

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

OCTOBER 13, 2020

NOTE: The City is utilizing Governor Little's Stage 4 Rebound Idaho guidance for its public meeting. As such, we are abiding by the social distancing standard of 6' within the physical meeting room. Therefore, we are still encouraging the public to participate electronically. While participating electronically the public comments will be taken during that section of the meeting by indicating a raised hand through the Zoom meeting application. Public comments will not be acknowledged during any other time in the meeting.

Join by Computer <https://cdaid-org.zoom.us/j/91925253014?pwd=K2t4TS8yNXILaW9kMWM1clM3Rjk2dz09>

Join by Phone (Toll Free): 888-475-4499 or 877-853-5257

Meeting ID: 919 2525 3014

Password: 282854

Public Hearing Sign-Up Sheet: <https://www.cdaid.org/signinpublic/>

5:30 P.M. CALL TO ORDER:

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

APPROVAL OF MINUTES: ***ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.

September 8, 2020

ENVISION CDA UPDATE:

STAFF COMMENTS:

COMMISSION COMMENTS:

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

Reminder: Please use the virtual meeting sign-up sheets for public hearing items.

<https://www.cdaid.org/signinpublic/>

1. Applicant: Harmony Homes, LLC
Location: 7278 Atlas Road
Request: A proposed 7.69 acre annexation from County Ag to City R-8 LEGISLATIVE, (A-1-20)
 - a. A proposed PUD "Delcardo Village PUD" QUASI-JUDICIAL, (PUD-3-20)
 - b. A proposed 42-lot preliminary plat "Delcardo Village" QUASI-JUDICIAL, (S-3-20)

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.

Given the COVID-19 guidance and emergency proclamation from Governor Little, the Commission meeting and public hearings will take place virtually using the Zoom online meeting network. They will also be broadcast live on Facebook and will be posted on the City's YouTube channel.



MINUTES



**PLANNING COMMISSION
MINUTES
SEPTEMBER 8, 2020
Virtual (Zoom.us) and In-Person
LOWER LEVEL – LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Tom Messina, Chairman
Jon Ingalls, Vice-Chair
Lynn Fleming
Peter Luttrupp
Lewis Rumpler (Zoom)

STAFF MEMBERS PRESENT:

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

COMMISSIONERS ABSENT:

Brinnon Mandel
Michael Ward

CALL TO ORDER:

The meeting was called to order by Chairman 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 August 11, 2020. Motion approved.

ENVISION CDA UPDATE:

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

- The project management team recently met with the six focus groups that included the Community Advisory Committee that is making great progress reviewing the policy language.
- They are continuing to work with KMPO (Kootenai Metropolitan Planning Office) on traffic modeling.
- They are in the process of trying to schedule a leadership briefing in October with the Planning Commission, City Council and CDA 20/30 board members and department heads.

STAFF COMMENTS:

Ms. Anderson provided the following comments

- Scheduled for the October 13th Planning Commission meeting is a multi-part development request that includes an Annexation, Planned Unit Development (PUD) and Subdivision. They are also looking to bring forward some housekeeping changes to the zoning code.

COMMISSION COMMENTS:

Commissioner Luttrupp commented that he recently received a Public Hearing Notice in the mail from the City. He asked if it would be considered a conflict since he received the notice.

Mr. Adams explained that it is not a conflict if you don't have a financial interest in the project.

PUBLIC COMMENTS:

Chris Cox (on Zoom) said that he sent an email wanting his comment read into the record in regard to the zone change request on 2926 Howard.

PUBLIC HEARINGS

1. Applicant: Connie Krueger, Stonehenge Development on behalf of Northwest Solutions Investment Group, LLC
Location: 3520 N. 15th
Request: A proposed zone change from R-8 to R-17 QUASI-JUDICIAL, (ZC-4-20)

Mike Behary, Associate Planner, provided the following statements.

- The property is located northeast of the intersection of 15th Street and Mary Lane. Prior to 1993, there existed one singling-family dwelling on the entire 4.26-acre site.
- Currently there is an existing multi-family apartment complex located at the site with a total of 33 units located on the property.
- This multi-family facility was approved under the Cluster Housing ordinance. Cluster housing regulations were adopted in 1988.
- Building permits for the multi-family complex were obtained in 1993 and in 1994.
- The site is legal non-conforming, since it was built under regulations that allowed for multi-family in the R-8 district, which have since been repealed. The cluster housing regulations were repealed in 2007. The current zoning ordinance allows multi-family facilities to be located in the R-17, C-17, and C-17L districts. Multi-family uses are not permitted in the R-8 Zoning District.
- Mr. Behary said that it should be noted, per the applicant's narrative, that they are not requesting additional units at this time. However, if the subject site is approved to be changed to the R-17 residential district, the size of the parcel allows for a maximum of 72 units to be built on the site.
- The Comprehensive Plan designates the area as NE Prairie: Stable Established.
- The various city departments have no objections to the zone change as proposed.
- The proposed zone change itself would not adversely affect the surrounding area with regard to traffic, as no traffic is generated from a zone change alone.
- There are no conditions associated with the project.

Mr. Behary concluded his presentation.

Commission Comments:

Commissioner Luttrupp asked if there are other R-17 properties near the property.

Mr. Behary explained there are a few far away which he noted on the map. Commissioner Luttrupp noted in the staff report a comment about cluster housing being repealed in 2007 and asked if staff could explain why that was repealed. Mr. Behary said that he is not clear why it was repealed and noted as a follow-up that pocket housing was also repealed, so currently they don't have an infill code.

Commissioner Ingalls noted that on page 11 of the staff report it states that the properties to the west and north of the subject site are residential with a single family currently on the property. Mr. Behary explained that it was a "typo" and should have stated "multi-family" to the north.

Public testimony open.

Connie Krueger, applicant, provided the following statements:

- The property owner is Northwest Solutions Investment Group, LLC, with the owner as Brenny Ross.
- The property is located on the east side and is 4.236 acres.
- On the east side of the development are a few fourplexes that are nicely landscaped.
- The rezone from R-12 to R-17 allows for higher density residential.
- There are 3 reasons for the request. One is that the property is non-conforming and the owners are having issues with refinancing because the use is no longer allowed in the zoning district and if it was destroyed it would make it difficult to rebuild. Two, the property is located on a major collector which is 15th Street with a lot of medium high-density housing developments highlighting the area, and three, the infrastructure is available for the current use.
- The area is made up of a mixture of triplex and fourplex buildings.
- The infrastructure is already provided.
- Comments from the City Engineer indicated that there is not a problem with future traffic.
- There are currently no plans for development at this time.
- The effects of the rezone would not have a major impact on property rights and value because the quality and style of home would be increased.
- If the zone request was not granted the property owner would struggle because he wouldn't be able to reconstruct in accordance with the current use.
- The comprehensive Plan supports pockets of higher density housing.
- They are in a transition area that allows multi-family housing.

The applicant concluded her presentation.

Commission Comments:

There were no questions for the applicant.

Public testimony closed.

Discussion:

Commissioner Fleming commented that a zone change to R-17 makes sense since the local developments are at the end of their life span and she understands why bringing the property in conformance makes sense.

Commissioner Ingalls concurred and commented that he has recently seen a lot of infill projects in the last few months and predicts that he will see more. He added that they can't guarantee that the project, when completed, will be affordable housing and noted that he is an advocate for quality infill projects.

Commissioner Luttrupp said that he believes the request is premature and can't support the request.

Motion by Rumpler, seconded by Fleming, to approve Item ZC-4-20. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Luttrupp	Voted	No
Commissioner Rumpler	Votes	Aye

Motion to approve carried by a 3 to 1 vote.

2. Applicant: Connie Krueger, Stonehenge Development on behalf of Howard, LLC
Location: 2926 N. Howard Street
Request: A proposed zone change from MH-8 to R-17
QUASI-JUDICIAL, (ZC-5-20)

Tami Stroud, Associate Planner provided the following statements.

- The subject property is located on the west side of US Highway 95, south of W. Neider Avenue and east of N. Howard Street.
- There is an existing +/- 700 square foot house and detached accessory structures located on the subject site.
- The property has been used as a single-family residence for many years. It is relatively flat and is constrained by the presence of overhead utility lines that traverse over the front portion of the property at an angle.
- The property abuts a multi-family housing project located to the rear of the subject site which is located in the R-17 zoning district.
- The subject property is surrounded to the north, west and south by the MH-8 zoning district, with R-12 zoning to the southeast and an R-17PUD further north.
- There is also a pocket housing development located several parcels to the south and an apartment complex located on property several parcels north of the subject site.
- The applicant has indicated that they intend to demolish the existing single-family structure currently located on the site.
- Ms. Stroud said that it should be noted that the applicant's proposed project plan is not tied to the requested zone change. If the subject site is approved to be changed to the R-17 residential district, then all permitted uses in the R-17 residential district would be allowed on the site, including the applicant's proposed project.
- The City Comprehensive Plan designates this area as Fruitland-Transition.
- Ms. Stroud referenced the required findings for the project.
- She noted that all City departments support the request and don't have any issues.
- In regard to traffic, the proposed zone change itself would not adversely affect the surrounding area, as no traffic is generated from a zone change alone.
- The applicant also states that no specific changes are planned for the property but, rather, the change would be for marketability.
- If, in the future, the property is redeveloped to the maximum allowable density, traffic would almost certainly increase, but with only ½ acre available for development, only a small increase would be expected.

- The increase would be negligible compared to the over 1,600 cars per day that use Howard Street. The Streets & Engineering Department has no objection to the zone change as proposed.
- Ms. Stroud noted that there is one condition if this project is approved.

Ms. Stroud concluded her presentation

Commission Comments:

No comments

Public testimony open.

Connie Krueger, Applicant, provided the following statements:

- The owner of the property is Howard, LLC.
- They are requesting a rezone from Mh-8 to R-17.
- Ms. Krueger showed pictures of the homes surrounding the property that are considered high density housing.
- The average density in the area is 13.91 units per acre.
- The property is located on a major collector.
- In the area there are a lot of services within walking distance which makes it a desirable area to live in.
- Ms. Krueger noted the many rezones approved over the years in the area.
- The primary access to the property is from North Howard Street, which is a major collector with all infrastructure in place so any added traffic the project might generate will be handled.
- Ms. Krueger described the character of the neighborhood as a higher density residential area that shouldn't impact neighboring properties.

The applicant concluded her presentation.

There were no questions for the applicant.

Ms. Anderson read a comment submitted by Chris Cox on August 27 that stated, "I don't think this change should take place. Increasing density from eight homes to seventeen homes per acre in this already congested area would not be in this neighborhood's best interest. Also, my home is located directly across the street and cars coming and going will be very noisy and disruptive, especially at night the headlights will shine directly in my windows disrupting the peace and waking me up. My property will become very undesirable likely to cause the value to plummet."

Ms. Krueger said that the applicant does recognize that higher density housing will have more impacts from light, noise, traffic etc. She said that growth is unavoidable and they will try to be a good neighbor.

Commission Comments:

Commissioner Luttrupp said that he feels the request makes sense and will support.

Commissioner Ingalls noted that in the neighborhood is a mix of rental properties and multi-family and he will approve the request.

Commissioner Fleming said that as she was driving through the neighborhood, she noted that the area is surrounded by many affordable properties and is the right direction for the area.

She explained that where the street dead ends from Neider into Howard is a "scary" street and suggested a light placed in the area. She supports the request.

Chairman Messina said that he concurred with all comments and explained that he currently is part of the City infill committee that is in the process of studying areas like that for affordable housing, and he approves the request.

Commissioner Rumpler said that he supports the request

Public testimony closed.

Motion by Fleming, seconded by Luttrupp, to approve Item ZC-5-20. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Rumpler	Votes	Aye

Motion to approve carried by a 4 to 0 vote.

3. Applicant: John Barlow, JRB Properties on behalf of Hagadone Hospitality Co.
Location: 23rd Street & Ashton
Request: A proposed amendment to the Limited Design PUD-2-04.
QUASI-JUDICIAL, (PUD-2-04m.1)

Sean Holm, Senior Planner provided the following statements.

- The applicant, Hagadone Hospitality Co., is requesting modification of an approved 2004 Limited Design Planned Unit Development (LDPUD) that will allow the construction of three structures totaling no more than 275 units at a maximum height of 220'. Uses include: residential apartments/condos (multi-family) and hotel(s).
- Requested modifications:
 1. Increase the previously approved structure on site #4 (Golf Course Apartments) to include footprints for three (3) structures as shown in the proposed building boundary exhibit.
 2. Allow for an increase of height from the previously approved 60'+/- (elevation of 2200') for site #4 in 2004, to a maximum height of 220' for each of the three footprints proposed.
 3. A clarification to allow for a mix of uses authorized in C-17 to include: apartments (approved in 2004), condos, and hotel.
 4. Set a limit of no more than 275 units (in aggregate) for the 3 structures. This includes apartments, condo units, and hotel rooms.
 5. Reduce a portion of the unused "Golf Course Maintenance" area (on LDPUD map) to accommodate the footprints in requested modification #1.
 6. Add additional property measuring 2.4 acres to the Limited Design PUD previously used as a campground. (Area Detail of Current Request map)
 7. Grant 0.31 acres of public open space adjacent to the Fernan Creek Pond ("Mill Pond" in prior staff report), adding a spur from the existing Centennial Trail along Coeur d'Alene Lake Drive, to a proposed fishing pier.
 8. Create a 1.38-acre private open space garden.

9. Consistent with prior approvals and interpretation, allow gated entries and a 6' privacy fence along bordering rights-of-way (ROW) corresponding with the existing site and golf course operations.
 - Mr. Holm noted the list of findings in the staff report
 - The Comprehensive Plan designates the area as Historical Heart Stable Established – Transition
 - The proposed site plan minimizes tree removal by pushing the buildings as close to the golf course as possible and putting all the tenant parking inside the building footprint. The design minimizes exterior parking lots, which minimizes tree removal. Additionally, to further minimize driveway length (which would cause tree removal) a north entrance was added to access Building 1. Additionally, parking lots are strategically located in the site to minimize tree removal.
 - No tree removal is planned for the City right-of-way unless it is necessary for the route from the Centennial Trail to the Fernan Mill Pond public open space.
 - Mr. Holm noted the various staff comments in the report with Wastewater stating, “ the 2013 Sewer Master Plan (SMP) requires this project to upsize the existing public sewer from 8 inch to 15 inches located at 23rd St south of Mullan Ave. Also, to abandon 6-inch public sewer in the same area of 23rd south of Mullan Ave and connect existing services to the new public sewer line. Also, an update to the original PUD (2-04) The SMP has identified a possible downstream capacity issue that should be evaluated by the clients consulting engineer.”
 - “There would also be some need to reroute sewer upstream of the planned project from Armstrong Hill and The Terraces pressure sewer to facilitate continued sewer flows through the project. All sewerage lines beyond and upstream of the public sewer connection shall be privately owned and maintained by the PUD’s Owner at no cost to the City.”
 - The building envelope is intentionally set back as far as possible from the public right of way in order to maximize the landscape buffer and preserve the mature trees.
 - The +/- 85-foot-tall trees north of Building 2, along with the +/-40-foot-tall trees along 23rd buffer the building height. To further maximize the landscape buffer, all tenant parking (at 2 parking spaces per 1- or 2-bedroom unit) is within the building. Additionally, the buildings are spaced +/- 85 feet apart to create view corridors.
 - If approved there are 16 conditions for consideration.

