings).

Water:

7. Minimum 8" water distribution mains, individual domestic water services to all residential lots and fire hydrants meeting CDA Fire Dept. spacing requirements will be required upon final plat approval prior to application for any building permits.

Fire:

8. The locations of the additional 4 fire hydrants are acceptable as shown.
9. The road width (32') is acceptable as shown.
10. The turning radiuses for the FD are 25' interior and 50' exterior. The north and southeast corners of the interior section do not appear to meet these requirements.
11. If the cul-de-sac is to be used for an approved FD turnaround due to not meeting the turning radius requirements for Condition #3, the minimum diameter is 96 feet. Either way, 'NO PARKING-FIRE LANE' signs shall be installed along the curb line abutting the open space area.

Wastewater:

12. The Extension of public sanitary sewer infrastructure and installation of sewer laterals to each newly created lot will be required prior to final plat approval.

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
2010 Coeur d'Alene Trails Master Plan

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.

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

**APPLICANT'S
NARRATIVE**

Alpine Point Subdivision Narrative

In July 2016, Aspen Homes and Development, LLC, (Aspen Homes), purchased a 10 acre parcel of land, (parcel number 0-8200-00A-007-A), from School District # 271 of Kootenai County. The property is located North of Thomas Lane and is bordered by residences off of 22nd Street on the West and residences off of Miners Loop and Sutters Way on the East. Aspen Homes is proposing to subdivide this property in conjunction with a Planned Unit Development. Aspen Homes is concurrently submitting applications for, and seeking approval of, the annexation of the property into the City of Coeur d'Alene, approval for the development plan for the PUD, and approval of the proposed subdivision.

PUD Description

The Park Place PUD is a proposed single family residential development with dedicated open spaces to encourage community gathering and recreation. The property is currently an island of undeveloped land with mature pine and fir trees surrounded by established communities. The parcel is flat and will require limited to no alterations to support the subdivision other than the installation of required utilities and streets that can easily be tied into the existing infrastructure.

The development is proposed on 10 acres of land and will consist of 30 single family residential lots, a residential density of 3 units per acre that is consistent with the R3 zoning of the adjoining developments. The development will dedicate 1 acre, (10% of the gross area), to common open space. The Development will include a 20 foot landscaped buffer zone along Thomas Lane consistent with the developments to the West and East, and Coeur d'Alene City Code. The development will preserve, to the extent possible, the existing timber growth on the parcel. Additional landscaping will be installed throughout the development that meet the requirements of the City's landscaping ordinance. A Homeowners Association, (HOA), will be established and recorded to maintain open space parcels and buffer landscaping. All roads, curbs and sidewalks associated with the proposed development will be built per the city subdivision design standards, except as noted in the requested exceptions, and publicly maintained. The development will be able to tie into and utilize the existing utilities and infrastructure that services the area, no new services required.

Pacific Northwest Pipeline Corporation maintains a 60 foot easement that encroaches on the proposed development. The easement is for the purpose of inspecting, maintaining and operating an existing 6" natural gas pipeline. In discussion with North West Pipeline, it was described that the approximately 25' of the right of way was west of the property line and 35' to the east. The actual pipeline location is to the east of the property line, out of the proposed development. The easement calls for no permanent structures and ideally North West Pipeline prefers the easement be left as a green belt in the event that they needed to mobilize equipment to expose the pipeline. North West Pipeline does not have any planned maintenance or work scheduled for the pipeline in this area at this time.

The proposed development will be built as a single phase with construction beginning immediately after receiving approval from the City of Coeur d'Alene.

Annexation

Aspen Homes is requesting that this parcel be annexed into the City of Coeur d'Alene. By annexing this property into the City of Coeur d'Alene, it would be possible to take advantage of the existing utilities and infrastructure to support the proposed single family housing development. The proposed subdivision supports the Coeur d'Alene 2007 comprehensive plan as noted;

- The proposed subdivision is located in the NE Prairie Land Use area and is consistent with the proposed use for the area
 - Overall density is three residential units per acre
 - Natural vegetation and trees will be preserved to the extent possible and additional landscaping will be installed to complement the existing mature growth
 - Sidewalks will be installed that connect to existing paths in the area
 - The lots will be clustered to achieve a common theme and will include common open space areas
- The proposed subdivision supports the special areas identified in the 2007 comprehensive plan
 - Urban Forest
 - Preserve existing tree cover
 - Plant new vegetation and trees in line with CDA's landscaping ordinance
 - Neighborhoods
 - The proposed subdivision is an emerging neighborhood surrounded by established developments
 - The design of the proposed subdivision will provide neighborhood identity
 - Will ensure high quality design standards
 - Will include common open space
 - Will include native species street and site trees
 - Will connect to existing neighborhood services
- The proposed subdivision supports many of the 2007 comprehensive plan goals and objectives
 - Utilize existing utilities and infrastructure, 1.01, 1.02, 1.14, 1.16
 - Preserve existing trees and install new landscape, 1.06, 1.07, 1.08
 - Utilize high quality design standards that Aspen Homes is known for in developing desirable but affordable housing, 1.11, 1.12, 3.08, 3.10

- Incorporate dedicated open space to promote community gathering and recreation and incorporate pedestrian sidewalks that connect with the existing neighborhood systems , 1.13, 3.07, 3.14

Requested Deviations

As stated in the PUD regulation;

The purpose of the planned unit development regulations are to permit the development of tracts of land to allow comprehensive planning and to provide flexibility in the application of certain regulations in a manner consistent with the general purpose of the zoning ordinance.

To facilitate the layout on the triangular parcel and to facilitate the dedication of 10% open space, the following are exceptions being requested to the underlying R3 zoning designation;

- Minimum lot area of 11,500 feet
 - The proposed subdivision will not meet the minimum lot area of 11,500 feet. The smallest proposed lot size is 8,448 square feet, the largest lot size is 10,986 square feet with the average lot size of 9,137 square feet
- Street frontage of 75 feet
 - The proposed subdivision has lots with street frontages ranging from 65 feet on the cul-de-sac to 80 feet on the larger lots
- Exceeding the maximum block length
 - Due to the unique triangular shape of the property, the proposed layout incorporates the use of a cul-de-sac with two primary access roads converging onto the cul-de-sac. Both road lengths exceed the maximum cul-de-sac length of 400 feet and the maximum block length of 600 feet.
- Deleting the requirement for a midblock walkway per subdivision standard 16.15.150
 - Due to the existing design and layout of the surrounding properties and developments it is not possible to include a midblock walkway as described in the referenced subdivision standard.


In Conclusion

We believe that the proposed Park Place subdivision meets the requirements as set forth in 17.07.230, Planned Unit Development Review Criteria


- The proposed subdivision is in conformance with the 2007 comprehensive plan
- The design and planning of the proposed subdivision is compatible with the location and adjacent properties
- The proposed subdivision is compatible with the natural features of the site and adjoining properties

- The proposed subdivision will be adequately served by the existing streets, public facilities, services and utilities
- The proposed subdivisions provides 10% private common open space area

We look forward in working with the City of Coeur d'Alene in developing, finalizing and constructing this subdivision. We will strive to make this a quality neighborhood that will attract retain families in support of the growth of the City of Coeur d'Alene.



