

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

JANUARY 12, 2021

NOTE: The City is utilizing Governor Little's Stage 2 Rebound Idaho guidance for its public meeting. As such, we are abiding by the social distancing standard of 6' within the physical meeting room. Therefore, we are still encouraging the public to participate electronically. While participating electronically the public comments will be taken during that section of the meeting by indicating a raised hand through the Zoom meeting application. Public comments will not be acknowledged during any other time in the meeting.

Join by Computer <https://cdaidorg.zoom.us/j/97048690470?pwd=OUI4TmZQRWpVZmY5dXFDMTRIZ1lwQT09>

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

Webinar ID: 970 4869 0470

Password: 605796

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

5:30 P.M. CALL TO ORDER:

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

PLEDGE:

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

December 8, 2020

PUBLIC COMMENTS:

STAFF COMMENTS:

COMMISSION COMMENTS:

ENVISION CDA UPDATE:

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

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

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

1. Applicant: Atlas Investments, LLC.
Location: Margaret Avenue & Honeysuckle Drive
 - A. A proposed 18-lot Planned Unit Development known as "Honeysuckle Commons PUD"
QUASI-JUDICIAL (PUD-1-21)
 - B. A proposed 18-lot preliminary Plat "Honeysuckle Commons"
QUASI-JUDICIAL,(S-1-21)

ADJOURNMENT/CONTINUATION:

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

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

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



MINUTES



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

COMMISSIONERS PRESENT:

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

STAFF MEMBERS PRESENT:

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

COMMISSIONERS ABSENT:

Brinnon Mandel

CALL TO ORDER:

The meeting was called to order by Chairman Messina at 12:00 p.m.

APPROVAL OF MINUTES:

Motion by Fleming, seconded by Luttrupp, to approve the minutes of the Planning Commission meeting on November 10, 2020, Motion approved.

PUBLIC COMMENTS:

None.

STAFF COMMENTS:

Ms. Anderson provided the following comments.

- We have scheduled one public hearing item for the January 12th Planning Commission Meeting.
- She stated that we have been working on scheduling a workshop with City Council on the Envision Coeur d'Alene project (Comprehensive Plan update) to give them the same information you will be receiving today based on your recommendations.

COMMISSION COMMENTS:

None.

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

1. Applicant: City of Coeur d'Alene
Request: Proposed housekeeping amendments to Title 16 (Subdivision Ordinance) and Title 17 (Zoning Ordinance) of the Municipal Code.
LEGISLATIVE, (0-2-20)

OTHER BUSINESS: *ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS.**

1. Applicant: City of Coeur d'Alene
Request: Proposed amendment to the Commercial Design Guidelines regarding Residential/Parking Lot Screening

NOTE: The Public Hearing and Other Business items were presented together by staff because they are directly related. The Planning Commission was directed to make separate findings.

Ms. Anderson provided the following statements:

- The City's Subdivision and Zoning Ordinances need regular review and updates to ensure consistency.
- The proposed edits to Title 16 and Title 17 are housekeeping edits that will clean up inconsistencies with regard to how the appeal process works and clean up old references to a male planning director.
- There are also proposed amendments to clarify performance standards in some of the zoning districts. There are also inconsistencies between the Zoning Ordinance and the Commercial Design Guidelines with regard to landscape buffering when adjacent to a residential use versus a residential zone.
- Staff is bringing forward updates to clean up these sections of the Municipal Code and the Commercial Design Guidelines.
- The Planning Commission will need to hold a public hearing on the proposed housekeeping amendments to the Municipal Code and make a recommendation to the City Council. The Commercial Design Guidelines do not need a public hearing, but are directly related to the housekeeping edits and, therefore, will be presented as one item to the Planning Commission. The Commission will need to make two separate motions.

PROPOSED AMENDMENTS:

Title 16 Amendments:

- Appeal timing will be based on the date of mailing the notice of decision rather than date of publication.

Title 17 Amendments:

- Aggrieved or affected party definition is being clarified using language from the State Statutes related to standing for an appeal.
- Clarifying the R-34 zoning district to make it clear that it is only available through the special use permit process and that it does provide the increased height in addition to the increased density; clarifying that the referenced Coeur d'Alene transportation plan is KMPO's 2020 Metropolitan Transportation Plan; and clarifying that schools are not relevant if it is an adult only apartment complex, but park proximity would be a consideration.
- Clarifying the maximum height for a single-family home built in an MH-8 zoning district. (note: they are already allowed, but the height was not defined).
- Clarifying site performance standards for C-17 regarding side and rear setbacks to ensure no eaves cross over a property line or result in offsite stormwater impacts and allowing for horizontal

- mixed-use projects to have setbacks associated with the various uses.
- Cleaning up carryover language from when there was a male planning director and making the language gender neutral.
 - Clarifying that an ADU can be as tall as 24 feet if over a garage. A stand-alone ADU in the rear yard would have a maximum height of 18 feet.
 - Clarifying buffer yard regulations so that they would apply if next to a residential use or zone. (Note: this is the section that also affects the Commercial Design Guidelines and the need for amendments to both documents).
 - Revisions to Planning Director, City Engineer and City Attorney references for consistency and to use proper titles, and adding in missing references to “or designee.”
 - Clarifying the appeal process related to mailing the notice of decision and referring to an amended 17.09.125B for consistency.

Commercial Design Guidelines:

- Clarifying under I. SITE DESIGN, F. Residential/Parking Lot Screening on page 11 of the Commercial Design Guidelines that the buffering is required when a site abuts a residential district or residential use. (Note: see bullet point above related to clarifying buffer yard regulations to make the Zoning Ordinance and Design Guidelines consistent).

Ms. Anderson concluded her presentation.

Commission Comments:

Commissioner Luttrupp inquired if the information we received in the packet today is online. Ms. Anderson stated that is correct.

Commissioner Ingalls commented when the newspapers state that the city is changing its subdivision code it gets people’s attention but after reading through this amendment these changes are really housekeeping changes and don’t see anything that would have a significant impact. Ms. Anderson stated that is correct.

Public testimony open.

David Lyons stated he is opposed to the R-34 changes because the way they are written that expand the existing high density loop hole into a high density/height loop hole. He referenced the Missing Middle housing presentation done by Tony Perez of Opticos a few years ago and explained Mr. Perez’s idea for density housing is “house scale buildings with multiple housing units inside” that includes duplexes, triplexes, court yard bungalows in/or on the edge of residential neighborhoods with buildings that look like a large house that fit in with the character of the neighborhood and don’t destroy it. He said there should be a plan for where to put this high density. His question is why is R-34 treated so differently than other zoning. He asked the City to develop a plan for where to put this high density and eliminate spot density.

He stated that he doesn’t agree with the proposed changes to the Administrative Appeal and the definition of “aggrieved.” He explained that the previous definition was “very broad” that stated anyone who is a resident of Coeur d’Alene, or owns property in Coeur d’Alene etc. can file an appeal and now with the change states you have to have an interest in the property that might be adversely affected by whatever the decision was. He stated that the aggrieved party definition works for the state because it is related to lawsuits, but he doesn’t feel it is appropriate for the City’s appeal process.-Planning Commission and City Council decide on matters that are city-wide. People should be able to come and oppose a project even if they live several miles away. So, he said he believes the difference of standing is different for the state than the city. He said the argument to change the definition of standing and aggrieved has some superficial plausibility to line up with State Statutes, but he thinks they are two entirely different issues.

Commissioner Luttrupp asked about the R-34 density height limit and questioned what is the height change.

Mr. Lyons explained that the way the law is now is that you can only get density by the Special Use Permit. There are other things you can get with zoning. If you applied for R-34 zoning, you could get up to 63 feet for multifamily which is 5-stories plus. But if you only get a density increase through the Special Use Permit, you are bound by the height of the existing zoning district. He said he thinks there are gimmicks and loopholes with the R-34, and doesn't feel that the proposed changes are housekeeping edits because he thinks it is increasing the height from 45 to 63 feet.

Commissioner Fleming believes that the city would not accept an R-34 zoning district without a lot of opposition and as a group we look at each R-34 request on how it will impact other surrounding properties whether it is a four story or multifamily and because it is an exception under a special use, we "drill down" a little harder.

Mr. Lyons stated it makes sense to have an R-34 zoning district to be only allowed in commercial areas and restricted to major corridors. Mr. Lyons gave an example of a project that was approved for R-34 that was next to R-12 that he believes will tower over the neighborhood. That could impact some sensitive neighborhoods, especially those that are not well organized.

Applicant Rebuttal.

Ms. Anderson, on behalf of the City as the applicant, clarified the definition for aggrieved or affected parties. She said it is beneficial for the appeals process and definition of aggrieved mirror the state statute because if you wanted to file a lawsuit you have to go through the appeal process with the city to take it to the next level, which is the court. She explained that this change is needed to prevent someone from appealing every project because they didn't like that person. The proposed language is similar to other sections of the Municipal Code tied to a person's interest in the property.

She responded to the comment by Mr. Lyons regarding having an R-34 zone and respectfully disagrees with him on the height limit associated with the R-34 special use permit. It specifically states in the code that the city has the option of granting an R-34 request through the special use permit process. She did agree with his comment that maybe not every location in the city is appropriate for R-34. She said that is one of the reasons why the City is working on the Coeur Housing Code to give other opportunities for developers to build various housing options at the house-scale to make sure they won't be impacting neighborhoods, and also why the City is working on Envision Coeur d'Alene to provide a future land use map that will help with decision making to determine where should special use permits be granted or where certain zone changes are appropriate.

Discussion:

Commissioner Luttrupp questioned the appeal process and if this change will restrict an applicant's right to appeal.

Ms. Anderson explained that it would restrict who can appeal to someone who has an interest in real property which was not stated before. The current code says the person who files the appeal could be a resident of the City of Coeur d'Alene, or any person having interest in real property, or any person with an interest in real property located within a 300 ft radius of the property.

Commissioner Luttrupp commented that an appeal is a chance for the people to voice their opinion and questioned in the past has this been a problem and if you don't let people talk it causes more problems.

Mr. Adams clarified that the amendment to "who can appeal" has nothing to do with who can speak at a public hearing and address council or the Planning Commission on any particular issue.

Commissioner Rumpler stated that he is in support of all the changes.

Commissioner Ingalls concurs with all the commissioner's comments especially Commissioner Fleming's assessment of R-34 and only available through a special use permit that includes all the attributes that go with R-34.

Commissioner Ward concurs with all the comments and approves this request.

Motion by Ingalls, seconded by Fleming, to approve Item O-2-20 Title 16 and 17. Motion approved.

Motion by Fleming, seconded by Ward, to approve the amendment to the Commercial Guidelines. Motion approved.

WORKSHOP:

Envision Coeur d'Alene – Land Use Scenarios and Draft Land Use Map - Alex Dupey, MIG

Sean Holm, Senior Planner stated that he sent out an email to everybody who has some background information on what we are going to cover today which is the land use scenarios and place types and the next logical step following our policy discussion and review which was just approved.

Mr. Alex Dupey presented a Power Point that covered the following topics:

Questions to Consider:

What land use guidance do you think is needed in the Plan to advance the Policy Framework?

- Walking, bicycling, transit
 - Access to nearby services
 - Providing diverse housing options
 - Which scenario(s) do you think best articulates the community vision?
 - How should Coeur Housing be incorporated into the land use
-
- Which scenario(s) do you think best articulates the community vision?
 - How should Coeur Housing be incorporated into the land use elements of the Plan

Scenario Planning versus Land Use Map

Scenario Planning:

- Test various development options to identify options and tradeoffs
- Not a land use map-tests what decisions might mean for urban form and development

Comprehensive Plan Land Use Map:

- Implements vision and growth-related policies
- Identifies general land use classifications within the ACI (Place Types)
- Provide guidance about future growth

Place Types:

What Are Place Types?