Mr. Holm concluded his presentation

Commission Comments:

Commissioner Ingalls commented that it was a good report and what jumps out are the three benefits to the public. He noted the first one is the ability to add 16 conditions, the ability to negotiate, and the third benefit is if approved, it locks in the PUD’s significant features. He described the features he liked were the step-throughs on the buildings and articulated facades, and likes that with the process is “what we see is what we get”. Mr. Holm stated that the job of the Planning Commission is to define the “box” and, for example, if the roof top was stepped the Planning Commission would have to define the “box.” Commissioner Ingalls commented that in regard to the requirement for open space, the applicant has gone over and beyond that requirement and that the definition for open space in a PUD doesn’t say it has to be “public” open space and that the open space is intended for the people who live in that PUD. He commented that he likes the “public/pond park” and questioned if that will be approved with the PUD. Mr.

Holm stated that is correct.

Commissioner Fleming asked who will maintain the pond/park. Mr. Holm stated that it would remain in private hands, maintained by Hagadone but open to the public.

Ms. Anderson commented that Mr. Adams noticed upon reviewing the findings packet there is an additional finding added at the end of the findings packet which is "I," that refers to flood plains and landslides which was addressed in the original staff report and that Chris Bosley, City Engineer who is attending via Zoom if additional information is needed.

Public testimony open.

John Barlow, Applicant, provided the following statements:

- He thanked the commission and chairman for their service on the commission.
- He has been associated with Hagadone Corporation for 42 years as an independent contractor and involved in the design/development work of the resort and the golf course.
- He explained the history behind the site, which was mining, lumber and agriculture.
- He explained that in 1987 they had a chance to purchase the site from Potlatch Corporation with a vision from Mr. Hagadone on how the property could best be developed.
- The site had challenges with a lot of environmental problems that included wood waste and the addition of leachate that came from the wood waste getting into the lake, so they designed and installed a liner system that is 4 acres in size covering the lower side which collects all the nutrients from fertilizer and pipes it back inland. He added that because of the wood waste issues with methane gas emissions that the same process used with the floating green to protect the lake and because of that they received the Urban Land Award of Excellence in "92" for the environmental change and the acknowledgment of a community like ours transcends from a resource bases that we have today.
- They acquired a number of parcels of land around the golf course that were part of the big picture that was for the first Limited Design PUD and approved in 2004.
- Parcel 4 is the piece they have looked at which is small and the only thing to be developed was a small apartment project that is being considered today.
- In 2016 the campground site became available and the City asked them to buy the property which had a lot of environmental issues such as sewers that weren't connected to the City, and they purchased the property.
- The intent was for future development of the property and it was a massive cleanup and with the vacation of Ashton and 23rd provided an increase to the setback area to be developed, which wasn't the case in 2004.
- Mr. Barlow addressed the tree height on the property, which is between 85-100 feet in height, and commented that anyone driving by the property won't notice the buildings because the trees will hide the majority of the buildings.
- With the vacation of Ashton and 23rd and the proposal for three buildings, would allow someone the opportunity to live on the golf course.
- Mr. Barlow explained that the request is to expand Area 4 to include the newly acquired land and the vacated right-of-way, and because of the expansion of Area 4, it will include 1.3 acres of private/public open space.
- The request for the additional height of the buildings was needed so they could put the parking for the 4 floors under the building, which helped them acquire the 1.3 acres of open space that wouldn't have happened if the parking was onsite. He added that they will also provide a 6' foot front yard fence which is a requirement from the City.
- The fencing will go along the outside of the parking on both sides of the gate, with the rest of the property reserved for landscaping which will be similar to the resort.
- The pond is Fernan Creek, owned by the State of Idaho, which will be maintained by the resort.
- A new "spur" will be placed off of the Centennial Trail, including a public bike rack area with the addition of a new access dock to use. The property will be opened to the public but maintained

by the resort.

- Upon approval they still have 136.6 acres of open space for the overall project, which represents a density of 2.9 dwelling units per acre, which is below projects to the north.
- Mr. Barlow stated that they agreed to all of the conditions in the staff report.

Phil Boyd provided the following statements

- They have been working on the project for 9 months.
- The project is close to I-90 with access to the trail which is easy to get to.
- A benefit for the project is that the applicant doesn't have to add/remove infrastructure or replace it.
- He predicts that the project will act as an economic engine for East Sherman, with the potential for restaurants, homes, etc. to want to locate to that end of town.
- After discussing the architecture styles with staff, staff stated that they felt architecture is an important element for the project, so the applicant hired an international architect to work on the project.
- The city hasn't yet adopted the East Sherman Revitalization plan and in that plan are some comments from the public who stated they wanted to see significant growth in the area and he feels that once the project is completed, it will fulfill that request.
- Mr. Boyd went through the Comp Plan polices noted in the staff report and discussed how all of those listed are met by the project.
- The applicant wanted to get a picture from Fernan Hill showing what the impact would be to the people living in e area, and showing how there will be a minor impact on the view of the lake when the buildings are completed.
- They worked around the trees to accommodate guest parking and noticed they were having to eliminate many trees and that is why they decided to provide parking inside.
- Open space was an amenity offered to the public and was discussed with staff to provide maintenance to the open space including Fernan Creek.
- the reason three buildings were chosen instead of one was to prevent having a "wall" and to meet the density to have a viable project.

Mr. Boyd concluded his presentation.

Commissioner Ingalls said that there are 16 proposed conditions and asked if the applicant approved all of them. Mr. Boyd said that the applicant does.

Mr. Barlow provided a list of project benefits.

- CDA will continue to grow and the type of housing responds to the desired housing demand for low maintenance living and a central, near-to-town location.
- By putting 275 residences under 3 roofs, they avoid the prairie sprawl and all associated traffic impacts.
- As shown in the staff report, there are NO infrastructure impacts.
- The staff report states, "The proposal for site #4 takes into consideration pedestrian and vehicle movements, provides hotel and living accommodations, and provides extensive landscaping and buffering. This request meets these two standards (Functional and Enduring). The site would perform as designed for many decades."
- The project creates a large property tax base, which will greatly benefit the City of Coeur d'Alene.
- With mostly retired or empty nest residents, the project creates a large property tax base for the School District, with little to no impact on the need for more schools.
- There is little to no demand on City services.
- Provides a significant amount of sewer and water use fees.
- It will provide huge economic benefit for existing and new businesses in the East Sherman area.
- Due to the unique characteristics of the site provided by existing trees, long setbacks from

streets, adjacent location of Lake CDA Drive and I-90, there is little to no impact on the views of others.

Mr. Barlow concluded his presentation.

Chairman Messina inquired about a timeline. Mr. Barlow explained that right now a hotel is needed because of the number of tourists coming to Coeur d'Alene who want a place to stay on the golf course, and they will immediately do a feasibility study to see what type of housing is needed in the area. Chairman Messina commented that the project seems like a few years away. Mr. Barlow noted on the map that the first building to be constructed will be on Ashton and the reason why is because it will be the most remote building that people could occupy until the future phases are done. Chairman Messina asked about the fishing dock and would that be done with the first phase. Mr. Barlow answered that he thinks that should happen right away with the construction of the first building.

Commissioner Fleming said that she feels the biggest push is the height with many people living on Fernan Hill who will be mad for having their lake views obstructed. She commented that she feels that every unit should have two cars and is hoping people coming to this area will have electric cars. She also commented that she would like to see the building lowered and have less parking. She stated that it is a great project and a real plus to the end of Sherman.

Commissioner Rumlper said it is great project and he will support it.

Commissioner Luttrupp said it was a great presentation and encouraged others to follow their example.

Chairman Messina asked for public comments.

Jim Glen (in person) said that he lives on Fernan Hill Road and the picture taken by the applicant doesn't give a true view of the project. He commented that it is a nice project but the height of the buildings is the issue. He added that the project, as explained by the applicant, is not workforce housing. He further commented that when he bought his house years ago, it was for the view and he assumed it was protected. He asked the commission to reconsider the request.

Katie Elwell (on Zoom) noted that if the project is approved the City will gain a large tax property base to the area.

Commissioner Luttrupp asked if they are granting waivers on height limit. Ms. Anderson said that there is not a height limit in C-17. Mr. Holm said that the height approved for the original hearing in 2004 was 43 $\frac{3}{4}$ feet allowed in the C-17 zone for multi-family use, and since that hearing it has been changed to 60' feet, or an elevation of 2,200. Commissioner Luttrupp asked if the request is a modification to the height. Mr. Holm explained that a Limited Design PUD allows the applicant to ask for changes in setbacks and height.

Applicant Rebuttal.

John Barlow explained that property taxes are determined on the assessed value of a building and, for example, if it is a condo or apartment it is not who owns it, but how much is it worth, so the person paying that tax are the people who own it. He said that he respects Mr. Glen's comments and explained in that 1990 he bought 4 acres on Fernan Hill Road because it was the highest piece of land in the City. He explained that from his property he could see the resort and golf course, so to protect his views he got a view easement and sometime later McEuen tower was constructed right in front of the resort. He commented that that is what happens when the community grows. He explained that as a C-17 property, if we build a hotel at 51% there is not a height limit and the setbacks are minimal, so by approving the request it puts a height limit on the property and gives control over the pitched roof, step roofs etc., and if they just decide to build straight C-17 without a PUD, they could build whatever, so it is a protection to the City and those people who have a view.

Public testimony closed.

Discussion:

Commissioner Ingalls concurred that it was a great presentation and acknowledged the effort that went into the visual studies. He said that, for him, there are 4 things that make it a "homerun" project for the City: One, it helps the East Sherman study area; two, the project is heavily buffered by trees; three, it is a win to the City which is a low impact to the City where police will go every night, City services are provided, infrastructure is done and anything modified will be at the applicant's expense, so it is a win/win for the City. He added that one other benefit that was forgotten was the use of the public park is a plus.

Chairman Messina said that it will increase the values in East Sherman and hopefully kick start the area and will open a path for other developers who might consider developing in the area.

Motion by Ingalls, seconded by Rumpler, to approve Item PUD-2-04m.1. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Rumpler	Votes	Aye


Motion to approve carried by a 4 to 0 vote.

ADJOURNMENT:


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

The meeting was adjourned at 8:36 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



PUBLIC HEARING



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**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: OCTOBER 13, 2020
SUBJECT: A-1-20 – ZONING PRIOR TO ANNEXATION OF +/- 7.69 ACRES
FROM COUNTY AGRICULTURAL TO R-8.
LOCATION: +/- 7.69 ACRE PARCEL LOCATED BETWEEN SUNSHINE
MEADOWS AND CDA PLACE TO THE SOUTH

APPLICANT/OWNER:
Harmony Homes, LLC
1000 Northwest Blvd.
Coeur d'Alene, ID 83814

ARCHITECT:
Van Houten Consulting and Design
Merle Van Houten
1013 Coeur d'Alene Ave.
Coeur d'Alene, ID 83814

DECISION POINT:

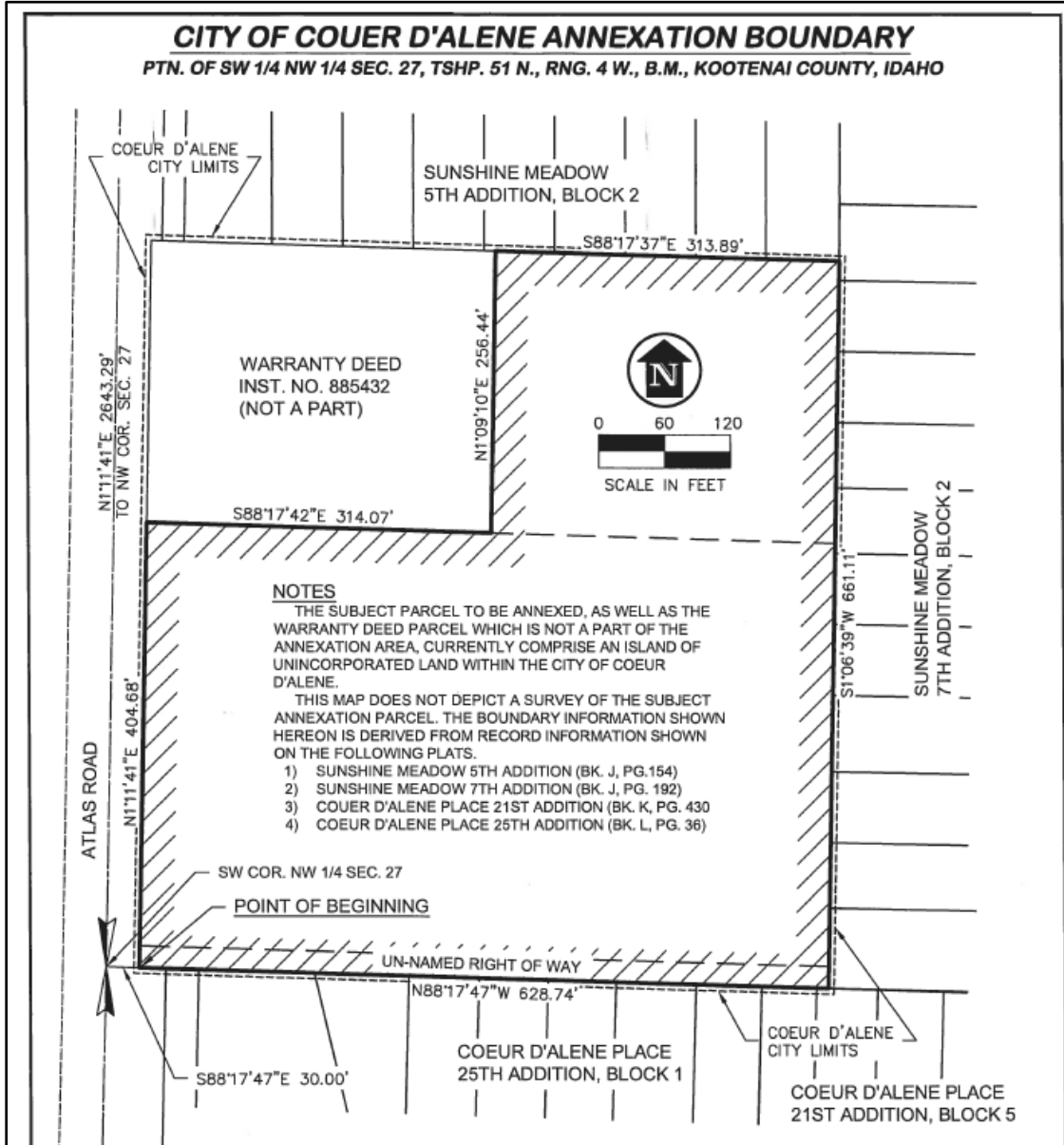
Merle Van Houten, on behalf of Harmony Homes, LLC is requesting approval of a proposed +/- 7.69-acre annexation from County Agricultural to city R-8 zoning district (Residential at 8 units/acre).

