

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

DECEMBER 8, 2015

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

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

5:30 P.M. CALL TO ORDER:

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

APPROVAL OF MINUTES:

November 10, 2015

PUBLIC COMMENTS:

STAFF COMMENTS:

PUBLIC HEARINGS:

1. Applicant: Ron Ayers
Location: 1808 Northwest Boulevard
Request: A proposed zone change from R-17(Residential at 17units/acre) to C-17 (Commercial at 17units/acre)
QUASI-JUDICIAL, (ZC-5-15)

2. Applicant: Harmony Homes, LLC
Location: 2810 & 2960 W. Prairie Avenue
Request:
 - A. A proposed annexation from County Agriculture to City R-8 (Residential at 8 units/acre) zoning district.
LEGISLATIVE, (A-3-15)

 - B. A proposed 19.43 acre Planned Unit Development "Garden Grove PUD"
QUASI-JUDICIAL, (PUD-2-15)

 - C. A proposed 94-lot preliminary plat "Garden Grove"
QUASI-JUDICIAL, (S-4-15)

3. Applicant: Riverwalk Townhomes, LLC
Location: Bellerive Lane
Request:
- A. A modification to Riverwalk PUD QUASI-JUDICIAL, (PUD-1-04.4)
 - B. A proposed 2-lot preliminary plat "Riverwalk Townhomes" QUASI-JUDICIAL, (S-6-15)

ADJOURNMENT/CONTINUATION:

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

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



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**PLANNING COMMISSION
MINUTES
NOVEMBER 10, 2015
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Lynn Fleming
Michael Ward
Peter Luttrupp
Tom Messina, Vice Chair
Lewis Rumpler
Jon Ingalls

STAFF MEMBERS PRESENT:

Hilary Anderson, Community Planning Director
Sean Holm, Planner
Tami Stroud, Planner
Mike Behary, Planner
Shana Stuhlmiller, Public Hearing Assistant
Mike Gridley, City Attorney

COMMISSIONERS ABSENT:

None.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Luttrupp, seconded by Ingalls, to approve the minutes of the Planning Commission meeting on August 18, 2015. Motion approved.

Motion by Ingalls, second by Luttrupp, to approve the minutes of the Planning Commission meeting on September 8, 2015. Motion approved.

OTHER BUSINESS:

Approval of findings for PUD-3-15 and SP-4-15, The Village at Orchard Ridge.

**Motion by Messina, seconded by Fleming, to approve the findings for PUD-3-15 and SP-4-15.
Motion approved.**

COMMISSION COMMENTS:

None.

STAFF COMMENTS:

Ms. Anderson announced the upcoming meetings on the December agenda and introduced our new planner, Mike Behary. She announced an update on the proposed Neighborhood Compatibility Ordinance where staff had a conference call with University of Idaho staff to discuss the ordinance. She stated once the information is provided, there will be a workshop scheduled including the City Council, with potential dates in January. She also added that short-term rentals will be included with this workshop.

PUBLIC COMMENTS:

None.

PUBLIC HEARINGS:

- 1. Applicant: Kerr Properties, LLC
- Location: +/- 34 Acre Property located at the Southwest and Southeast Corners Of Prairie Avenue and Ramsey Road.
- Request: Zoning prior to Annexation from County Agricultural Suburban/Commercial to City R-8 (Residential at 8units/acre) and C-17 (Commercial at 17units/acre) zoning district.
LEGISLATIVE (A-4-15)

Planner Stroud presented the staff report and answered questions from the commission.

Commissioner Ingalls inquired if this property is inside the ACI boundary and feels this request fits within the comprehensive plan.

Commissioner Fleming requested, if approved, that the applicant move the strip of C-17 next to the residential portion so there is not an ugly commercial property next to a residential neighborhood.

Public testimony open.

Drew Dittman, applicant representative, commented that staff did a great job with the description of this project and does not have much to add. He concurred with Commissioner Ingalls that this would be considered an infill annexation and a logical fit with the city. He feels the zoning is appropriate with the surrounding area since there is a lot of commercial on Ramsey and that an R-8 zone would be a great transition to the homes to the south which are zoned R-5.

Commissioner Ingalls stated that if he lived in a house to the south that was zoned R-5, he would be concerned with the type of homes to be built and inquired why the applicant chose an R-8 and not R-5.

Mr. Dittman explained that the property borders Prairie Avenue and feels that the R-8 zone could handle the additional traffic.

Commissioner Messina inquired why the applicant chose the spot to place the commercial property and not combine it with the other parcel zoned R-8.

Mr. Dittman commented that the applicant felt that with other commercial property on a corner that this would be the logical choice, but right now he is primarily concerned with the annexation approval.

Public testimony closed.

Motion by Ingalls, seconded by Ward, to approve Item A-4-15. Motion approved.

ROLL CALL:

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

Motion to approve carried by a 6 to 0 vote.

2. Applicant: Joseph Hamilton, Pilgrims Market owner
Location: 1315 N. 5th Street
Request: A proposed Community Assembly/Organization special use permit in the R-17 (Residential at 17units/acre) zoning district to allow for a "Market Garden" QUASI-JUDICIAL (SP-5-15)

Commissioner Ward declared a conflict of interest and was excused from the hearing.

Planner Holm presented the staff report and answered questions from the commission.

Commissioner Ingalls stated that he likes the concept, but is struggling how it will fit within the neighborhood.

Planner Holm stated that the applicant brought other drawings and will be able to explain how he intends to make the project work.

Commissioner Luttrupp inquired about the height limits for a hoop house.

Mr. Holm stated we currently do not have any height limits for temporary structures.

Commissioner Luttrupp inquired about the difference between a market garden and a community garden, and questioned what is classified as a civic use.

Mr. Holm explained that within a civic use, included uses are community organization and community assembly, and that when the applicant approached Ms. Anderson about this project; they combined the different types of uses that would apply for a market garden. He explained that the city code currently does not define what a market garden is – which is why there will be a discussion about this at the end of the meeting.

Commissioner Messina asked what type of buffering would be provided for the project.

Mr. Holm explained that an existing fence is already on the property, dividing the applicant's property from the adjoining neighbors.

Public testimony open.

Joseph Hamilton, applicant, explained that he is the owner of Pilgrims Market and is proposing a market garden that will be placed in a vacant lot behind the store. He explained that the market will provide food to be sold at Pilgrims. He showed various pictures of different type of markets throughout other cities and stated that gardens are beautiful. He explained the benefits a market garden will provide for the community - by not just providing food, but will provide jobs. He stated at the store they currently provide different classes free to the public on subjects like: bees, planting, and ways to grow a perfect garden. He stated that they also have online videos available to provide another opportunity if they can't make it to one of our classes. He stated that he hopes the commission will approve this request and noted that other agencies have written letters of support for this project.

Commissioner Luttrupp stated that the staff report, under staff conditions, refers to restricting bees and he is concerned how restricting bees may hurt this garden. He questioned why type of materials the hoop house will be made of and the height.

Mr. Hamilton explained that that the design of the hoop house would not be taller than the existing building and the material he is considering for the structure would be a material that would be like glass, to allow as much light in as possible.

Commissioner Messina inquired regarding the height of the hoop house when complete.

Mr. Hamilton estimated that the building would be between 10 to 12 feet in height.

Commissioner Fleming inquired if the hoop house will move and if they are going to provide a security gate to prevent vandalism.

Mr. Hamilton replied that is a good question and explained that they have not thought about such issues yet, as this is new and still in the early planning stages.

Commissioner Fleming inquired about on site mulching.

Mr. Hamilton responded that they intend to install a compost facility on site.

Commissioner Ingalls inquired if the applicant has looked at the conditions and if they are acceptable.

Mr. Hamilton stated that he has looked at the conditions and they are acceptable. He explained that the intent of the hoop house would be for it to move around and not be in a permanent spot. He stated that staff did inform him about the setbacks, if this was a permanent structure, but this will not be permanent.

William Young Bennet stated he approves and will be doing the farming on the property, if approved. He stated that he feels this market garden will benefit the neighborhood by providing education, as well as work.

Public testimony closed.

Discussion:

Commissioner Luttrupp stated that he would like to have a condition added that the hoop house be required to meet the minimum setbacks for a house pertaining to the R-17 zone.

Commissioner Rumpler concurs with Commissioner Luttrupp's request.

Commissioner Messina feels that the applicant submitted drawing is somewhat misleading and would like to ensure that the applicant understands that plants are not allowed within five feet of the sidewalk.

Commissioner Ingalls suggested a condition be added to limit the height of the hoop house to 18 feet, with a 20-foot front yard setback, and 5-foot side yard setbacks.

Motion by Ingalls, seconded by Rumpler, to approve Item SP-5-15. Motion approved.

ROLL CALL:

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

Motion to approve carried by a 5 to 0 vote.

PRESENTATION/DISCUSSION:

- Consideration of an ordinance amendment to allow Market Gardens, Community Gardens and Accessory Gardens - Joe Hamilton (Pilgrims Market)

Mr. Hamilton explained that people like to buy food from people they know and why he feels that the time is now to change the existing ordinance to allow market gardens. He then provided photos to the commission highlighting the various gardens in Coeur d'Alene.

Commissioner Ingalls stated that he is aware that other cities have amended their codes.

Commissioner Fleming observed that the number of fruit and vegetable stands operating on 15th street in the summer has increased.

Ms. Anderson suggested if the commission approves this request, she will look at available dates in January to schedule a joint meeting with the City Council and Planning Commission. She will do a Doodle-Poll suggesting possible dates that will work for all and bring those dates back in December.

The commission concurred and would like staff to bring back those dates in December for a joint workshop.

ADJOURNMENT:

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

The meeting was adjourned at 7:40 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**PLANNING COMMISSION
STAFF REPORT**

FROM: MIKE BEHARY, PLANNER

DATE: DECEMBER 8, 2015

SUBJECT: ZC-5-15 – ZONE CHANGE FROM R-17 TO C-17

LOCATION: A PORTION OF A PARCEL FRONTING EMMA AVENUE AND
DAVIDSON AVENUE, EAST OF NORTHWEST BOULEVARD,
MEASURING APPROXIMATELY 1.69 ACRES

APPLICANT/OWNER:

Ronald Ayers
9030 Hess Street, #364
Hayden, ID 83835

DECISION POINT:

Ronald Ayers is requesting approval of a zone change from R-17 (Residential at 17units/acre) to C-17 (Commercial at 17 units/acre) zoning district.

BACKGROUND INFORMATION:

The R-17 subject property is located south of Emma Avenue and North of Davidson Avenue. The Garden Motel is located to the west of this property and is zoned C-17. The part of N. Scoop Street that is adjacent to subject site has been vacated and no longer a public road. The aerial photo below highlights the proposed area to be zoned to C-17.

The applicant has also submitted a proposed project plan that shows the subject site combined with the Garden Motel site totaling approximately 4.5 acres. The proposed project plan indicates demolishing of all structures on the 4.5 acre site with a new 100 room hotel, restaurant, and a bank. The applicant's project plan below highlights the intended development for this site.

However, 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 C-17 Commercial District, then all permitted uses in the C-17 Commercial District would be allowed on this site including the applicant's proposed project. The applicant is also proposing to retain a 75 foot wide area of R-17 that will be between the proposed C-17 zoning district boundary and the existing R-12 zoning district that lies directly to the east. The 75 foot wide area of R-17 is intended to buffer the C-17 uses from the existing single family residences located to the east. If the zoning request is approved, a separate legal lot would be created for the remaining R-17 portion of the parcel.

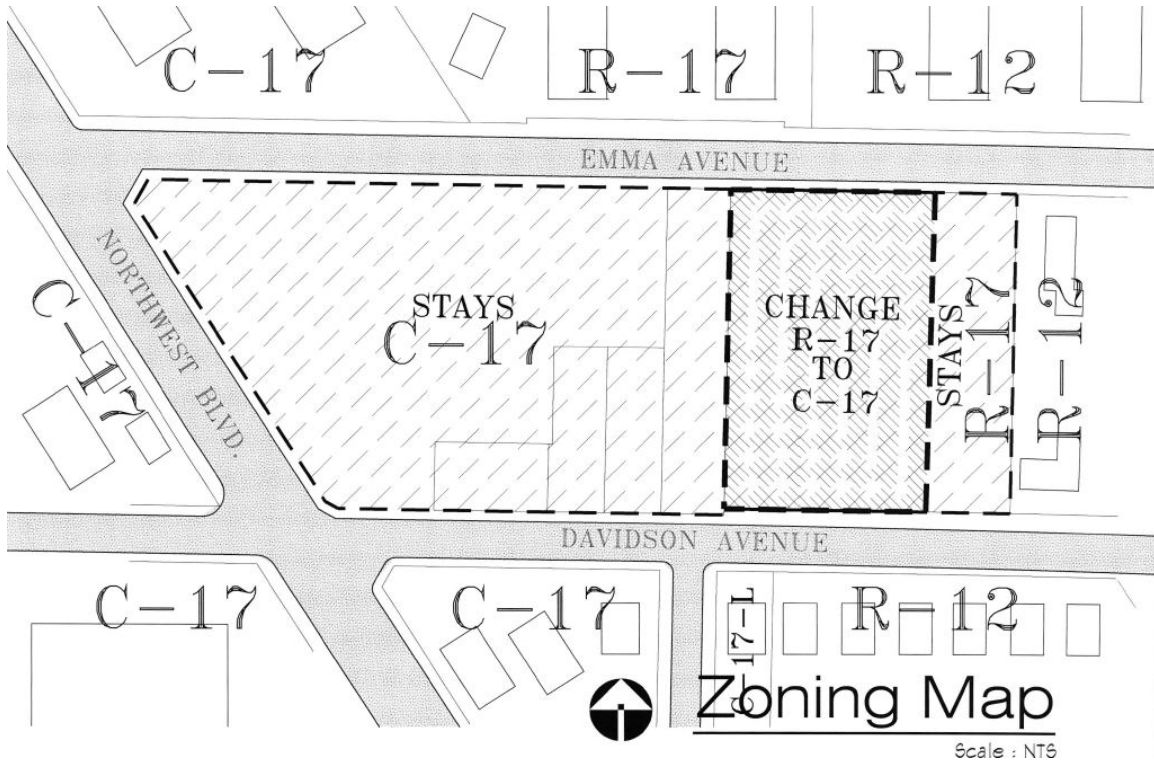
PROPERTY LOCATION MAP:



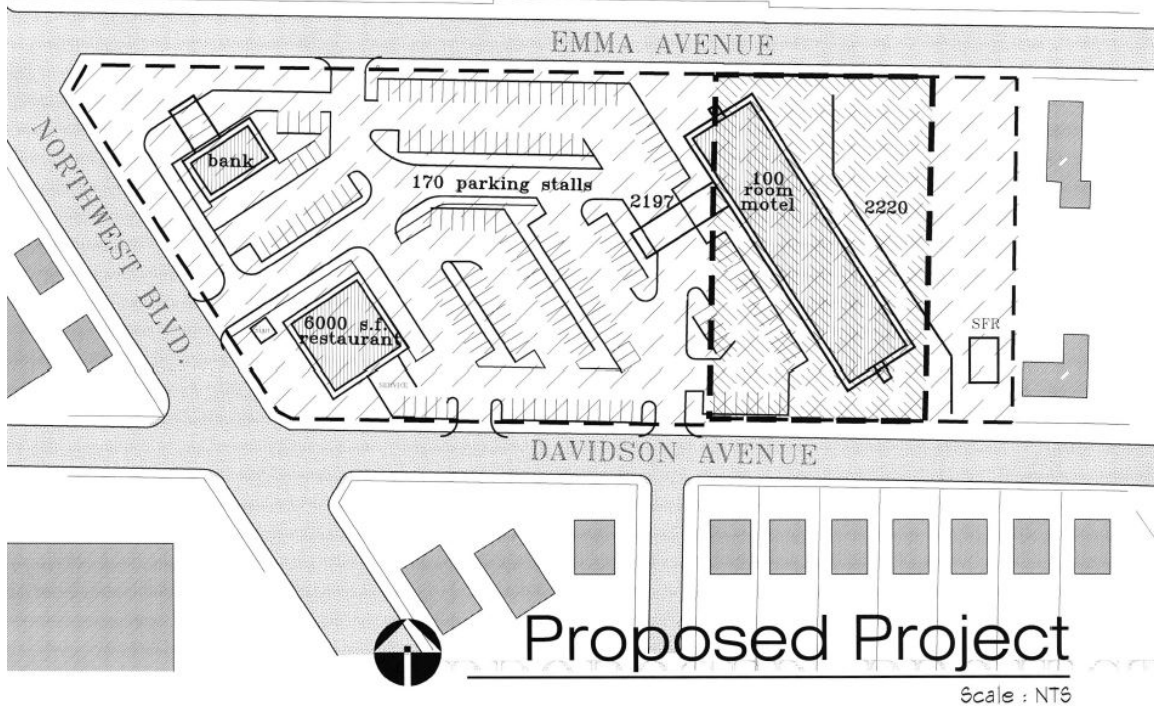
AERIAL PHOTO:



APPLICANT'S EXHIBIT OF PROPOSED C-17:



APPLICANT'S EXHIBIT OF PROPOSED PROJECT:



PRIOR LAND USE ACTONS ON THE SUBJECT PROPERTY AND SURROUNDING PROPERTIES:

(* denotes subject property)



Zone Changes:

ZC-8-86SP	R-12 to R-17	Approved
ZC-6-90	R-12 to C-17L	Approved
ZC-5-91SP	R-12 to C-17	Approved
ZC-7-91SP	R-12 to R-17	Approved
ZC-8-92SP	R-12 to R-17	Approved
ZC-10-93SP	R-12 to R-17	Approved
ZC-7-04	R-12 to C-17	Approved
ZC-4-05*	R-12 to R-17	Approved
ZC-10-06	R-12 to C-17	Approved
ZC-3-09*	R-17 to C-17	Withdrawn
ZC-2-10*	R-17 to C-17	Withdrawn
ZC-3-11	R-12 to C-17L	Approved

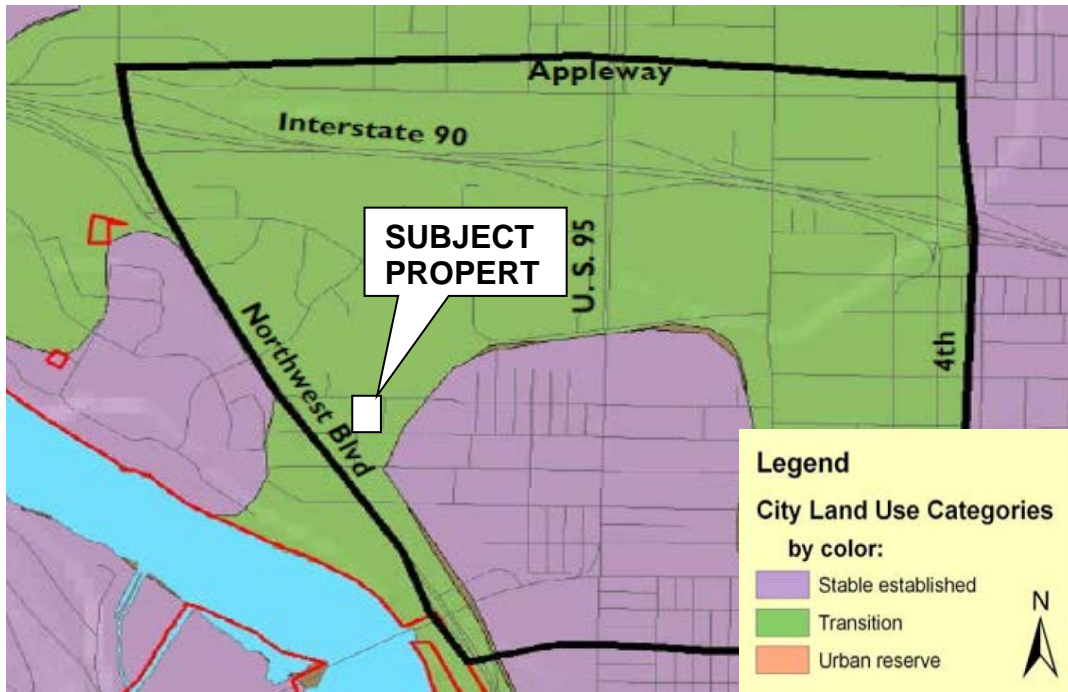
Special Use Permits:

SP-1-83	Density Increase	Approved
SP-1-84	Bulk Fuel	Approved
SP-2-86	Density Increase	Approved
SP-8-89*	Density Increase	Approved
SP-1-00	Parking	Approved
SP-8-02	Minimal Care	Denied
SP-1-10*	Auto Camp	Withdrawn
SP-7-12	Auto Camp	Denied

REQUIRED FINDINGS:

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

1. The subject property is within the existing city limits.
2. The City Comprehensive Plan Map designates this area as Appleyway – North 4th Street - Transition:



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: Appleyway - North 4th Street Today:

This area is a diverse mix of residential, medical, commercial, and warehousing land uses. The area is very gently sloped with some drop in elevation within a block of Northwest Boulevard. This elevation change has also defined the break from commercial to residential uses for much of the area's history.

The south-west and south-central portions of the area consist primarily of stable, single-family housing at approximately five units per acre (5:1). The Winton Elementary School and park is located in this neighborhood. Various multi-family apartments, mostly constructed in the late 1970s and early 1980s, are located within the district. The most active area for construction within this district is the Ironwood corridor which consists of many health-care and professional offices west of US 95, with office and retail uses east of US 95.

Along the northern border, commercial use thrives due to the proximity of I-90 and US 95. Appleyway Avenue is a hub for restaurants and service uses, and extends from Northwest Boulevard east to 4th Street where Appleyway Avenue becomes Best Avenue.

Appleyway - North 4th Street Tomorrow:

Generally, this area is expected to be a mixed use area. The stable/ established residential area will remain. The west Ironwood corridor will require careful evaluation of traffic flow. Ironwood will be connected to 4th Street, enabling higher intensity commercial and residential uses.

The characteristics of Appleyway - North 4th Street neighborhoods will be:

- That overall density will approach six units per acre (6:1) with infill and multi-family housing located next to arterial and collector streets.
- That pedestrian and bicycle connections will be provided.
- Street widening and potential reconfiguration of US 95 should be sensitive to adjacent uses.
- Uses that strengthen neighborhoods will be encouraged.

The characteristics of Appleyway - North 4th Street commercial will be:

- Commercial buildings will remain lower in scale than in the downtown core.
- Streetscapes should be dominated by pedestrian facilities, landscaping, and buildings.
- Shared-use parking behind buildings is preferred.

Significant Comprehensive Plan policies for consideration:

Objective 1.12

Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl.

Objective 1.14

Efficiency:

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

Objective 2.01

Business Image & Diversity:

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

Objective 3.05

Neighborhoods:

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

Objective 4.01

City Services:

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

Objective 4.06

Public Participation:

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

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

B. **Finding #B9:** **That public facilities and utilities (are) (are not) available and adequate for the proposed use.**

STORMWATER:

Stormwater issues are not a component of the proposed zone change, any storm issues will be addressed at the time of development on the subject property.

-Submitted by Chris Bates, Engineering Project Manager

STREETS:

The subject property is bordered by NW Boulevard, Emma and Davidson Avenue's. All of these streets are fully developed to City standards. Any alterations to the noted streets will be addressed through the building permit process at the time of development on the subject property.

-Submitted by Chris Bates, Engineering Project Manager

WATER:

There is sufficient capacity in the public water system to support a zone change for the designated property. However, any changes to fire flow requirements could require infrastructure upgrades which would be the responsibility of the developer at their expense.

-Submitted by Terry Pickel, Assistant Water Superintendent

SEWER:

The Wastewater Utility has no objections to Zone Change ZC-5-15 as proposed. The subject property is already connected to public sewer. Based on the public sewer availability, the Wastewater Utility presently has the wastewater system capacity and willingness to serve this project.

-Submitted by Mike Becker, Utility Project Manager

FIRE:

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

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

-Submitted by Bobby Gonder, Fire Inspector

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

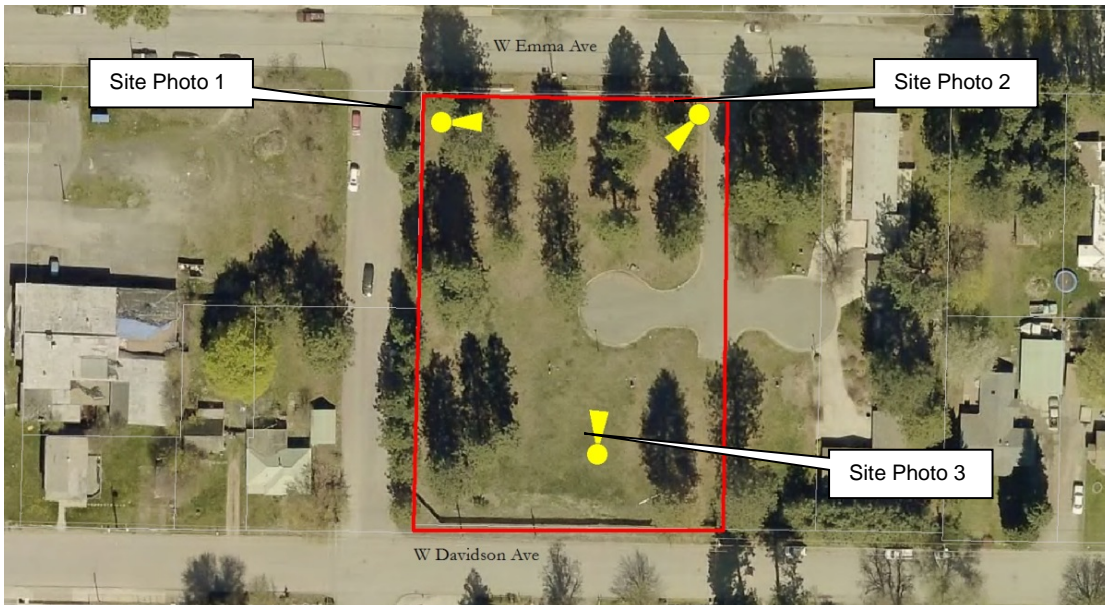
- C. **Finding #B10:** That the physical characteristics of the site (make) (do not make) it suitable for the request at this time.

PHYSICAL CHARACTERISTICS:

Currently the subject property is vacant with grass and trees. The topography is sloping with an approximate 25 foot change in elevation over the subject property. This equates to a 13% slope. There is an approximate 45 foot change in elevation from Northwest Boulevard to the east boundary of the subject site, which equates to a 6% slope.