FINDINGS



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

A. INTRODUCTION

This matter having come before the Planning Commission on January 10, 2017, and there being present a person requesting approval of ITEM A-1-17 , a request for zoning in conjunction annexation from County Agricultural Suburban (Ag-Suburban) to City R-3 (Residential at 3 units/acre) zoning district.

APPLICANT: ASPEN HOMES AND DEVELOPMENT, LLC

LOCATION: PROPERTY LOCATED IMMEDIATELY NORTH OF THE INTERSECTION OF THOMAS LANE AND THOMAS HILL DRIVE.

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

(The Planning Commission may adopt Items B1-through7.)

- B1. That the existing land uses are residential.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is County Agricultural Suburban.
- B4. That the notice of public hearing was published on December 24, 2016, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was not required to be posted, which fulfills the proper legal requirement.
- B6. That 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 January 10, 2017.

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

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

Criteria to consider for B9:

1. Can water be provided or extended to serve the property?
2. Can sewer service be provided or extended to serve the property?
3. Does the existing street system provide adequate access to the property?
4. Is police and fire service available to the property?

B10. That the physical characteristics of the site **(do) (do not)** make it suitable for the request at this time because

Criteria to consider for B10:

1. Topography.
2. Streams.
3. Wetlands.
4. Rock outcroppings, etc.
5. vegetative cover.

B11. That the proposal **(would) (would not)** adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, **(and) (or)** existing land uses because

Criteria to consider for B11:

1. Traffic congestion.
2. Is the proposed zoning compatible with the surrounding area in terms of density, types of uses allowed or building types allowed?
3. Existing land use pattern i.e. residential, commercial, residential w churches & schools etc.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of ASPEN HOMES AND DEVELOPMENT, LLC for zoning in conjunction with annexation, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Suggested provisions for inclusion in an Annexation Agreement are as follows:

Wastewater Utility:

- 1. Extension of public sanitary sewer infrastructure and installation of sewer laterals to each newly created lot will be required prior to final plat approval.

Water Department:

- 2. All water rights associated with the parcel to be annexed shall be transferred to the City at the owner's expense.

Engineering Department:

- 3. Thomas Lane frontage of the proposed development shall be improved to City Standards

Planning Department:

- 4. The owner/developer will be required to provide a minimum of 1.01 acres of dedicated and improved open space, which is consistent the proposed PUD request.
- 5. The open space areas as shown on the subdivision plat must be installed, planted, and completed prior to issuing building permits for single family dwellings on the subject property.

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

ROLL CALL:


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

Chairman Jordan Voted _____ (tie breaker)


Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN



FINDINGS



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

A. INTRODUCTION

This matter having come before the Planning Commission on January 10, 2017, and there being present a person requesting approval of ITEM:S-1-17 a request for a 30-lot (+2 open space tracts) preliminary plat to be known as "Alpine Point".

APPLICANT: ASPEN HOMES AND DEVELOPMENT, LLC

LOCATION: PROPERTY LOCATED IMMEDIATELY NORTH OF THE INTERSECTION OF THOMAS LANE AND THOMAS HILL DRIVE.

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

(The Planning Commission may adopt Items B1-through7.)

- B1. That the existing land uses are residential.
- B2. That the zoning is County Agricultural Suburban.
- B3. That the notice of public hearing was published on December 24, 2016, which fulfills the proper legal requirement.
- B4. That the notice was not required to be posted on the property.
- B5. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B6. That public testimony was heard on January 10, 2017.
- B7. Pursuant to Section 16.10.030A.1, Preliminary Plats: In order to approve a preliminary plat, the Planning Commission must make the following findings:

- B7A. That all of the general preliminary plat requirements **(have) (have not)** been met as determined by the City Engineer or his designee. This is based on
- 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. This is based on
- B7C. That the proposed preliminary plat **(do) (do 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. This is based on
- B7D. The lots proposed in the preliminary plat **(do) (do not)** meet the requirements of the applicable zoning district. This is based on

Criteria to consider for B7D:

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

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of ASPEN HOMES AND DEVELOPMENT, LLC or preliminary plat of approval as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied to the motion are:

Planning:

1. The creation of a homeowners association will be required to ensure the perpetual maintenance of the open space and other common areas.
2. The applicant's requests for annexation, subdivision, and PUD run concurrently. The subdivision and PUD designs are reliant upon one another. Additionally, approval of the requested subdivision and PUD are only valid once the subject property is officially annexed into the city.

Engineering:

3. The Curb radii shall be 20' to reduce pedestrian crossing distances and reduce motor vehicle turning speeds.
4. Paired, directional pedestrian ramps shall be used at each intersection.
5. The Thomas Lane frontage of the proposed development shall be improved to City Standards.
6. Realignment of the intersection at the northernmost section of the Alpine Point subdivision must comply with 16.15.090: INTERSECTION DESIGN per staff comments under #B7C (Subdivision Findings).

Water:

7. Minimum 8" water distribution mains, individual domestic water services to all residential lots and fire hydrants meeting CDA Fire Dept. spacing requirements will be required upon final plat approval prior to application for any building permits.

Fire:

8. The locations of the additional 4 fire hydrants are acceptable as shown.
9. The road width (32') is acceptable as shown.
10. The turning radiuses for the FD are 25' interior and 50' exterior. The north and southeast corners of the interior section do not appear to meet these requirements.
11. If the cul-de-sac is to be used for an approved FD turnaround due to not meeting the turning radius requirements for Condition #3, the minimum diameter is 96 feet. Either way, 'NO PARKING-FIRE LANE' signs shall be installed along the curb line abutting the open space area.

Wastewater:

12. The Extension of public sanitary sewer infrastructure and installation of sewer laterals to each newly created lot will be required prior to final plat approval.

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

ROLL CALL:


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

Chairman Jordan Voted _____ (tie breaker)


Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN



FINDINGS



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

A. INTRODUCTION

This matter having come before the Planning Commission on January 10, 2017, and there being present a person requesting approval: PUD-1-17 a request for a planned unit development known as "Alpine Point".

APPLICANT: ASPEN HOMES AND DEVELOPMENT, LLC

LOCATION: PROPERTY LOCATED IMMEDIATELY NORTH OF THE INTERSECTION OF THOMAS LANE AND THOMAS HILL DRIVE.

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

(The Planning Commission may adopt Items B1-through7.)

- B1. That the existing land uses are residential.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is County Agricultural Suburban.
- B4. That the notice of public hearing was published on, December 24, 2017, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on December 28, 2017, which fulfills the proper legal requirement.
- B6. That 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 January 10, 2017.
- B8. Pursuant to Section 17.07.230, Planned Unit Development Review Criteria, a planned unit development may be approved only if the proposal conforms to the following criteria to the satisfaction of the Planning Commission:

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

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

Criteria to consider for B8B:	
1. Density	6. Open space
2. Architectural style	7. Landscaping
3. Layout of buildings	
4. Building heights & bulk	
5. Off-street parking	

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

Criteria to consider for B8C:	
1. Topography	3. Native vegetation
2. Wildlife habitats	4. Streams & other water areas

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

Criteria to consider for B8D:

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

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

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

B8G That the proposal **(does) (does not)** provide for an acceptable method for the perpetual maintenance of all common property. This is based on

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of ASPEN HOMES AND DEVELOPMENT, LLC for approval of the planned unit development, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are:

Planning:

1. The creation of a homeowners association will be required to ensure the perpetual maintenance of the open space and other common areas.
2. The applicant's requests for annexation, subdivision, and PUD run concurrently. The subdivision and PUD designs are reliant upon one another. Additionally, approval of the requested subdivision and PUD are only valid once the subject property is officially annexed into the city.