- Provides guidance on future land uses within the Area of City Impact

- Implements the Vision and Guiding Principles
- Implemented through the City's Development Code
- Provides guidance on future land uses within the Area of City Impact
- Implemented through the City's Development Code

Evaluate Existing Development Patterns

Identify Vacant and Developable Land

Corridor

- Focuses future growth along major highway and road corridors
-

Compact:

- Envisions increasing jobs and housing primarily in the central portion of the city through infill and redevelopment of commercial areas

District

- Locates jobs and housing in concentrated areas (e.g., districts) around the city to provide a mix of uses, including housing and retail

Commission Comments:

Commissioner Ingalls stated "good presentation" and asked if the commission is supposed to make a choice with respect to the three scenarios: compact, corridor and district. Mr. Dupey explained the decision today is not to say for example to pick a specific district but to have a discussion on what would be a good fit to use on the future land use map and from the discussion today hopefully will come back with a draft land use map for the commission to consider.

Commissioner Rumpler stated it seems the area to look at is north of I-90 and south of I-90 and that he would choose north of I-90 for a compact scenario and south of I-90 choose a district approach and questioned if this is something to consider to use on the land use map. Mr. Dupey explained the input we are looking for is the direction you would want to see this land use map to go and from the discussion today for example be looking at something like a mix use or commercial to the north and put those things a draft land use map and bring it back to you.

Mr. Dupey continued his presentation showing the types of development people were interested based on the results of a survey taken

- He stated that the compact and districts scenarios were the two district that came out the highest based on interest from the community and the types of land use those districts would provide.
- He added we looked at various types of development for example: jobs, mixed use employment and housing the urban neighborhood, mixed use districts, and compact neighborhoods that start to come up. He stated that there was a demarcation of the freeway within the city. He commented when we started looking what the city was doing from Coeur Housing and looking at that map, we started to see these start to align with a district or compact development type and noted on the map where the different types of infill housing might be permitted.

Ms. Anderson explained that staff is looking at Coeur Housing to see how it relates to these growth scenarios and make sure we are not missing anything, and we are working with Mr. Dupey and Planner Mike Behary to look at place types to see how do they fit with the various types of Coeur Housing, and what that means for growth and traffic. She concurred with Mr. Dupey that Coeur Housing aligns well with those two growth scenarios Compact and District.

Chairman Messina stated that he understands that the underlined zoning for the city is not going to be changed but the underline zone will dictate what can be developed and that Coeur Housing is going to be

a new ordinance.

Mr. Dupey explained the key piece of the Comprehensive Plan Map is tied to the vision and growth policy's and when looking at that structure the Comprehensive Plan Map should not be the end all/be all it's the growth policies used to make decisions, but it does identify those general land use classifications within the ACI by providing guidelines for future growth. He stated as an example, by using a copy of Post Falls Comprehensive Plan Map and noted the various colors identifying their place types such as residential, business, commercial etc. and also shared an example of a land use map from Boise and noted that their map is pretty general given the size of Boise.

Mr. Holm clarified that he sent out an email that included an attachment from Jerry Mason on a court case from and a video from 1984. He explained that Mr. Mason was trying to say in the court case is if someone came forward with a request for a zone change and that person was not granted and he sued based on his property was located within the requested zone. The court decided that the applicant was not entitled to that zone based upon that land use map and that the decision was based on the future where timing has everything to do with it and maybe too soon to request that zone at this time, so the court denied his appeal. He explained that the commission is not bound to the land use map to make decisions.

Ms. Anderson added that what Mr. Mason wanted to convey is that the policies in the Comprehensive Plan are more important than the future land use map, so you want to use those together to make a decision. She stated that we are not going to make the land use map that specific that someone says that is what my property should be zoned.

Commissioner Rumpler noted that the simplest way to look at that is the land use map is more of a "may" as opposed to a "shall" and that we are not obligated, limited or restricted that has to be a certain way and his take away from that court case.

Mr. Dupey concurs and has seen land use maps applied where some of them were regulatory and some were more guidance, he feels that this will be a tool to make decisions on future actions.

Commissioner Luttrupp commented that you can't stop someone for suing you and that if we do have questions refer to the city attorney who can help address those concerns.

Mr. Dupey asked the commission if there are other items not discussed today that should be included in the land use map.

Chainman Messina commented that it is important to have further discussion on Coeur Housing since I have heard comments from people who think by approving Coeur Housing change will change the outlook of the city. He added we do need guidelines from where the city is going and how development is implemented through the city the zoning and what a developer wants to put in a piece of property.

Commissioner Luttrupp questioned what is Coeur Housing and has it been defined.

Ms. Anderson explained that we are working on Frequently Asked Questions (FAQ) to help the community understand what is Coeur Housing which are the types of housing between single family detached and midrise apartments for example triplexes, stacked flats, live-work units, cottage court etc. Mr. Dupey replied that Coeur Housing is going to be its own process with more opportunity for different types of infill housing including examples of the housing in the land use map that was discussed.

Commissioner Ingalls stated that he likes compact scenario because of the focus it has on infill and the redevelopment of commercial areas which seems to be a "hot button" issue.

Commissioner Fleming stated that she also likes the definition of the compact scenario and feels the district is an "old fashioned" idea and doesn't see it going forward

Commissioner Rumpler concurs with everyone and feels it comes down to transportation and whatever we decide to do deciding what is the vision and guidance and if we aren't able to maintain transportation across the region allowing people to access services to be able to move around the area transportation becomes the defining element. He feels that transportation is the most important element in the process. He stated that a vision for North/South of I-90 there is a vision and agrees with the compact scenario and doesn't know enough about Coeur Housing but if everyone thinks its important will go along with the crowd.

Chairman Messina inquired if staff has a time line when Coeur Housing will be done and if it will be done at the same time when the Comprehensive Plan is done.

Ms. Anderson replied that they both are in tandem, and that we could complete Coeur Housing and Envision around March and now both will be delayed in order to have more workshops with City Council to see if we are getting it right. She explained that Coeur Housing was delayed because of needing to work with some of the neighborhood groups to get them comfortable including the Historic Preservation Commission and consultant on how this will impact the historic neighborhoods with an estimated date of May/June.

Next steps:

Mr. Dupey made the following statements.

- He will incorporate the discussion today into a draft Comprehensive Plan.
- He stated that we are in the process of wrapping up the traffic analysis.
- He stated based on input today hopefully next time have an agreement on place types in the draft Land Use map to provide input at the next meeting.

Ms. Anderson stated we will be working with all departments to make sure we get it right. She added that she would also like to thank Nicole Kahler, CDA 2030 who are helping us on the implementation plan related to the lead and supporting partners to keeping the ball moving.


Please [click](#) here to view the entire meeting.

ADJOURNMENT:


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

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

Prepared by Shana Stuhlmiller, Public Hearing Assistant



PUBLIC HEARING



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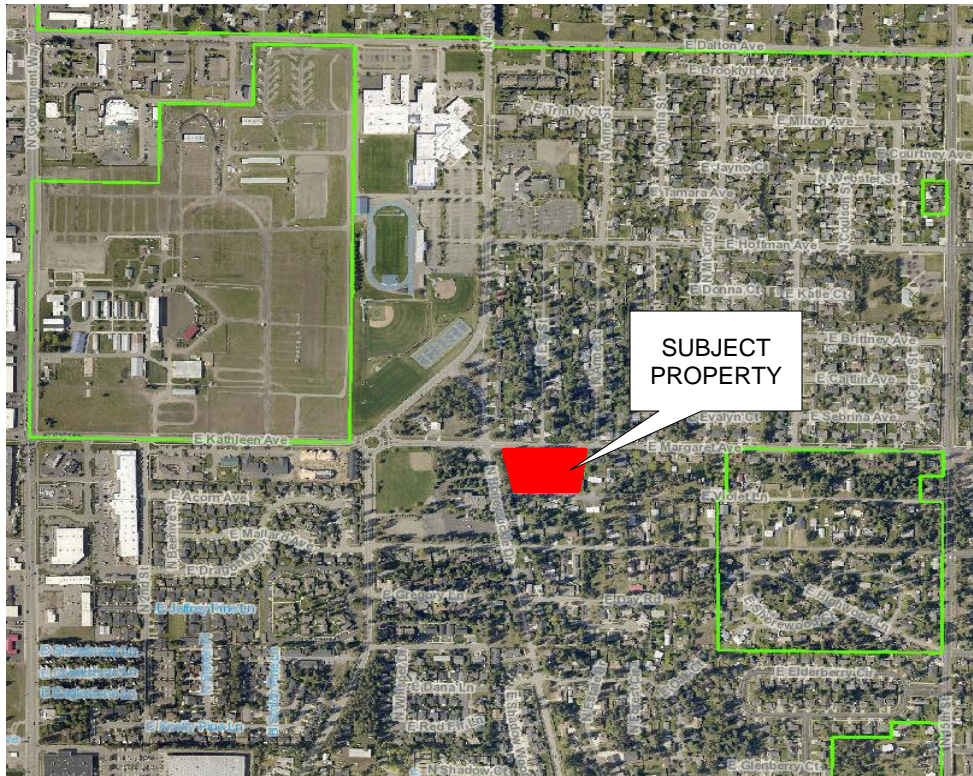
**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: JANUARY 12, 2021
SUBJECT: PUD- 1-21 – “HONEYSUCKLE COMMONS” PUD.
S-1-21- 18 LOT (2-TRACT) PRELIMINARY PLAT
SUBDIVISION REQUEST FOR “HONEYSUCKLE
COMMONS”
LOCATION: +/- 2.94 ACRE PARCEL LOCATED ON THE SOUTHEAST
CORNER OF MARGARET AVENUE AND HONEYSUCKLE
DRIVE

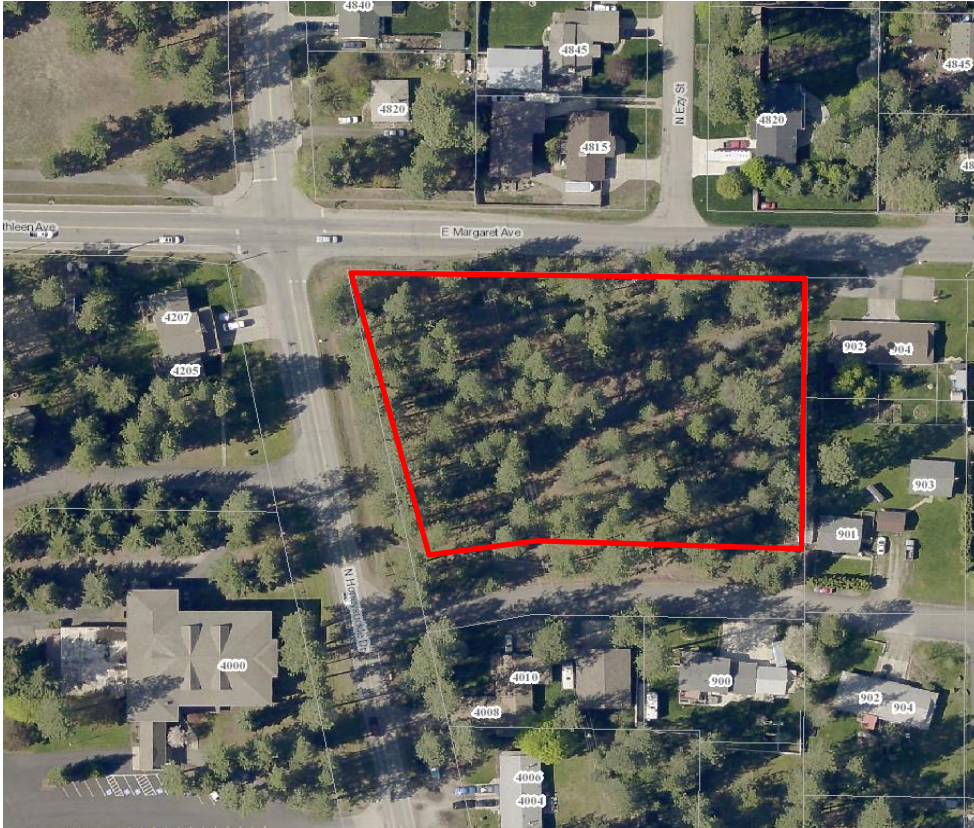
APPLICANT/OWNER:
Atlas Investments, LLC
P.O. Box 2111
Coeur d’Alene, ID 83816

DECISION POINT:
Nick Forsberg with Atlas Investments, LLC is requesting approval of Honeysuckle
Commons Planned Unit Development and 18-lot (2-tract) preliminary plat to be
known as “Honeysuckle Commons”.