SITE PHOTO LOCATIONS:



SITE PHOTOS:

Site Photo – 1 Northwest corner of property looking south along west property line:



Site Photo – 2 Northeast corner of property looking southwest:



Site Photo – 3 Interior of property looking north and east:



SITE PHOTO LOCATIONS FOR SURROUNDING LAND USES:



Site Photo – 1 Google Maps Street View from Northwest Boulevard looking east



Site Photo –2 Northern part of property looking north



Site Photo – 3 Eastern part of property looking east



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

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

TRAFFIC:

Without a defined use for the subject property, approximate traffic generation cannot be estimated. However, the change from a residential use to a commercial use is sure to generate a greater amount of vehicle traffic. The subject property is situated adjacent to a major arterial roadway with multiple signals for traffic control, and two adjoining local streets, one (Emma Ave.) of which serves as an undesignated collector street between Northwest Blvd. and Lincoln Way. These roadways will accommodate traffic generated on the subject and adjoining properties.

-Submitted by Chris Bates, Engineering Project Manager

NEIGHBORHOOD CHARACTER:

From 2007 Comprehensive Plan: Appleway – North 4th Street

This area is a diverse mix of residential, medical, commercial, and warehousing land uses. The area is gently sloping with some drop in elevation within a block of Northwest Boulevard. This elevation change has also defined the break from commercial to residential uses for much of the area's history.

The south-west and south-central portions of the area consist primarily of stable, single-family housing at approximately five units per acre (5:1). The Winton Elementary School and park is located in this neighborhood. Various multi-family apartments, mostly constructed in the late 1970s and early 1980s, are located within the district. The most active area for construction within this district is the Ironwood corridor which consists of many health-care and professional offices west of US 95, with office and retail uses east of US 95.

GENERALIZED LAND USE PATTERN:



ZONING:



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

Existing R-17 Zoning District:

The R-17 district is intended as a medium/high density residential district that permits a mix of housing types at a density not greater than seventeen (17) units per gross acre.

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

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

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

- Automobile parking when the lot is adjoining at least one point of, intervening streets and alleys excluded, the establishment which it is to serve; this is not to be used for the parking of commercial vehicles
- Boarding house
- Commercial film production
- Commercial recreation
- Community assembly
- Community organization
- Convenience sales
- Group dwelling - detached housing
- Handicapped or minimal care facility
- Juvenile offenders facility
- Ministorage facilities
- Mobile home manufactured in accordance with section 17.02.085 of this title
- Noncommercial kennel
- Nursing/convalescent/rest homes for the aged
- Rehabilitative facility.
- Religious assembly
- Residential density of the R-34 district as specified

- Three (3) unit per gross acre density increase

Proposed C-17 Zoning District:

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

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

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

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

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

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

PROPOSED CONDITIONS:

None.

ORDINANCES & STANDARDS USED FOR EVALUATION:

2007 Comprehensive Plan
Transportation Plan
Municipal Code
Idaho Code
Wastewater Treatment Facility Plan
Water and Sewer Service Policies
Urban Forestry Standards
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices
2010 Coeur d'Alene Trails Master Plan

ACTION ALTERNATIVES:

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

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

**APPLICANT'S
NARRATIVE**

Narrative / Justification

The applicant is the Owner operator of the Garden Motel at 1808 Northwest Blvd. This 1940's 24 room motel property has reached the end of its useful life. Over the past 12 years the Owner has acquired contiguous properties (Exhibit ZC-2) growing the site from approximately 2 acres to over 4.5 acres. Added pieces are boarded by the existing city streets, Emma, Northwest Blvd, and Davidson. This property acquisition has been aimed at enlarging the site to a size suitable for a replacement project that can accommodate a similar use and room count with current day standards for parking, storm water, landscape, and expected on site amenities. (Exhibit ZC-6) The west side fronts Northwest Blvd which is one of the City's most traveled arterials and serves as the western entrance to the City. On the north side is Emma, a collector that links Lincoln Way to Northwest Blvd. It serves a growing multifamily neighborhood as well as the growing medical presence south of Ironwood drive. The south side is bordered by Davidson, a local access to the single family neighborhood to the south.

The site is fully serviced by sewer, water, power, and gas on multiple frontages. Preliminary discussions with city utility departments and Avista identified no significant issues.

The subject property falls within the Appleway/north 4th Street comp plan area. This area is described as mixed use with commercial development along the arterials and collectors surrounding a stable established single family area at its center.

The proposed zone change and associated commercial development supports comp plans goals:

1. Objective 1.14, promote the efficient use of existing infrastructure thereby reducing impacts to undeveloped areas.
2. Objective 2.01, welcome and support a diverse mix and quality of professional, trade, business and services industries while protecting exiting uses from encroachment by incompatible uses

The adjacent uses include office/retail to the west, and south, multi-family to the North and single family to the east. (Exhibit ZC - 4) The site features 43 feet of grade change from Northwest Blvd, at the lowest point, and the single family to the east at the highest, more than 20 feet of this change occurs within the area of the zone change request. (Exhibit ZC - 4) This

significant change in elevation allows the proposed commercial development to be backed up into the hillside, naturally buffering the residential areas to the east. All required vehicular access and parking can then be accommodated on the lower portion of the site. (Exhibit ZC – 6)

The applicant is also proposing to retain a 75' wide R17 transition zone between the existing R.12 and the proposed commercial area, to further buffer the commercial and single family uses. (Exhibit ZC – 3)

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

A. INTRODUCTION

This matter having come before the Planning Commission on, December 8, 2015, and there being present a person requesting approval of ZC-5-15, a request for a zone change from R-17(Residential at 17 units/acre) to C-17(Commercial at 17 units/acre)zoning district

APPLICANT: RONALD AYERS

LOCATION: A PORTION OF A PARCEL FRONTING EMMA AVENUE AND DAVIDSON AVENUE MEASURING APPROXIMATELY 1.69 ACRES

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

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

- B1. That the existing land uses are residential, medical, commercial, and warehousing land uses.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is R-17 (Residential at 17 units/acre).
- B4. That the notice of public hearing was published on, November 21, 2015, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, November 30, 2015, which fulfills the proper legal requirement.
- B6. That 122 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on November 20, 2015.
- B7. That public testimony was heard on December 8, 2015.

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

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

Criteria to consider for B9:

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

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

Criteria to consider for B10:

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

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

Criteria to consider for B11:

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

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of RON AYERS for a zone change, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied 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 Messina	Voted _____
Commissioner Rumpler	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

**PLANNING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER
DATE: DECEMBER 8, 2015
SUBJECT: A-3-15 – ZONING PRIOR TO ANNEXATION OF +/-19.3 ACRES FROM COUNTY AGRICULTURAL-SUBURBAN TO R-8.
LOCATION: +/- 19.3 ACRE PARCEL LOCATED BETWEEN ATLAS RD. AND GILA CT., SOUTH OF PRAIRIE AVE., AND NORTH OF THE ROCKET ST. TERMINUS.

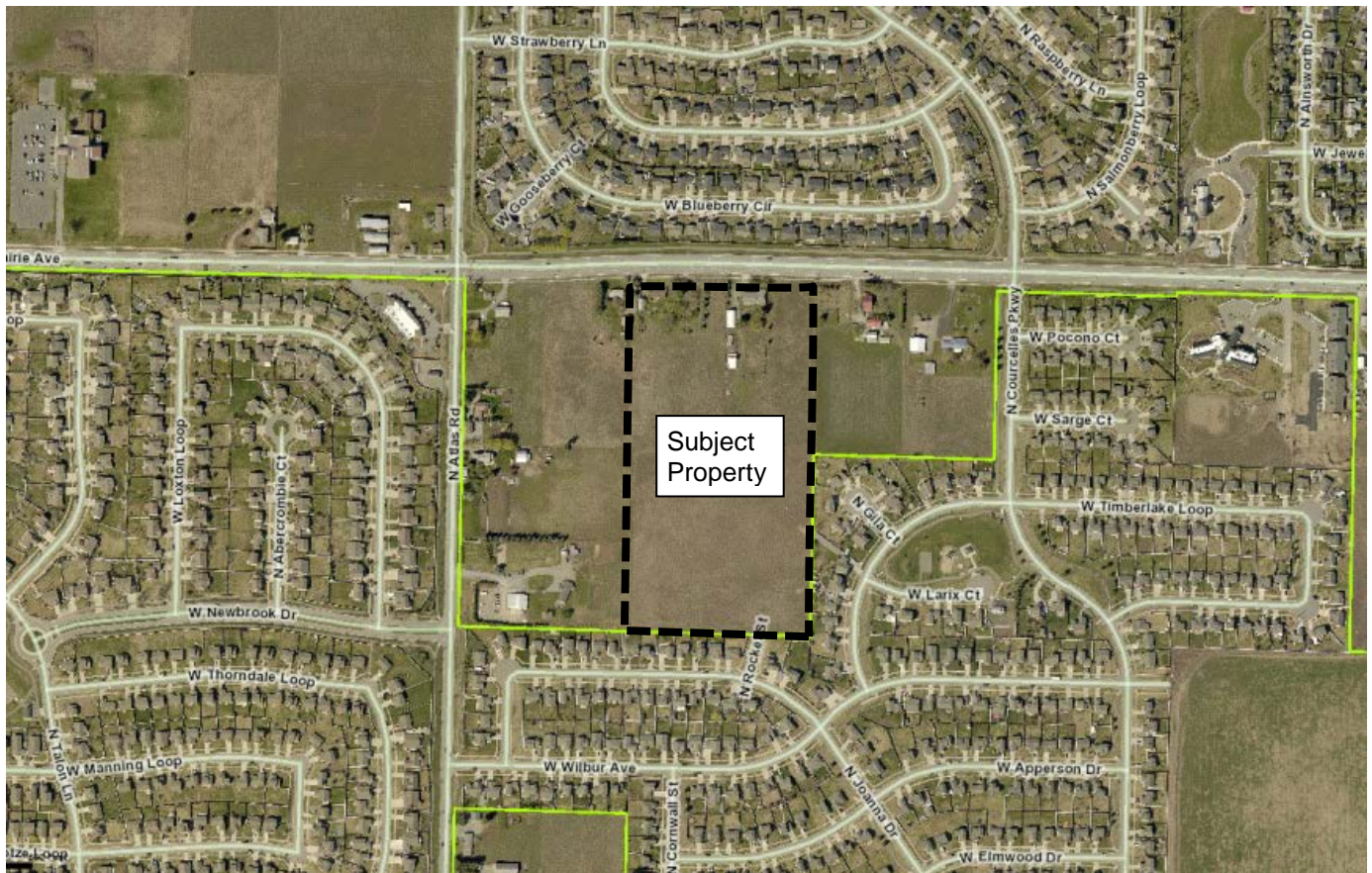
APPLICANT:

Owner: Donald R. Smock (dba Harmony Homes, LLC)
1000 Northwest Blvd
Coeur d'Alene, ID 83814

DECISION POINT:

Harmony Homes, LLC is requesting approval of a proposed +/- 19.3 acre annexation from County Agricultural to city R-8 zoning district (Residential at 8 units/acre).

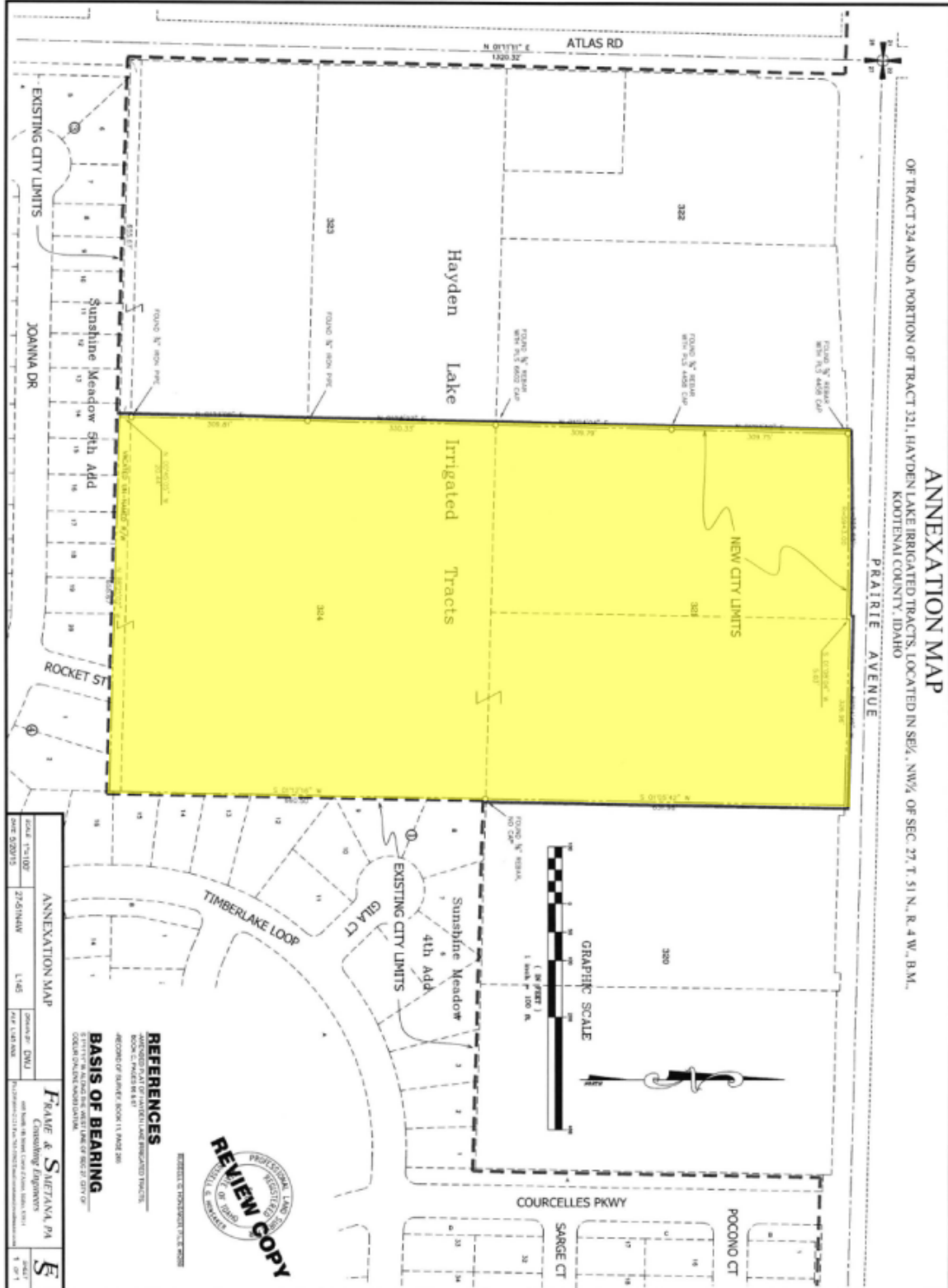
Area Map:



GENERAL INFORMATION:

Harmony Homes, LLC is proposing to annex a +/-19.3 acre parcel as shown in the annexation map below.

Annexation Map:



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).

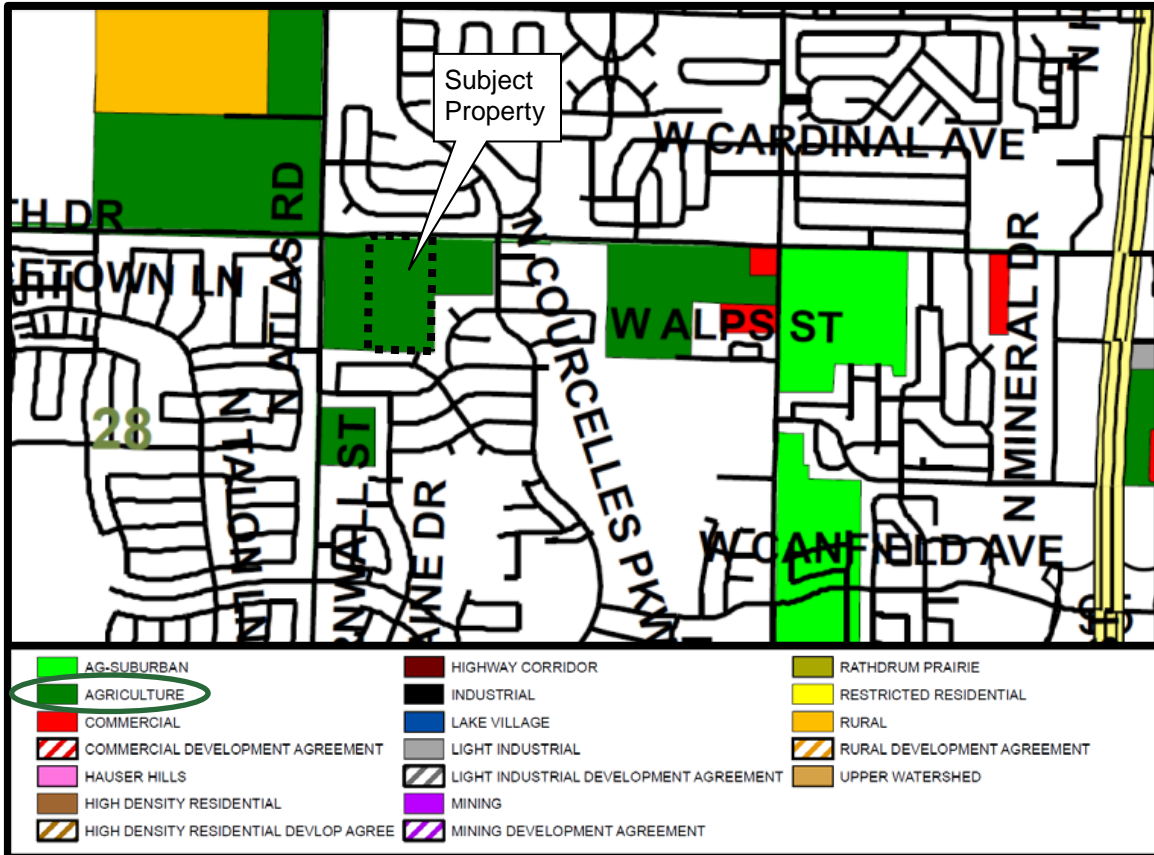
17.05.120: PERMITTED USES; SPECIAL USE PERMIT:

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: *Atlas-Prairie - Transition*:

Atlas-Prairie Comprehensive Plan Map:



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: Atlas-Prairie

Atlas-Prairie Today:

This area consists largely of prairie farmland and native conifer forest. The northern tier of the district contains a rapidly developing, suburban subdivision. This area lies over the Spokane Valley-Rathdrum Prairie Aquifer, and also holds the last, large tract of vacant land within the Area of City Impact (ACI).

Farmland is broken into parcels ranging from approximately 23 to 160+ acres. Subdivisions are developing with approximately three houses per acre (3:1). The remaining parcels provide opportunities for large-scale master planning.

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

Atlas-Prairie Tomorrow:

Generally, this area is envisioned to be a residential area, lower in density, that develops with interconnected neighborhoods providing a mix of housing choices.

The characteristics of Atlas-Prairie neighborhoods will be:

- That overall density may approach four to five residential units per acre (4-5:1), however, pockets of higher density housing and multi-family units are appropriate incompatible areas.
- Annexing requires careful evaluation of infrastructure needs.
- Open space, parks, and pedestrian and bicycle connections will be provided.
- Developments adjacent to the Area of City Impact (ACI) boundary will provide for a distinctive entrance to the city.
- Neighborhood service nodes where appropriate.
- The street network will be interconnected, defining and creating smaller residential blocks and avoiding cul-de-sacs.
- A bypass study is underway to determine how traffic will be distributed to ease pressure from US 95.

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:

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

Assessment:

The proposed submittal outlines specified areas for stormwater containment. Detailed analysis of these for capacity sizing will be addressed during the infrastructure plan submittal review

-Submitted by Chris Bates, Engineering Project Manager

STREETS:

The proposed subdivision is bordered by Prairie Avenue on the north and Rocket Street on the south.

Assessment:

The southerly connection, Rocket Street, is a city street and fully developed. No alterations will be required to the connection. Prairie Avenue to the north, which is under the jurisdiction of the Post Falls Highway District (PFHD), is a fully developed 5-lane road section and the City has no jurisdictional authority over it.

The proposed internal streets in the development meet the criteria established in the subdivision code for primary frontage (32'), and, secondary frontage, parking one side (28').

Assessment:

The proposed street sections are acceptable in the submitted form. Any changes to the proposed sections will require approval of the City Engineer prior to construction.

The proposed east/west street name, Hydrangea Lane does not meet the criteria of the City Street Naming and Addressing Ordinance (#3033) and will be required to be changed.

Assessment:

The east/west street cannot have the same name as a north/south directional street.

-Submitted by Chris Bates, Engineering Project Manager

WATER:

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

Assessment:

The water district has indicated that they have sufficient capacity and flows to provide service to the subject development.

-Submitted by Chris Bates, Engineering Project Manager

WASTEWATER:

Public Sewer is available at the end of Rocket Street which borders this annexation request. The Wastewater Utility has no objections to A-3-15 as proposed. Based on the public sewer availability, the Wastewater Utility presently has the wastewater system capacity and willingness to serve this project.

-Submitted by Mike Becker, Utility Project Manager

FIRE:

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

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

-Submitted by Bobby Gonder, Fire Inspector

Evaluation:

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

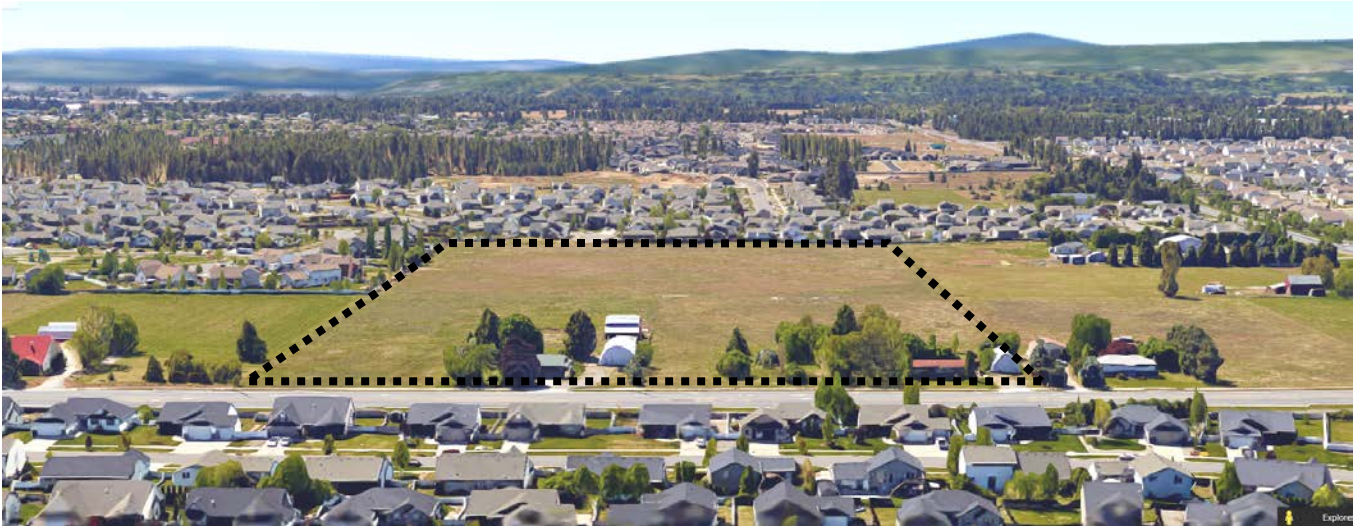
Finding #B10: That the physical characteristics of the site (make) (do not make) it suitable for the request at this time.

PHYSICAL CHARACTERISTICS:

The subject property is relatively flat with Prairie Avenue to the north. Continued construction was anticipated by a future connection via Rocket Street on the southern edge of the property.

PHOTOS OF SUBJECT PROPERTY:

Bird's eye view of the subject property looking south



Looking south into subject property from Prairie Avenue



Looking north into subject property from Rocket Street



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 ITE Trip Generation Manual estimates the project may generate approximately 955 trips per day at total buildout, with 94 of those trips occurring during the A.M./P.M. peak hour periods. This was determined by a third party traffic analysis that was required by the Post Falls Highway District, and, conducted by traffic engineer Anne Winkler, PE, of Sunburst Engineering.

Assessment:

The subject development will have two points of access, one from Prairie Avenue, the major 5-lane east/west arterial roadway adjoining the northerly boundary, and, one local street that wends its way through the adjoining Sunshine Meadows subdivision to the south. Due to concerns of the ability of Prairie Avenue to adequately accommodate the traffic volumes generated by the proposed development, the analysis focused solely on the Prairie Avenue and did not detail the adjoining local street. The Rocket Street connection is considered secondary, and due to the intertwining and winding nature of the streets would not be considered a major point of ingress/egress, and therefore, not a principal concern. It will undoubtedly receive some traffic, but not the concentrated amount that the principal arterial roadway, Prairie Avenue, will receive.

The main purpose of the study was determine if there was adequate “gap” time for vehicular movements into and out of the subject property. The minimum acceptable gap for a turning movement was considered to be 5 seconds. The study found that westbound vehicles turning into the proposed development would accomplish that movement in 4.1 seconds and vehicle movements out were between 6.8/6.9 seconds.

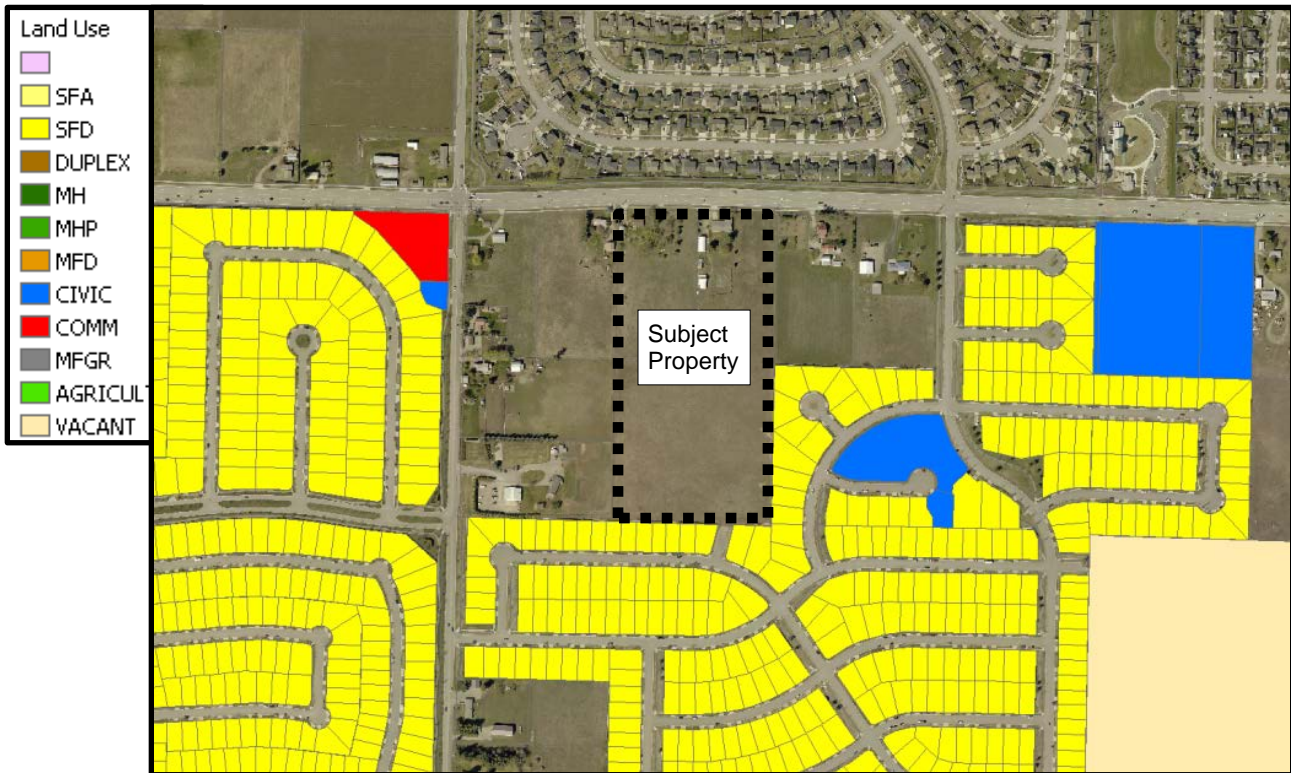
The conclusion at the end of the study, was that when it came to the traffic movements at the proposed intersection of Prairie Avenue and the new development, the volume of movements at the intersection, in relation to the capacity of the 5-lane Prairie Avenue is very low, and that there is plenty of capacity to accommodate the traffic volumes.

