

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

**OCTOBER 8, 2019**

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

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

**5:30 P.M. CALL TO ORDER:**

**ROLL CALL:** Messina, Fleming, Ingalls, Luttrupp, Mandel, Rumppler, Ward

**PLEDGE:**

**APPROVAL OF MINUTES:**

September 10, 2019

**PUBLIC COMMENTS:**

**COMMISSION COMMENTS:**

**STAFF COMMENTS:**

**PRESENTATION:**

Atlas Waterfront Development Standards Update – Phil Boyd, Welch Comer Engineers

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

1. Applicant: Active West, LLC  
Location: The property is located along Beebe Blvd.  
Request: A proposed 3.6 acre PUD "The Union" in the C-17 zoning district.  
QUASI-JUDICIAL, (PUD-3-19)

**10 MINUTE RECESS:** \*CDATV RECORDING ENDS.

\*\*\*ITEM BELOW NOT CONSIDERED AN ACTION ITEM.

1. Growing Better Places Game – Envision Coeur d'Alene Activity

**ADJOURNMENT/CONTINUATION:**

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_,  
to continue meeting to \_\_\_\_\_, \_\_, at \_\_ p.m.; motion carried unanimously.

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

***\*The City of Coeur d'Alene will make reasonable accommodations for anyone attending this meeting who requires special assistance for hearing, physical or other impairments. Please contact Shana Stuhlmiller at (208)769-2240 at least 72 hours in advance of the meeting date and time.***



# MINUTES



**PLANNING COMMISSION  
MINUTES  
SEPTEMBER 10, 2019  
LOWER LEVEL – COMMUNITY ROOM  
702 E. FRONT AVENUE**

**COMMISSIONERS PRESENT:**

Tom Messina, Chairman  
Jon Ingalls, Vice-Chair  
Lynn Fleming  
Lewis Rumpler  
Michael Ward  
Peter Luttrupp  
Brinnon Mandel

**STAFF MEMBERS PRESENT:**

Hilary Anderson, Community Planning Director  
Mike Behary, Associate Planner  
Kelley Setters, Deputy City Clerk  
Randy Adams, Deputy City Attorney

**COMMISSIONERS ABSENT:**

None.

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

Motion by Ward, seconded by Fleming, to approve the minutes of the Planning Commission meeting on July 9, 2019. Motion approved.

Motion by Mandel, seconded by Fleming, to approve the minutes of the Planning Commission meeting on August 13, 2019. Motion approved.

**COMMISSION COMMENTS:**

Commissioner Luttrupp asked staff if any youth service group would be coming in. Hilary Anderson said she has not discussed it with Administration yet but has had a discussion with Randy Adams.

**STAFF COMMENTS:**

Hilary Anderson, Community Planning Director provided the following statements:

- MIG, the consultant for the Envision Coeur d'Alene project (comprehensive plan update and vision validation) will be in town tomorrow and Thursday to begin early visioning for the project. She reminded the commission of their workshop tomorrow, September 11<sup>th</sup>.
- The Envision Coeur d'Alene public engagement launch will be on September 26<sup>th</sup> at the Innovation Den starting at 5:30 p.m. There will be a press release and facebook post to get the word out. There will be fun interactive activities.
- The 5<sup>th</sup> Annual Park(ing) It on East Sherman event is scheduled on Friday September 20<sup>th</sup> from 4:00 p.m. to 9:00 p.m. on Sherman at 13<sup>th</sup> Street and 14<sup>th</sup> Street. There will be lots of activities

food and music. This year the CDA 2030 will have their annual celebration which will include educational booths that tie to the six overarching themes we are using in our comprehensive plan.

- The Missing Middle Housing Forum presentation and PowerPoint slides are uploaded on the City's website on the planning department page. Staff is working to compile the results of the mapping exercise, which will also be submitted for the grant reporting and will be useful for the infill housing code.
- There is one public hearing item, possibly two, scheduled for the October 14th Planning Commission meeting, and there will be an Atlas presentation related to the development standards.

Commission Ingalls mentioned the Park(ing) it on East Sherman event is free and there is live music, kids' bike rodeo, a long putt competition, and lots of fun stuff. It is exciting that there are big sponsors that are funding this and local business on East Sherman.

Chairman Messina inquired if volunteer are needed to help with this event?

Anderson will be sending out information on that with the sign up genius and have time slots that need to be filled.

**PUBLIC COMMENTS:**

None.

**PUBLIC HEARINGS**

1. Applicant: Northwest Boulevard Holding, LLC  
Location: 1515 Northwest Boulevard  
Request: A proposed Specialty Retail special use permit in the LM zoning district  
QUASI-JUDICIAL, (SP-5-19)

Mike Behary, Associate Planner presented the staff report and stated the applicant is requesting a Special Use Permit to allow a specialty retail sales facility that will allow a retail flooring store and professional services business in an existing structure in the Light Manufacturing Zoning (LM) district. The property is currently unoccupied and previously was a boat sales facility. The applicant became aware of an access easement issue between the adjoining property owners to the west. This is a civil matter between the two property owners, and they can move forward with the special use permit request. The applicant does have access from Northwest Blvd. There are three findings that need to be met for a Special Use Permit to be approved which are:

**Finding #B8A:**

That this proposal (is) (is not) in conformance with the Comprehensive Plan.

**Finding #B8B:**

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

**Finding #B8C:**

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

Staff has reviewed this application and each department has indicated there is adequate public facility to serve this request.