Area Map:



Aerial Map:



PLANNED UNIT DEVELOPMENT:

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

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

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

The chief benefits of this PUD for the applicant are:

- A residential development on private streets consisting of two (2) single-family dwellings and 16 townhome units.
- A reduction of the front yard setbacks from 20' to 15'.
- A reduction of side yard setbacks from 5' and 10' to 5' and 0' (common wall 0') for the townhomes).
- A reduction of the side yard setbacks from 5' and 10' for the proposed single-family dwellings:
 - Lot 13 (Single family lot) side yard setback of 5' and 0'
 - Lot 18 (Single family lot) side yard setback of 5'/5'

- A reduction of the rear yard setback from 25' to 10' for the proposed development.
- A reduction of minimum lot size from 5500 SF per single-family unit (11,000 for duplex). The applicant is proposing:
 - 3,502 SF per townhome lot (average lot size)
 - 2,557 SF per townhome lot (smallest lot size)
 - 7,506 SF per townhome lot (largest lot size)

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

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

17.07.245: DEVELOPMENT STANDARDS:

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

B. Planned Unit Development:

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

Requested Deviations through the PUD Request:

1. **Setbacks:** The applicant has asked to modify the setbacks required by code (listed below) for the townhome and two residential lots. The requests are:
 - a. A reduction of the front yard setbacks from 20' to 15'.
 - b. A reduction of side yard setbacks from 5' and 10' to 5' and 0' (common wall) for all townhome lots.
 - c. A reduction of the side yard setbacks from 5' and 10' for the proposed single-family dwellings:
 - d. Lot 13 (Single family lot) side yard setback of 5' and 0'
 - e. Lot 18 (Single family lot) side yard setback of 5'/5'
 - f. A reduction of rear yard setbacks from 25' to 10' for the townhome lots.

17.05.160: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

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

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

17.05.160: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

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

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

2. **Minimum Lot Size:** As explained above, the applicant has asked to modify the minimum lot size required by 17.05.150 for the townhome lots. The requested lot sizes are:

- a. 3,502 SF (average per townhome unit)
- b. 2,557 SF (smallest lot)
- c. 7,506 SF (largest lot)

17.05.150: SITE PERFORMANCE STANDARDS; MINIMUM LOT:

The minimum lot requirements in an R-8 district shall be five thousand five hundred (5,500) square feet per unit per individual lot...Minimum lot size for a townhome is eleven hundred (11,000) square feet per townhome.

3. **Minimum Lot Frontage:** The applicant has requested a reduction in the required lot frontage requirement frontage for the proposed PUD. The requests are:

- o Lot frontage minimum of 33'

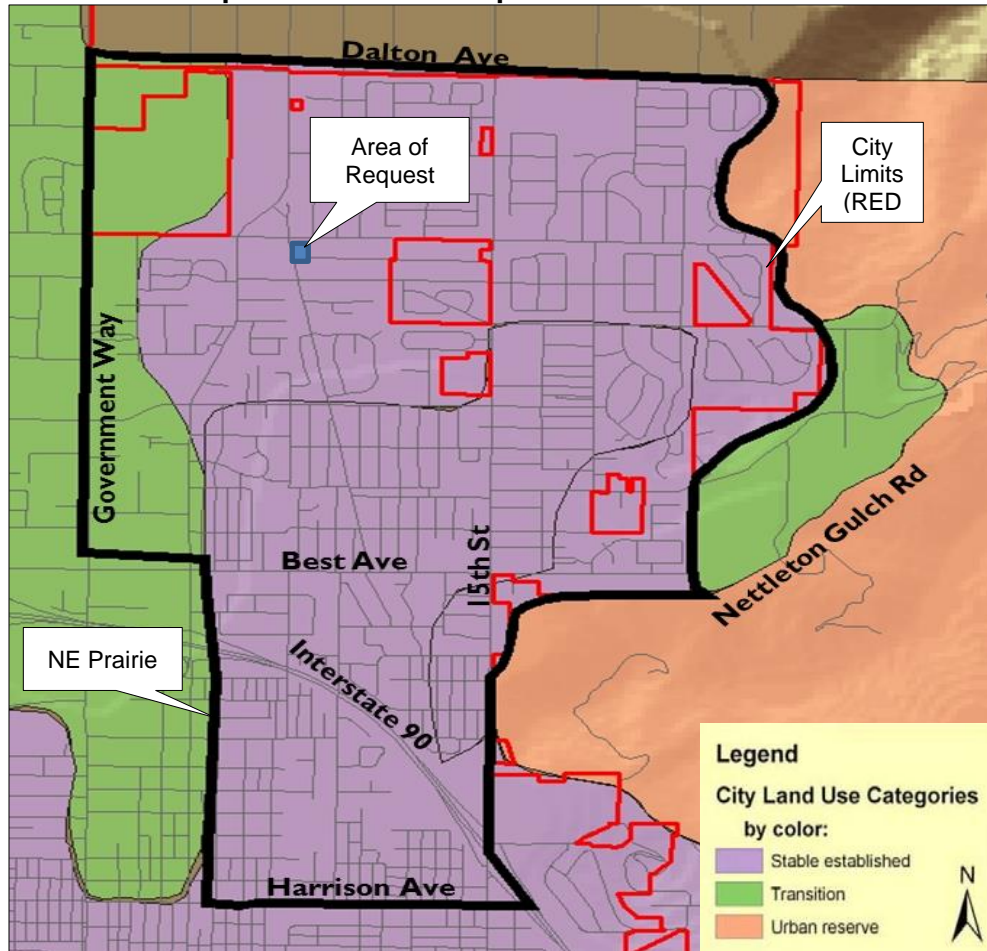
REQUIRED FINDINGS (Planned Unit Development - PUD):

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: NE Prairie

NE Prairie Comprehensive Plan Map: NE Prairie



Stable Established:

These areas are where the character of neighborhoods has largely been established and, in general, should be maintained. The street network, the number of building lots, and general land use are not expected to change greatly within the planning period

NE Prairie Today:

This area is composed of a variety of zoning districts with a majority of residential density at three to eight units per acre (3-8:1). Lower density development becomes more prominent moving north. The NE Prairie provides a range of housing choices that includes a number of large recreation areas and small pocket parks.

the lower lying, less inhibitive areas have been developed. Pockets of development and an occasional undeveloped lot remain.

NE Prairie Tomorrow:

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

The characteristics of NE Prairie neighborhoods will be:

That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.

Commercial uses are concentrated in existing commercial areas along arterials with neighborhood service nodes where appropriate.

Natural vegetation is encouraged and should be protected in these areas.

Pedestrian connections and street trees are encouraged in both existing neighborhoods and developing areas.

Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.

Incentives will be provided to encourage clustering.

COMPREHENSIVE PLAN GOALS & OBJECTIVES:

- **Objective 1.02 - Water Quality:**
Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.
- **Objective 1.11- Community Design:**
Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.
- **Objective 1.12 - Community Design:**
Support the enhancement of existing urbanized areas and discourage sprawl.
- **Objective 1.13 - Open Space:**
Encourage all participants to make open space a priority with every development and annexation.
- **Objective 1.14 - Efficiency:**
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- **Objective 1.16 - Connectivity:**
Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.

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

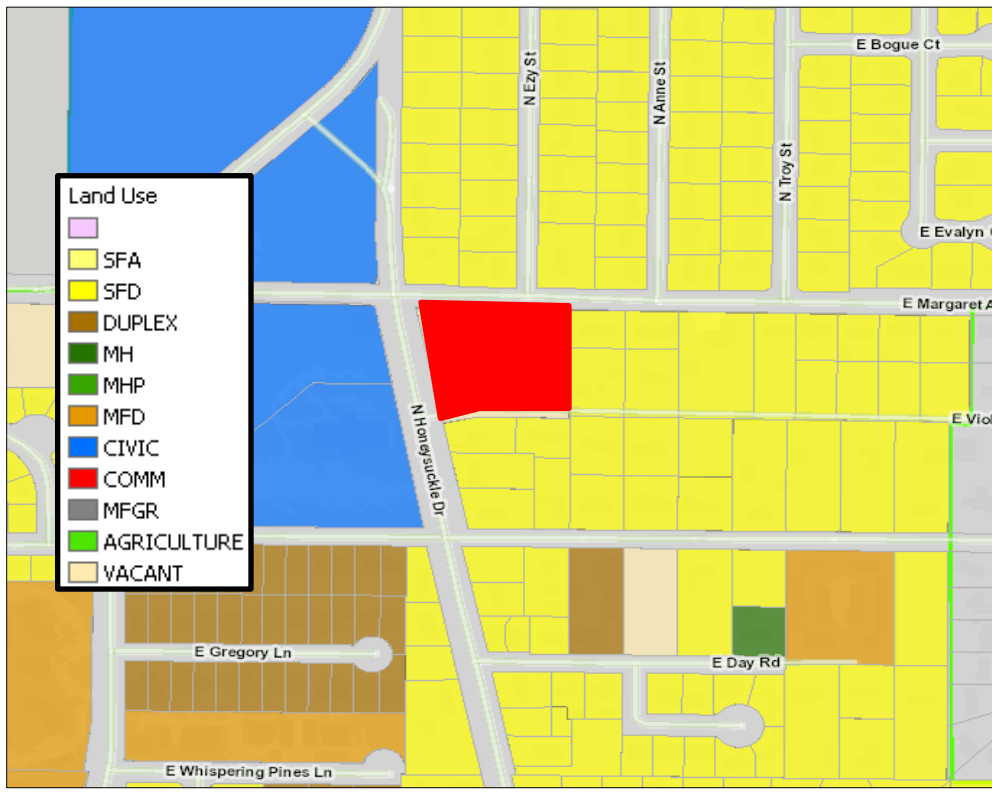
Evaluation: *The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

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

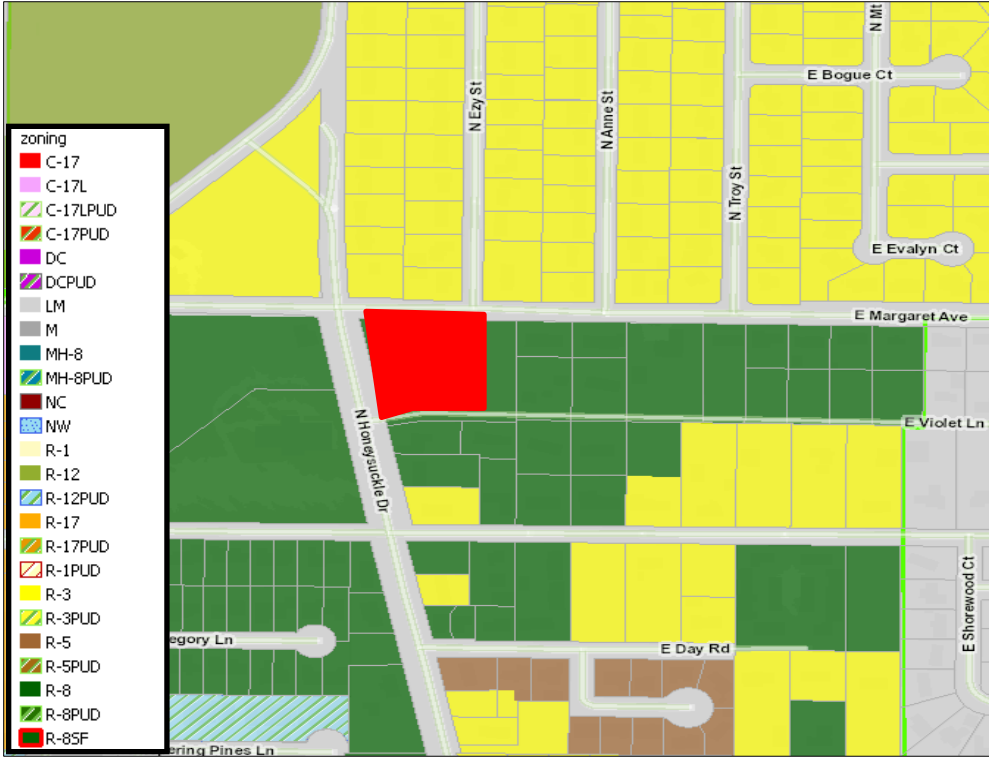
LOCATION, SETTING, AND EXISTING USES:

See both “NE 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 ZONING:



PHOTOS OF SUBJECT PROPERTY:

Looking north along Honeysuckle Avenue toward the subject property.