-Submitted by Chris Bates, Engineering Project Manager

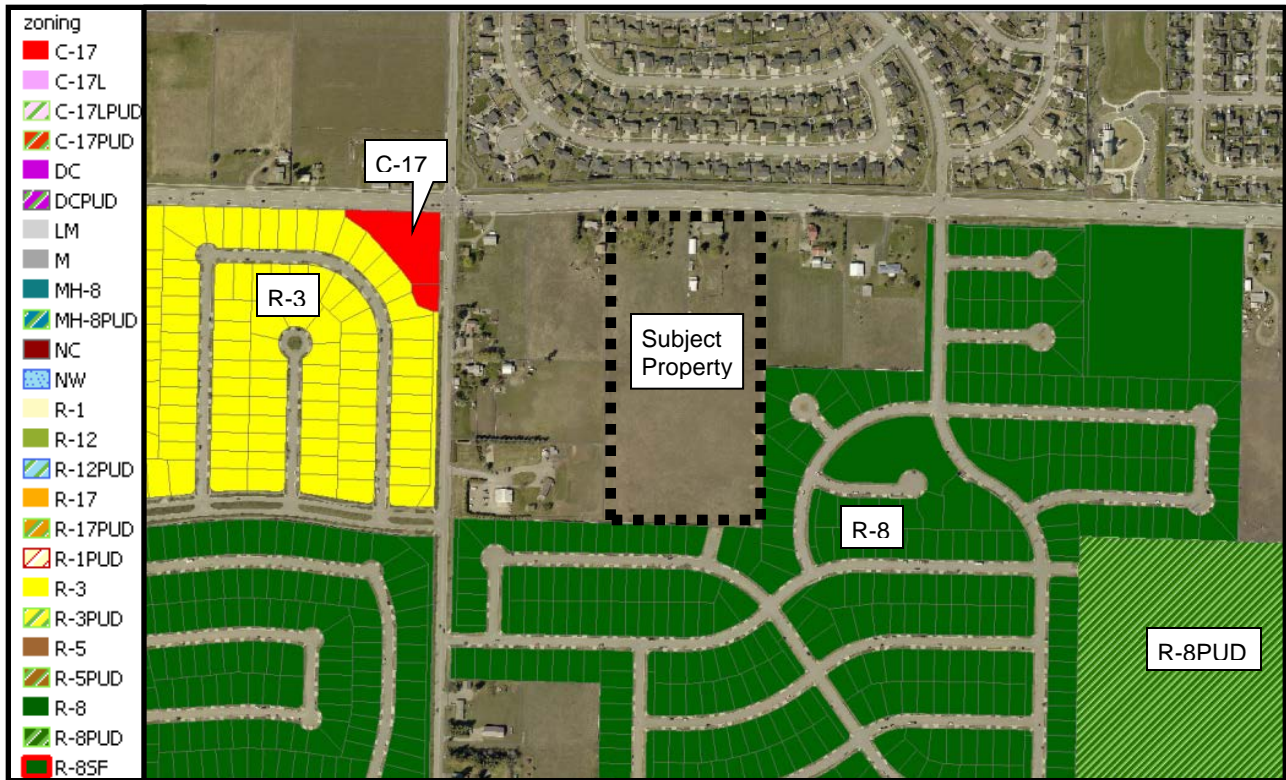
NEIGHBORHOOD CHARACTER:

See the "Atlas-Prairie Today" descriptions from the 2007 Comprehensive Plan listed in finding #B8 as well as the photos of subject property. The property is made up of two large parcels currently in Kootenai County. R-8 zoning adjoins a portion east and to the south which include single family homes with the exception of Sunshine Meadows Park. Existing/adjacent uses include residential single-family, large parcels (in county), civic, and vacant land.

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.

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:

No proposed conditions are recommended by staff for the applicant's request for annexation. An annexation agreement will address any concerns for this request.

Please see the associated Planned Unit Development (PUD-2-15) and Subdivision (S-4-15) for proposed conditions.

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 and make separate findings to approve, deny or deny without prejudice. The findings worksheet is attached.

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

**APPLICANT'S
NARRATIVE**

Annexation Justification Parcel Numbers 0-3560-27-321-AA & AB

The reasons for the requested annexation are to extend the City of Coeur d'Alene's boundary to continue residential development on property located south of Prairie Avenue, to obtain City services, and to realize the highest and best use of the land.

The property is currently being used residentially and is zoned Agricultural. Agricultural use is no longer a practical use for the Subject Property since smaller lot subdivision developments surround the area in question, see EXHIBIT A.

The Subject Site is one of a few properties left to annex within the area south of Prairie Avenue. The contiguous property on the southern boundary of the Subject Property is located within the City of Coeur d'Alene's city limits. The two parcels on each side of the Subject Property are still within the County's limits of jurisdiction, but then the city limits begin thereafter. Annexation is the natural progression for this area since it is on the fringe of city limits.

The proposed annexation request conforms to the Coeur d'Alene 2007 Comprehensive Plan as follows:

Goal #1- Natural Environment, of the Comprehensive Plan, supports policies that preserve the beauty of the natural environment by minimizing potential pollutants, by protecting water quality and by implementing community design of streets and pedestrian access throughout the development. Open space will be provided for in the proposed development (Objectives 1.01, 1.02, 1.11 & 1.14). These objectives will be fulfilled during and upon completion of the development. Open space will be provided for the residents in the form of passive recreational green space.

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

Goal #3- Home Environment strives for a common-sense approach in creating exceptional neighborhood communities by ensuring infrastructure and essential services are available for properties in development, providing a variety of transportation modes and encouraging

housing that meets the needs of all income and family status categories. The proposed annexation will allow for a development of single family and multi-family housing as well as sidewalks for pedestrian traffic and recreational facilities such as volleyball court, community garden, etc. (Objective 3.05, 3.07 & 3.14).

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

Land Use: Atlas-Prairie, Transition, which supports residential development with interconnected neighborhoods that provide a mix of housing choices. There are several surrounding subdivisions within close proximity to the Subject Site, therefore infrastructure such as water and sewer is near the Subject Property.

The Subject Property is located within the City of Coeur d'Alene's Area of City Impact (ACI) boundary which provides for an entrance to the city.

The annexed area is envisioned to be a Planned Unit Development. The characteristics described in the Comprehensive Plan for the Atlas-Prairie Tomorrow appropriately define the long range plans for this area that will include:

- Pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Availability of infrastructure.
- Open Space area and pedestrian connections will be provided.
- Adjacent to the City of Coeur d'Alene's ACI, providing a distinctive entrance to the city.
- Service nodes will be provided.
- The annexed area will provide connectivity to the established neighborhoods located on the southern boundary of the property; no cul-de-sacs are proposed.

The proposed annexation request provides continued subdivision development in an area that has been established as a residential hub for area citizens. There are only a handful of parcels undeveloped and unincorporated in this specific area. The annexation is a natural progression for these parcels surrounded by city limits and large subdivisions.

This narrative prepared by Stephanie Black, Senior Planner, on June 8, 2015.

June 11, 2015

City of Coeur d'Alene
Mayor Widmyer
710 E. Mullan Avenue
Coeur d'Alene ID 83814

Re: Annexation Request

Dear Mayor Widmyer,

On behalf of our client Donald Smock, we are requesting Annexation into the City of Coeur d'Alene for two parcels located on the south side of Prairie Avenue and east of Atlas Road. This annexation request will allow the continuation of residential development in a locality that has established itself as a residential area. The annexation packet we are submitting to the City outlines how this project will meet the goals of the City's Comprehensive Plan.

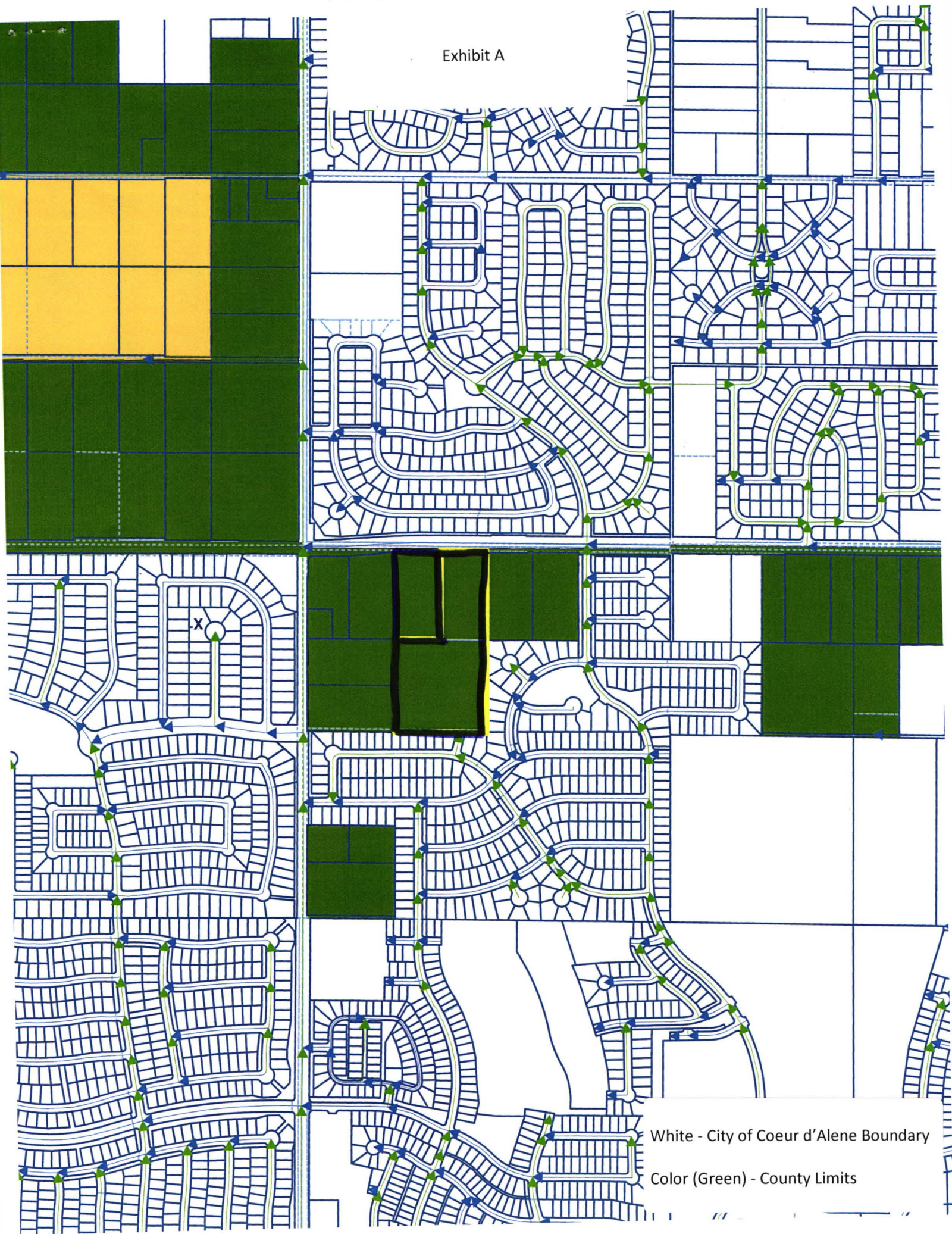
As the Representative for the Applicant we understand there will be Annexation fees and an Annexation Agreement negotiated with this request. Mr. Smock understands that an Annexation Agreement may include conditions for development of the property. We look forward to presenting this case to you and answering any questions you may have. Thank you for your time.

Sincerely,



Stephanie Blalack
Senior Planner

Exhibit A



White - City of Coeur d'Alene Boundary

Color (Green) - County Limits

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

A. INTRODUCTION

This matter having come before the Planning Commission on December 8, 2015, and there being present a person requesting approval of ITEM A-3-15- , a request for zoning prior to annexation from County Agricultural-Suburban to R-8 (Residential at 8 units/acre) zoning district.

APPLICANT: DONALD R. SMOCK (DBA HARMONY HOMES, LLC)

LOCATION: +/- 19.3 ACRE PARCEL LOCATED BETWEEN ATLAS ROAD, AND GILA COURT, SOUTH OF PRAIRIE AVENUE, AND NORTH OF THE ROCKET STREET TERMINUS.

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

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

- B1. That the existing land uses are residential, single-family, large parcels (in county), civic, and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is County Agricultural-Suburban.
- B4. That the notice of public hearing was published on November 20, 2015, 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 115 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on November 20, 2015.
- B7. That public testimony was heard on December 8, 2015.
- B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as follows:

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

Criteria to consider for B9:

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

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

Criteria to consider for B10:

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

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

Criteria to consider for B11:

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

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of DONALD R. SMOCK (DBA 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 Messina	Voted _____
Commissioner Rumpler	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

**PLANNING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER
DATE: DECEMBER 8, 2015
SUBJECT: S-4-15 – 94 LOT PRELIMINARY PLAT SUDIVISION REQUEST FOR “GARDEN GROVE”
PUD-2-15 – “GARDEN GROVE” PLANNED UNIT DEVELOPMENT
LOCATION: +/- 19.3 ACRE PARCEL LOCATED BETWEEN ATLAS RD. AND GILA CT., SOUTH OF PRAIRIE AVE., AND NORTH OF THE ROCKET ST. TERMINUS.

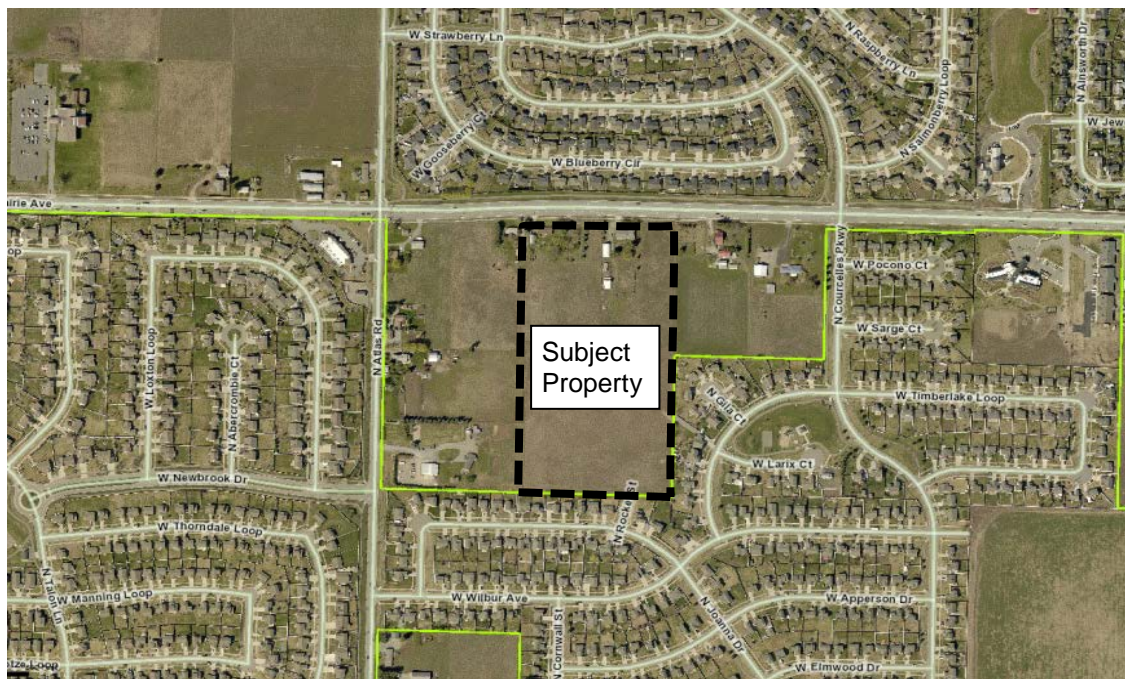
APPLICANT:

Owner: Donald R. Smock (dba Harmony Homes, LLC)
1000 Northwest Blvd
Coeur d’Alene, ID 83814

DECISION POINT:

Harmony Homes LLC is requesting approval of the Garden Grove Planned Unit Development and a 94-lot preliminary plat to be known as “Garden Grove”, based on 2 existing parcels currently in Kootenai County totaling +/-19.43 acres. These requests have been filed in conjunction with an annexation (A-3-15).

Area Map:



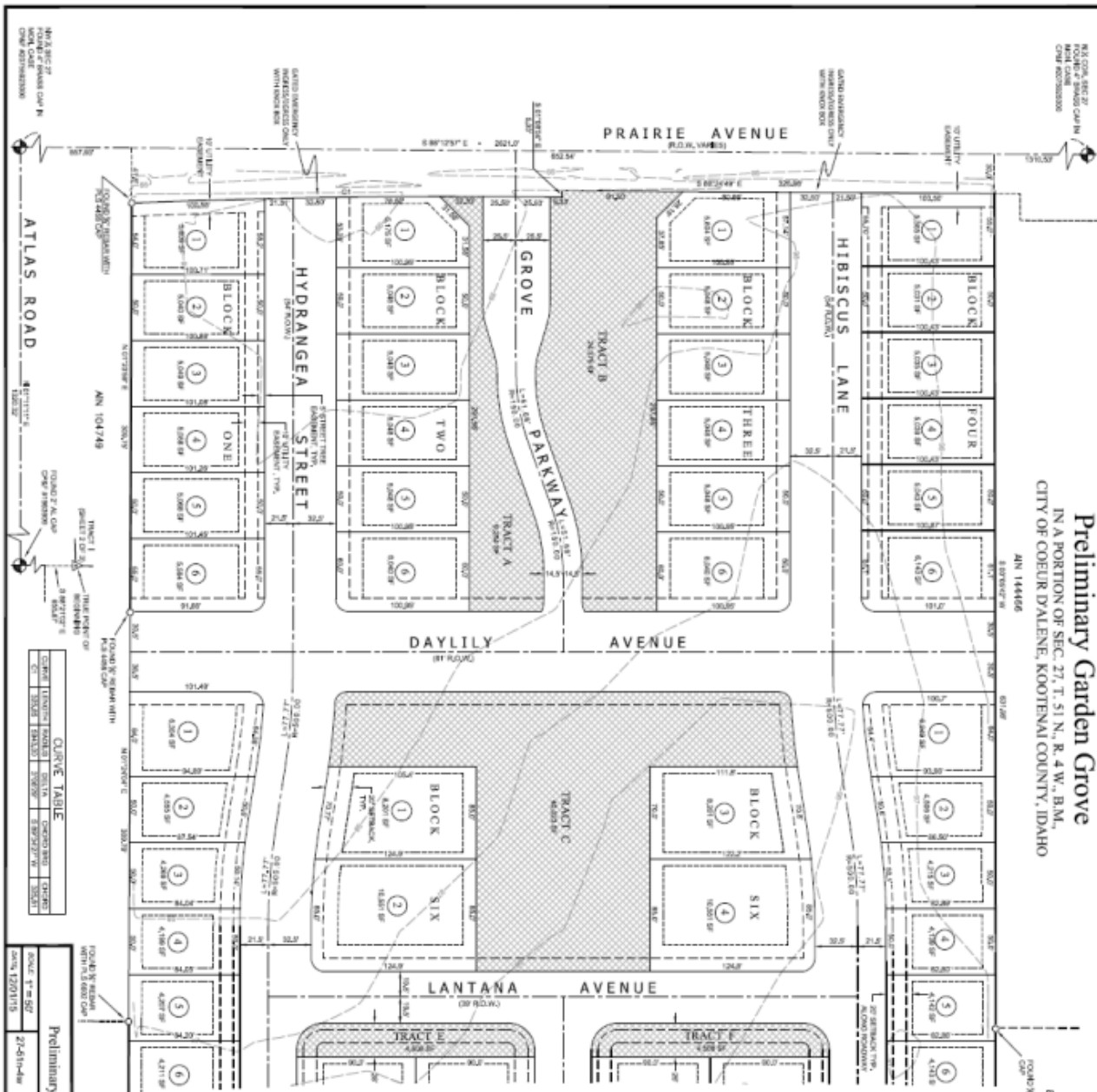
GENERAL INFORMATION:

Because the requests involves multiple land use actions (3 total), some of which stop at Planning Commission (unless appealed) and another 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. It became apparent that staff comments should be presented in their entirety for both reports.

REQUIRED FINDINGS (Subdivision):

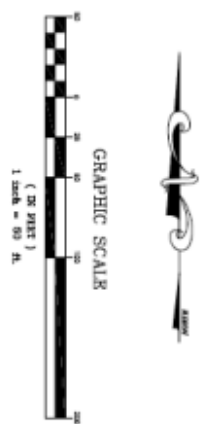
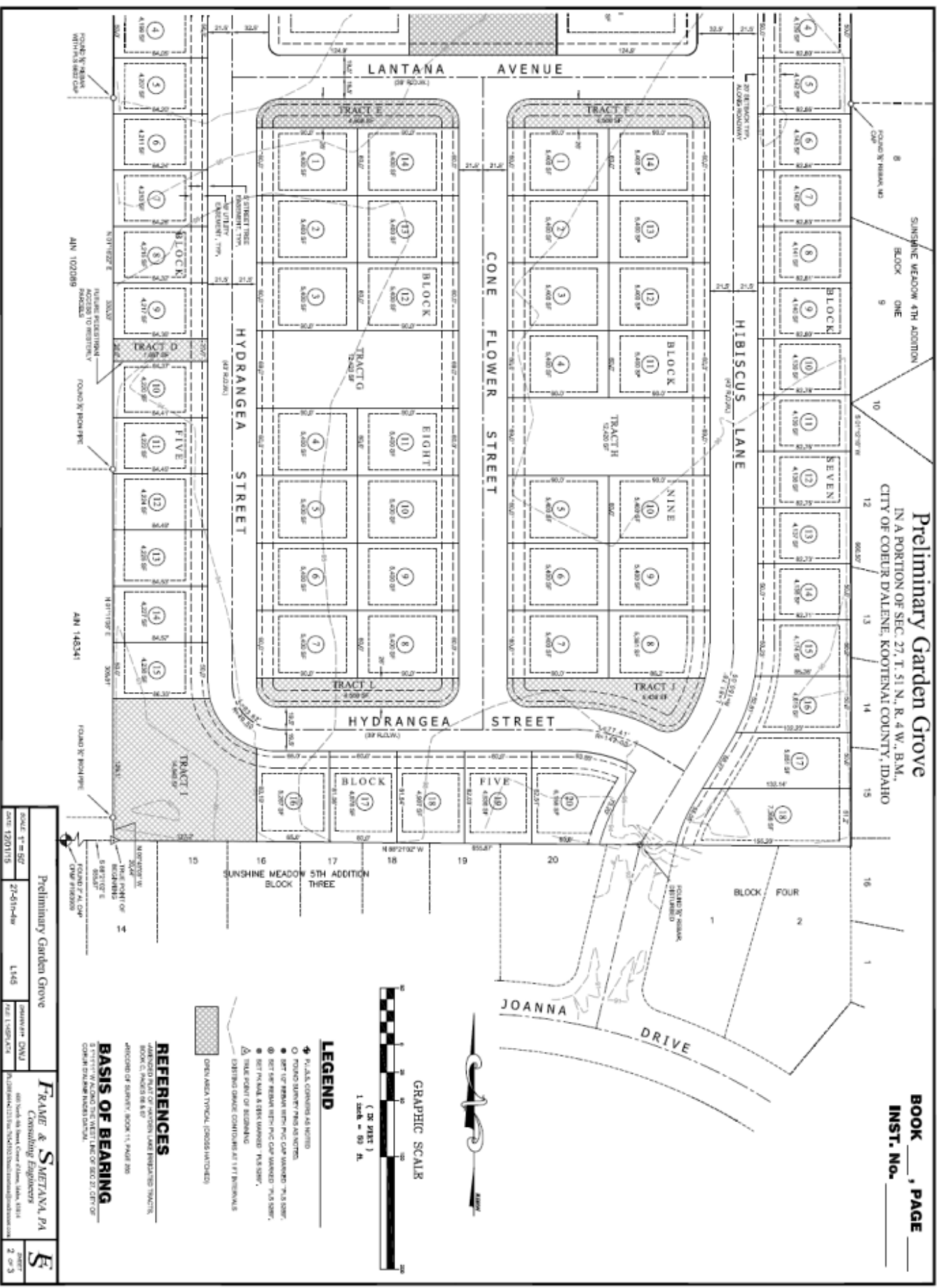
Finding #B7A: That all of the general preliminary plat requirements (have) (have not) been met as attested to by the City Engineer.