There are no proposed conditions.  
Mr. Behary concluded his presentation.

### **Commission Comments**

Commissioner Ingalls asked if the boat sales business that was there previously operate under a Special Use Permit.

Mr. Behary stated they did not; it was legal non-conforming.

Commissioner Ingalls stated it functioned as retail sales and asked if there were any issues with the boat sales use.

Mr. Behary stated that staff is unaware of any issues with that use.

Commissioner Fleming stated in the past it was a furniture store and dry cleaners. The location has been non-conforming and would be nice to cleanup.

### **Public testimony open.**

Bud Scott, applicant provided the following statements:

- Started business in 1990. We currently have a location in Spokane Valley. We do a ton of business in Coeur d' Alene and I have been looking at this site for 10 years. This would be the perfect location for our design center, window covering, and flooring.

The applicant concluded his presentation.

John Stulp signed in not to speak.

Karen Hanson stated she is the adjoining property owner and the only reason she is here is because on the initial notice of public hearing mailed to her the provided indicated part of her property as part of this request. She stated she sees it has been corrected. She has meet with Bud and he seems like he will be a good neighbor. She asked what the procedure when notifying the adjacent property owner is and who makes sure the information sent out is correct.

Ms. Anderson stated staff puts the notices together and typically the map is provided by the applicant. She apologized that Karen's property was included by accident.

### **Commission Comments**

None.

### **Public testimony closed.**

**Motion by Fleming, seconded by Mandel, to approve Item SP-5-19. Motion approved.**

ROLL CALL:

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


Motion to approve carried by a 6 to 0 vote.

**ADJOURNMENT/CONTINUATION:**


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

The meeting was adjourned at 5:50 p.m.

Prepared by Kelley Setters, Deputy City Clerk



# **PUBLIC HEARING**



# PLANNING COMMISSION STAFF REPORT

**FROM:** MIKE BEHARY, ASSOCIATE PLANNER

**DATE:** OCTOBER 8, 2019

**SUBJECT:** PUD-3-19 "THE UNION" PLANNED UNIT DEVELOPMENT

**LOCATION:** 3.6 ACRES LOCATED IMMEDIATELY EAST OF THE INTERSECTION OF BEEBE BOULEVARD AND CENTENNIAL TRAIL.

**APPLICANT/OWNER:**  
Active West, LLC  
PO BOX 3398  
Coeur d'Alene, ID 83816

**REPRESENTATIVE/ENGINEER:**  
HMH Engineering  
3882 Schreiber Way, Suite 104  
Coeur d'Alene, ID 83835

## **DECISION POINT:**

Active West, LLC is requesting approval of a proposed Planned Unit Development on 3.6 acres that will allow 23 residential lots and one commercial mixed use lot to be known as "The Union" in the C-17 zoning district.

## **BACKGROUND INFORMATION:**

The existing site is currently vacant. The proposed PUD will be a mixed use development that is will have public streets and is adjacent to Beebe Boulevard. The applicant has indicated that the proposed commercial mixed use development is proposed to be a three story structure. The first two floors of commercial uses is proposed to consist of office spaces with the possibly of a restaurant, a coffee shop, or some similar type of use on the first floor. The third floor will consist of three residential units. All of the required parking for this mixed use will be provided on the proposed commercial lot.

The remaining 23 lots will have single family attached and detached houses on them. The 23 lots will comprise of seven single family detached houses and 16 single family attached dwellings. Attached single family dwellings share a common wall with another home that is separated by a property line.

The applicant has submitted building elevations of the proposed mixed use facility and the proposed residential dwellings. (See building elevations on pages 13 thru 15) The applicant has also submitted a PUD site plan that shows the proposed site layout and the building locations on the proposed PUD. (See site plan on page 8) The applicant has indicated a five foot building setback from the side property lines for the residential lots, which will equate to a ten foot setback from structures.



The applicant is proposing to install the streets and the subdivision infrastructure for this the project in one phase. The applicant will provide street connection to Beebe Boulevard as well as making a connection to Lakewood Drive to the north. The applicant is also proposing to stub the new street to the east for the future connection to Lacrosse Avenue.

The applicant has indicated that if the PUD is approved then infrastructure construction would begin February 1, 2020. The proposed PUD will have a density of 7.2 units per acre which is less than the 17 units per acre that is allowed in the C-17 zoning district.

The open space requirement for a PUD is no less than 10% of the gross land area. The applicant's proposed project will have a total of 10% of the total gross land area dedicated toward public open space. The proposed open space will consist of three public open space areas.

One of the open space areas will be located at the northwest end of the property and is part of the mixed use development. This public open space area will be a patio area that can be accessed by the public directly off of Centennial Trail and off of Beebe Boulevard. The second open space area is a 10 foot trail connection and grass area that will provide trail connectivity to Centennial Trail to the trail that access north to Riverstone.

The third open space area is located on the southeast part of the property and can be accessed by the public directly off of Centennial Trail. This open space is proposed to have picnic tables, turf grass, box planters, native grasses with boulder and wildflower plantings. This public open space area will also have a public sidewalk connection to Lakewood Drive's sidewalk to the north. *See Open Space Plan on Pages 17 & 18.*

The applicant will have to submit a subdivision application for this site that will require a public hearing if this PUD is approved. The applicant is aware of this requirement and has indicated that he will apply for the Subdivision for "The Union" after the PUD has gone thru the public hearing process.