Looking at the subject property at the intersection of Honeysuckle & Kathleen Avenue.



Looking north along Honeysuckle toward Violet Lane at a portion of the subject property.



Looking west at the subject property from the intersection of Honeysuckle Avenue and Violet Lane.



Looking southwest at the interior portion of the subject property.



View looking in the vicinity of the YPL (Yellowstone Pipeline) gas easement which bisects the property.



Looking west from Violet Lane toward the existing church located along Honeysuckle Avenue.



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.*

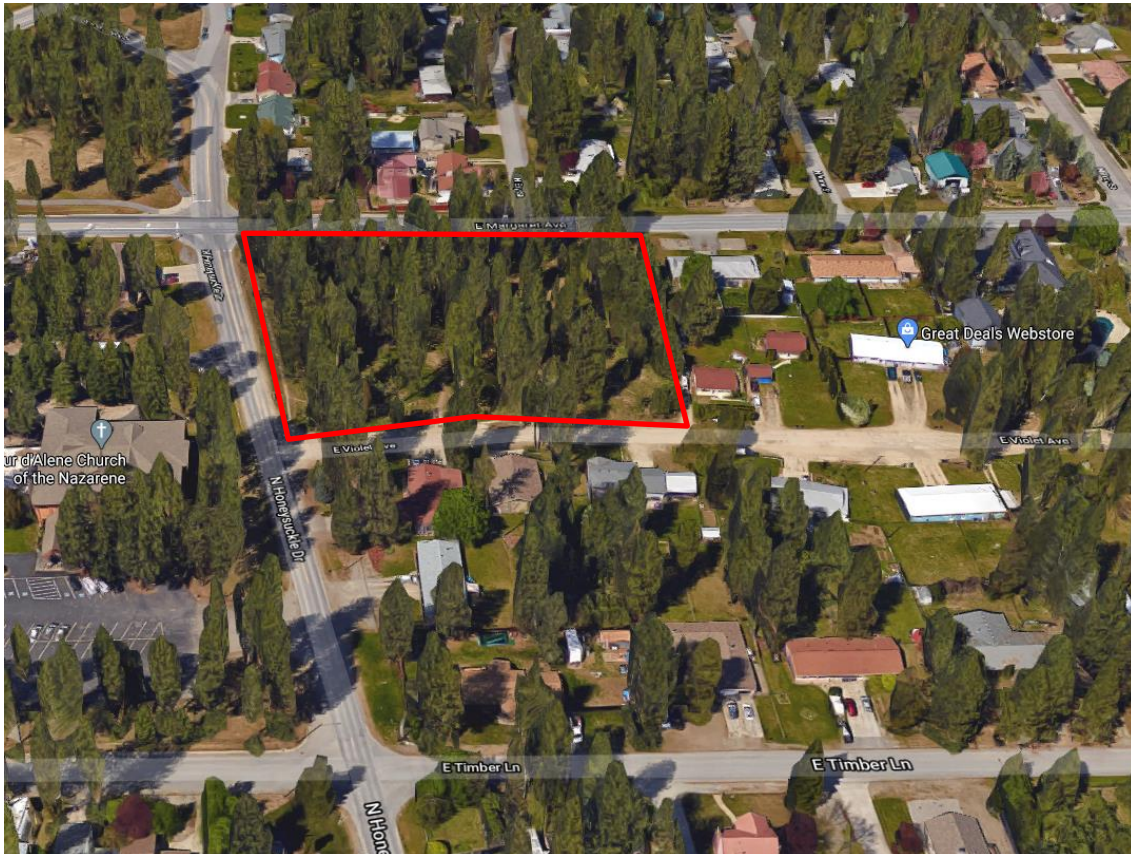
Finding #B8C: **The proposal (is) (is not) compatible with natural features of the site and adjoining properties.**

The property is located east of Honeysuckle Drive, south of Margaret Avenue and north of Violet Avenue. The subject property is approximately 2.94 acres and is relatively flat. The property is currently vacant with mature trees covering the site.

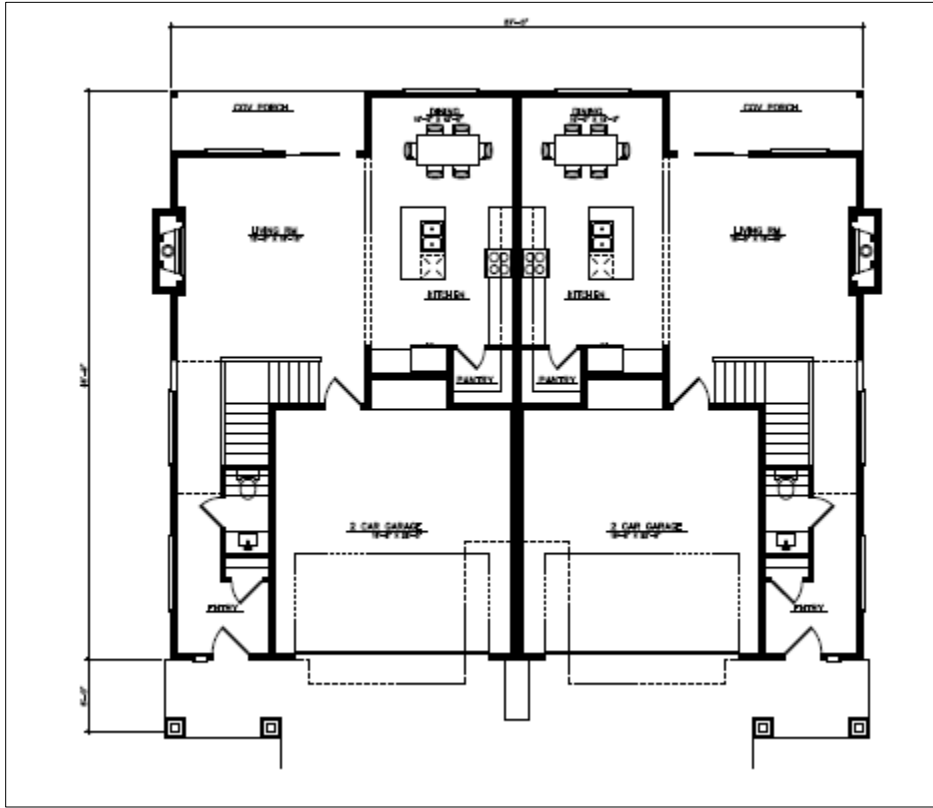
The property is constrained by the presence of a gas line owned by Yellowstone Pipe Line (YPL) spanning across the center of the 2.94-acre parcel. A preliminary approval was provided to the applicant from YPL granting preliminary approval for the HOA Common Open Space area to be located within the YPL easement. The letter in its entirety is included in your packet.

The developments within the area are primarily established single-family developments. There are civic uses to the west including religious assembly and school to the northwest.

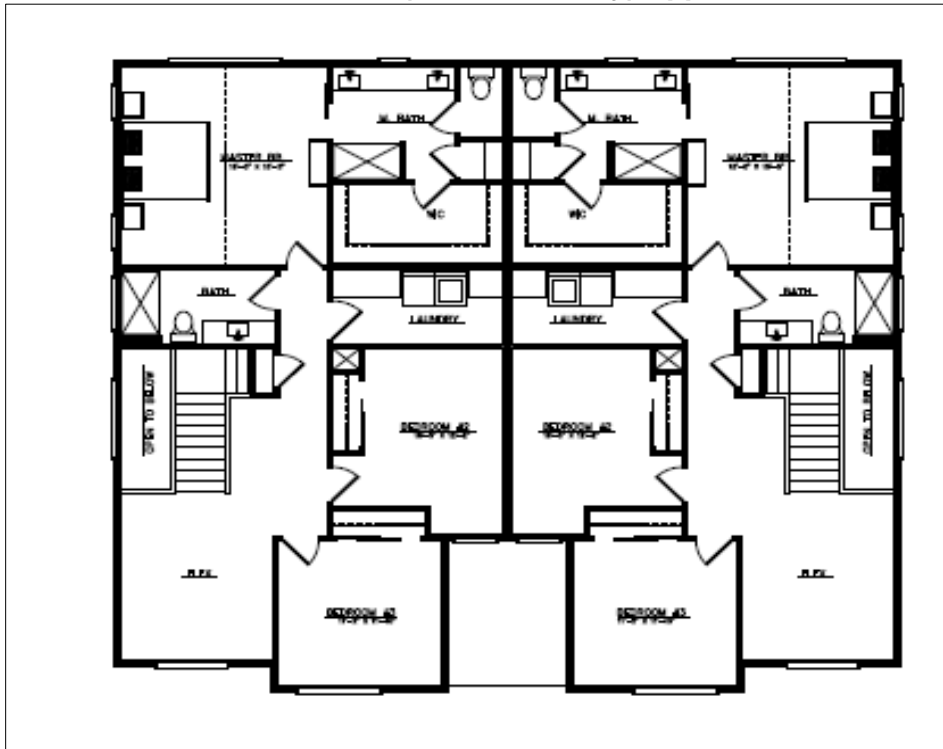
BIRD'S EYE VIEW OF THE SUBJECT PROPERTY LOOKING NORTH



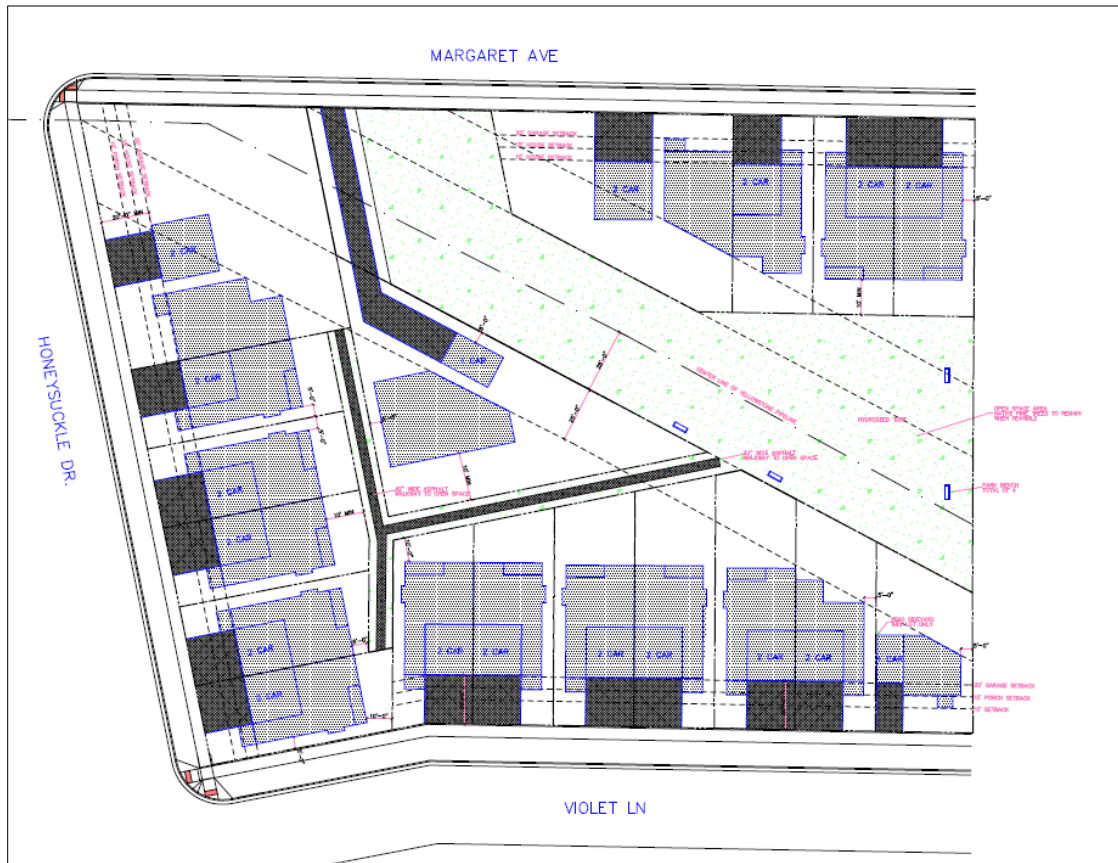
Townhomes (illustrative only) Lower Floor Plan



Townhomes (illustrative only) Upper Floor Plan



Lot Layout/Site Plan



Examples of the architecture type anticipated for the site:



STREET VIEW

Examples of the architecture type anticipated for the site:



REAR VIEW

Examples of the architecture type anticipated for the site:



SIDE VIEW

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 Subdivision Finding #B7B; (pages 21-23), below.