1. Per Gordon Dobler, City Engineer, the preliminary plat submitted contains all of the general preliminary plat elements required by the Municipal Code.
2. Preliminary Plat for "Garden Grove":



Preliminary Garden Grove
 IN A PORTION OF SEC. 27, T. 51 N., R. 4 W., B.M.,
 CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK _____, PAGE _____
 INST. No. _____



- LEGEND**
- PILE CORNER AS NOTED
 - ROUND STAKE PINS AS NOTED
 - SET TOP REBAR WITH PVC CAP MARKED "T.S. CORN."
 - SET TOP REBAR WITH PVC CAP MARKED "T.S. CORN."
 - SET TOP REBAR WITH PVC CAP MARKED "T.S. CORN."
 - SET TOP REBAR WITH PVC CAP MARKED "T.S. CORN."
 - △ TRAIL POINT OF BEGINNING
 - △ EXISTING CORNER CONDITIONS AT 1 FT. INTERVALS
- OPEN AREA TYPICAL (GROSS HATCHED)

REFERENCES

RECORDING BOOK 11, PAGE 288
 RECORDING BOOK 11, PAGE 288
 RECORDING BOOK 11, PAGE 288

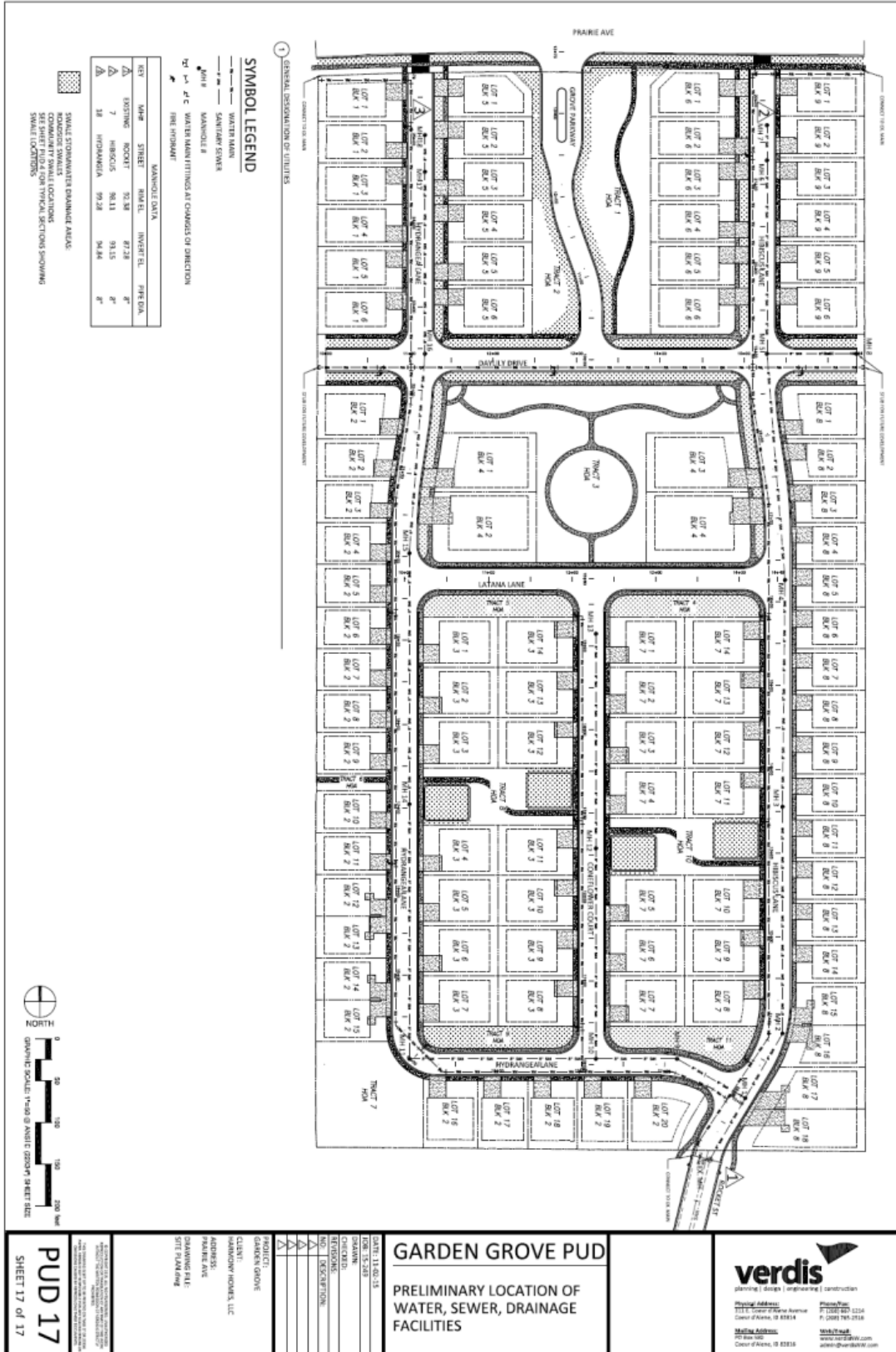
BASIS OF BEARING

SUBJECT TO RECORDING BOOK 11, PAGE 288
 SUBJECT TO RECORDING BOOK 11, PAGE 288
 SUBJECT TO RECORDING BOOK 11, PAGE 288

Preliminary Garden Grove		DATE: 12/01/15	SCALE: 1" = 50'	27-61-49	1545	PREPARED BY: DWA	PROJECT: PRELIMINARY PLANNING FOR GARDEN GROVE
FRAME & SMETANA, PA		CONSULTING ENGINEERS		200 South 4th Street, Coeur d'Alene, Idaho, 83814		2 of 3	

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.

3. Proposed "Garden Grove" Utility Improvements:



Finding #B7B:

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

STORMWATER:

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

Assessment:

The proposed submittal outlines specified areas for stormwater containment. Detailed analysis of these for capacity sizing will be addressed during the infrastructure plan submittal review

-Submitted by Chris Bates, Engineering Project Manager

STREETS:

The proposed subdivision is bordered by Prairie Avenue on the north and Rocket Street on the south.

Assessment:

The southerly connection, Rocket Street, is a city street and fully developed. No alterations will be required to the connection. Prairie Avenue to the north, which is under the jurisdiction of the Post Falls Highway District (PFHD), is a fully developed 5-lane road section and the City has no jurisdictional authority over it.

The proposed internal streets in the development meet the criteria established in the subdivision code for primary frontage (32'), and, secondary frontage, parking one side (28').

Assessment:

The proposed street sections are acceptable in the submitted form. Any changes to the proposed sections will require approval of the City Engineer prior to construction.

The proposed east/west street name, Hydrangea Lane does not meet the criteria of the City Street Naming and Addressing Ordinance (#3033) and will be required to be changed.

Assessment:

The east/west street cannot have the same name as a north/south directional street.

-Submitted by Chris Bates, Engineering Project Manager

WATER:

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

Assessment:

The water district has indicated that they have sufficient capacity and flows to provide service to the subject development.

-Submitted by Chris Bates, Engineering Project Manager

WASTEWATER:

Public Sewer is available at the end of Rocket Street which borders this annexation request. The Wastewater Utility has no objections to the request as proposed. Based on the public sewer availability, the Wastewater Utility presently has the wastewater system capacity and willingness to serve this project.

-Submitted by Mike Becker, Utility Project Manager

FIRE:

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

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

-Submitted by Bobby Gonder, Fire Inspector

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

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

Per engineering review, for the purposes of the preliminary plat, both subdivision design standards (chapter 16.15) and improvement standards (chapter 16.40) have been vetted for compliance. The comment below addresses two areas concerning plat review that are handled by the PUD request below.

SUBDIVISION IMPROVEMENTS:

Approximate mid-block access is being provided on the east and west boundaries of the development that will provide future pedestrian and vehicular connectivity to the east and west.

The developer is requesting a reduction in lot sizes in the entire development through the PUD process. A deviation will need to be approved.

-Submitted by Chris Bates, Engineering Project Manager

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 meet frontage requirements of 50' per lot in the request R-8 zone. However, the lot sizes are less than the standard, at 5500 SQ FT per lot. The request for reduced lot size is made through the PUD (see below).

The density of the proposal meets minimum requirements for the R-8 zone. The gross square footage of the subject property is 846,370.8. The total number of lots requested is 94. The result is 9003.9 square feet of overall property within the development per unit (4.8 units per acre).

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

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

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

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

The chief benefits of this PUD for the applicant are:

- A residential development on a public street consisting of single-family and townhome units.
- A reduction of side yard setbacks from 5' and 10' to 5' and 5' for single family lots.
- A reduction of side yard setbacks from 5' and 10' to 5' and 0' for townhome lots to allow for shared wall construction.
- A reduction of the rear yard setback from 25' to 10' for all lots.
- A reduction of minimum lot size from 5500 SF per unit to a range of a minimum of 4136 SF for single family units and a minimum of 4174 SF for townhome lots.

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

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

Requested Deviations through the PUD Request:

1. **Setbacks:** The applicant has asked to modify the setbacks required by code (listed below) for single family and townhome lots. The requests:
 - a. A reduction of side yard setbacks from 5' and 10' to 5' and 5' for single family lots.
 - b. A reduction of side yard setbacks from 5' and 10' to 5' and 0' for townhome lots to allow for shared wall construction.
 - c. A reduction of rear yard setbacks from 25' to 10' for all 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-3 district.

17.05.080: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

- A. Minimum yard requirements for residential activities in an R-3 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:** The applicant has asked to modify the minimum lot size required by code (listed below) for single family and townhome lots. The request:
 - a. A reduction of minimum lot size from 5500 SF per unit to a range of a minimum of 4136 SF for single family units and a minimum of 4174 SF for townhome lots (per unit).

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...

3. **Block Length:** Due to the configuration of Sunshine Meadows to the east, there is no opportunity to provide vehicular or pedestrian access at regular 600' intervals, as the connection does not exist. The applicant has instead provided access further to the north (Daylily Drive) in anticipation for connection in the future. The resulting block length is +/- 900'.

16.15.140: BLOCK LENGTH:

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

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

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: Atlas-Prairie - Transition:

Atlas-Prairie Comprehensive Plan Map:



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: Atlas-Prairie

Atlas-Prairie Today:

This area consists largely of prairie farmland and native conifer forest. The northern tier of the district contains a rapidly developing, suburban subdivision. This area lies over the Spokane Valley-Rathdrum Prairie Aquifer, and also holds the last, large tract of vacant land within the Area of City Impact (ACI).

Farmland is broken into parcels ranging from approximately 23 to 160+ acres. Subdivisions are developing with approximately three houses per acre (3:1). The remaining parcels provide opportunities for large-scale master planning.

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

Atlas-Prairie Tomorrow:

Generally, this area is envisioned to be a residential area, lower in density, that develops with interconnected neighborhoods providing a mix of housing choices.

The characteristics of Atlas-Prairie neighborhoods will be:

- That overall density may approach four to five residential units per acre (4-5:1), however, pockets of higher density housing and multi-family units are appropriate incompatible areas.
- Annexing requires careful evaluation of infrastructure needs.
- Open space, parks, and pedestrian and bicycle connections will be provided.
- Developments adjacent to the Area of City Impact (ACI) boundary will provide for a distinctive entrance to the city.
- Neighborhood service nodes where appropriate.
- The street network will be interconnected, defining and creating smaller residential blocks and avoiding cul-de-sacs.
- A bypass study is underway to determine how traffic will be distributed to ease pressure from US 95.

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.

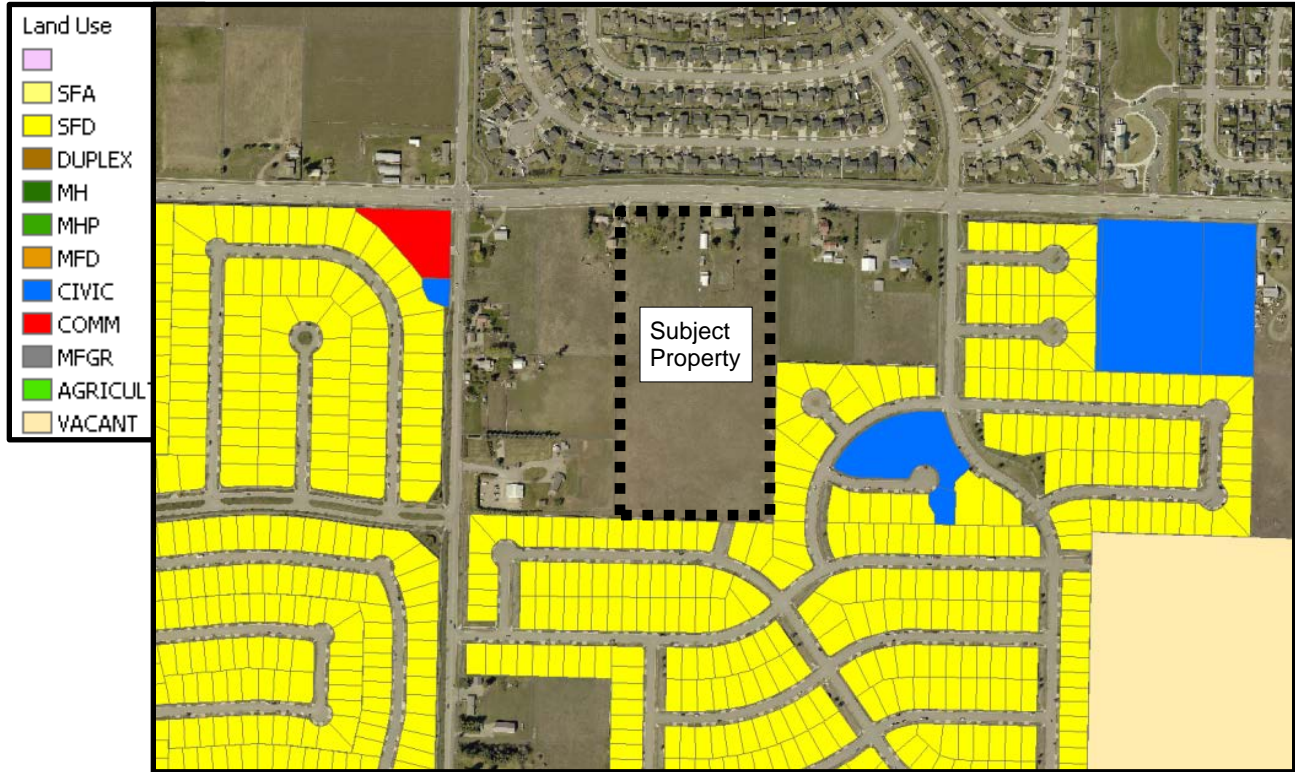
Evaluation: *The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

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:

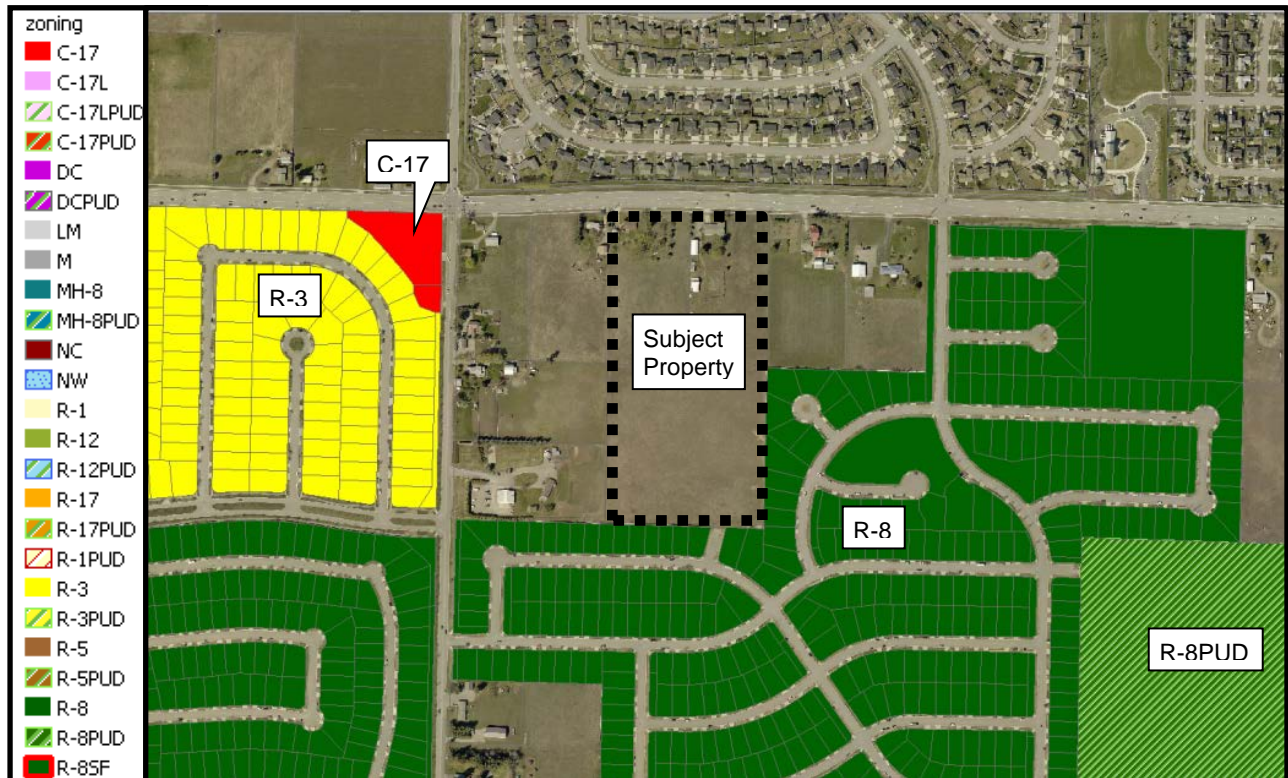
See both “Atlas-Prairie (today and tomorrow)” descriptions from the 2007 Comprehensive Plan listed in finding #B8A above. Also, see land use map, zoning map, and photos below of the subject property.

GENERALIZED LAND USE PATTERN:

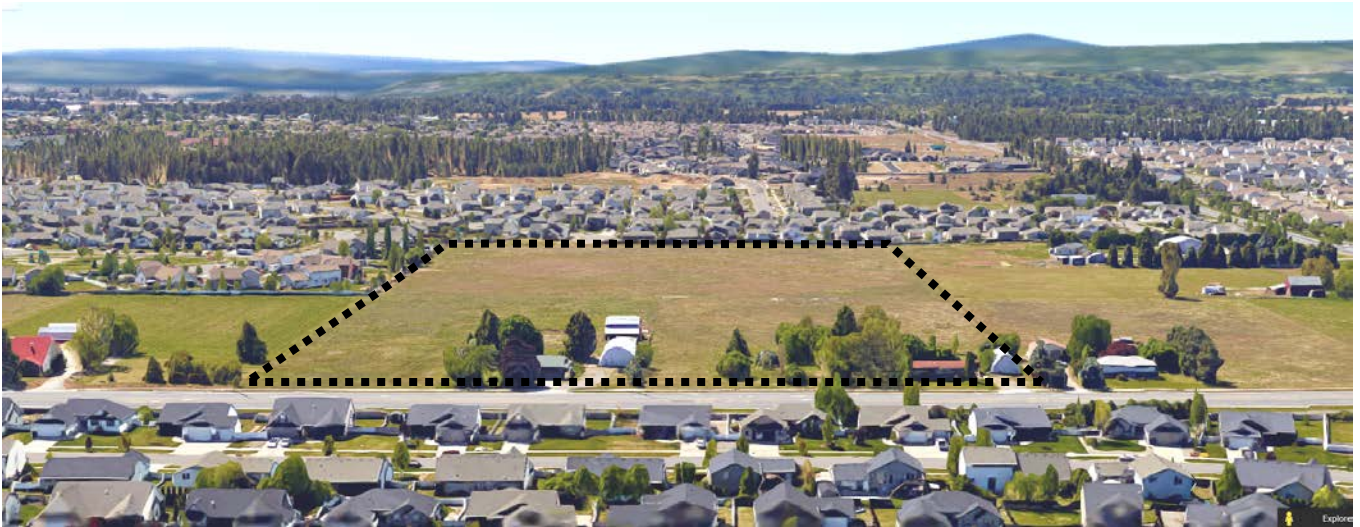


Existing/adjacent uses: Residential - single-family, large parcels (in county), civic, and vacant land.

EXISTING ZONING:



Bird's eye view of the subject property looking south



Looking south into subject property from Prairie Avenue



Looking north into subject property from Rocket Street



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 relatively flat with Prairie Avenue to the north. At less than 15% slope, the site is hillside exempt. Continued construction was anticipated by a future connection via Rocket St. on the southern edge of the property.

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

Single Family (illustrative only)

LOT TYPE 1 - SINGLE FAMILY DETACHED HOMES
TYPICAL LOT DIMENSIONS - 107' x 100' x 100' x 100'

LOT TYPE 1 - SINGLE FAMILY DETACHED HOMES
TYPICAL LOT DIMENSIONS - 107' x 100' x 100' x 100'

LOT TYPE 1 - SINGLE FAMILY DETACHED HOMES
TYPICAL FLOOR PLAN - OPTION A

LOT TYPE 1 - SUBMITTAL OPTION A STATISTICS
 SQUARE FOOTAGE: 2,100
 GARAGE FLOOR HEIGHT: 10'-0" (10'-0")
 TOTAL SQUARE FOOTAGE: 2,100 SQ. FT.
 MAIN FLOOR HEIGHT: 10'-0" (10'-0")
 TOTAL SQUARE FOOTAGE (INCLUDES GARAGE, PORCH, DECK, PATIO, OR DECK)

LOT TYPE 1 - SINGLE FAMILY DETACHED HOMES
TYPICAL FLOOR PLAN - OPTION B

LOT TYPE 1 - SUBMITTAL OPTION B STATISTICS
 SQUARE FOOTAGE: 2,100
 GARAGE FLOOR HEIGHT: 10'-0" (10'-0")
 TOTAL SQUARE FOOTAGE: 2,100 SQ. FT.
 MAIN FLOOR HEIGHT: 10'-0" (10'-0")
 TOTAL SQUARE FOOTAGE (INCLUDES GARAGE, PORCH, DECK, PATIO, OR DECK)



2 LOT TYPE 2 - SINGLE FAMILY DETACHED HOMES
TYPICAL FLOOR PLAN - OPTION 4



3 LOT TYPE 2 - SINGLE FAMILY DETACHED HOMES
TYPICAL FLOOR PLAN - OPTION 6

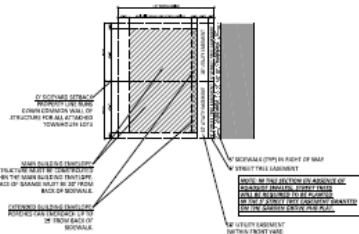


2 LOT TYPE 5 - SINGLE FAMILY DETACHED HOMES
TYPICAL FLOOR PLAN - OPTION 4



3 LOT TYPE 5 - SINGLE FAMILY DETACHED HOMES
TYPICAL FLOOR PLAN - OPTION 6

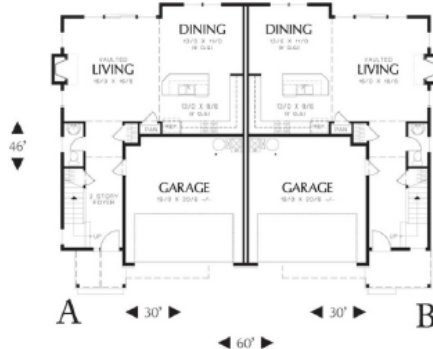
Townhomes (illustrative only)



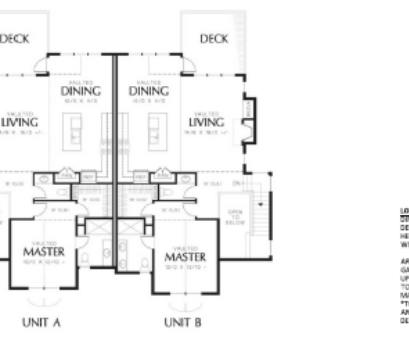
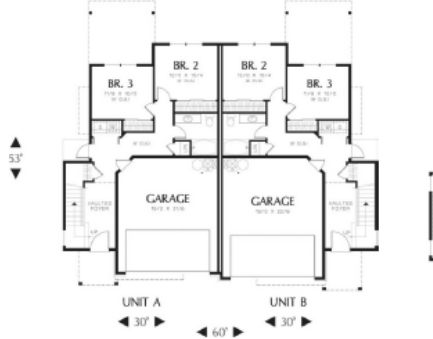
1 LOT TYPE 4 - SINGLE FAMILY ATTACHED TOWNHOMES
TYPICAL LOT DIAGRAM



2 LOT TYPE 4 - SINGLE FAMILY ATTACHED TOWNHOMES
TYPICAL FLOOR PLAN - OPTION A



3 LOT TYPE 4 - SINGLE FAMILY ATTACHED TOWNHOMES
TYPICAL FLOOR PLAN - OPTION B



LOT
SEP
H&W
WD
AIR
GAR
LFT
TOT
MAN
PTC
ANE
DEC

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. 5-6), above.