#### **PLANNED UNIT DEVELOPMENT MODIFICATION REQUESTS:**

The applicant is requesting the following deviations from existing standards:

- Front Setback: 10' rather than 20'
- Rear Setback: 8' rather than 25'
- Side Yard Setback: 5' and 5' rather than the 5' and 10' required for lots without alley access.
- Minimum Lot Area: 2,175 SF rather than 5,500 SF
- Minimum Lot Width/Frontage: 27' rather than 50'
- Right-of-Way width: 34' rather than 55'
- Sidewalk on only one side of the street.

**LOCATION MAP:**



**AERIAL MAP:**





**BIRDS EYE AERIAL PHOTO:**



**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 commission:

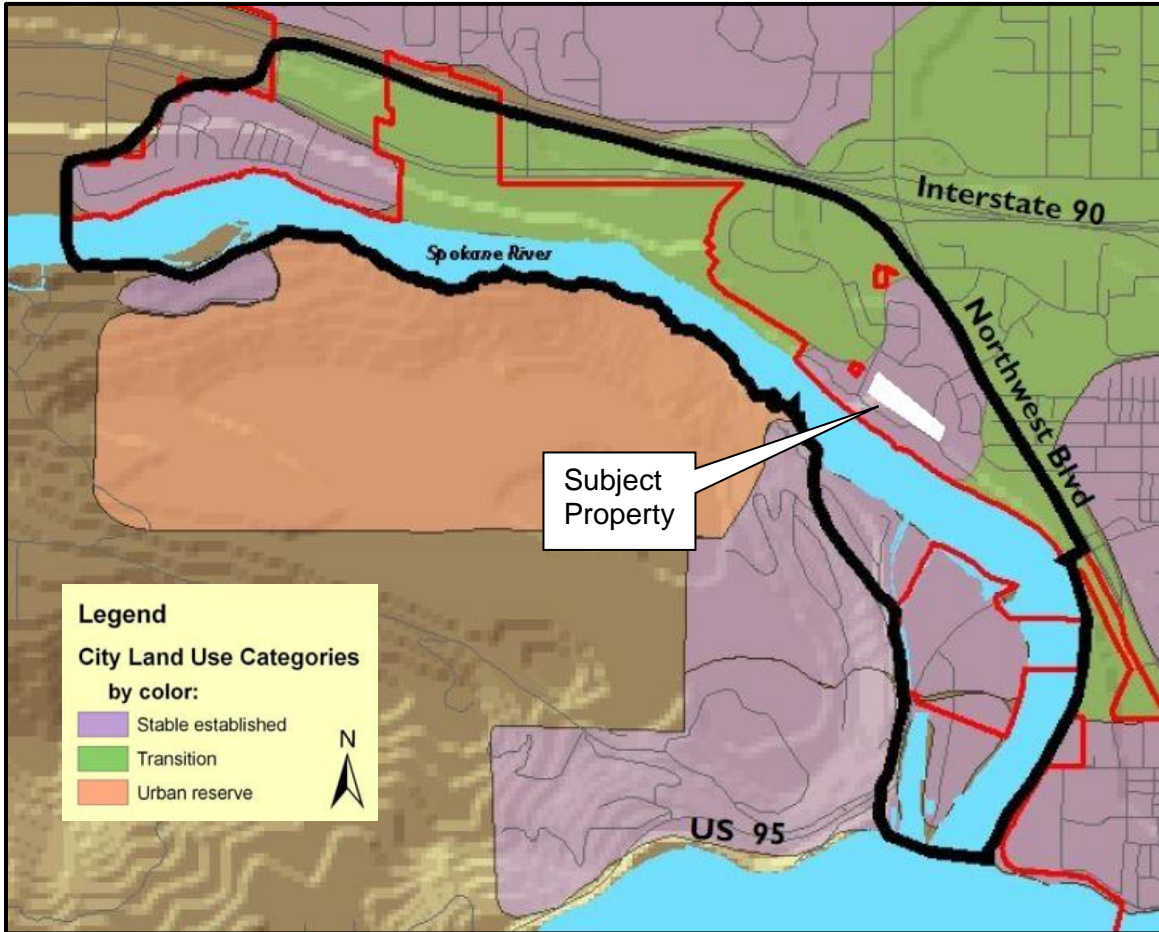
**REQUIRED FINDINGS (PUD):**

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

**2007 COMPREHENSIVE PLAN- LAND USE CATEGORIES:**

- The subject property is within the existing city limits.
- The City Comprehensive Plan Map designates this area as: Spokane River District
- The subject property is located in the City's Area of Impact

**2007 COMPREHENSIVE PLAN MAP: SPOKANE RIVER DISTRICT – Transition**



**Stable Established Areas:**

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 Spokane River shoreline is sure to change dramatically.

**The characteristics of the Spokane River District neighborhoods will be:**

- Various commercial, residential, and mixed uses.
- Public access should be provided to the river.
- That overall density may approach ten to sixteen dwelling units per acre, but pockets of denser housing are appropriate and encouraged.
- That open space, parks, pedestrian and bicycle connections, and other public spaces will

be provided throughout, especially adjacent to the Spokane River.

- That the scale of development will be urban in nature, promoting multi-modal connectivity to downtown.
- The scale and intensity of development will be less than the Downtown Core.
- Neighborhood service nodes are encouraged where appropriate.
- That street networks will be interconnected, defining and creating smaller residential blocks and avoiding cul-de-sacs.
- That neighborhoods will retain and include planting of future, large-scale, native variety trees.