Area Map:



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, staff made an effort to write the staff reports in a manner that split the requests into its two respective parts.

Annexation Map:



Merle Van Houten, on behalf of Harmony Homes LLC, is requesting approval of a proposed +/- 7.69-acre as shown on the above annexation map. The property is currently zoned County Agricultural and they are requesting the city R-8 zoning district.

Proposed R-8 Zoning District:

17.05.090: GENERALLY:

- A. The R-8 district is intended as a residential area that permits a mix of housing types at a density not greater than eight (8) units per gross acre.
- B. In this district a special use permit, as prescribed in section 17.09.205 of this title may be requested by neighborhood sponsor to restrict development for a specific area to single-family detached housing only at eight (8) units per gross acre. To constitute neighborhood sponsor, at least sixty six percent (66%) of the people who own at least sixty six percent (66%) of the property involved must be party to the request. The area of the request must be at least one and one-half (1 ½) acres bounded by streets, alleys, rear lot lines, or other recognized boundary. Side lot lines may be used for the boundary only if it is also the rear lot line of the adjacent property.
- C. In this district a special use permit may be requested by the developer for a two (2) unit per gross acre density increase for each gross acre included in a pocket residential development. This density increase provision is established to reflect the concern for energy and environment conservation.
- D. Project review (see sections 17.07.305 through 17.07.330 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.

17.05.100: PERMITTED USES; PRINCIPAL:

Principal permitted uses in an R-8 district shall be as follows:

- Administrative
- Duplex housing
- Essential service (underground)
- "Home occupation", as defined in this title
- Neighborhood recreation
- Pocket residential development
- Public recreation
- Single-family detached housing

17.05.110: PERMITTED USES; ACCESSORY:

Accessory permitted uses in an R-8 district shall be as follows:

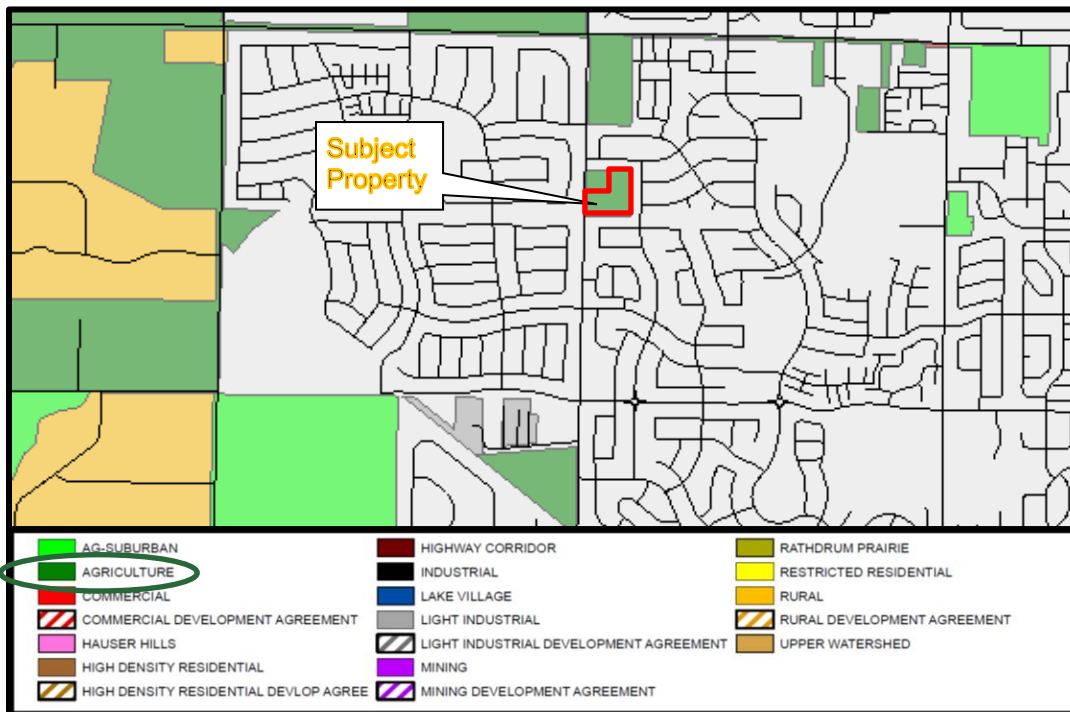
- Accessory dwelling units
- Garage or carport (attached or detached)
- Private recreation facility (enclosed or unenclosed).

17.05.120: PERMITTED USES; SPECIAL USE PERMIT:

Permitted uses by special use permit in an R-8 district shall be as follows:

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

CURRENT KOOTENAI COUNTY ZONING (Agriculture):



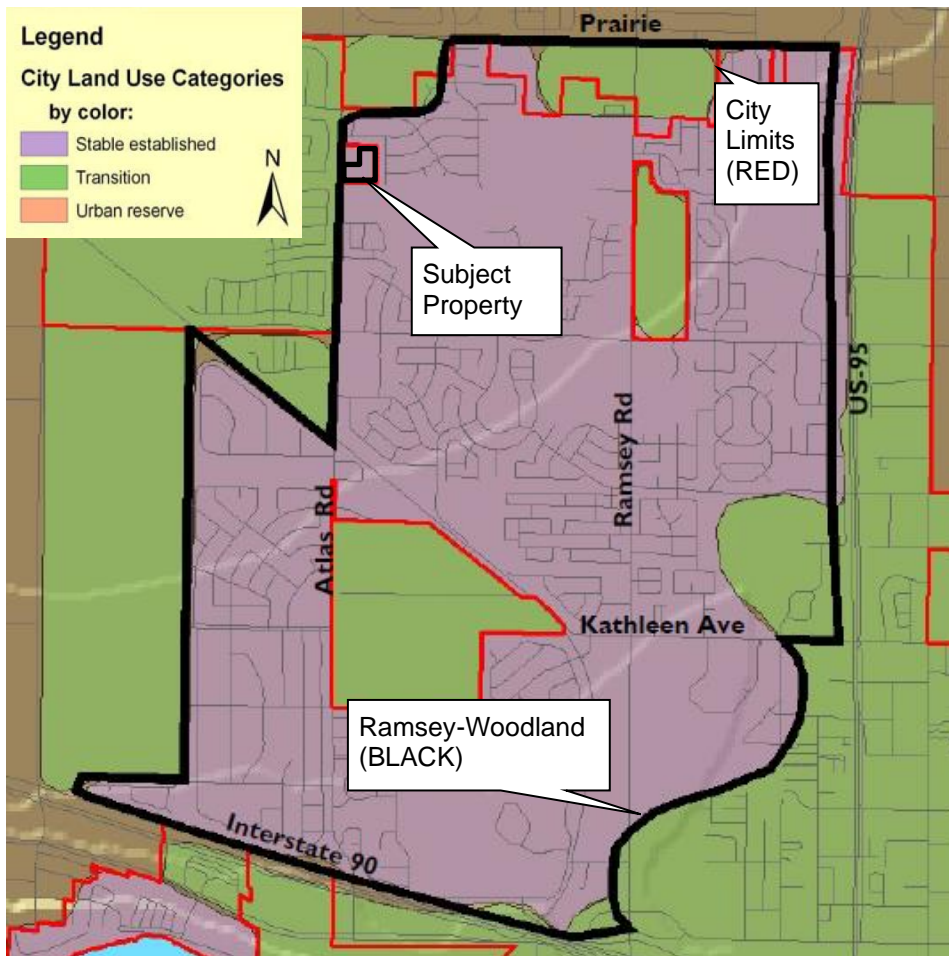
REQUIRED FINDINGS FOR ANNEXATION:

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

2007 COMPREHENSIVE PLAN- LAND USE CATEGORIES:

- The subject property is contiguous with existing city limits
- The City Comprehensive Plan Map designates this area as: Ramsey – Woodland:

Ramsey-Woodland -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.

Transition:

These areas are where the character of neighborhoods is in transition and should be developed with care. The street network, the number of building lots and general land use are expected to change greatly within the planning period.

Land Use: Ramsey-Woodland

Ramsey - Woodland Today:

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

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

Ramsey - Woodland Tomorrow

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

The characteristics of Ramsey – Woodland neighborhoods will be:

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

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

Finding #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. 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:

The subject site is currently undeveloped. The site has frontage along the east side of Atlas Road. Any necessary improvements to this street and frontage would be addressed during future construction. The Streets and Engineering Department has no objection to this annexation request.

-Submitted by Chris Bosley, City Engineer

WATER:

The subject property will be served by Hayden Lake Irrigation District and have provided a "Will Serve" letter.

-Submitted by Kyle Marine, Assistant Director

WASTEWATER:

1. The nearest public sanitary sewer is located in Cornwall St. At no cost to the City, a public sewer extension conforming to City Standards and Policies will be required prior issuance of any building permits. A sewer easement will be required to reach the subject property.
2. The Subject Property is within the City of Coeur d'Alene Area of City Impact (ACI) and in accordance with the 2013 Sewer Master Plan; the City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this annexation request as proposed.
3. This project will require the extension of public sewer "To and Through" this annexation as proposed.

-Submitted by Mike Becker Larry Parsons, 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 with the corrections to the below conditions.

-Submitted by Bobby Gonder, Fire Inspector

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

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

PHYSICAL CHARACTERISTICS:

The subject property is approximately 7.69 acres and is relatively flat. There is a single-family dwelling and small accessory structures on the western portion of the site with mature trees on the front portion of the property. Prairie Avenue is to the north .40 mile. The subject property is a small pocket of land entirely surrounded by residential developments in the City. The parcel fronts Atlas Road on the west with Sunshine Meadows to the north, and the Coeur d'Alene Place Development known as Park Rose directly to the south. The developments within the area are primarily single-family developments.

PHOTOS OF SUBJECT PROPERTY:

Bird's eye view of the subject property looking east



Looking southeast from Atlas Rd.toward the subject property



Looking directly west from Atlas road at the subject property



Atlas Road looking north toward Prairie at subject property



Looking east toward the interior portion of the subject property



Looking southeast at "Park Rose" a neighboring development



Looking northeast from Atlas Road at the subject property toward the property frontage



Looking northeast at the neighboring property along Atlas Road



Looking northeast toward “The Landings” development along Atlas Road



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

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

TRAFFIC:

The proposed annexation itself would not adversely affect the surrounding area with regard to traffic, as no traffic is generated from an annexation alone. The Streets & Engineering Department has no objection to the annexation as proposed.

-Submitted by Chris Bosley, City Engineer

NEIGHBORHOOD CHARACTER:

See the “Ramsey-Woodland Today” descriptions from the 2007 Comprehensive Plan listed in finding #B8 as well as the photos of subject property.

GENERALIZED LAND USE PATTERN:



EXISTING ZONING:



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

PROPOSED ITEMS FOR AN ANNEXATION AGREEMENT:

None.

ORDINANCES & STANDARDS USED FOR EVALUATION:

- 2007 Comprehensive Plan
- Transportation Plan
- Municipal Code
- Idaho Code
- Wastewater Treatment Facility Plan
- Water and Sewer Service Policies
- Urban Forestry Standards

Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices
2010 Coeur d'Alene Trails Master Plan

ACTION ALTERNATIVES:

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

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**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: OCTOBER 13, 2020
SUBJECT: PUD- 3-20 – “DELCARDO VILLAGE” PUD.
S-3-20- 42 LOT (6-TRACT) PRELIMINARY PLAT SUBDIVISION REQUEST
FOR “DELCARDO VILLAGE”
LOCATION: +/- 7.69 ACRE PARCEL LOCATED BETWEEN SUNSHINE MEADOWS, AND
PARK ROSE DEVELOPMENT TO THE SOUTH

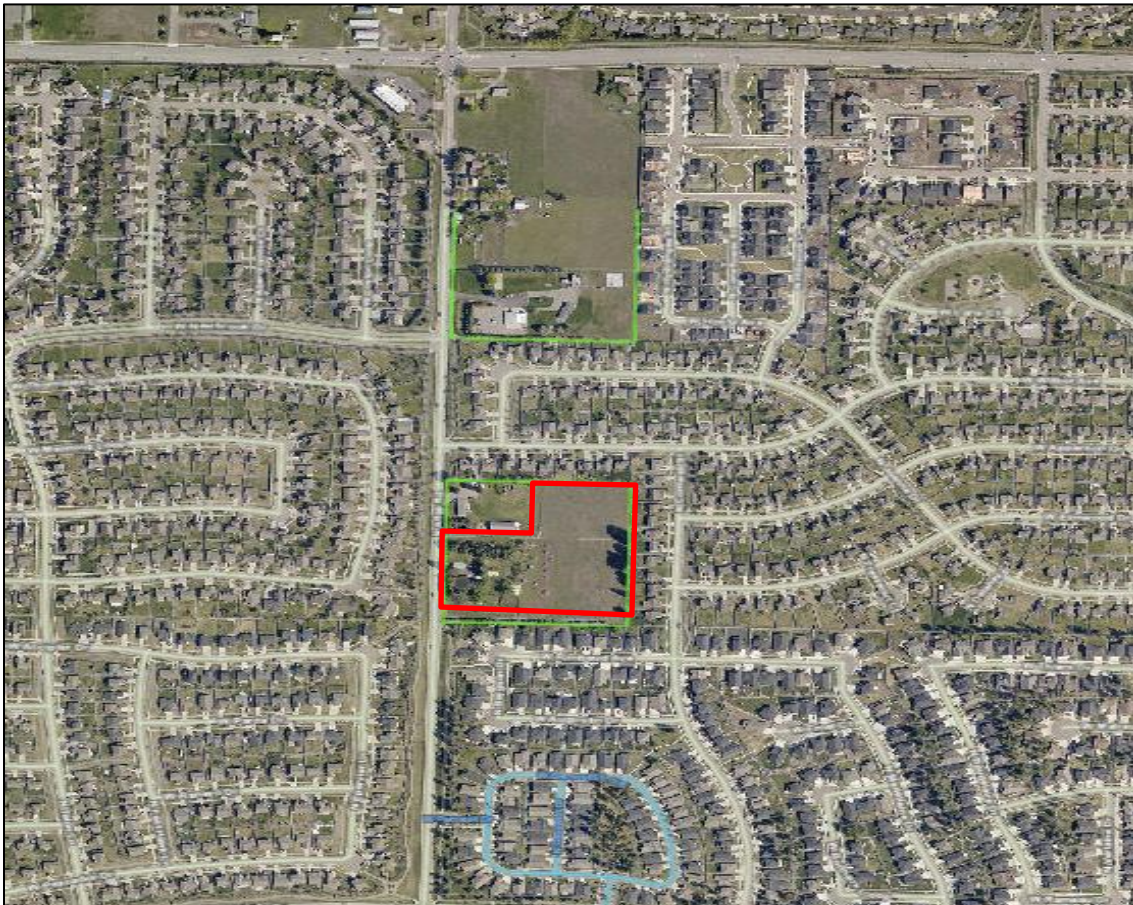
APPLICANT/OWNER:
Harmony Homes, LLC
1000 Northwest Blvd.
Coeur d’Alene, ID 83814

ARCHITECT:
Van Houten Consulting and Design
Merle Van Houten
1013 Coeur d’Alene Ave.
Coeur d’Alene, ID 83814

DECISION POINT:

Merle Van Houten, on behalf of Harmony Homes, LLC is requesting approval of Delcardo Village Planned Unit Development and a 42-lot (6-tract) preliminary plat to be known as “Delcardo Village”.