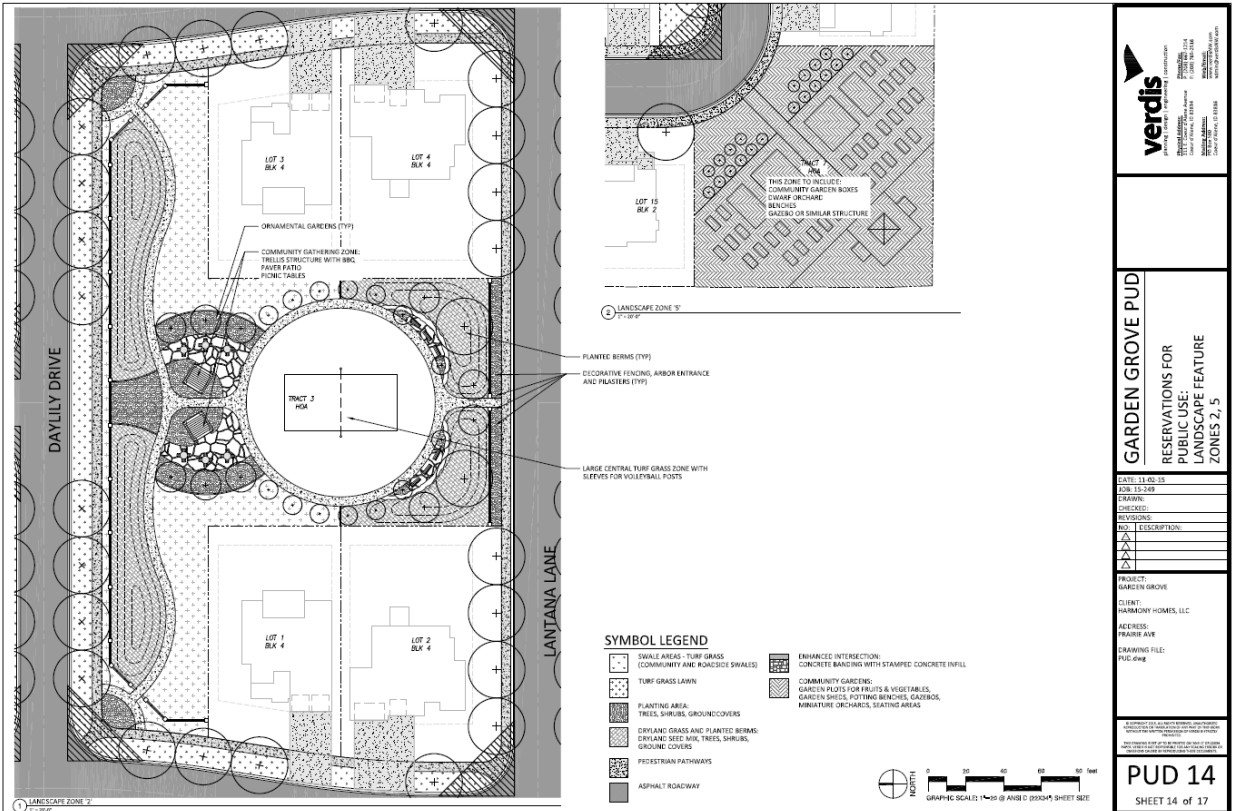
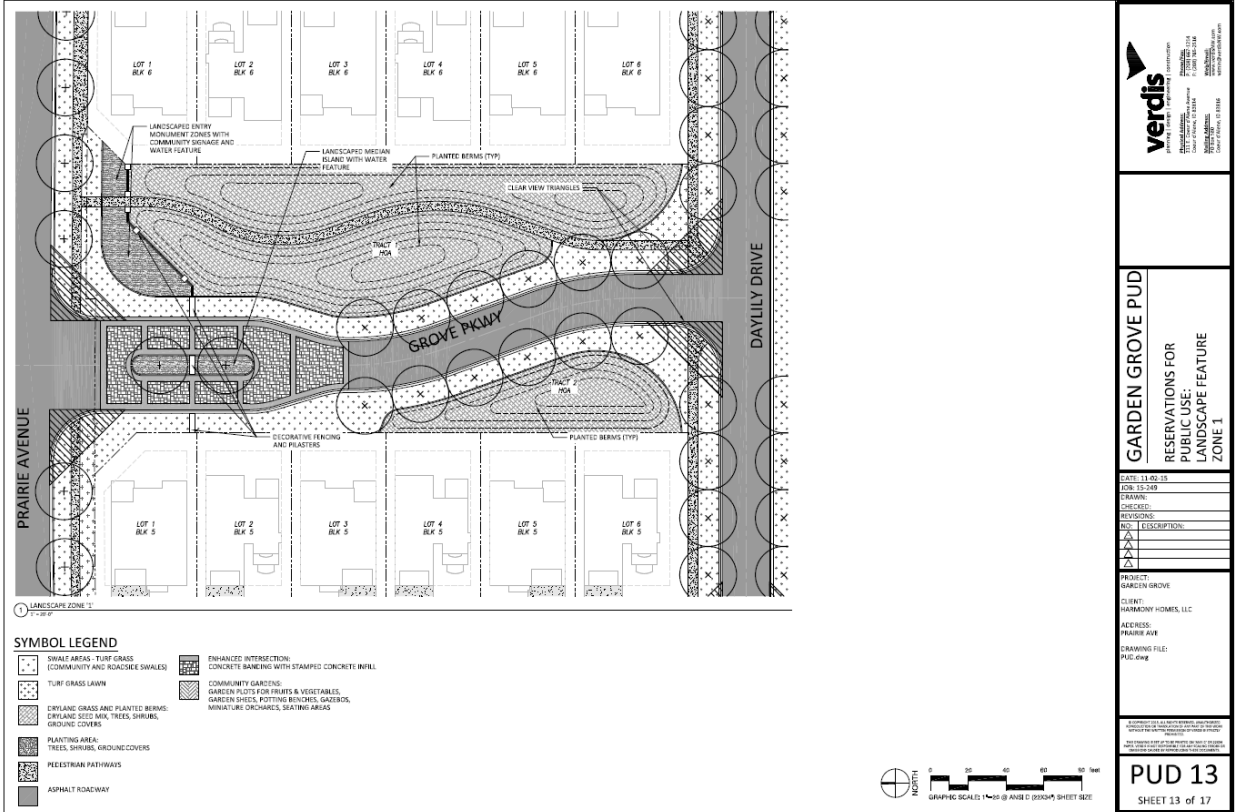
Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the location, design, and size of the proposal are such that the development will be adequately served by existing public facilities and services.*

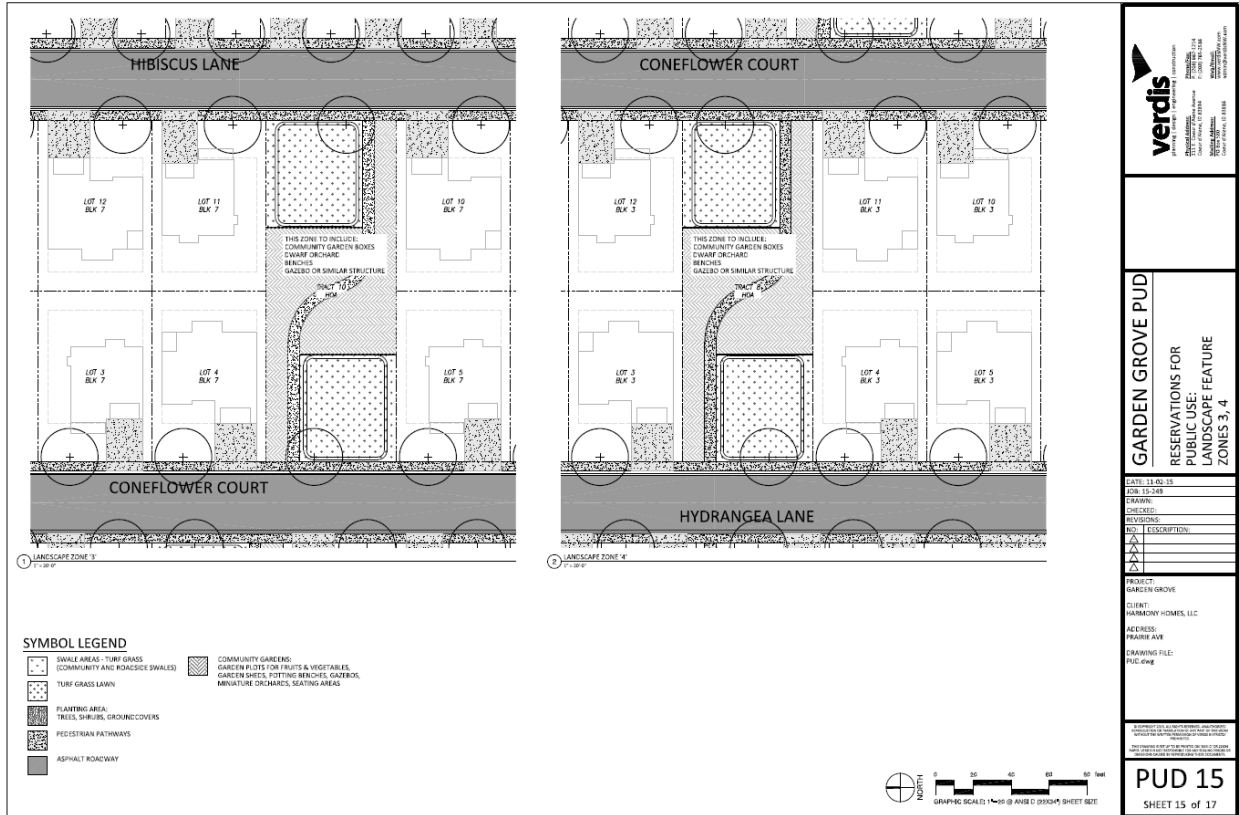
Finding #B8E: **The proposal (does) (does not) provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable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

The information in the following open space map, provided by the applicant, calls out the following calculations of open space:

Usable Open Space – 90,824 square feet (2 acres) or 10.72% of the site, described as community trails, community gardens, ornamental gardens, planted berms, large turf grass lawn areas, benches, and gazebos.

Proposed Landscaping Features:





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

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

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

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>
A. Detached housing, single-family	2 spaces per dwelling 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

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

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

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

APPLICABLE CODES AND POLICIES:

Utilities:

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

Streets:

5. All new streets shall be dedicated and constructed to City of Coeur d'Alene standards.
6. Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
7. All required street improvements shall be constructed prior to issuance of building permits.
8. An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.

Stormwater:

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

Fire Protection:

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

General:

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

12. 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 homeowners association will be required to ensure the perpetual maintenance of the open space.

Engineering:

2. A stormwater management plan is required for the proposed subdivision and a detailed analysis of the proposed drainage swales will be required for capacity sizing verification.
3. Written permission for access onto Prairie Avenue from the Post Falls Highway District shall be obtained prior to recording the final plat.
4. The proposed east/west street name, Hydrangea Lane does not meet the criteria of the City Street Naming and Addressing Ordinance (#3033) and will be required to be changed.

Water:

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

Fire:

7. Fire Department access utilizing Knox products for Fire Department emergency egress on Hydrangea/Hibiscus and Prairie.
8. A grasscrete type of material will be required in the grassy area at Hydrangea/Hibiscus and Prairie Ave.

Wastewater:

9. An executed Memorandum of Understanding for a Water Service Agreement (MOU) between the City of Coeur d'Alene and Hayden Lake Irrigation District will be required of the development.
10. The following language (or similar) will be required on the Face of the PUD under the Hayden Lake Irrigation District Approval:
"This plat is hereby approved by the Hayden lake Irrigation District in accordance with the Water Service Agreement with the City of Coeur d'Alene dated _____."

ORDINANCES & STANDARDS USED FOR EVALUATION:

2007 Comprehensive Plan
Transportation Plan
Municipal Code
Idaho Code
Wastewater Treatment Facility Plan
Water and Sewer Service Policies
Urban Forestry Standards
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices
2010 Coeur d'Alene Trails Master Plan

ACTION ALTERNATIVES:

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

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

**APPLICANT'S
NARRATIVE**

Garden Grove

City of CDA Planning Commission

PUD/Subdivision Application Narrative

Revised November 2, 2015

Verdis has been retained by Donald Smock, a managing member of Harmony Homes, LLC, to represent him in his request for PUD and subdivision approval. Harmony Homes, LLC is seeking preliminary approval of a 94 lot development to be known as Garden Grove - located on the south side of Prairie Avenue, east of Atlas Road.

Legal Description and Location of Property

The proposed development is currently two unplatted parcels with the following legal description: *West ½ of Tract 321 excluding Right Of Way and East ½ of Tract 321 and all of Tract 324 and the portion of the vacated Right of Way lying South of Tract 324 of the Hayden Lake Irrigated Tracts Plat in Section 27, Township 51N Range, 04W, Boise Meridian.* The addresses of the parcels are 2810 and 2960 W. Prairie Ave., Coeur d'Alene, Idaho. The total acreage of both parcels combined is 19.43 acres; the northwest parcel is 4.7 acres and the easterly parcel is 14.7 acres in size.

The two parcels included in this request are contiguous to one other; the larger parcel is located adjacent to and north of Sunshine Meadows Subdivision. Connectivity will be provided for between Sunshine Meadows and Garden Grove.

Project Overview: Proposed Uses, Open Space, Structures and Infrastructure

This Planned Unit Development will include 94 lots, with a mix of single family residences and townhomes. The PUD will provide community garden space and recreational areas located on open space lots that will be owned and managed by the Homeowners Association.

The site will allow for connectivity to Prairie Avenue from Sunshine Meadows Subdivision to the south. There will also be an east west road connection installed toward the north end of the property for future connection once that parcel is developed.

Garden Grove will house a mix of one and two-story single family residences and townhomes with community open space areas and sidewalks. This development will have a density of 4.83

dwelling units per acre and will meet the City's PUD open space requirements with a total of 10.72% open space.

The subdivision design is fully compatible with the four other surrounding subdivisions (Sunshine Meadows, Stoddard Meadows, Landings at Waterford and Strawberry fields) yet provides a distinction to future home buyers.

The main entrance to the subdivision will be off of Prairie Avenue with a secondary access from Rocket Street to the south. Two emergency accesses, one on each side of the main entrance will also be provided. The emergency accesses will consist of Grasscrete pavers, a vegetated turn block paver suitable for standard vehicular loads. Each emergency accesses will be gated and equipped with a Knox box.

This project is simultaneously going through the annexation process to be zoned as R-8 and the subdivision process in accordance with the City's Code. This site will be developed as a single family residential project under the R-8 zoning provisions. There are 86 single family lots and 8 townhome lots. The townhome lots will share common wall with a 0' setback on one side of the property line and a 5' setback on the other side property line. The proposed lot sizes range from 85'x120'to 50'x82'. Setbacks are requested to be as follows:

Single Family Residence Lot:

- Minimum 20' setback from front property line to face of garage/structure, except that decks may encroach up to 5' into setback;
- Minimum 10' setback from rear property line to back of garage/structure, except that decks may encroach up to 5' into setback;
- Minimum 5' setback from side property line to garage/structure, except that eaves may encroach up to 2' into setback.

Townhome Lot:

- Minimum 20' setback from front property line to face of garage/structure, except that decks may encroach up to 5' into setback;
- Minimum 10' setback from rear property line to back of garage/structure, except that decks may encroach up to 5' into setback;
- Minimum 5' setback from side property line to garage/structure, except that eaves may encroach up to 2' into setback. One sides with 0' setback, no eave encroachment allowed.

We are requesting a reduction to the minimum lot size in an R-8 zone. The overall density will be 4.83 homes per acre. The minimum lot size for a single family residence will be 4,136 square feet and the minimum lot size for the townhouse lot is 4,174 square feet. The reduction allows for more open space giving the neighborhood more area for recreational sports and community gardens. These lots sizes will still provide ownership for residents, off street parking and a front lawn area.

Setback envelopes are delineated on the PUD plans. This will allow the individual homeowner the ability to choose their own house style/floor plan and still ensure that the home will meet all minimum setbacks. Driveway locations for each lot will be shown in the Garden Grove PUD Plans.

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

The roads within Garden Grove running north/south will be 33' wide and the roads running east/west will be 29' wide with a rolled curb and measured from back of curb to back of curb. The roads that are 29' in width will accommodate parking on one side only.

Rocket Street is constructed within Sunshine Meadows to the south property line of Garden Grove and will extend into Garden Grove to provide a vehicular and pedestrian thoroughfare to Prairie Avenue. The proposed main roads provide continuous flow and do not dead end for residents and emergency vehicles. The roads that parallel the entrance road are not thru streets for residents but they do allow emergency vehicles to enter onto Prairie Avenue.

HOA landscaping will include street trees, lawn, grassy swales, shrub and planting areas in all community areas. There will be individual home site landscaping as well. A decorative privacy fence will be installed along the perimeter of the development and along both sides of the entrance until the looped road begins.

Comprehensive Plan

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

Goal #1- *Natural Environment*, of the Comprehensive Plan, supports policies that preserve the beauty of the natural environment by minimizing potential pollutants, by protecting water quality and by implementing community design of streets and pedestrian access throughout the development. Open space will be provided in the proposed development (Objectives 1.01, 1.02, 1.11 & 1.14). These objectives will be fulfilled during and upon completion of the development. Open space will be provided for the residents in the form of gardens and recreational areas. Garden Grove will dedicate 10.72% of its land to open space from the residents.

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

Goal #3- *Home Environment* strives for a common-sense approach in creating exceptional neighborhood communities by ensuring infrastructure and essential services are available for properties in development, providing a variety of transportation modes and encouraging housing that meets the needs of all income and family status categories. This proposed PUD/Subdivision will allow for a development of single family residences and townhomes as

well as sidewalks for pedestrian traffic and recreational facilities such as volleyball court, community garden, etc. (Objective 3.05, 3.07 & 3.14).

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

Land Use: Atlas-Prairie, Transition, which supports residential development with interconnected neighborhoods that provide a mix of housing choices. There are several surrounding subdivisions within close proximity to the Garden Grove, therefore infrastructure such as water and sewer is near the Subject Property.

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

1) Reductions in proposed building setbacks-

- Requesting a 20' minimum setback from front property line to face of garage/structure, except that porches may encroach up to 5' into setback (from 20' per R-8 zoning);
- Requesting a 10' minimum setback from rear property line to back of garage/structure, except that decks may encroach up to 5' into setback (from 25' per R-8 zoning);
- Requesting a 5' minimum setback from side property line to garage/structure, except that eaves may encroach up to 2' into setback (from 5-10' per R-8 zoning), and on townhomes a 0' setback on one side.

2) Reduction in lot size-

- Single family residence minimum lot size of 4,136 square feet;
- Townhome minimum lot size of 4,174 square feet.

3) Reduction in public road width-

- The north/south road widths will be 33', measured from outside to outside of the rolled curb. The rolled curb allows vehicles to safely drive onto it if there is a need to. The east/west roads within the subdivision will be 28 feet in width with parking on one side only.

Site Utility Extensions

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

Common Space Ownership and Management

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

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

Relationship to Adjacent Public Development Programs

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

Prairie Avenue is maintained by the Post Falls Highway District. No proposed improvements are required to Prairie Avenue due to recent upgrades and a Gap Study prepared by Ann Winkler from Sunburst Engineering.

Preliminary Development Schedule:

There will be one continuous phase of development upon PUD/Subdivision approval. Utility extensions and subdivision infrastructure are proposed to begin in as soon as possible.

The project absorption rate is projected to take approximately 5-6 years which puts full completion into 2022.

On behalf of Harmony Homes, LLC, Verdis is asking for your consideration of this project as proposed.

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

A. INTRODUCTION

This matter having come before the Planning Commission on December 8, 2015, and there being present a person requesting approval of: PUD-2-15 a request for a planned unit development known as "Garden Grove".

APPLICANT: DONALD R. SMOCK (DBA HARMONY HOMES, LLC)

LOCATION: +/- 19.3 ACRE PARCEL LOCATED BETWEEN ATLAS RD. AND GILA CT.,
SOUTH OF PRAIRIE AVE., AND NORTH OF THE ROCKET ST. TERMINUS.

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

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

- B1. That the existing land uses are residential, single-family, large parcels (in county), civic, and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is County Agricultural-Suburban.
- B4. That the notice of public hearing was published on November 21, 2015, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on November 30, 2015, which fulfills the proper legal requirement.
- B6. That 115 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on November 20, 2015.
- B7. That public testimony was heard on December 8, 2015.

B8. Pursuant to Section 17.07.230, Planned Unit Development Review Criteria, a planned unit development may be approved only if the proposal conforms to the following criteria to the satisfaction of the Planning Commission:

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

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

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

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

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

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

Criteria to consider for B8D:

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

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

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

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

C. ORDER: CONCLUSION AND DECISION

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

Special conditions applied are:

Planning:

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

Engineering:

2. A storm water management plan is required for the proposed subdivision and a detailed analysis of the proposed drainage swales will be required for capacity sizing verification.
3. Written permission for access onto Prairie Avenue from the Post Falls Highway District shall be obtained prior to recording the final plat.
4. The proposed east/west street name, Hydrangea Lane does not meet the criteria of the City Street Naming and Addressing Ordinance (#3033) and will be required to be changed.

Water:

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

Fire:

7. FD access utilizing Knox products for FD emergency egress on Hydrangea/Hibiscus and Prairie.
8. A grass Crete type of material will be required in the grassy area at Hydrangea/Hibiscus and Prairie Ave.

Wastewater:

9. An executed Memorandum of Understanding for a Water Service Agreement (MOU) between the City of Coeur d'Alene and Hayden Lake Irrigation District will be required of the development.
10. The following language (or similar) will be required on the Face of the PUD under the Hayden Lake Irrigation District Approval:
"This plat is hereby approved by the Hayden lake Irrigation District in accordance with the Water Service Agreement with the City of Coeur d'Alene dated_____."

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

ROLL CALL:

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

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

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

A. INTRODUCTION

This matter having come before the Planning Commission on, December 8, 2015, and there being present a person requesting approval of ITEM: S-4-15 a request for preliminary plat approval of a 94-lot preliminary plat to be known as "Garden Grove".

APPLICANT: DONALD R. SMOCK (DBA HARMONY HOMES, LLC)

LOCATION: +/- 19.3 ACRE PARCEL LOCATED BETWEEN ATLAS RD. AND GILA CT., SOUTH OF PRAIRIE AVE., AND NORTH OF THE ROCKET ST. TERMINUS.

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

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

- B1. That the existing land uses are residential, single-family, large parcels (in county), civic, and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is County Agricultural-Suburban.
- B4. That the notice of public hearing was published on November 20, 2015, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on November 30, 2015, which fulfills the proper legal requirement.
- B6. That 115 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on November 20, 2015.
- B7. That public testimony was heard on December 8, 2015.

- 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. This is based on
- B7B. That the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities **(are) (are not)** adequate. This is based on
- B7C. That the proposed preliminary plat **(do) (do not)** comply with all of the subdivision design standards (contained in chapter 16.15) and all of the subdivision improvement standards (contained in chapter 16.40) requirements. This is based on
- B7D. The lots proposed in the preliminary plat **(do) (do not)** meet the requirements of the applicable zoning district. This is based on

Criteria to consider for B7D:

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

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of DONALD R. SMOCK (DBA 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 homeowners association will be required to ensure the perpetual maintenance of the open space.

Engineering:

2. A storm water management plan is required for the proposed subdivision and a detailed analysis of the proposed drainage swales will be required for capacity sizing verification.
3. Written permission for access onto Prairie Avenue from the Post Falls Highway District shall be obtained prior to recording the final plat.

4. The proposed east/west street name, Hydrangea Lane does not meet the criteria of the City Street Naming and Addressing Ordinance (#3033) and will be required to be changed.

Water:

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

Fire:

7. FD access utilizing Knox products for FD emergency egress on Hydrangea/Hibiscus and Prairie.
8. A grass Crete type of material will be required in the grassy area at Hydrangea/Hibiscus and Prairie Ave.

Wastewater:

9. An executed Memorandum of Understanding for a Water Service Agreement (MOU) between the City of Coeur d'Alene and Hayden Lake Irrigation District will be required of the development.
10. The following language (or similar) will be required on the Face of the PUD under the Hayden Lake Irrigation District Approval:
"This plat is hereby approved by the Hayden lake Irrigation District in accordance with the Water Service Agreement with the City of Coeur d'Alene dated_____."

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

ROLL CALL:

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

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER

DATE: DECEMBER 8, 2015

SUBJECT: **PUD-1-04.4** – MODIFICATION OF THE “BELLERIVE” PLANNED UNIT DEVELOPMENT

S-6-15 – 2-LOT, 4 TRACT PRELIMINARY PLAT SUBDIVISION KNOWN AS “RIVERWALK TOWNHOMES”

LOCATION: +/- .945 ACRE PARCEL LOCATED EAST OF THE TERMINUS OF BELLERIVE LANE AND ON THE SOUTH SIDE OF THE EXISTING CENTENNIAL TRAL

APPLICANT/OWNER: Riverwalk Townhomes, LLC
7353 N. Aaron Street
Coeur d’Alene, ID 83815

DECISION POINT:

Riverwalk Townhomes, LLC is requesting a modification to the existing Planned Unit Development known as Bellerive and preliminary plat approval of “Riverwalk Townhomes” a 2-lot, 4-tract subdivision in the C-17 PUD (Commercial at 17 units/acre Planned Unit Development) zoning district.

The following changes are proposed to the existing Bellerive PUD:

- Replacing the approved two (2) Boardwalk Homes and two (2) Carriage Homes located over a detached garage with two (2) Courtyard Home structures (4 residential units total), a Boardwalk Home and a Carriage Home. This would result in six (6) residential units versus four (4) that could have been constructed on the site under the previous approval.
- In addition, the applicant is requesting a modification to the approved “Open Space” within the Bellerive PUD on the subject property, resulting in a decrease in the amount of total open space that was approved for the PUD.

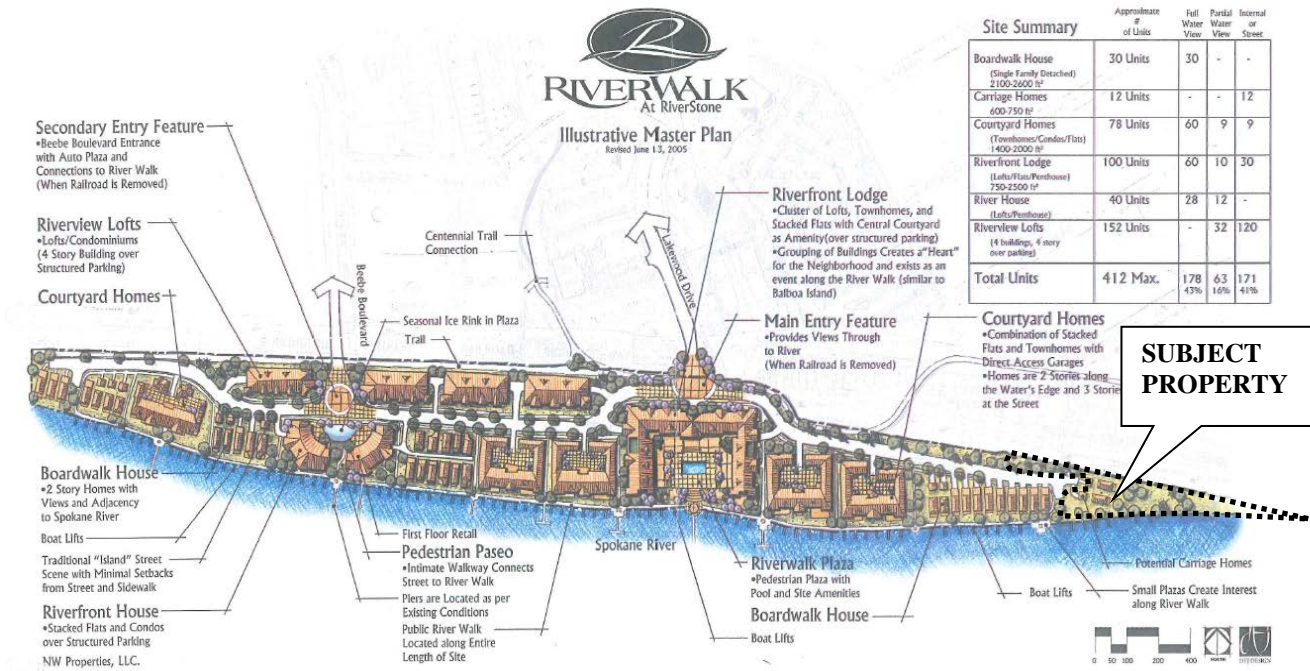
GENERAL INFORMATON:

Land uses in the area include residential – single-family, multi-family, commercial, and vacant land. The subject property is vacant.

History:

- On March 8, 2005, the Planning Commission approved the "Riverwalk PUD" and "Riverwalk" Preliminary Plat, which included two phases. The total number of dwelling units approved in the proposed project was 412.