**NEIGHBORHOOD CHARACTER: 2007 Comprehensive Plan: Spokane River District Today**

This Spokane River District is in a state of flux from its historic past use as a site of four major water front sawmills and other industrial uses. In place of sawmills, recently subdivided property in this area along portions of the shoreline is developing into commercial, luxury residential units, and mixes use structures. Recent subdivisions aside, large ownership patterns ranging from approximately 23 acres to 160+ acres provide opportunities for large scale master planning.

**2007 COMPREHENSIVE PLAN GOALS & OBJECTIVES THAT APPLY:**

**Goal #1: Natural Environment**

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

- **Objective 1.09 – 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 1.12 - Community Design:**  
Support the enhancement of existing urbanized areas and discourage sprawl.
- **Objective 1.13 – Open Space:**  
Encourage all participants to make open space a priority with every development and annexation.
- **Objective 1.14 - Efficiency:**  
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- **Objective 1.16 - Connectivity:**  
Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trails systems.

**Goal #2: Economic Environment**

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

- **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.

### **Goal #3: Home Environment**

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

- **Objective 3.01 - Managed Growth:**  
Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.
- **Objective 3.05 - 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 3.14 – Recreation:**  
Encourage city sponsored and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities, hiking and biking pathways, open space passive parks, and water access for people and boats.
- **Objective 3.16 - Capital Improvements:**  
Ensure infrastructure and essential services are available 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.

### **Goal #4: Administrative Environment**

Our Comprehensive Plan advocates efficiency and quality management.

- **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:**

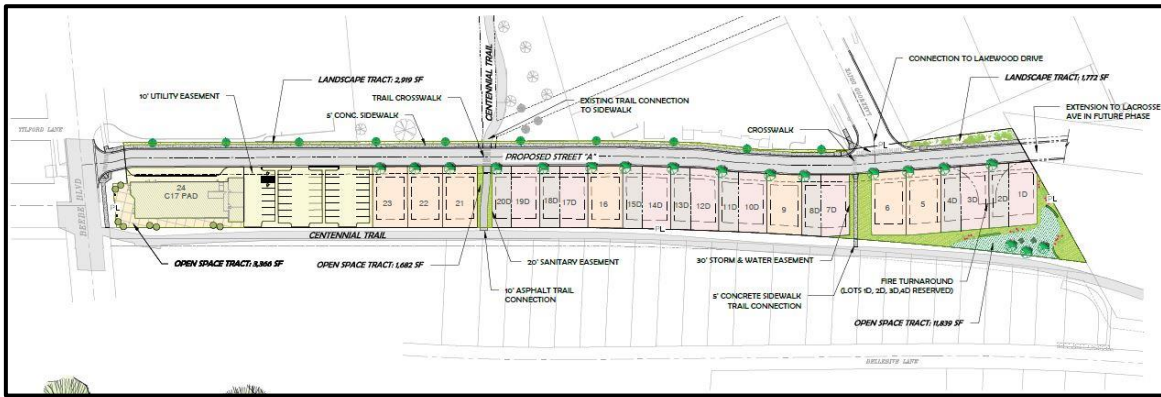
The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.

**LOCATION, SETTING, AND EXISTING USES:**

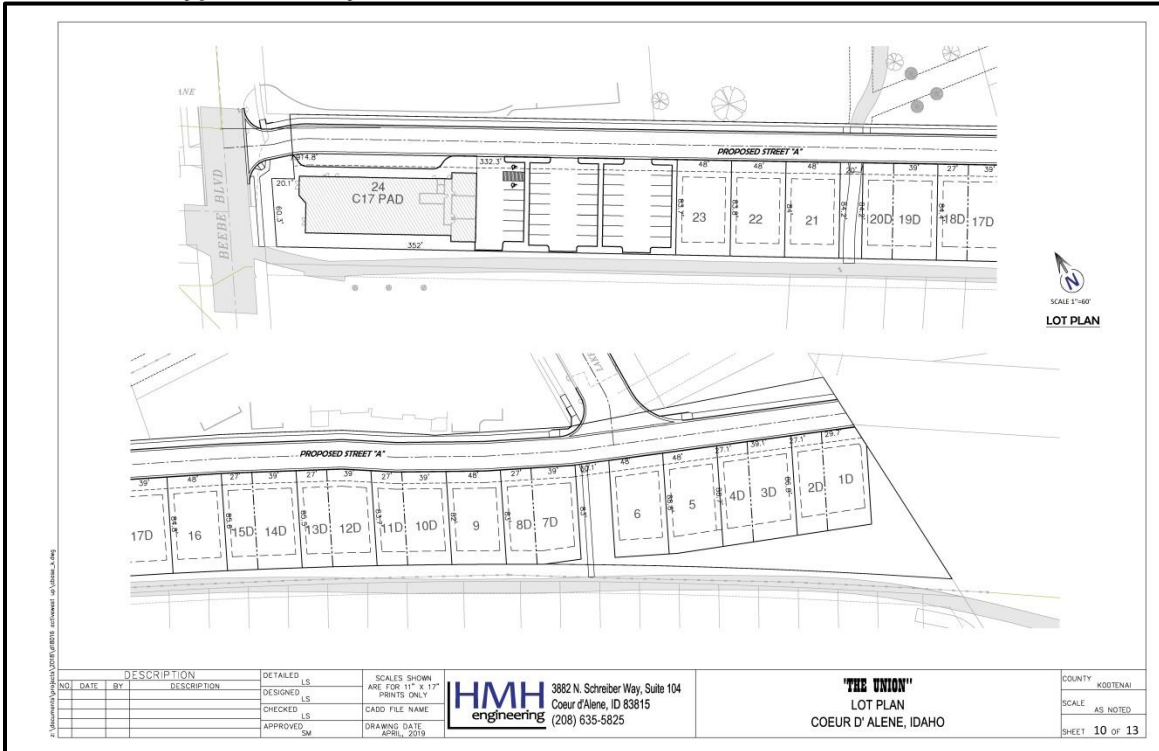
The site is relatively flat and is currently vacant. There are no topographical or other physical constraints that would make the subject property unsuitable for the proposed Planned Unit Development.

There are existing residential uses to the south and southwest of the subject property. To the west are Centennial Trail and a parking lot. Centennial Trail is also located south and adjacent to the subject site. To the east is vacant land.

**PUD SITE PLAN MAP:**

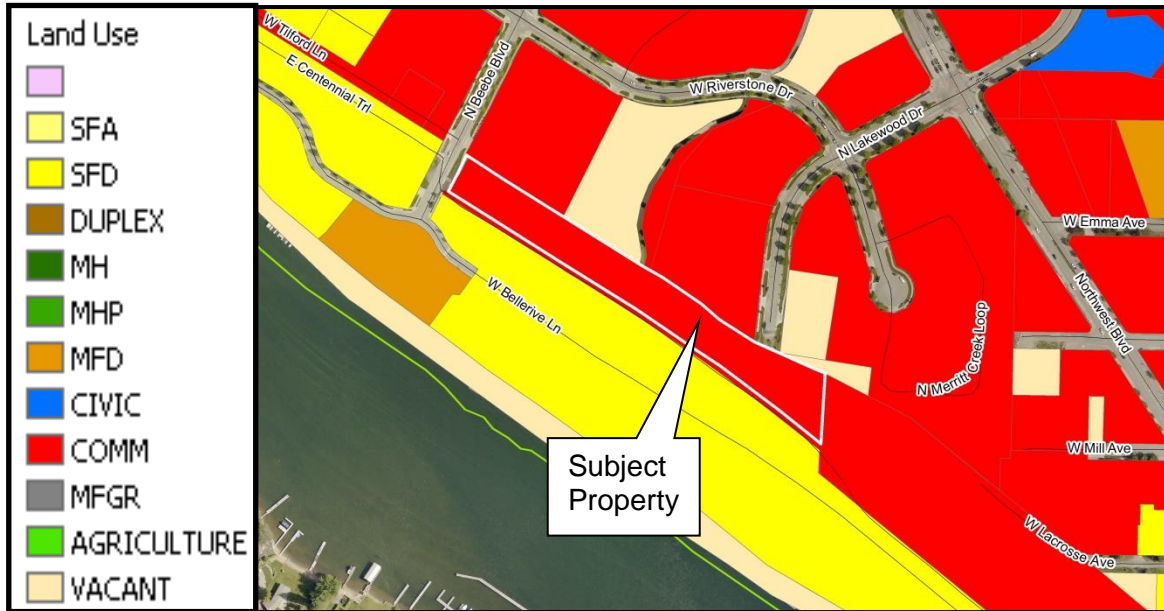


**PUD LOTS – Typical Lot Layout with Setbacks**





**GENERALIZED LAND USE MAP:**



**EXISTING ZONING:**





**SITE PHOTO - 1:** View from the southwest corner of property looking north.



**SITE PHOTO - 2:** View from the northwest corner of property looking southeast





**SITE PHOTO - 3:** View from the west central portion of property looking southwest.



**SITE PHOTO - 4:** View from the central portion of property looking south.





**SITE PHOTO - 5:** View from the central portion of property looking southeast.



**SITE PHOTO - 6:** View from the southeast end of property looking northwest.



**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 Beebe Boulevard to the west. The natural features of the site are consistent with the natural features of the surrounding properties, including the residential subdivision to the south (Bellerive) and the commercial uses to the north. The following images reflect the proposed building elevations.

**APPLICANT'S MIXED USE BUILDING ELEVATION - 1:**





**APPLICANT'S MIXED USE BUILDING ELEVATION - 2:**



**APPLICANT'S BUILDING ELEVATION - 3:**



**APPLICANT'S BUILDING ELEVATION - 4:**



**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.**

**STORMWATER:**

City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site. Development of the subject property will require that all new storm drainage be retained on site. This issue will be addressed at the time of plan review and site development of the subject property.

*-Submitted by Chris Bosley, City Engineer*

**STREETS:**

The subject property is bordered by Beebe Boulevard to the northwest. The existing street was developed to City standards and no alterations will be required. However, the Streets & Engineering Department would like to work with developer to improve the trail crossing at Beebe Boulevard, creating a safer, more perpendicular crossing than the existing crossing. Streets & Engineering has no objections to the proposed PUD.

*-Submitted by Chris Bosley, City Engineer*

**TRAFFIC:**

The traffic from this project cannot be accurately estimated since the use of the commercial space has not been defined. The amount of traffic generated from a commercial space can easily surpass that generated from the residential units proposed. However, the additional traffic generation will not likely result in any significant increase to congestion on Beebe Boulevard. Furthermore, the City plans to extend The Union's proposed street east to Northwest Boulevard at Lacrosse Ave. This

connection will help mitigate traffic impacts and provide an additional ingress/egress for Riverstone. With that connection, the Streets & Engineering Department would like to work with the developer to encourage traffic to use the Lakewood Drive connection into Riverstone (a signalized intersection) rather than traveling to Beebe Boulevard where access onto Riverstone Drive will be more challenging during times of heavy traffic volumes. A slight modification of the proposed intersection with Lakewood Drive will be required.

*-Submitted by Chris Bosley, City Engineer*

**WATER:**

There is adequate capacity in the public water system to support domestic, irrigation and fire flow for the proposed PUD.

There is an existing 12" water main that runs through the PUD from Lakewood Drive to Bellerive Lane that they are proposing to have relocated. This will need to be replaced with equivalent size pipe (12") and a QLPE will be required.

*-Submitted by Kyle Marine, Water Department, Assistant Superintendent*

**WASTEWATER:**

1. Public Sewer within an easement already exists within this site. 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 request, as proposed.
2. Sewer Policy #716 requires all legally recognized parcels within the City to the public sewer system. (One Parcel One Lateral Rule)
3. Sewer Policy #719 requires a 20'-wide utility easement (30' if shared with Public Water) or R/W dedicated to the City for all public sewers.
4. Sewer Policy #719 requires an "All-Weather" surface permitting O&M access to all public sewers.

*-Submitted by Mike Becker, Utility Project Manager*

**FIRE:**

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

Fire department access to the site (Road widths, surfacing, maximum grade, turning radiuses, no parking-fire lanes, snow storage and gate access), 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 – 2015 Edition) for compliance. The CD'A FD can address all concerns at site and building permit submittals.

*-Submitted by Bobby Gonder, Fire Inspector / IAAI – CFI*

**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.

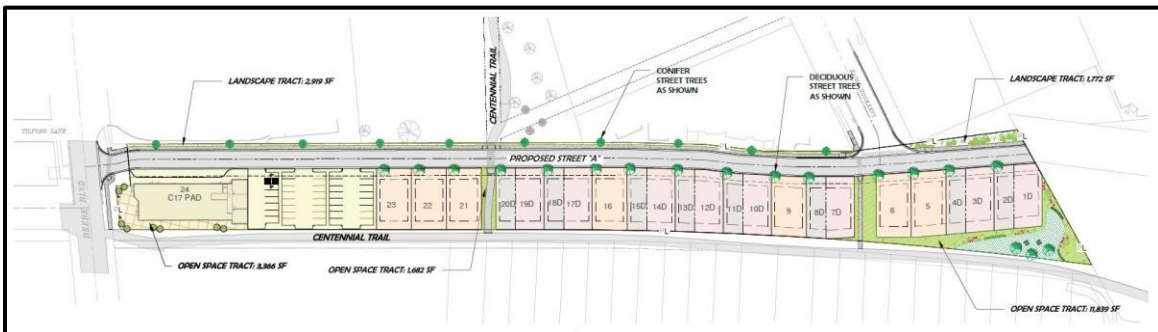
**Finding #B8E:** The proposal (does) (does not) provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and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

The applicant is proposing 10 percent (10%) open space that can be accessed by the public and residents of the proposed development. The proposed open space will consist of three public open space areas.

One of the open space areas will be located at the northwest end of the property and is part of the mixed use development. This public open space area will be a patio area that can be accessed by the public directly off of Centennial Trail and off of Beebe Boulevard. The second open space area is a 10 foot trail connection and grass area that will provide trail connectivity to Centennial Trail to the trail that provides access northeast to Riverstone.

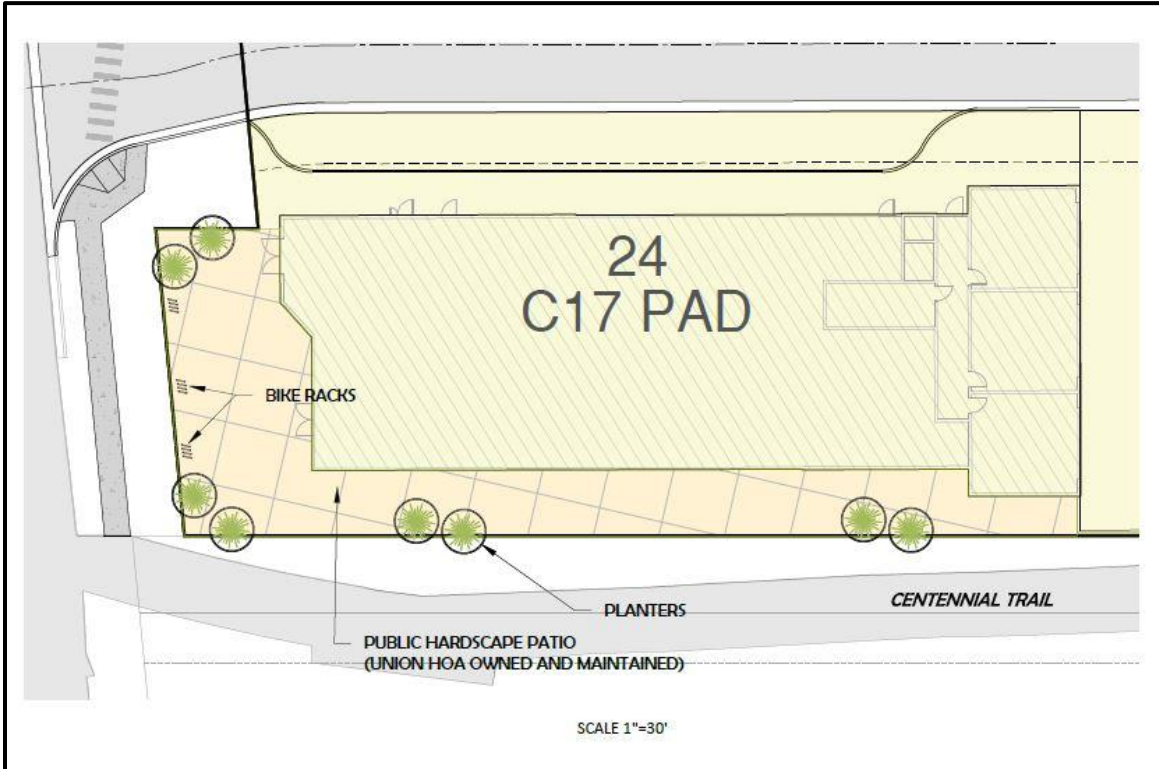
The third open space area is located on the southeast end of the property and can be accessed by the public directly off of Centennial Trail. This open space is proposed to have picnic tables, turf grass, box planters, native grasses with boulder and wildflower plantings. This public open space area will also have a public sidewalk connection to Lakewood Drive's sidewalk to the northeast.

**OPEN SPACE – SITE PLAN MAP:**





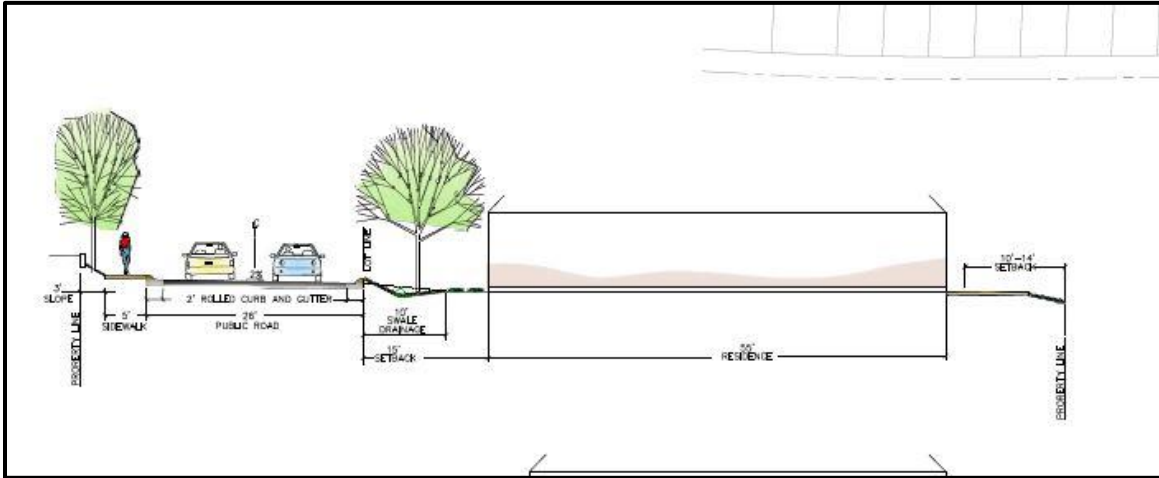
**OPEN SPACE – PATIO-PLAZA AREA:**



**OPEN SPACE – GREEN SPACE AREA:**



## LOT AND STREET CROSS SECTION:



In February of 2016, the Planning Commission held a workshop to discuss and better define the intent, functionality, use, types, required improvements, and other components of open space that is part of Planned Unit Development (PUD) projects. The workshop discussion was necessary due to a number of requested PUD's and the Planning Commission being asked to approve "usable" open space within a proposed development.

Per the Planning Commission Interpretation (Workshop Item I-1-16 Open Space) the below list outlines what qualifies as Open Space.

- $\geq 15$  FT wide, landscaped, improved, irrigated, maintained, accessible, usable, and include amenities
- Passive and Active Parks (including dog parks)
- Community Gardens
- Natural ok if enhanced and in addition to 10% improved
- Local trails

**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 to change the City's off-street parking requirements through the PUD process. Single family homes would be required to provide two (2) off-street paved parking spaces per unit, which is consistent with code requirements for single-family residential. The mixed use development will meet all the off-street parking requirements for the proposed commercial and residential uses.

**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:**

Active West and the design team will work with the City of Coeur d'Alene legal department on all required language for the CC&Rs, Articles of Incorporation and By-Laws, and any language that will be required to be placed on the final subdivision plat in 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.*

**PROPOSED CONDITIONS:**

**Planning:**

1. The creation of a homeowners association will be required to ensure the perpetual maintenance of the open space and other common areas.
2. Subdivision Plans for this PUD must be approved. The Subdivision and PUD designs are reliant upon one another. Approval of the requested PUD is only valid once the Subdivision Plans have been approved.

**Engineering:**

3. A modification of the proposed intersection with Lakewood Drive will be required.

**Water:**

4. There is an existing 12" water main that runs through the PUD from Lakewood Drive to Bellerive Lane that they are proposing to have relocated. The applicant will need to be replaced with equivalent size pipe (12") and a QLPE will be required.
5. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense.
6. Any additional service will have cap fees due at building permits.

**Wastewater:**

7. All newly created lots are required to connect to the public sewer system conforming to all Sewer Polices and Standards.
8. A utility easement or R/W for all public sewers shall be dedicated to the City.
9. An unobstructed City approved "all-weather" access shall be required over all public sewers between Lots 21 and 20D.

**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  
2017 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.

**Attachments:**

Applicant's Narrative

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

**APPLICANT'S  
NARRATIVE**

PROJECT NARRATIVE  
FOR  
Union Pacific

August 18, 2019

**HMH Engineering**

HMH has been retained by Active West LLC to represent them in their request for a new PUD development. Active West is seeking PUD approval of the proposed subdivision development Union Pacific, the railroad ROW and Ignite CDA land purchased by Active West in Coeur d'Alene, Idaho.

## **Legal Description and Location of Property**

The land for development currently consists of several parcels with the following legal description attached on pages 3, 4 & 5 of page 12.

The total acreage of the existing parcel(s) is 8.7 acres

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

The Union Pacific will be developed by Dennis Cunningham, President of Active West LLC. of Coeur d'Alene. He will model this PUD after his Meadow Ranch PUD, an award winning, Smart Growth Project and certified LEED-ND (Leadership in Energy & Environmental Design- Neighborhood Development) sub-division, Riviera Walk 1<sup>st</sup> Addition, Riviera Court, Riviera Place, Circuit, The Reserve in Hayden and the recently approved PUD The District in Riverstone; projects that has met all LEED criteria for integrating principles of smart growth, urbanism and green building. Meadow Ranch sub-division, Riviera Walk 1<sup>st</sup> Addition, Riviera Court, Riviera Place, Circuit, The Reserve in Hayden have all been a success story for both Active West and Active West Builders.

The Phase 1 PUD site will also consist of a c-17 pad that will be proposed as a 3-story building. Approximate building size will be approximate 20,000 sq. ft. and meet the c-17 zoning guidelines. The c-17 pad area will front onto Beebe Blvd. and the newly created extension of La Crosse. We believe that modeling this infill project area will lead to another successful Active West within the City of Coeur d'Alene.

The site will be developed in phases. Phase 1 will consist of approximately 3.6 acres as a residential sub-division PUD, with duplexes and single-family residences and a c-17 pad approximately 30,000 sq. ft. with a road (La Crosse extension) and sidewalk infrastructure.

The residential portion of the Phase 1 site will have a density of 10-12 units per acre and will meet PUD open space requirements with a total of 10% active open space. The open space will consist of 3 different areas, located throughout the PUD, as delineated on the preliminary plat. The open space area on the west portion of this PUD will provide a plaza open space area along the Centennial trail and Beebe Blvd. There will be two access areas for the pedestrians in Riverstone on the north side of the project to access the Centennial trail as well. There will be grassy areas for dogs of the community, garden boxes, espalier apple trees for the in this dedicated open space.

The project is zoned as C-17 and in accordance with City Code and will be developed as a single family/duplex residential project under the R-12 zoning provisions. The proposed PUD will consist of (23) single-family/duplex residential lots with an average lot size of 3,000 sf. Setbacks are as follows: 10' front yard to face of house, 5' side yard setbacks, and 8'-12' rear yard backing up to the centennial easement area. For duplex lots, the side yard setback will be 5' and the duplex will share a common wall.

The c-17 pad area will follow the c-17 zoning land use and design guidelines.

Access to the site will be from Beebe Blvd., the extension of La Crosse and Lakewood Dr. Proposed infrastructure within the development includes a road section type, as shown on page 9 of 12.

Driveways to the single-family homes will be private driveways accessed off the La Crosse road tracts and will have setbacks that will vary from 0-5' from the adjacent property line.

Drainage will be facilitated through swales and drywells placed strategically throughout the planned unit development. All drainage calculations will be to the City of Coeur d'Alene standards and requirements and shall be included on the plat.

Landscaping will include street trees, lawn, grassy swale(s), shrub and planting areas in all community areas as well as individual home site landscaping.

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

1. Reductions in proposed building setbacks
  - 10' front yard (from 20' per R-12 zoning), 5' side yard setbacks (from 5-10' per R12 zoning), and 8'-12' rear yard to face of structure or centennial trail easement area (from 25' per R-12 zoning) with the duplex to share a common wall.
2. Reductions to typical lot frontage widths
  - Proposed lots range from 27'-48' of street frontage deviating from R-12 zoning code requirement of 50' of street frontage

### **Site Utility Extensions**

Utilities to the project will be provided by the following utility companies. Avista Utilities will have gas lines extended into the property. Avista or Kootenai Electric will provide the electrical power. Local cable and telephone will be extended into the property. City of Coeur d'Alene will serve the property with sanitary sewer and water. There are multiple existing utility and sewer easements on this property.

### **Common Space Ownership and Management**

Active West and the design team will work with the City of Coeur d'Alene legal department on all required language for the CC&Rs, Articles of Incorporation and By-Laws, and any language that will be required to be placed on the final subdivision plat in 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**

The proposed PUD will be located adjacent the Riverstone Development and the Bellerive neighborhood area located along Beebe Blvd and the newly proposed La Crosse extension and the Lakewood extension. The PUD will interface with the Centennial Trail, running east-west parallel to the development's southern property line. There is also a City Park to the south of this property, an Riverstone grassy open space area to the north.

### **Preliminary Development Schedule**

There will be a Phase 1 development upon PUD approval. It is anticipated that the site improvement and site infrastructure work will begin February 1, 2020 and continue through May 30, 2020.

Phase 2 will be proposed once the extension of La Crosse is built on the south end of the site