Engineering:

3. The Curb radii shall be 20' to reduce pedestrian crossing distances and reduce motor vehicle turning speeds.
4. Paired, directional pedestrian ramps shall be used at each intersection.
5. The Thomas Lane frontage of the proposed development shall be improved to City Standards.
6. Realignment of the intersection at the northernmost section of the Alpine Point subdivision must comply with 16.15.090: INTERSECTION DESIGN per staff comments under #B7C (Subdivision Findings).

Water:

7. Minimum 8" water distribution mains, individual domestic water services to all residential lots and fire hydrants meeting CDA Fire Dept. spacing requirements will be required upon final plat approval prior to application for any building permits.

Fire:

8. The locations of the additional 4 fire hydrants are acceptable as shown.
9. The road width (32') is acceptable as shown.
10. The turning radiuses for the FD are 25' interior and 50' exterior. The north and southeast corners of the interior section do not appear to meet these requirements.
11. If the cul-de-sac is to be used for an approved FD turnaround due to not meeting the turning radius requirements for Condition #3, the minimum diameter is 96 feet. Either way, 'NO PARKING-FIRE LANE' signs shall be installed along the curb line abutting the open space area.

Wastewater:

12. The Extension of public sanitary sewer infrastructure and installation of sewer laterals to each newly created lot will be required prior to final plat approval.

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

ROLL CALL:

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

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER

DATE: JANUARY 10, 2017

SUBJECT: SP-1-17, REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A DENSITY INCREASE TO R-34 FOR A PROPOSED MULTI-FAMILY APARTMENT COMPLEX IN THE C-17 COMMERCIAL DISTRICT

LOCATION: A 3.84 ACRE PARCEL LOCATED AT 2772 W. SELTICE WAY

APPLICANT/OWNER:

Atlas Mill Development Corporation
1402 E. Magnesium Road Ste. 202
Spokane, WA 99217

DECISION POINT:

Atlas Mill Development Corporation is requesting approval of a special use permit to allow a density increase to R-34 density that will allow a proposed 130 unit multi-family apartment building in the C-17 Commercial Zoning District.

BACKGROUND INFORMATION:

On April 8, 2014, Lanzce Douglass, River's Edge Development, requested Zoning in Conjunction with Annexation and an R-34 Density Increase Special Use Permit on the subject property. The Planning Commission recommended approval of the C-17 (Commercial) zoning, as well as the approval of the R-34 Density Increase Special Use Permit. On May 20, 2014, the City Council approved the request for annexation portion of the request. However, the annexation process was never finalized.

Mr. Douglass is currently in the process of completing the annexation agreement to make the annexation official. The R-34 special use permit, which was approved by the Planning Commission, expired after one-year, which was on April 22, 2015 because the annexation was not completed and because no activity occurred on the site. Because it expired, a new application and the reconsideration of the R-34 Density Increase Special Use Permit and approval by the Planning Commission is required.

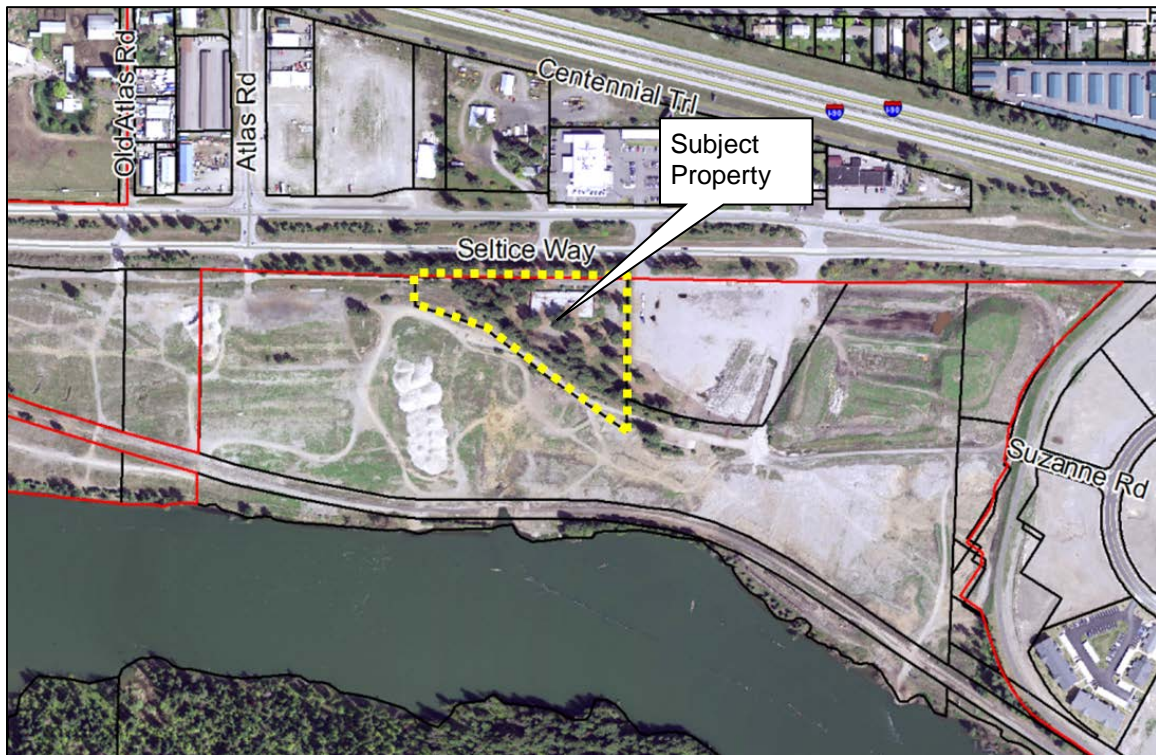
Per Section **17.09.230** of the Municipal Code: A special use permit shall be subject to the plans and other conditions upon the basis of which it was granted. Unless a different termination date is prescribed, the permit shall terminate one year from the effective date of its granting unless substantial development or actual commencement of authorized activities has occurred, or if there is a cessation of use or occupancy for two (2) years. However, such period of time may be extended by the planning commission for one year, without public notice, upon written request filed at any time before the permit has expired and upon a showing of unusual hardship not caused by the owner or applicant. (Ord. 1691 §1(part), 1982)

The applicant is proposing to allow a total of 130 residential units on the subject site. The current zoning allows for a total of 66 residential units on this size of a parcel. The applicant has indicated that there will be a single building, with five floors of residential living space, and two below grade floors of parking. Due to the natural slope on the southern portion of the property, they will create two “daylight basement” floors of parking. The 130 unit apartment building will consist of two five story sections separated by a two story entrance, office and recreation area.

The proposed structure 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, which is provided on page 4 of the staff report.

The subject property is currently vacant and was previously the site of the Stimson Lumber office building. There are some mature ponderosa pine trees on the property. The applicant has submitted a site plan that shows the proposed parking, landscaping, and building location on the subject site. (See site plan and landscape plan on page 3 and 4 of the staff report.)