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

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

From the applicant's narrative:

The proposed project will consist of developing approximately 128,022 square feet; 22,903 square feet will be developed as open space which is approximately 25.6%. The open space tracts for the proposed development will consist of a walking path on a portion of the open space area. There will also be park benches and garden boxes and be hydroseeded. The open space area will have a 6' fence and be gated.

The below map depicts the walking path, open space connections, four (4) park benches and eight (8) proposed garden boxes on the following page. The open space areas are noted on the preliminary plat.

Total Usable Open Space: 26.6% of the site (128,022/2.94 acres) will be private usable open space for all users of the development.

As mentioned above, the property is constrained by the presence of a gas line owned by Yellowstone Pipe Line (YPL) spanning across the center of the entire 2.94-acre parcel. A preliminary approval was provided to the applicant from YPL granting preliminary approval for the HOA Common Open Space area to be located within the YPL easement. The letter in its entirety is included in your packet. A final approval from YPL is required in order to proceed with PUD, and meet the open space requirements.

Proposed Open Space Map/Site Plan:



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

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

There was no request made for changes to off-street parking requirements through the PUD. Townhomes would require two (2) paved stalls per residential unit as noted on as noted below.

17.44.030: RESIDENTIAL USES:

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

	Residential Uses	Requirement
C.	Townhome housing	2 spaces per dwelling unit
E.	Multiple-family housing:	

	1. Studio units	1 space per unit
	2. 1 bedroom units	1.5 spaces per unit
	3. 2 bedroom units	2 spaces per unit
	4. 3 bedroom units	2 spaces per unit
	5. More than 3 bedrooms	2 spaces per unit

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

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

From the applicant's narrative:

Management of Common Areas:

The owner is proposing the following infrastructure will be maintained by the Homeowners Association.

- Paths/sidewalks for internal recreation and connections
- Structures within common areas
- Auxiliary parking areas
- Irrigation (street and common area landscaping)
- Mailbox station

Assessment:

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

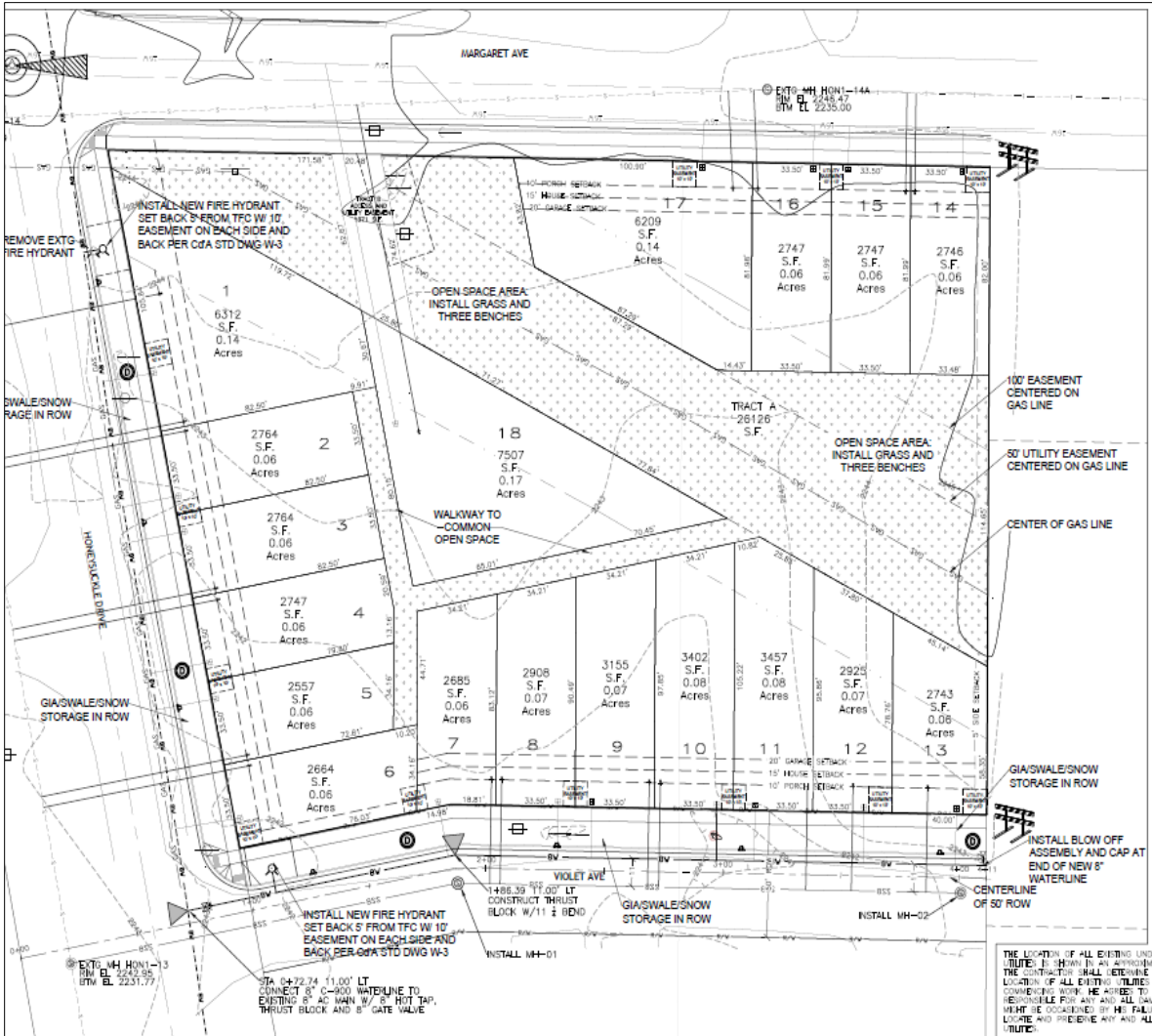
Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the proposal provides for an acceptable method for the perpetual maintenance of all common property.*

REQUIRED FINDINGS (Subdivision):

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

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

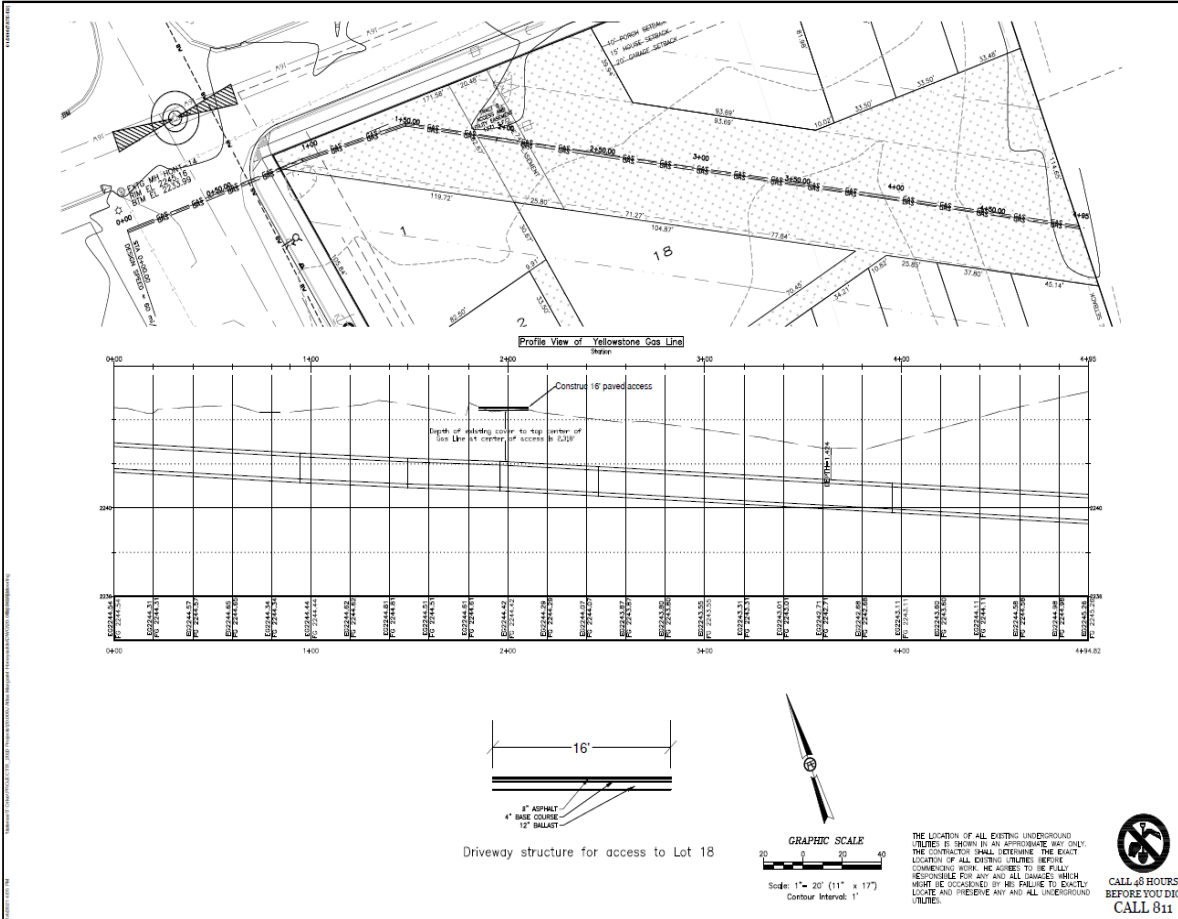
Preliminary Plat for "Honeysuckle Commons":



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

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

Proposed "Honeysuckle Commons" Utility Improvements:

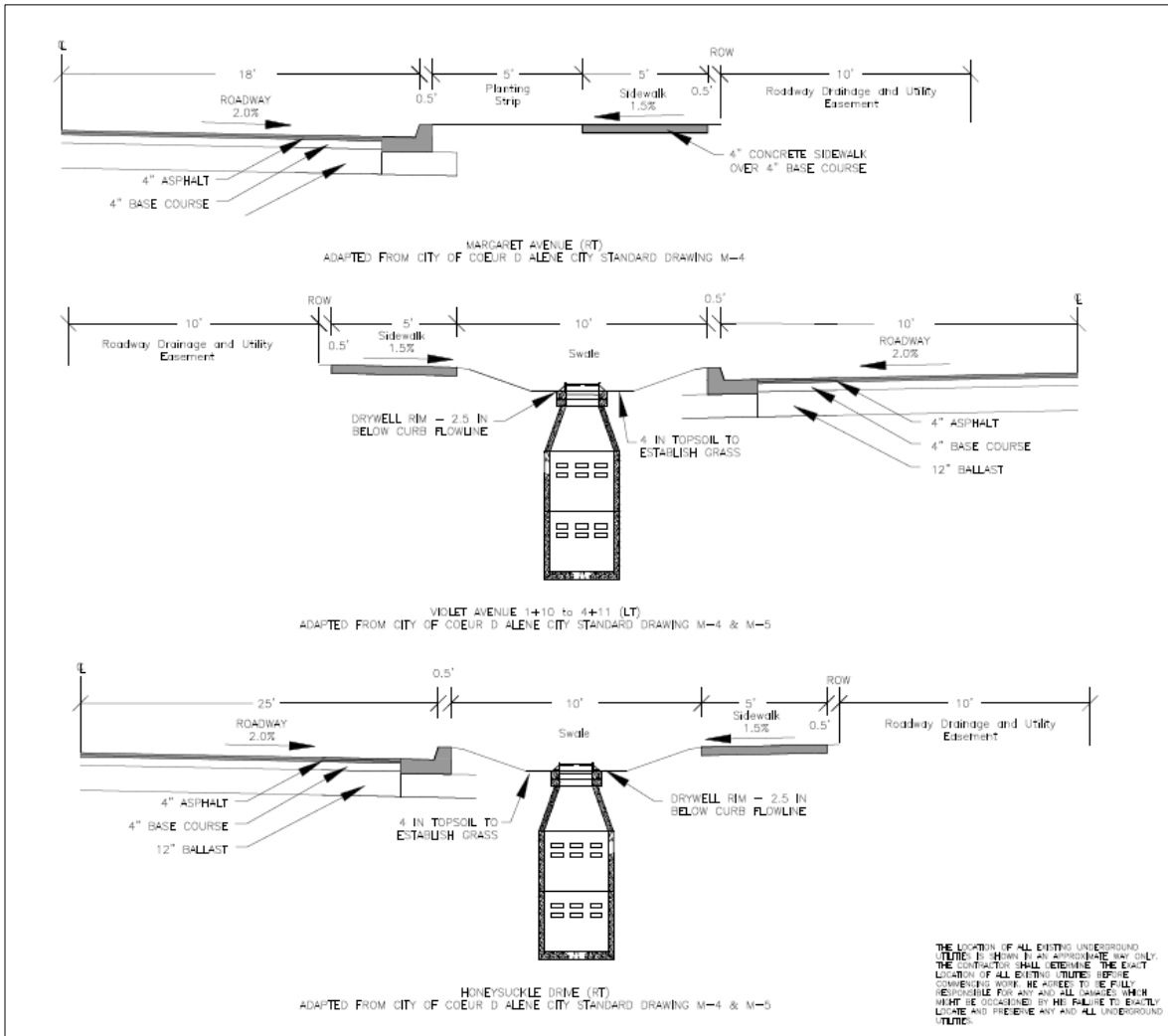


STORMWATER:

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

-Submitted by Chris Bosley, City Engineer

STREETS:
Street Section



TRAFFIC:

As noted above, the subject property is bordered by Honeysuckle Drive to the west (a local, residential street) and Margaret Ave to the north (a minor arterial). Using the ITE Trip Generation Manual, traffic from this proposed development is estimated at 9 AM and 10 PM peak hour trips. Both streets have the available capacity for this minor increase in traffic. The Streets & Engineering Department has no objection to the subdivision plat and planned unit development as proposed.

STREETS:

The subject property is bordered by Honeysuckle Drive to the west (a local, residential street) and Margaret Avenue to the north (a minor arterial). These existing streets will need to be widened on the proposed development side to accommodate a 40-foot wide street section, constructed to City standards. An easement must be dedicated for Violet Lane to provide access to neighboring properties. Violet Lane shall remain a private street. The Streets and Engineering Department has no objection to the subdivision plat and planned unit development as proposed.

-Submitted by Chris Bosley, City Engineer

WATER:

- Require public utility easement on Violet for new main installation – 30' combined water and sewer w/ 10' minimum separation between mains.
- Individual water service connections for each lot per standard drawing W-1, (no easement required for services).
- 8" size on size hot tap and thrust block on 8" AC Honeysuckle main with 8" gate valve to east.
- Dead end new 8" C900 main at southeast corner of development w/ blow off assembly.
- New fire hydrant at southwest corner of development (Honeysuckle and Violet) per Fire Dept. comments, (easement 10' each side and back of hydrant), standard drawing W-3.
- If existing fire hydrant is not set back minimum 2' from curb, must be relocated and replaced with a new fire hydrant (5' from curb).
- Will be allowed to connect new services to 16" transmission main on north side.

-Submitted by Terry Pickel, Water Superintendent

WASTEWATER:

- In accordance with the 2013 Sewer Master Plan; the City's Wastewater Utility presently has the wastewater system capacity, willingness and intent to serve this PUD and Subdivision request, as proposed.
- Sewer Policy #719 requires a 20' wide utility easement (30' if shared with Public Water) to be dedicated to the City for all public sewers.
- Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) public sewer connection.

Submitted by Larry Parsons, Utility Project Manager

FIRE:

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

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

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

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

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

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

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

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

The lots in the proposed preliminary plat do not meet the frontage requirements of 50' per lot in the request R-8 zone. And, the lot sizes are less than the R-8 standard, at 5500 SQ FT per lot. The request for reduced street frontage and lot size is made through the PUD.

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

The gross square footage of the subject property is 128,022.84 The total number of units requested is 18, with a total of 16 townhome structures and 2 single family dwellings. The result is 7,112.3. square feet per unit of overall property within the development which is 8.79 dwelling units per acre.

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

APPLICABLE CODES AND POLICIES:

Utilities:

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

Streets:

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

Stormwater:

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

Fire Protection:

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

General:

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

PROPOSED CONDITIONS:

Planning:

1. The creation of a homeowner's association will be required to ensure the perpetual maintenance of the open space.
2. A final authorization must be provided by Yellowstone Pipe Line (YPL) to allow for the proposed Open Space amenities, including the proposed fence, common area landscaping (both hard and soft landscaping), driveways, walkway crossings, and grading design, and extension of utilities to serve Lot 18 to be located in the YPL easement area.

Wastewater:

3. An extension of a City approved public sanitary sewer "to and through" the subject property and conforming to City Standards and Policies shall be required prior to building permits.
4. A utility easement for the public sewer shall be dedicated to the City prior to building permits.
5. An unobstructed City approved "all-weather" access shall be required over all public sewers.
6. This PUD shall be required to comply with the City's One Lot-One Lateral Rule.
7. All public sewer plans require IDEQ or QLPE Approval prior to construction.

FIRE:

8. Single dead-end fire apparatus access over 150 feet requires a FD approved turn-around. Turning radiuses for FD is 25' interior and 50' exterior.
9. Temporary addresses shall be installed until permanent address are installed.
10. FD access designed to hold an imposed load of 75,000 lbs.
11. One (1) fire hydrant is required to be installed on the SW corner of Honeysuckle and Violet Ln.
12. Drive aisles minimum width is 20'.

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 two shades, surrounding a central light purple rectangular area.

**APPLICANT'S
NARRATIVE**

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HONEYSUCKLE COMMONS

PUD/SUBDIVISION PROJECT NARRATIVE

Coeur d'Alene, ID

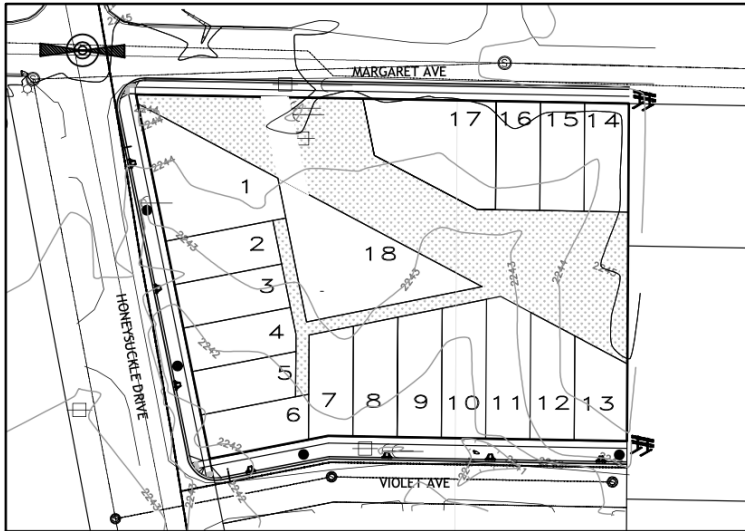
- Property Information
 - Tax Assessor Information and Ownership
 - Location
 - Existing Physical Environment
 - Existing use
 - Topography
- Proposal
 - Summary Description
 - Zone District, Intensity of Use, and Related Standards
 - Open Space
 - Infrastructure
 - Management of Common Areas
 - Schedule

PROPERTY INFORMATION

Tax Assessor Information and Ownership:

The property legal description is Gardendale Acre Tracts, TRS 18 & 19 EX RW & EX TAX#S BLK 1. The assigned parcel number is C-4150-001-018-A and AIN #145358. The tax parcel is described as 2.94 acres or 128,022.84 Sqft. Property is owned by Atlas Investments LLC located at 2026 N Beebe Blvd. Coeur d' Alene, ID 83814.

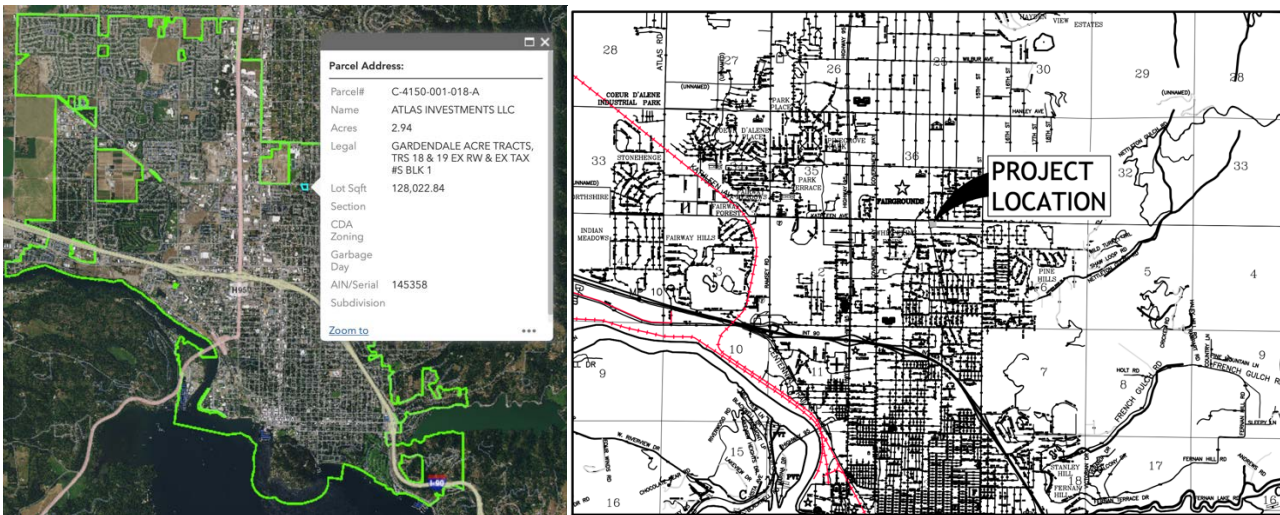
Figure 1: Proposed Site Drawing



Location:

The property is located East of Honeysuckle Drive, South of Margaret Ave and North of Violet Ave. The property is located in a portion of Section 1, Township 50 North, Range 04 West Boise Meridian, Kootenai County, City of Coeur d' Alene ID.

Figure 2: KC Earth aerial photo depicting property & Vicinity Map



Existing Physical Environment:

Existing use:

The property is currently vacant.

An easement for the purpose shown below and rights incidental thereto as set forth in a document Granted to: Yellowstone Pipe Line Company, a Delaware corporation

Purpose: the right to lay, maintain, inspect, operate, protect, repair, replace and remove a pipe line for the transportation of liquids and/or gases and further, the right to construct, maintain, operate, repair and remove a communication system and equipment and apparatus thereof.