Area Map:



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, staff made an effort to write the staff reports in a manner that split the requests into its two respective parts.

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 residential development on private streets consisting of townhome units.
- A reduction of side yard setbacks from 5' and 10' to 5' and 0' (for all lots).
- A reduction of the rear yard setback from 25' to 10' for townhome lots.
- A reduction of minimum lot size from 5500 SF per single-family unit (11,000 for duplex) to:
 - 4,436 SF per townhome lot (average lot size)
 - 3,619 SF per townhome lot (smallest lot size)
 - 5,100 SF per townhome lot (largest lot size)
- Privately Gated Entry

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.

17.07.245: DEVELOPMENT STANDARDS:

The maximum allowable density for planned unit developments and limited design planned unit developments shall be based on the overall gross deeded land area, and shall be equal to or less than the overall density and density bonuses permitted by the applicable zoning district in which the planned unit development is proposed. In order to achieve the purposes of these provisions, the following standards may be modified:

B. Planned Unit Development:

1. Any provision pertaining to the site performance standards including, but not limited to, height, bulk, setback or maximum dimensions of any facility.

Requested Deviations through the PUD Request:

- 1. **Setbacks:** The applicant has asked to modify the setbacks required by code (listed below) for the townhome lots. The requests are:
 - a. A reduction of side yard setbacks from 5' and 10' to 5' and 0' (common wall) for all lots.
 - b. A reduction of rear yard setbacks from 25' to 10' for the townhome lots.

17.05.160: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

Minimum yard requirements for residential activities in an R-8 district shall be as follows:

- A. Single-family and duplex structures must meet the minimum yard requirements for a single-family structure established by the R-8 district.

17.05.160: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

- A. Minimum yard requirements for residential activities in an R-8 district shall be as follows:
 - 1. Front: The front yard requirement shall be twenty feet (20').
 - 2. Side, Interior: The interior side yard requirement shall be five feet (5'). If there is no alley or other legal access behind a lot, each lot shall have at least one side yard of ten foot (10') minimum.
 - 3. Side, Street: The street side yard requirement shall be ten feet (10').
 - 4. Rear: The rear yard requirement shall be twenty-five feet (25'). However, the required rear yard will be reduced by one-half (1/2) when adjacent to public open space (see section 17.06.480 of this title).

- 2. **Minimum Lot Size:** As explained above, the applicant has asked to modify the minimum lot size required by 17.05.150 for the townhome lots. The request is:
 - a. 4,436 SF average per townhome unit
 - b. 3,619 SF (smallest lot)
 - c. 5,100 SF (largest lot)

17.05.150: SITE PERFORMANCE STANDARDS; MINIMUM LOT:

The minimum lot requirements in an R-8 district shall be five thousand five hundred (5,500) square feet per unit per individual lot...Minimum lot size for a townhome is eleven hundred (1100) square feet per townhome.

3. **Minimum Lot Frontage:** The applicant has requested a reduction in the required lot frontage requirement for the proposed PUD. The requests are:
 - 42.5' (street frontage width) for 34 lots
 - 38.5' (street frontage width) for 8 lots.
4. **Private Streets:**
 - A reduction from a standard 55-foot public right-of way to private roads in the form of tracts, having a width of 46.5 feet, 43 feet and 38 feet.
5. **Gated Entry:**

The applicant has requested a gated entry for the proposed PUD.

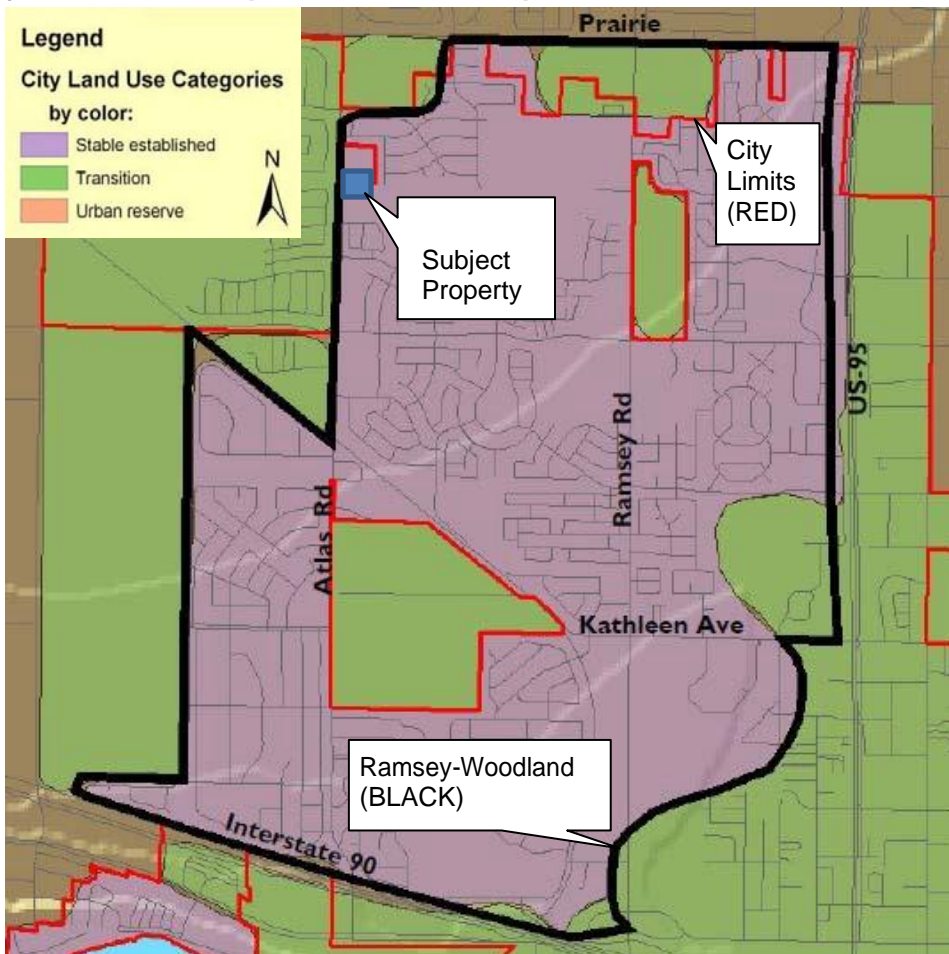
REQUIRED FINDINGS (Planned Unit Development - PUD):

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: Ramsey – Woodland:

Ramsey-Woodland 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.

Transition:

These areas are where the character of neighborhoods is in transition and should be developed with care. The street network, the number of building lots and general land use are expected to change greatly within the planning period.

Land Use: Ramsey-Woodland

Ramsey - Woodland Today:

The development pattern in this area is mixed with established subdivisions, such as Coeur d’Alene Place, that are continuing to expand to the north. Passive and active parks have also been provided for the residents of these housing developments.

Industrial uses are prominent to the west of Atlas Road with a mix of residential zoning on the south side of Hanley Avenue.

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

Ramsey - Woodland Tomorrow

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

The characteristics of Ramsey – Woodland neighborhoods will be:

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

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 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 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.*

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

LOCATION, SETTING, AND EXISTING USES:

See both “Ramsey-Woodland (today and tomorrow)” descriptions from the 2007 Comprehensive Plan listed in finding #B8A above. Also, see land use map, zoning map, and photos below of the subject property.

GENERALIZED LAND USE PATTERN:



EXISTING ZONING:



PHOTOS OF SUBJECT PROPERTY:

Bird's eye view of the subject property looking east



Looking southeast from Atlas Rd toward the subject property



Looking west from Atlas Road at the subject property



Atlas Road looking northeast at the subject property



Looking east toward the interior portion of the subject property



Looking southeast at "Park Rose" a neighboring development



Looking northeast from Atlas Road at the subject property



Looking northeast at the neighboring property along Atlas Road

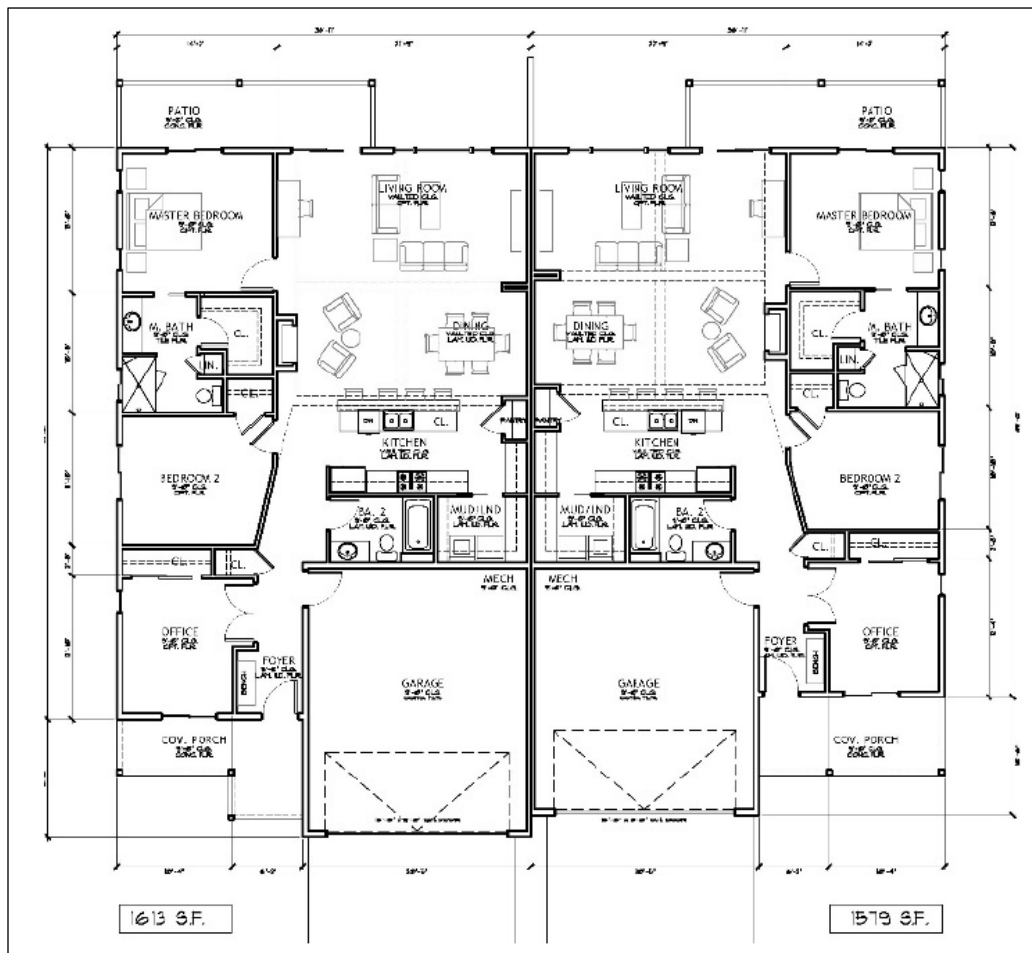


Evaluation: The Planning Commission must determine, based on the information before them, whether or not the design and planning of the site is compatible with the location, setting and existing uses on adjacent properties.

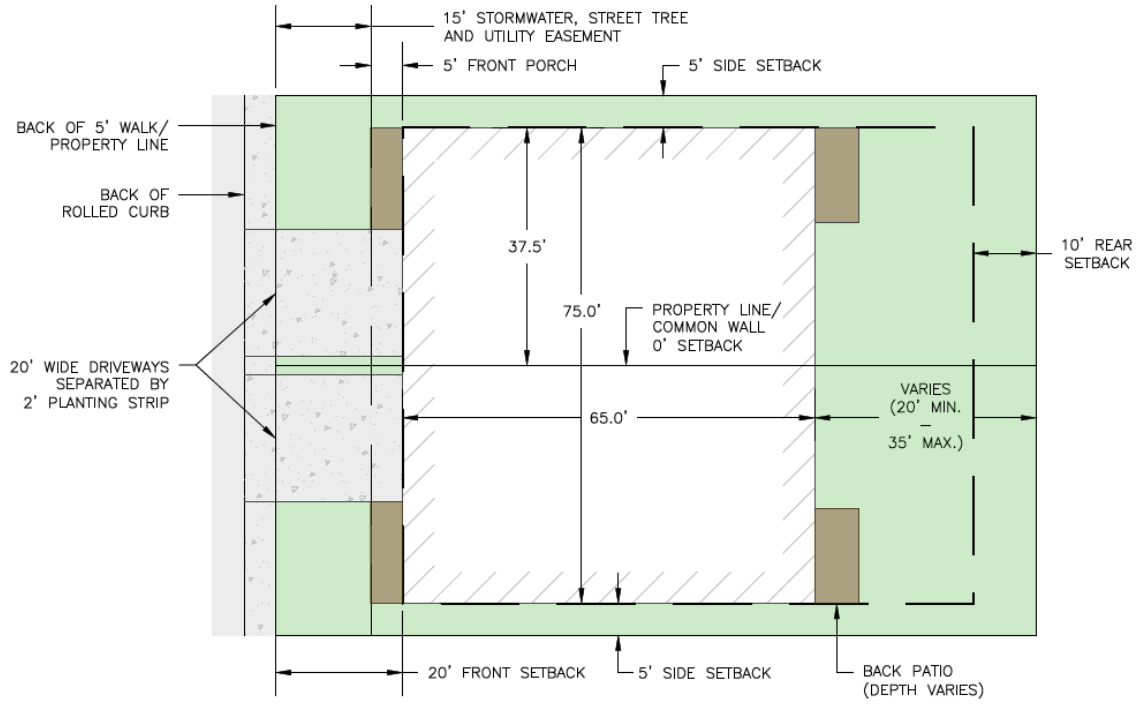
Finding #B8C: The proposal (is) (is not) compatible with natural features of the site and adjoining properties.