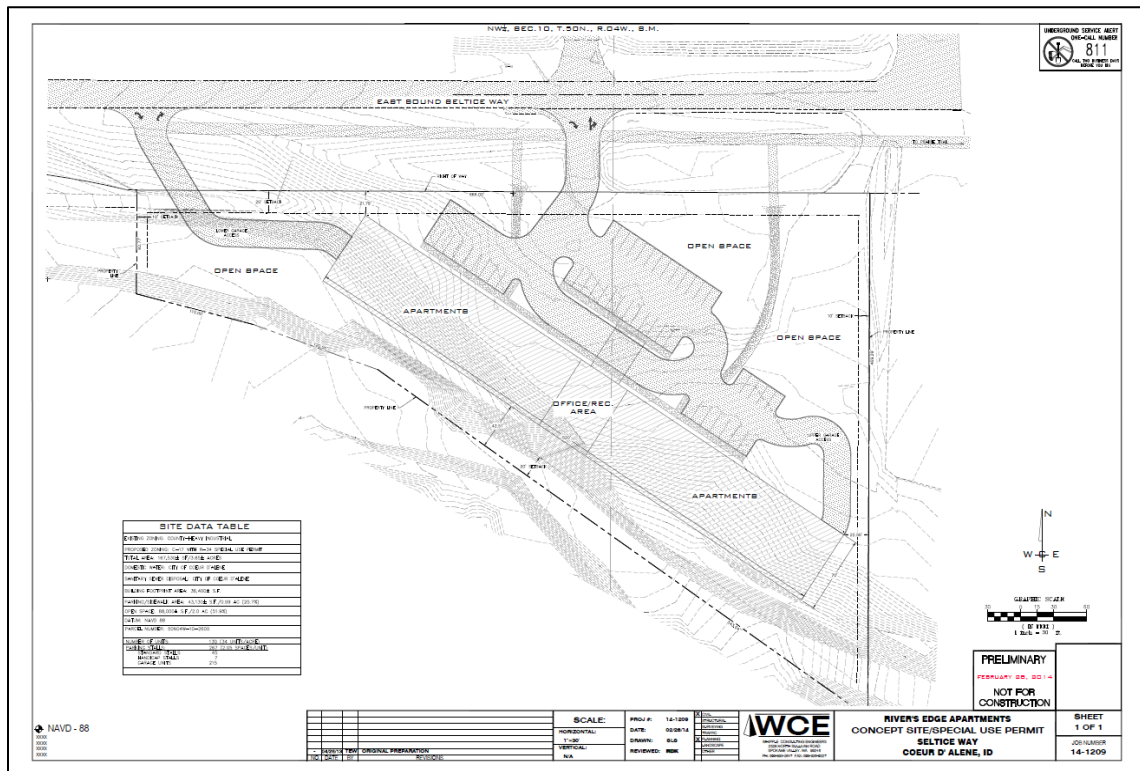
PROPERTY LOCATION MAP:



AERIAL PHOTO:



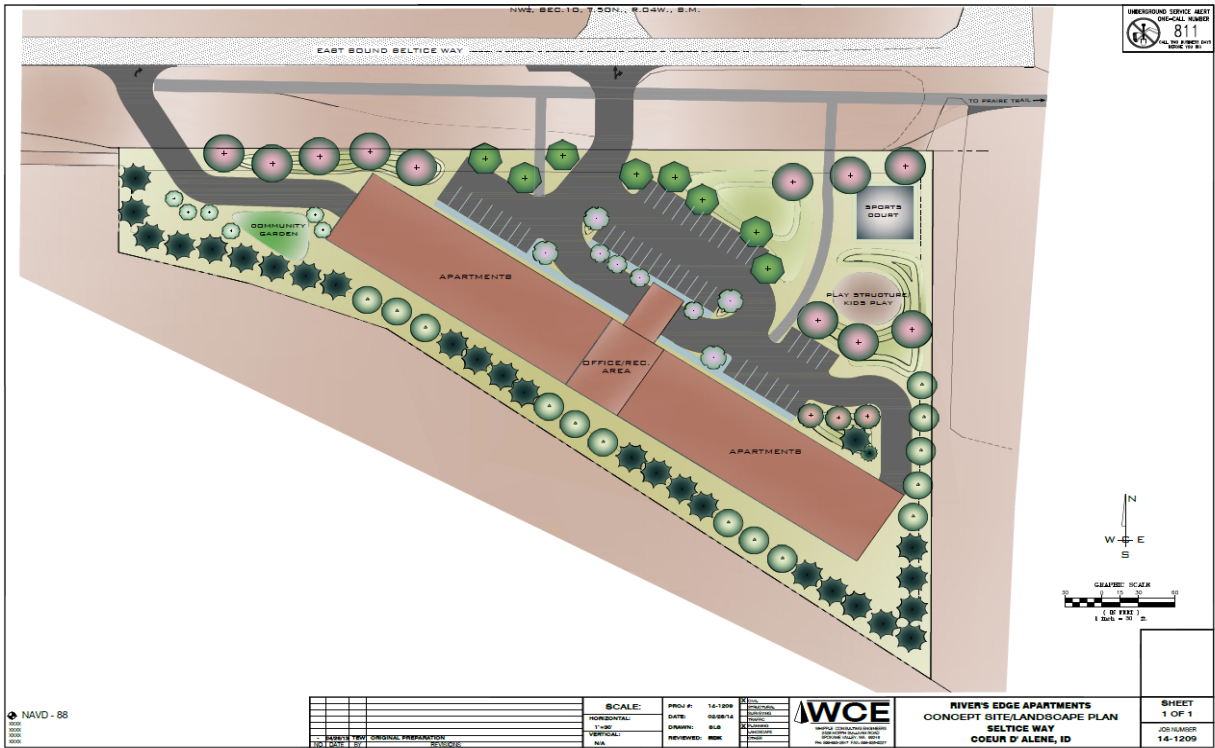
APPLICANT'S SITE PLAN:



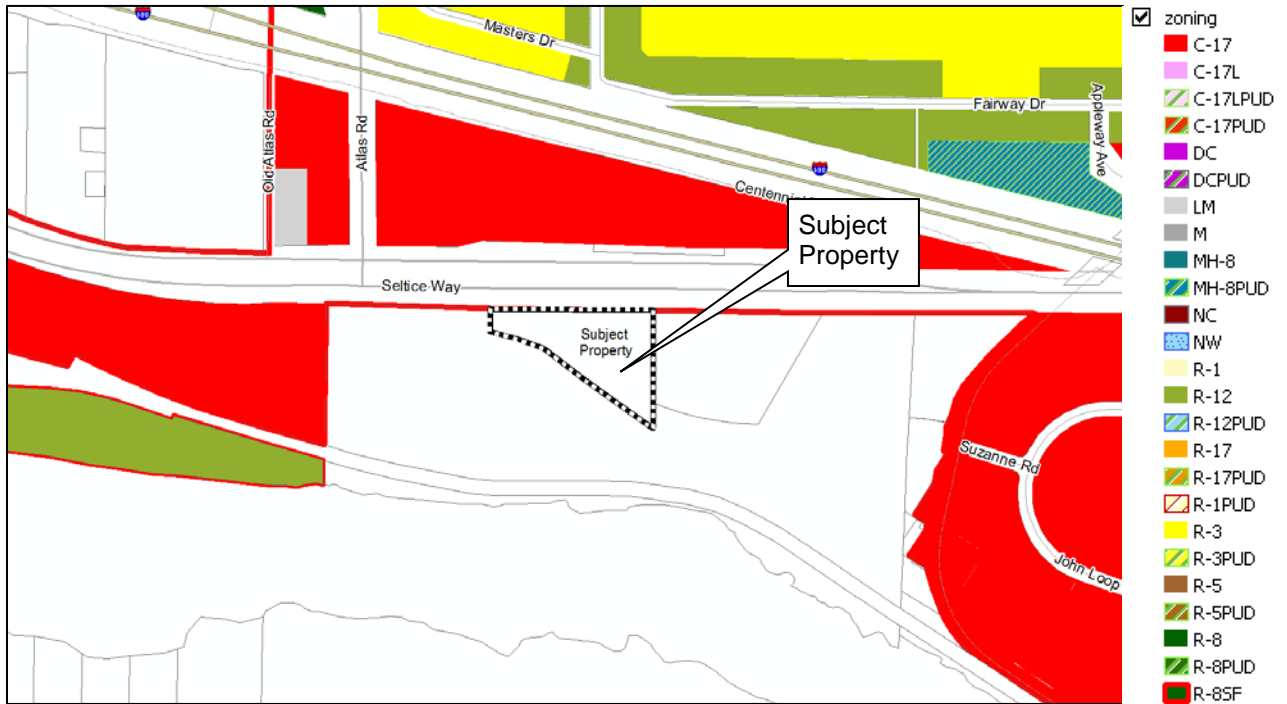
APPLICANT'S BUILDING ELEVATION:



APPLICANT'S LANDSCAPE PLAN:



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 ZONING DISTRICT:

The R-34 district is intended as a high density residential district, permitting thirty four (34) units per gross acre 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. 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, 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.

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

This district is appropriate as a transition between R-17 and commercial/industrial. Single-family detached and duplex housing are not permitted in this district. 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

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) units 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.

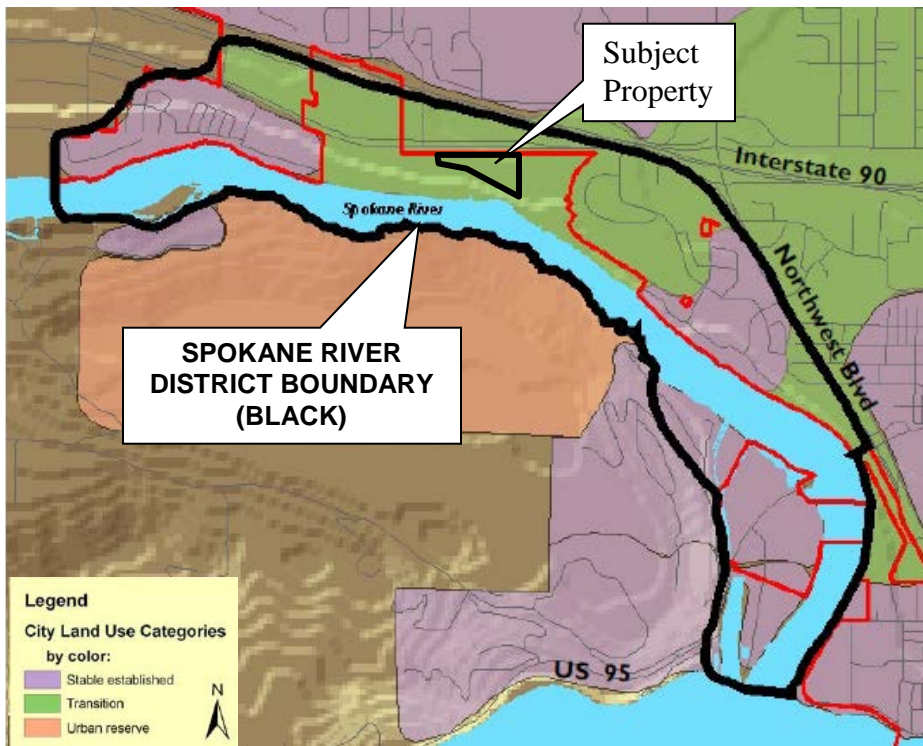
REQUIRED FINDINGS FOR SPECIAL USE PERMITS:

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 not currently within the city limits, but the applicant is in the process of finalizing the annexation.
- The City Comprehensive Plan Map designates this area as Spokane River District: Transition

COMPREHENSIVE PLAN MAP: SPOKANE RIVER DISTRICT- TRANSITION



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 Today:

The Spokane River District is in a state of flux from its historic past use as a site of four major waterfront sawmills and other industrial uses. In place of sawmills, recently subdivided property in this area along portions of the shoreline is developing into commercial, luxury residential units, and mixed use structures. Recent subdivisions aside, large ownership patterns ranging from approximately 23 to 160+ acres provide opportunities for large scale master planning. The Spokane River is now under study by federal and state agencies to determine how the quality of the water may be improved. Through coordination with neighboring communities and working with other agencies, our planning process must include protecting the quality of the water from any degradation that might result from development along the river's shores.

Public infrastructure is not available in some locations and would require extensions from existing main lines.

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 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 (10-16:1), 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

Significant policies:

- **Objective 1.01 –Environmental Quality:**
Minimize potential pollution problems such as air, land, water, or hazardous materials.
- **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 1.4 – 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 hillsides and waterfronts that make Coeur d'Alene unique.
- **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 1.16 - Connectivity:**
Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.
- **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 3.01 – Managed Growth:**
Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.
- **Objective 3.05 - Neighborhoods:**
Protect and preserve existing neighborhoods from incompatible land uses and developments.

- **Objective 3.08- 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 3.16 - Capital Improvements:**
Ensure infrastructure and essential services are available prior to approval for properties seeking development.
- **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).