Recorded: January 30, 1954

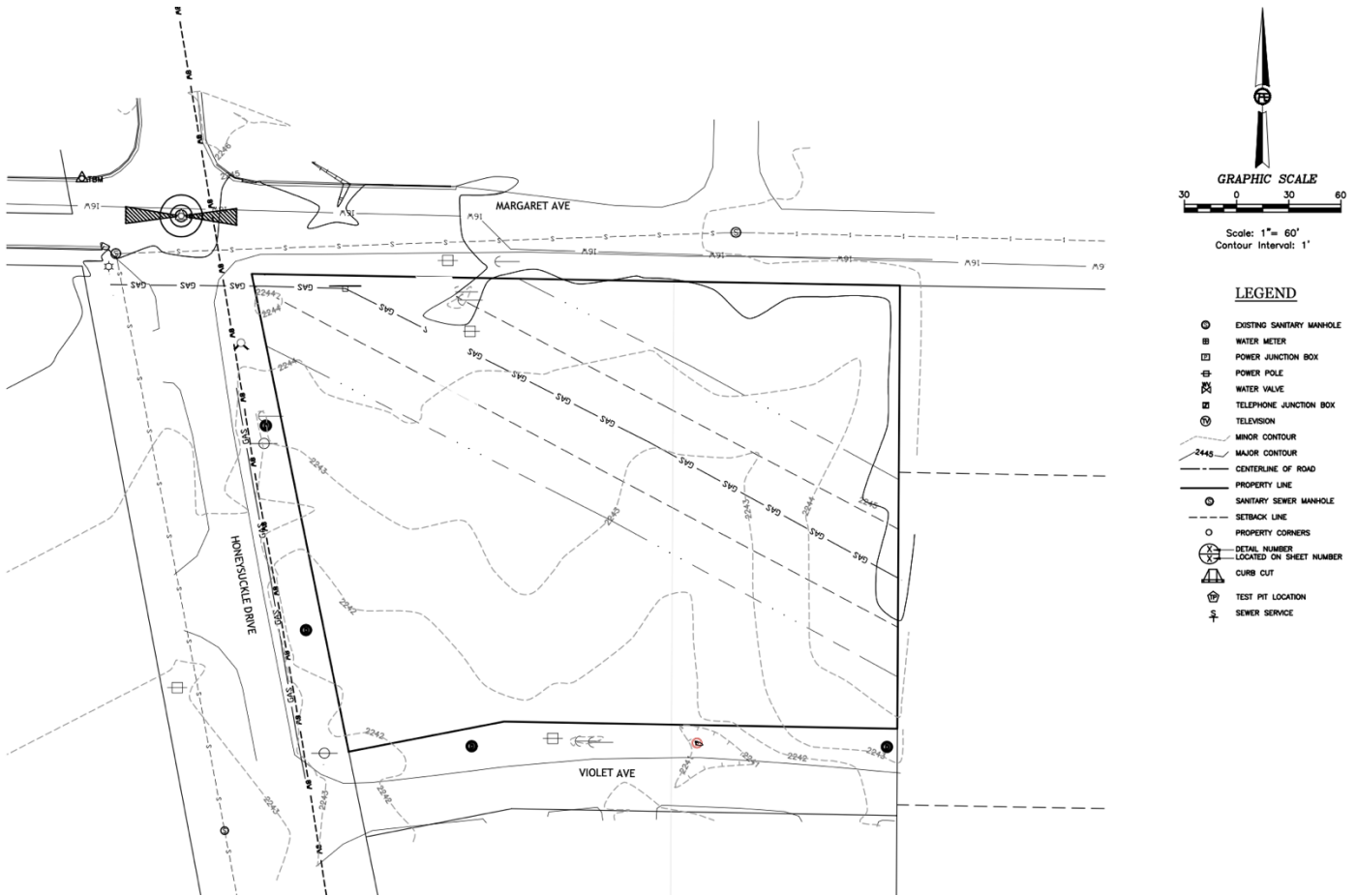
Instrument No. Book 157 at Page 87, records of Kootenai County, Idaho.

Should any maintenance or repairs be necessary with the pipeline the HOA will be responsible for replacing any common area open space structures such as park benches or garden boxes.

Topography:

The property is generally flat.

Figure 3: Topography Map



PROPOSAL

Summary Description:

This application is for a Planned Unit Development with an 18-lot preliminary plat comprised of 16 townhome units and 2 single-family dwelling units. Lots facing Honeysuckle Drive and Margaret Avenue are to be accessed via public road system. Lots facing Violet Avenue will be accessed private easement maintained by the Honeysuckle Commons HOA. The gross acreage is 2.94+/- acres of which 22,903 Sqft (25.6%) will be dedicated as open space.

Zone District, Intensity of Use, and Related Standards

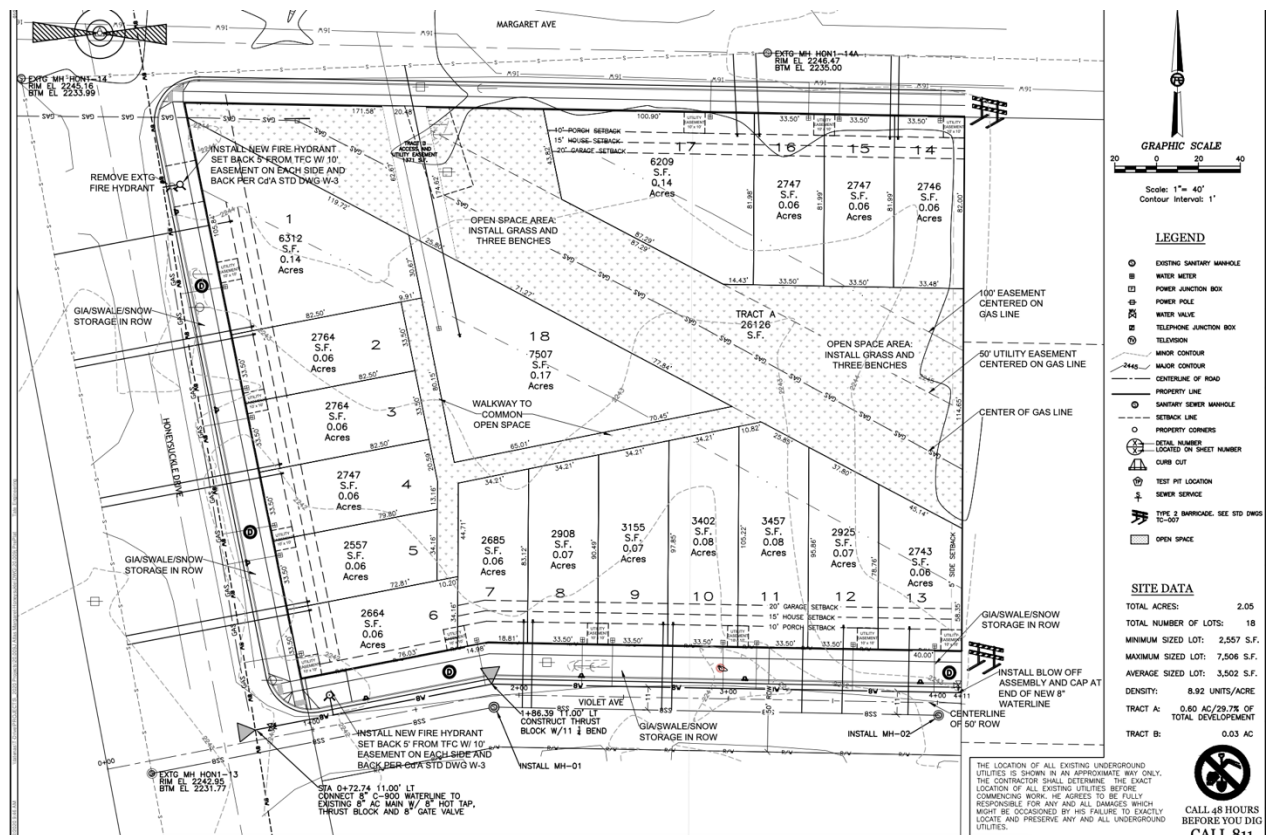
This property is currently zoned R-8. Pursuant to Coeur d'Alene City Code (CCC) 17.05.090.A: "The R-8 District is intended as a residential area that permits a mix of housing types at a density not greater than eight (8) units per gross acre." The owner is proposing a development density of 8.79 residential units per acre.

The owner is not proposing a modification to current R-8 building height restrictions.

- Principal structure - 32'
- Public recreation, community education - 45'
- Detached accessory building including garages and carports - 32'

The minimum lot size required by the CCC is 5,500 square feet. Buildable lots must have a minimum of road frontage of fifty feet. The owner is proposing modifications to required minimum lot sizes and building lot frontages. See below.

Figure 6: Excerpt from Honeysuckle Commons Plat



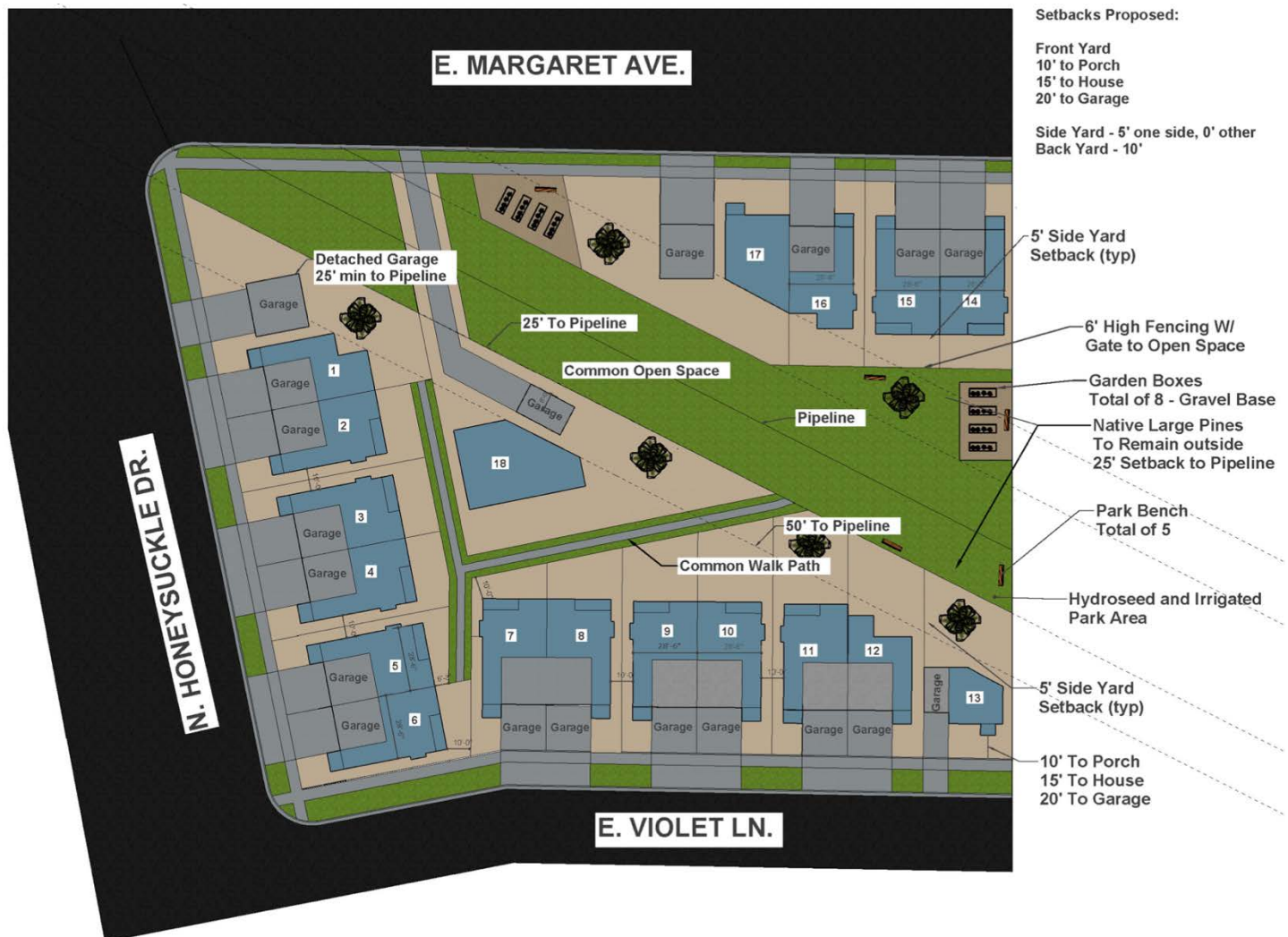
In Summary, the following items would be requested to deviate from the City standards:

1. Increase density to 8.79 residential units per acre
2. Proposed lot sizes range from 2,650 Sqft to 9,500 Sqft deviating from R-8 5,500 sqft minimum
3. 10' front property line to porch setback deviating from the R-8 front yard setback of 20'
4. 15' front property line to home structure setback deviating from R-8 front yard setback of 20'
5. 10' rear property line setbacks
6. 5' 0' on side yard setbacks deviating from R-8 side yard setback of 5'/10'
 - a. Lot 13 (Single Family Lot) will have side yard setback of 5'/0'
 - b. Lot 18 (Single Family Lot) will have side yard setback of 5'/5'
7. Proposed lots range from 33-115 feet of street frontage deviating from the R-8 code of 50 feet street frontage

Open Space:

The open space tracts contain a park area with walking paths, landscaping, open space connections, 4 park benches and 8 garden box areas.