APPROVED JUNE 2005 "RIVERWALK" AT RIVERSTONE PUD MASTER PLAN:

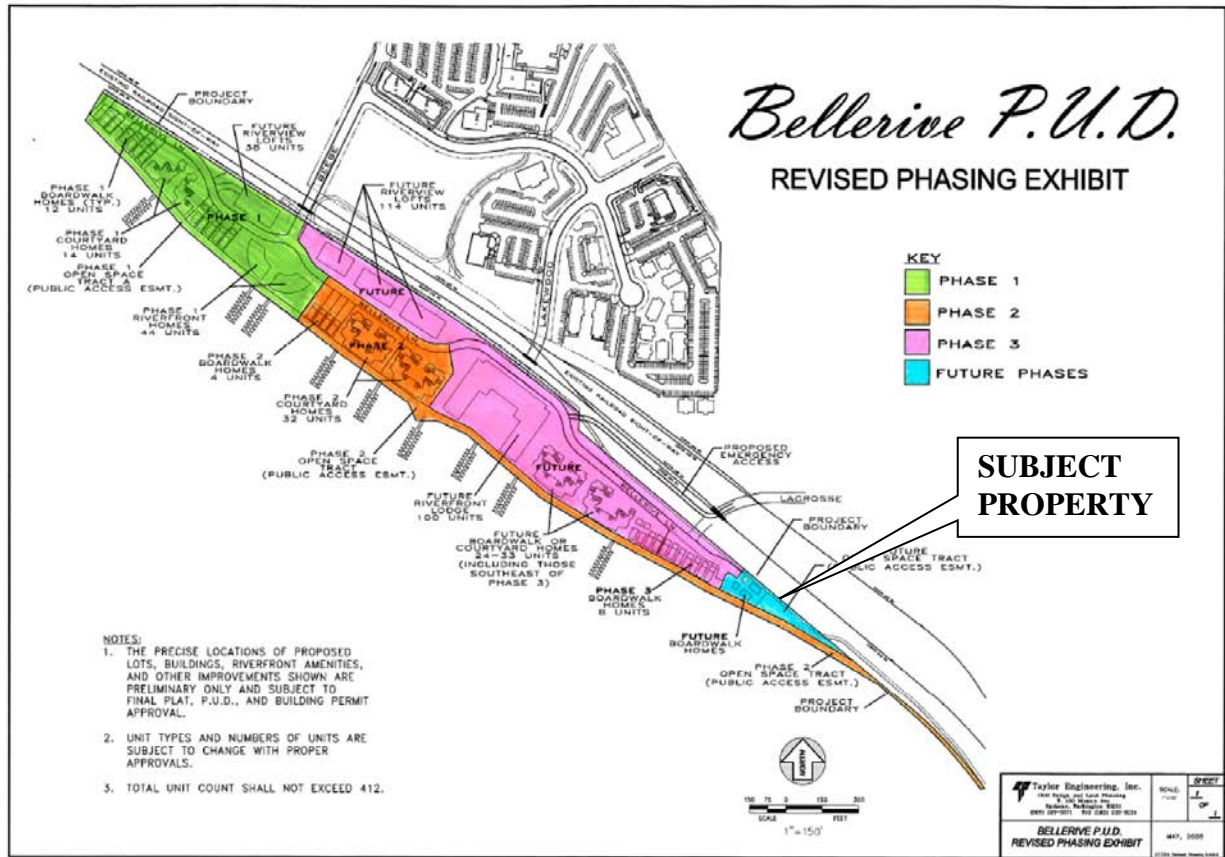


- On July 27, 2005, the Planning Commission approved an interpretation that moved the boundary between phases one and two.
- On May 13, 2008, The Planning Commission approved a request for "Bellerive PUD" formerly known as "Riverwalk PUD" for the following request:
 - Adjust the phase 2 and phase 3 boundaries at the south end of the project by drawing a new boundary line at the end of Bellerive Lane and creating a new phase 4 for the area to the south of this boundary.
 - Amend Condition 6 and add a new **Condition 9**, to address impacts created by the addition of a fourth phase.

"Condition 9. The open space area contained in the future phase 4 must be platted and constructed within two years after final plat approval of phase 3."

NOTE: Condition 9 was never completed due to changes in ownership. Therefore, the open space area on the subject property was never platted.

MODIFIED BELLERIVE PUD PHASING PLAN- APPROVED MAY OF 2008

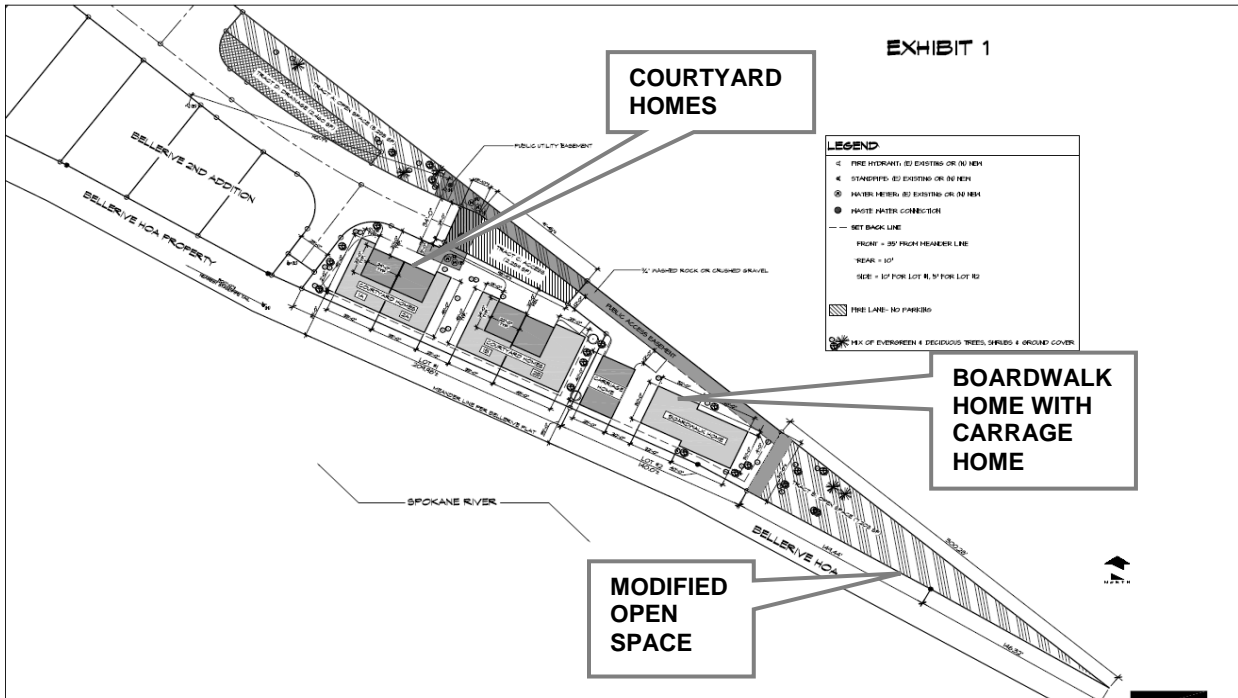


- The original Final Development Plan for the Bellerive PUD depicts two (2) Boardwalk Homes and two (2) Carriage Homes at the terminus of Bellerive Lane, the remaining portion of the property was noted on the PUD plans as “Open Space”.
- On October 9, 2012, the Planning Commission approved an interpretation (I-4-O6) that postponed Condition #3, requiring the extension of Lakewood Drive be postponed until a future phase. The Commission determined that the change was not a major departure from the approved Bellerive Final Development Plan.
- August 2015, The Bureau of Land Management granted approval of the relocation of a portion of Centennial Trail onto BLM property, formerly located on the applicant’s property. The applicant relocated this section of trail onto the BLM property and built it to city standards.

Aerial Site Photo



“Riverwalk Townhomes” PUD – Proposed Amendment to the Bellerive PUD



SITE PLAN FOR RIVERWALK TOWNHOMES ADDITION

SCALE: 1"=50'



REQUIRED FINDINGS (Planned Unit Development):

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

1. The subject property is within the existing city limits.
2. The City Comprehensive Plan Map designates this area as Stable Established-Spokane River District.

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

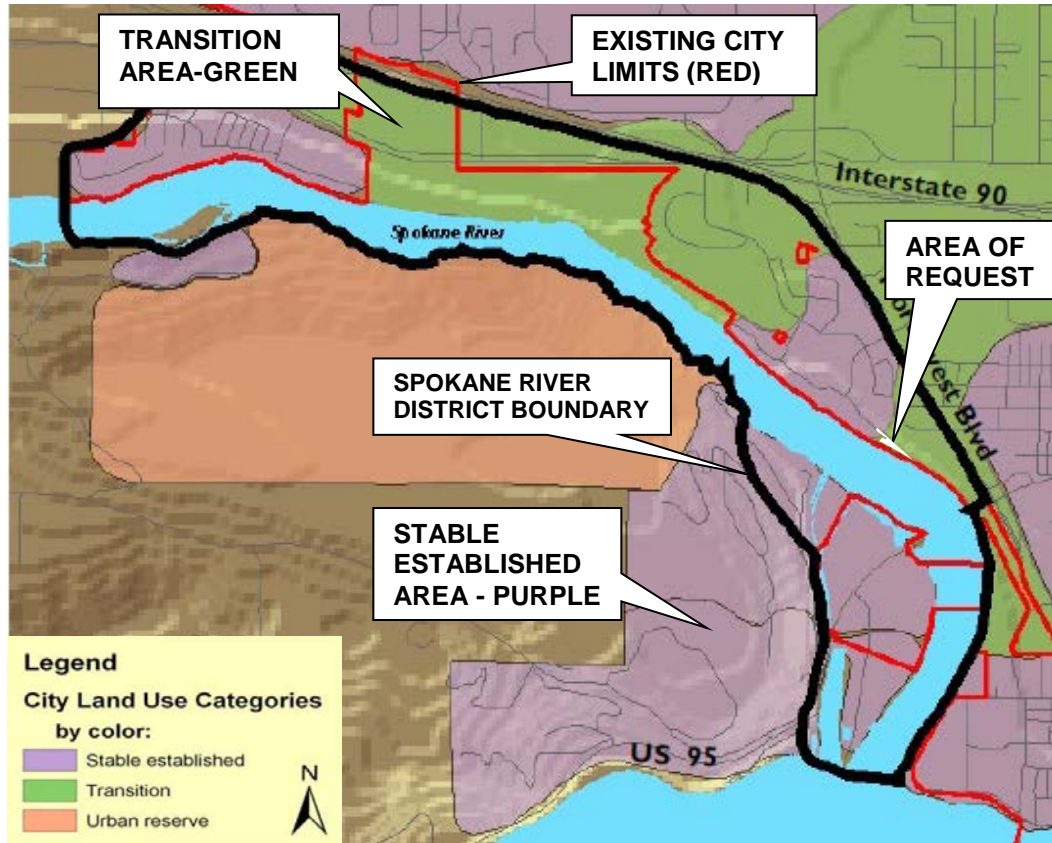
Spokane River District Tomorrow

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

The characteristics of the Spokane River District will be:

- Various commercial, residential, and mixed uses.
- Public access should be provided to the river.
- That overall density may approach ten to sixteen dwelling units per acre (10-16:1), but pockets of denser housing are appropriate and encouraged.
- That open space, parks, pedestrian and bicycle connections, and other public spaces will be provided throughout, especially adjacent to the Spokane River.
- That the scale of development will be urban in nature, promoting multi-modal connectivity to downtown.
- The scale and intensity of development will be less than the Downtown Core.
- Neighborhood service nodes are encouraged where appropriate.
- That street networks will be interconnected, defining and creating smaller residential blocks and avoiding cul-de-sacs.
- That neighborhoods will retain and include planting of future, large-scale, native variety trees.

2007 COMPREHENSIVE PLAN MAP: SPOKANE RIVER DISTRICT – Stable Established



Significant Policies:

- Objective 1.01 - Environmental Quality:
Minimize potential pollution problems such as air, land, water, or hazardous materials.
- Objective 1.02 – Water Quality:
Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.
- Objective 1.03 – Waterfront Development:
Encourage public and private development to incorporate and provide ample public access, both physical and visual, to the lakes and rivers.
- Objective 1.04 – Waterfront Development:
Provide strict protective requirements for all public and private waterfront developments.
- Objective 1.05 – Vistas:
Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d’Alene unique.
- Objective 1.09 – Parks:
Provide an ample supply of urbanized open space in the form of beaches, squares, greens and parks whose frequent use is encouraged by placement, design, and access.

- Objective 1.11 – Community Design:
Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.
- Objective 1.13 – Open Space:
Encourage all participants to make open space a priority with every development and annexation.
- Objective 3.05 – Neighborhoods:
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- Objective 3.14 – Recreation:
Encourage city sponsored and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities, hiking and biking pathways, open space passive parks, and water access for people and boats.

Special Areas: Areas of Coeur d’Alene Requiring Unique Planning

Shorelines:

- Policy: Make public access to river and lake shorelines a priority.
- Methods:
 - Ensure scale, use, and intensity are suitable with location.
 - Promote protection and connectivity along shorelines.

Resolution 14-049 – Maximizing Public Riverfront Property, Protection of Riverfront and Comprehensive Planning of the Spokane River Corridor

The City Council adopted **Resolution 14-049** on November 18, 2014 directing staff members to consider maximizing public riverfront property, protection of the riverfront and providing comprehensive planning of the Spokane River Corridor from Riverstone to Huetter Road.

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 site planning (is) (is not) compatible with existing uses on adjacent properties.

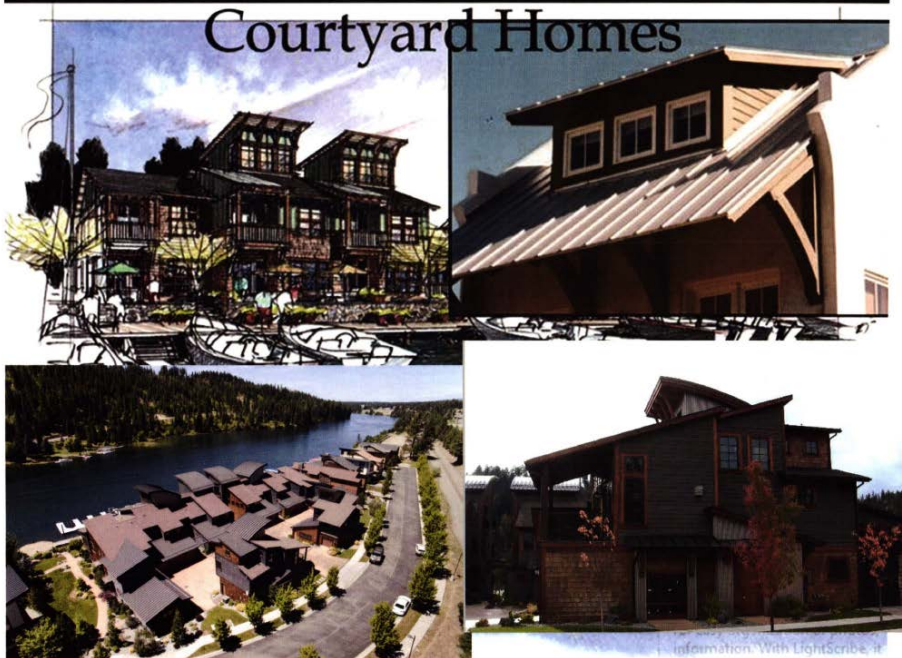
In 2004, when the “Riverwalk” Planned Unit Development was approved, it was approved as a mixed use development offering a mix of residential housing types. As it evolved, and changes in the economy and property ownership occurred, modifications to the PUD were made to approve modified phasing plans, and replatting a number of lots along the river, primarily for Boardwalk Homes in the “Bellerive” development.

The subject property is located at the terminus of W. Bellerive Lane. There are currently single family dwelling units to the west of the subject property that are existing Boardwalk Homes, along with vacant lots for future Boardwalk Homes. The boardwalk terminates just immediately west of the subject property and was designed to be extended. There is a public staircase leading from Bellerive Avenue to the boardwalk.

Boardwalk Homes



Courtyard Homes



Evaluation: *The Planning Commission must determine, based on the information before them, that the request is compatible with uses on adjacent properties in terms of density, design, parking, open space and landscaping. (See Finding B8E with regards to open space.)*

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

The northwest portion of the subject property is relatively flat allowing for building pad sites, but slopes toward the Spokane River on the southeast portion of the property where the property is currently noted on the preliminary plat as “Open Space”. There is an existing well-traveled goat path leading to the shoreline through the subject property. The public is allowed to access to the shoreline.

Evaluation: *The Planning Commission must determine, based on the information before them, that the request 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. 19-20) 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.**

The Final Development Plan for Bellerive (Formerly known as Riverstone Phase II, and Riverwalk) states that the subject property for the PUD is 24.3 acres in size or 1,058,508 square feet. The approved open space for the Bellerive / Riverwalk development was 4.42 acres, which equates to 18%. These open space areas are the responsibility of the Bellerive HOA.

The approved Final Development Plan (FROM RIVERSONE PHASE II) indicates the areas designated for the required open space within the development, however; some of the proposed open space areas were not developed and it appears that the open space requirement has not been fully satisfied to meet the project approvals for previous development phases.

Staff can verify that +/- 0.65 acre portion of open space has been completed. This encompasses the boardwalk and public mooring area. According to Jim Brady with the Idaho Department of lands, there is currently 3,200 linear feet of boardwalk along the water front which is eight feet wide, totaling 25,600 square feet. In addition there is also 2,800 square feet of transient moorage. Those areas combined totals +/- 0.65 acre. That leaves 3.77 acres of required open space that was required in the PUD.

There is a +/- 30-foot wide shoreline area referred to as Tract A in the “Riverwalk” Preliminary Plat, now called “Bellerive” 1st Addition, that was intended to contain the public walking path.

Tract "A" has been landscaped but is so heavily landscaped in areas with shrubs and includes barriers such as walls and grade differences between the publicly-accessed stairways and boardwalks that the property is not usable for open space and recreation. Additionally, many boardwalk homes are using the Tract A property as an extension of their private yards. Examples include lawns, veggie beds, and dish antennas. Tract "A" was originally intended as the location for the boardwalk/public walking path. However, the boardwalk was constructed over the water, which was approved by the Idaho Department of Lands. For these reasons, staff has determined that the boardwalk and Tract "A" cannot both be included in calculations of completed open space for Bellerive, particularly because Tract "A" is not usable and accessible to all users of the development for public open space and recreation in its current state.

The Bellerive Plat notes on the Owner's Certificate and Dedication that, "The common area (Tract A) shall be improved, managed and maintained by the Bellerive Homeowners Association and shall be for the public, for use and enjoyment for recreational purpose and to access the boardwalk along the shoreline of the Spokane River".

The open space area adjacent to the Riverview Lofts and the open space areas along the Centennial Trail that were approved with the Bellerive PUD have not been landscaped, irrigated, improved or maintained to provide usable open space. The area adjacent to the lofts was converted to a drop off area for the businesses and condominiums and a fountain.

PHOTOS OF THE APPROVED "OPEN SPACE" AREAS IN BELLERIVE:

Boardwalk and Tract "A": "Open Space"







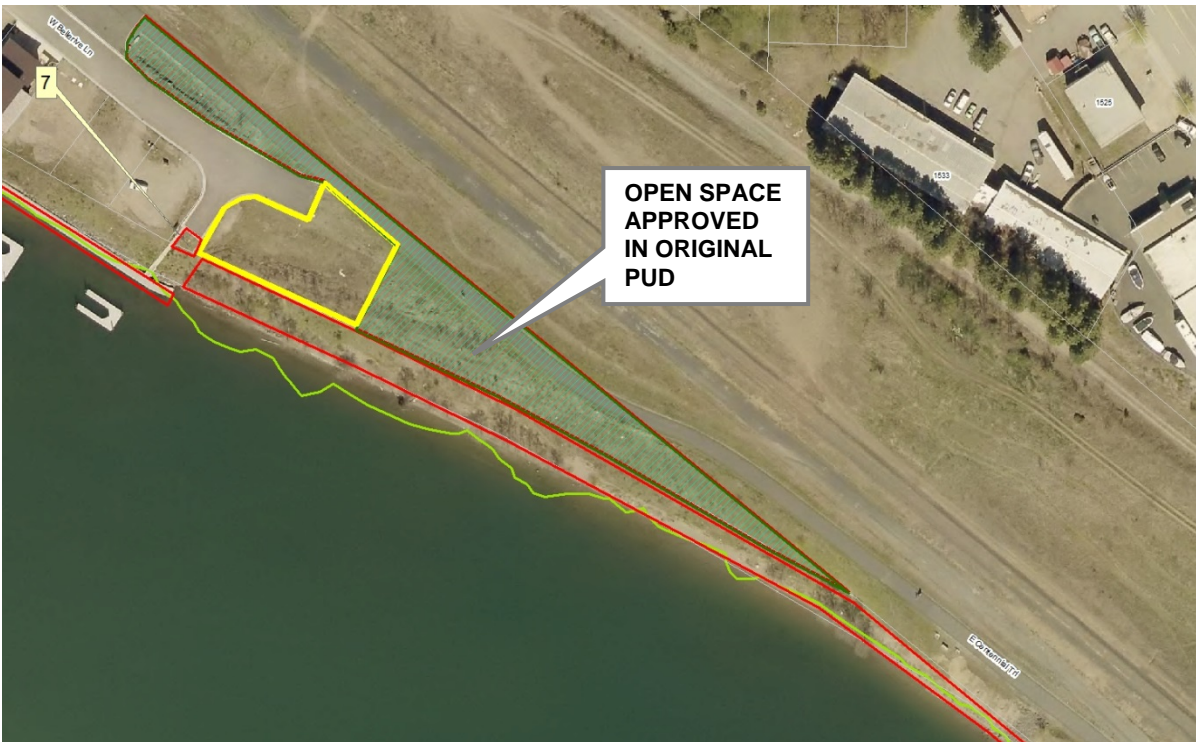
Unimproved "Open Space" areas along the Centennial Trail



Approved "Open Space" area adjacent to Riverview Lofts

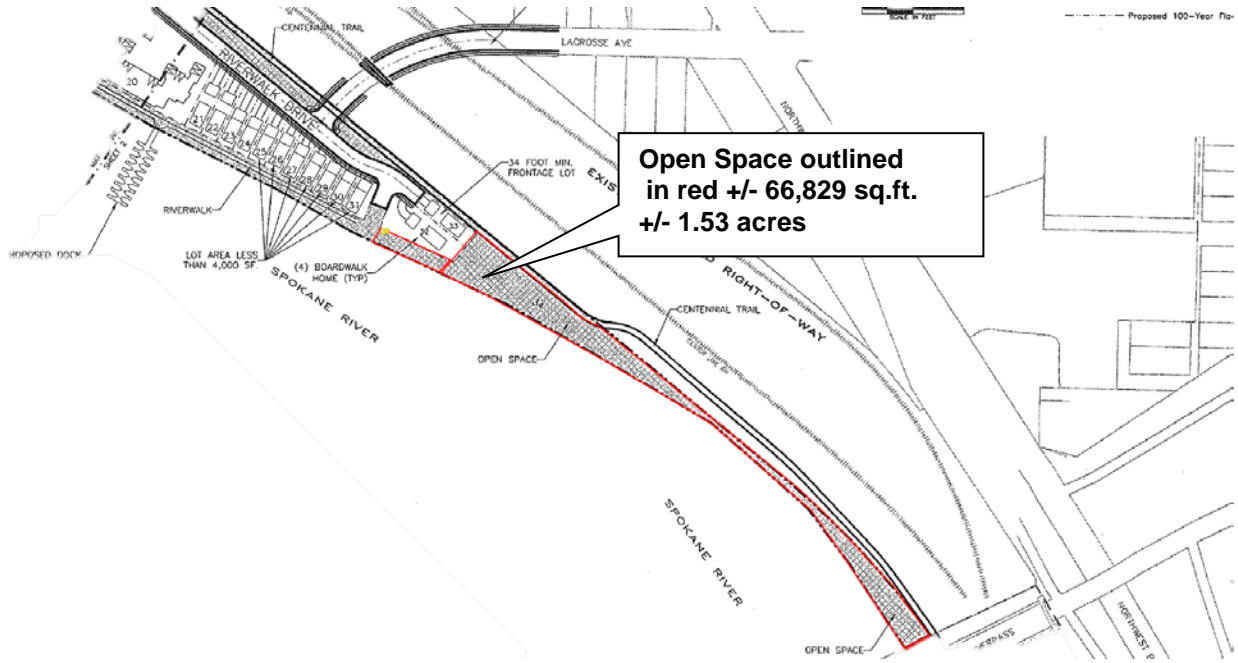


The area depicted below on the subject property which is colored in green and called out as "Open Space" represents approximately 1.53 acres of the overall required open space for the Bellerive PUD

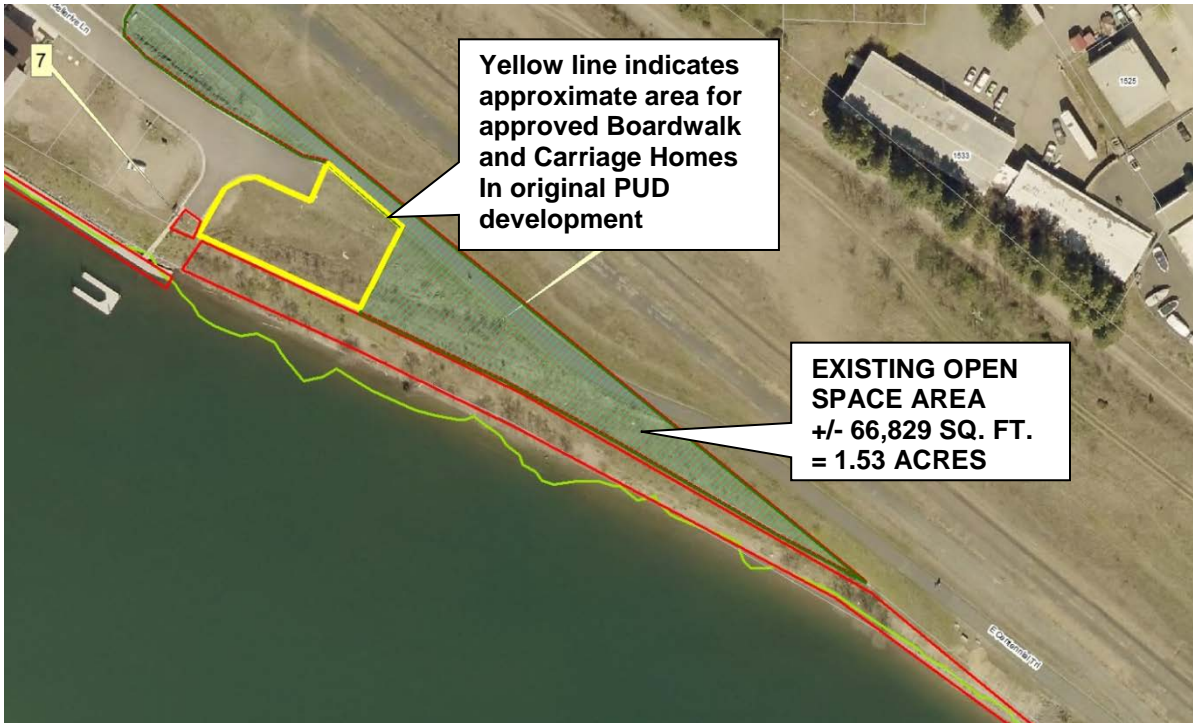


The PUD section of the Zoning Code requires open space to be usable private open space with amenities and public access. The open space must be free of buildings, streets, driveways and parking areas, accessible to all uses of the development, and usable for open space and recreational purposes.