The subject property is approximately 7.69 acres and is relatively flat. There is a single-family dwelling and small accessory structures on the western portion of the site with mature trees on the front portion of the property. A single-family dwelling abuts the property directly to the north, which will remain in the County. Prairie Avenue is to the north .40 mi. The subject property is a small pocket of land entirely surrounded by residential developments in the City. The parcel fronts Atlas Road on the west with Sunshine Meadows to the north, and the Coeur d'Alene Place Development known as "Park Rose" directly to the south. The developments within the area are primarily single-family developments.

Townhomes (illustrative only)



Building footprint: Typical Layout of Block 1: Lots 1-6, Block 2: 1-14



Lot Layout:



Examples of the architecture type anticipated for the site:



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. 22-25), below.

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.**

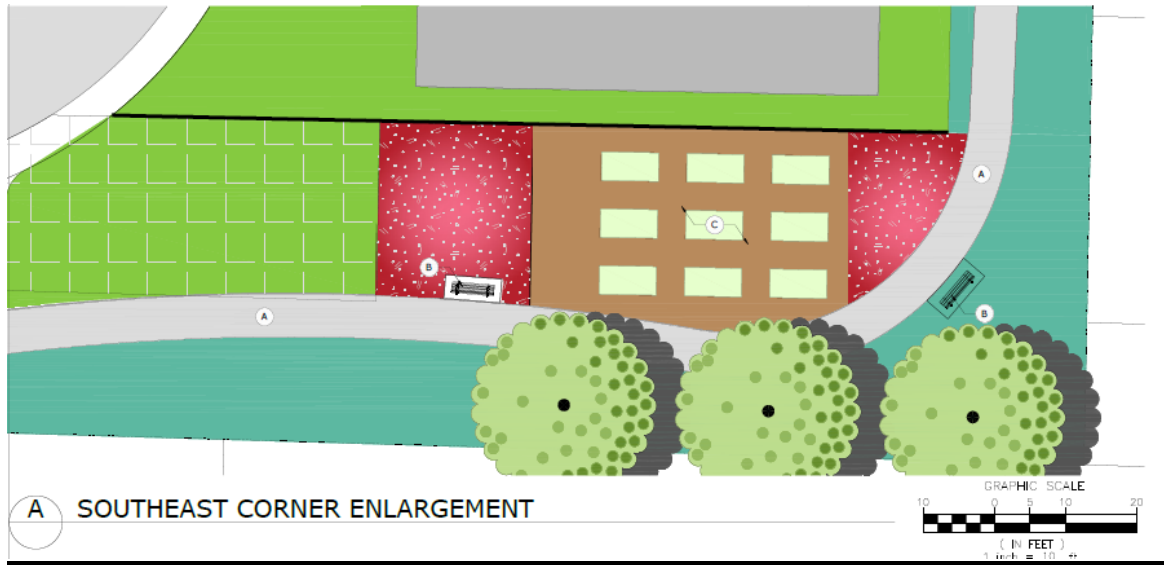
From the applicant's narrative:

The proposed project will consist of developing approximately 334,976 square feet; 54,885 square feet will be developed as open space which is approximately 16.2%. The open space tracts for the proposed development will consist of a 6' wide pedestrian path allowing users to walk the perimeter of the development. The path will connect to the Atlas Road Trail next to the vehicular entrance in the development's southwest corner. There will also be park benches, garden boxes, decorative landscaping and an ornate entry feature. A pedestrian gate will be constructed across the path near the PUD's main entrance, which is also gated.

There is a map depicting the pedestrian pathway, proposed garden boxes and landscape area on the following page. The open space areas are noted on the preliminary plat.

Total Usable Open Space: 16.2% of the site (54,885SF/1.26 acres) will be private usable open space for all users of the development.

Open Space: Southeast Corner- Community Garden/Benches/Asphalt Trail:



Open Space Map: Proposed Landscaping Features:



Open Space Legend and Callouts:

CALLOUTS		LEGEND	
①	CLEAR VIEW TRIANGLE PER CITY OF COEUR D'ALENE MUNICIPAL CODE.		SODDED TURF GRASS WITH AUTOMATIC OVERHEAD IRRIGATION. SEE IRRIGATION NOTES.
②	6" CONCRETE MOWCURB.		PLANTER AREA WITH AUTOMATIC IRRIGATION AND 2" MINERAL MULCH. SEE PLANTING NOTES.
③	6' ASPHALT TRAIL.		ORNAMENTAL PLANTING WITH AUTOMATIC IRRIGATION AND 2" MINERAL MULCH. SEE PLANTING NOTES.
④	6' BENCH.		2" MINERAL MULCH UNDER GARDEN BOXES. SEE PLANTING NOTES.
⑤	COMMUNITY GARDEN.		STORMWATER SWALE. SEE CIVIL PLANS.
⑥	GATE.		CONCRETE. SEE CIVIL PLANS.
			FENCE AND GATES.
			LIMIT OF WORK.

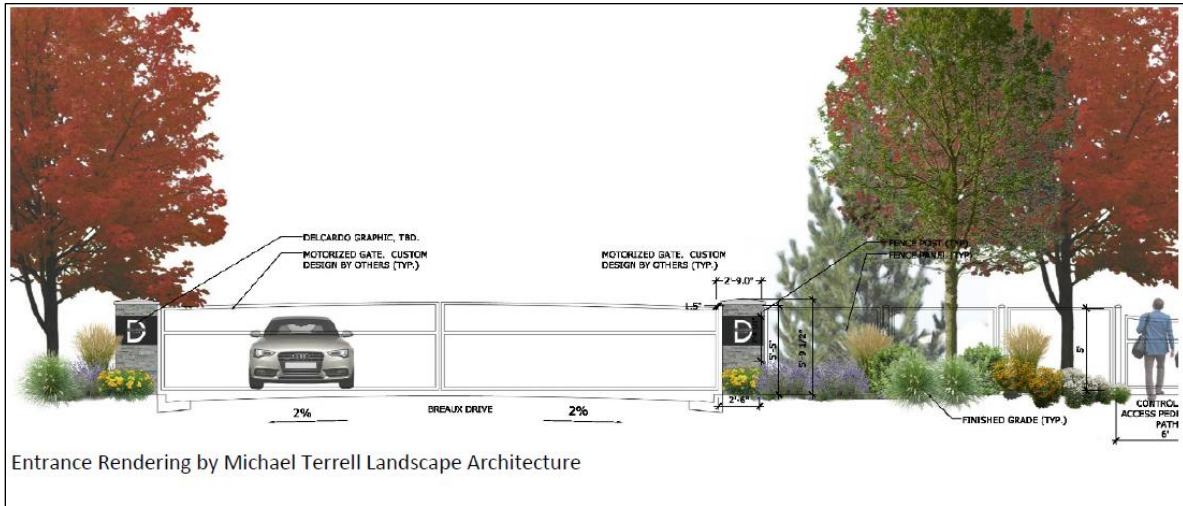
Pedestrian Path (Noted in purple outline):



Entry to Development: Gated Entrance:



Delcardo Village Entrance Rendering:



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 #B8E: **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. Townhomes would require two (2) paved stalls per residential unit as noted on as noted below.

17.44.030: RESIDENTIAL USES:

Unless otherwise allowed by the relevant zoning or overlay district, the following off-street parking is required for all residential uses:

	<u>Residential Uses</u>	<u>Requirement</u>
C.	Townhome housing	2 spaces per dwelling unit
E.	Multiple-family housing:	
	1. Studio units	1 space per unit
	2. 1 bedroom units	1.5 spaces per unit
	3. 2 bedroom units	2 spaces per unit
	4. 3 bedroom units	2 spaces per unit
	5. More than 3 bedrooms	2 spaces 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:

Common Space Ownership and Management

A homeowner's association will be formed for Delcardo Village and be responsible for managing the perpetual maintenance of all common property.

Assessment:

The applicant is required to provide CCR's for staff review, which include the By-Laws, and any language that will be required to be placed on the final subdivision plat with regard to maintenance of all private infrastructure. All common open space will be noted on the Preliminary Plat as Tracts.

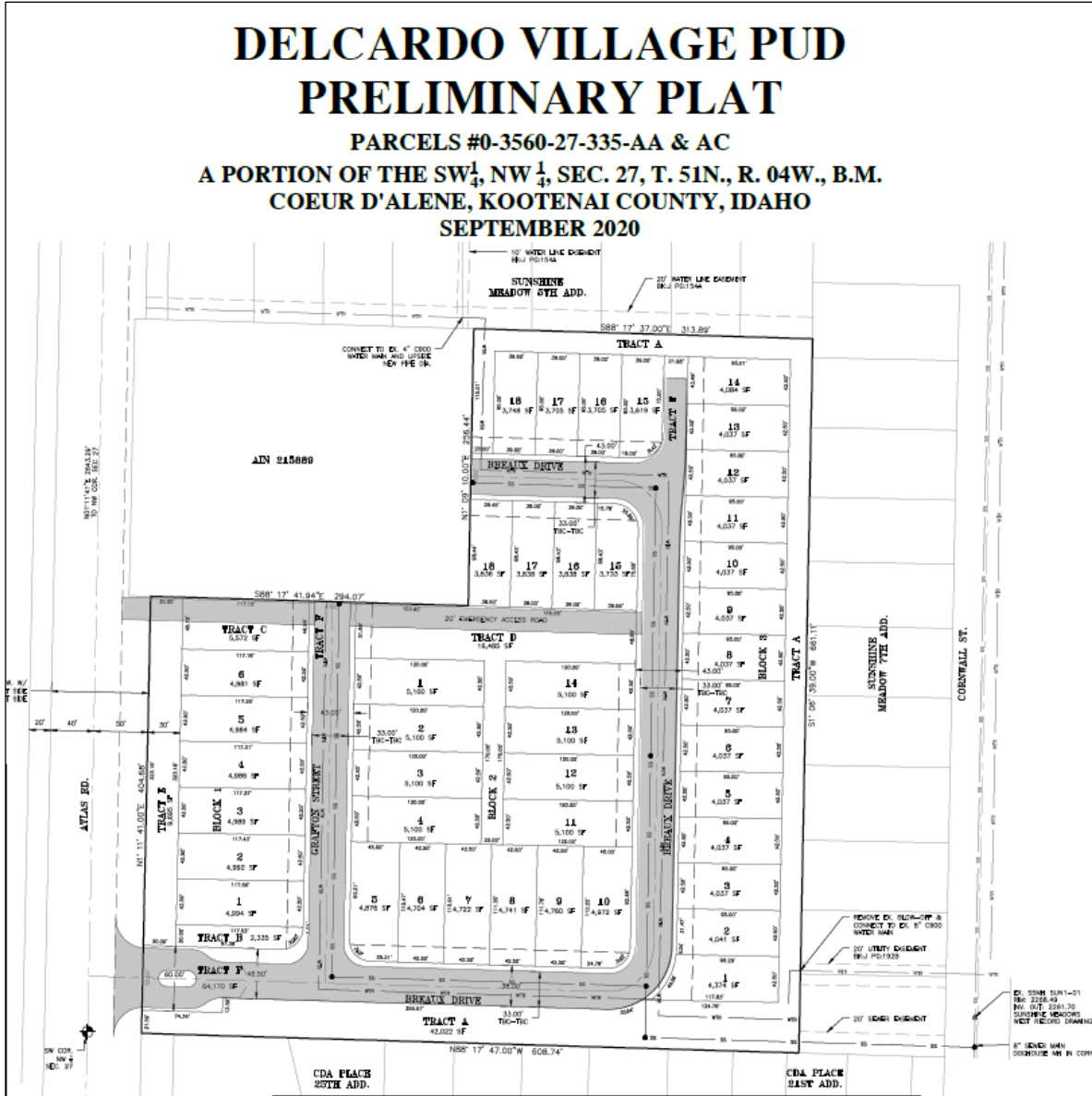
Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the proposal provides for an acceptable method for the perpetual maintenance of all common property.*

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 "Delcardo Village":



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

Finding #B7B:

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

Proposed “Delcardo Village” Utility Improvements:



STORMWATER:

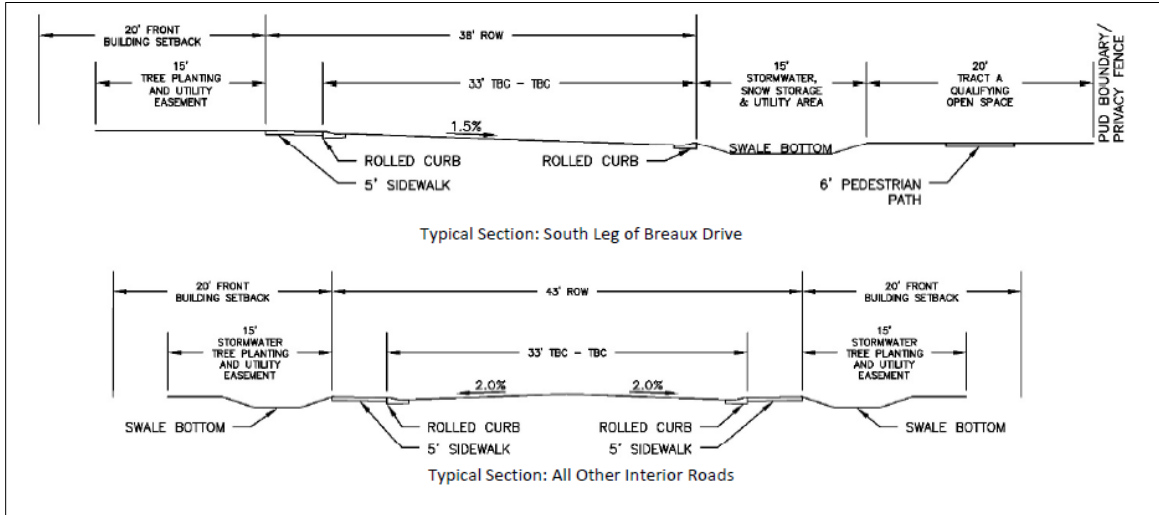
City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site.

Assessment:

-Submitted by Chris Bosley, City Engineer

STREETS:

Street Section



Private Road Plan:



STREETS:

The subject property is bordered by Atlas Road to the west, which is a minor arterial connecting the cities of Coeur d'Alene and Hayden. This existing roadway is a former county road that was not constructed to City standards and is constant need of maintenance. This road will therefore require street improvements to City standards. The Streets and Engineering Department has no objection to the subdivision plat and planned unit development as proposed.

TRAFFIC:

As noted above, the subject property is bordered by Atlas Road to the west, which is a minor arterial connecting the cities of Coeur d'Alene and Hayden. Using the ITE Trip Generation Manual, traffic from this proposed development is estimated at 18 AM and 22 PM peak hour trips. Atlas Road has the available capacity for this additional traffic. The Streets & Engineering Department has no objection to the subdivision plat and planned unit development as proposed.

-Submitted by Chris Bosley, City Engineer

WATER:

The subject property is within the jurisdiction of Hayden Lake Irrigation District and will be served by HLID. A "Will Serve" letter has been provided.

-Submitted by Terry Pickel, Water Superintendent

WASTEWATER:

1. In accordance with the 2013 Sewer Master Plan; the City's Wastewater Utility presently has the wastewater system capacity, willingness and intent to serve this PUD and Subdivision request, as proposed.
2. Sewer Policy #719 requires a 20' wide utility easement (30' if shared with Public Water) to be dedicated to the City for all public sewers.
3. Sewer Policy #719 requires an unobstructed "All-Weather" surface permitting O&M access to the public sewer.
4. Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) public sewer connection.
5. The nearest public sanitary sewer is located in Cornwall St which is south and east of this subdivision.
6. The 20' wide sewer easement centered over all public sewer mains (30' wide when combined with public water mains) beyond the public right-of-way must be dedicated and accepted by the City. WW Policy #719
7. This subdivision is required to extend public sanitary sewer conforming to all current City Standards and Sewer Policies.
8. The City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this project

Submitted by Larry Parsons, 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 with the corrections to the below conditions.

-Submitted by Bobby Gonder, Fire Inspector / MIAAI – CFI

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 plans, both subdivision design standards (chapter 16.15) and improvement standards (chapter 16.40) have been vetted for compliance. Because the proposed streets are private, adherence to the City standards for width are not required.

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 the frontage requirements of 50' per lot in the request R-8 zone. And, the lot sizes are less than the R-8 standard, at 5500 SQ FT per lot. The request for reduced street frontage and lot size is made through the PUD.

The density of the proposal meets minimum requirements for the R-8 zone as a PUD.

The gross square footage of the subject property is 334,976.4. The total number of units requested is 42, with a total of 21 townhome structures. The result is 7975.6 square feet per unit of overall property within the development which is 5.4 dwelling 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.*

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. Written permission for access onto Prairie Avenue from the Post Falls Highway District shall be obtained prior to recording the final plat.
13. 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 homeowner's association will be required to ensure the perpetual maintenance of the open space.

Wastewater:

2. An extension of a City approved public sanitary sewer "to and through" the subject property and conforming to City Standards and Policies shall be required prior to building permits.
3. A utility easement for the public sewer shall be dedicated to the City prior to building permits.
4. An unobstructed City approved "all-weather" access shall be required over all public sewers.
5. This PUD shall be required to comply with the City's One Lot-One Lateral Rule.
6. All public sewer plans require IDEQ or QLPE Approval prior to construction.
7. Based on the public sewer availability, the Wastewater Utility presently has the wastewater system capacity and willingness to serve this project.
8. An extension of a City approved public sanitary sewer "to and through" the subject property and conforming to City Standards and Policies shall be required prior to building permits.
9. Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) public sewer connection.
10. Sewer Policy #719 requires a 20' wide utility easements (30' if shared with Public Water) or R/W dedicated to the city for all public sewers.

FIRE:

11. The hammer-head on the northeast end is an FD approved turn-around and requires a NO PARKING-FIRE LANE sign.
12. Turning radiuses for FD is 25' interior and 50' exterior.
13. Temporary Street signs and Address's shall be installed until permanent signs/address are available and installed.
14. Streets designed to hold an imposed load of 75,000 lbs.
15. FD's secondary egress requires NO PARKING-FIRE LANE signs. If the FD secondary egress is controlled by gate, bollard or other, FD requires access.
16. Snow storage shall not be in the FD hammer head turn around or the FD secondary egress lane.

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 consisting of a grid of purple diamonds in various shades, surrounding a central light purple rectangular area.

**APPLICANT'S
NARRATIVE**

Project Narrative

Delcardo Village PUD

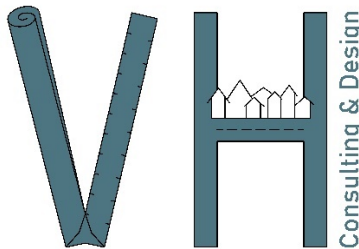
**Annexation, Subdivision and Planned Unit Development of:
Parcel #0-3560-27-335-AA & 0-3560-27-335-AC
Kootenai County, Idaho**

For:

**Harmony Homes, LLC
1000 Northwest Blvd.
Coeur d'Alene, ID 83814**

Prepared by:

Merle Van Houten, P.E., LEED AP



**Van Houten Consulting and Design, LLC
1013 Coeur d'Alene Ave.
Coeur d'Alene, ID 83814
(208) 755-8512**

September 1st, 2020

Project Narrative For Delcardo Village PUD

Project Overview

Existing Conditions

The subject property is the current site of a single-family residence situated on approximately 7.69 acres. The western portion of the property is comprised of a residence, small out-buildings and mature trees. The eastern portion of the property has been used for agriculture in the past. The terrain is nearly level and typical of undeveloped land on the Rathdrum Prairie.



Looking at Developments to the Northwest



View Near Atlas road

It lies in a small pocket of unincorporated land surrounded by CDA Place to the south, Sunshine Meadow to the north and east, and the Landings at Waterford to the West. These existing communities have been developed in the City of Coeur d'Alene as R-8 or R-8 PUD.

Atlas Road runs along the west side of the property as do overhead power lines. Prairie Avenue is located 0.40 miles to the north. None of the surrounding communities provide an opportunity for vehicular access, leaving Atlas Road the only possible point of ingress and egress for vehicles and pedestrians.

Mainline connections for domestic water and wastewater are available from the surrounding developments. Hayden Lake Irrigation District is the water purveyor while the City of Coeur d'Alene has jurisdiction over sewer.



Existing Conditions Map

An Introduction to Delcardo Village PUD

Harmony Homes, LLC has envisioned Delcardo Village PUD as a private, gated community. The layout of the development was created to provide a sense of community, offering aesthetics and amenities which promote interactions among residents in a leisurely atmosphere. Common outdoor spaces will offer a walking path which meanders through ornate landscaping, park benches and garden boxes as it wraps around the entire perimeter of the development. The cumulative result is a cohesive community of residents who sought out Delcardo Village because they value a quiet, secure neighborhood where people can form bonds with their neighbors.



PUD Rendering by Michael Terrell Landscape Architecture

All homes in Delcardo Village are defined as “twin homes” or two-unit townhomes, meaning there will be 21 structures for a total of 42 residences. Each of the 42 homes will be available for individual ownership and have their own private yard. A set number of pre-developed floor plans will be offered to prospective buyers. While certain options and variations will be available, offering pre-designed architectural plans ensures the community will maintain its overarching aesthetic. Of the 42 lots, 34 are sized to accommodate a residence with a footprint of up to 37.5’x65’, while the footprint of the other 8 residences will measure 33.5’x65’. Each dwelling will have a double car garage and enough driveway space to accommodate outdoor off-street parking.



Home Rendering by ML Architects. See PUD Submittal Package for More Building Elevations

Delcardo Village is ideally situated for a private PUD community setting due to per-existing connectivity conditions. Yet, it still achieves compatibility with the developments which surround it by complying with R-8 density requirements and defining the distance from PUD boundary to the back wall of any residence as greater than the conventional 25 foot rear yard setback.

It is with great pleasure Harmony Homes, LLC brings this application for annexation, subdivision and PUD before the City of Coeur d’Alene.

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

Delcardo Village is comprised of 42 twin-homes for a density of 5.4 dwelling units per gross acre which is compatible with the R-8 zone and similar to other nearby PUDs. Its pedestrian trail is the cornerstone of the PUD amenities offered and will connect to the portion of the Atlas Road multi-use trail constructed as part of this development. From there, pedestrians and passenger cars alike can use the Atlas Road corridor to travel 0.40 miles to the neighborhood stores on the corner of Atlas Rd. and Prairie Ave., or 0.50 miles to Landings Park.

iii. Special Areas: Spokane-Valley Rathdrum Prairie Aquifer – *“We will protect (the aquifer’s) quality and preserve its quantity”*

The Spokane-Valley Rathdrum Prairie Aquifer is possibly our region’s most valuable asset and should be protected. Delcardo Village is compatible with surrounding residential developments and poses no greater risk to the aquifer than they.

iv. Goals and Policies – The following is a list of applicable goals set forth by the comprehensive plan and a brief description of how they will be achieved at Delcardo Village.

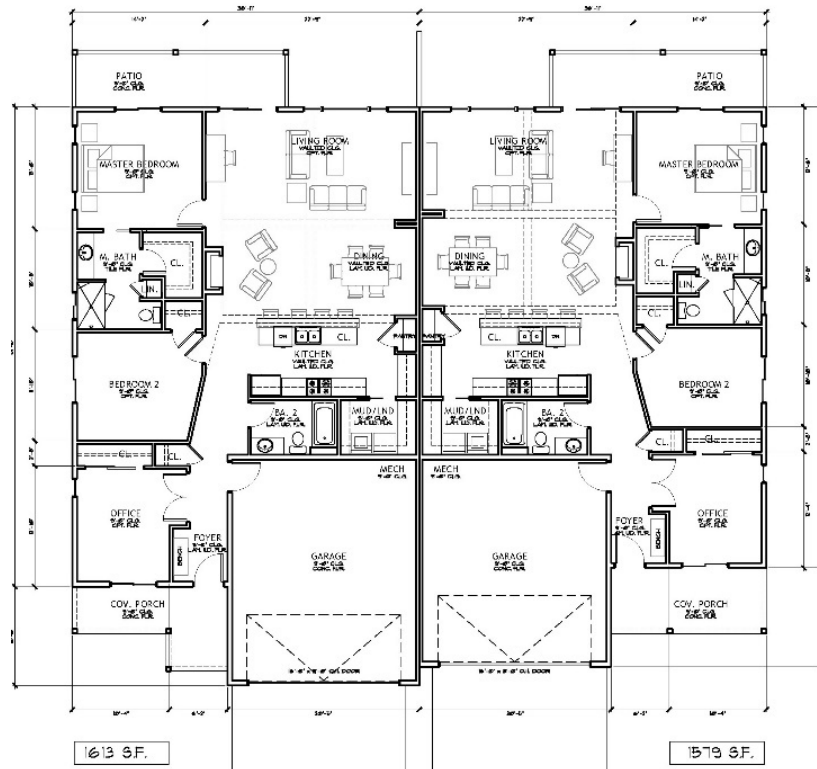
Goal #1 – Natural Environment – The natural beauty of the City of Coeur d’Alene and its surrounding environment is what makes it such a desirable place to live. Delcardo Village achieves natural environment objectives such as Community Design, Open Space and Connectivity by providing pedestrian connectivity and beautiful landscaping along Atlas Road and throughout the development. Providing its residents opportunities to interact with each other in an outdoor setting is one of the highest goals the development is designed to achieve.

Goal #3 – Home Environment – The existing subdivisions surrounding the subject property makes a residential neighborhood the logical choice for this development. This project’s location fits the managed growth of the City and the housing needs being created by people choosing to call Coeur d’Alene home.

PUD Subdivision Development Plan

Dwelling Units

The homes at Delcardo Village will feature footprints of roughly 1,200 to 1,600 square feet of living space, not including the attached two car garage. Each home will have two bedrooms and two bathrooms with some offering an office/flex room as well. Kitchens will open onto dining and living room areas, creating an open floor plan outside the bedrooms. Laundry areas and mechanical equipment will be set in dedicated spaces closed from view.



Floor Plan by ML Architects. See PUD Submittal Package for More Floor Plan Options

Each home will have a front porch, back patio and individual fenced yard. The common wall of the buildings will be constructed to meet fire rating requirements and be soundproof for the privacy of the residents.

Open Space

The first impression one receives of Delcardo Village will come as they approach it from Atlas Road. The road is designated as an arterial in the City of Coeur d'Alene. As such, this project will grant it an additional 20 feet in right-of-way width and 30 feet of roadside buffer beyond that. The city has no current plans to widen Atlas Road, so the cumulative effect will be a 50-foot-wide landscaped greenspace featuring a continuation of the Atlas Road multi-use trail meandering through trees and other plantings which comply with the City's Street Tree Ordinance.

Delcardo Village will feature a wide vehicular entrance with ample open space on either side to create a grand entrance. A discreetly sized entry monument will be placed among decorative planting areas and small rolling landscape berms to give Delcardo Village a unique identity.



Entrance Rendering by Michael Terrell Landscape Architecture

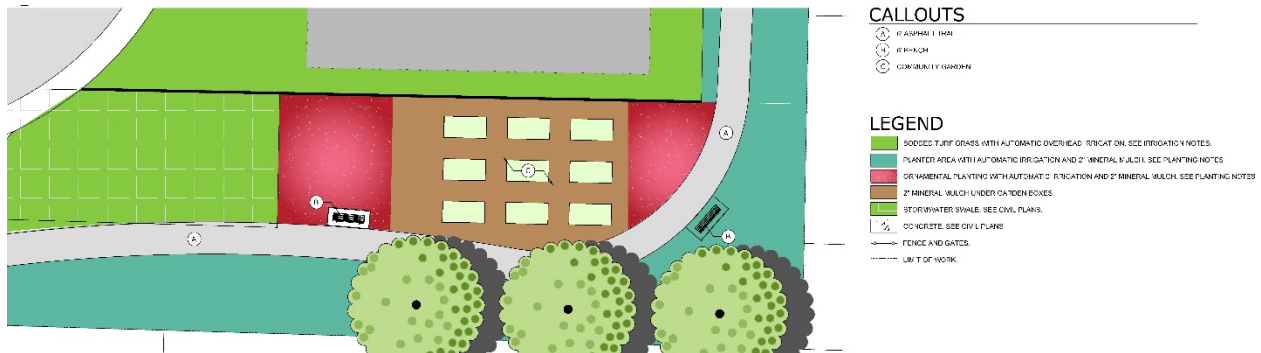
The focal point of Delcardo Village’s open space amenities is a pedestrian path which will allow users to stroll around the full perimeter of the development. The entire loop will be over a half mile long. This path will not only act as a means of exercise for residents and their dogs but a conduit to connect the community. Many of the residents will have access to the path from a gate in their back yard. A privacy fence will be constructed along the boundary of the PUD, but the backyard fences of the residences abutting the path will be shorter, providing containment for pets while promoting a connected community where people have more opportunities to intermingle and get to know one another.

The path will connect to the Atlas Road Trail next to the vehicular entrance in the development’s southwest corner. Delcardo Village is a private gated community; therefore, a pedestrian gate will be constructed across the path near the PUD’s main entrance. The path will have a six-foot-wide asphalt surface as it leaves the Atlas Trail and wraps counterclockwise around the southern, eastern and northern boundaries of the PUD. At the northwest corner of the PUD the path jogs south and connects to Breaux Drive. Here, the user will utilize the sidewalks adjacent to the street to connect with the 20-foot-wide emergency vehicle access. The emergency vehicle access road will be closed to regular traffic which lends itself perfectly to the completion of the loop with the Atlas Trail. Pedestrians will travel the emergency access road to its connection point with the Atlas trail and then south along the trail, crossing the PUD main entrance and arriving at the starting point. A spur trail will be constructed off the emergency access road so most of the residents of Block 2 can enjoy rear yard access to the path and increased connectivity to their backdoor neighbors.



In order to maximize the attractiveness of leisurely strolls around the path, it will be surrounded by landscaped areas and grassy lawns. Providing benches throughout the path’s course will allow

pedestrians to stop, rest and socialize with their neighbors. It is reasonable to assume some of the PUD’s citizens will also be gardening enthusiasts and, therefore, garden boxes will be provided in the southeast corner of the PUD open space.

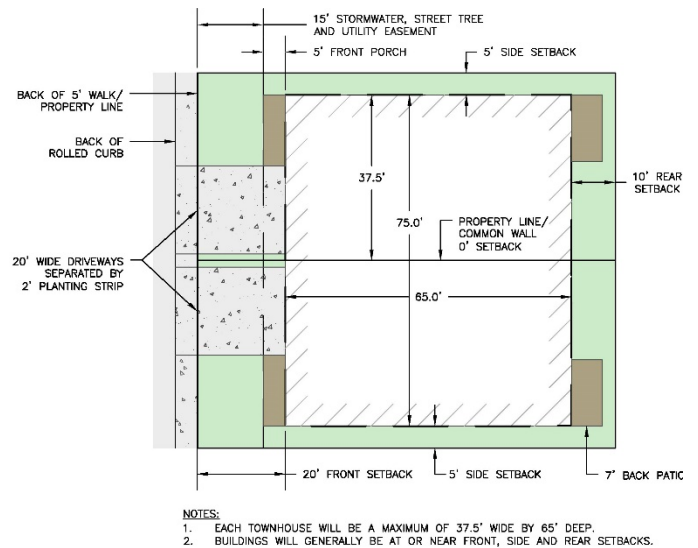


Open Space Plan by Michael Terrell Landscape Architecture

Snow storage and stormwater collection areas have been designated in open space tracts and do not count towards the qualifying open space area required to meet PUD criteria. Delcardo Village will have 1.25 acres, or 16.2%, of its gross area designated as qualifying open space. Areas of common ownership and the amenities in them will be maintained by the homeowner’s association.

Lot Size

The lots in Delcardo Village are sized to accommodate a building footprint of up to 37.5 feet wide by 65 feet deep (2,400 sq. ft.). It is anticipated that most footprints will be less than 1,800 sq. ft and, therefore, create more yard space. The average lot size in the PUD is 4,436 square feet, the smallest lot is 3,619 square feet. This is a requested deviation from the R-8 minimum lot size of 5,500 square feet. Front yard building setbacks of 20 feet will be maintained throughout the PUD which is consistent with the R-8 zone. However, a side yard setback deviation is being requested to reduce the standard of 5’ on one side and 10’ on the other side with 10’ on sides flanking a street, to zero setback along the common wall and 5’ on exterior side and 5’ on sides flanking the street. Rear yard setbacks are requested to be reduced from 25 feet down to as much as 10 feet, although most rear yards will have depths of 20 feet or more. The rear yard setback deviation will not be an intrusion to backdoor neighbors because the open space tract for the path runs between them. The 20-foot-wide tract and the 10 foot setback create a 30 foot buffer which is greater than the R-8 rear setback of 25 feet. The PUD will have 34 lots with a street frontage width of 42.5’, while the frontage on the other eight will be 38.5. This is a deviation from the 50 foot width prescribed in the R-8 zone.



Typical Layout of Lots 1-14, Block 3
See PUD Drawings for Dimensioning and Building Setbacks of All Lots.

The front lot line will be set at the back of sidewalk. The first 15 feet of the 20 foot front building setback will be granted as a stormwater, street tree and utility easement. These areas are necessary for stormwater swales, water meter boxes, fire hydrants and dry utility pedestals. They will be grassed and irrigated, and feature street trees located in the long stretches between driveways. Front porches will be allowed to extend into the five feet of front setback not occupied by the easement. Driveways will be sized for two car garages which will provide for ample off-street parking for residents and their visitors.

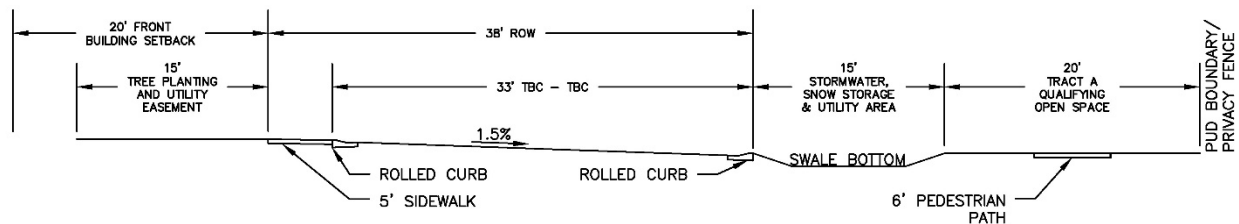
As discussed in the open space section of this narrative, back yards abutting the common pathway will feature shorter fences. The intent is to achieve an open community aesthetic while still providing containment for pets. These yards will each have a back gate so residents can access the path from their back door.

The appearance from neighboring communities will be that of a density compliant with R-8 rules. The R-8 zone allows duplexes outright, making the proposed twin-home style a similar end product. Lastly, as previously discussed, the back wall of a residence in Delcardo Village will be no closer to the PUD boundary than 30 feet which provides a greater buffer from neighboring communities than the conventional 25 foot rear yard setback of the R-8 zone.

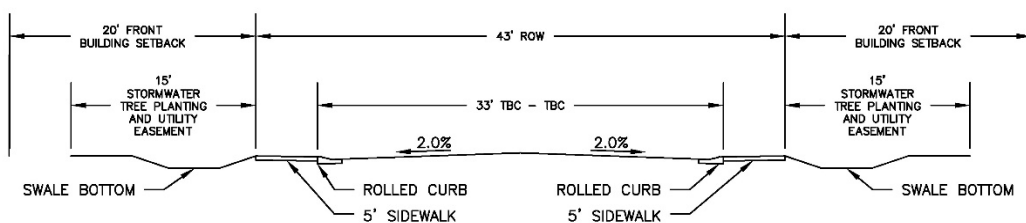
Roads

Residents and visitors to Delcardo Village will be greeted with an ornately designed gated entry feature. The entry will have a sensor to allow residents automated access. A keypad in the landscaped median will allow guests and delivery trucks to access the community as well. The widened approach allows for vehicles denied at the gate to easily turn around and safely re-enter Atlas Road.

The interior roads will be privately maintained and wide enough to allow for on-street parking on both sides. The roads will feature rolled curb throughout with concrete sidewalk connected to the back of the curb. Sidewalk underdrains will allow stormwater to exit the road and flow into grassed swales for containment and treatment. Sidewalk will not be installed on the south side of Breaux Drive where the common path runs adjacent to it.



Typical Section: South Leg of Breaux Drive



Typical Section: All Other Interior Roads

The roads in Delcardo Village are private and will, therefore, be privately maintained. Stormwater and snow storage areas have been contemplated as part of the PUD's programming and assigned designated areas. Areas dedicated in open space tracts for these uses do not count towards the PUD criteria of ten percent minimum open space. Delcardo Village offers 16.8% qualifying open space while taking this into account.

Deviations to road design being requested as part of this PUD application are private streets with a gated entrance and a reduction from a standard 55 foot public right-of-way to private roadway tracts having widths of 46.5 feet, 43 feet and 38 feet.

Emergency Access

The Coeur d'Alene Fire Department was consulted at the inception of the design of Delcardo Village to ensure the layout would be developed in compliance with regulations of the International Fire Code (IFC). Per IFC regulations, any development with more than 30 dwelling units must have a second means of emergency vehicle ingress and egress. Emergency access roads must be at least 20 feet wide and surfaced to accommodate emergency vehicles. It must also meet the requirements of IFC D107.2- "Remoteness" for separation distance from the primary access. The City Fire Department has verified the 20-foot-wide emergency access road depicted on the PUD drawings satisfies these requirements. The emergency access connection to Atlas Road will be gated with a breakaway padlock. Grasscrete pavers will be used in proximity to the Atlas trail. Signage indicating, "Fire Lane – No Parking – No Snow Storage" will be posted along the emergency access road.

The Fire Department has also reviewed the geometry of the common driveway in front of Lots 13 and 14, Block 2 and determined it meets the criteria of a "hammerhead turnaround" per IFC Appendix D. The common driveway will also have posted signage which reads, "Fire Lane – No Parking – No Snow Storage".

Utilities

Domestic water will be supplied by the Hayden Lake Irrigation District. Van Houten Consulting and Design has collaborated with the District manager to identify two connection points to existing water mains and form a looped system which will satisfy all irrigation, domestic water and fire suppression needs. A will-serve application has been made to the District and will be heard before their Board Members on September 1, 2020.

Wastewater will be gravity fed through Delcardo Village towards its southeast corner. There it will continue to gravity flow through a 20-foot-wide easement dedicated on Lot 11, Block 2 of Sunshine Meadow Seventh Addition. A "doghouse" style manhole will be constructed in Cornwall Street to connect Delcardo Village's wastewater to the City's system. City staff was consulted for the development of this sewer alignment and deemed it to be the most viable option. The developer of Delcardo Village has purchased Lot 11, Block 2 to alleviate any potential inconvenience to the property owner during construction.

Connections for power, gas, phone, cable and internet are readily available and will be supplied throughout Delcardo Village.

Delcardo Village’s Relationship with major public development programs (freeways, highways, parks, trails, open spaces, utility transmission lines and other facilities)

Delcardo Village represents a logical continuation of growth for the City of Coeur d’Alene in that it blends well with the existing developments surrounding it. It will interact with major public development programs in the same way as its neighbors. Atlas Road is an arterial corridor of the City and includes a multi-use trail and utility transmission lines. City parks and neighborhood convenience centers are located less than one half mile away.

Development Schedule

- Phasing (Including commencement and completion): Delcardo Village and all its required improvements will be constructed in a single phase spanning no longer than one year. Subsequent home construction will be driven by market conditions.
- Total number of acres in each phase: A single phase of 7.69 acres.
- Percentage of acreage to be devoted to particular uses:
 - Atlas ROW Dedication: 0.19 acres
 - Internal Roadway Tracts: 1.47 acres
 - Arterial Roadway Buffer: 0.22 acres
 - Total Open Space Tracts: 1.53 acres
 - Qualifying Open Space Area: 1.25 acres (16.2%)
 - Residential Parcels: 4.28 acres
- Proposed number and type of dwelling units for each phase: 42 “twin-home” style townhomes in a single phase.
- Avg. residential density per gross acre for each phase: 5.46 units per gross acre.

City Code Compatibility

Harmony Homes, LLC and their design team purposely made the formation of this proposal a collaborative effort with the agencies and departments which have a vested interest in it. The City Code cited below highlights the meticulous planning which went into creating a community which will be desirable to the City and its residents.

17.07.230: Planned Unit Development Review Criteria

- A. *The Proposal is in conformance with the Comprehensive Plan*
 - The Comprehensive Plan was reviewed for compliance while Delcardo Village was being conceptualized. The section of this report titled “2007 Comprehensive Plan Compatibility” covers this topic in detail.
- B. *The design and planning of the site is compatible with the location, setting and existing uses on adjacent properties.*
 - The subject property is surrounded on all sides by R-8 and R-8PUD developments in the City of Coeur d’Alene. The R-8 PUD request being made in this application is a logical continuation of the City’s growth.

- C. *The proposal is 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.*
- The development is located over the Rathdrum Prairie Aquifer and outside any hillside overlay zones. The natural features are typical of those found on the prairie and in the adjoining properties.
- D. *The location, design, and size of the proposal are such that the development will be adequately served by existing streets, public facilities and services.*
- Delcardo Village’s design team has individually collaborated with planning, engineering, fire, water and wastewater departments, among others, to ensure all necessary services are attainable and design criteria can be met. The City’s pre-application process yielded positive feedback and a few minor comments which were easily incorporated into the design.
- E. *The proposal provides adequate private common open space area, as determined by the commission, no less than ten percent (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.*
- Dedicated areas in Delcardo Village which meet the definition of open space under PUD guidelines make up over 16% of the gross area. These areas have been programmed to enhance the quality of life of all its residents, promote and sense of community and encourage interaction among neighbors.
- F. *Off street parking provides parking sufficient for users of the development.*
- Each dwelling unit will have a two-car garage fed by a 20 foot long driveway, providing ample off street parking.
- G. *The proposal provides for an acceptable method for the perpetual maintenance of all common property.*
- A homeowner’s association will be formed for Delcardo Village and be responsible for managing the perpetual maintenance of all common property.