Figure 4: Excerpt from Honeysuckle Commons Site Plan



Infrastructure:

The owner is proposing that the following infrastructure will be maintained by the City of Coeur d'Alene

Fireflow:

Appropriate easements allowing for the City to access the infrastructure will be recorded.

Sewer:

Mains, manholes, and laterals will be per the City's specifications. Services will extend a minimum of five feet internal to individual lots.

Stormwater:

Stormwater infrastructure will be handled within public infrastructure. System sizes will vary depending on location. Infrastructure consisting of ponds, catch basins, pipes, and curb inlets, will be per the City's specifications.

Management of Common Areas:

The owner is proposing the following infrastructure will be maintained by the Homeowner's Association:

- Paths/sidewalks for internal recreation and connections
- Structures within common areas
- Auxiliary parking areas
- Snow removal and storage
- Irrigation (street and common area landscaping)
- Mailbox station

Parking:

All parking spaces will be per the City's specifications.

Power, street lighting and private utilities:

Will be established in road-side easements and maintained by the service provider.

Schedule:

The project is proposed as a single-phase PUD/subdivision. Construction of the PUD/subdivision infrastructure is anticipated to commence and be completed in 2021 with home construction beginning in the third or fourth quarter of 2021.

Respectfully submitted,

Atlas Investments LLC



PUBLIC COMMENTS



Chad M. Polak
Agent
Real Estate Services



PHILLIPS 66
Denver Terminal
3960 East 56th Avenue
Commerce City, CO 80022
Phone 303-376-4363

December 18, 2020

Nick Forsberg
Atlas Building Group
2026 N Beebe Blvd
Coeur d' Alene, ID

By Email: nick@atlasbuildinggroup.com

RE: PRELIMINARY APPROVAL HOA Common Open Space

Dear Mr. Forsberg,

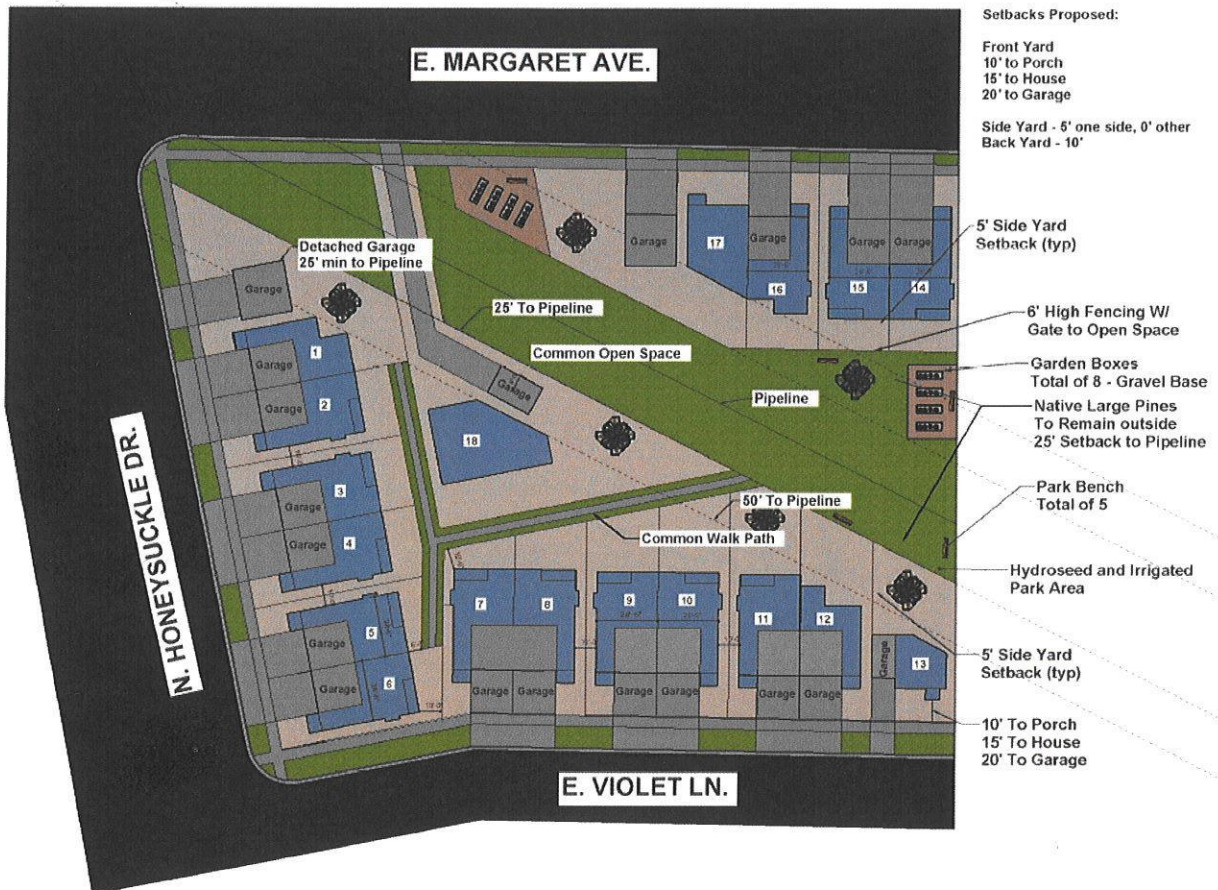
In follow up to your request for approval based on the request of the City of Coeur d' Alene Planning for Yellowstone Pipe Line (YPL) Approval of the HOA Common Open Space.

YPL has reviewed the conceptual drawings that were provided (see below) for the HOA Common Open Space and based on this concept, YPL grants preliminary approval for the HOA Common Open Space only. This approval does not approve any wet/dry utility crossings, driveway or walkway crossings, grading design, or landscaping (both hard and soft landscaping). As discussed by phone and at the CDA planning meeting, YPL will require potholes of the pipeline every 50' as it crosses the property along with plan and profile of all crossings (wet/dry utility and sidewalk/driveway crossings) and setback identification of all habitable dwellings of at least fifty feet (50') and non-habitable dwellings of at least twenty five feet (25'). All landscaping (both hard and soft landscaping) will need to be reviewed and approved. Based on the conceptual drawings as provided and identified below, no trees or their mature canopy will be permitted to be installed/located within twenty-five feet (25') of the center line. The park benches and garden boxes will be permitted but will need to be located no closer than twenty-five feet (25') of the YPL center line. Again, once potholes along with plan and profile of the above items can be provided, YPL will be able to complete review of the project to give greater guidance for modifications (if any) to work towards for final approval. As previously discussed YPL will require an encroachment agreement (EA) for all items that will encroach the YPL pipeline. Until final approval is received, and an EA is executed, no construction or grading activities can take place within the YPL ROW.

Chad M. Polak
Agent
Real Estate Services



PHILLIPS 66
Denver Terminal
3960 East 56th Avenue
Commerce City, CO 80022
Phone 303-376-4363



SITE PLAN

Again, we grant preliminary approval for the HOA Common Open Space only at this time.

Let me know if there are any questions.

Sincerely,


Chad M. Polak

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

PUD-1-21

A. INTRODUCTION

This matter having come before the Planning Commission on January 12, 2021 , and there being present a person requesting approval of: PUD-1-21 a request for a planned unit development known as “Honeysuckle Commons PUD”

APPLICANT: ATLAS INVESTMENT, LLC

LOCATION: +/- 2.94 ACRE PARCEL LOCATED ON THE SOUTHEAST CORNER OF MARGARET AVENUE AND HONEYSUCKLE DRIVE

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

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

- B1. That the existing land uses are Single Family, Civic and Religious Assembly
- B2. That the Comprehensive Plan Map designation is NE Prairie-Stable Established.
- B3. That the zoning is R-8.
- B4. That the notice of public hearing was published on, December 26, 2020,which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on January 4, 2021, which fulfills the proper legal requirement.
- B6. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B7. That public testimony was heard on January 12, 2021.

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:

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 1.14 Efficiency:

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

Objective 1.16 Connectivity:

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

Objective 2.05 Pedestrian & Bicycle Environment:

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

Objective 3.05 Neighborhoods:

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

Objective 3.08 Housing:

Design new housing areas to meet the city's need 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 for properties in development.

Objective 3.18 Transportation:

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

Objective 4.02 - City Services:

Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling and trash collection).

Objective 4.06 – Public Participation:

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

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**

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 ATLAS INVESTMENT, 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 homeowner's association will be required to ensure the perpetual maintenance of the open space.
2. A final authorization must be provided by Yellowstone Pipe Line (YPL) to allow for the proposed Open Space amenities, including the proposed fence, common area landscaping (both hard and soft landscaping), driveways, walkway crossings, and grading design, and extension of utilities to serve Lot 18 to be located in the YPL easement area.

Wastewater:

3. An extension of a City approved public sanitary sewer "to and through" the subject property and conforming to City Standards and Policies shall be required prior to building permits.
4. A utility easement for the public sewer shall be dedicated to the City prior to building permits.
5. An unobstructed City approved "all-weather" access shall be required over all public sewers.
6. This PUD shall be required to comply with the City's One Lot-One Lateral Rule.
7. All public sewer plans require IDEQ or QLPE Approval prior to construction.

Fire:

8. Single dead-end fire apparatus access over 150 feet requires a FD approved turn-around. Turning radiuses for FD is 25' interior and 50' exterior.
9. Temporary addresses shall be installed until permanent address are installed.
10. FD access designed to hold an imposed load of 75,000 lbs.
11. One (1) fire hydrant is required to be installed on the SW corner of Honeysuckle and Violet Ln.
12. Drive aisles minimum width is 20'.

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

ROLL CALL:

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

Chairman Messina Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a _____ to _____ vote.

CHAIRMAN TOM MESSINA

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

S-1-21

A. INTRODUCTION

This matter having come before the Planning Commission on January 12,2021 and there being present a person requesting approval of ITEM:S-1-21 a request for an 18-lot (2-tract) preliminary plat known as Honeysuckle Commons .

APPLICANT: ATLAS INVESTMENT, LLC

LOCATION: +/- 2.94 ACRE PARCEL LOCATED ON THE SOUTHEAST CORNER
OF MARGARET AVENUE AND HONEYSUCKLE DRIVE

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

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

- B1. That the existing land uses are Single Family, Civic and Religious Assembly
- B2. That the zoning is R-8.
- B3. That the notice of public hearing was published on, December 26, 2020 , which fulfills the proper legal requirement.
- B4. That the notice was not required to be posted on the property.
- B5. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B6. That public testimony was heard on January 12, 2021.

B7. Pursuant to Section 16.10.030A.1, Preliminary Plats: In order to approve a preliminary plat, the Planning Commission must make the following findings:

B7A. That all of the general preliminary plat requirements **(have) (have not)** been met as determined by the City Engineer or his designee. This is based on

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

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

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

Criteria to consider for B7D:

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

C. ORDER: CONCLUSION AND DECISION

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

Special conditions applied to the motion are:

Planning:

1. The creation of a homeowner's association will be required to ensure the perpetual maintenance of the open space.
2. A final authorization must be provided by Yellowstone Pipe Line (YPL) to allow for the proposed Open Space amenities, including the proposed fence, common area landscaping (both hard and soft landscaping), driveways, walkway crossings, and grading design, and extension of utilities to serve Lot 18 to be located in the YPL easement area.

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FIRE:

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9. Temporary addresses shall be installed until permanent address are installed.
10. FD access designed to hold an imposed load of 75,000 lbs.
11. One (1) fire hydrant is required to be installed on the SW corner of Honeysuckle and Violet Ln.
12. Drive aisles minimum width is 20'.

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

ROLL CALL:

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

Chairman Messina Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN TOM MESSINA