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

NOVEMBER 8, 2016

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

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

5:30 P.M. CALL TO ORDER:

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

APPROVAL OF MINUTES:

October 11, 2016

PUBLIC COMMENTS:

STAFF COMMENTS:

PUBLIC HEARINGS:

1. Applicant: Arvid Lundin
   Location: 3202 and 3206 N. 4th
   Request: A proposed zone change from R-12 (Residential at 12 units/acre) to NC (Neighborhood Commercial) zoning district
   QUASI-JUDICIAL, (ZC-3-16)

2. Applicant: Michael Kobold
   Location: 1820 W. Prairie Avenue
   Request: A proposed 2.78 ac. annexation from County Agricultural to City R-3 (Residential at 3 units/acre) zoning district.
   LEGISLATIVE, (A-5-16)

3. Applicant: SP Affordable Housing Group, III, LLC.
   Location: 115 E. Anton Avenue
   Request: A proposed R-34 Density Increase special use permit in the R-17(Residential at 17 units/acre) zoning district.
   QUASI-JUDCIAL, (SP-3-16)

4. Applicant: SP Affordable Housing Group, III, LLC.
   Location: 3016 N. Government Way
   Request: A proposed R-34 Density Increase special use permit in the R-17(Residential at 17 units/acre) zoning district.
   QUASI-JUDICIAL, (SP-4-16)

5. Applicant: Active West Builders
Location: 2426 W. John Loop
Request: A proposed 15-lot Pocket Housing preliminary plat "Riveria Place"
QUASI-JUDICIAL, (S-7-16)

6. Applicant: Northwest Solutions Investment Group
Location: 3635 N. 17th Street
Request: A 2-unit Density Increase per Acre special use permit
QUASI-JUDICIAL, (SP-5-16)

ADJOURNMENT/CONTINUATION:

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

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

MINUTES

PLANNING COMMISSION
MINUTES
OCTOBER 11, 2016
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE

COMMISSIONERS PRESENT:

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

STAFF MEMBERS PRESENT:

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

COMMISSIONERS ABSENT:

Peter Luttropp

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Ward, seconded by Fleming, to approve the minutes of the Planning Commission meeting on September 13, 2016, Motion approved.

COMMISSION COMMENTS:

None.

STAFF COMMENTS:

Hilary Anderson, Community Planning Director, announced that the American Planning Association (APA) named Sherman Avenue as one of the "Top 10 Streets" in the country, and for the month of November, we have six public hearings scheduled. The Vacation Ordinance draft was placed on the city website for public comment and once we get those comments back, we will then schedule public hearings with the Planning Commission and City Council.

PUBLIC COMMENTS:

Jim Addis stated that he appreciates the help from staff working on ways to help preserve the Fort Grounds neighborhood. He inquired if the city would consider a few things before the ordinance is completed. The building envelope of every home should be looked at to see who complies and who doesn't. The city should consider proposing a higher density from an R-3 to an R-8 to help the homeowner who would like to do something with his property and not feel as so restricted when designing a project on their home.

Marlo Faulkner stated that she is part of the original group that took part in putting together a petition and notifying the neighborhood the question of what people wanted to see in this area regarding a choice between single family and multi-family homes and out of 112 homeowners contacted, 90 were in favor of single family only. She stated she is opposed to people building giant homes that disregard the neighbors who live next to them.

Bob Marr feels that before this ordinance is approved, it should be the city's responsibility to mail everybody in the Fort Grounds the definitions and boundaries this ordinance will affect. He feels there are a select few in this neighborhood who have taken the lead and feels if you don't have a computer you are left in the dark.

PRESENTATION:

Fort Grounds survey update – Kevin Jester, Patty Jester and Denny Davis presented a PowerPoint on the Informational Survey of the Fort Grounds Historic District. Mr. Jester started the presentation by describing a brief history of when that first survey was conducted in 1992. Mrs. Jester next described various pictures of homes taken in the Fort Grounds showing before and after photos of the homes - what they looked like in 1992 - and after remodeled, what they look like now. Mr. Davis concluded the presentation by describing the key elements they hope this ordinance will provide for this neighborhood.

Commissioner Ingalls stated that he appreciates the work this community has done to help protect their neighborhood. He feels that the Fort Grounds neighborhood is one of the many neighborhoods in the city that this ordinance, when done, might be able to help. He recommends that the city should look at this ordinance as city-wide and not just for this area.

Mr. Davis responded that the Fort Grounds neighborhood has done the leg work for this neighborhood and doesn't disagree with Commissioner Ingalls, but feels that maybe before it is considered city-wide to start with this neighborhood as a pilot project.

ADMINISTRATIVE ITEM:

1 Applicant: The Village at Orchard Ridge
Request: A request for an extension for PUD-3-15 and SP-4-15, The Village at Orchard Ridge.

Sean Holm, Planner, presented the staff report. There were no questions for staff.

Motion by Ingalls, seconded by Fleming, to approve an extension request for one year for PUD-3-15 and SP-4-15, The Village at Orchard Ridge. Motion approved.

PUBLIC HEARINGS

1. Applicant: Lake City Engineering, Inc.
Location: 2650-2750 W. Prairie Avenue
Request: A proposed 32-lot preliminary plat "Prairie Trails" in a R-8 (Residential at 8 units/acre) zoning district QUASI-JUDICIAL, (S-6-16)

Ms. Stroud presented the staff report and explained an addendum to the original staff report from the Planning Director highlighting the various events that have happened since the original meeting for this item on September 11th and recommends that the commission consider modifications to condition's 4 and 11.

She explained that staff recommends the existing sidewalk remain. The applicant attended a meeting with the Post Falls Highway district to discuss removing a portion of sidewalk that the city had requested to be removed. In that meeting, the Post Falls Highway District voted against the applicant removing the sidewalk claiming that the sidewalk was paid for with Federal money and that the sidewalk is in good condition, and should not be removed. She suggested if the applicant does not agree with the modifications to condition's 4 and 11 suggested that the commission could deny the request. She stated that she is aware that the Post Falls Highway district is meeting later this month, and if this request is denied, the applicant could go back and ask for removal of the sidewalk.

Chairman Jordan questioned if the sidewalk is not removed, would the 10 ft. multi-use path be in compliance. Ms. Stroud explained that the city attorney's office stated that this is consistent with the subdivision code and would be in compliance.

Ms. Anderson commented that a delay for this item would give staff time to present the Trails Master Plan to Council for their approval.

Mr. Rumpler inquired if staff had a timeframe when that plan will go before council.

Ms. Anderson stated that she doesn't have a definite date, but knows that it is close and maybe later this month. Chairman Jordan questioned if a multi-path design is part of the new Trails Master Plan. Ms. Anderson stated that a multi-path design is on the new Trails Master plan.

Randy Adams, Civil Deputy City Attorney, reminded the commission that at the last Planning Commission meeting in September, the commission closed testimony before the item was continued and if any of the commissioner's feel that they would like to ask the applicant questions they would need to make a motion to reopen testimony.

Motion by Messina, seconded by Ward, to reopen testimony for Item S-5-16. Motion approved.

Public Testimony open.

Drew Dittman, applicant, explained that they took issue with taking out the existing sidewalk and providing a trail that was not called for in the 2001 Trails Master Plan. He stated earlier this month they attended a meeting for the Post Falls Highway District and asked if they could take out a portion of sidewalk along their property at the city's request and they voted against removing the sidewalk for reasons that the sidewalk was payed for with Federal money and felt that it was too new to remove. He explained that after the meeting, they met with the applicant and they are willing to comply with the modified condition 11 and will provide a multipath trail within the landscape buffer. He stated they will also talk to the developer for Garden Grove and tie into the trail along Courcelles Parkway.

Commissioner Ingalls stated that he missed the last meeting, but after hearing testimony, applauds the developer for stepping up. He feels that the applicant and city worked together for a compromise on this project rather than having the project go sideways. He stated that he will support this project.

Ms. Anderson inquired if the applicant agrees with the changes to condition number 4 before public testimony is closed.

Mr. Dittman stated they agree to the changes for condition 4.

Public Testimony closed.

Motion by Messina, seconded by Ward, to approve S-5-16. Motion approved.

ROLL CALL:

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

Motion to approve carried by a 5 to 0 vote.

2. Applicant: Shawn McMahon
Location: 3882 N. Schreiber Way
Request: A proposed Professional Office special use permit
In the M (Manufacturing) zoning district
QUASI-JUDICIAL, (SP-2-16)

Sean Holm, Planner, presented the staff report. There were no questions for staff.

Public Testimony open.

Shawn McMahon, applicant, explained a brief history of this area and that the applicant intends to provide an office in the front with light manufacturing in the back. He feels that this project will be a win/win for the city.

Commissioner Ingalls inquired if the applicant is aware that this area is home to many light manufacturing businesses and if the applicant is aware there might be some noise.

Mr. McMahon stated that the applicant is aware of the other businesses in the area and feel that the noise won't be an issue.

Public Testimony closed.

Discussion:

Motion by Ingalls, seconded by Messina, to approve SP-2-16. Motion approved.

ROLL CALL:

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

Motion to approve carried by a 6 to 0 vote.

ADJOURNMENT:

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

The meeting was adjourned at 7:10 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

PUBLIC HEARINGS

PLANNING COMMISSION
STAFF REPORT

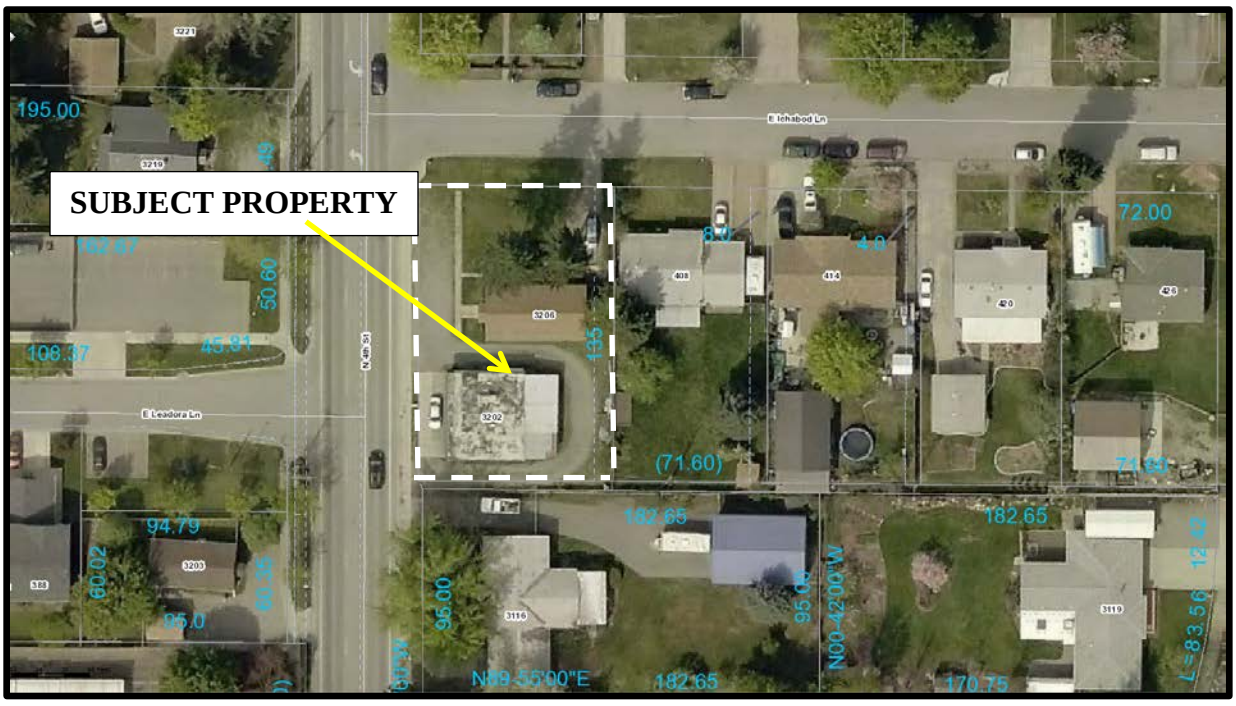
FROM: TAMI STROUD, PLANNER
DATE: NOVEMBER 8, 2016
SUBJECT: ZC-3-16 - ZONE CHANGE FROM R-12 TO NC
LOCATION: +/- .28 ACRE PARCEL AT 3202/3206 N.4TH STREET AND MORE COMMONLY KNOWN AS "LUNDINS VIOLINS".

APPLICANT/OWNER:

Arvid Lundin
3206 N. 4th Street
Coeur d'Alene, ID 83815

DECISION POINT:

Arvid Lundin is requesting approval of a Zone Change from R-12 (Residential at 12 units/acre) to NC (Neighborhood Commercial) at 3202 and 3206 N. 4th Street.



BACKGROUND INFORMATION:

The subject property is located at the southeast corner of 4th Street and Icabod Lane and is currently the site of the "Lundins Violin", an existing violin repair shop since 2005. There is also an existing single-family dwelling unit on the property. The property was annexed into the City of Coeur d'Alene in '1963 with an R-1 zoning classification. In '1982, when the City implemented a new zoning ordinance, changed the zoning to R-12 (Residential at 12 units/acre) zoning district, which closely corresponds to the former R-1 zoning.

The subject property contained a commercial use for many years before it was annexed into the City so, when it came into the City in 1963, the R-1 zoning classification made the use a nonconforming use. Prior to being a violin repair shop, the site has been used for a radiator shop, beauty shop and a florist. The nonconforming use regulations state: If an existing non-conforming use is proposed for expansion or a new use that would not be allowed in the existing zoning district is established, a zone change would be required before either action could occur.

The subject property would still be a nonconforming use with a NC (Neighborhood Commercial) zoning classification, but would allow for a future purchaser to expand the commercial uses as listed in NC zoning district.

Due to an outstanding code violation, a recommended condition for the rezone will be that the applicant be required to obtain a building permit for an expansion on the rear of the existing violin repair shop, prior to the rezone becoming final. All applicable code requirements must be met prior to final approval of the requested rezone.

GENERAL INFORMATION:

The Neighborhood Commercial district (NC) is intended to allow for the location of enterprises that mainly serve the immediate surrounding residential area and that provide a scale and character that are compatible with residential buildings. It is expected that most customers would reach the businesses by walking or bicycling, rather than driving.

Mr. Lundin intends on selling the existing property and would like to expand on the allowed uses in the NC (Neighborhood Commercial) zoning district,

The comments and justification for the zone change request is attached for your review.

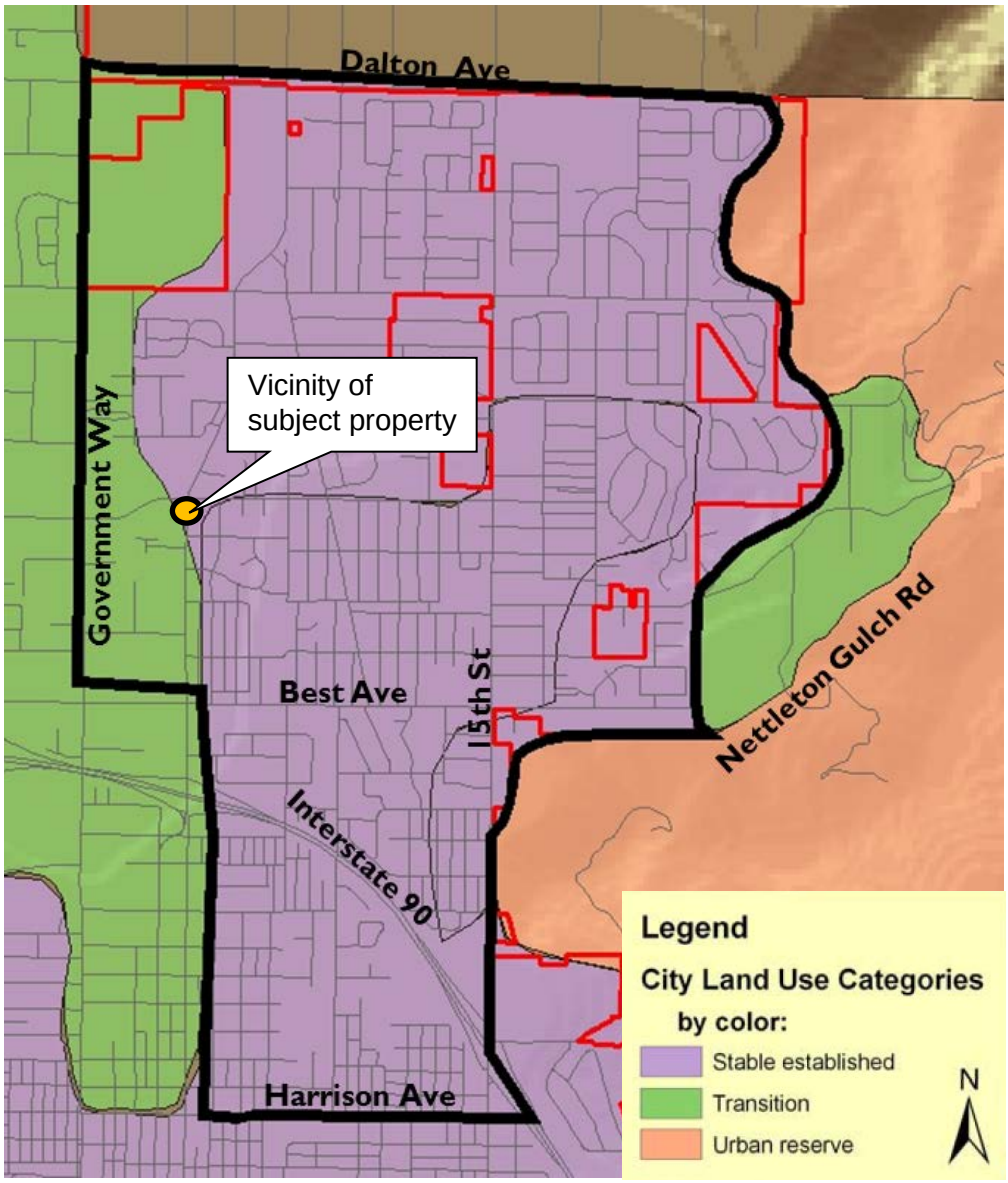
REQUIRED FINDINGS:

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

2007 COMPREHENSIVE PLAN- LAND USE CATEGORY: NE PRAIRIE

- The subject property is within the existing city limits.
- The City Comprehensive Plan Map designates this area as NE Prairie: Stable Established:

2007 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: Land Use- NE Prairie
This area is composed of a variety of zoning districts with a majority of residential density at three to eight units per acre (3-8:1). Lower density development becomes more prominent moving north. The NE Prairie provides a range of housing choices that includes a number of large recreation areas and small pocket parks.

Canfield Mountain and Best Hill act as the backdrop for this portion of the prairie. Much of the lower lying, less inhibitive areas have been developed. Pockets of development and an occasional undeveloped lot remain.

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

The characteristics of NE Prairie neighborhoods will be:
That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
Commercial uses are concentrated in existing commercial areas along arterials with neighborhood service nodes where appropriate.
Natural vegetation is encouraged and should be protected in these areas.
Pedestrian connections and street trees are encouraged in both existing neighborhoods and developing areas.
Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.
Incentives will be provided to encourage clustering.

COMPREHENSIVE PLAN GOALS & OBJECTIVES:

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 1.12

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 trail systems.

Goal #2: Economic Environment

Our Comprehensive Plan preserves the city's quality workplaces and encourages economic growth**.**

Objective 2.01

Business Image and Diversity:

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

Objective 2.04

Downtown & Neighborhood Service Nodes:

Prioritize a strong, vibrant downtown and compatible neighborhood service nodes throughout the city.

Objective 2.05

Pedestrian & Bicycle Environment:

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

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 3.06

Neighborhoods:

Protect the residential character of neighborhoods by allowing residential/commercial/industrial transition boundaries at alleyways or along back lot lines if possible.

Objective 3.07

Neighborhoods:

Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.

Goal #4: Administrative Environment

Our Comprehensive Plan advocates efficiency and quality management in city government.

Objective 4.06

Public Participation:

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

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

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

STORMWATER:

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

-Submitted by Shane Roberts, Public Works Inspector

TRAFFIC:

Without a defined use for the subject property, approximate traffic generation cannot be estimated; however, the change from a R-12 zonal use to a NC zonal use is insignificant in terms of the amount of vehicle traffic generated. The average peak hour traffic from an NC zone amounts to 1.25 trips, whereas, the average peak hour rate for a residential zone is 0.90.

Evaluation:

The subject property is situated adjacent to a major N/S arterial roadway with multiple signals for traffic control, and adjoining local streets that intersect these arterials. These roadways will accommodate traffic generated through the proposed zone change on the subject property.

STREETS:

The subject property is bordered by Fourth Street on the west and Ichabod Lane to the north.

Evaluation:

Both adjoining streets are developed to current standards with the exception of sidewalk on the north side of the subject property. Since there is no sidewalk installed along the south side of Ichabod Lane within 450' of the subject property, none will be required.

-Submitted by Shane Roberts, Public Works Inspector

WATER:

There is adequate capacity in the public water system to support domestic, irrigation and fire flow for the proposed zone change. There is an existing 12" water main in 4th St. and a 6" water main in Ichabod Lane.

-Submitted by Terry Pickel, Water Superintendent

SEWER:

The subject property is already connected and paying for has public sewer.

-Submitted by Mike Becker, Utility Project Manager

FIRE:

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

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

-Submitted by Bobby Gonder, Fire Prevention

PLANNING:

Due to an outstanding code violation, the Planning Commission may recommend to council that a condition be added that the applicant obtain a building permit for the addition to the existing structure per the below code section:

17.09.140: CONDITIONAL REZONING: The city council may impose conditions upon rezoning where such conditions are required to ensure that proposed uses of the area are consistent with community needs and its public health, safety, and general welfare. The planning commission may recommend conditions upon rezoning, for the city council's consideration. (Ord. 1691 §1(part), 1982)

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

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

PHYSICAL CHARACTERISTICS:

There are no topographical or other physical constraints that would make the subject property unsuitable for the request.

See site photos on the following pages.

View of the *subject property looking east on 4th Street*

View of the subject property looking southeast on 4th Street toward violin shop

View of the subject property looking southeast on 4th Street at existing violin shop.

View of the subject property looking northwest on 4th Street

View looking north of the subject property on 4th Street.

View of rear yard of subject property

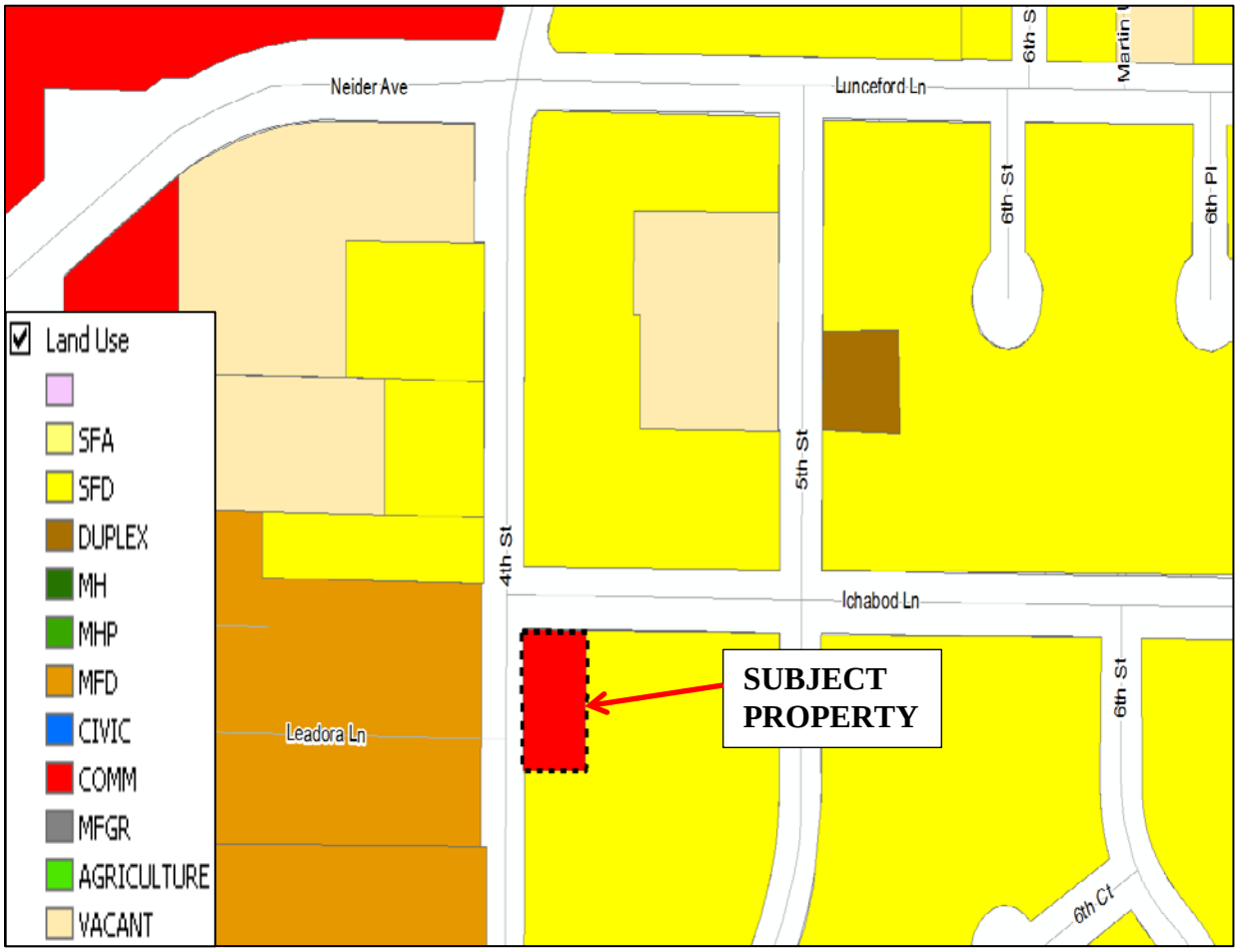
Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the physical characteristics of the site make it suitable for the request at this time.*

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

TRAFFIC:

- Staff comments with regard to traffic are located on page 6 in your staff report.

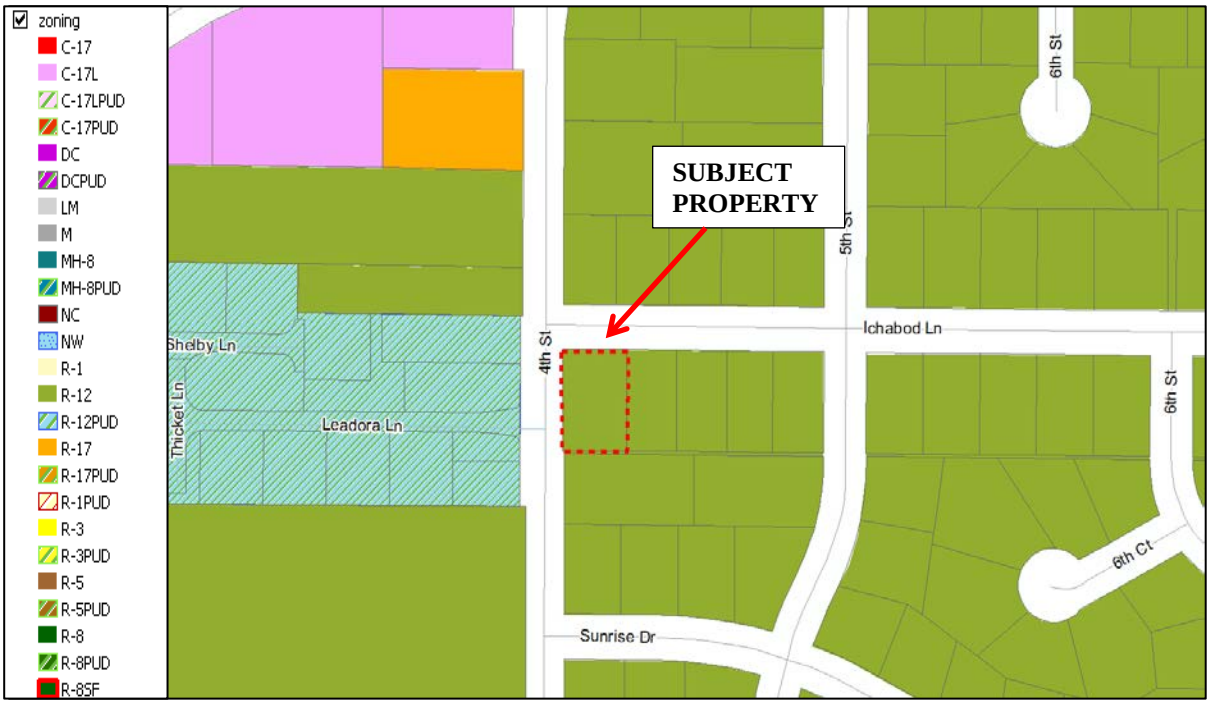
GENERALIZED LAND USE PATTERN:



NEIGHBORHOOD CHARACTER: From the 2007 Comprehensive Plan: **NE Prairie**

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.

ZONING:



Approval of the zone change request could intensify the potential use of the property by increasing the allowable uses by right as listed below:

➢ ***Proposed Neighborhood Commercial (NC) Zoning District:***

Uses permitted by right:

- Commercial and professional office
- Daycare
- Medical/dental
- Parks
- Personal services
- Residential
  (Above the ground floor only-new construction)
- Retail

Uses permitted by special use permit:

- o Religious institutions
- o Schools

The following uses are prohibited in NC districts:

- × Commercial parking
- × Detention facilities
- × Gasoline service stations
- × Industrial
- × Ministorage
- × Outdoor storage or display of goods, other than plants
- × Sales, repair or maintenance of vehicles, boats, or equipment
- × Warehouses

× Additional Prohibited Uses: In addition to the uses listed above, any other uses that the Planning Director determines are not in conformity with the purpose and intent of the district are prohibited. The decision of the Planning Director may be appealed by following the administrative appeal procedure.

Hours of Operation

Nonresidential uses may only be open for business between the hours of six o'clock (6:00) A.M. and ten o'clock (10:00) P.M.

Floor Area

Maximum Floor Area Ratio: The floor area ratio (FAR) for nonresidential uses in an NC district is 1.0 with a total FAR of 1.5 when a ground floor permitted use is combined with a second level residential unit.

Maximum Floor Area: The maximum floor area shall not exceed four thousand (4,000) square feet for retail uses. All other nonresidential uses shall not exceed eight thousand (8,000) square feet.

Parking

Nonresidential Uses: Nonresidential uses must provide at least three (3) parking stalls per one thousand (1,000) square feet of floor area.

Permitted Residential Uses: Permitted residential uses must provide 1.5 stalls per dwelling unit.

Height & Design Standards

The maximum height for all uses in an NC district shall not exceed thirty two feet (32').

At least fifty percent (50%) of any first floor wall facing an arterial street must be glass.

If the building does not abut the sidewalk, there must be a walkway between the sidewalk and the primary entrance.

Surface parking should be located to the rear or to the side of the principal building.

Trash areas must be completely enclosed by a structure constructed of materials similar to the principal building. Dumpsters must have rubber lids.

Buildings must be designed with a residential character, including elements such as pitched roofs, lap siding, and wide window trim.

Lighting greater than one foot-candle is prohibited. All lighting fixtures shall be a "cutoff" design to prevent spillover.

Wall mounted signs are preferred, but monument signs no higher than six feet (6') are allowed. Roof mounted signs and pole signs are not permitted.

Signs shall not be internally lighted, but may be indirectly lighted.

Existing/adjacent land uses:

The existing land uses in the area are single-family, multi-family, and commercial uses to the north on 4th Street (Costco).

Previously, the building was used for a floral shop, and radiator repair,

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

APPLICABLE CODES AND POLICIES:

UTILITIES:

All proposed utilities within the project shall be installed underground.

STREETS:

An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.

STORMWATER:

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

PROPOSED CONDITIONS FOR COUNCILCONSIDERATION:

PLANNING:

Due to an outstanding code violation, the applicant will be required to obtain a building permit for the addition on the rear of the property prior to the rezone becoming final. All applicable code requirements must be met prior to final approval of the requested rezone.

ORDINANCES & STANDARDS USED FOR EVALUATION:

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

ACTION ALTERNATIVES:

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

APPLICANT'S NARRATIVE

The property that I am petitioning to have rezoned to **Neighborhood Commercial** is now zoned R-12. This property, parcel # 20685, otherwise known as 3202 N. 4th Street, has been used as a dual purpose business and home for well over 40 years. To name a few: a radiator shop, then a florist shop which opened in 1975. They also sub-leased part of the building to a beautician. I have operated Lundin's Violins here since 2005.

I would like to retire and sell this property. With the increased growth of the surrounding neighborhood from Sherman to Neider, the Neighborhood Commercial zoning would allow me to market the property for commercial uses allowed in that zoning district. Even though this is a business location, the limitations from the current R-12 zoning have all of the potential buyers going to other properties that are currently zoned commercial.

This portion of N. 4th has been utilized as a major business corridor for many years including other residences with large shop buildings on the east side of N. 4th Street. This street has become a go to location for many of the residents from here and all over North Idaho with Costco being at the forefront. Global Credit Union, the Human Bean coffee are all in close walking distance, and not to forget all the businesses south on Appleway.

In the 2007 compressive plan I feel that objective 2.04 applies to my property, with downtown and neighborhood service nodes. As stated: Prioritize a strong vibrant downtown and compatible neighborhood service nodes throughout the city.

My property has ample parking available for most types of business with access from either N. 4th or Ichabod.

FINDINGS

COEUR D'ALENE PLANNING COMMISSION

FINDINGS AND ORDER

A. INTRODUCTION

This matter having come before the Planning Commission on, November 8, 2016, and there being present a person requesting approval of ZC-3-16 , a request for a zone change from R-12 (Residential at 12 units/acre) to NC (Neighborhood Commercial) zoning district.

APPLICANT: ARVID LUNDIN

LOCATION: +/- .28 ACRE PARCEL AT 3202/3206 N.4TH STREET AND MORE COMMONLY KNOWN AS "LUNDINS VIOLIN".

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

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

B1. That the existing land uses are residential and commercial.

B2. That the Comprehensive Plan Map designation is Stable Established.

B3. That the zoning is R-12.

B4. That the notice of public hearing was published on, October 22, 2016, which fulfills the proper legal requirement.

B5. That the notice of public hearing was posted on the property on, ,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 November 8, 2016.

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

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

Criteria to consider for B9:

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

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

Criteria to consider for B10:

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

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

Criteria to consider for B11:

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

C. ORDER: CONCLUSION AND DECISION

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

Special conditions applied are as follows:

PLANNING:

Due to an outstanding code violation, the applicant will be required to obtain a building permit for the addition on the rear of the property prior to the rezone becoming final. All applicable code requirements must be met prior to final approval of the requested rezone.

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

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttropp	Voted _____
Commissioner Messina	Voted _____
Commissioner Rumpler	Voted _____
Commissioner Ward	Voted _____
Chairman Jordan	Voted _____ (tie breaker)

Commissioners _____were absent.

Motion to _____ carried by a ____ to ____ vote.

_____

CHAIRMAN BRAD JORDAN

PLANNING COMMISSION
STAFF REPORT

FROM: TAMI STROUD, PLANNER

DATE: NOVEMBER 8, 2016

SUBJECT: A-5-16 – ZONING PRIOR TO ANNEXATION OF A 2.78 ACRE PARCEL FROM COUNTY AGRICULTURAL TO R-3.

LOCATION: +/- 2.78 ACRE PARCEL LOCATED ON THE SOUTH SIDE OF PRAIRIE AVENUE AND WEST OF RAMSEY ROAD.

APPLICANT:

Lake City Engineering, Inc.
3909 N. Schreiber Way, Suite #4
Coeur d'Alene, ID 83814

OWNER:

Michael Kobold.
1820 W. Prairie Avenue
Coeur d'Alene, ID 83815

DECISION POINT:

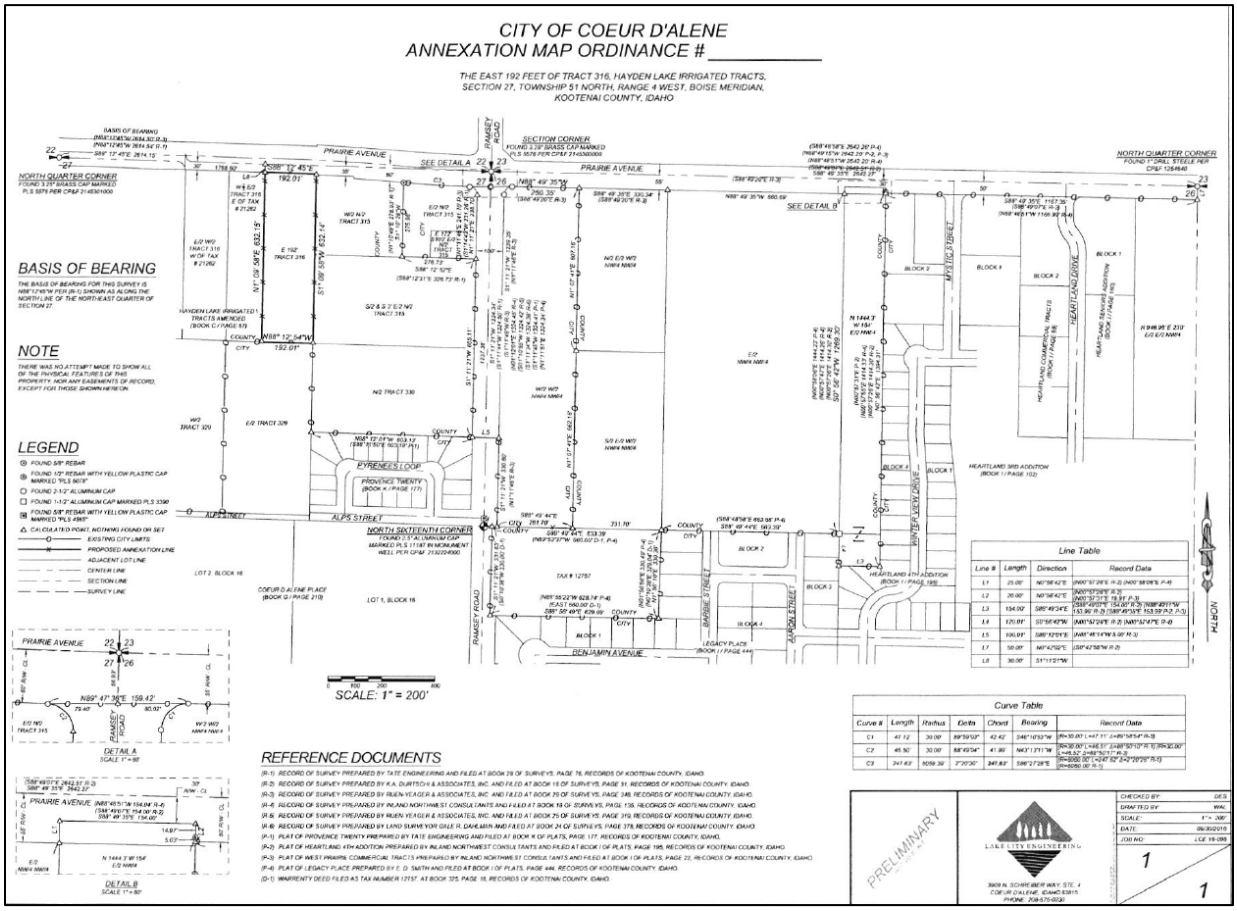
Lake City Engineering, Inc. is requesting approval of a proposed +/- 2.78 acre annexation from County Agricultural to city R-3 zoning district (Residential at 3 units/acre).

AREA MAP:

GENERAL INFORMATION:

Lake City Engineering, Inc. is proposing to annex a +/- 2.78 acre parcel as shown in the annexation map below.

ANNEXATION MAP:



17.05.090: GENERALLY: Residential R-3

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

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

R-3 Zoning District:

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

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

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

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

Accessory Uses:

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

REQUIRED FINDINGS FOR ANNEXATION:

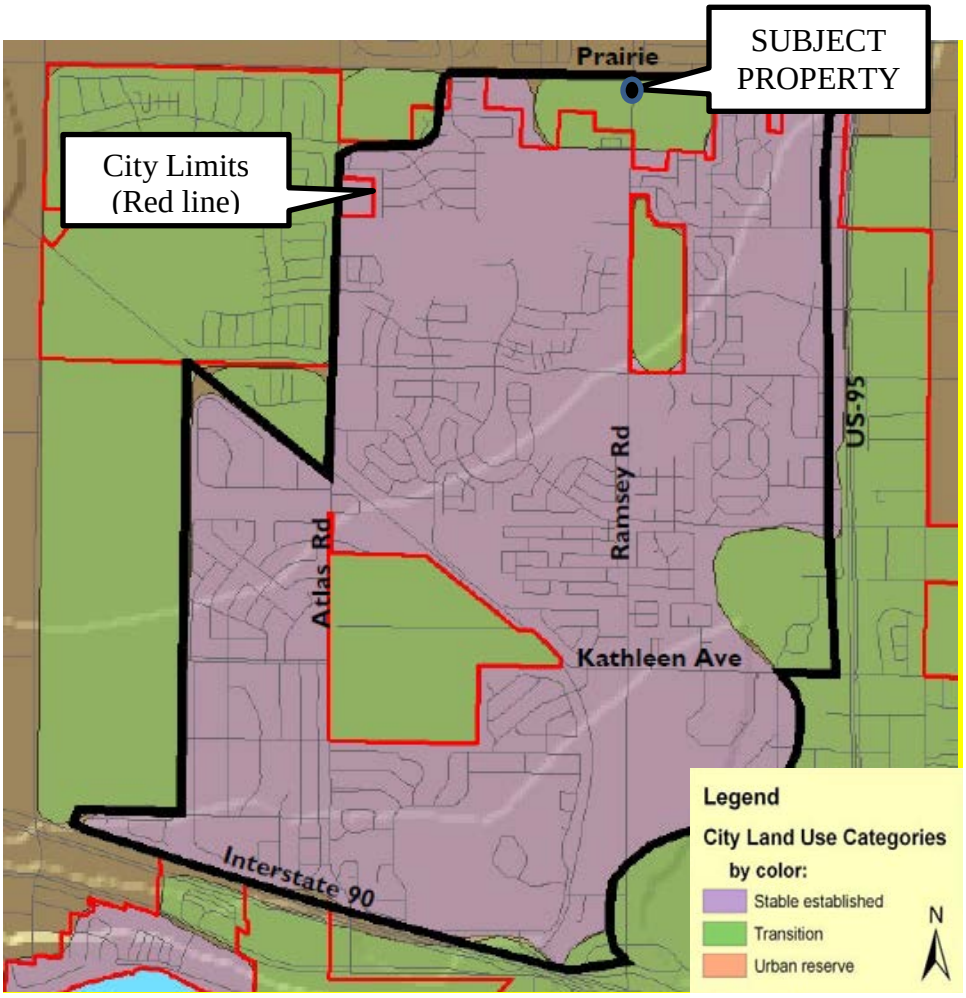
Finding #B8: That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.

2007 COMPREHENSIVE PLAN- LAND USE CATEGORIES:

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

See Comprehensive Plan Map on next page.

Ramsey-Woodland Comprehensive Plan Map:



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

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

The characteristics of Ramsey – Woodland neighborhoods will be:

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

Significant Policies:

- Objective 1.05 -Vistas:
  Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d'Alene unique.

- Objective 1.06 -Vistas:
  Enforce minimal tree removal, substantial tree replacement, and suppress topping trees for new and existing development.

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

- Objective 3.02 –Managed Growth:
  Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.

- Objective 3.04 -Neighborhoods:
  Encourage the formation of active neighborhood associations and advocate their participation in the public process.

- Objective 3.05 - Neighborhoods:
  Protect and preserve existing neighborhoods from incompatible land uses and developments.

- Objective 3.07 –Neighborhoods:
  Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.

- Objective 3.08 -Housing:
  Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.

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

- Objective 4.01 - City Services:
  Make decisions based on the needs and desires of the citizenry.

- Objective 4.02 - City Services:
  Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling, and trash collection).

- Objective 4.06 - Public Participation:
  Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision- making process.

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

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

STORMWATER:

Stormwater will be addressed as the area proposed for annexation develops. It is anticipated that the residential development will typically utilize curb adjacent swales to manage the site runoff.

TRAFFIC:

The requested 2.78 acre residential zone may generate A.M. peak hour volumes of 7 trips and 7 trips during the P.M. peak hour volumes. All traffic generated will be utilizing Prairie Avenue for ingress / egress. The point of access to the development is under the jurisdiction of the Lakes Highway District.

Evaluation:

Due to the fact that the point of access to the development is under the jurisdiction of a political jurisdiction other than the City, permission in writing is required, and, any traffic related impacts that are placed on the developer by the associated jurisdiction should be made a component of any annexation agreement for the subject property.

STREETS:

The area proposed for annexation is bordered by a major arterial roadway, Prairie Avenue (E/W), which is under the jurisdiction of the Lakes Highway District. The point of access to the area to be developed is under the portion that is controlled by the Lakes Highway District.

Evaluation:

The roadway is a fully developed five (5) lane configuration that has multiple signalized intersections. A developed five (5) lane road section can carry upwards of 36,000 vehicles (Level C) per day before the level of service begins to deteriorate. Any alterations or restrictions to the roadway are under the jurisdiction of the Lakes Highway District and beyond City control.

-Submitted by Shane Roberts, Public Works Inspector

WATER:

The property for proposed annexation lies within the Hayden Lake Irrigation District service boundary. A "Will Serve" letter is required.

-Submitted by Terry Pickel, Water Superintendent

WASTEWATER:

Public sewer is not readily available to this property. In compliance to the 2013 Sewer Master Plan Figure A13, this property is required to connect to the nearest public sanitary sewer located in Ramsey Road approximately 850 feet east of the Subject Property's easterly property line. Any deviation from the Sewer Master Plan will require the Applicant to demonstrate their project's impacts to the public sewer system.

-Submitted by Mike Becker, Utility Project Manager

PARK AND RECREATION:

The City of Coeur d'Alene's draft 2016 Trails and Bikeways Master Plan, anticipated adoption in November 2016, calls for a 10 foot multi-use path along Prairie Avenue in this area. The applicant/owner will be required to construct a 10 foot multi-use pathway within the Lakes Highway District right-of-way, or the subdivision boundary along Prairie Avenue, or a combination of the two. The developer needs to contact the Lakes Highway District to get permission to remove the sidewalk to put the trail in and connect to the existing sidewalks to the east and west of the subject property.

-Submitted by Monte McCully, Trails Coordinator

FIRE:

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

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

-Submitted by Bobby Gonder, Fire Inspector

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

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

PHYSICAL CHARACTERISTICS:

The subject property has a general slope of the land towards the south. The property is covered by deciduous and coniferous trees, native grasses and underbrush. There are no constraints for future development of the property. There is an existing single-family dwelling unit and an outbuilding currently on the property; however the majority of the property is vacant.

See photos of the subject property on the next page.

PHOTOS OF SUBJECT PROPERTY:

View of the subject property looking south on Prairie Avenue

View of the subject property looking southwest along Prairie Avenue

View of the subject property looking southwest along Prairie Avenue

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

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

TRAFFIC:

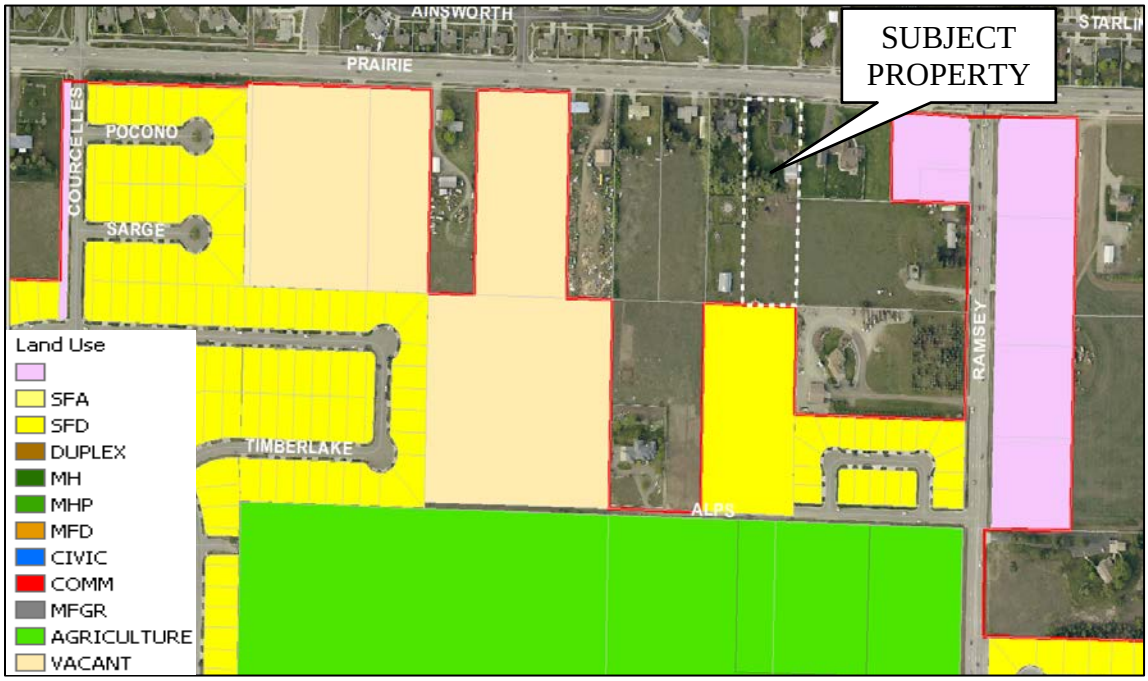
The requested 2.78 acre residential zone may generate A.M. peak hour volumes of 7 trips and 7 trips during P.M. peak hour volumes. All traffic generated will be utilizing Prairie Avenue for ingress / egress. The point of access to the development is under the jurisdiction of the Lakes Highway District.

NEIGHBORHOOD CHARACTER:

The 2.78 acre parcel is located at the northern boundary of the city and on the south side of Prairie Avenue. The subject property adjoins a portion of city property to the south which includes single family uses. There are commercial uses to the east, as well as a residential development(s) to the south. There are also large parcels (in county), directly east and west of the property as well as vacant land nearby. There have been a number of recent annexations to the west of the subject property.

There is an existing single family residence and one outbuilding currently on the property; however the majority of the land is vacant. The property owner is requesting the R-3 zoning district to allow for a future residential development.

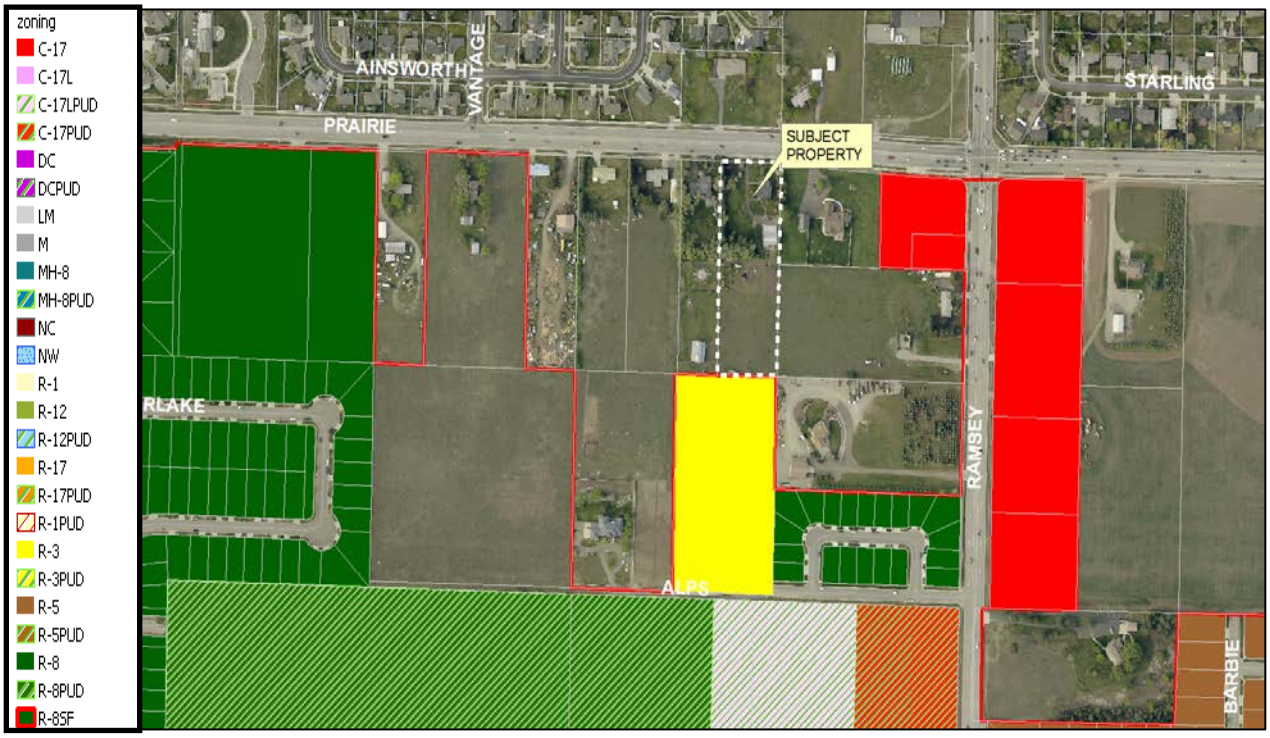
GENERALIZED LAND USE PATTERN:



The minimum lot size for the R-3 (Residential at 3 units/acre) zoning district requires 11,500 sq. ft. per dwelling unit. All buildable lots must have 75 feet of frontage on a public street, unless alternative is approved by the City through the normal subdivision procedure. (i.e., cul de sac and flag lots) or, unless the lot is a valid nonconforming lot.

See Existing Zoning Map on the next page.

EXISTING ZONING:



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

PROPOSED ITEMS FOR AN ANNEXATION AGREEMENT:

PARK AND RECREATION:

The City of Coeur d'Alene's draft 2016 Trails and Bikeways Master Plan, anticipated adoption in November 2016, calls for a 10 foot multi-use path along Prairie Avenue in this area. The applicant/owner will be required to construct a 10 foot multi-use pathway within the Lakes Highway District right-of-way, or the subdivision boundary along Prairie Avenue, or a combination of the two and connect to the existing sidewalks to the east and west of the subject property. The developer needs to contact the Lakes Highway District to get permission to remove the sidewalk to put the trail in. The path installation and sidewalk removal would be tied to a future subdivision request.

WASTEWATER:

Public sewer is not readily available to this property. In compliance to the 2013 Sewer Master Plan Figure A13, this property is required to connect to the nearest public sanitary sewer located in Ramsey Road approximately 850 feet east of the Subject Property's easterly property line. Any deviation from the Sewer Master Plan will require the Applicant to demonstrate their project's impacts to the public sewer system

ORDINANCES & STANDARDS USED FOR EVALUATION:

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

ACTION ALTERNATIVES:

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

APPLICANT'S NARRATIVE

Job # 16-098

KOBOLD ANNEXATION

PROJECT NARRATIVE

Coeur d'Alene, Idaho

September 20, 2016

LAKE CITY ENGINEERING

3909 N. Schreiber Way, Suite 4
Coeur d'Alene, Idaho 83815
Phone/Fax: 208-676-0230

INTRODUCTION

The project proponent, Michael H. Kobold, is requesting the annexation of approximately 2.78 acres of property into the City of Coeur d'Alene. The subject property is located South of Prairie Avenue and West of the intersection of Prairie Avenue and Ramsey Road. There is an existing single-family residence and outbuilding currently on the property; however, the majority of the land is vacant.

SUBJECT PARCEL

The property being requested for annexation is as follows:

Parcel No.: 0-3560-27-316-AA
Area: 2.783 acres
Address: 1820 W. Prairie Avenue
Coeur d'Alene, Idaho 83815

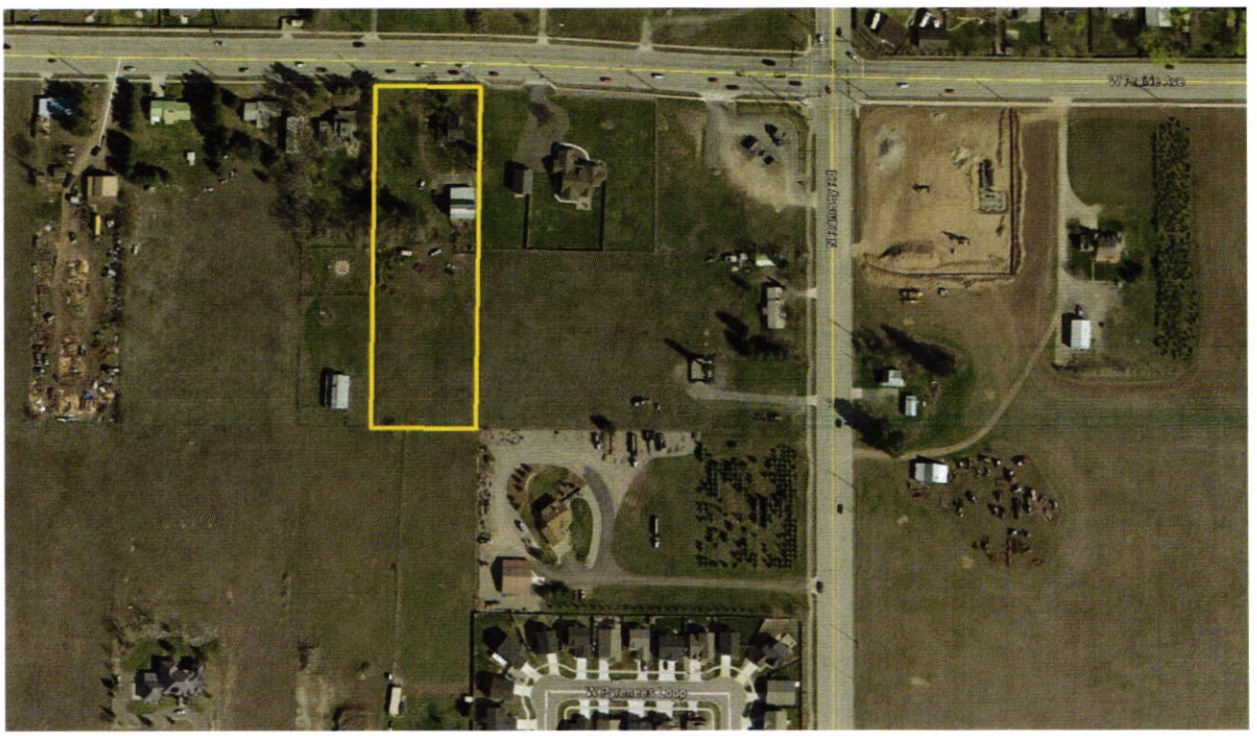


Figure 1: Vicinity Map

ZONING CLASSIFICATION

The property is currently zoned Agricultural in Kootenai County and is located at the northern boundary of the City of Coeur d'Alene City Limit. The surrounding property consists of residentially zoned parcels. The project proponent is requesting a zoning classification of R-3 to allow for a future residential development. As can be seen from Figure 2, the subject property is bordered by an R-3 Residential zone to the South and by Agriculture zones within the County to the West and East. The requested zoning classifications are in conformance with the goals of the Comprehensive Plan and are compatible with the surrounding land uses.

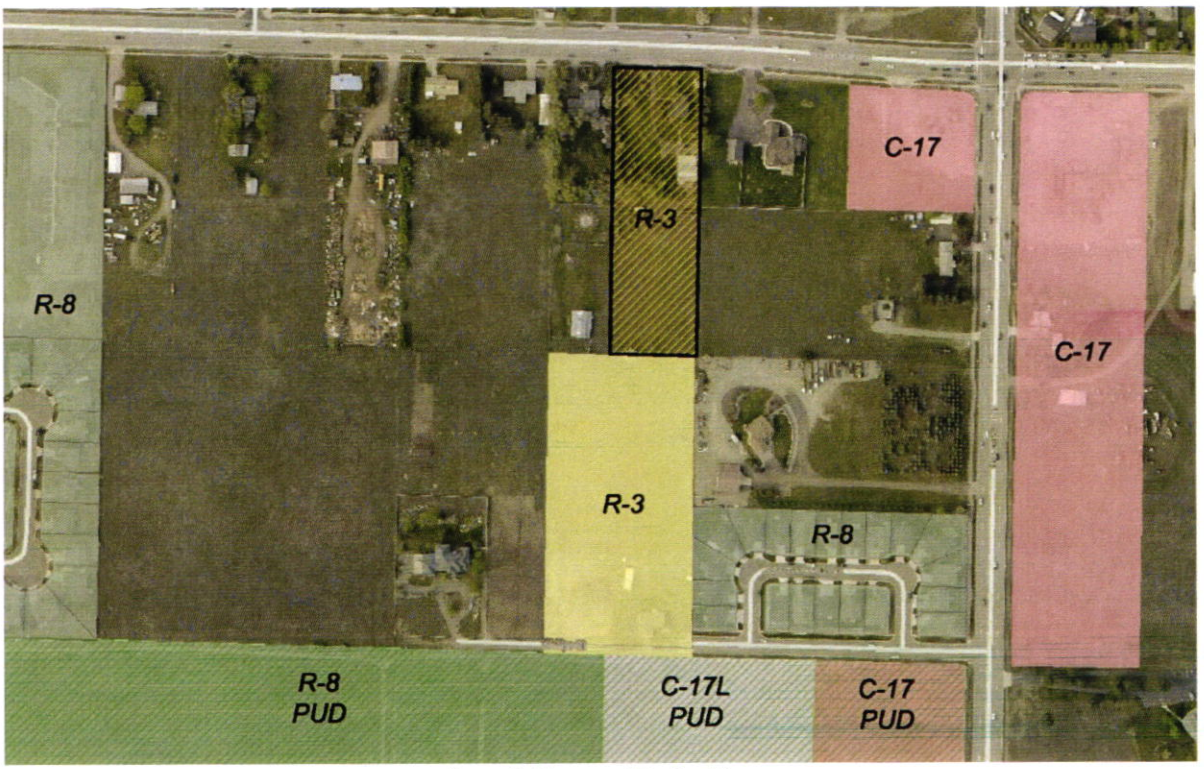


Figure 2: Proposed Zoning Map

COMPREHENSIVE PLAN ANALYSIS

The property lies in a *Transition* area along the northern boundary of the Ramsey-Woodland land use area per the City of Coeur d'Alene Comprehensive Plan. This area lies over the Spokane Valley-Rathdrum Prairie Aquifer. Neighborhood characteristics for this land use tend to be single-family and multi-family housing with an overall density of 3 – 4 units per acre with pockets of higher density housing. Connections to open space, parks, and pedestrian and bicycle trails should also be included. The proposed zoning would be consistent with the Comprehensive Plan.

The City of Coeur d'Alene Comprehensive Plan is the guiding document for all land use development decisions. It is important that land use decisions meet, or exceed, the goals,

PRE-DEVELOPMENT CONDITIONS

The subject property is currently occupied by one single-family residence and one outbuilding, however the majority of the property is vacant. The general slope of the land is towards the south. The property is covered by deciduous and coniferous trees, native grasses and underbrush. The existing single-family residence and outbuilding are located along the northern portion fronting Prairie Avenue. Access to the residence is off of Prairie Avenue.

The frontage improvements on Prairie Avenue are complete and include curb, gutter and drainage swales.

Figure 3 below shows the current site conditions.

Figure 3: Existing Site Conditions

PRE-DEVELOPMENT CONDITIONS

The subject property is currently occupied by one single-family residence and one outbuilding, however the majority of the property is vacant. The general slope of the land is towards the south. The property is covered by deciduous and coniferous trees, native grasses and underbrush. The existing single-family residence and outbuilding are located along the northern portion fronting Prairie Avenue. Access to the residence is off of Prairie Avenue.

The frontage improvements on Prairie Avenue are complete and include curb, gutter and drainage swales.

Figure 3 below shows the current site conditions.

Figure 3: Existing Site Conditions

FINDINGS

COEUR D'ALENE PLANNING COMMISSION

FINDINGS AND ORDER

A. INTRODUCTION

This matter having come before the Planning Commission on November 8, 2016, and there being present a person requesting approval of ITEM A-5-16, a request for zoning prior to annexation from County Agricultural to City R-3 (Residential at 3 units/acre) zoning district.

APPLICANT: LAKE CITY ENGINEERING, INC.

LOCATION: +/- 2.78 ACRE PARCEL LOCATED ON THE SOUTH SIDE OF PRAIRIE AVENUE AND WEST OF RAMSEY ROAD.

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

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

B1. That the existing land uses are residential, single-family, large parcels (in county), civic, and vacant land.

B2. That the Comprehensive Plan Map designation is Transition.

B3. That the zoning is County Agricultural.

B4. That the notice of public hearing was published on October 22, 2016, which fulfills the proper legal requirement.

B5. That the notice of public hearing was not required to be posted, which fulfills the proper legal requirement.

B6. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.

B7. That public testimony was heard on November 8, 2016.

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

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

Criteria to consider for B9:

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

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

Criteria to consider for B10:

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

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

Criteria to consider for B11:

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

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of LAKE CITY ENGINEERING, for zoning prior to annexation, as described in the application should be **(approved) (denied) (denied without prejudice)**.

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

PARK AND RECREATION:

The City of Coeur d'Alene's draft '2016 Trails and Bikeways Master Plan, anticipated adoption in November 2016, calls for a 10 foot multi-use path along Prairie Avenue in this area. The applicant/owner will be required to construct a 10 foot multi-use pathway within the Lakes Highway District right-of-way, or the subdivision boundary along Prairie Avenue, or a combination of the two and connect to the existing sidewalks to the east and west of the subject property.

The developer needs to contact the Lakes Highway District to get permission to remove the sidewalk to put the trail in.

WASTEWATER:

Public sewer is not readily available to this property. In compliance to the 2013 Sewer Master Plan Figure A13, this property is required to connect to the nearest public sanitary sewer located in Ramsey Road approximately 850 feet east of the Subject Property's easterly property line. Any deviation from the Sewer Master Plan will require the Applicant to demonstrate their project's impacts to the public sewer system

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

ROLL CALL:

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

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____were absent.

Motion to _____carried by a ____ to ____ vote.

_____

CHAIRMAN BRAD JORDAN

PLANNING COMMISSION
STAFF REPORT

FROM: MIKE BEHARY, PLANNER

DATE: NOVEMBER 8, 2016

SUBJECT: SP-3-16, REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A DENSITY INCREASE TO R-34 FOR AN EXISTING MULTI-FAMILY APARTMENT COMPLEX IN THE R-17 RESIDENTAL DISTRICT

LOCATION: A 3.45 ACRE PARCEL LOCATED AT 115 E ANTON AVENUE

APPLICANT/OWNER:

SP Affordable Housing Group III, LLC
701 5th Avenue, Suite 5700
Seattle, WA 98104

DECISION POINT:

SP Affordable Housing Group III, LLC is requesting approval of a special use permit to allow a density increase to R-34 density that will bring an existing multi-family apartment complex in the R-17 Residential Zoning District into zoning compliance.

BACKGROUND INFORMATION:

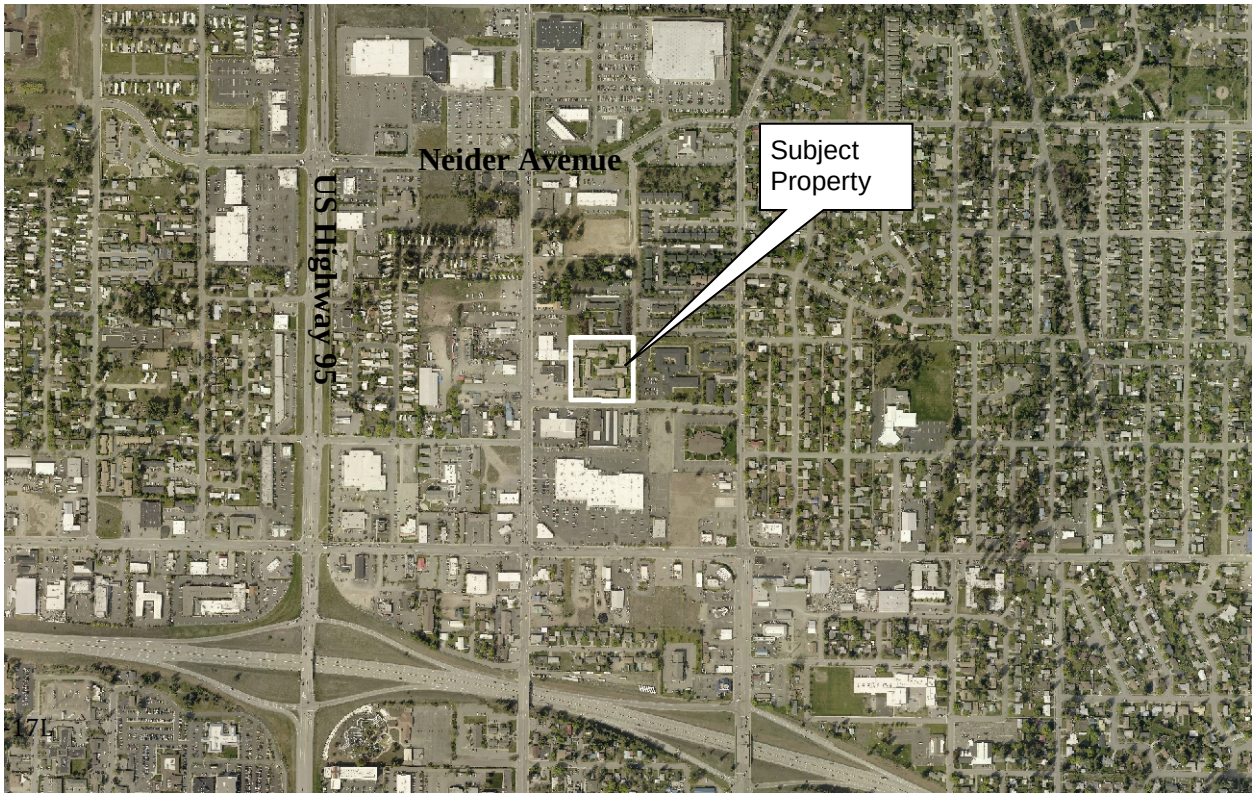
The applicant is in the process of purchasing the subject property and doing their due diligence prior to closing on the property. During their due diligence and research on the property, the applicant became aware that the subject site was not in current zoning compliance. The multi-family units on this site were built legally in 1970 under a prior zoning ordinance. A building permit was obtained from the City at that time and the multi-family apartment complex was constructed and soon after occupied. In 1983 the City adopted a new Zoning Ordinance which rendered the subject property as legal non-conforming.

The subject property has 66 units and the R-17 allows for a maximum of 58 units. The subject site has 88 parking spaces and the requirement is for a minimum of 126 parking spaces. The applicant has submitted a site plan that shows the existing conditions and the current parking and unit configuration on the subject site. (see site plan on page 3)

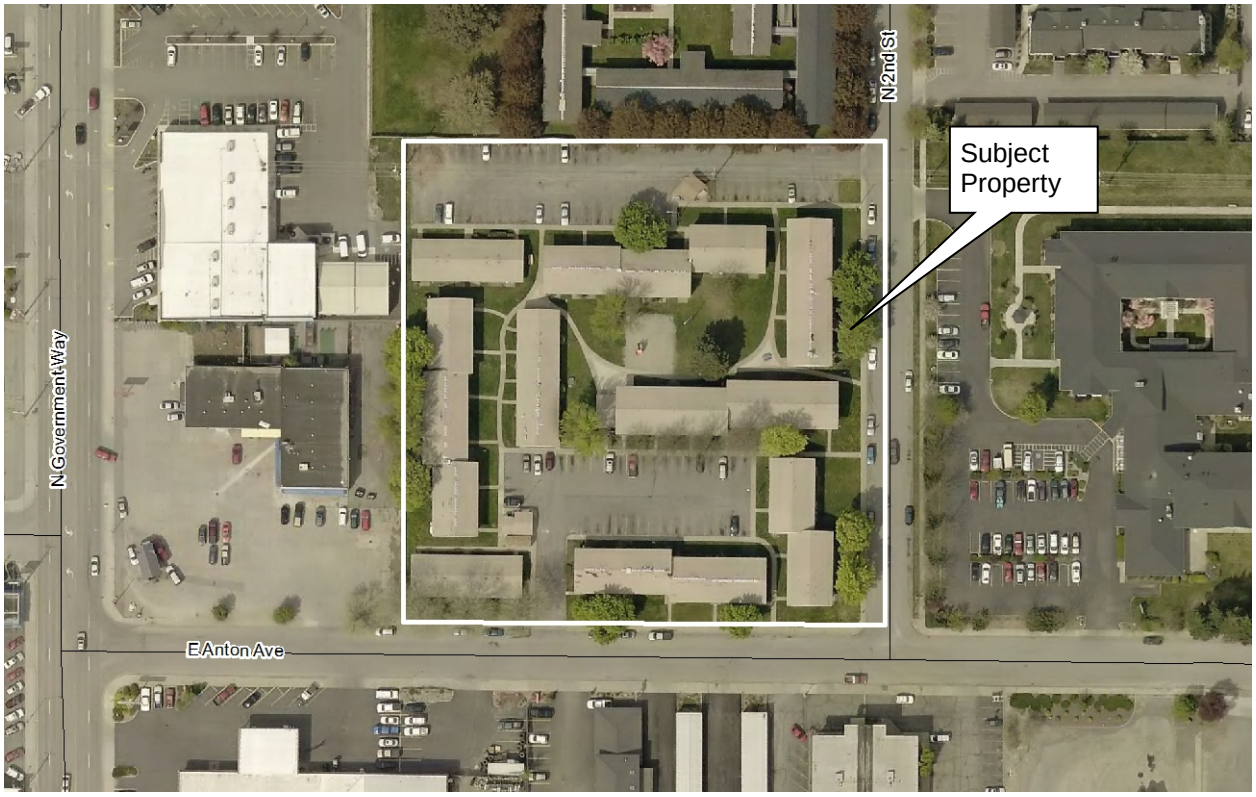
The applicant is not requesting to increase the number units on this property. The applicant is only requesting to allow the number of existing units and parking spaces to remain and to bring this property into zoning compliance with the City prior to purchasing the property.

If this proposed special use is approved, the applicant has indicated they intend to renovate and upgrade the existing development in 2017. The applicant has indicated that the new renovation work will bring new life to the development and improve its curb appeal.

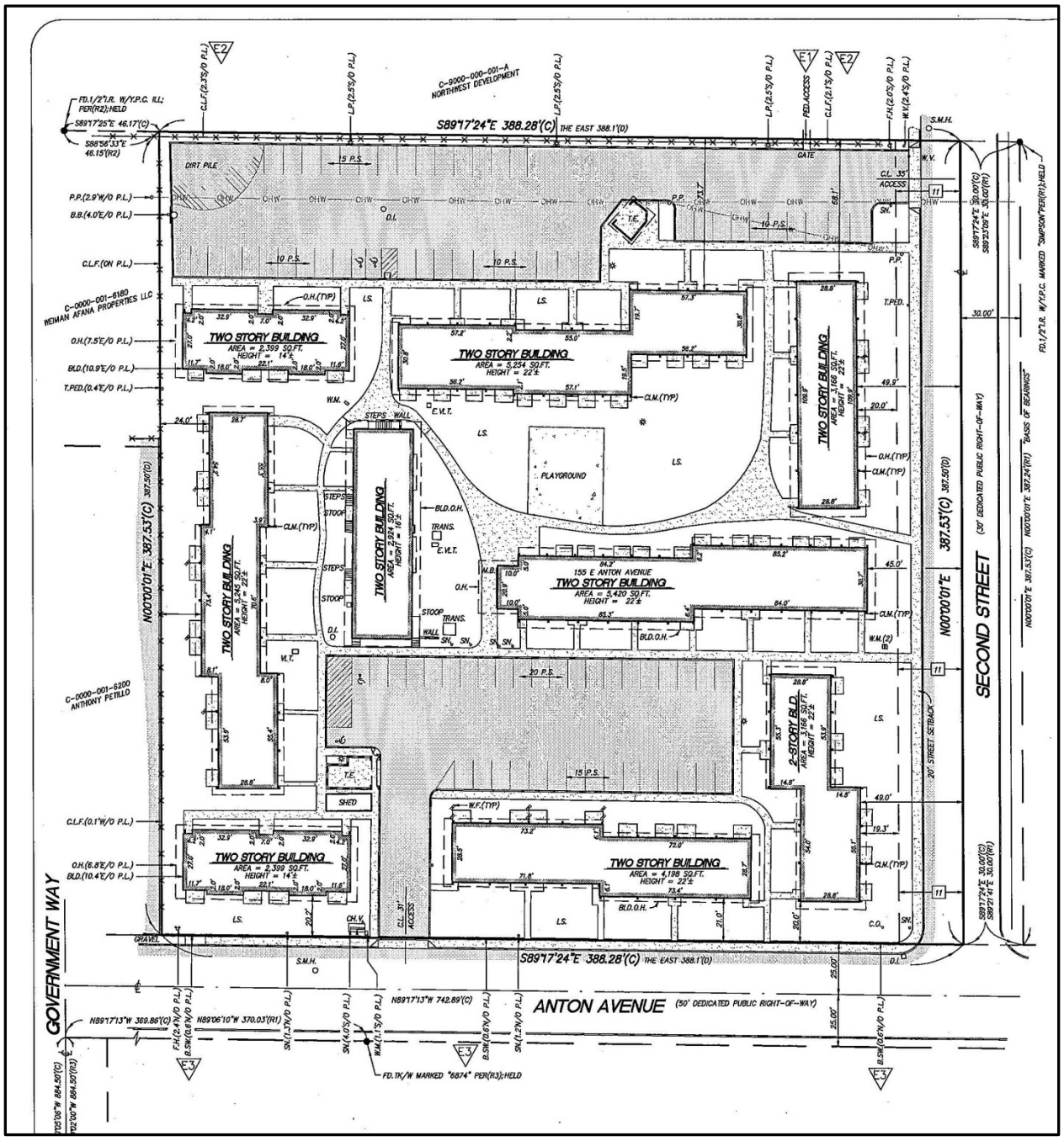
PROPERTY LOCATION MAP:



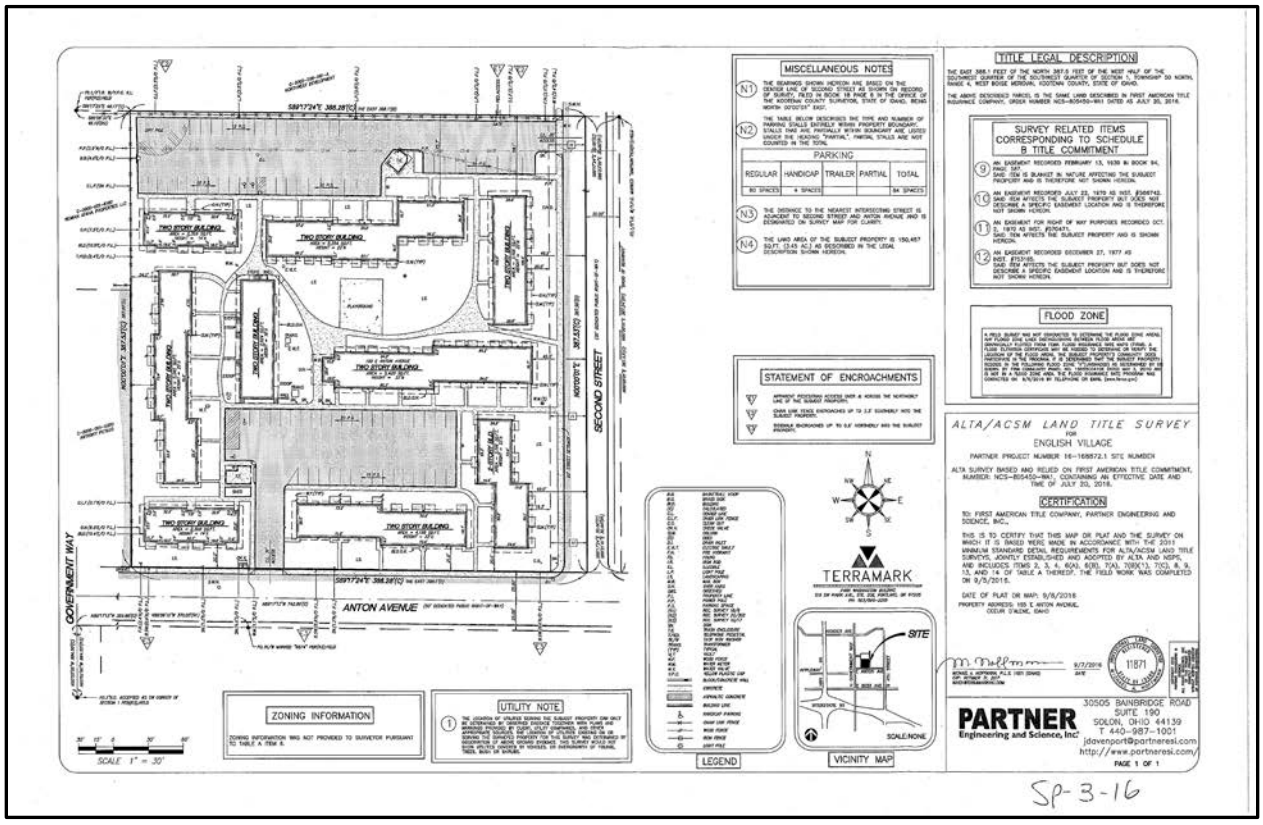
AERIAL PHOTO:



APPLICANT'S SITE PLAN:



APPLICANT'S SURVEY:



ZONING MAP:

R-17 Residential Zoning District:

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

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

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

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

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- Mobile home manufactured in accordance with section 17.02.085 of this title
- Noncommercial kennel
- Nursing/convalescent/rest homes for the aged
- Rehabilitative facility.
- Religious assembly
- Residential density of the R-34 district as specified
- Three (3) unit per gross acre density increase

17.05.320.C: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

Minimum yard requirements for multi-family housing in an R-17 district are as follows:

1. Front: The front yard requirement shall be twenty feet (20').

2. Side, Interior: The interior side yard requirement shall be ten feet (10').

3. Side, Street: The street side yard requirement shall be twenty feet (20').

4. Rear: The rear yard requirement shall be twenty feet (20'). However, the rear yard will be reduced by one-half (1/2) when adjacent to public open space.

17.05.290: SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT:
Maximum height requirements for multi- family structures in the R-17 district is as follows: 45 Feet

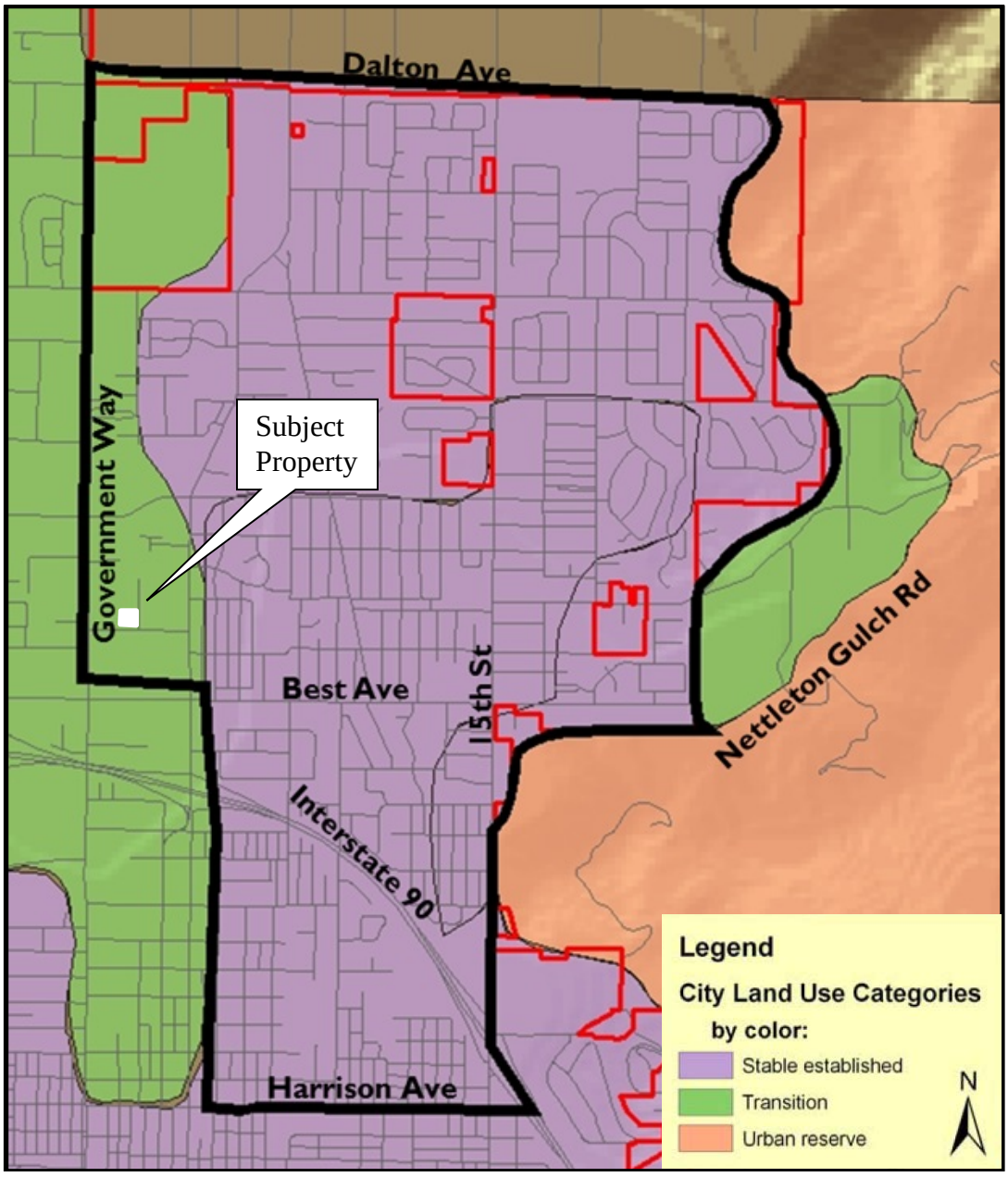
REQUIRED FINDINGS FOR SPECIAL USE PERMITS:

Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

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

- The subject property is within the existing city limits.
- The City Comprehensive Plan Map designates this area as NE Prairie: Transition:

COMP PLAN MAP: NE PRAIRIE



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

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

Canfield Mountain and Best Hill act as the backdrop for this portion of the prairie. Much of the lower lying, less inhibitive areas have been developed. Pockets of development and an occasional undeveloped lot remain.

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

The characteristics of NE Prairie neighborhoods will be:

- That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Commercial uses are concentrated in existing commercial areas along arterials with neighborhood service nodes where appropriate.
- Natural vegetation is encouraged and should be protected in these areas.
- Pedestrian connections and street trees are encouraged in both the existing neighborhoods and developing areas.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vista are encouraged
- Incentives will be provided to encourage clustering.

2007 Comprehensive Plan Goals and Objectives that apply:

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Community Design:
Support the enhancement of existing urbanized areas and discourage sprawl.

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Business Image & Diversity:
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Support efforts to preserve and provide affordable and workforce housing.

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City Services:
Make decisions based on the needs and desires of the citizenry.

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

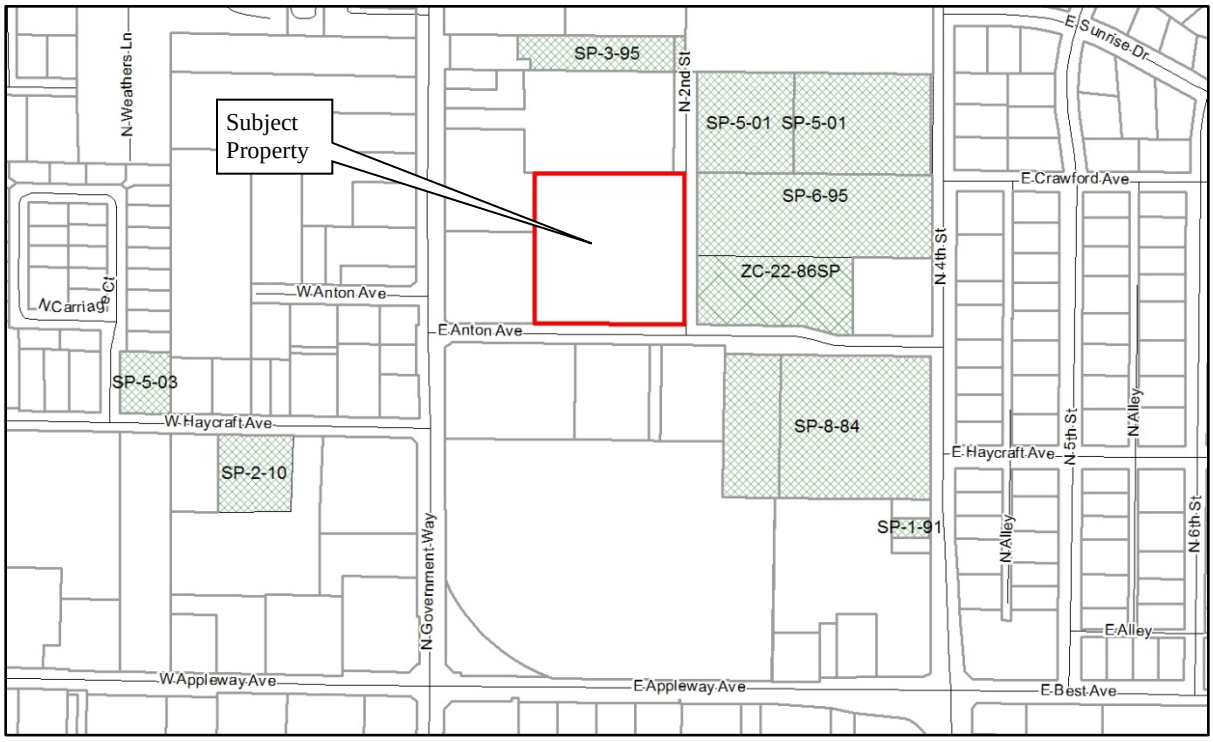
B. **Finding #B8B: The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.**

The existing multifamily units and have been in existence with other uses in the area for many years. The vicinity yields two zones, Commercial (C-17) located to the south and west, and the Residential (R-17) located to the north and east of the request (as shown on the zoning map on page 4).

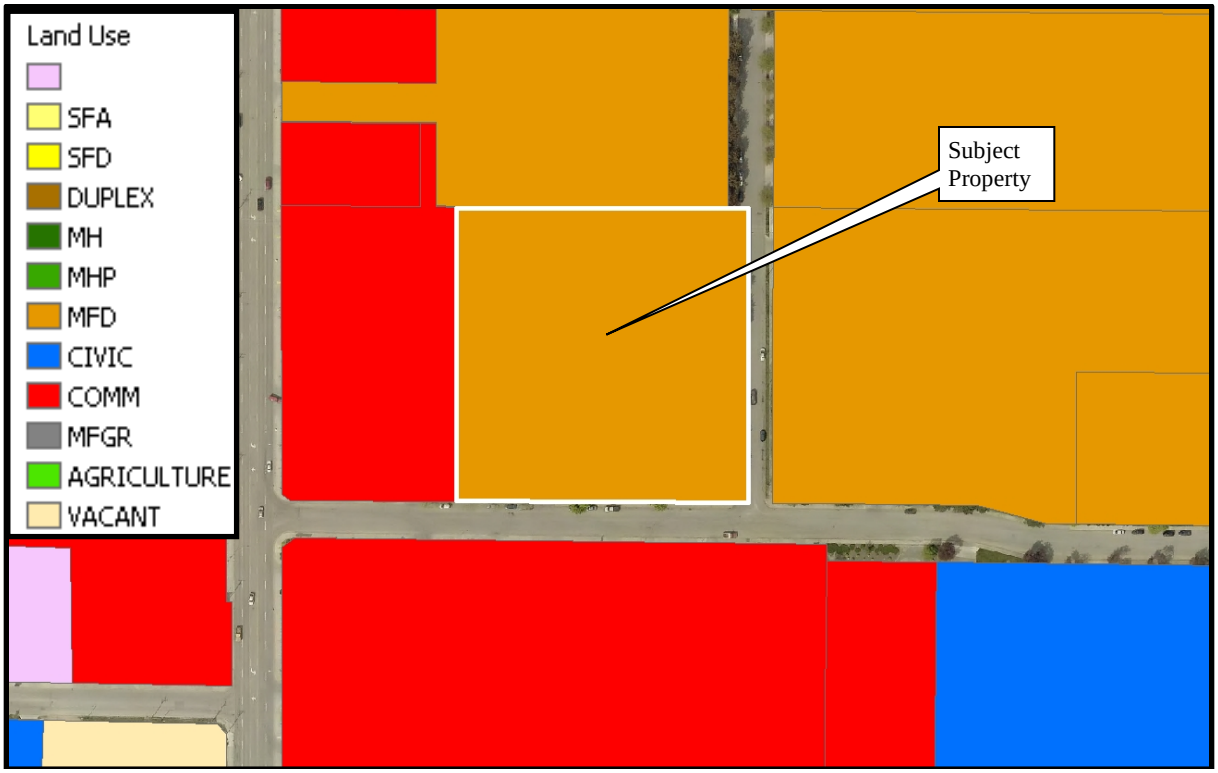
To the north of the subject site is a multifamily apartment complex, to the west is a multi-residential assisted living facility, to the south is a mini-storage facility, and to the west is a coffee stand and multiple businesses located along Government Way.

There are a multitude of special use permits in the vicinity of the subject property. The Planning Commission approved a special use request for a density increase (SP-3-95) north of the subject property in 1995. Another special use request for a density increase (SP-5-01) was approved on the property to the northeast of the subject property in 2001. The retirement community to the east also requested a special use permit for a density increase (SP-6-95) that was approved in 1995 as shown in the map provided below,

SURROUNDING SPECIAL USE LOCATIONS:



GENERALIZED LAND USE MAP:



SITE PHOTO - 1: South central part of property looking northwest

SITE PHOTO - 2: Southwest of property looking northeast

SITE PHOTO - 3: Center part of property looking east

SITE PHOTO - 4: Northeast part of property looking south

SITE PHOTO - 5: North central part of property looking east

SITE PHOTO - 6: West center part of property looking north

Evaluation: *Based on the information presented, the Planning Commission must determine if the request is compatible with surrounding uses and is designed appropriately to blend in with the area.*

C. **Finding #B8C: The location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing streets, public facilities, and services.**

STORMWATER:
The subject property is a fully developed site and the stormwater containment and treatment was previously addressed at the time of the initial development and constructed on the subject property. The City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site.

STREETS:
The subject property is bordered by Anton Avenue and 2nd Street that are fully developed 40 foot and 36 foot street sections. No additions or alterations to the roadway adjoining the subject property would be required.

TRAFFIC:
Since this type of use is generally outside of the typical peak hour periods and the subject property has two primary points of access onto a north/south collector roadway and another access on an east/west residential roadway, traffic volumes from the site would be insignificant and easily accommodated by the adjacent roadways. Traffic use on the subject property was evaluated at the time of development and found to be insignificant in relation to the impact on the adjoining streets. The Engineering Department has no objection to the proposed special use permit as proposed.

-Submitted by Dennis Grant, Engineering Project Manager

WATER:
There is adequate capacity in the public water system to support the property with domestic, irrigation and fire flow for the proposed special use at 115 E Anton Avenue. There is an existing 8" water main in Anton Avenue and 8" water main in N 2nd Street. The Water Department has no objection to the proposed special use permit as proposed.

-Submitted by Terry Pickel, Water Superintendent

SEWER:
The subject property is already connected and paying for the public sewer. The Wastewater Utility has no objection to this special use permit as proposed.

-Submitted by Mike Becker, Utility Project Manager

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

Fire department access to the site (road widths, surfacing, maximum grade, and turning radiuses), in addition to, fire protection (size of water main, fire hydrant amount and

placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to building permit or site development, utilizing the currently adopted International Fire Code (IFC) for compliance. The City of Coeur d'Alene Fire Department can address all concerns at site and building permit submittals. The Fire Department has no objection to this special use permit as proposed.

-Submitted by Bobby Gonder, Fire Inspector

Evaluation: *Planning Commission must determine if the location, design, and size of the proposal are such that the development will or will not be adequately served by existing streets, public facilities and services.*

PROPOSED CONDITIONS:

No conditions are proposed.

The Planning Commission may, as a condition of approval, establish reasonable requirements to mitigate any impacts that would adversely affect the surrounding neighborhood. Please be specific, when adding conditions to the motion.

ORDINANCES AND STANDARDS USED IN EVALUATION:

- 2007 Comprehensive Plan
- Municipal Code
- Idaho Code
- Wastewater Treatment Facility Plan
- Water and Sewer Service Policies
- Urban Forestry Standards
- Transportation and Traffic Engineering Handbook, I.T.E.
- Manual on Uniform Traffic Control Devices

ACTION ALTERNATIVES:

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

APPLICANT'S NARRATIVE

ZBA
ARCHITECTURE

421 W. RIVERSIDE
SUITE 860
SPOKANE, WA 99201

ZBAARCHITECTURE.COM
t. 509.456.8236

September 28, 2016

City of Coeur d'Alene Planning Department
Hilary Anderson, Community Planning Director
710 E. Mullan Avenue
Coeur d'Alene, Idaho 83814

RE: Special Use Permit Application for 115 E. Anton Avenue, English Village Apartments.

Dear Hilary,

Please accept this Narrative as part of the Special Use Permit application for the above development, English Village.

English Village is a multi-family apartment complex built in 1970. It is assumed that when the development was built, it was compliant with the zoning regulations in place at that time. As the City zoning ordinances have changed over the years, English Village has become a legal nonconforming use.

SP Affordable Housing Group III LLC, Security Properties, and its investors would like to request that the development be granted a Special Use Permit to allow the current residential unit count, density and parking count to be rebuilt should a catastrophic event happen that resulted in the destruction of more than 50% of the development. Below you will find the allowed zoning compared to the built development.

Item:	Current Zoning:	Built Development:
Residential Units	Max 17 per Acre	12 – 1 bedroom 24 – 2 bedroom 30 – 3 bedroom
	3.45x17 =**58.65 units max**	**66 total built units**
Parking Stalls	12x1.5=14 24x2=48 30x2=60	
	122 required	**84 total built parking stalls**

Additionally, SP Affordable Housing Group III LLC would like to renovate / rehabilitate the development in 2017. The renovation will bring new life to the development and improve its curb appeal and marketability. The proposed scope of work is attached.

Thank you for considering this request,

Mark. S. King, AIA, CSBA
Principal Architect
T. 509.456.8236 X229

1630

ZBA
ARCHITECTURE

421 W. RIVERSIDE
SUITE 860
SPOKANE, WA 99201

ZBAARCHITECTURE.COM
t. 509.456.8236

August 4, 2016

ENGLISH VILLAGE SCOPE OF WORK

SITE

1) Seal Coat Parking Patch and Repair, Rear Parking Lot Overlay.
2) Accessible Parking Improvements
3) Landscaping Improvements
4) New Playground
5) ADA Improvements (Accessible Path from parking to converted accessible units, playground, dumpsters and office)
6) New Signage and Addressing
7) Improve Site Lighting
8) New Mail Boxes

BUILDING EXTERIORS

9) New Doors
10) New Windows
11) Replace and Repair Exterior Stairs
12) New Roofing
13) New Vinyl Soffits
14) New Exterior Lights

UNITS

15) Convert 5% or (4) Units to Accessible Type "A" Units
16) Replace Flooring – Click Wood Vinyl Flooring and Sheet Vinyl
17) Replace Appliances, Refrigerator, Ranges, and Range Hood Microwaves
18) Replace Smoke Detectors
19) Replace Water Heaters
20) Replace Countertops
21) New Cabinet Door Faces
22) Replace Interior Doors
23) Closet Drop Headers and New Closet Doors
24) New Lighting
25) Replace Bathroom Fans
26) New Plumbing Piping
27) Replace Faucets and Toilets (Low Flow)
28) Replace shower Heads and Cartridges (Low Flow)

COMMUNITY ROOM, LAUNDRY AND OFFICE

29) Jazz Up the Community Space
30) Laundry New Flooring and Paint
31) Office Paint and New Flooring

END OF SCOPE OF WORK

FINDINGS

COEUR D'ALENE PLANNING COMMISSION

FINDINGS AND ORDER

A. INTRODUCTION

This matter having come before the Planning Commission on November 8, 2016, and there being present a person requesting approval of ITEM: SP-3-16, a request for an R-34 Density Increase Special Use Permit in the R-17 (Residential at 17 units/acre) zoning district.

APPLICANT: SP AFFORDABLE HOUSING GROUP III, LLC

LOCATION: A 3.45 ACRE PARCEL LOCATED AT 115 E ANTON AVENUE

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

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

B1. That the existing land uses are residential and commercial.

B2. That the Comprehensive Plan Map designation is Transition.

B3. That the zoning is R-17.

B4. That the notice of public hearing was published on October 22, 2016, which fulfills the proper legal requirement.

B5. That the notice of public hearing was posted on the property on October 31, 2016, which fulfills the proper legal requirement.

B6. That the 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 November 8, 2016.

B8. Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

B8A. The proposal **(is) (is not)** in conformance with the comprehensive plan, as follows:

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

Criteria to consider for B8B:

1. **Does the density or intensity of the project "fit " the surrounding area?**
2. **Is the proposed development compatible with the existing land use pattern i.e. residential, commercial, residential w churches & schools etc?**
3. **Is the design and appearance of the project compatible with the surrounding neighborhood in terms of architectural style, layout of buildings, building height and bulk, off-street parking, open space, and landscaping?**

B8C The location, design, and size of the proposal are such that the development **(will) (will not)** be adequately served by existing streets, public facilities and services. This is based on

Criteria to consider B8C:

1. **Is there water available to meet the minimum requirements for domestic consumption & fire flow?**
2. **Can sewer service be provided to meet minimum requirements?**
3. **Can police and fire provide reasonable service to the property?**

C. ORDER: CONCLUSION AND DECISION

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

Special conditions applied are as follows:

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

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttropp	Voted _____
Commissioner Messina	Voted _____
Commissioner Rumpler	Voted _____
Commissioner Ward	Voted _____
Chairman Jordan	Voted _____ (tie breaker)

Commissioners _____were absent.

Motion to _____ carried by a ____ to ____ vote.

_____
CHAIRMAN BRAD JORDAN

PLANNING COMMISSION
STAFF REPORT

FROM: MIKE BEHARY, PLANNER

DATE: NOVEMBER 8, 2016

SUBJECT: SP-4-16, REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A DENSITY INCREASE TO R-34 FOR AN EXISTING MULTI-FAMILY APARTMENT COMPLEX IN THE R-17 RESIDENTAL DISTRICT

LOCATION: A 2.52 ACRE PARCEL LOCATED AT 3016 N GOVERNMENT WAY

APPLICANT/OWNER:

SP Affordable Housing Group III, LLC
701 5th Avenue, Suite 5700
Seattle, WA 98104

DECISION POINT:

SP Affordable Housing Group III, LLC is requesting approval of a special use permit to allow a density increase to R-34 density that will bring an existing multi-family apartment complex in the R-17 Residential Zoning District into zoning compliance.

BACKGROUND INFORMATION:

The applicant is in the process of purchasing the subject property and doing their due diligence prior to closing on the property. During their due diligence and research on the property, the applicant became aware that the subject site was not in current zoning compliance. The multi-family units on this site were built legally in 1970 under a prior zoning ordinance. A building permit was obtained from the City at that time and the multi-family apartment complex was constructed and soon after occupied. In 1983 the City adopted a new Zoning Ordinance which rendered the subject property as legal non-conforming.

The subject property has 60 units and the R-17 allows for a maximum of 42 units. The subject site has 46 parking spaces and the requirement is for a minimum of 85 parking spaces. The applicant has submitted a site plan that shows the existing conditions and the current parking and unit configuration on the subject site. (Site Plan on page 3)

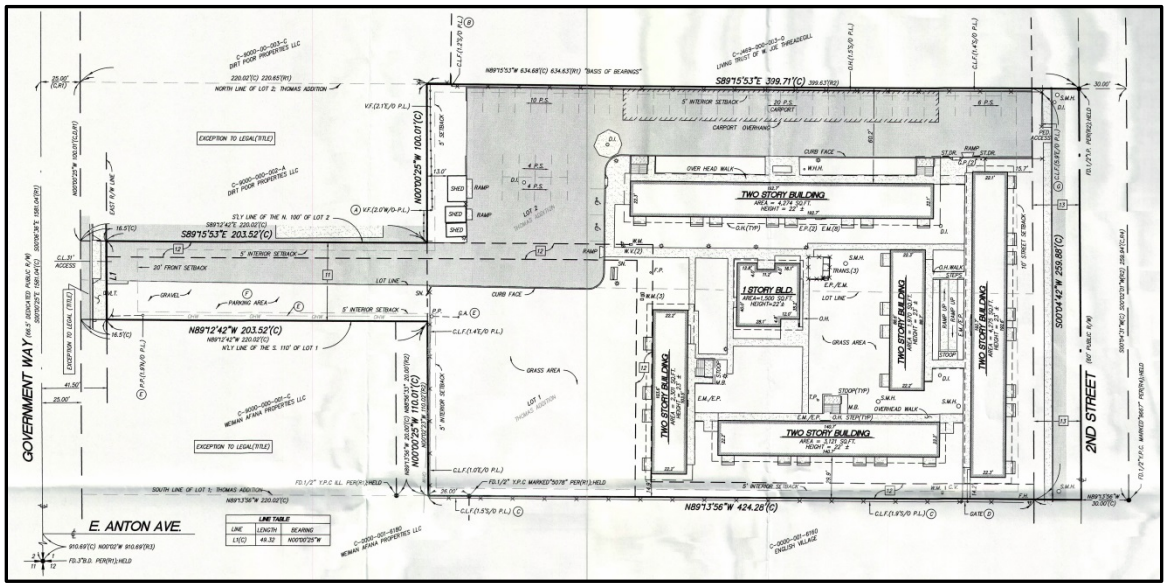
The applicant is not requesting to increase the number units on this property. The applicant is only requesting to allow the number of existing units and parking spaces to remain and to bring this property into zoning compliance with the City prior to purchasing the property.

If this proposed special use is approved, the applicant has indicated they intend to renovate and upgrade the existing development in 2017. The applicant has indicated that the new renovation work will bring new life to the development and improve its curb appeal.

PROPERTY LOCATION MAP:

AERIAL PHOTO:

APPLICANT'S SITE PLAN:



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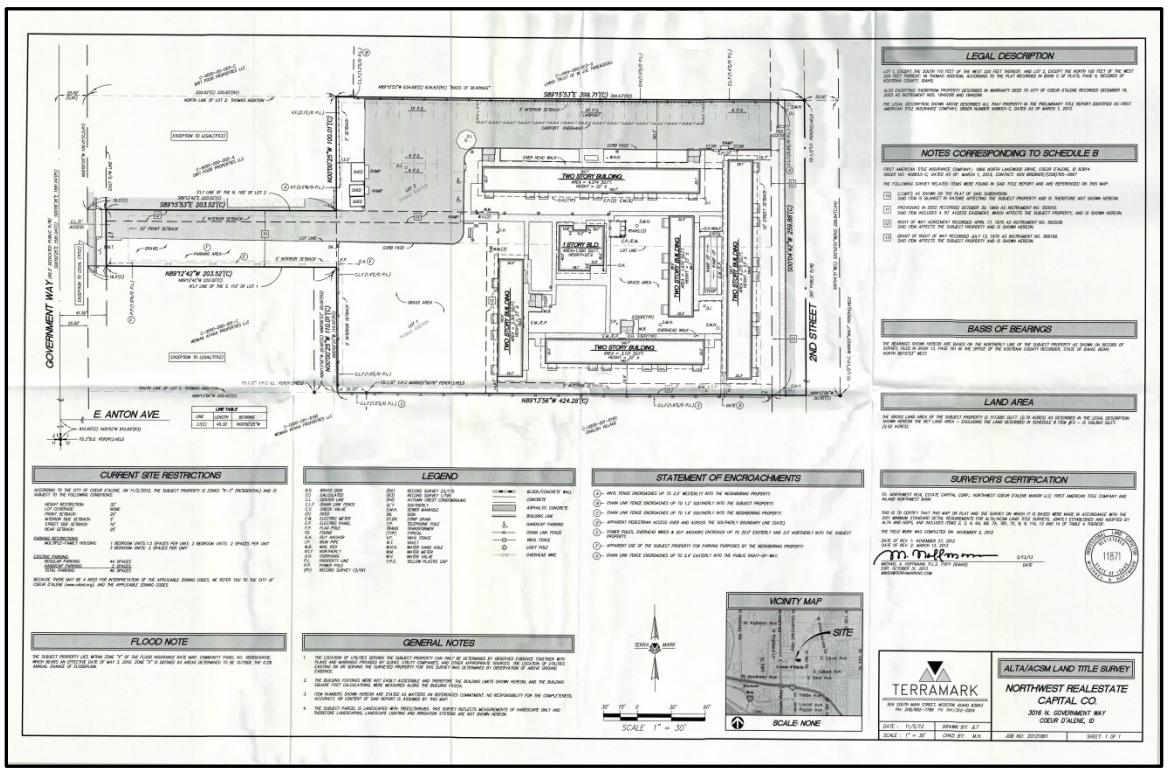

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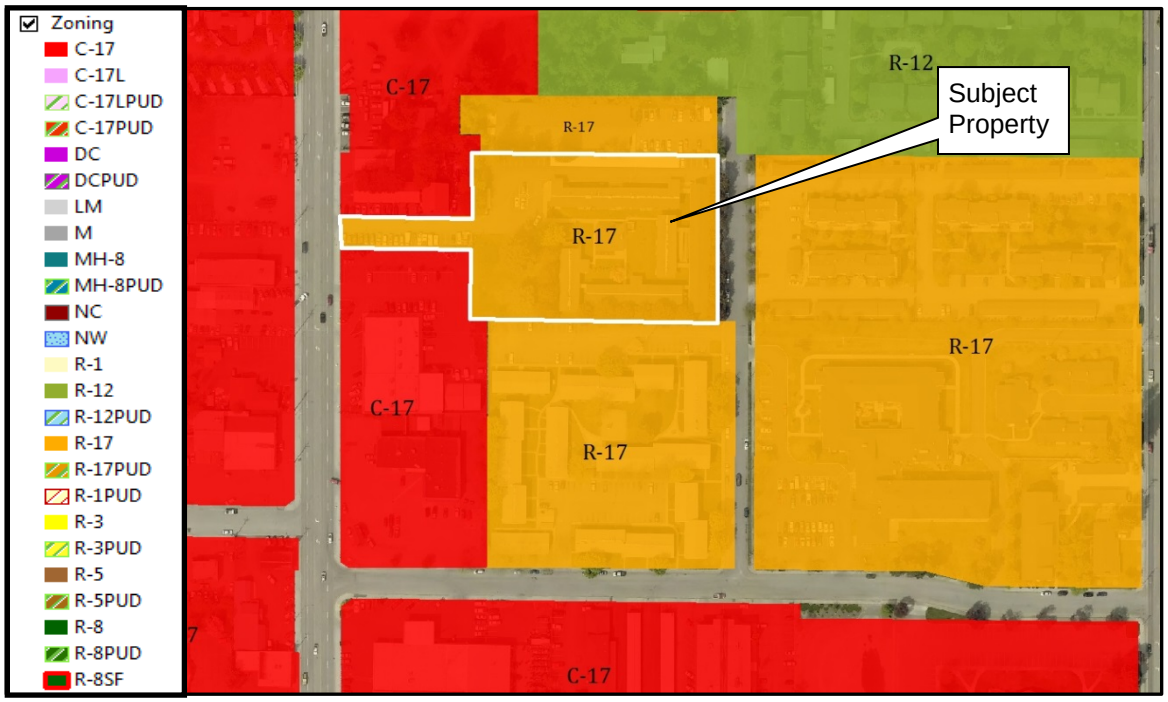

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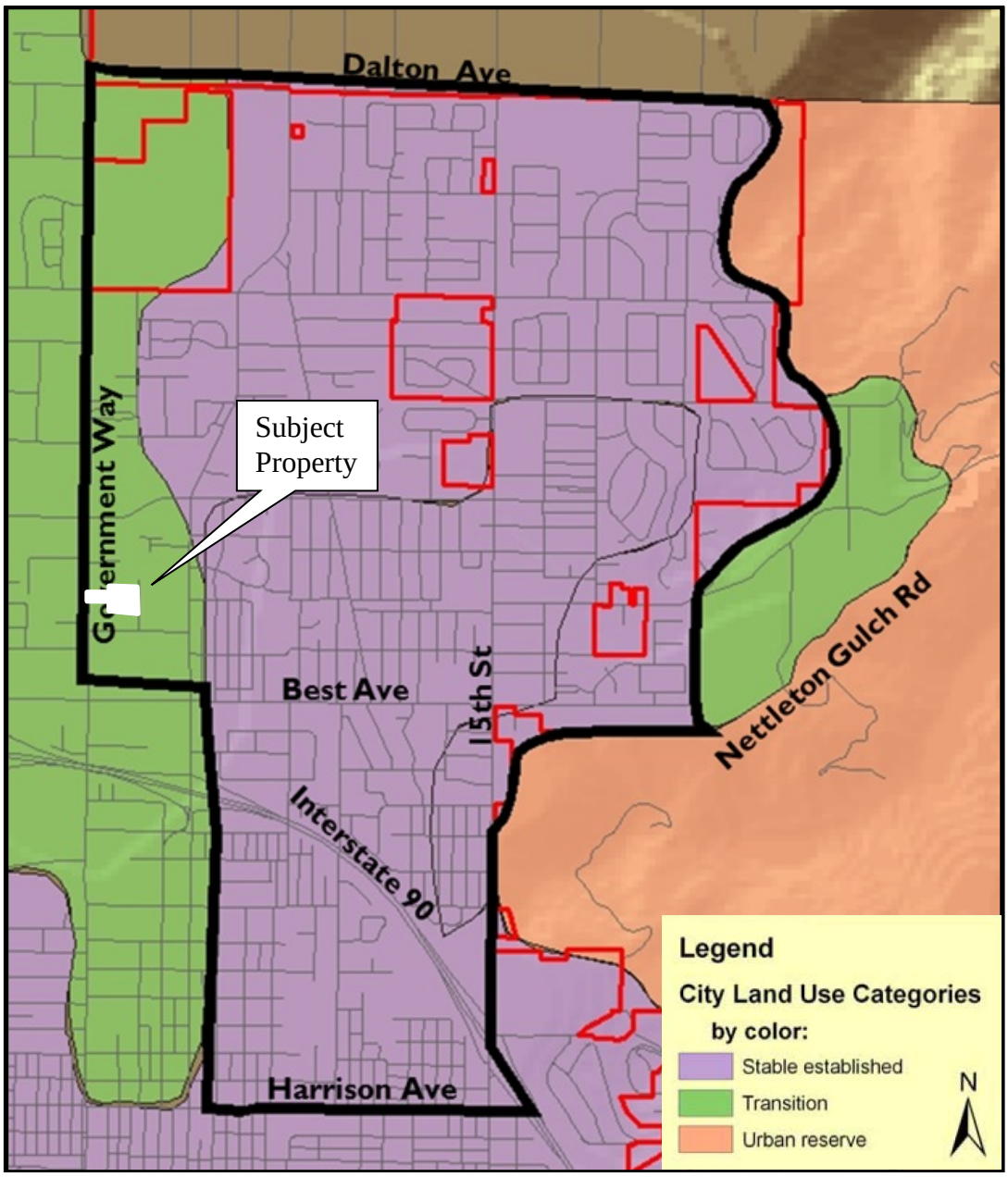

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Objective 3.10
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Support efforts to preserve and provide affordable and workforce housing.

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To the north, south, and east of the subject site are multifamily apartments. To the west are multiple businesses located along Government Way.

There are a multitude of special use permits in the vicinity of the subject property. The Planning Commission approved a special use request for a density increase (SP-3-95) north of the subject property in 1995. Another special use request for a density increase (SP-5-01) was approved on the property to the east of the subject property in 2001. The retirement community to the southeast also requested a special use permit for a density increase (SP-6-95) that was approved in 1995 as shown in the map provided below,

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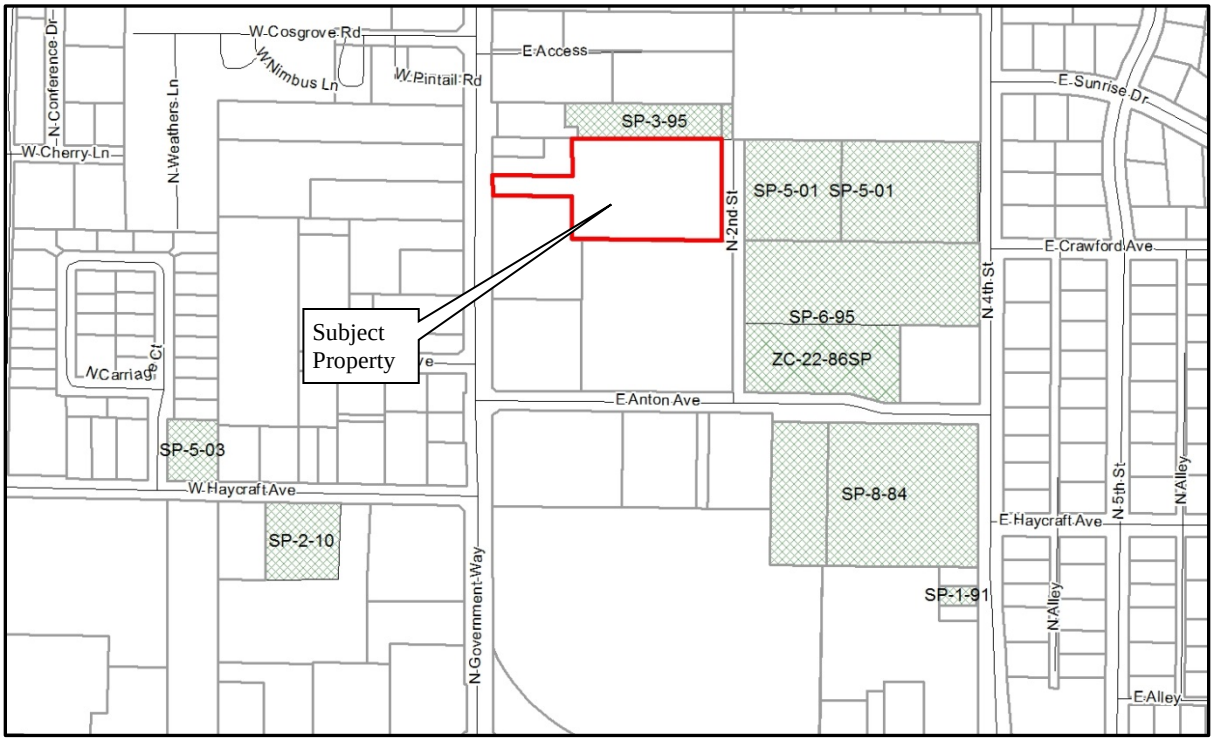


GENERALIZED LAND USE MAP:

SITE PHOTO - 1: Northeast part of property looking south

SITE PHOTO - 2: Northeast part of property looking west

SITE PHOTO - 3: Center part of property looking east

SITE PHOTO - 4: Center part of property looking north

Evaluation: *Based on the information presented, the Planning Commission must determine if the request is compatible with surrounding uses and is designed appropriately to blend in with the area.*

C. **Finding #B8C: The location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing streets, public facilities, and services.**

STORMWATER:
The subject property is a fully developed site and the stormwater containment and treatment was previously addressed at the time of the initial development and constructed on the subject property. The City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site.

STREETS:
The subject property is bordered by Government Way which is a fully developed fifty two foot street section and 2nd Street which is a fully developed 36 foot street section. No additions or alterations to the roadway adjoining the subject property would be required.

TRAFFIC:
Since this type of use is generally outside of the typical peak hour periods and the subject property has two primary points of access onto a major north/south arterial roadway and an east/west residential roadway, traffic volumes from the site would be insignificant and easily accommodated by the adjacent roadways. Traffic use on the subject property was evaluated at the time of development and found to be insignificant in relation to the impact on the adjoining streets. The Engineering Department has no objection to the proposed special use permit as proposed.

-Submitted by Dennis Grant, Engineering Project Manager

WATER:
There is adequate capacity in the public water system to support the property with domestic, irrigation and fire flow for the proposed special use at 3016 N Government Way. There is an existing 12" water main in Government Way, a 6" water main looped through the development in a public utility easement and a 8 " water main in N 2nd Street. The Water Department has no objection to the proposed special use permit as proposed.

-Submitted by Terry Pickel, Water Superintendent

SEWER:
The subject property is already connected and paying for the public sewer. The Wastewater Utility has no objection to this special use permit as proposed.

-Submitted by Mike Becker, Utility Project Manager

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

Fire department access to the site (road widths, surfacing, maximum grade, and turning radiuses), in addition to, fire protection (size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to building permit or site development, utilizing the currently adopted International Fire Code (IFC) for compliance. The City of Coeur d'Alene Fire Department can address all concerns at site and building permit submittals. The Fire Department has no objection to this special use permit as proposed.

-Submitted by Bobby Gonder, Fire Inspector

Evaluation: *Planning Commission must determine if the location, design, and size of the proposal are such that the development will or will not be adequately served by existing streets, public facilities and services.*

PROPOSED CONDITIONS:

No conditions are proposed.

The Planning Commission may, as a condition of approval, establish reasonable requirements to mitigate any impacts that would adversely affect the surrounding neighborhood. Please be specific, when adding conditions to the motion.

ORDINANCES AND STANDARDS USED IN EVALUATION:

- 2007 Comprehensive Plan
- Municipal Code
- Idaho Code
- Wastewater Treatment Facility Plan
- Water and Sewer Service Policies
- Urban Forestry Standards
- Transportation and Traffic Engineering Handbook, I.T.E.
- Manual on Uniform Traffic Control Devices

ACTION ALTERNATIVES:

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

APPLICANT'S NARRATIVE

ZBA
ARCHITECTURE

421 W. RIVERSIDE
SUITE 860
SPOKANE, WA 99201

ZBAARCHITECTURE.COM
t. 509.456.8236

September 28, 2016

City of Coeur d'Alene Planning Department
Hilary Anderson, Community Planning Director
710 E. Mullan Avenue
Coeur d'Alene, Idaho 83814

RE: Special Use Permit Application for 3016 N Government Way, Coeur d'Alene Manor Apartments.

Dear Hilary,

Please accept this Narrative as part of the Special Use Permit application for the above development, Coeur d'Alene Manor.

Coeur d'Alene Manor is an independent senior housing apartment complex built in 1970. It is assumed that when the development was built, it was compliant with the zoning regulations in place at that time. As the City zoning ordinances have changed over the years, Coeur d'Alene Manor has become a legal nonconforming use.

SP Affordable Housing Group III LLC, Security Properties, and its investors would like to request that the development be granted a Special Use Permit to allow the current residential unit count, density and parking count to be rebuilt should a catastrophic event happen that resulted in the destruction of more than 50% of the development. Below you will find the allowed zoning compared to the built development.

Item:	Current Zoning:	Built Development:
Residential Units	Max 17 per Acre	10 – Studio 50 – 1 bedroom
	2.70x17 = **45.9 units max**	**60 total built units**
Parking Stalls	60x1.5=90	
	90 required	**46 total built parking stalls**

Additionally, SP Affordable Housing Group III LLC would like to renovate / rehabilitate the development in 2017. The renovation will bring new life to the development and improve its curb appeal and marketability. The proposed scope of work is attached.

Thank you for considering this request,

Mark. S. King, AIA, CSBA
Principal Architect
T. 509.456.8236 X229

SCOPE OF WORK

ZBA
ARCHITECTURE

421 W. RIVERSIDE
SUITE 860
SPOKANE, WA 99201

ZBAARCHITECTURE.COM
t. 509.456.8236

August 4, 2016

COEUR d'ALENE MANOR SCOPE OF WORK

SITE

1) Accessible Parking Improvements
2) Landscaping Improvements
3) Garden Beds
4) ADA Improvements (Accessible Path from parking to converted accessible units, Community Building, dumpsters and office)
5) New Signage and Addressing
6) Improve Site Lighting
7) New Mail Boxes

BUILDING EXTERIORS

8) New Entries and Roofs at Units
9) Remove Ramp Structure – Replace with Stairs
10) Remove and Repair Catwalks, Stairs and Railings
11) Post and Beams At Balconies
12) New Balcony Railings and Walking Surfaces
13) New Doors
14) New Windows
15) New Roofing and Gutters
16) Paint all Beams and Soffits
17) New Exterior Lights

UNITS

18) Convert 5% or (4) Units to Accessible Type "A" Units
19) Replace Flooring – Click Wood Vinyl Flooring and Sheet Vinyl
20) Replace Appliances, Refrigerator, Ranges, and Range Hood Microwaves
21) Replace Smoke Detectors
22) Replace Water Heaters
23) Replace Countertops
24) New Cabinet Door Faces
25) Replace Vanities Countertops and Cabinets
26) Replace Interior Doors
27) Closet Drop Headers and New Closet Doors
28) New Lighting
29) Replace Bathroom Fans
30) New Plumbing Piping
31) Replace Faucets and Toilets (Low Flow)
32) Replace shower Heads and Cartridges (Low Flow)

COMMUNITY ROOM, LAUNDRY AND OFFICE

33) Jazz Up the Community Space
34) Laundry New Flooring and Paint
35) Office Paint and New Flooring

END OF SCOPE OF WORK

FINDINGS

COEUR D'ALENE PLANNING COMMISSION

FINDINGS AND ORDER

A. INTRODUCTION

This matter having come before the Planning Commission on November 8, 2016, and there being present a person requesting approval of ITEM: SP-4-16, a request for an R-34 Density Increase Special Use Permit in the R-17 (Residential at 17 units/acre) zoning district.

APPLICANT: SP AFFORDABLE HOUSING GROUP III, LLC

LOCATION: A 2.52 ACRE PARCEL LOCATED AT 3016 N. GOVERNMENT WAY

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

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

B1. That the existing land uses are residential and commercial.

B2. That the Comprehensive Plan Map designation is Transition.

B3. That the zoning is R-17.

B4. That the notice of public hearing was published on October 22, 2016, which fulfills the proper legal requirement.

B5. That the notice of public hearing was posted on the property on October 31, 2016, which fulfills the proper legal requirement.

B6. That the 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 November 8, 2016.

B8. Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

B8A. The proposal **(is) (is not)** in conformance with the comprehensive plan, as follows:

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

Criteria to consider for B8B:

1. **Does the density or intensity of the project "fit " the surrounding area?**
2. **Is the proposed development compatible with the existing land use pattern i.e. residential, commercial, residential w churches & schools etc?**
3. **Is the design and appearance of the project compatible with the surrounding neighborhood in terms of architectural style, layout of buildings, building height and bulk, off-street parking, open space, and landscaping?**

B8C The location, design, and size of the proposal are such that the development **(will) (will not)** be adequately served by existing streets, public facilities and services. This is based on

Criteria to consider B8C:

1. **Is there water available to meet the minimum requirements for domestic consumption & fire flow?**
2. **Can sewer service be provided to meet minimum requirements?**
3. **Can police and fire provide reasonable service to the property?**

C. ORDER: CONCLUSION AND DECISION

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

Special conditions applied are as follows:

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

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttropp	Voted _____
Commissioner Messina	Voted _____
Commissioner Rumpler	Voted _____
Commissioner Ward	Voted _____
Chairman Jordan	Voted _____ (tie breaker)

Commissioners _____were absent.

Motion to _____ carried by a ____ to ____ vote.

_____
CHAIRMAN BRAD JORDAN

PLANNING COMMISSION
STAFF REPORT

FROM: SEAN E. HOLM, PLANNER

DATE: NOVEMBER 8, 2016

SUBJECT: S-7-16 – 15 RESIDENTIAL POCKET HOUSING LOTS - PRELIMINARY PLAT SUBDIVISION REQUEST FOR "RIVIERA PLACE"

LOCATION: +/- 1.7118 ACRE VACANT PARCEL IN RIVERSTONE WEST 3RD ADDITION AT THE NORTHWEST CORNER OF THE INTERSECTION OF JOHN LOOP (WEST) AND SUZANNE ROAD (SOUTH).

OWNER/APPLICANT:

Active West Builders
311 E Coeur d'Alene Ave., Suite "C"
Coeur d'Alene, ID 83814

DECISION POINT:

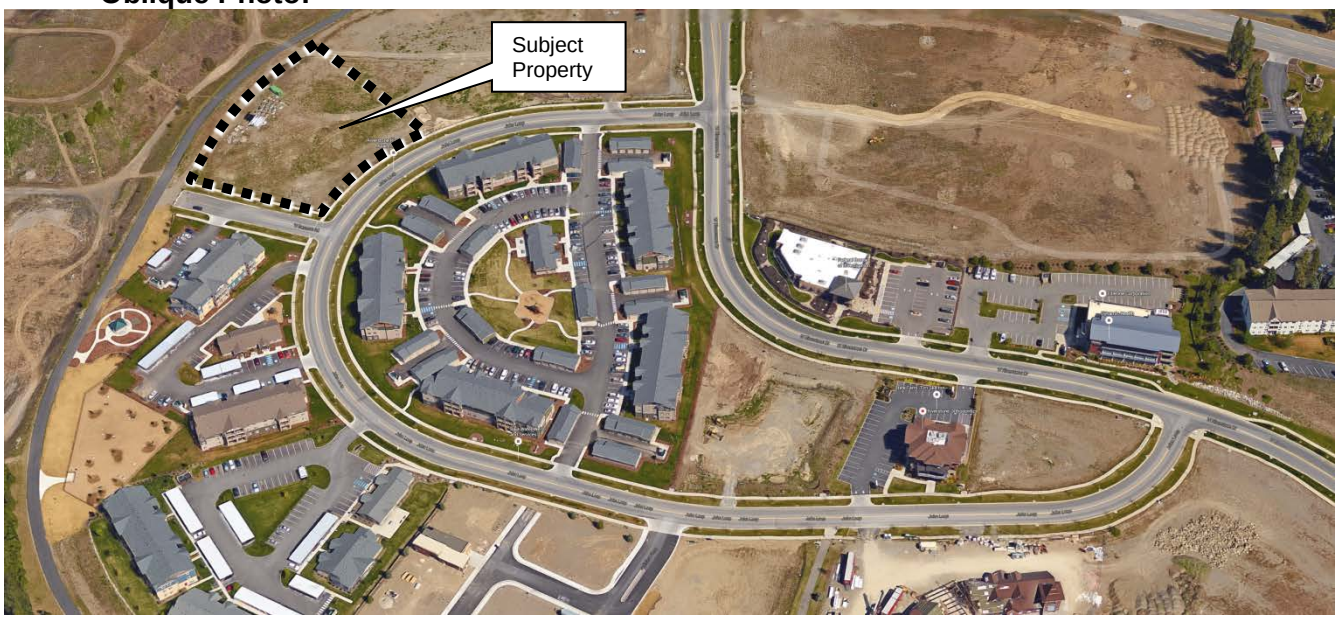
Active West Builders is requesting the approval of a 15-lot residential pocket housing preliminary plat "Riviera Place" in a C-17 (Commercial & Residential at 17 units/acre) zoning district.

GENERAL INFORMATION:

The "Riviera Place" subdivision request is proposing a pocket housing subdivision with dedication of right-of-way and construction of a street to city standards for access and frontage to buildable lots as shown below in the preliminary plat (Finding #B7A pg.4).

Aerial photo:

Oblique Photo:



Photos of Subject Property:

Looking north into the subject property from John Loop and Suzanne Road:

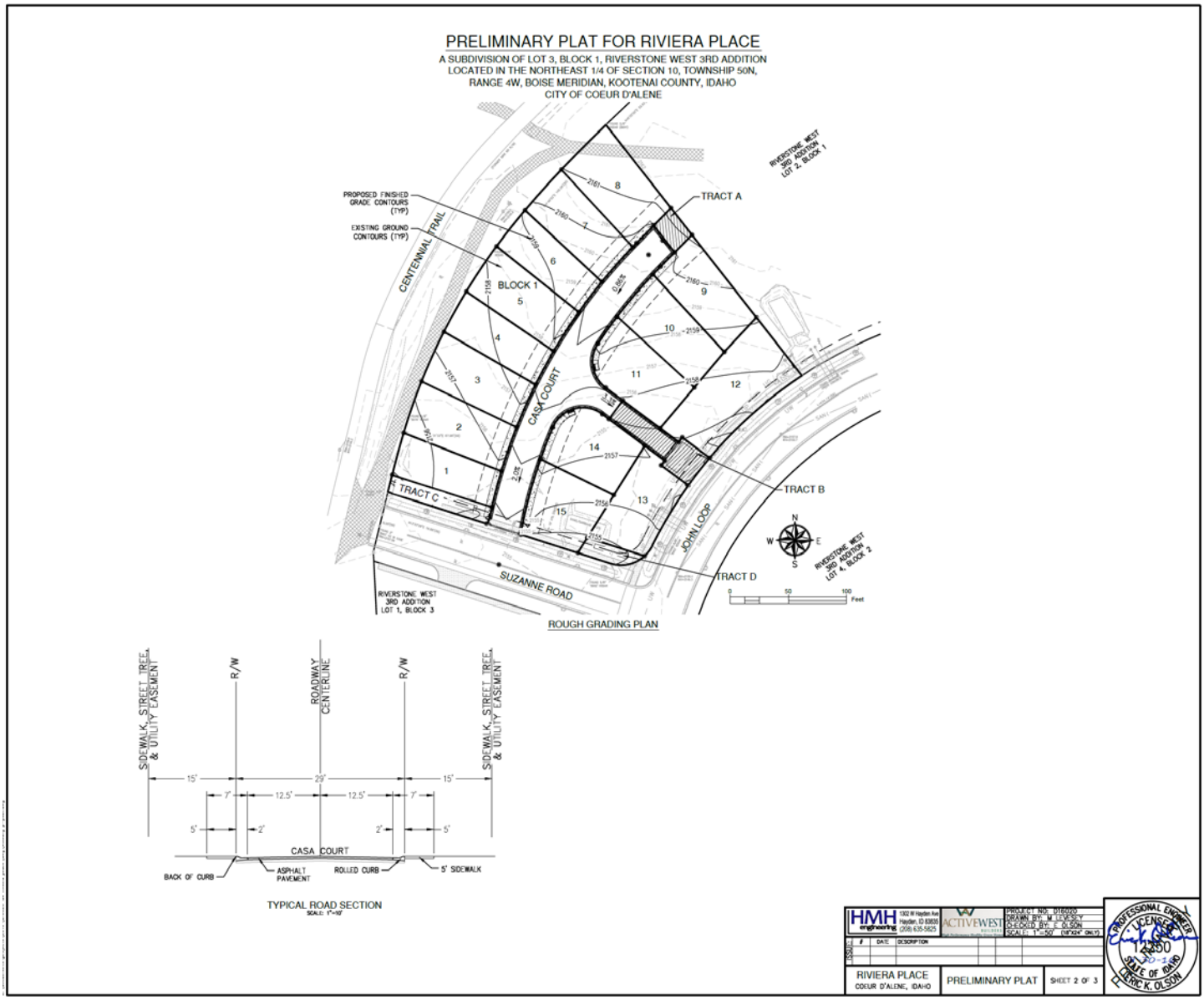
Looking southwest into the subject property from John Loop:

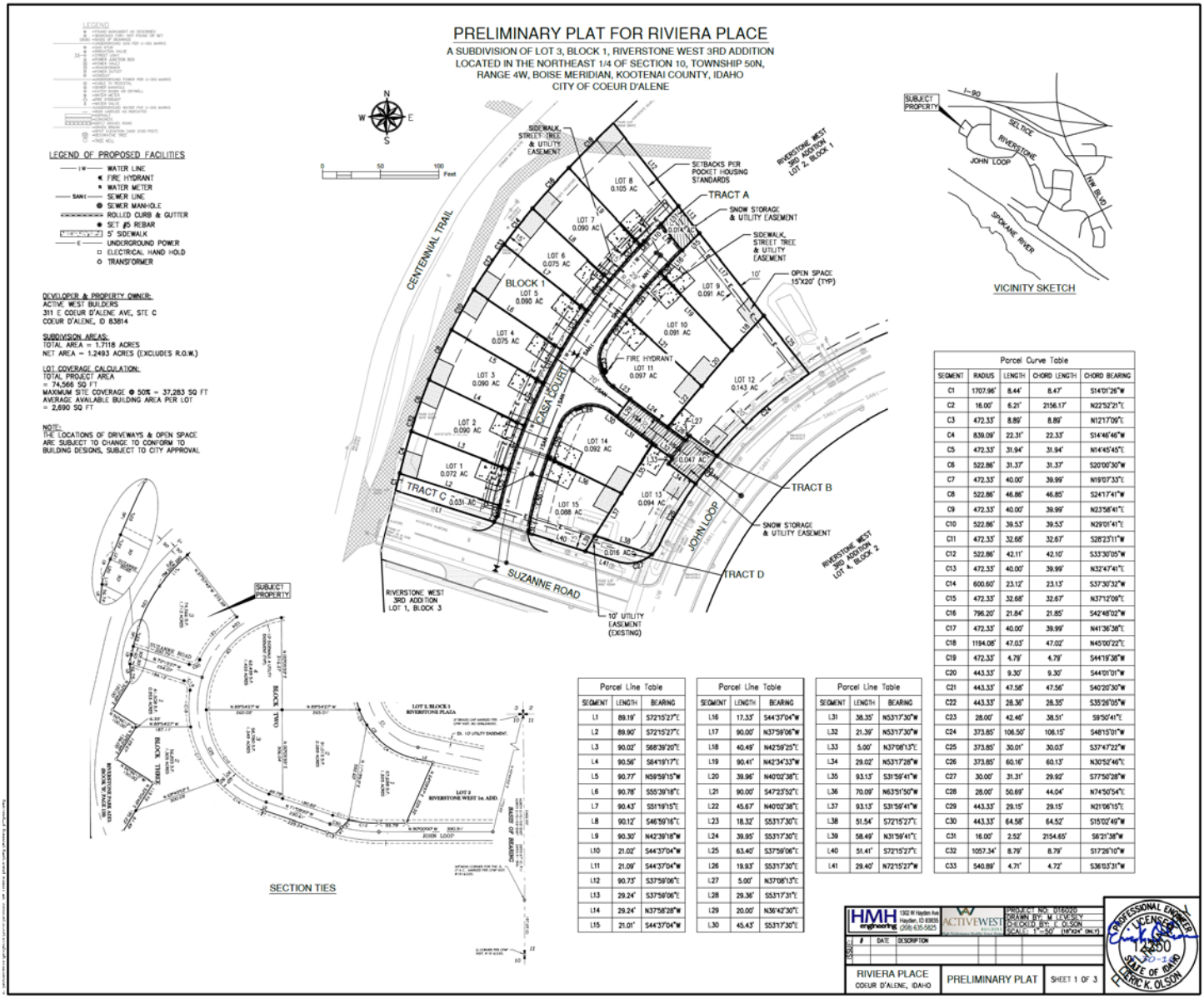
REQUIRED SUBDIVISION FINDINGS:

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

Per Shane Roberts, City Engineer designee, the preliminary plat submitted contains all of the general information required by Section 16.12.020 of the Municipal Code, General Requirements.

Proposed Preliminary Plat:





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 where applicable.**

UTILITIES/FACILITIES SUMMARY:

Stormwater:

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

Assessment:

The developer has specified two (2) areas for stormwater containment, Tracts A & B, which will be owned and maintained by the homeowners association (per plat owners certificate), however, since these areas are receiving stormwater

drainage from a public street, dedication of an easement to the city for that purpose will be required. Also, the easement will need to state that the City can access the tracts for maintenance as it finds necessary. Detailed analysis of these swales for capacity sizing will be addressed during the infrastructure plan submittal review.

-Submitted by Shane Roberts, Public Works Inspector

Traffic:

The proposed development consists of fifteen (15) single family dwelling units (sfd), which per the ITE Traffic Generation Manual may each generate 14.55 trips per day (adt's), or, 1.02/1.52 adt's during the A.M./P.M peak hour times.

Assessment:

Since the peak hour periods are the time frame of that generate the most traffic, this development may add an additional 15-19 vehicle trips to local traffic. Since all points of access to the Riverstone development are controlled by signalized intersections, these additional adt's are insignificant in proportion to the traffic volumes. The existing streets will be able to satisfactorily manage the additional vehicle movements.

-Submitted by Shane Roberts, Public Works Inspector

Streets:

The subject development adjoins Suzanne Road on the south and John Loop on the east, with the proposed Casa Court as the internal public street that will provide access to the individual lots.

-Submitted by Shane Roberts, Public Works Inspector

Assessment:

1. The existing adjoining roadways are fully developed to City standards and do not require any alteration. The proposed internal roadway Casa Court meets the current City standard for a secondary frontage street, and, its width will allow for parking on one side. Because it is a public street, full street section improvements (curb & sidewalk) are required, and, shown on the approved submittal. Due to a reduced right-of-way width, the sidewalk will be required to be placed in an easement, as shown on the plat document.

2. The internal roadway is not a thru street and vehicular access onto John Loop will be prohibited.

-Submitted by Shane Roberts, Public Works Inspector

Water:

There is adequate capacity in the public water system to support domestic, irrigation and fire flow to the proposed Riviera place Revised Preliminary Plat located on the corner of John Loop and W Suzanne Rd.

There are existing 12" water mains in W John Loop and in W Suzanna Rd. to which the subdivision is proposed to connect.

-Submitted by Kyle P Marine, Water Department

Wastewater:

This subdivision is required to extend public sanitary sewer infrastructure conforming to all current City Standards and Sewer Policies.

A dedicated sewer utility easement will be required for the public sewer infrastructure extended across the parent parcel of this subdivision.

The nearest public sanitary sewer is located within John Loop which borders the easterly boundary of this subdivision.

The City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this project as proposed.

-Submitted by Mike Becker, Utility Project Manager

Fire:

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

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

-Submitted by Bobby Gonder, Fire Inspector

Planning:

Staff has reviewed the request for compliance with subdivision and pocket housing codes. In anticipation for winter snow in a subdivision that has a "non-through" street, staff requested snow storage easements that are separate from required open space, for easier seasonal plowing.

-Submitted by Sean Holm, Planner

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

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

The subdivision design and improvement standards have been met subject to staff comments/proposed conditions. See finding #B7B for staff comments.

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

standards requirements.

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

C-17 zoning allows for various commercial uses, as well as residential single-family, duplex, and pocket housing. Residential subdivisions in C-17 zones refer to R-17 code which establishes residential use and performance standards.

The proposed "Riviera Place" subdivision is a residential Pocket Housing development, which will create eleven (15) buildable lots with a dedicated and improved right-of-way (ROW) for access. Pocket Housing standards are different from traditional R-17 standards as follow:

Minimum / Maximum Site Size (At Subdivision)

- R-17, C-17L & C-17 require a minimum of 2500 SF per unit although a minimum lot size is not required. The threshold is 3 units to qualify.

Per Applicant's Request:

Average lot = 0.092ac. or 4,007.52 sq. ft.
Smallest lot = 0.072ac. or 3,136.32 sq. ft.
Largest lot = 0.143ac. or 6,221.36 sq. ft.

Theoretical Potential of Subject Parcel:

Lot size = 74,566 sq. ft. (1.325 ac.)
2,500 sf/unit = 29.82 units allowed (rounded up to 30)

Site Setbacks (At Time of Subdivision and Building Permit)

- Front Yard: 20 feet
- Side Yard, adjacent to other residential zoning: 10 feet
- Side Yard, fronting a street: 10 feet
- Rear Yard: 15 feet

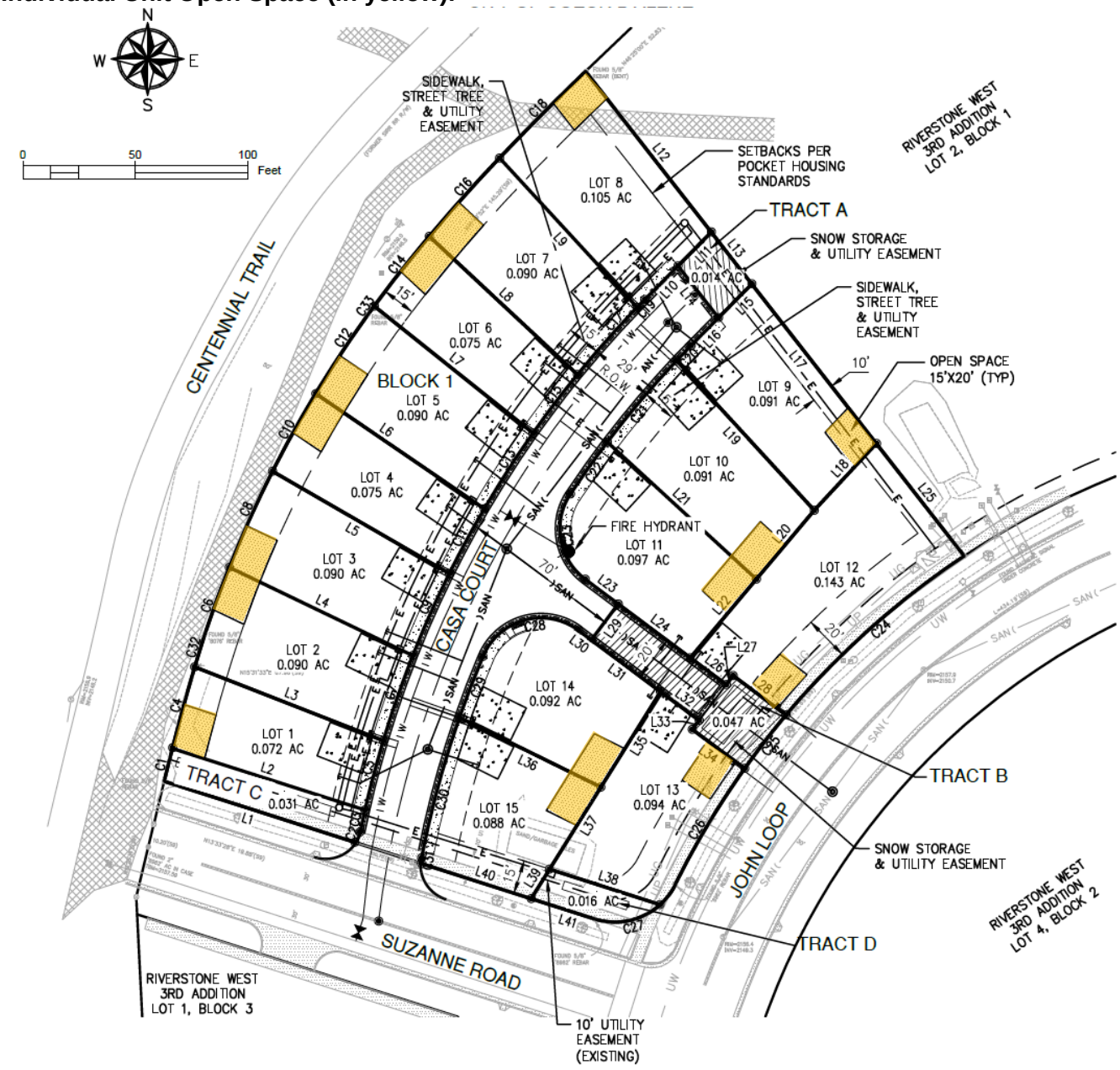
Parking (At Building Permit)

- One stall for each one-bedroom dwelling.
- Two stalls for each dwelling having two or more bedrooms.

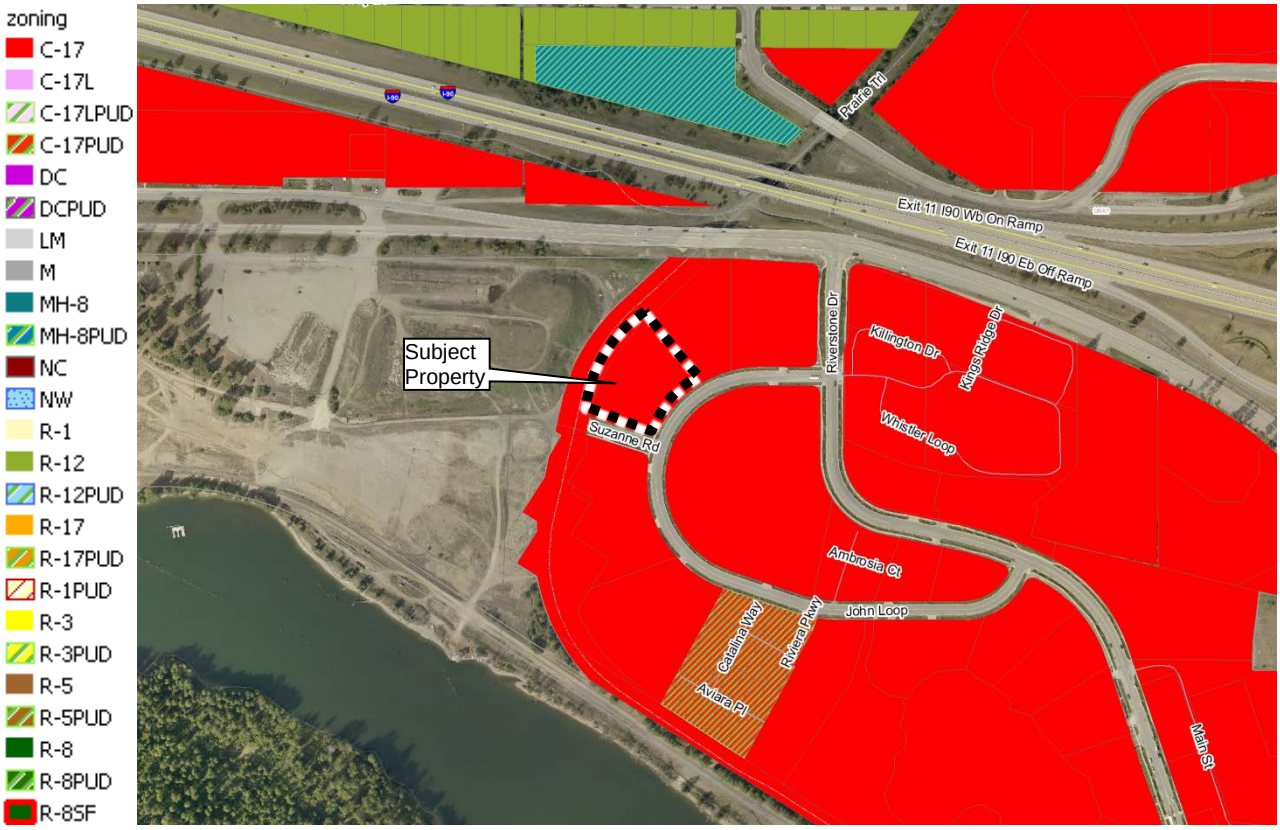
Usable Open Space (At Time of Subdivision and/or Building Permit)

- Pocket Residential Development shall provide usable open space for residents. Such space may be either in a common, shared form or associated with individual units. The minimum required amount is 300 square feet per dwelling unit. Such space shall be at least 15 feet in the narrowest dimension and shall be planted with grass and one tree minimum of 2 inch caliper for each 300 square feet of open space. Hard-surfaced patios or decks may occupy up to one-half of the required area.

Individual Unit Open Space (In yellow):



Zoning Map:



Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the lots proposed in the preliminary plat 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. An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.

Stormwater:

6. 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.

General:

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

ORDINANCES AND STANDARDS USED IN 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.
- Coeur d'Alene Bikeways Plan
- Kootenai County Assessor's Department property records
- Resolution No. 09-021 Complete Street Policy

PROPOSED CONDITIONS:

Wastewater:

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

Engineering:

2. Inclusion of an easement on the final plat document stating that Tracts A & B will be utilized as stormwater containment for the public roadway, together with the rights of ingress and egress for the installation, improvement, operation and maintenance of the storm water drainage facilities, and that no other easement or easements shall be granted on, under, or over this easement without obtaining the prior written consent of the City Engineer.

3. Placement of a restriction on the plat document prohibiting vehicular access to John Loop.

Planning:

4. The creation of a Home Owners Association is required for perpetual maintenance of the common open space and other tracts.

ACTION ALTERNATIVES:

The Planning Commission must consider this request and make appropriate findings to approve, deny or deny without prejudice. The findings worksheets are attached.

APPLICANT'S NARRATIVE

PROPERTY INFORMATION

1. Gross area: (all land involved): 1.7118 acres, and/or _____ sq.ft.
2. Total Net Area (land area exclusive of proposed or existing public street and other public lands): 1.448 acres, and/or _____ sq. ft.
3. Total length of street frontage: 825 ft., and/or _____ miles.
4. Total number of lots included: 15
5. Average lot size included: 0.092
   minimum lot size: 0.072
   maximum lot size: 0.143
6. Existing land use: Vacant Lot

SEWER AND WATER REIMBURSEMENT POLICY

Over sizing of utilities will not be eligible for reimbursement from the city unless a request is approved in writing by the City Council prior to issuance of Building Permits or the start of construction, whichever comes first.

PROJECT DESCRIPTION:

Please describe the concept of the proposed subdivision:

Pocket housing project to be constructed with a total of 15 lots.

Sewer and water main extensions will be needed to provide services to each lot.

FINDINGS

COEUR D'ALENE PLANNING COMMISSION

FINDINGS AND ORDER

A. INTRODUCTION

This matter having come before the Planning Commission on November 8, 2016, and there being present a person requesting approval of ITEM: S-7-16 a request for approval of an 15-lot residential pocket housing preliminary plat "Riviera Place" in a C-17 (Commercial & Residential at 17 units/acre) zoning district.

.

APPLICANT: ACTIVE WEST BUILDERS

LOCATION : +/- 1.7118 ACRE VACANT PARCEL IN RIVERSTONE WEST 3RD ADDITION AT THE NORTHWEST CORNER OF THE INTERSECTION OF JOHN LOOP (WEST AND SUZANNE ROAD (SOUTH)

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

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

B1. That the existing land uses are Commercial, Residential, Single-family, Duplex and Pocket Housing.

B2. That the zoning is C-17.

B3. That the notice of public hearing was published on October 22, 2016, which fulfills the proper legal requirement.

B4. That the notice was not required to be posted on the property.

B5. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.

B6. That public testimony was heard on November 8, 2016.

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

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

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

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

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

Criteria to consider for B7D:

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

C. ORDER: CONCLUSION AND DECISION

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

Special conditions applied to the motion are:

Wastewater:

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

Engineering:

2. Inclusion of an easement on the final plat document stating that Tracts A & B will be utilized as stormwater containment for the public roadway, together with the rights of ingress and egress for the installation, improvement, operation and maintenance of the storm water drainage facilities, and that no other easement or easements shall be granted on, under, or over this easement without obtaining the prior written consent of the City Engineer.

3. Placement of a restriction on the plat document prohibiting vehicular access to John Loop.

Planning:

4. The creation of a Home Owners Association is required for perpetual maintenance of the common open space and other tracts.

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

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttropp	Voted _____
Commissioner Messina	Voted _____
Commissioner Rumpler	Voted _____
Commissioner Ward	Voted _____
Chairman Jordan	Voted _____ (tie breaker)

Commissioners _____were absent.

Motion to _____ carried by a ____ to ____ vote.

_____

CHAIRMAN BRAD JORDAN

PLANNING COMMISSION
STAFF REPORT

FROM: SEAN E. HOLM, PLANNER
DATE: NOVEMBER 8, 2016
SUBJECT: SP-5-16 - REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A 2 UNIT PER GROSS ACRE DENSITY INCREASE ON PROPERTY ZONED R-8
LOCATION: A +/- 3.55 ACRE PARCEL LOCATED AT 3635 N. 17TH ST.

APPLICANT/OWNER:

Northwest Solutions Investment Group
Brenny Ross
205 W. Anton Ave.
Coeur d'Alene, ID 83815

DECISION POINT:

Northwest Solutions Investment Group is requesting approval of a special use permit to allow a two unit per gross acre density increase for a 3.55 acre parcel yielding six (6) additional units beyond what traditional R-8 zone will allow.

BACKGROUND INFORMATION:

The subject property was annexed into city limits in 1987 (A-3-86 ord. #2048) with an R-8 zoning designation. The building permit for cluster housing was approved in 1991 (#4810-B). This parcel is located in a residential area and shares its property boundaries on three sides with single family homes.

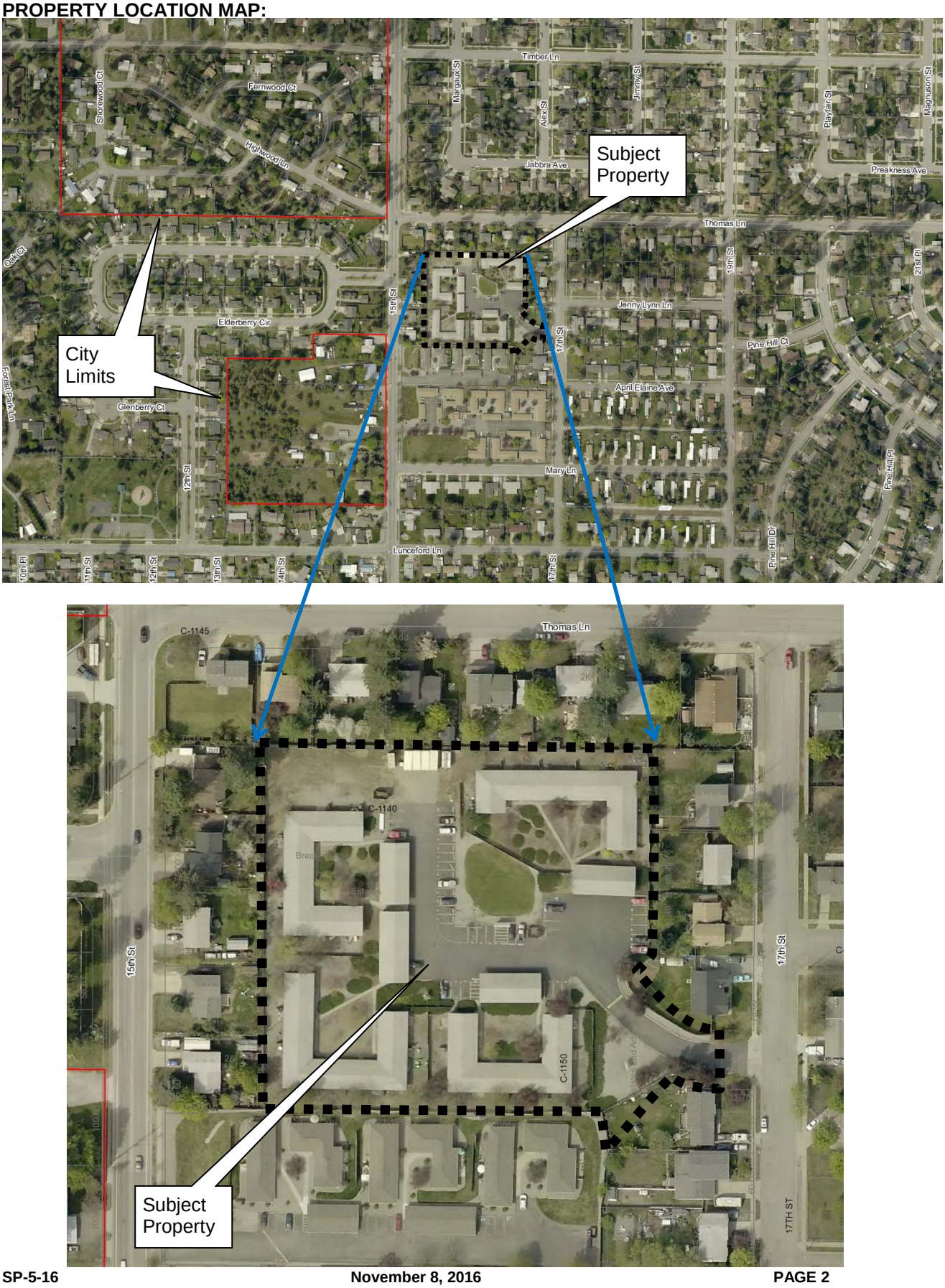
Currently there are a total of 25 units onsite (Three buildings with 6 units, and one building with 7 units) and code will allow a total of 28 units by right. This special use request, if approved, would allow 6 more units for a grand total of 34. To the south are similar multi-family units (Duplexes, tri-plexes, four-plexes, etc.). There are a variety of residential zones located in the immediate vicinity that are compatible with the proposed use.

The property gains access from 17th St. via a single long driveway that accesses a paved parking area, many of the spaces of which have carports and personal storage. Parking for multifamily is based on the number of bedrooms and single family units require 2 stalls per unit.

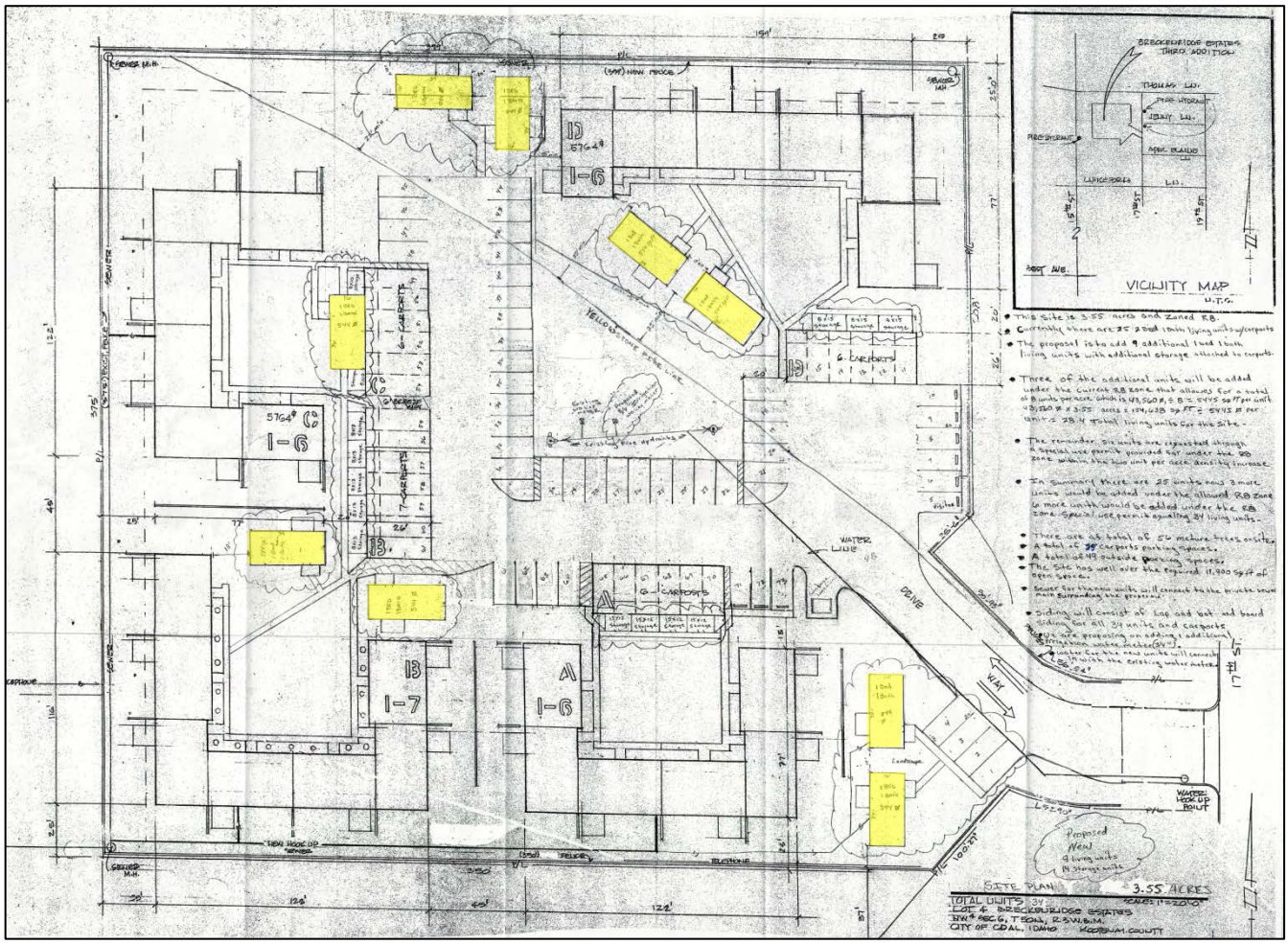
To the northwest and southwest of the subject property, across 15th St., there are two pockets of property designated as being in Kootenai County. This is reflected in the property location map below, shown as the red city limits line.

The Applicant's Site Plan shows the nine (9) proposed single-family units that would be located within the property. A Typical Architectural Elevation has also been submitted that shows the design of the single-family units. See page 3 of this staff report for details.

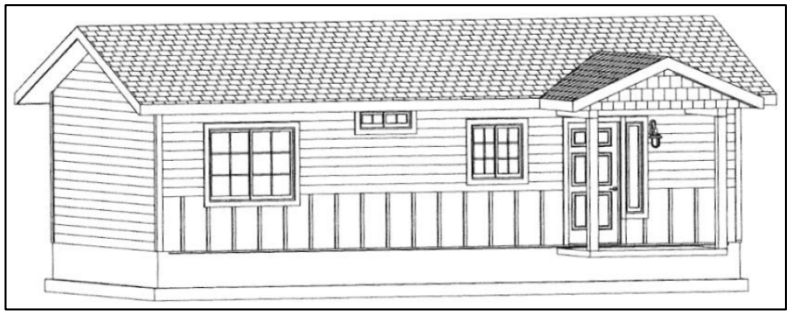
PROPERTY LOCATION MAP:

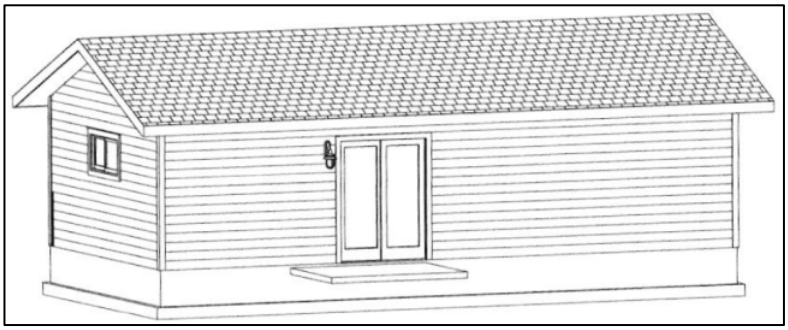


APPLICANT'S SITE PLAN (Yellow shows nine (9) new units proposed):



TYPICAL ARCHITECTURAL ELEVATIONS:





17.05.090: GENERALLY:

A. The R-8 district is intended as a residential area that permits a mix of housing types at a density not greater than eight (8) units per gross acre.
B. In this district a special use permit, as prescribed in section 17.09.205 of this title may be requested by neighborhood sponsor to restrict development for a specific area to single-family detached housing only at eight (8) units per gross acre. To constitute neighborhood sponsor, at least sixty six percent (66%) of the people who own at least sixty six percent (66%) of the property involved must be party to the request. The area of the request must be at least one and one-half (11/2) acres bounded by streets, alleys, rear lot lines, or other recognized boundary. Side lot lines may be used for the boundary only if it is also the rear lot line of the adjacent property.
C. In this district a special use permit may be requested by the developer for a two (2) unit per gross acre density increase for each gross acre included in a pocket residential development. This density increase provision is established to reflect the concern for energy and environment conservation.
D. Project review (see sections 17.07.305 through 17.07.330 of this title) is required for all subdivisions and for all residential, civic, commercial, service and industry uses, except residential uses for four (4) or fewer dwellings. (Ord. 3474, 2013)

17.05.100: PERMITTED USES; PRINCIPAL:

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

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

17.05.110: PERMITTED USES; ACCESSORY:

Accessory permitted uses in an R-8 district shall be as follows:
Accessory dwelling units.
Garage or carport (attached or detached).
Private recreation facility (enclosed or unenclosed).

17.05.120: PERMITTED USES; SPECIAL USE PERMIT:linklink

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

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

17.05.130: SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT:

Maximum height requirements in an R-8 district shall be as follows:

MAXIMUM HEIGHT	Structure Location	
Structure Type	*In Buildable Area For Principal Facilities*	*In Rear Yard*
Principal structure	32 feet	n/a
For public recreation, community education or religious assembly activities	45 feet	n/a
Detached accessory building including garages and carports	32 feet	With low or no slope roof: 14 feet With medium to high slope roof: 18 feet

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. However, a two (2) unit per gross acre density increase may be awarded for each gross acre included in a pocket residential development. All buildable lots, other than pocket residential developments, must have fifty feet (50') of frontage on a public street, unless an alternative is approved by the city through normal subdivision procedure, or unless a lot is nonconforming (see section 17.06.980 of this title). (Ord. 3288 §15, 2007: Ord. 1691 §1(part), 1982)

NOTE: Staff has been working on a repeal of the pocket housing code in its current form. Depending on the outcome and timing of the aforementioned action, this project will have to comply with the setback standards for either R-8 or for pocket housing (in red) as shown below.

17.05.160: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

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

A. Single-family and duplex structures must meet the minimum yard requirements for a single-family structure established by the R-3 district.

(R-3 Setback Standards vs. Pocket Housing: Timing of building permits)

17.05.080: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

A. Minimum yard requirements for residential activities in an R-3 district shall be as follows:

1. Front: The front yard requirement shall be twenty feet (20'). *Same as pocket*

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. *All side yards are 10' for pocket*

3. Side, Street: The street side yard requirement shall be ten feet (10'). *Same as pocket*

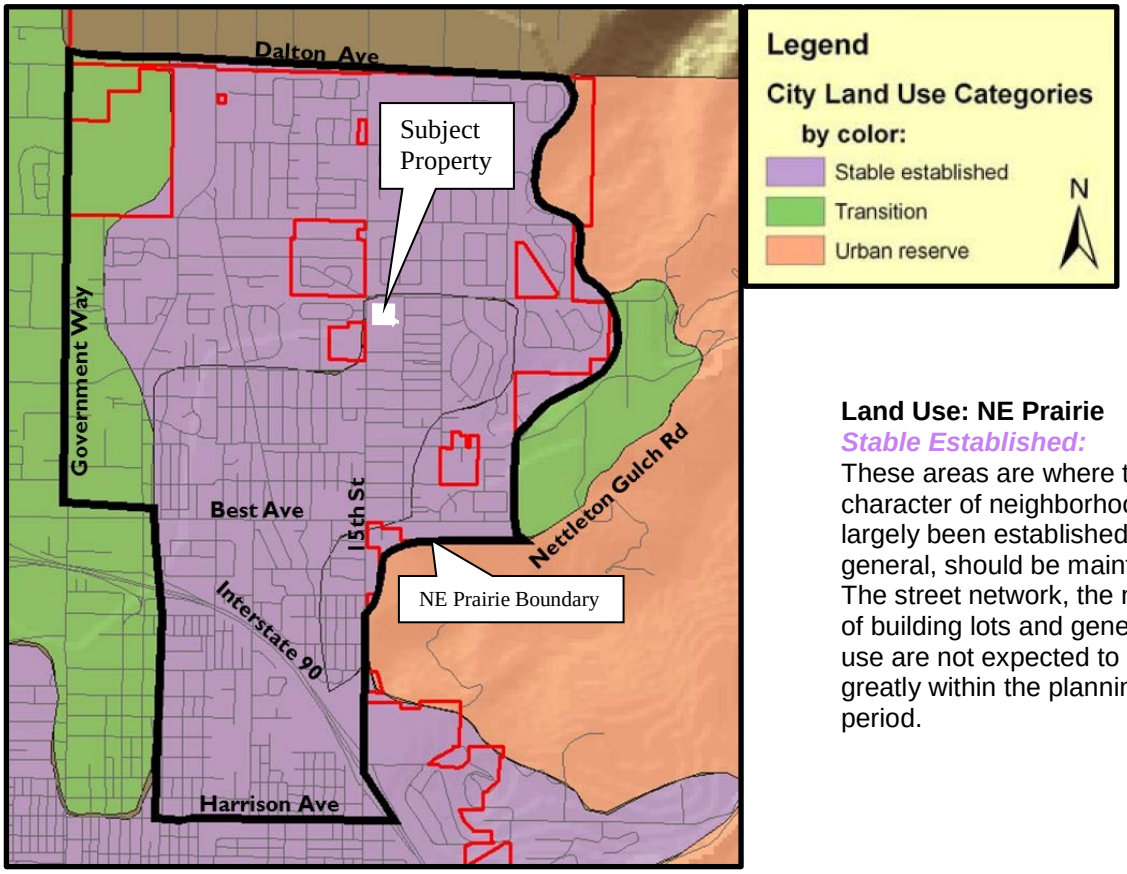
4. Rear: The rear yard requirement shall be twenty five feet (25'). However, the required rear yard will be reduced by one-half (1/2) when adjacent to public open space (see section 17.06.480 of this title). *Rear yard is 15' for pocket*

REQUIRED FINDINGS FOR SPECIAL USE PERMITS:

Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

A. <u>Finding #B8A:</u> The proposal (is) (is not) in conformance with the Comprehensive Plan.

- The subject property is within the existing city limits.
- The City Comprehensive Plan Map designates this area as NE Prairie: Stable Established:



Land Use: 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.

Canfield Mountain and Best Hill act as the backdrop for this portion of the prairie. Much of the lower lying, less inhibitive areas have been developed. Pockets of development and an occasional undeveloped lot remain.

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

The characteristics of NE Prairie neighborhoods will be:

- That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Commercial uses are concentrated in existing commercial areas along arterials with neighborhood service nodes where appropriate.
- Natural vegetation is encouraged and should be protected in these areas.
- Pedestrian connections and street trees are encouraged in both existing neighborhoods and developing areas.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.
- Incentives will be provided to encourage clustering.

2007 Comprehensive Plan Goals and Objectives that apply:

Objective 1.01
Environmental Quality:
Minimize potential pollution problems such as air, land, water, or hazardous materials.

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 3.01
Managed Growth:
Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.

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

Objective 4.06
Public Participation:
Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision making process.

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

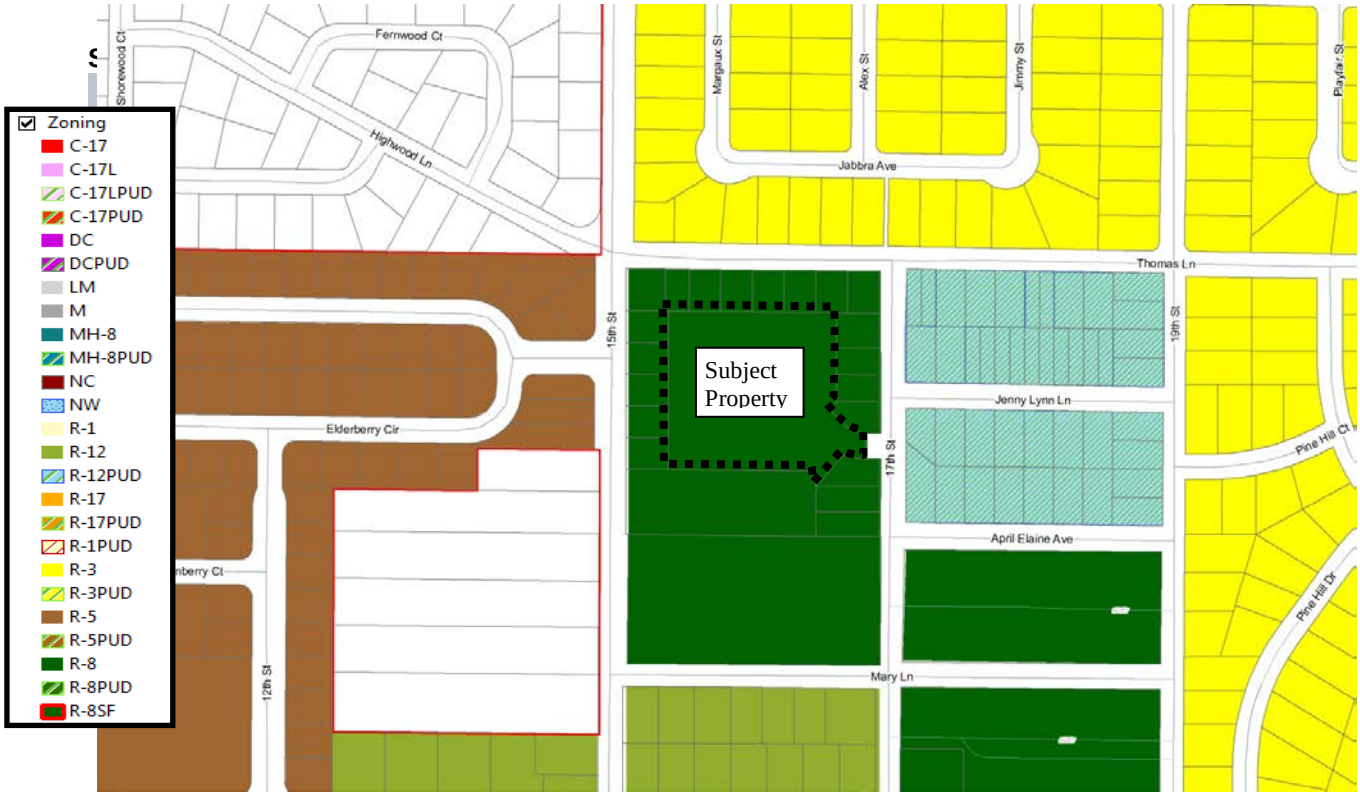
B. Finding #B8B: The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.

A variety of residential uses are located in the area. These include: Single-family homes, Cluster homes, mobile homes, and duplexes. The single family homes proposed for the site are compatible with the location and setting.

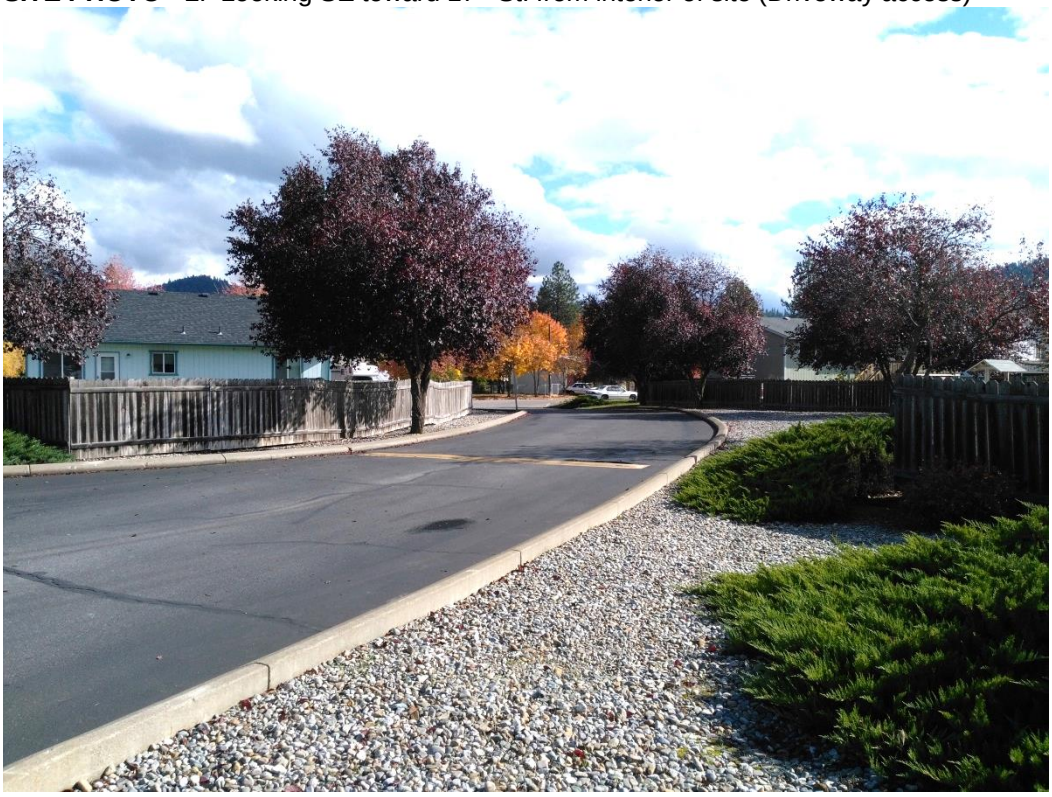
An easement for a gas line and sewer line exists on the property.

GENERALIZED LAND USE MAP:

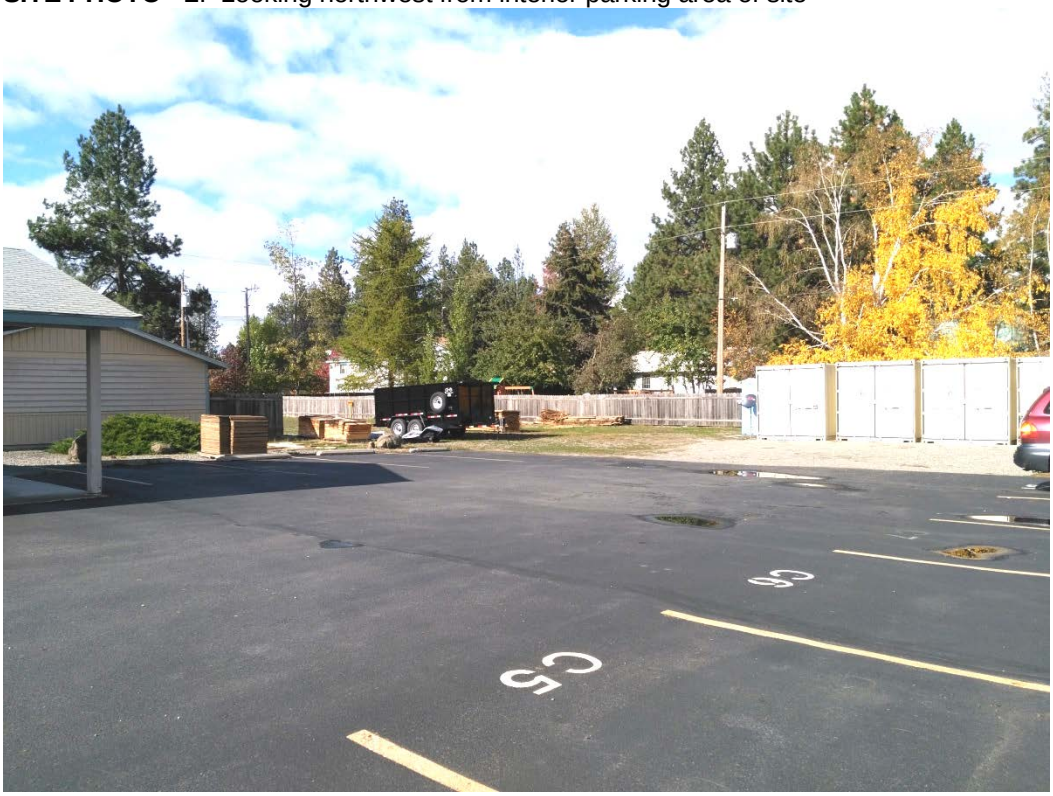
ZONING MAP:



SITE PHOTO - 1: Looking SE toward 17th St. from interior of site (Driveway access)



SITE PHOTO - 2: Looking northwest from interior parking area of site



SITE PHOTO - 3: Covered parking with storage and uncovered parking onsite

SITE PHOTO - 4: Setback and fencing along east property line

Evaluation: *Based on the information presented, the Planning Commission must determine if the design and planning of the site is or is not compatible with the location, setting, and existing uses on adjacent properties.*

C. **Finding #B8C:** **The location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing streets, public facilities, and services.**

STORMWATER:
City Code requires a storm water management plan to be submitted and approved prior to any construction activity on the site.

The subject property is a fully developed site, and, the stormwater containment and treatment was previously addressed at the time of the initial development and construction on the subject property.

STREETS:
The subject property bordered by 17th Street which is a fully developed thirty-six foot (36') street section. No additions or alterations to the roadway adjoining the subject property would be required.

TRAFFIC
Traffic use on the subject property was evaluated at the time of development and found to be insignificant in relation to the impact on the adjoining streets.

Since this type of proposed use is generally outside of the typical peak hour periods, and, the subject property has one primary point of access onto a north/south residential roadway, traffic volumes from the site would be insignificant and easily accommodated by the adjacent roadways.

-Submitted by Dennis Grant, Engineering Project Manager

WATER:
There is adequate capacity in the public water system to support domestic, irrigation and fire flow for the proposed density increase for 3635 N 17th St.

There is an existing 6" water main in N17th St. and an 8" water main in a public utility easement to the site. It would be advisable to review any potential additional service requirements.

-Submitted by Terry Pickel, Water Superintendent

SEWER:
Subject property is already connected to and is paying for public sewer service. The Wastewater Utility would like to call to the attention of the Applicant that the Public Sewer Main and easement traversing along the northerly and westerly property lines must be retained. Construction of structures, deep rooting vegetation, permanent signs monuments and fences over the easement and sewer main is prohibited.

-Submitted by Mike Becker, Utility Project Manager

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

Fire department access to the site (road widths, surfacing, maximum grade, and turning radiuses), in addition to, fire protection (size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed

prior to building permit or site development, utilizing the currently adopted International Fire Code (IFC) for compliance. The City of Coeur d'Alene Fire Department can address all concerns at site and building permit submittals.

-Submitted by Bobby Gonder, Fire Inspector

Evaluation: *Planning Commission must determine if the location, design, and size of the proposal are such that the development will or will not be adequately served by existing streets, public facilities and services.*

PROPOSED CONDITIONS:

No conditions are proposed.

The Planning Commission may, as a condition of approval, establish reasonable requirements to mitigate any impacts that would adversely affect the surrounding neighborhood. Please be specific if conditions are added to the motion.

ORDINANCES AND STANDARDS USED IN EVALUATION:

- 2007 Comprehensive Plan
- Municipal Code
- Idaho Code
- Wastewater Treatment Facility Plan
- Water and Sewer Service Policies
- Urban Forestry Standards
- Transportation and Traffic Engineering Handbook, I.T.E.
- Manual on Uniform Traffic Control Devices

ACTION ALTERNATIVES:

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

APPLICANT'S NARRATIVE

JUSTIFICATION:

Proposed Activity Group(s): Pocket Housing.

Prior to approving a special use permit, the Planning Commission is required to make Findings of Fact. Findings of Fact represent the official decision of the Planning Commission and specify why the special use permit is granted. The **BURDEN OF PROOF** for why the special use permit is necessary rests on the applicant. Your narrative should address the following points (attach additional pages if necessary):

A. A description of your request; Two units per gross acre density increase special use permit.

B. Explain how your request conforms to the 2007 Comprehensive Plan;

Support efforts to preserve and provide affordable and work force housing. Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.

C. Explain how the design and planning of the site is compatible with the location, setting and existing uses on adjacent properties;

The characteristics of NE Prairie neighborhoods of tomorrow will be: That overall density may approach three to four residential units per acre, however, pockets of higher density housing and multi-family units are appropriate in compatible areas.

D. Explain how the location, design, and size of the proposal will be adequately served by existing streets, public facilities and services;

The project is located off a main arterial 15 st, along with thomas LN and 17TH st has sufficent capacity to handle our project. The project site is already served by public services and has adequate driveways and parking currently on site. The additions to the project are designed to be small and low impact.

E. Any other information that you feel is important and should be considered by the Planning Commission in making their decision.

It has been our experience that small single level one bedroom units are in great need in our city and are very desirable if done well. The project that is proposed will be a great mix of existing two bedroom units with the proposed one bedroom units. Please check out our last project on Julie Annct where ther was an existing triplex unit on the site and we added additional small one and two bedroom units

- This site is 3.55 acres and zoned R8.
- Currently there are 25 2 bed 1 bath living units w/carpor
- The proposal is to add 9 additional 1 bed 1 bath living units with additional storage attached to carport
- Three of the additional units will be added under the current R8 zone that allowes for a total of 8 units per acre which is 43,560 ☐, ÷ 8 = 5445 sq FT per uni 43,560 ☐ X 3.55 acres = 154,638 sq FT ÷ 5445 ☐ per unit = 28.4 total living units for the site -
- The remainder six units are requested through a special use permit provided for under the R8 zone within the two unit per acre density increase
- In summary there are 25 units now 3 more units would be added under the allowed R8 zon 6 more unith would be added under the R8 zone. Special use permit equaling 34 living units -
- There are at total of 56 mature trees onsite
- A total of 25 carports parking Spaces.
- A total of 49 outside parking spaces.
- The site has well over the required 11,900 sq ft of open space.
- Sewer for the new units will connect to the private sew main surranding the property.
- Siding will consist of Lap and batt and board siding for all 34 units and carports
- We are proposing on adding 1 additional irrigation water meter (3/4").
- water for the new units will connect in with the existing water meter.

FINDINGS

COEUR D'ALENE PLANNING COMMISSION

FINDINGS AND ORDER

A. INTRODUCTION

This matter having come before the Planning Commission on November 8, 2016, and there being present a person requesting approval of ITEM: SP-5-16 A request for a 2 Unit per Acre Density Increase Special Use Permit in the R-8 zoning district.

APPLICANT: NORTHWEST SOLUTIONS INVESTMENT GROUP

LOCATION: A +/- 3.55 ACRE PARCEL LOCATED AT 3635 N. 17TH STREET

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

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

B1. That the existing land uses are Single-family homes, Cluster homes, mobile homes and duplexes.

B2. That the Comprehensive Plan Map designation Stable Established.

B3. That the zoning is R-8.

B4. That the notice of public hearing was published on, October 22, 2016, which fulfills the proper legal requirement.

B5. That the notice of public hearing was posted on the property on October 31, 2016, which fulfills the proper legal requirement.

B6. That the 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 November 8, 2016.

B8. Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

B8A. The proposal **(is) (is not)** in conformance with the comprehensive plan, as follows:

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

Criteria to consider for B8B:

1. **Does the density or intensity of the project "fit " the surrounding area?**
2. **Is the proposed development compatible with the existing land use pattern i.e. residential, commercial, residential w churches & schools etc?**
3. **Is the design and appearance of the project compatible with the surrounding neighborhood in terms of architectural style, layout of buildings, building height and bulk, off-street parking, open space, and landscaping?**

B8C The location, design, and size of the proposal are such that the development **(will) (will not)** be adequately served by existing streets, public facilities and services. This is based on

Criteria to consider B8C:

1. **Is there water available to meet the minimum requirements for domestic consumption & fire flow?**
2. **Can sewer service be provided to meet minimum requirements?**
3. **Can police and fire provide reasonable service to the property?**

C. ORDER: CONCLUSION AND DECISION

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

Special conditions applied are as follows:

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

ROLL CALL:

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

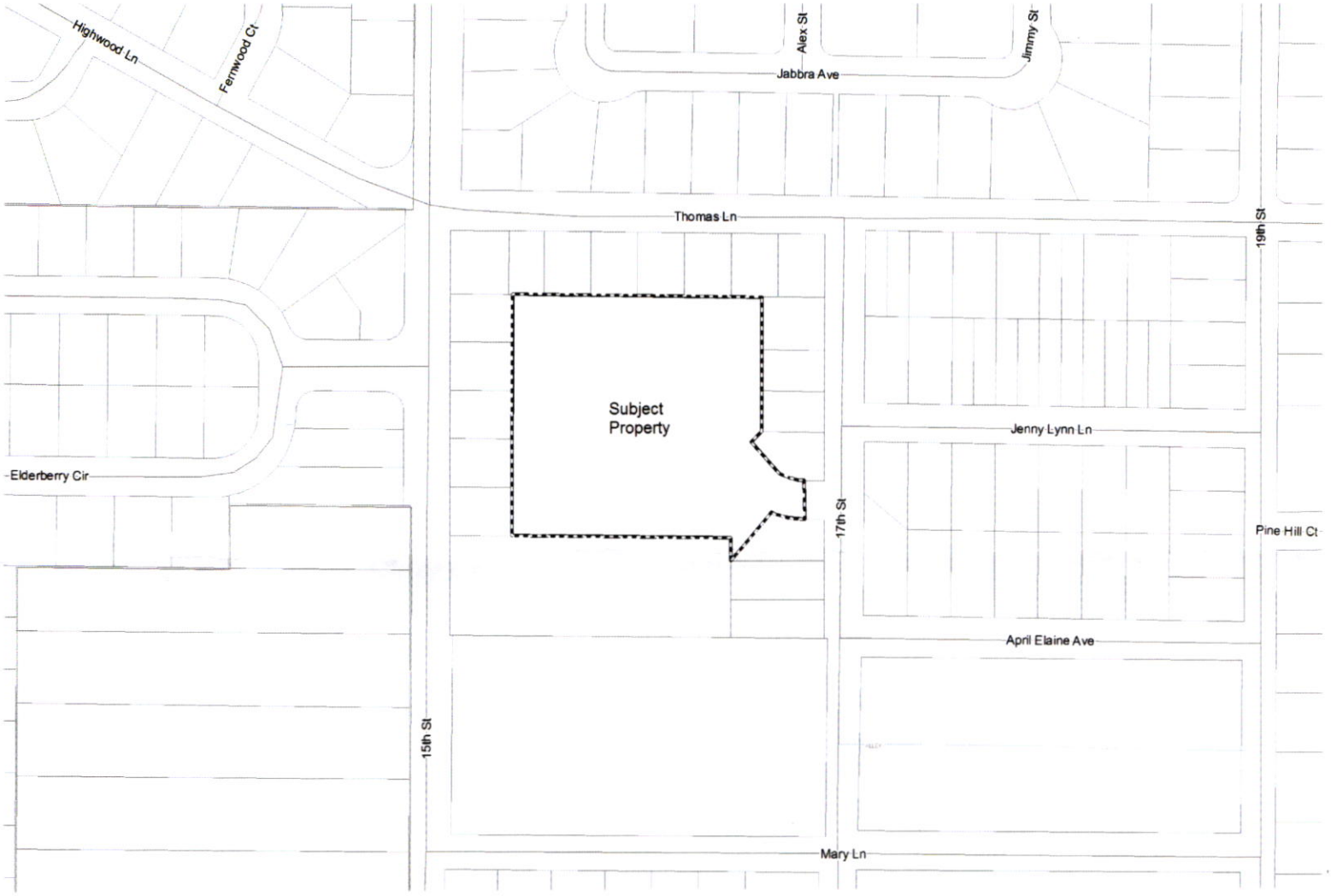
Chairman Jordan Voted _____ (tie breaker)

Commissioners _____were absent.

Motion to _____ carried by a ____ to ____ vote.

_____
CHAIRMAN BRAD JORDAN

PUBLIC COMMENTS



This sketch furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the city assumes no liability for any loss occurring by reason of reliance thereon.

The hearing will be held in a facility that is accessible to persons with disabilities. Special accommodations will be available upon request, five (5) days prior to the hearing. For more information, contact the Planning Department at (208)769-2240.

Require more information?
Planning Department at 769-2240 ***or*** www.cdaid.org by clicking on agendas/planning commission. Staff reports will be posted on the web the Friday before the meeting.

Comments

Sounds like good project, we are for it. [illegible]

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

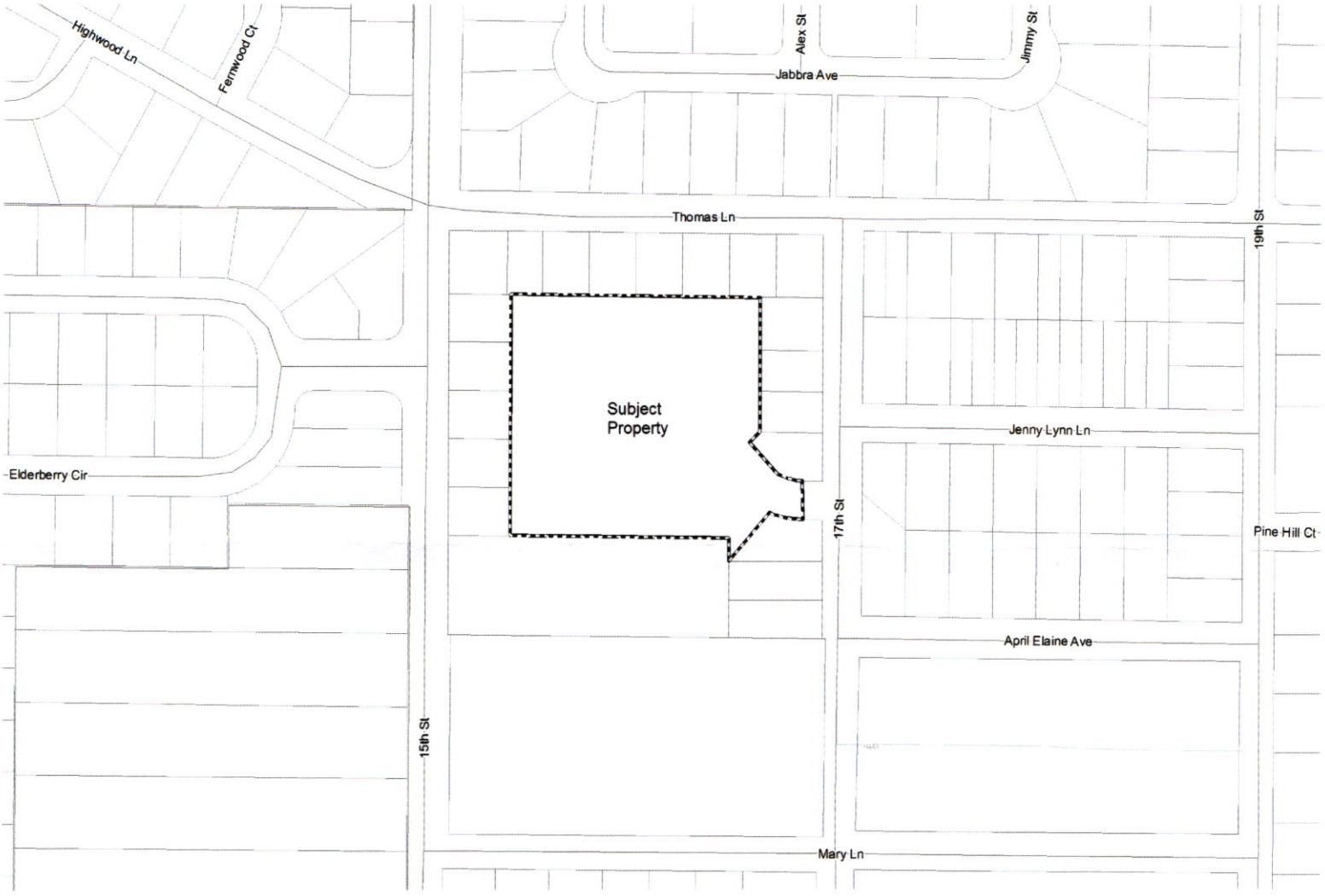
SP-5-16

STUHLMILLER, SHANA

From: dj_1963@roadrunner.com
Sent: Monday, October 24, 2016 6:35 AM
To: STUHLMILLER, SHANA
Subject: Public Hearing November 8th 3635 N. 17th Street

SP-5-16

Good morning,
My questions for the planning commission:
What is the estimated impact on traffic on 17th and 15th?
What are the long term and short term plans to handle traffic in this area?
17th is the only outlet for the development. It seems that adding traffic onto the driveway into 17th is counter to the local neighborhood atmosphere.
It is also getting more difficult to merge into traffic onto 15th during peak hours.
Thank-you,
Della Jenkins
1813 April Elaine
CDA ID 83815



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

Comments

Good project, seems like good people doing it so I am for the project, this will help update area again. Sp-5-16

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

Comments I oppose the zone change for this property for the following reasons.

- The property is in a family neighborhood and has already proven to be out of place and unwelcome.
- A parking lot will most likely provide a gathering place for undesirable activities to occur.
- If approved this would have a negative effect on property values for myself and my neighbors.
- This is not a suitable location for any kind of business to be operating and to allow it would be a disservice to the neighborhood as a whole and to the individuals whos daily lives it effects most.

Thank you,
Brian Etherton

ZC-3-16

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

Comments

This should be a nice addition and I see no problem with it going forward

Pete Kan

SP-5-16

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

Oct. 25, 2016

Comments:

My husband and I live on 15th Street directly in front of the property you wish to expand. We have lived here for fifteen years. There has been plenty of problems with the people living in that temporary housing and apartment complex. Drug use, loud fighting at all hours of the day and night, loud music, not to mention people snooping over our backyard fence and helping themselves to our Apples. We don't like the close proximity of the units behind us and have planted over 50 willow trees, maples and other bushes to guard our privacy. We certainly DO not WANT ANY more of those kind of people living so close to us. So we say NO WAY to Northwest Solutions Investment Groups Request for APPROVAL of their Proposed 2-UNIT DENSITY INCREASE PER ACRE SPECIAL USE PERMIT.

SINCERELY

SP-5-16 Patricia Billings

Planning Department at (208) 769-2240.

Friday before the meeting.