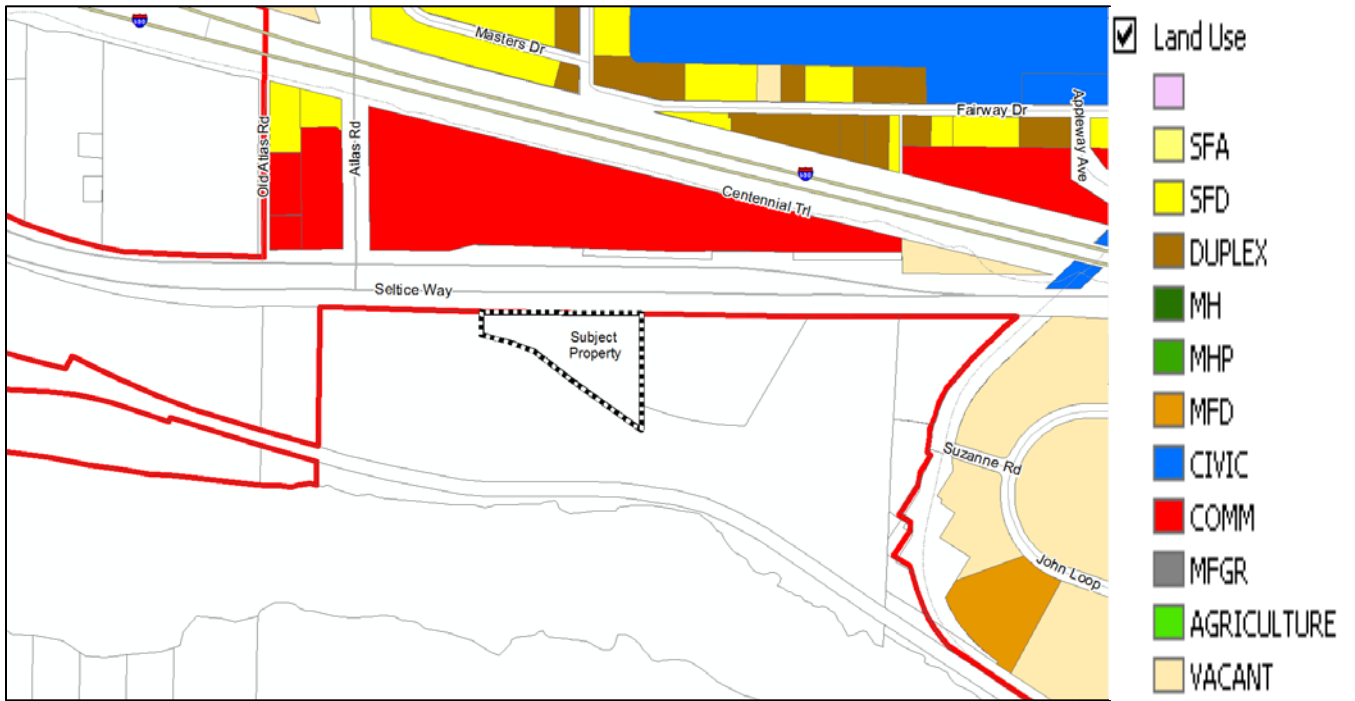
Evaluation: *The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

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 that are required for multi-family structures. The subject property was previously the site of the Stimson Lumber office building and is now vacant. To the south, east, and west of the subject property is bordered by approximately 40 acres of unincorporated industrial land previously the site of a lumber mill (as shown on the zoning map on page 5).

The subject property is on the south side of Seltice Way which is in the final design stages for revitalization. The site plan has proposed two access points along Seltice Way which will need to be reconfigured in coordination with the City Engineer due to the Seltice Way Revitalization Project. The property is located south side of east bound Seltice Way with Coeur d' Alene Honda, and a number of commercial businesses located on that west bound side of Seltice Way.

GENERALIZED LAND USE MAP:



SITE PHOTO - 1: View from the Sellice Way toward subject property looking west along Sellice Way



SITE PHOTO - 2: View from the Seltice Way toward the subject property



SITE PHOTO - 3: View from the Seltice Way looking east toward commercial uses



SITE PHOTO - 4: View from the Seltice Way looking west toward Coeur d'Alene Honda



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 a stormwater management plan to be submitted and approved prior to any construction activity on the site. Drainage facilities for the site will be required to treat and contain all storm generated runoff on the subject property. Also, due to the size of the subject property (greater than one (1) acre), and the proximity to the Spokane River, prior to the onset of development, a SWPPP (stormwater pollution prevention plan), and, NOI (notice of intent) will need to be filed with the EPA's Region 10 office.

TRAFFIC:

With the requested 130 units, the ITE Trip Generation Manual estimates the project will generate approximately 45 and 57 trips during the a.m. and p.m. peak hours, respectively.

Evaluation:

The adjacent street can accommodate the additional traffic volume. However, ingress and egress from the subject property will be compromised. The existing median crossings in Seltice Way will be removed/relocated as part of the Seltice Way reconstruction. Vehicular movements will be restricted to right-in/right-out only. Westbound traffic will be accommodated by travelling east and using a left-turn cut-through or roundabout to enter the westbound lanes. Traffic islands will be required to prohibit left turns on Eastbound Seltice Way.

STREETS:

The roadway to the north of the subject property is a four (4) lane, median divided street (Seltice Way) that is primarily under the jurisdiction of both the City of Coeur d'Alene, with small portions remaining under the jurisdiction of the Post Falls Highway District. Access and improvement requirements will be addressed when the property develops.

-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 zone special use permit for increased density on the subject property.

There is an existing 8" water main fronting the parcel just south of Seltice Way.

-Submitted by Terry Pickel, Water Superintendent

SEWER:

Public sewer is available to the subject property along the northern property line within the Seltice Way Right-of-Way. The Wastewater Collection System Master Plan (2013) shows this property discharging into the Huetter Interceptor Line; however, an increase in density may ultimately create downstream capacity issues at the bottleneck restriction within the interceptor lines. Available sewer capacity has yet to be determined.

Evaluation:

The applicant will need to demonstrate that the peak wastewater flows generated from the increased density will not compromise the public sewer main's downstream capacity all the way to the Wastewater Treatment Plant.

-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.*

APPLICABLE CODES AND POLICIES

UTILITIES

1. All proposed utilities within the project shall be installed underground.
2. All water and sewer facilities shall be designed and constructed to the requirements of the City of Coeur d'Alene. Improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
3. All water and sewer facilities servicing the project shall be installed and approved prior to issuance of building permits.

STREETS

4. Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
5. All required street improvements shall be constructed prior to issuance of building permits.
6. An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.

STORMWATER

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

PROPOSED CONDITIONS:

ENGINEERING

1. Traffic islands will be required to prohibit left turns on Eastbound Seltice Way. Acceleration/Deceleration lanes will not be required.
2. Sidewalk connections to the proposed shared-use path on Seltice Way shall be routed to avoid crossing the parking lot areas.
3. Coordinate with the City Engineer to redesign access onto Seltice Way and submit a revised site plan for administrative review and approval prior to moving forward with the site improvement process

WATER:

3. Any improvements required to meet service delivery and fire flow will be the responsibility of the developer at his/her expense.

WASTEWATER:

4. The applicant will need to demonstrate that the peak wastewater flows generated from the increased density will not compromise the public sewer main's downstream capacity all the way to the Wastewater Treatment Plant.

PLANNING:

5. The ingress/egress as shown on the proposed site plan may require modification due to the Seltice Way Redevelopment Project which is currently underway. Therefore, staff recommends that if the Special Use Permit is approved, it is not tied to the site plan.
6. If approved, the Special Use Permit will not be valid until the Annexation Agreement and Annexation Ordinance are finalized and recorded.

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.

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

**APPLICANT'S
NARRATIVE**



Whipple Consulting Engineers, Inc.

November 30, 2016
W.O. No. 2014-1209

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

RE: Request to Consider a Special Use Permit – 3.85+/- Acre site

Dear Planning Staff:

The purpose of this document is to furnish clarification for all concerns within the Special Use Permit application and to give a general description of the existing site and proposed intentions.

The area encompassed by the proposed special use permit lies on the South side of Seltice Way and previously was the site of the Stimson Lumber office building. The purpose of the application is to provide for infill redevelopment of an abandoned industrial area within the Area of City Impact, using existing City infrastructure and services. To the south, east, and west, the site is bordered by approximately 40 acres of unincorporated industrial land previously the site of a lumber mill. North of the site, across Seltice Way, are City C-17 zoned commercial properties with various uses consistent with that zoning. It is the intent of the proponent to obtain a special use permit for an R-34 high density residential district.