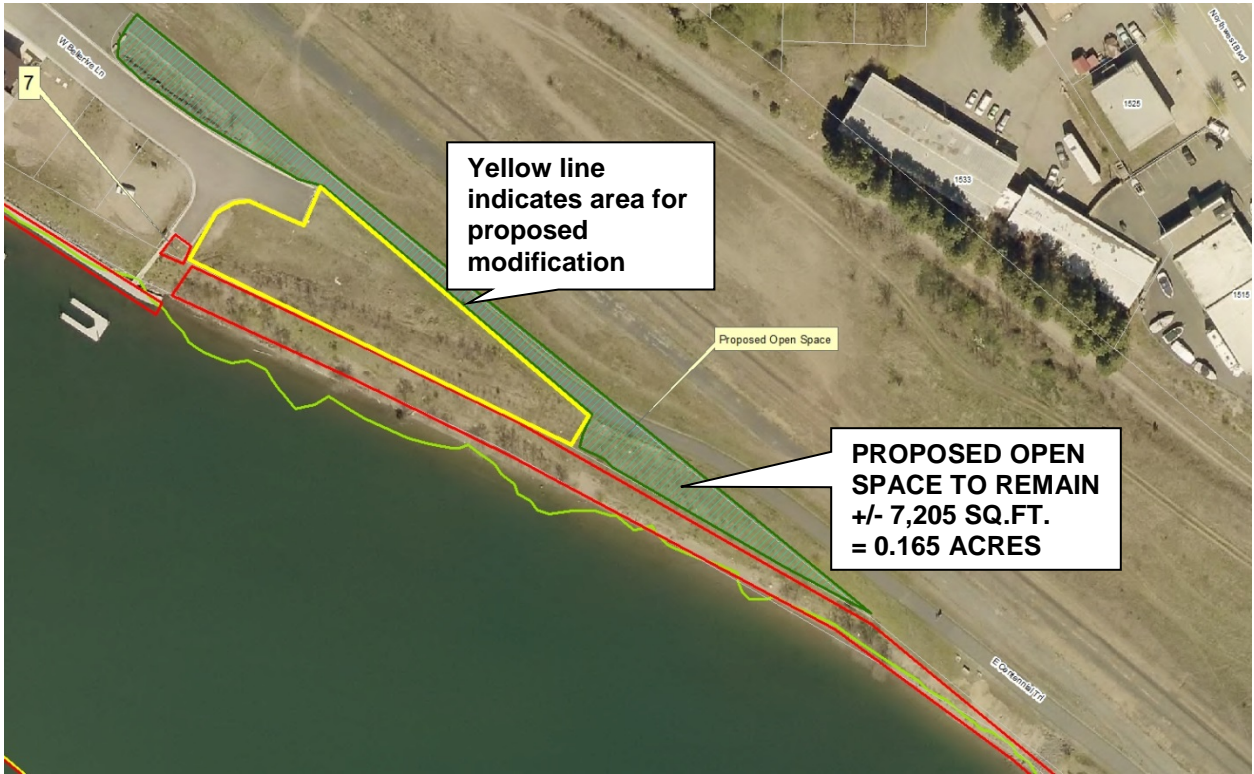
APPROVED OPEN SPACE ON THE SUBJECT PROPERTY PER THE BELLERIVE FINAL DEVELOPMENT PLAN (PUD-1-04) – Equates to +/- 1.53 acres.



EXISTING / APPROVED BELLERIVE PUD OPEN SPACE ON THE SUBJECT PROPERTY:



PROPOSED PUD MODIFICATION OF OPEN SPACE ON THE SUBJECT PROPERTY:



SITE PHOTO OF PROPOSED OPEN SPACE AREA ON SUBJECT PROPERTY:



The applicant has noted in the narrative that they will work with the Bellerive HOA to develop and implement a plan for these two new tracts consistent with the neighboring landscaping master plan and design guidelines. However, staff has not received a landscape plan or any specifics on

what the open space on the subject property would include or how it would be improved, landscaped, irrigated, or maintained to provide for open space and recreation.

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. In addition, the Planning Commission must determine whether the requested modification and reduction in open space would satisfy the open space requirement of the Bellerive PUD and if the proposed open space meets the intent of the code and previous project approvals. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes.*

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

Standard parking requirements for the proposed use in Bellerive/Riverwalk PUD were approved as follows:

- Single-family dwellings: 2 spaces per unit
- Courtyard Homes: 1.5 spaces per unit

The applicant is proposing (8) eight parking spaces for the Courtyard Homes, and (2) two spaces for the Boardwalk Home, which meets the parking requirements of the approved PUD.

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.

The Bellerive Homeowner's Association was a part of the original approval and Final Development Plan.

Riverwalk Townhomes has proposed a new Homeowner's Association. The new HOA will include the repair and maintenance of building exteriors, common area landscaping and the construction, repair and maintenance of the shared driveway. This is in addition to the original "Bellerive Master HOA".

As a condition of approved PUD, the Planning Commission required the formation of a property owners association to ensure the maintenance of all common open space areas. This finding is not applicable to the request.

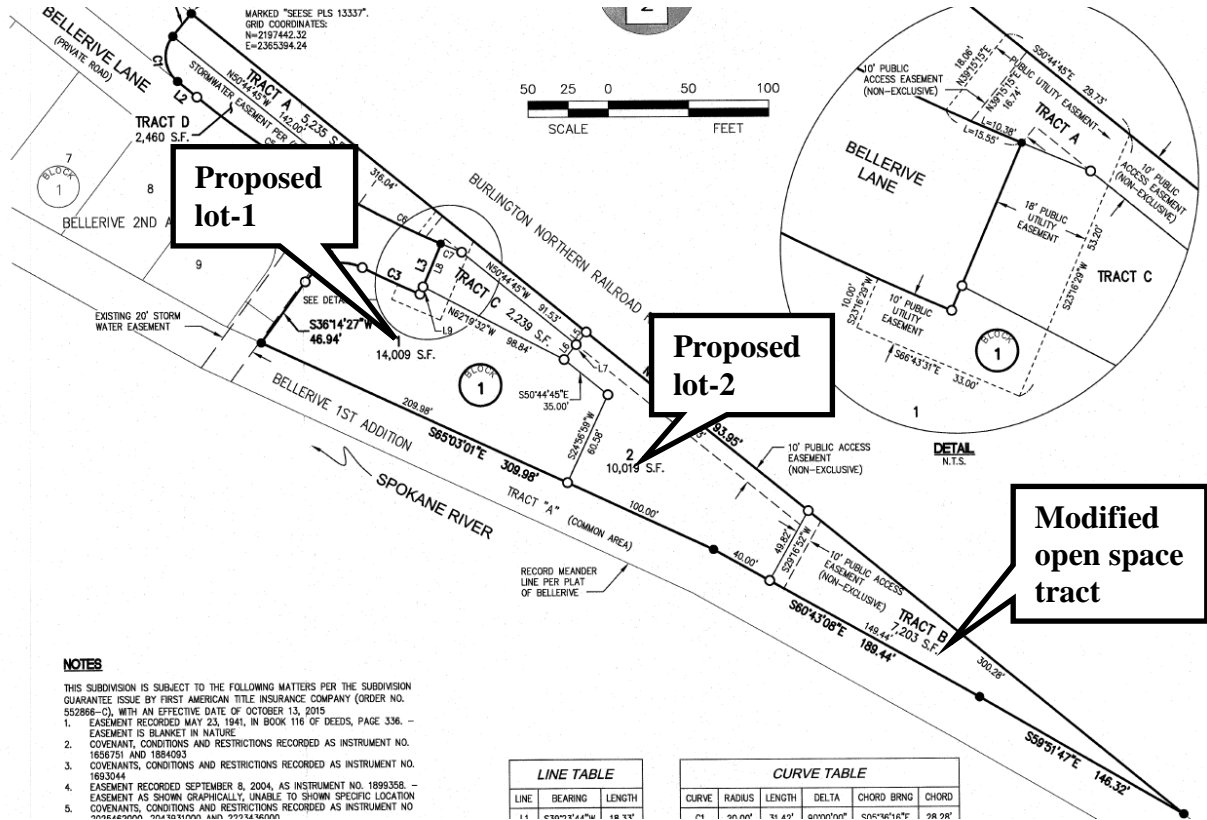
Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the proposal provides for an acceptable method for the perpetual maintenance of all common property.*

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 Gordon Dobler, City Engineer, the preliminary plat submitted contains all of the general preliminary plat elements required by Municipal Code.

PRELIMINARY PLAT OF "RIVERWALK TOWNHOMES" – PROPOSED 2-LOT 4-TRACT SUBDIVISION (S-6-15)



Finding #B7B: **That the provisions for streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, and utilities (are) (are not) adequate where applicable.**

UTILITIES SUMMARY:

Sewer

Public Sewer is available at the end of Bellerive Avenue which borders this PUD request.

All sewer infrastructure upstream of sanitary sewer manhole BEL-2B8 shall be owned and maintained by the property owner. Any future subdivision resulting with separate owners will require extending public sewer conforming to the City standards and policies.

Submitted by Mike Becker, Utility Project Manager

Water

The public water system has adequate capacity to effectively serve the proposed PUD and plat with the additional domestic and irrigation water services and fire hydrant as illustrated in the plan set given on 11/16/2015. All lateral service lines past the water meter locations are the responsibility of the property owner(s).

Submitted by Terry Pickel, Assistant Water Superintendent

ENGINEERING:

Stormwater

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

Assessment:

Accommodations for roadway drainage were addressed in the previous phases in the Bellerive developments. Drainage generated from impervious areas created through construction on the newly platted lots will be required to be contained in bio-filtration swales on the individual lots. Construction of the swales will be required at the time of building permit issuance, and, all maintenance will be the responsibility of the property owners.

Traffic

The ITE Trip Generation Manual estimates the project may generate approximately 39 trips per day when fully developed and occupied. This is based upon average data from the ITE Trip Generation Manual utilizing condo classification for the courtyard homes, single family dwelling, and, apartment for the proposed carriage house accessory dwelling unit.

Assessment:

The adjacent and/or connecting streets will accommodate the noted traffic volume. The peak hour movements only amount to 3.0 and 3.7 trips for the A.M./P.M periods respectively, and with all access to the Riverstone area development controlled by signalized intersections, these additions will be insignificant.

Streets

The proposed subdivision is bordered by Bellerive Lane which is a thirty two foot (32') wide private road, owned and maintained by the Bellerive Homeowners Association.

Assessment:

Proposed lot one of the development adjoins the existing private roadway, and, proposed Lot 2 accesses via access easement across a dedicated "tract".

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. The location for the new fire hydrant is acceptable.

-Submitted by Bobby Gonder, Fire Inspector

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

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

The subdivision design and improvement standards have been met.

SUBDIVISION IMPROVEMENTS

All subdivision infrastructure that is required to be installed for purpose of obtaining building permits for the subject lots can be installed through the site development permit process

Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the proposal complies with all of the subdivision design standards and all of the subdivision improvement standards requirements.*

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

Residential uses are allowed in the C-17 zoning district and include single-family, duplex, pocket development and multi-family uses up to 17 units/acre. The original "Riverwalk" now known as "Bellerive" Planned Unit Development allowed for a mixture of housing types as noted in the Final Development Plan.

Bellerive was proposed as a mixed use development but is primarily Boardwalk Homes along the Spokane River. The proposal is a decrease in the density originally approved within

“Riverwalk/Bellerive” PUD which was for a total of 412 dwelling units or not greater than 17 units per acre. The proposed density is 6.35 du/acre.

The PUD modified the height limit for Courtyard Homes and Boardwalk Homes as follows:

- Courtyard Homes: Maximum height fifty-five feet (55')
- Boardwalk Homes: Maximum Height thirty-five (35')

A reduced setback for Courtyard Homes and Boardwalk Homes is as follows:

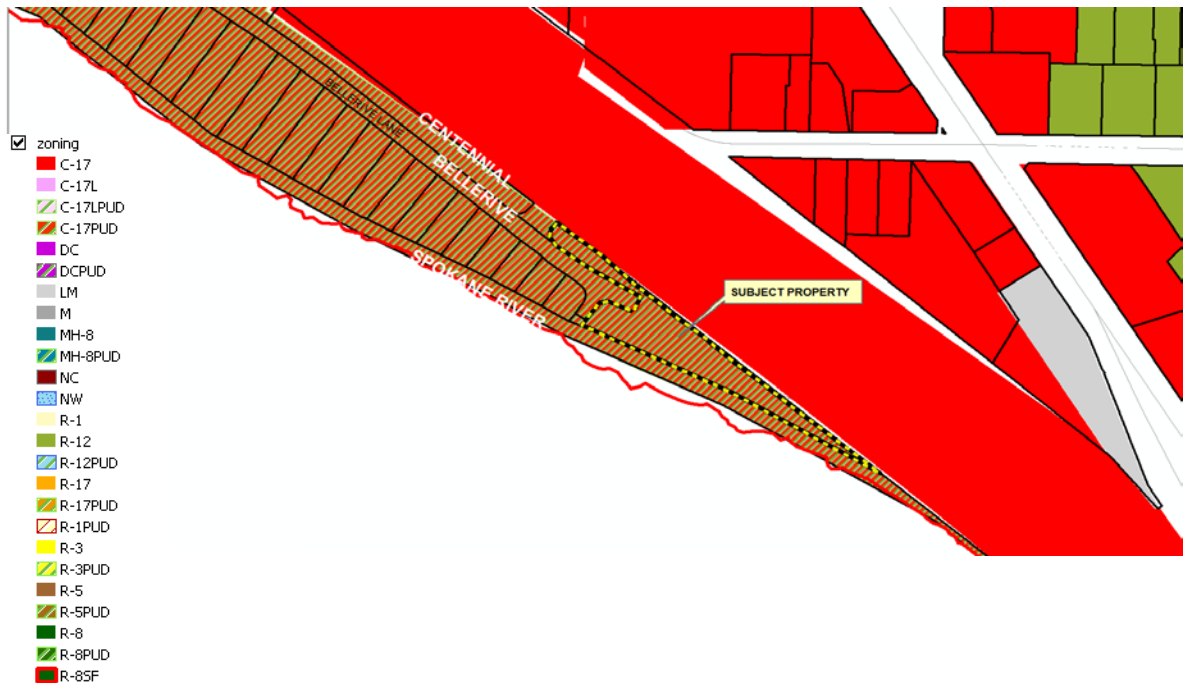
- Boardwalk Homes: five-foot side yards on both sides (5'/5')
- Courtyard Homes: ten-foot side yards on both sides (10'/10')
- Reduced setback along the Spokane River frontage from forty feet (40') to thirty-five (35') minimum.

The request is consistent with these building heights and setbacks.

As stated previously, the applicant is requesting replacing the approved two (2) Boardwalk Homes and two (2) Carriage Homes located over detached garages that were shown on the Final Development Plan for Bellerive PUD with (2) two Courtyard Home structures (4) residential units total) and one (1) Boardwalk Home with one (1) Carriage Home over a detached garage for a total of six residential units.

The zoning pattern in the area shows C-17 zoning in the majority of the “Riverstone” development. The zoning in the Bellerive PUD is C-17 with R-17 Planned Unit Development (residential at 17 units/acre) on the west side of Beebe Boulevard.

ZONING:



SUBDIVISION AND PLANNED UNIT DEVELOPMENT CONDITIONS:

ENGINEERING:

1. Drainage generated from impervious areas created through construction on the newly platted lots will be required to be contained in bio-filtration swales on the individual lots. Construction of the swales will be required at the time of building permit issuance, and, all maintenance will be the responsibility of the property owners.
2. All subdivision infrastructure that is required to be installed for purpose of obtaining building permits for the subject lots can be installed through the site development permit process. Utility lateral service installations will be required prior to any certificates of occupancy being issued for the subject properties.

STORMWATER:

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

PLANNING:

4. Prior to final plat recordation, the landscaping, irrigation and other improvements for all required "Open Space" areas throughout Bellerive, including the open space on the subject property, be completed or bonded for.
5. Prior to final plat recordation, the HOA shall post signage indicating "Public Open Space" in all areas of Bellerive designated for public use.
6. Prior to recordation of the final plat, the applicant/owner shall provide the city with documentation that the Riverwalk Townhomes properties have been included in the Bellerive HOA and provide documentation of any additional homeowners association that have been formed, including a copy of the CC&R's that includes detailed maintenance responsibilities of all private infrastructure (roads, drainage structures, street lighting, and all open space areas etc.).
7. There shall be no more than six (6) total residences on the subject property and the maximum number of units for the "Courtyard Homes shall be limited to four (4).
8. The notes on the signature page of the preliminary plat shall be modified to assure the language pertaining to the common areas meets the city's requirements.

WATER:

No conditions.

WASTEWATER:

9. Public Sewer is available at the end of Bellerive which borders this PUD request. Based on the public sewer availability, the Wastewater Utility presently has the wastewater system capacity and willingness to serve this PUD.
10. The Public Utility Easement for the public sewer system must be recorded with copies submitted to the City Wastewater Utility.

11. All sewer infrastructure upstream of sanitary sewer manhole BEL-2B8 shall be owned and maintained by the property owner. Any future subdivision resulting with separate owners will require extending public sewer conforming to the City standards and policies.

FIRE:

12. If the pier is to be continued through this development or docks constructed that is capable of mooring 5 or more vessels, fire protection, including extension of the standpipe system, and access to the pier/docks will be required per IFC 2012 Edition Chapter 36, Section 3604 and NFPA 303. CDAFD will work with Idaho Department of Lands (IDL) on any permits for docks and or marinas applied for.
13. Surfaces for drivable FD access shall be constructed to meet the minimum imposed load of 75,000lbs.

ORDINANCES AND STANDARDS USED IN EVALUATION:

Comprehensive Plan - Amended 1995
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
Coeur d'Alene Bikeways Plan
Resolution 14-049

ACTION ALTERNATIVES:

The Planning Commission must consider this request and make appropriate findings to approve, approve with additional conditions, 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**

Narrative for Riverwalk Townhomes
(Bellerive PUD Amendment)

Project Background

The Bellerive Planned Unit Development (PUD) is a mixed-use community located in the City of Coeur d'Alene between the Spokane River and Riverstone.

The Final PUD and Development Plans were approved by the City in October, 2005. A Memorandum of Agreement was filed between the developer and the City in December, 2005 outlining the respective responsibilities and obligations of both parties.

Since the project was initially approved, a considerable amount of change has occurred resulting in a substantial reduction in the number of dwelling units approved within the Bellerive community.

Approved Dwelling Types in Final Plan	October 2005 Approved	October 2015 Platted	Difference
Boardwalk Homes (Single-family detached)	30	73	43
Carriage Homes (Dwellings located over detached garages)	12	41	29
Courtyard Homes (Combination of stacked flats and townhomes with direct access garages in 2 to 3 story buildings)	78	14	(64)
Riverfront Lodge (Cluster of lofts, townhomes, and stacked flats with central courtyard in a 3 to 4 story building)	100	0	(100)
Riverfront House (Stacked Flats and Condominiums on upper floors, ground level commercial and structured parking – 3 to 4 story buildings)	40	49	9
Riverview Lofts (Stacked Flats on the north side of the internal street in four buildings – four stories each over parking)	152	0	(152)
TOTAL	412	177	(235)

Previously approved PUD modifications:

- Belle Starr Addition – 4 Boardwalk Homes (eliminating Courtyard Homes)
- Whitehawk Addition – 4 Boardwalk Homes (eliminating Courtyard Homes)
- Bellerive 4th Addition – 17 Boardwalk Homes and 17 Carriage Homes (eliminating the Riverfront Lodge and Courtyard Homes)
- Bellerive 5th Addition – 24 Boardwalk Homes and 24 Carriage Homes (eliminating the Riverview Lofts)

Narrative for Riverwalk Townhomes
(Bellerive PUD Amendment)

Proposed Modification

Ten years ago, the Final Plan approved use of the subject property for two residential lots each containing a Boardwalk Home and Carriage Home.

The applicant kindly requests a plan modification so Lot #1 can be utilized for four (4) Courtyard Homes. Lot #2 will be utilized as originally planned. In addition, a plan deviation is requested to eliminate the sidewalk requirement for Lot #1.

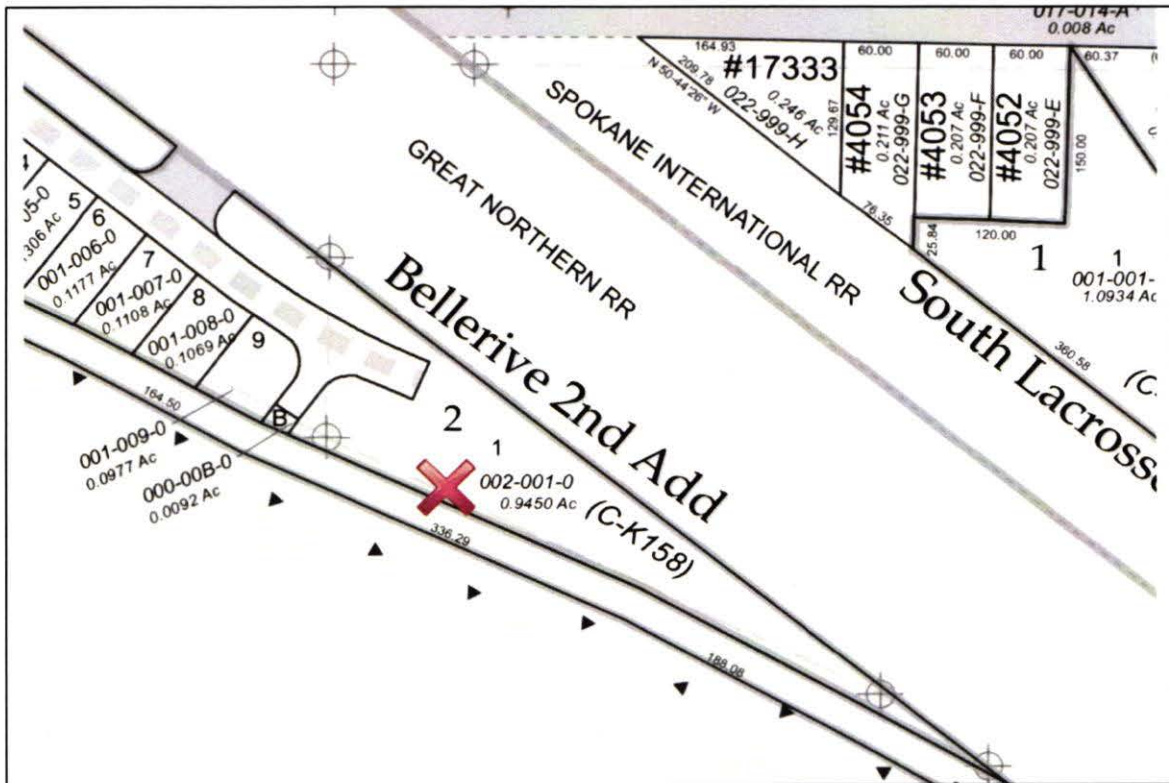
Justification

The Final Plan was approved with the following condition: "Total number of units to be any combination of each unit as indicated with a maximum total number of units of 412 or less." As of October 1, 2015 there are 177 approved dwelling units as a result of previously approved plan amendments that eliminated 235 residences from the community. The net result of the proposed modification vs. the 2005 Final Plan is two additional residential dwellings on the subject property.

In place of a ribbon of concrete, additional trees and shrubs will be installed to create a more visually appealing landscape at the east end of Bellerive Lane.

1a. Legal Description

Lot 1, Block 2 of Bellerive 2nd Addition according to the Plat recorded in Book "K" of Plats, pages 158 - 158D, Records of Kootenai County, Idaho.



Narrative for Riverwalk Townhomes
(Bellerive PUD Amendment)

1b. Overall Description

The overall concept and proposed uses and activities of the Bellerive PUD remain unchanged as described in the Final Plan:

"Envisioned as a destination primary and secondary home community, Riverwalk [Bellerive] will provide a variety of product offerings and amenities suitable to a lifestyle oriented to the Spokane River. The neighborhood street will be quaint with a distinct traditional character, including front porches. A variety of products will be located throughout the community, including single-family, courtyard units [multi-family] and stacked flats."

"Uses within this community will be primarily residential with a small retail and entertainment component. Both public and private amenities are proposed. Public uses include a river walk on the Spokane River frontage and a public plaza at the terminus of Beebe Boulevard. Private amenities include a pool and plaza oriented to the Spokane River. Docks and boatlifts will be included along the river frontage."

1c. Physical Description of Proposed Facilities

The proposed Riverwalk Townhomes project is comprised of four Courtyard Homes, one Boardwalk Home and one Carriage Home. All buildings will conform to applicable City and state building codes and architectural design guidelines.

Each residential dwelling will have adequate off-street parking accessed from Bellerive Lane or a private, shared driveway. Buildings will conform to the neighborhood architectural guidelines which require approval from the Bellerive Design Review Committee prior to plan submission to the City of Coeur d'Alene for building permits.

Landscaping around the buildings will conform to local standards using native plant materials and designed to consume very minimal water resource and maintenance.