17.07.245: Development Standards

The maximum allowable density for planned unit developments and limited design planned unit developments shall be based on the overall gross deeded land area, and shall be equal to or less than the overall density and density bonuses permitted by the applicable zoning district in which the planned unit development is proposed. In order to achieve the purposes of these provisions, the following standards may be modified:

- Delcardo Village will have a density of 5.46 units per gross acre. The following summary of deviations and amenities provides a recap of the detailed descriptions made earlier in this report:

Requested Deviations

The following deviations from existing standards are requested:

1. Side yard setbacks: 5'/0' interior wall (from 5'/10' per R-8 zoning)
2. Side street setbacks: 5' (from 10' per R-8 zoning)
3. Rear yard setback: 10' (from 25' per R-8 zoning)
4. Private gated entrance
5. Private streets within the PUD Development
6. Reduction for a 55' wide right-of-way to a private road tract with widths of 46.5', 43' and 38'.
7. Reduction in minimum lot size from 5,500 sf to and average lot size of 4,436 sq. ft. and a minimum lot size of 3,619 sq. ft.
8. Reduction in minimum lot frontage from 50 ft. on a public street to 42.5 ft. and 39.0 ft. on a private street.

Proposed Open Space Amenities

The following open space amenities will be available to all residents of the Delcardo Village:

1. 1.25 acres of qualifying open space area (16.2%)
2. A pedestrian path which will allow users to walk the entire perimeter of the development at a length of over one half mile.
3. Park benches
4. Garden boxes
5. Decorative landscaping
6. Ornate entry feature

17.07.250: Distribution of Improvements Without Reference to Lot or Block Lines:

All improvements for planned unit developments and limited design planned unit developments including off street parking and loading spaces, usable open space, and landscaping, buffering and screening may be located within the development without reference to the lot lines or blocks, except that required parking spaces serving residential activities shall be located within two hundred feet (200') of the building containing the living units served.

- The location of all improvements and amenities are depicted on the PUD drawings which accompany this narrative and have been programmed in a way for residents to readily access and utilize them. Sufficient off-street parking is provided for each dwelling unit on its respective lot and no other residential activities require off street parking. The street widths do, however, allow for parking on both sides of the street.



PUBLIC COMMENTS



Micheal Walker
3131 W. Rimbaud Ave
Coeur d'Alene, Idaho

Re: A-1-20, PUD-3-20 & S-3-20

City Council & Planning Commission,

I am writing you to give my opinion of a project that directly affects my family, home, and myself. I received notice of requested annexation and zoning determination for a 42-lot preliminary plat by Harmony Homes, LLC.

I want to start by telling a little about myself for transparency. I am a local architect and I am going to be the last person to vote against change and development, because architecture and planning is my lively hood. I regularly affect other peoples lively hood and lives by my actions. I understand when I am asked to do a project that my actions not only affect my client but also his neighbors. Therefore, I try to keep my actions and the service I provide as ethical and responsive to the area and the community as possible. I live in this community and I want to feel confident that I am making this city better by my actions. This does not mean that all my designs or planning has been everyone's cup of tea, but I try to do my best to keep everyone thoughts in mind.

With that said, I believe in controlled growth and planning. I believe in trying to reduce sprawl but understand that there is always a need for single family homes in subdivisions. Heck I live in one. I believe in keeping our schools' populations manageable. I believe in parks and green space. I believe in high design and avoidance of cheap construction just to make a buck. I believe in property rights and a persons' right to make money, but the thing I believe most is BALANCE. What do I mean by balance?

Balance is considering the views of all the project stakeholders, including neighbors then finding the middle ground which gives everyone something. An example might be, just because we can develop X number of homes does that mean we should not do something less. Just because an ordinance might not require a park does not mean we should not provide one.

So, I am sure at this point you are wondering if I am for or against this project, and the answer is neither. First, I am not going to be hypocritical and say no. I do not want to be one of those people that say not in my backyard. Change is going to happen but does not mean we should let it go un-checked. We should plan and plan carefully. We should increase people's quality of life through our built environment. Second, I am not going to say yes because I do not have enough information to be in favor of it.

What I would like to say is as our representatives please take extra care to consider this request, because once approved you cannot un-ring that bell. This will be the development of this parcel for decades and will mostly likely not change in a major way for Centuries.

Please consider a higher standard than the minimum zoning ordinances. Work with the owner, neighbors, schools, municipality enterprises like water and sewer, and other stakeholders to set a new standard. Create a neighborhood that will stand the test of time. Make this one of the most desirable areas to live in.

Please consider a lower zoning density, possibly a R-5 instead of R-8. I understand that R-8 makes this lot consistent with the surrounding lots, which is generally the best practice, but if left at R-8 that gives the parcel owner the inherent right to 61 units. I understand they are saying only 42 but that does not mean they will not change their mind and put more units on this parcel. Please do not go to the extreme! Do not go to the smallest lots possible with the smallest frontages. Just because you can does not mean you should.

I would also like you to consider an increase in the percentage of required green space. I think given this parcel was a farm and historically has given visual open space to the surrounding parcels, it would be nice if some of the existing open space and trees could be preserved. Additional open space creates a desirable neighborhood for not only the immediate parcels the surrounding community.

Also please consider a pocket park to be required for this PUD. The neighboring developer has done this for years, which is why its one of the most desirable neighborhoods in the northern half of the city. Parks make for good communities. It does not have to be a play structure, it could be a community garden, or wide bike paths, or some combination of all the above, but it should be accessible to everyone. Also consider expanded buffers to the existing homes. This is what people bought before this development and it would be responsive to maintain that for the neighborly aspect of the community. Make generous sized lots with larger yards beneficial to families and kids, or if this development is targeted to seniors, provide walking paths, benches, a community garden, small play structure for grandkids, etc.

Please consider density when it comes to our schools. The northern schools are already at capacity even though a new school has been built on prairie. I know the schools are trying to fix this by building new schools, but this is becoming extremely difficult because of the pace of development. There is less and less land for schools or capital to build the. Let the schools catch up.

Please consider the infrastructure. I am already seeing lower water pressure at my house because of the increase development. Maybe a well head or water tower should be part of this project or an area set aside for it. Consider the impact additional sewer would have on our existing lines in this area. Consider the additional traffic. Atlas is already seeing increasing north / south traffic, and this is only going to add to it. I am not saying atlas cannot handle it, it most likely can but this is a great reason to not go to the extreme. Think of the street design. Do not make the streets too narrow. Possibly provide island boulevards to provide nice tree canopies. Provide larger setbacks so houses are not right on top of each other.

These are all things that not only benefit the neighbors and future homeowners, but also the developer. If you provide these things you can sell the lots for more and make the same or even more money, then if you do the bare minimum. Also consider selling the lot to the school district for another school, or the city as a large park.

I think in closing the owner and the city has an opportunity to create a high-end, high class development that adds to the community. We need to stand up for parks, green space, lower density in these subdivision, larger lots, trees, infrastructure, and lower traffic. When I bought my house, I knew some day this parcel was going to developed. I hoped it was not going to be apartments and or increased density. I do not think multi-family is the best use. I am happy the proposal is for single family because that is what is appropriate. I only ask that it be done well with amenities, infrastructure, and high-end design and construction.

You do not have to cram a bunch of small homes, with no amenities to make money. You can provide more and still get the same value. It is the responsibility of designers, builders, and planners to require and do what is right for a community and the "City of Excellence". Do better and Do more.


Thank you for hearing my comments and I implore you to require more than what the code minimums says for annexation and the PUD. Both mechanisms allow you to make stipulations for the request. Remember they are asking to join the city and you control how they join, in turn you promise to provide services like fire, water, sewer, parks, street repairs and plowing. This is our opportunity to create a better built environment and its your responsibility to preserve our community values and ideals. You can continue to make Coeur d'Alene the best community possible despite the challenges we are faced with this un-precedent growth in our city.

Professionally,


Micheal Walker

A handwritten signature in black ink, appearing to read 'Micheal Walker', with a long horizontal line extending to the right.

Architect and Concerned Citizen



FINDINGS



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

A-1-20

A. INTRODUCTION

This matter having come before the Planning Commission on October 13, 2020, and there being present a person requesting approval of ITEM A-1-20, a request for zoning prior to annexation from County Agricultural to City R-8.

APPLICANT: HARMONY HOMES, LLC

LOCATION: +/- 7.69 ACRE PARCEL LOCATED BETWEEN SUNSHINE MEADOWS, AND
CDA PLACE TO THE SOUTH

**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 single family

- B2. That the Comprehensive Plan Map designation is Ramsey Woodland.

- B3. That the zoning is County Agricultural.

- B4. That the notice of public hearing was published on September 26, 2020, 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 October 13, 2020.

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

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

Objective 1.13 Open Space:

Encourage all participants to make open space a priority with every development and annexation.

Objective 1.14 Efficiency:

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

Objective 1.16 Connectivity:

Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trails systems.

Objective 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

Objective 3.10 - Affordable & Workforce Housing:

Support efforts to preserve and provide affordable and workforce housing

Objective 3.16 Capital Improvements:

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

Objective 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.

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

- | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Criteria to consider for B9:</p> <ol style="list-style-type: none"> 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

- | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Criteria to consider for B10:</p> <ol style="list-style-type: none"> 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 HARMONY HOMES, LLC for zoning prior to annexation, as described in the application should be **(approved) (denied) (denied without prejudice)**.

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

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

ROLL CALL:

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

Chairman Messina Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN TOM MESSINA

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

PUD-3-20

A. INTRODUCTION

This matter having come before the Planning Commission on October 10, 2020 , and there being present a person requesting approval of PUD-3-20: a request for a planned unit development known as “Delcardo Village PUD”

APPLICANT: HARMONY HOMES, LLC

LOCATION: +/- 7.69 ACRE PARCEL LOCATED BETWEEN SUNSHINE MEADOWS, AND CDA PLACE TO THE SOUTH

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 single family
- B2. That the Comprehensive Plan Map designation is Ramsey Woodland
- B3. That the zoning is R-8.
- B4. That the notice of public hearing was published on, September 26, 2020, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on October 5, 2020 , 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. October 13, 2020.

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:

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

Objective 1.13 Open Space:

Encourage all participants to make open space a priority with every development and annexation.

Objective 1.14 Efficiency:

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

Objective 1.16 Connectivity:

Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trails systems.

Objective 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 3.05 Neighborhoods:

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

Objective 3.08 Housing:

Design new housing areas to

Objective 3.10 - Affordable & Workforce Housing:

Support efforts to preserve and provide affordable and workforce housing

Objective 3.16 Capital Improvements:

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

Objective 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.

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**

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 HARMONY HOMES LLC, for approval of the planned unit development, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Planning:

1. The creation of a homeowner's association will be required to ensure the perpetual maintenance of the open space.

Wastewater:

2. An extension of a City approved public sanitary sewer "to and through" the subject property and conforming to City Standards and Policies shall be required prior to building permits.
3. A utility easement for the public sewer shall be dedicated to the City prior to building permits.
4. An unobstructed City approved "all-weather" access shall be required over all public sewers.
5. This PUD shall be required to comply with the City's One Lot-One Lateral Rule.
6. All public sewer plans require IDEQ or QLPE Approval prior to construction.
7. Based on the public sewer availability, the Wastewater Utility presently has the wastewater system capacity and willingness to serve this project.
8. An extension of a City approved public sanitary sewer "to and through" the subject property and conforming to City Standards and Policies shall be required prior to building permits.
9. Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) public sewer connection.
10. Sewer Policy #719 requires a 20' wide utility easements (30' if shared with Public Water) or R/W dedicated to the city for all public sewers.

Fire

- 11. The hammer-head on the northeast end is an FD approved turn-around and requires a NO PARKING-FIRE LANE sign.
- 12. Turning radiuses for FD is 25' interior and 50' exterior.
- 13. Temporary Street signs and Address's shall be installed until permanent signs/address are available and installed.
- 14. Streets designed to hold an imposed load of 75,000 lbs.
- 15. FD's secondary egress requires NO PARKING-FIRE LANE signs. If the FD secondary egress is controlled by gate, bollard or other, FD requires access.
- 16. Snow storage shall not be in the FD hammer head turn around or the FD secondary egress lane.

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

ROLL CALL:

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

Chairman Messina Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN TOM MESSINA

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

S-3-20

A. INTRODUCTION

This matter having come before the Planning Commission on , and there being present a person requesting approval of ITEM:S-3-20 a request for a 42-lot preliminary plat "Delcardo Village" .

APPLICANT: HARMONY HOMES, LLC

LOCATION: +/- 7.69 ACRE PARCEL LOCATED BETWEEN SUNSHINE MEADOWS, AND
CDA PLACE TO THE SOUTH

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

(The Planning Commission may adopt Items B1-through6.)

- B1. That the existing land uses are single family.
- B2. That the zoning is R-8.
- B3. That the notice of public hearing was published on September 26, 2020 , 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 October 13, 2020 .

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 **(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. 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 HARMONY HOMES, LLC for 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 homeowner's association will be required to ensure the perpetual maintenance of the open space.

Wastewater:

2. An extension of a City approved public sanitary sewer "to and through" the subject property and conforming to City Standards and Policies shall be required prior to building permits.
3. A utility easement for the public sewer shall be dedicated to the City prior to building permits.
4. An unobstructed City approved "all-weather" access shall be required over all public sewers.
5. This PUD shall be required to comply with the City's One Lot-One Lateral Rule.
6. All public sewer plans require IDEQ or QLPE Approval prior to construction.
7. Based on the public sewer availability, the Wastewater Utility presently has the wastewater system capacity and willingness to serve this project.
8. An extension of a City approved public sanitary sewer "to and through" the subject property and conforming to City Standards and Policies shall be required prior to building permits.
9. Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) public sewer connection.
10. Sewer Policy #719 requires a 20' wide utility easements (30' if shared with Public Water) or R/W dedicated to the city for all public sewers

Fire

11. The hammer-head on the northeast end is an FD approved turn-around and requires a NO PARKING-FIRE LANE sign.
12. Turning radiuses for FD is 25' interior and 50' exterior.
13. Temporary Street signs and Address's shall be installed until permanent signs/address are available and installed.
14. Streets designed to hold an imposed load of 75,000 lbs.
15. FD's secondary egress requires NO PARKING-FIRE LANE signs. If the FD secondary egress is controlled by gate, bollard or other, FD requires access.
16. Snow storage shall not be in the FD hammer head turn around or the FD secondary egress lane.

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

Order.

ROLL CALL:

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

Chairman Messina Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN TOM MESSINA