Special Use Permit Site Plan Information:

The owner envisions that the multifamily development will consist of a single building, with five floors of residential living space, and two below grade floors of parking. The goal is to take advantage of the natural slope on the southern part of the property to create two “daylight basement” floors of parking, thus allowing for additional open space that would normally be used by parking lots. The 130 unit apartment building will consist of two five story sections separated by a two story entrance, office, and recreation area. The living areas will have secure elevator access from the parking levels, and all units will be accessed via internal hallway. Additionally, each unit will have two dedicated parking spaces, most of which will be located on the basement garage floors, the balance being provided in front of the building.

The main access to the site will line up with the existing approaches used for the old Stimson Lumber office. This access point will serve guest parking as well as the upper floor of the parking garage. The second access point to the west (right in, right out) will take advantage of the natural change in elevation to access the lower floor of the parking garage.

What makes this site so attractive for R-34 multifamily development is the potential to create a health centric live/work/recreate environment. To do so, pedestrian connectivity to the Centennial Trail/Prairie Trail network is especially important and will be achieved with the completion of the Seltice Way improvement project. This will provide convenient pedestrian and bicycle access to the education

corridor, NIC's campus, and to the businesses in both downtown and Riverstone. In addition to the trail connection, the owner has taken advantage of the below grade parking to create active open space which could include such amenities as a community garden, a sports court, and a playground structure. Inside the building, there will be an indoor recreation/workout facility overlooking the river to the south as well as an on-site management office.

SPECIAL USE PERMIT CODE ANALYSIS:

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 commission:

A. The proposal is in conformance with the comprehensive plan.

Response:

The City's 2007 Comprehensive Plan places the subject property within the Area of City Impact and includes the subject property within the Spokane River District with a land use designation of Transition. This District is envisioned to consist of mixed use neighborhoods consisting of housing and commercial retail and service activities that embrace the aesthetics of the proximity to the Spokane River. Within this district, the comprehensive plan states that pockets of denser housing are appropriate and encouraged, and that the scale of the development will be urban in nature, promoting multi-modal connectivity to downtown. In order to achieve the desired development patterns within each district, the Comprehensive Plan utilizes a collection of goals, policies, and objectives.

Applicable goals, policies, and objectives within the Comprehensive Plan are addressed as follows:

Goal #1-Natural Environment

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.

These objectives will be fulfilled as the site develops. High density residential housing discourages sprawl, and development of the site will enhance an already developed part of our community. Infrastructure to support this development is already in place, and will be enhanced as development progresses.

Goal #2-Economic Development

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.

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

This proposal for high density residential development in a mixed use area such as this will provide workforce housing within comfortable walking/biking distances to commercial and recreational nodes such as Riverstone, the Kroc Center, and the Centennial Trail.

Goal #3-Home Environment

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 quality neighborhoods for all income and family status categories.

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

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

The proposed annexation and special use permit allows for the establishment of a unique area of multifamily residential housing that accommodates all income and family status categories in an area of the community where infrastructure and essential services already exist.

Infrastructure Availability:

Sewer: An 18" diameter gravity sewer line of adequate depth and capacity is located in the median of Seltice Way, north of the property. The sewer for this project would connect to this main at one of the manholes and would cross the eastbound lane of Seltice Way into the site.

Water: An existing City water main is located in Seltice Way. This main is of adequate size and pressure to serve the proposed development. Development as proposed may require extension of a new main from that existing main into the site for adequate fire and domestic flows.

B. The design and planning of the site is compatible with the location, setting and existing uses on adjacent properties.

Response:

The Seltice Way corridor currently consists of a mix of commercial and residential uses. The proximity to the commercial uses and location on an arterial make this site ideal for high density housing. The proximity to commercial uses/employment promotes the live-work ideal, and the close proximity to Riverstone provides convenient access to retail shopping and recreation within the park. As proposed, we believe that this project will not only enhance a blighted area, but will provide the citizens of the City of Coeur d'Alene with a unique and health centric living choice

- C. The location, design, and size of the proposal are such that the development will be adequately served by existing streets, public facilities and services. (Ord. 3059 §5, 2002: Ord. 1691 §1(part), 1982)

Response:

Seltice Way is considered an arterial and has adequate capacity to serve the proposed development. Improvements to Seltice Way as part of the City's capital improvement plan are contemplated for 2017 construction and will only increase capacity. Riverstone Park is approximately a half mile away and within easy walking distance. Water and sewer infrastructure improvements/extensions will also mitigate any impact to those facilities.

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

Response:

The site is currently zoned C-17, and it fronts on Seltice Way, which is an arterial, and will access from Seltice Way only. As a result, there will be no vehicular traffic from this development traveling through adjacent residential neighborhoods. Additionally, the site is within a half mile of the Riverstone shopping hub and park, and upon completion of the Seltice Way improvements, the site will have direct access to the Centennial Trail system.

- B. This district is appropriate as a transition between R-17 and commercial/industrial.

Response:

The approval of this district will provide for a transition between the R-17 residential uses to the east and the commercial/industrial property to the north and west/south.

- C. Single-family detached and duplex housing are not permitted in this district.

Response:

No single family or duplex housing is proposed.

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. 3268 §8, 2006: Ord. 2570 §1, 1993: Ord. 1691 §1(part), 1982)

Response:

Project review is expected as required.

As proposed, we believe that this project will not only enhance a once blighted area, but will provide the City of Coeur d'Alene with a unique and health centric living choice.


We appreciate the opportunity to make this request for approval of an R-34 Special Use Permit. Should you have any questions, please feel free to contact me at (509) 893-2617.

Sincerely,


A handwritten signature in blue ink, appearing to read 'Ray Kimball', is written over the typed name.

Ray Kimball, P.E.

Cc: File



FINDINGS



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

A. INTRODUCTION

This matter having come before the Planning Commission on January 10, 2017, and there being present a person requesting approval of ITEM: SP-1-17, a request for an R-34 (Residential at 34 units/acre) Special Use Permit in the C-17 zoning district.

APPLICANT: ATLAS MILL DEVELOPMENT CORPORATION

LOCATION: 2772 W SELTICE WAY

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

(The Planning Commission may adopt Items B1 to B7.)

- B1. That the existing land uses are commercial to the north and across Seltice Way and Riverstone Development to the east.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is C-17.
- B4. That the notice of public hearing was published on December 24, 2016, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on December 28, 2016, which fulfills the proper legal requirement.
- B6. That 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 January 10, 2017.

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:

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?

B8C The location, design, and size of the proposal are such that the development will be adequately served by existing streets, public facilities and services.

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?

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that for a special use permit, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are as follows:

ENGINEERING:

1. Traffic islands will be required to prohibit left turns on Eastbound Seltice Way. Acceleration/Deceleration lanes will not be required.
2. Sidewalk connections to the proposed shared-use path on Seltice Way shall be routed to avoid crossing the parking lot areas.
3. Coordinate with the City Engineer to redesign access onto Seltice Way and submit a revised site plan for administrative review and approval prior to moving forward with the site improvement process

WATER:

3. Any improvements required to meet service delivery and fire flow will be the responsibility of the developer at his/her expense.

WASTEWATER:

4. The applicant will need to demonstrate that the peak wastewater flows generated from the increased density will not compromise the public sewer main's downstream capacity all the way to the Wastewater Treatment Plant.

PLANNING:

5. The ingress/egress as shown on the proposed site plan may require modification due to the Seltice Way Redevelopment Project which is currently underway. Therefore, staff recommends that if the Special Use Permit is approved, it is not tied to the site plan.
6. If approved, the Special Use Permit will not be valid until the Annexation Agreement and Annexation Ordinance are finalized and recorded.

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

ROLL CALL:


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

Chairman Jordan Voted _____ (tie breaker)

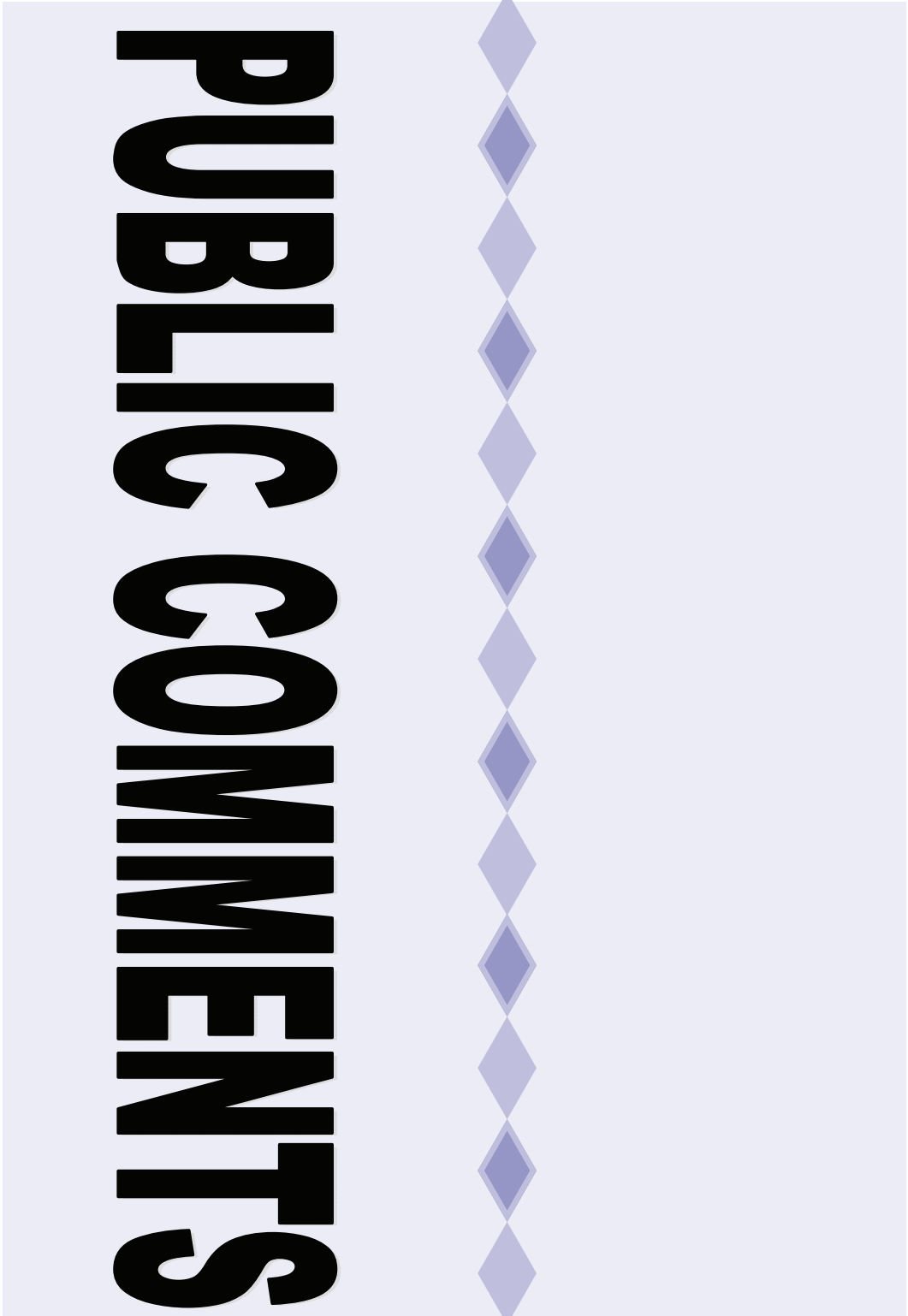
Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN



PUBLIC COMMENTS



Comments

We live on miners Loop and the Traffic is already To much, this area does loose power more then other area's. So am concern~~ed~~ about that. Also sewer. what should be done with this property is make it into a nice park! We do not need another sub division!

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

Comments

I am very concerned about speeding, noise, congestion, traffic, towards dog walkers and children in an all-ready well established neighborhood. Why is everything about money and taxes? Why cant the city designate this space for a natural park setting ???

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

Comments

Yes - super concerned about noise, traffic and safety in an "already well developed" and established neighborhood...

★ it is already used as an on-official dog park. Why not make it that?!

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

STUHMILLER, SHANA

From: David Meyer <DavidMeyer@BISability.com>
Sent: Sunday, January 01, 2017 11:20 PM
To: STUHMILLER, SHANA
Subject: Aspen Homes & Development LLC Requested Approval Public Hearing

Hi Shana,

I got notice of Public Hearing regarding Aspen Homes & Development LLC requesting approval of "Alpine Point" annexation because I live close by.


I have a few concerns about the development of this neighborhood property.


1. The trees there add considerable beauty to the neighborhood. How would development happen to keep as many trees as possible? How many trees would remain?
2. With the added vehicle traffic, probably 30 to 75 additional vehicles, I am concerned about the access to 15th street from E. Thomas Lane. Is it possible to put a light at 15th and E. Thomas Lane to handle the additional traffic and to reduce the danger of entering 15th from a (lower priority for snow removal) non-arterial street?
3. Is there a time limit for construction noises in the morning and evening?
4. What happens to the property if Aspen Homes & Development LLC goes bankrupt before finishing the project?
5. Would there be a new continuous sidewalk on E. Thomas Lane?
6. Are project CC&Rs compatible with the CC&Rs of the surrounding subdivisions?
7. Our internet infrastructure is marginal and unreliable as it is. Additional load on the neighborhood can make internet and TV service even more problematic. Is it possible to bring in Gbps fiber internet to the neighborhood?


Thank you for the invitation to the Public Hearing. I'll be there.

David


David Meyer

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STUHMILLER, SHANA

Subject: FW: City of Coeur d'Alene, Public Hearings

From: Jim Brady [<mailto:jbrady@idl.idaho.gov>]
Sent: Thursday, December 22, 2016 9:01 AM
To: STUHMILLER, SHANA
Subject: RE: City of Coeur d'Alene, Public Hearings

Hi Shana,

Thank you for the opportunity to review these projects. Only one project, SP-1-17, may have a tie to IDL programs. This project is very close to the Spokane River and we hope that they institute storm water BMPs to prevent any runoff from entering the river. In addition, if this project contemplates now or in the future of any encroachments into the Spokane River they will need to pursue an encroachment permit from this office.

The other projects do not appear to have any impacts to IDL's programs.

Thank you and Happy Holidays!!!!

Jim Brady, Resource Supervisor
Lands & Waterways

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