Site performance standards:

Project Area:	.945 acres
Zoning:	C-17 with PUD Overlay
Number of Lots:	2
Density:	6.35 dwelling units per acre
Min Lot Width:	120'
Max Lot Width:	220'
Height:	55' for Courtyard Homes and 35' for Boardwalk Home
Off-Street Parking:	2 spaces per Boardwalk Home and 1.5 spaces per Courtyard Home

Setbacks

Front (River):	Meander Line plus 35'
Rear:	10'
Side:	5' for Boardwalk Home and 10' for Courtyard Homes

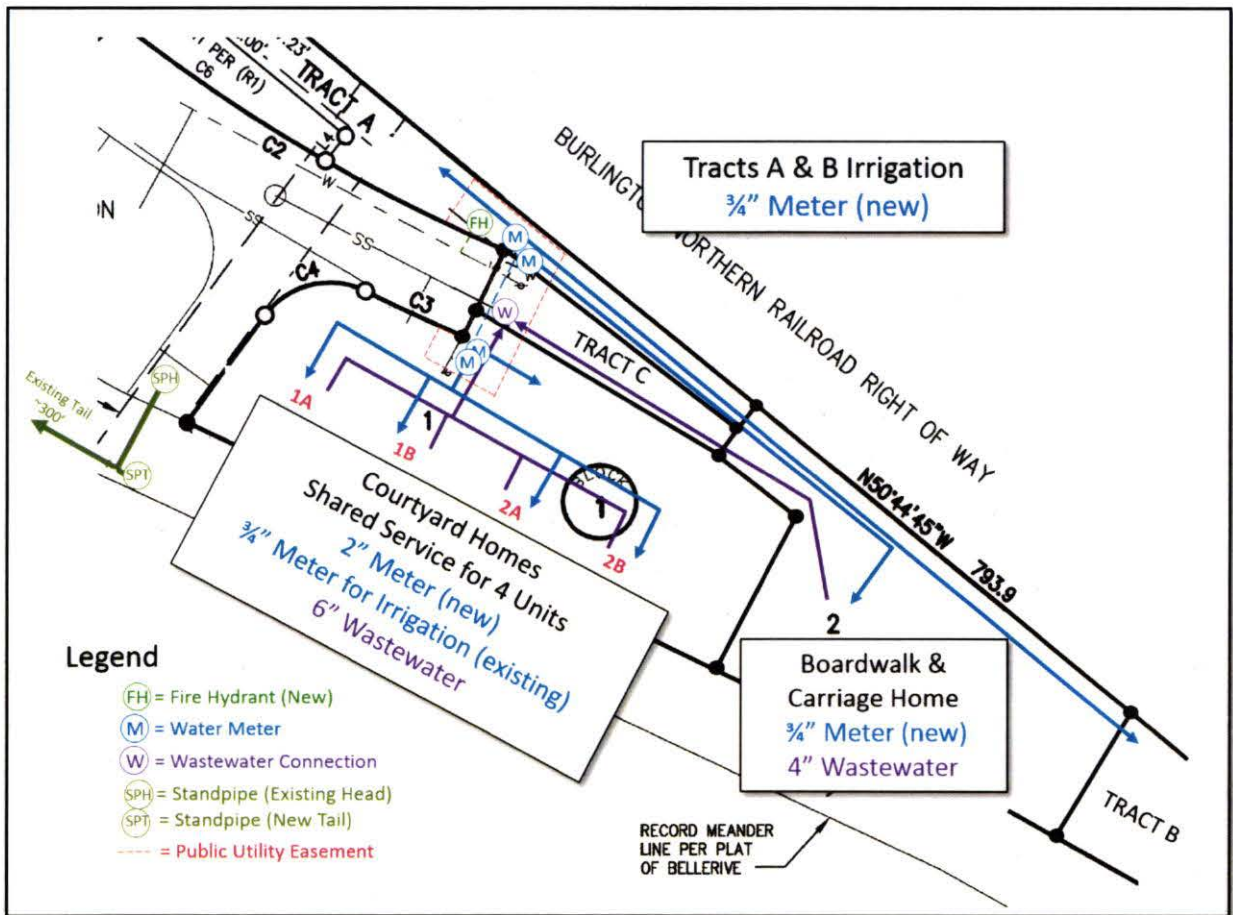
Narrative for Riverwalk Townhomes
(Bellerive PUD Amendment)

1d. General Designation of Utilities

All major utilities including water, sanitary sewer, natural gas, and electricity are currently on site and available. Each residential dwelling unit will have separately metered electricity, natural gas and communication services.

A single water and sanitary sewer connection will serve all four Courtyard Homes on Lot #1. A single water and sanitary sewer connection will serve the Boardwalk Home and Carriage Home on Lot #2.

Preliminary Public Utility Plan



To provide adequate fire flows, an additional fire hydrant will be required. This will be installed at no cost to the City in accordance with the Fire Department's specifications and installation standards.

The Bellerive Home Owners Association (HOA) owns the riparian rights and is in the process of amending their Idaho Department of Lands Encroachment Permit for additional docks. If the future Riverwalk Townhome residents desire a private boat slip, each will be individually responsible to fund the cost of installation, repairs and maintenance. To accommodate the possibility of future boat slips, an additional standpipe outlet (tail) will be added to the existing system at no cost to the City.

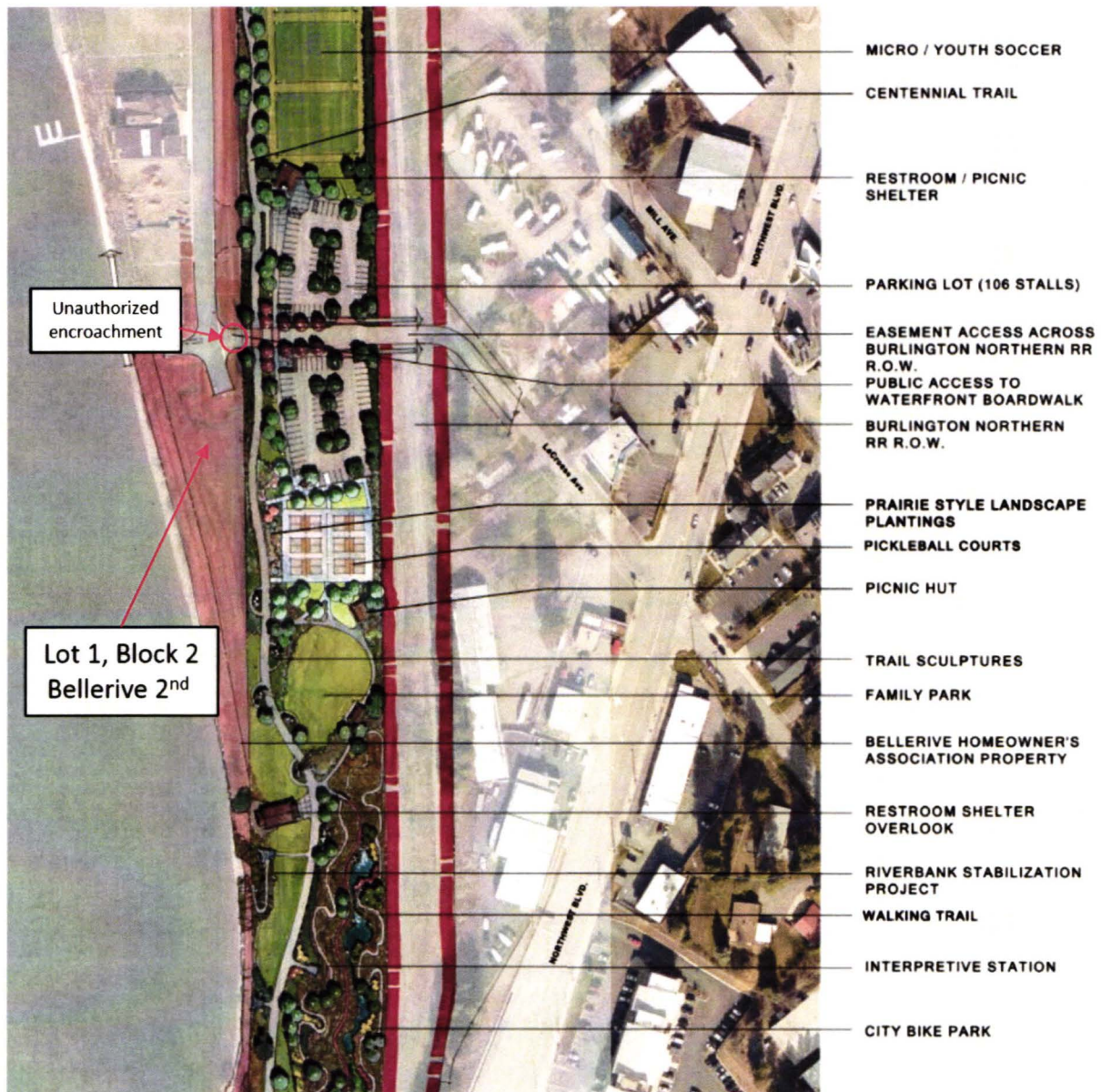
Narrative for Riverwalk Townhomes
(Bellerive PUD Amendment)

1e. General Statement on the Form of Management of Common Areas

A new Home Owners Association will be formed to specify the obligations and responsibilities of the Riverwalk Townhome residents related to the repair and maintenance of building exteriors, common area landscaping and the construction, repair and maintenance of the shared driveway. This new HOA will be in addition to the Bellerive Master Association which governs the entire PUD.

1f. Statement Detailing the Relationship to Other Major Development Programs

The applicant is aware that the City is in the process of applying for a recreation lease with the U.S. Bureau of Land Management to develop the adjacent property (abandoned Railroad Right of Way) into a City Park. The Master Plan has been proposed but is not approved. The published plan erroneously depicts an asphalt path through the subject property which has not approved by the owner.

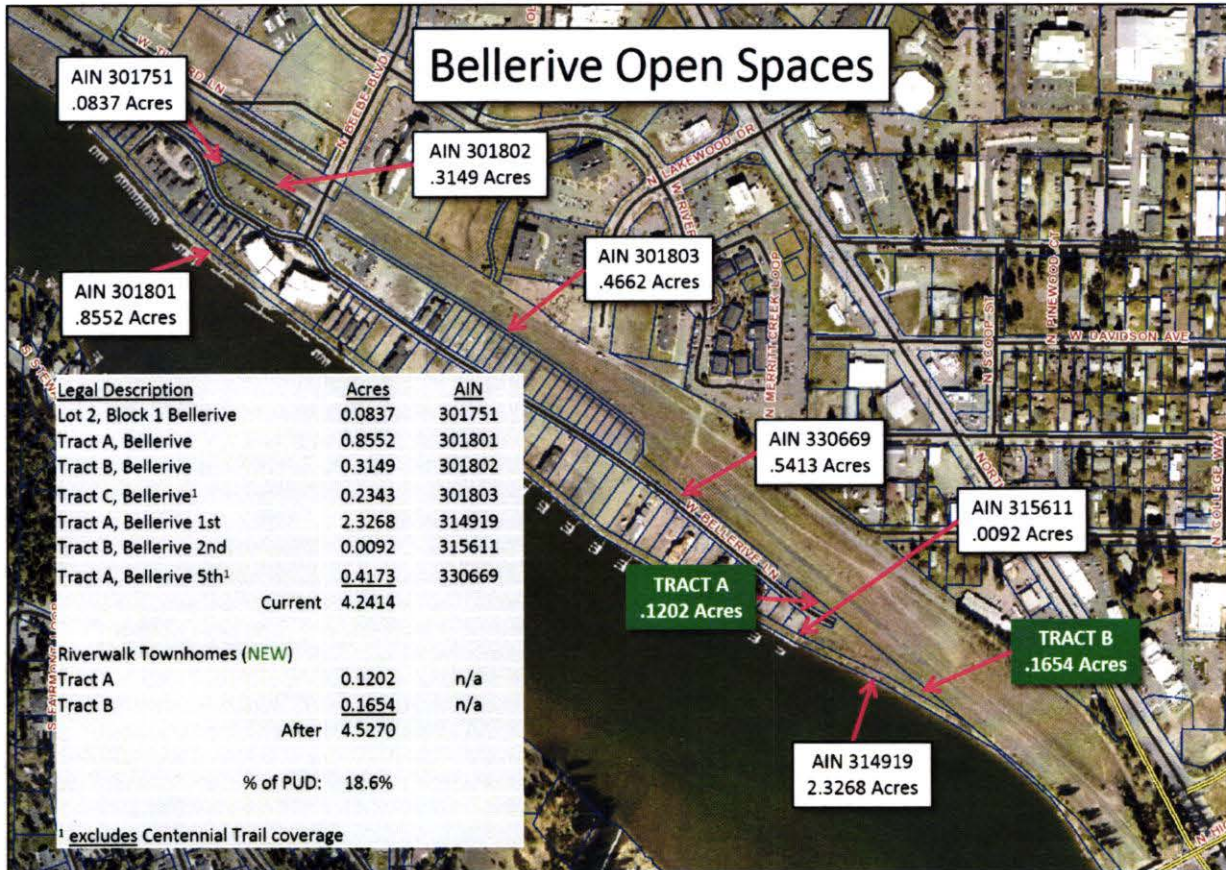


https://www.cdaid.org/files/Council/FourCorners/Hwy_95_to_BLM_Boundary-sm.pdf

Narrative for Riverwalk Townhomes
(Bellerive PUD Amendment)

Open Space

Two new open space tracts will be created representing .2856 acres or 30.2% of the subject property. Combined with existing tracts, the total open space within the Bellerive community will be 4.5270 acres or 18.6%. This calculation does not include .3559 acres of Bellerive property that has been dedicated for the Centennial Trail.



The applicant will work with the Bellerive HOA to develop and implement a plan for these two new tracts consistent with the neighborhood landscaping master plan and design guidelines.

2a. Perimeter boundaries of the site

The site is a single lot the boundary of which is depicted on Exhibit 1.

2b. Streets and driveways, sidewalks and pedestrian-ways, off-street parking and loading areas

Exhibit 1 provides a conceptual site plan depicting driveways and parking areas.

2c. Location and dimension of buildings and structures

The building envelopes are dictated by the site performance standards specific to the Bellerive PUD. The precise building size and configuration will be determined by the future property owners.

2d. Utilization of buildings and structures, including activities and number of living units

Buildings will be utilized for 6 residential dwelling units.

Narrative for Riverwalk Townhomes
(Bellerive PUD Amendment)

2e. Reservations for public uses, including schools, parks, playgrounds, and other open spaces
30% of the subject property will be open space.

2f. Major landscaping features and preliminary location of water sewage and drainage facilities
Landscaping will conform to all existing HOA guidelines and standards and will feature minimal water consumption and required maintenance.

All residential dwelling units will be attached to the City's sanitary sewer system located approximately 5' from the east end of Bellerive Lane.

Storm water will be directed to the dedicated area in Tract D.

2g. Artist's or architectural renderings sufficient to clearly establish the scale, character and general appearance of the development
Exhibit 2 contains examples of approved Boardwalk and Courtyard Home architecture.

3a. Anticipated Timing

Timing for the design, construction and occupancy of the Courtyard Homes, Boardwalk Home and Carriage Home will be at the discretion of the future property owners.

Installation of the required public utilities will be complete prior to submission of applications for building permits.

3b. Total Number of Acres by Phase

.945 acres will be developed in a single phase.

3c. Percentage of Acreage Devoted to Particular Uses

- Residential = 58.4%
- Open Space = 30.2%
- Access and storm water management = 11.4%

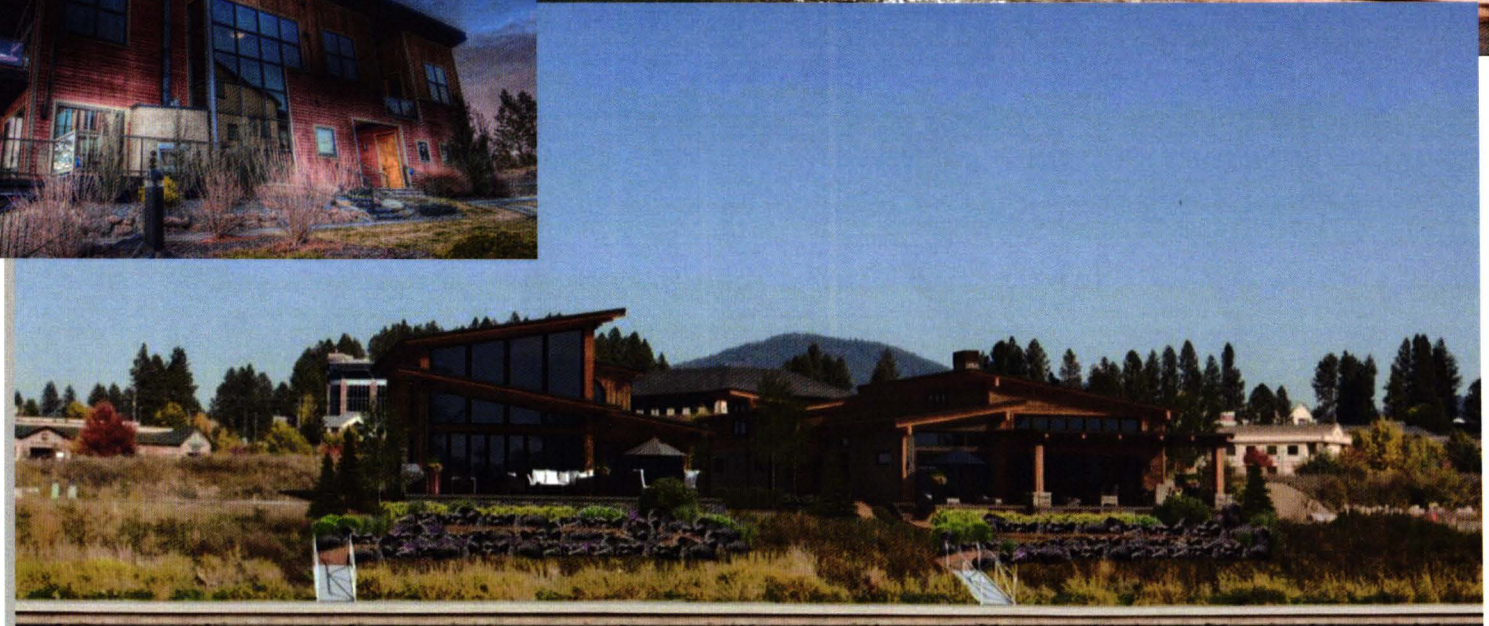
3d. Proposed Number and Type of Dwelling Units

- Courtyard Homes = 4
- Boardwalk Home = 1
- Carriage Home = 1

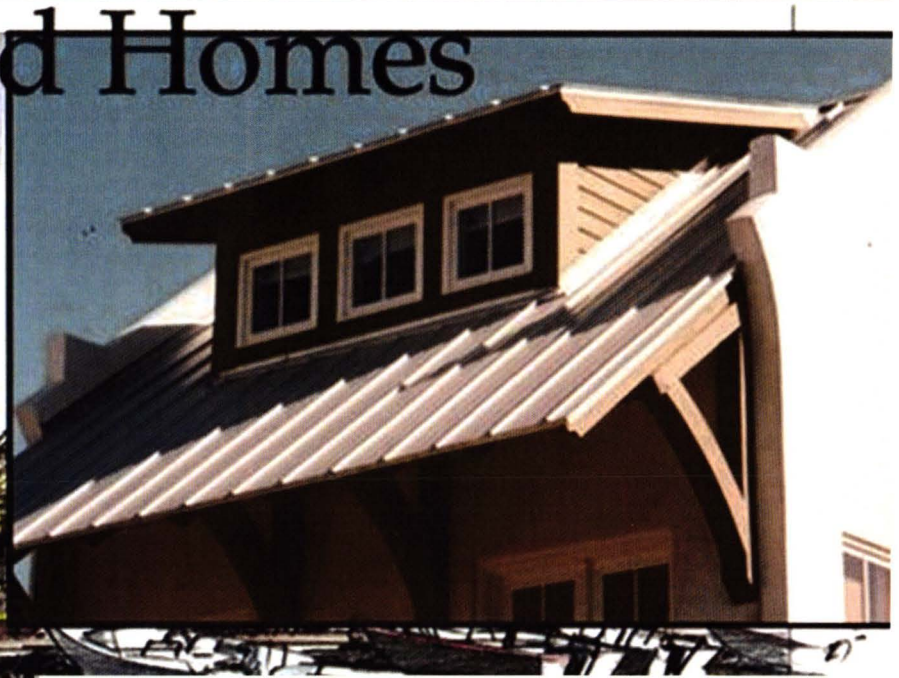
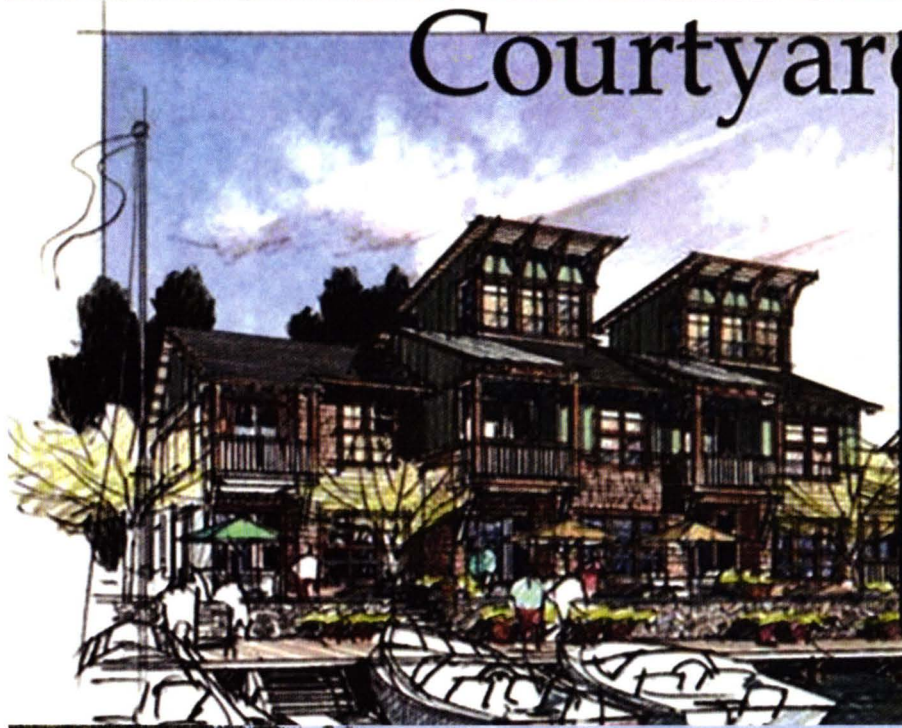
3e. Average Residential Density

6.35 dwelling units per acre.

Boardwalk Homes



Courtyard Homes



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

A. INTRODUCTION

This matter having come before the Planning Commission on, December 8, 2015, and there being present a person requesting approval of: PUD-1-04.4 a request for a modification to a planned unit development known as "Bellerive".

APPLICANT: RIVERWALK TOWNHOMES, LLC

LOCATION: +/- 945 ACRE PARCEL LOCATED EAST OF THE TERMINUS OF BELLERIVE LANE AND ON THE SOUTHSIDE OF THE EXISTING CENTENNIAL TRAIL

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

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

- B1. That the existing land uses are residential – single-family, multi-family, commercial, and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is C-17 PUD.
- B4. That the notice of public hearing was published on November 21, 2015, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on November 25, 2015, which fulfills the proper legal requirement.
- B6. That 42 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on November 20, 2015.
- B7. That public testimony was heard on December 8, 2015
- B8. Pursuant to Section 17.07.230, Planned Unit Development Review Criteria, a planned unit development may be approved only if the proposal conforms to the following criteria to the satisfaction of the Planning Commission:

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

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

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

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

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

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

Criteria to consider for B8D:

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

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

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

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

C. ORDER: CONCLUSION AND DECISION

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

Special conditions applied are:

ENGINEERING:

1. Drainage generated from impervious areas created through construction on the newly platted lots will be required to be contained in bio-filtration swales on the individual lots. Construction of the swales will be required at the time of building permit issuance, and, all maintenance will be the responsibility of the property owners.
2. All subdivision infrastructure that is required to be installed for purpose of obtaining building permits for the subject lots can be installed through the site development permit process. Utility lateral service installations will be required prior to any certificates of occupancy being issued for the subject properties.

STORMWATER:

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

PLANNING:

4. Prior to final plat recordation, the landscaping, irrigation and other improvements for all required "Open Space" areas throughout Bellerive, including the open space on the subject property, be completed or bonded for.
5. Prior to final plat recordation, the HOA shall post signage indicating "Public Open Space" in all areas of Bellerive designated for public use.
6. Prior to recordation of the final plat, the applicant/owner shall provide the city with documentation that the Riverwalk Townhomes properties have been included in the Bellerive HOA and provide documentation of any additional homeowners association that have been formed, including a copy of the CC&R's that includes detailed maintenance responsibilities of all private infrastructure (roads, drainage structures, street lighting, and all open space areas etc.).
7. There shall be no more than six (6) total residences on the subject property and the maximum number of units for the "Courtyard Homes shall be limited to four (4).
8. The notes on the signature page of the preliminary plat shall be modified to assure the language pertaining to the common areas meets the city's requirements.

9. The maximum driveway width at the terminus of Bellerive Lane to access the proposed Boardwalk Home and Carriage Home shall be a minimum width of 10'.
10. Construction of the 10' wide Public Access Trail from the terminus of Bellerive Lane to Tract A, Bellerive 1st Addition, shall be completed prior to the recordation of the final plat or bonded for.
11. A surface material, acceptable to the City is required for the completion of 10' wide Public Access Trail prior to recordation of the final plat or bonded for.
12. Prior to recordation of the final plat, the applicant/owner shall be responsible for extending the eight-foot (8') wide boardwalk along the Spokane River to the southeastern extent of the single-family residential lot for the proposed boardwalk home. The boardwalk shall also be connected to the open space on the subject property by steps or a formalized pathway for public use.

WATER:

No conditions.

WASTEWATER:

13. Public Sewer is available at the end of Bellerive which borders this PUD request. Based on the public sewer availability, the Wastewater Utility presently has the wastewater system capacity and willingness to serve this PUD.
14. The Public Utility Easement for the public sewer system must be recorded with copies submitted to the City Wastewater Utility.
15. All sewer infrastructure upstream of sanitary sewer manhole BEL-2B8 shall be owned and maintained by the property owner. Any future subdivision resulting with separate owners will require extending public sewer conforming to the City standards and policies.

FIRE:

16. If the pier is to be continued through this development or docks constructed that is capable of mooring 5 or more vessels, fire protection, including extension of the standpipe system, and access to the pier/docks will be required per IFC 2012 Edition Chapter 36, Section 3604 and NFPA 303. CDAFD will work with Idaho Department of Lands (IDL) on any permits for docks and or marinas applied for.
17. Surfaces for drivable FD access shall be constructed to meet the minimum imposed load of 75,000lbs.

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

ROLL CALL:

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

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

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

A. INTRODUCTION

This matter having come before the Planning Commission on December 8, 2015, and there being present a person requesting approval of ITEM: S-6-15 a request for preliminary plat approval of a 2-lot , 4 Tract preliminary plat subdivision known as "Riverwalk Townhomes".

APPLICANT: RIVERWALK TOWNHOMES, LLC

LOCATION : +/- .945 ACRE PARCEL LOCATED EAST OF THE TERMINUS OF
BELLERIVE LANE AND ON THE SOUTH SIDE OF THE EXISTING
CENTENNIAL TRAIL

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

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

- B1. That the existing land uses are residential – single-family, multi-family, commercial, and vacant land.
- B2. That the zoning is C-17 PUD.
- B3. That the notice of public hearing was published on November 21, 2015, which fulfills the proper legal requirement.
- B4. That the notice was not required to be posted on the property.
- B5. That 42 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 December 8, 2015.

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. This is based on

B7B. That the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities **(are) (are not)** adequate. This is based on

B7C. That the proposed preliminary plat **(do) (do not)** comply with all of the subdivision design standards (contained in chapter 16.15) and all of the subdivision improvement standards (contained in chapter 16.40) requirements. This is based on

B7D. The lots proposed in the preliminary plat **(do) (do not)** meet the requirements of the applicable zoning district. This is based on

Criteria to consider for B7D:

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

C. ORDER: CONCLUSION AND DECISION

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

Special conditions applied to the motion are:

ENGINEERING:

1. Drainage generated from impervious areas created through construction on the newly platted lots will be required to be contained in bio-filtration swales on the individual lots. Construction of the swales will be required at the time of building permit issuance, and, all maintenance will be the responsibility of the property owners.
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PLANNING:

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17. Surfaces for drivable FD access shall be constructed to meet the minimum imposed load of 75,000lbs.

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

ROLL CALL:

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

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN