

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

FEBRUARY 11, 2020

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

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

5:30 P.M. CALL TO ORDER:

ROLL CALL: Messina, Fleming, Ingalls, Luttropp, Mandel, Rumpier, Ward

PLEDGE:

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

December 10, 2019

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

ENVISION CDA COMMITTEE UPDATES:

ADMINISTRATIVE: ***ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS.

1. Applicant: Greenstone Kootenai II
Request: Architectural Styles for Coeur d'Alene Place
ADMINISTRATIVE, (I-1-20)

PUBLIC HEARINGS:

1. Applicant: City of Coeur d'Alene
Request: Proposed amendments to Title 17.09 of the Municipal Code, Zoning Ordinance
LEGISLATIVE, (O-1-20)
 - A. Amendments to Title 17 under Chapter 17.06: VIII; Home Occupation
Regulations related to Childcare Facilities
 - B. Amendments to Title 17 under Chapters 17.02,17.03 and 17.44 related to
Heavy Equipment Parking and Storage on Residential Properties

2. Applicant: Greenstone Kootenai II
Location: West of Ramsey, North of Canfield
Request: A proposed 202-lot preliminary plat "Coeur d'Alene Place"
QUASI-JUDICIAL, (S-1-20)

ADJOURNMENT/CONTINUATION:

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

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



MINUTES



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

COMMISSIONERS PRESENT:

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

STAFF MEMBERS PRESENT:

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

COMMISSIONERS ABSENT:

Lewis Rumpler

CALL TO ORDER:

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

APPROVAL OF MINUTES:

November 6, 2019
November 12, 2019
November 18, 2019

Motion by Ingalls, seconded by Fleming, to approve the minutes of the Planning Commission meeting on November 6, 2019. Motion approved.

Motion by Fleming, seconded by Ward, to approve the minutes of the Planning Commission meeting on November 12, 2019. Motion approved.

Motion by Luttrupp, seconded by Mandel, to approve the minutes of the Planning Commission meeting on November 18, 2019. Motion approved.

COMMISSION COMMENTS:

Commissioner Ingalls stated that Councilmember Ron Edinger is retiring at the end of the month, and wanted to say “thank you” for his many years of service.

Commissioner Fleming noted that TDS Fiber Optic recently sent out a notice to residents stating that they will be “trenching into your house” and she suggested that residents take a photo of their present landscaping and sprinklers in case they are moved or removed.

STAFF COMMENTS:

Hilary Anderson, Community Planning Director provided the following comments:

- In regard to the Planning Commission meeting scheduled for January 14, they didn't receive any development applications, so they will be bringing forward some code amendments that include amending some sections of the zoning code such as Home Occupation, Storage of Heavy Equipment/Yard and Design Review Procedure amendments.
- The first meeting of the Historic Preservation Commission meeting was held on Monday, December 9, which included the nine members appointed to the commission, and they also invited the State Historian, Pete L'Orange, to join them via phone to talk about the roles of a Historic Preservation Commission and a Certified Local Government (CLG). Ms. Anderson explained that later there might be some interaction with the Planning Commission because the Commission may be working on a citywide Historic Preservation Plan if they get a grant. That document can be included in the Comprehensive Plan.
- We have recently added a new agenda item to the Planning Commission agenda located below staff comments titled “The Envision CDA Committee Updates” and Sean Holm, Senior Planner will be giving an update this evening on the Envision CDA Project, which is the Comprehensive Plan, with a partnership with CDA 2030. She explained the intent of the agenda item for this meeting and future meetings is for the Planning Commission members to report to each other and the community regarding the work being done in their specific focus groups which they were assigned to when the process started.

Chairman Messina asked if the Historic Preservation Commission meetings will be televised, and what days/times they are meeting. Ms. Anderson explained that the meetings will not be televised and they are in the process of trying to figure out what day is best to meet. She noted that the commission will be meeting quarterly, and after the meeting the commission felt it would be best to meet every month since it is a new commission and processes need to be established. If the commission decides to meet every month, the day will be on the fourth Thursday at City Hall, in Conference Room #6, starting at either 4:00 or 4:30 p.m., and the public is welcome to attend.

Chairman Messina questioned how the Historic Preservation Commission comments will be incorporated into the Comprehensive Plan. Ms. Anderson explained that staff can figure out how to get input to them and, if they get a grant for a City-wide preservation plan, they would be able to hire a Historic Planner that would help staff and commissioners create a plan looking at city-wide resources. Ms. Anderson added that once the document is done, it could be included in the Comprehensive Plan like the other plans they have incorporated into the plan by reference.

ENVISION CDA COMMITTEE UPDATES:

Sean Holm, Senior Planner provided the following statements:

- He explained that Envision CDA is a partnership between CDA 2030 and the City to take a look at the City's current Comprehensive Plan to create a master document that would better enhance what both groups are trying to do. He noted that three of the Planning Commissioners previously worked on the Comprehensive Plan in 2007 and felt the plan has been getting “long in the tooth” and missing a big piece that was the implementation portion of CDA 2030 that was missing from the City's previous Comprehensive Plan.
- He noted that the City of Coeur d'Alene has influence inside of the city limits as well as the Area of City Impact, but CDA 2030 will provide more of the regional things like transportation elements.
- He discussed the past, the present, and future and how they have been working to put together the background information of where they are right now including their existing conditions reports which include the economy, transportation and the review of the existing plan.
- He explained that at recent meetings, they have gathered information including the community partner meetings which included high tech, education and business leaders, etc., which created

information that MIG and the sub consultants have been using to create the existing condition reports.

- They recently had a Community Advisory Committee (CAC) Meeting that went well and, also, economic development meetings with the same groups mentioned before.
- They had a public kick-off, which was a success and attended by approximately 80 people. It was held at the Innovation Den on September 26, which included playing the game, "Making Better Places," which is fun and educational.
- They have had a few "pop-up" game nights where they went to North Idaho College and the high school to play the game. They had a total of 22 games that have been played and from those games MIG took all the information from the games which will help to identify where the public thinks growth should happen based on the input.
- Mr. Holm stated on December 4 and 5 they had the second CAC meeting and Focus Group meetings which were spread out over two days, with a discussion on the vision statement for each individual group. During those meetings, they looked at goal statements, policies and action items to go with the goals.
- He added that they will schedule a meeting in January or February with MIG and Bridge Economics for the next round of meetings with CAC and the Focus Groups. Bridge Economics will be in town providing an update to information they have found concerning the City's economic base.
- He said that, later, staff will be looking for public engagement opportunities to go out and attend events and meetings to generate more public input that will include their website, quadrant meetings and pop-up events.

Commissioner Ward said that he was part of the Identity and Community Focus group and felt that the best moment was towards the end of the meeting when one person said, "I see why we are here to help staff with the design of the Comprehensive Plan." It was a great statement about why we were doing these meetings.

Commissioner Mandel apologized that she had to miss her group meeting because of work commitments.

Commissioner Ingalls said that staff is doing a great job and commented that he is part of the Growth and Development Focus Group and was impressed with the representation from various parts of the community within his group. They stated that one thing they need is to get the school district represented and was encouraged with the school district representative who will be a good voice.

Commissioner Luttrupp said he thinks it is a great process and explained that, as a commission, they are used to meeting in public and the more they have the public involved, the better. He said that he is part of the Environmental and Recreation Focus Group and asked how his group views will be shared with his fellow commissioners, and what the Planning Commission's responsibility is in the process.

Mr. Holm explained that staff will take the suggestions from this group and update the plan prior to bringing it forward formally. He noted that it will first come to the Planning Commission to get feedback on what they do or don't like and they will make those recommendations from the commission to the City Council, which will make the final decision.

Commissioner Luttrupp stated that he has several areas of interest and asked if, as a group, there is a way for them to get together as a group for discussion before they meet with the consultants.

Mr. Holm suggested that if there is a need of a change to an ordinance or other policies, that process is

different and he and suggested that the commissioners send him an email with their suggestions.

Commissioner Luttrupp said that appreciated the suggestion, but would like to have a discussion with the other commissioners.

Commissioner Fleming said that she is part of the Health and Safety Committee which includes representatives from Panhandle Health, Kootenai Medical Center, the School District, and the Mental Health District, but missing representatives from Fire and Ped/Bike. She said that, as a group, they discussed wheel chair accessibility, audio accessibility, elder care, and a way to get children to school safely on a bike. She added that other topics included parks that are underserved, and being aware of not building in our forests.

Chairman Messina said that he is part of the CAC Committee Group and his group is focused on the connectivity of the various districts and how the City will function in the future. He asked the representative from MIG how they would get that information into the Comprehensive Plan, and the representative explained that they will take all the information from the meetings which will be presented it to staff and City Council.

PUBLIC HEARINGS

1. Applicant: Pacifica L 44, LLC
Location: 840 E. Dalton Avenue
Request: A proposed Minimal Care Facility special use permit in the R-8 zoning district.
QUASI-JUDICIAL, (SP-4-02m)

Tami Stroud, Associate Planner, said that Todd Butler, on behalf of the owner, Pacifica L44 LLC, is requesting a modification of a Minimal Care Special Use Permit for an existing care facility with 56 beds and one staff residence within four (4) existing residences. The requested modification is for the addition of two (2) residential buildings to allow 16 beds per building with a total of 32 additional beds. The maximum number would increase from 56 beds to 88 beds.

Ms. Stroud provided the following statements:

- On April 9, 2002, the Planning Commission approved a request for a Minimal Care Special Use
- Permit in the R-8 (Residential at 8 units per acre) zoning district to allow an assisted living facility consisting of 4 dwellings with 14 residents each, for a total of 56 residents, and one staff residence.
- On August 29, 2003, the City received a requested amendment to the approved site plan asking that the setback be adjusted to allow for the standard nonresidential setback of 25' on the side and back, rather than the proposed 30' setback for the sides and rear yard setback. That request was unanimously approved.

The above request had two conditions attached to the approval.

- 1) *The applicant must adhere to the site plan submitted with the Special Use Permit application and,*
 - 2) *The maximum number of residents shall be 56.*
- Due to the above conditions of approval, the applicant is requesting a modification to the original special use permit in order to increase the number of beds from 56 to 88 for the care facility, and to modify the site plan for the proposed project.
 - The original special use permit was approved in 2002 to allow an assisted living facility consisting of 4 dwellings with 14 residents each, for a total of 56 residents, and one staff residence.
 - The requested special use permit would allow for 2 additional buildings and a maximum of 88 beds.

- The design of the architecture for the proposed buildings would be single story and residential in character, blending in with the existing buildings on-site and the residential neighborhoods to the North, South and East sides of the property. Coeur d'Alene High School is located directly to the West, along 4th Street. The proposed Senior Living Community is accessed from an existing driveway on Dalton Avenue.
- The parking requirement for a Minimal Care Facility is 1 space per 6 beds. 27 parking stalls are shown on the site plan, and 15 stalls are required.
- Ms. Stroud provided a copy of a location map showing the property.
- She stated that the Comprehensive Plan designates the area as NE Prairie - Transition
- She provided a list of the Comprehensive Goals that apply to the request.
- The original special use permit was approved in 2002 to allow an assisted living facility consisting of 4 dwellings with 14 residents each, for a total of 56 residents, and one staff residence.
- The approved special use permit would allow for 2 additional buildings and a maximum of 88 beds. The design of the architecture for the proposed buildings would be single story and residential in character, blending in with the existing buildings on-site and the residential neighborhoods to the North, South and East sides of the property.
- Coeur d'Alene High School is located directly to the West along 4th Street.
- The proposed Senior Living Community is accessed from an existing driveway on Dalton Avenue.
- The parking requirement for a Minimal Care Facility is 1 space per 6 beds. 27 parking stalls are shown on the site plan, 15 stalls are required.
- She provided a copy of the existing site plan showing the existing buildings.
- She provided renderings of the applicant's elevations and main level floor plan.
- She provided a list of the other special use permits in the area.
- She provided a copy of various site photos of the property.
- She noted the various staff comments in the staff report.

EXISTING CONDITIONS TO BE REMOVED:

PLANNING:

- *The applicant must adhere to the site plan submitted with the Special Use Permit application.*
- *The maximum number of residents shall be 56.*

Ms. Stroud said that there are three conditions but they received one additional condition from the Water Department, submitted this morning, which states: "There is an existing 6-inch fire hydrant main that will have to be relocated for any new structures on the northwest side, and the public utility easement will be realigned with the new main location, all at the developer's expense."

Ms. Stroud concluded her presentation.

Public testimony open.

Todd Butler, applicant representative, provided the following statements:

- He noted that staff did a great job covering most of the information and feels this project will be a good fit for the community with available land for the expansion.
- He said that the project fits with the Comprehensive Plan by eliminating urban sprawl.

The applicant concluded his presentation.

Commission Comments

Commissioner Ingalls said that from looking at the property, it looks like the property was set up with an expansion in mind. He questioned if expansion was a vision intended for the future.

Mr. Butler explained that he knew the previous owners and a future expansion had been discussed.

Chairman Messina said that he was serving on the commission when the first request came forward, which was one of the first assisted living places in the area.

Commissioner Luttrupp asked if the applicant intended to leave the fencing open.

Mr. Butler said when they get farther into the design of the project and for this type of facility they will provide a fence to be used as a secure area for residents that can come and go, but secure enough they can't wander around too much.

Public testimony closed.

Motion by Ward, seconded by Ingalls, to approve Item SP-4-02m. Motion approved.

ROLL CALL:

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

Motion to approve carried by a 5 to 0 vote.

2. Applicant: Atlas Building Group, LLC.
Location: Bellerive Centennial Trail Riverfront Addition
 - A. A modification to the Bellerive PUD QUASI-JUDICIAL, (PUD-1-04m.7)
 - B. A proposed 5-lot preliminary plat known as "Bellerive by the River" QUASI-JUDICIAL, (S-6-19)

Mike Behary, Associate Planner, said that Atlas Building Group LLC is requesting approval of a modification of the Bellerive Planned Unit Development and a 5 lot preliminary plat to be known as "Bellerive By The River."

Mr. Behary provided the following statements:

- The existing site is currently vacant and is made up of one parcel consisting of 0.66 acres.
- The subject site was originally part of a larger planned unit development that the applicant is now proposing to modify. The proposed modification will allow for the construction of 5 single family dwellings.
- The approved use of the site was intended to be for a commercial use.
- The applicant has indicated that he intends to develop the PUD similarly to the PUD located adjacent to the southeast of this site.
- The proposed project will be comprised of five residential lots with a private driveway and easement located toward the rear of the property to allow for ingress and egress. The applicant also has an access easement with the adjacent property to the east for access to the proposed lots. The lots all have frontage on Bellerive Lane.
- The proposed development will have a density of 3.3 units per acre. The property is currently

zoned C-17, equating to a density of 17 residential units per acre, which would allow up to 11 units on the subject property.

- The overall Bellerive PUD development has approved open space areas that meet the 10 percent open space requirement. Open space areas for the overall PUD development are not proposed to be modified or reduced.
- The proposed PUD will be comprised of five single family detached houses.
- The applicant has indicated that the proposed development would be a compatible with the adjacent developments and uses in the area.
- The applicant has submitted building elevations of the proposed residential dwellings indicating how they will look from the street.
- The applicant has also submitted a PUD site plan that shows the proposed site layout and the building locations on the proposed PUD.
- Mr. Behary provided a copy of the historical information in regard to Bellerive.
- He stated that the Comprehensive Plan designates the area as Spokane River District – Stable Established.
- He went through the various findings for the PUD and Subdivision.
- He provided a copy of the Land Use Map, Zoning Map, and various site photos of the area.
- He noted the location of staff comments in the staff report.
- He stated that, if approved, there are three conditions as part of the approval.

Mr. Behary concluded his presentation.

Commission Comments

Commissioner Luttrupp asked about the requested deviations and asked how they compared to the previous deviations approved with the Union. Mr. Behary explained that they are similar except the Union had a greater rear setback which was 10-15' feet compared to the current proposal, with a 25' foot rear yard setback. Commissioner Luttrupp asked if Mr. Behary thought the projects are similar, and Mr. Behary said that they would be similar in regard to front setbacks.

Commissioner Luttrupp asked if they heard a lot of input from the community who were against the use of private roads at the previous hearing for the Union, and asked if the private road the applicant requested will be a problem. Mr. Behary explained that the private road is existing and will be used as a private access driveway alley.

Commissioner Mandel asked if the request changes the access for the public since it is an existing road. Mr. Behary said it won't change access.

Public testimony open.

Tiffanie Espe, applicant representative, provided the following statements:

- She thanked staff for putting together a great presentation.
- She emphasized that the project is similar to the Bellerive 5th Addition, with the exception that the garages would be attached.

The applicant concluded her presentation.

Deb Vernan said she supports the request and likes that it is not a commercial project.

Public testimony closed.

Motion by Fleming, seconded by Mandel, to approve Item PUD-1-04m.7. Motion approved.

ROLL CALL:

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

Motion to approve carried by a 5 to 0 vote.

Motion by Fleming, seconded by Mandel, to approve Item S-6-19. Motion approved.

ROLL CALL:

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

Motion to approve carried by a 5 to 0 vote.

3. Applicant: Vista Meadows, LLC.
Location: Located off of Prairie Avenue, Moselle Drive, S. of Vista Meadows Subdivision
Request:
- A. A proposed 9.925 acre PUD known as "Vista Meadows 1st Addition PUD".
QUASI-JUDICIAL, (PUD-5-19)
 - B. A proposed 20-lot, 6 tract preliminary plat known as "Vista Meadows 1st Addition".
QUASI-JUDICIAL, (S-5-19)

Sean Holm, Senior Planner, said that Vista Meadows, LLC is requesting approval of the Vista Meadows Planned Unit Development and a 20-lot and 6 tract preliminary plat to be known as "Vista Meadows First Addition" on an existing parcel currently in Kootenai County totaling +/-9.925 acres.

Mr. Holm provided the following statements:

- The property came before the Planning Commission in 2016 as a 3 part request: annexation; PUD; and subdivision. Since that time, the property annexation was completed but the PUD was allowed to expire, thus reverting the property back to an R-8 zone.
- The "panhandle" section has since been subdivided into duplex lots in an R-8 zone. Construction for that portion of the property is underway. The applicant has since decided to bring forward another PUD request (sans the panhandle), although the request differs substantially from the previous approval.
- As part of the development, the applicant worked with Greenstone (Coeur d'Alene Place PUD) and School District #271 to extend sewer to serve the parcels and the new school site.
- The new school is currently under construction which is northeast of the subject property. Mr. Holm noted that water service is provided by the Hayden Lake Irrigation District (HLID) and is not in the Coeur d'Alene water system service area.

- Mr. Holm also noted that the request for subdivision would be made up of two (2) phases. The first phase would build the public street, Moselle Drive, from the northern edge of existing improvements to the southern edge of property ownership where the project meets Coeur d'Alene Place PUD.
- Phase I will provide 13 single family homes and 10 duplex/triplex units. A small extension of Mocha Loop would be built on the north and south sides of the property to complete the intersection and associated pedestrian improvements, as well as provide a temporary Fire Department turn around.
- Utilities will be provided to the extent of road construction, where they will be stubbed out for the next phase which would be the completion of Mocha Loop. Phase II will provide 45 duplex/triplex units.
- Mr. Holm stated that the City's Comprehensive Plan designates this area as Ramey-Woodland.
- He noted the various Comprehensive Plan goals for both the PUD and Subdivision.
- He provided a copy of a Land Use map, existing zoning and various photos showing the property.
- He showed renderings of the types of homes to be built, if approved.
- He stated that, if approved, there are 12 proposed conditions.

Mr. Holm concluded his presentation

Commission Comments

Commissioner Ingalls noted that on page 6 of the staff report the City Engineer made a couple of comments, stating: "The applicant will have to receive approval from Lakes Highway District for access" and noted that he has concerns about the comment and feels that it doesn't need to be a condition. He also noted that he was more concerned with the second comment, which stated: "Single family lots currently show the 20' foot parking area to extend into the sidewalk, potentially blocking pedestrian circulation The required parking area should not include any portion of the sidewalk." He asked staff to explain that comment.

Mr. Holm explained that, from looking on the drawing, the driveway length is not 20' feet before the garage, which was not included in their request and is a mistake. He noted that on another drawing it shows the driveway 20' feet from the back of the sidewalk facing the garage. He further noted that he mistook the previous illustration as a swale, and stated that the applicant would address the question.

Commissioner Fleming asked about the road width since Moselle looks like it will be a highly trafficked area, especially when people are trying to get into the school. She questioned if the road was wide enough to put a dedicated bike path for the kids to get safely to school. Mr. Holm said a dedicated bike path was not discussed by the City Engineer or the City Trails Coordinator and explained that a few months ago, when the request included this property, there was a concession made that services of the school only had sidewalk access to the school on the north side because they didn't want kids walking on either side of the street.

Commissioner Fleming asked if all the homes that are proposed will be gated for senior housing, and on Moselle will it be single-family, not dedicated to seniors. Mr. Holm suggested that Commissioner Fleming ask the applicant that question and said that he thought the condo area would be dedicated to ages 55 plus.

Commissioner Luttrupp asked if there were other triplexes located close to the area. Mr. Holm noted that apartments are proposed on Fescue Lane, which is close to the area.

Commissioner Luttrupp asked if there are other blocks over 600 feet in length nearby. Mr. Holm noted nearby streets on the map where there are block lengths over 600 feet and commented that subdivision design standards were changed to prevent "super blocks".

Commissioner Luttrupp asked if the proposed block length and pedestrian change would create problems with connectivity for neighbors or kids riding bikes. Mr. Holm explained that there will be a connection to Pronghorn street which will go to the school. He added that nobody knows how the 5 acres to the east of the subject property will be developed, which is currently in the County. Without future connectivity to the east, development of the county parcel could force children to enter the school site directly from the south, which is designed as the "looping" area for drop off/pickup of students. Mr. Holm is looking at a way to funnel the kids to where the pedestrian access will be and to prevent children from mistakenly crossing the school parking lot. Commissioner Luttrupp asked if there will be access to the school. Mr. Holm explained that there is plenty of north/south access as designed, and explained if the future 13 homes along Moselle are developed without an east/west access, the property that remains in the County will be difficult to connect to the school in the future.

Commissioner Luttrupp suggested that in the future Planning Commission discuss what the benefits are to the city by approving PUDs. He inquired if staff could explain what the benefits are to the city if this project is approved. Mr. Holm explained that it is the applicant's duty to describe perceived benefits and it is up to the Planning Commission to decide if the proposal is a benefit to the City of Coeur d'Alene. The staff report analyzes current code and describes the deviations the applicant seeks to be approved. Mr. Holm explained it is Planning Commission's duty to review the request and decide if the project will be a benefit to the community (or not). He said that, if asked his personal and professional opinion, that a future connection to the remaining County parcel should be provided which would provide future access the new school.

Commissioner Ward said that on page 8 of the staff report it states: "That the commission must decide if this request meets the intent of the PUD regulations and doing so must wish to consider that certain benefits are to the city."

Public testimony open.

Stephanie Blalack, Verdi's applicant representative, provided the following statements:

- The applicant is seeking approval for a PUD and Subdivision.
- Vista Meadows will be a Senior Living PUD constructed in two phases, for a total of 20-lots with 6 tracts.
- She stated that the proposal fills the need within the community by providing a neighborhood for 55+. She added that they are homes that people can age in by providing smaller yards and less maintenance. They feel it will be a perfect fit for the City of Coeur d'Alene.
- There will be 68 residential units and a mix of single-family duplexes and triplexes that will eventually be condominiums.
- They have provided open space at 14.3% which will be free of structures, parking areas, streets and driveways.
- Ms. Blalack said that they will cluster the homes and the lots required with the density absorbed in the open space, providing a large space for residents. The density shown is 6.8 acres, which falls under the eight units/acre.
- The amenities provided would be 55+ or older requirement for the residents and that is for the entire PUD.
- She stated that Mocha Loop will be gated but the amenities will be provided for all residents.
- Walking paths will be constructed to provide connectivity within the community, with benches provided at intervals to accommodate resting and relaxation in the outdoors. A large common area with a picnic structure and garden boxes will act as a shared venue for neighborhood events

and get-togethers.

- A parking lot will be located near the picnic structure for the residents and guests. There will also be a fenced dog park.
- The Subdivision will be constructed in two phases, with phase one consisting of a continuation of Moselle Drive with 13 single-family homes and 10 triplex/duplex units.
- They will provide a grassy ornamental planting area with a bench in the open space area, as noted on the map.
- Ms. Blalack said that 17% open space will be constructed in the first phase.
- She explained the requested deviation is a 5' foot side set back which will allow for 5' feet on each side of the structure. They will have reduced the 25' foot rear set back by 5' feet. A reduction of the minimum lot size. The R-8 zone is 5500 square feet and the smallest lot is 4826 square feet, which is a reduction of 674 square feet. She stated the block length from the north to the south will be 643 feet without a pedestrian connection, which is only a 43 foot deviation.
- They are asking for rolled curbs which will be placed on Mocha and Moselle.
- Ms. Blalack mentioned the frontage deviations for two lots from the required 50 foot length. Block 1, lot 3 will be 39 feet of frontage and Block 1, Lot 4 will be 47 feet of frontage on the public street.
- The requested deviations in lot size and setback are necessary to keep the lots smaller and manageable for the maintenance and care of the senior residents. She added that the lot depths were determined by Moselle Drive aligning with Vista Meadows to the north and Coeur d'Alene Place to the south.
- She stated that the required deviations are minimal for the size of the proposed development.
- In conclusion, Ms. Blalack said that the request meets the Ramsey-Woodland category district of the Comprehensive Plan by proposing senior housing in an established neighborhood area with passive and active parks. There will be connectivity from adjacent subdivisions which allows for pedestrians, students, residents and citizens to connect to Prairie Avenue or the proposed school through a safe pedestrian travel way.
- Vista Meadows will connect and expand the housing options available in the area.
- Ms. Blalack addressed the question asked, "What is this project to the city." She explained that adding senior housing for the "baby boomers" is much needed. She noted that she talked to the applicant, John Beutler, who is a realtor, and he said that there is not a whole lot of housing out there for seniors, so adding the development would be a great addition to the city.

The applicant concluded her presentation.

Commission Comments

Commissioner Mandel inquired why a gate was proposed for the project. Ms. Blalack explained that the applicant wanted to keep this a private community for seniors.

Commissioner Ward asked if the applicant could explain the parking layout. Ms. Blalack noted on the map the area designated for guest parking. Commissioner Ward asked, if the area is for guest parking, how anyone would get to it if the area is gated. Ms. Blalack explained that guests coming in will have a code to use on the gate to gain access. Commissioner Ward asked if everyone who lives on Moselle would have to use the gate. Ms. Blalack said that was correct and all residents will have a gate code.

Commissioner Fleming asked if the houses on Moselle will be for senior housing. Ms. Blalack said that was correct, and all 68 units will be 55+ or older.

Commissioner Fleming suggested that the design of the homes be different, and explained that as you age, you get confused and if the all the homes look the same, it would be hard to find your house if lost.

Commissioner Ingalls said that when Garden Grove was approved many years ago, they discussed during that hearing deviations regarding rear yard setbacks and the discussion about the backwards "L." He explained that along one boundary for that development they placed a condition that stated not to have a rear setback deviation for a portion of the site, because the development would border Sunshine Meadows with a lot of public comment during that hearing protesting the development, so they approved a condition omitting that deviation to the existing neighbors who border the development.

Commissioner Ingalls said that with the current request, there wasn't any one at the hearing tonight to protest the project. He asked if the development is similar to Garden Grove and questioned if, even though there is no public comment for/or against the development, should they still have the same condition on the west boundary stating that they aren't going to deviate along the boundary for the same reason.

Commissioner Luttrupp asked how the development will be compatible with the other developments in the area. Ms. Blalack explained that the property is surrounded by many housing developments and the deviations they are requesting are very minimal. She explained that they are building to a density of 6.8 units per acre which is lower than the current density which is an R-8 (Residential at eight units/per acre).

Sandy Young explained that the project is similar to Meadow Ranch, The Circuit on Seltice and Riviera Walk. She addressed the parking and said that this is the first project they have designed with a separate parking area. She added that the parking for the project is more than what they show that includes the city requirement of two parking spaces per lot which is provided. She addressed Commissioner Ingalls' question regarding Garden Grove and noted that they did provide a deviation for those neighbors. She commented that she feels with the request presented tonight there is no opposition with the development which is similar to Bellerive with the reduced setback, and it is not an unusual request.

Commissioner Ingalls said the other developments mentioned are very popular with seniors and that he lives in a gated community and with prices rising feels the proposed project might provide a more affordable housing option.

Ms. Young addressed concerns about the gate security and noted that after hearing input from their customers, they want a gate.

Merle Van Houten, Project Engineer, stated that originally he had the project designed as a PUD for all 15 acres, which was approved, but the project expired and after that happened they had to design the sewer alignment before the project came forward. He explained that the lot depth approved a few years ago was for duplexes, but it is now changed for single family. He explained that the total 13 lots with 11 of those lots with a depth of 18 foot driveway and why that commented was generated by the city engineer in the staff report. He stated that 18 feet is acceptable, which meets the criteria for most vehicles and noted that most compact stalls are less than 16 feet in depth. He added with 18 feet, most people will clear the sidewalk. He also explained that parking was placed on the inner loop of Mocha Loop because Mocha Loop is a narrow street that won't allow parking on the street, and because of that they felt they needed to give people extra parking. He said that the project meets the city parking standards with each unit required to have two spots, plus parking in the garage.

Commissioner Luttrupp inquired if people the cars will stick out on the sidewalk if people park in their driveway. Mr. Van Houten explained that the only lots that don't meet the 20 foot length are the 11 southern residences on Moselle. He added that all the triplexes and duplexes meet the 20 foot setback.

Mr. Holm clarified that the original request didn't ask for reduced driveway lengths and explained the city code requires a 20 foot setback from back of sidewalk or property line whichever is greater. He stated that he would have to direct the question to legal in regard to whether the Planning Commission has the ability to make the concession at this hearing or if the decision needed to be made prior to this hearing.

Mr. Adams replied that the commission does have the authority, but the commission always acts on the analysis and recommendation from staff, and that staff has not had an opportunity to consider that particular deviation.

Mr. Holm clarified that all of Coeur d'Alene Place has an 18 foot driveway length.

Commissioner Luttrupp apologized that he got a little "snippy" with staff and said that he appreciates the comment made by Mr. Adams that the commission relies on Planning to make recommendations to them, which legal clarified.

John Butler, applicant, stated that the project was approved with more density a few years ago, and they decided not to do the project because they felt they needed some more senior housing. He added that the triplexes will be designed as condos so people will have a chance to own them and they will be affordable. He addressed the design of the homes and said that they have hired an architect who will design the houses to not look like a "cookie-cutter" type project. He said that he concurred that seniors do like a gate and Coeur d'Alene Place has a gated community with similar lot sizes.

Public testimony closed.

Discussion:

Commissioner Luttrupp said that he has concerns about the PUD process. He commented that he doesn't like gates and private roads and is not sure if he supports the request. He explained if they approved that type of project in other areas they need to be consistent and, for him, consistency is more important than deviations, but in the future he would like to have a discussion regarding PUD's, private streets and gates.

Commissioner Ingalls concurred that if they have approved other projects similar to the proposed project and the proposed project is similar to other developments they have approved. He also noted that by approving the request, they will provide a housing product that will help provide some affordable housing. He commented that having a gated community can be a benefit by promoting some unity among the people who live behind the gate. He said that he will support the project.

Commissioner Mandel said that the project does have benefits to the city regarding housing choices. She said she wanted to clarify her thoughts on gates and doesn't disagree that they are attractive to the senior population, but what concerns her is gates in that area, and the proximity to Coeur d'Alene Place, which is not gated and is close to the school. She explained that she understands the market dictates what is needed. She commented that she feels our community is in need of more affordable housing choices such as duplexes and triplexes.

Commissioner Ward stated that a few years ago, at the Cottage Garden hearing, they had a lot of people who showed up in opposition, but tonight with the proposed project, they don't have any of the public present. He commented that he feels if more people would have shown up they would have had a discussion regarding deviations. He added that since they don't have any opposition present tonight, the surrounding neighbors don't have a problem with the request. He commented that he does like the comment from Mr. Holms regarding the de-annexed county property to the east and, if that property is sold and developed, will everyone be required to go around to the main street to go back to Moselle to get to the school. He suggested maybe having a mid-block sidewalk even though it will go up against a fence.

Mr. Holm said that they had a discussion earlier regarding a midblock sidewalk connection to the property to the east and it could be put in an easement and be constructed later. He noted one problem about doing it later is based upon the expectations of the neighbors that end up living there and they would need to be clear when that needs to be done.

Ms. Anderson stated that staff was not aware of the changes in driveways lengths for the 11 lots. She explained that it is not unusual and those 18 feet driveway lengths have been done in other

neighborhoods, but they have a concern with the request even though it's a 2 foot difference from the 20 foot driveway lengths required because of students walking and riding their bikes on the sidewalk. She said that staff wanted the commission to be aware of the change for the driveway depths for the 11-lots.

Chairman Messina commented that sometimes gates are good choice and sometimes they are not, but gates for the proposed project fit for the reason of security. He said that he would support the request if he was voting because he feels there is a need for this type of project.

Commissioner Ingalls inquired about the 18 foot driveway depth and if staff could confirm that Coeur d'Alene Place allowed 18 foot driveways.

Mr. Holm explained that the way Coeur d'Alene Place was constructed, much of it provided for 20 foot driveway lengths but the PUD request allows 18 feet driveway depths.

Mr. Adams said that the motion said, "As described in the application," which did not include the 18 foot driveways, so if the commission wanted to allow it, it should be included in the motion.

Commissioner Ingalls made a motion for approval to include a deviation for 18 foot driveway depths for the 11 single family dwellings. The motion failed for a lack of a second.

Commissioner Ward asked if Commissioner Ingalls would amend his motion to include as condition number 13 the requirement to provide a midblock pedestrian path that will have to be reviewed at a different time to make sure it aligns properly to the easterly block 1.

Commissioner Ingalls said that he liked the added 13th condition, wanted to withdraw his motion and hear from the applicant if was doable.

The motion failed for lack of a second.

Public testimony open.

The Commission took a 5 minute recess.

Ms. Young said that they came up with two options. The first thing they discussed is the 5-acre piece that sits to the east and the fact that it is county property, which was deannexed, and if that piece was ever annexed into the city and developed into anything beyond a single family residence, it would come before the city with a condition stating that access be provided to the school. She added that they are unclear why someone would want to come from the subdivision or from the south and make the connectivity over to the lot when the best connectivity is on a public street. She said the second option would be if the commission sees the need for connectivity, they will provide a 5 foot easement and ask that the easement be developed dependent upon development of the property next door, because it could stay a single family residence for the next twenty or thirty years but, if needed, they would provide a 5 foot easement between lots 6 and 7.

Ms. Anderson explained that 5 foot easement would only be used in the event of a future residential development and used for those residents and students to come through and get on Moselle to get to the school. She stated that, in the future, they are not prohibiting another residential development from getting safe access to the school.

Commissioner Fleming asked if the applicant could show on the map where the fence will be located around the gated part of the community as she was curious which houses are in or out.

Ms. Harris noted on a map where the gated portion was located and said that the fence will be put on the northern boundary with the fences connecting.

Mr. Holm explained that with smaller PUD's like this, nine times out of ten the open space is private and now he is hearing that the open space could be public. He explained the way the project is designed, it would restrict vehicle access, so you wouldn't get the people driving in the area and if someone is walking their dog, they could access the public space and would like clarification if this should be a condition added to the project.

Ms. Young clarified that the open space is accessible by the public walking by foot. She asked if the commission would consider that if the property to the east is developed that the accessibility for any kind of subdivision or PUD that the responsibility lies with that developer more than it does with this PUD, which they feel has met all the conditions.

Commissioner Ingalls clarified that Ms. Young had stated that it would be reasonable if the commission said they record on the final plat a 5 foot easement between block 6 and 7 and the plat gets recorded, and then years later the parcel to the east comes into the city and they have an Annexation Agreement and designate that person to do the improvements.

Commissioner Ingalls said that he would add a 13th condition that states, "A five foot pedestrian access easement will be recorded on the final plat between lots 6 & 7 of Block 1 to accommodate a possible future pedestrian path access to the parcel of the east of the property upon annexation and development and to be improved by the developer of the annexation property."

Public testimony closed.

Motion by Ingalls, seconded by Mandel, to approve Item PUD-5-19, Motion approved.

ROLL CALL:

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

Motion to approve carried by a 5 to 0 vote.

Motion by Ingalls, seconded by Ward to approve Item S-5-19, Motion approved.

ROLL CALL:

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


Motion to approve carried by a 5 to 0 vote.

ADJOURNMENT/CONTINUATION:

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

The meeting was adjourned at 8:43 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



ADMINISTRATIVE

MEMORANDUM

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: FEBRUARY 11, 2020
SUBJECT: I-1-20: INTERPRETATION OF APPROVED DESIGN FOR
"COEUR D ALENE PLACE" (ITEM PUD-2-94)
LOCATION: ALL OF COEUR D'ALENE PLACE PLANNED UNIT
DEVELOPMENT

Owner/Applicant:

SCLU Schneidmiller Land Company
1511 N. Chase Road
Post Falls, ID 83854

DECISION POINT:

SCLU Schneidmiller Land Company is asking the Planning Commission for an interpretation to allow for flexibility in the approved architectural design concepts for the "Coeur d' Alene Place" Planned Unit Development project.

HISTORY:

In January of 1994, the Planning Commission approved the request for a preliminary plat and Planned Unit Development known as "Coeur d' Alene Place" PUD a 600-acre phased, multi-use development incorporating public and private opens space, multi-family, cluster and single-family housing, mini-storage and commercial areas. The initial building permits were "Craftsman" style; however, the design standards were not submitted with the original PUD or included in the Final Development Plan for the PUD. It wasn't until a PUD amendment in July of 2005, that the "Craftsman" style was specifically identified for Coeur d'Alene Place.

Historically, "Craftsman" style homes have been built throughout the development. Most recently, as the market changes, there has been a desire to include more "Modern" home styles in the Coeur d'Alene Place PUD project. The developer, Greenstone-Kootenai II, would like to include the "Modern" style elevation in addition to "Craftsman" style home elevation as options for future builders/homeowners.

The following architectural design concepts were provided as part of the original PUD submittal and approved by the Planning Commission in July of 2005, as well as being included with the Final Development Plan and associated documents for the Coeur d'Alene Place. The approved designs reflect more of a "Craftsman" style architecture throughout the development.

Approved "Craftsman" style design concept for the Coeur d'Alene Place PUD:



Approved “Craftsman” style design concept for the Coeur d’Alene Place PUD:



The Coeur d’Alene Place project has its own Architectural Review Board that reviews homes prior to building permit applications being submitted. The recent Aspen Homes project within Coeur d’Alene Place 30th Addition, referred to as “Trailside at Coeur d’Alene Place” introduced more modern style homes into the projects that were well received by buyers. Greenstone-Kootenai would like to allow more of these houses to diversify the mix of housing styles and open up the community to additional buyers.

REQUEST

The applicant is requesting an interpretation from the Planning Commission in order to provide flexibility to future builders/ homeowners. The applicant has asked for an interpretation to allow the “Modern” style in addition to the “Craftsman” style in the future home designs for the “Coeur d’Alene Place” PUD. (See attached interpretation request letter from the applicant, Kevin Schneidmiller)

The applicant has provided new “Modern” style concepts showing variations of the design that they would like the Commission to approve for the Coeur d’Alene Place PUD to allow for the desired flexibility in design.

Proposed "Modern" style elevations:



In summary, the applicant is requesting to allow for both “Craftsman” and “Modern” style homes to be built within the Coeur d’Alene Place PUD project.

DECISION POINT RECOMMENDATION:

The Planning Commission must consider this request to approve or deny the interpretation request to allow additional design flexibility for the future homes within “Coeur d’Alene Place” PUD, and to allow the homes to have “Modern” style elements as noted above, in addition to the “Craftsman” style that was approved for the project.



Greenstone

January 23, 2020

Tami Stroud
Planning Department
City of Coeur d' Alene
710 E. Mullan Avenue
Coeur d' Alene, ID 83814

Re: "Modern Style" home design Coeur d' Alene Place PUD

Tami,

We are requesting an interpretation and clarification of the Coeur d' Alene Place PUD regarding design type of home elevations. Historically when we have proposed modifications to the PUD, we have shown Craftsman style homes. This was done because that was the predominant style of homes built.

Over time, as the market changes there has been a desire to include a more modern style elevation in Coeur d' Alene Place. As the Developer Greenstone-Kootenai II supports the addition of different styles of homes. We believe this adds to the diverse look of the community.

Furthermore the current home elevations being constructed were reviewed and approved by Greenstone-Kootenai II

Respectfully,

Kevin Schneidmiller
V.P Land Development
Greenstone Homes and Developments



PUBLIC HEARINGS





ORDINANCE

PLANNING COMMISSION STAFF REPORT

DATE: February 11, 2020

FROM: Hilary Anderson, Community Planning Director and
Kelley Setters, Deputy City Clerk (Childcare Commission Liaison)

SUBJECT: Amendments to Title 17.06: VIII; Home Occupation Regulations related to
Childcare Facilities

DECISION POINT:

The Childcare Commission is requesting a recommendation from the Planning Commission on the proposed code amendments to Sections 17.06.715; 17.06.720; and 17.06.725 of the Municipal Code, Home Occupation Regulations for childcare facilities, as attached.

BACKGROUND:

The City of Coeur d'Alene's Home Occupation Regulations fall within Municipal Code Title 17, of the zoning code. As such, they require input and a recommendation from the Planning Commission to the City Council for the amendments as proposed.

The City has a Child Care Commission and is one of the few cities in Idaho that requires additional certification and background checks for childcare providers. The Child Care Commission was formed to oversee the rules and regulations of the City of Coeur d'Alene regarding licensed childcare in-home and at facilities. The Commission's duty is to ensure the City meets the need of both parents and providers, and to promote a safe, and healthy environment for childcare, with ongoing education required for providers. The Commission meets monthly.

At the November 25, 2019 Childcare Commission meeting, it was decided to seek approval of the Planning Commission to make changes to the current code to provide that home-based childcare facilities to authorize one (1) non-resident employee. The need for quality, affordable in-home childcare is a growing problem. Since 2010, in-home childcares have declined, which decreases the availability of the least expensive care option for working families, especially for infants. The local United Way organization has created a taskforce to seek ways to encourage more childcare options within the area. It noted, in an article in the Press on October 11, 2019, that "there is an actual inventory shortage of childcare options." The City of Spokane conducted a recent study of the Spokane region and its childcare needs. Its key findings included that parents were unable to access affordable childcare for half a year or more and had challenges trusting a child care provider. The City's childcare code provides elements that we believe net quality childcares; however, there is still a lack of availability and we believe this code change will assist with some of the challenges for an in-home childcare provider.

PERFORMANCE EVALUATION:

In-home childcare facilities may have up to nine (9) children with one provider, without an additional provider on-site it can put a provider in violation of the state requirement of being within sight and sound of children at all times (if a child needs to go to the restroom). The current home occupation code does not allow home occupations to have employees, unless they are a resident and a family member. The commission is seeking approval for only

childcares to have the option of one (1) non-resident employee, and request language be added to clarify that an outdoor play area as required by the Childcare Code Section 5.68.030.

It should be noted that the maximum number of children would not change with this code amendment. The maximum number of children in an in-home childcare facility would remain at nine (9) which is established by city code.

Allowing one (1) non-resident employee would generate two additional vehicular trips to/from the facility each day that would not have a significant impact on the neighborhood. Home occupations are limited to a maximum of twenty (20) trips per day per section 17.06.720:C. By allowing one non-resident employee, the total trips would still stay within this threshold.

The proposed changes to the Code would only apply to in-home childcare facilities. Other home occupations would not be allowed to have employees other than members of the resident family, except by special use permit as set forth in the existing code.

The proposed code amendment also clarifies that an outdoor play area must be provided for in-home childcare facilities. This is also a slight deviation from other home occupation businesses that are not allowed to operate outdoors, other than agricultural uses where such uses are permitted.

The proposed code amendment also clarifies that in-home childcare facilities are not allowed to operate in an apartment buildings or condominiums where there is common ownership, unless they obtain a special use permit.

PURPOSE:

The purpose of the proposed Home Occupation Code amendments is to come into compliance with the state requirement that all children always have to be within sight and sound of a provider and stay within the mandated ratio. Currently, a home-based provider may not always be able to be within sight and sound. By not allowing a home-based childcare facility the option for one (1) non-resident employee, this would result in a violation of the state requirement.

DECISION POINT RECOMMENDATIONS: The Commission should recommend to City Council that the proposed code amendments to Municipal Code Sections 17.06.715; 17.06.720; and 17.06.725 should be adopted.

Attachment: Proposed Home Occupation Code Amendments

VIII. HOME OCCUPATION REGULATIONS

17.06.705: Intent And Purpose

17.06.710: Applicability

17.06.715: Home Occupation Certificate Required

17.06.720: Conditions Applying To Home Occupations In All Zoning Districts

17.06.725: Additional Criteria For Conduct Of Home Occupation In All Residential Zoning Districts

17.06.730: Notice To Cease Nonpermitted Activity

17.06.735: Appeal

17.06.740: Penalty

17.06.705: INTENT AND PURPOSE: The City of Coeur d'Alene recognizes the need for some citizens to use their place of residence for limited nonresidential activities. However, the City believes that the need to protect the integrity and essential residential character of its residential areas is of paramount concern. The home occupation regulations are the means used to allow and to regulate nonresidential activity within the City's residential districts.

The objective of the home occupation regulations is to allow a limited commercial service activity in areas of residential land use only to the extent that neighbors will not be negatively impacted by such things as the outward appearance, noise, smell, glare, traffic or activity level occurring on the site. The home occupation regulations seek to balance the need of some individuals to work at home with rights of other individuals to enjoy the residential character of their neighborhood and their private property. The purpose of the home occupation regulations is to protect the health, safety, and welfare of neighborhood residents as a comfortable place for the people who live there. The City believes that these purposes can be accomplished while allowing for some limited commercial-service activities through the use and application of the home occupation regulations. (Ord. 2276 §2, 1990; Ord. 1691 §1(part), 1982)

17.06.710: APPLICABILITY: The regulations set forth in this Chapter shall apply to all residential dwelling units or residential accessory structures, irrespective of zoning district. Should a residential use in a commercial zoning district fail to meet the conditions necessary to qualify as a home occupation, it is then considered a full commercial business and must comply with all regulations covering commercial establishments. (Ord. 2276 §3, 1990)

17.06.715: HOME OCCUPATION CERTIFICATE REQUIRED: A home occupation certificate is required for all home occupations conducted within the City. A home occupation certificate shall be issued upon request to all home occupations which meet the conditions set forth in Sections 17.06.720 and/or 17.02.725. The form shall include, but not be limited to, the following information:

- A. Legal description of the property.
- B. Type of use proposed.
- C. Zoning district where located.
- D. Building area involved in use.
- E. Number and residence of people involved.
- F. Proposed alterations to building.
- G. Proposed use of utilities and community facilities, if any.
- H. Proposed material and equipment.
- I. Storage requirements.
- J. Signage.
- K. Anticipated traffic generation.
- L. Use of outdoor space, if any.
- M. Site plan showing property lines, all structures, setbacks and off-street parking. For childcare services, outdoor play areas must be included.
- N. Floor plan of all buildings used for home occupations.
- O. On-street and off-street parking available.

The issuance of the home occupation certificate shall be based upon the above information and the criteria set forth in Sections 17.06.720 and 17.06.725. The fee shall be established by a Resolution of the City Council. (Ord. 2276 §4, 1990; Ord. 2006 §1, 1986; Ord. 1691 §1(part), 1982)

17.06.720: CONDITIONS APPLYING TO HOME OCCUPATIONS IN ALL ZONING DISTRICTS: Home occupations in any zoning district where permitted shall be subject to the following conditions:

- A. Conducted Within Residence: A home occupation may be conducted within a principal residence or completely enclosed structures accessory thereto. Home occupations which use the principal residence or completely enclosed accessory structure as a base of operation for permitted activities which occur off site are also allowed subject to the provisions contained in this Chapter; Provided, childcare services shall include an outdoor play area as required by Municipal Code section 5.68.030; Provided further, in-home childcare facilities shall not be operated in an apartment building or condominium without a special use permit obtained under Chapter 17.09, Article III, of the Municipal Code.
- B. Sales: There shall not be conducted on the premises the business of selling stocks of merchandise, supplies or products unless clearly incidental to the services rendered and provided that orders previously made by telephone or at a sales party may be filled on the premises. That is, direct sale of products which are unrelated to the services provided by the home occupation from display shelves or racks is not allowed, but a person may pick up an order placed earlier as described above.
- C. Traffic Generation: Home occupations within one dwelling unit or permitted accessory structure shall not generate any combination of pedestrian or vehicular traffic which totals more than twenty (20) trips per day as calculated by taking the average over five

(5) working days. A trip is defined here as a single or one-direction vehicle or pedestrian movement with either the origin or destination (exiting or entering) inside the property location of the home occupation(s).

D. Parking: Home occupations which generate overnight or long-term parking (greater than 3 hours in duration) must demonstrate the adequacy of on-street parking abutting the site of the home occupation, or alternatively, that adequate off-street parking has been provided.

E. Signs: There shall be no signs other than those permitted in the applicable zoning district.

F. Space: Home occupations shall not use more than the equivalent of thirty percent (30%) of the total floor area of the dwelling unit.

G. Alteration Of Structure: The home occupation shall not involve alteration of the structure in a manner that would serve a nonresidential activity where such alteration is otherwise prohibited in the zoning district where located.

H. Noise: Noise levels generated by any home occupation shall not exceed the levels specified in subsection 17.07.120B of this Title.

I. Smell: All home occupations shall meet the requirements listed in subsection 17.07.125B of this Title.

J. Glare: All home occupations shall meet the performance standards listed in subsection 17.07.130B of this Title.

K. Use Of Utilities And Community Facilities: The home occupation shall not make use of utilities or community facilities beyond that otherwise normal to the use of property in the zoning district.

L. Number Of Home Occupations Allowed: The number of home occupations allowed within a facility is not limited, but the total effect of the combination of home occupations which are permitted on one property shall not exceed the appropriate performance standards contained in the home occupation regulations. (Ord. 2276 §5, 1990: Ord. 1691 §1(part), 1982)

17.06.725: ADDITIONAL CRITERIA FOR CONDUCT OF HOME OCCUPATION IN ALL RESIDENTIAL ZONING DISTRICTS: Home occupations conducted in any residential zoning district shall be subject to the following conditions, in addition to those specified in Section 17.06.720 of this Chapter:

A. Employment: There shall be no employment of help related to the home occupation other than the members of the resident family; Provided, childcare services provided as a home occupation shall be allowed one employee as required by Chapter 5.68 and state

law who is not a resident and family member. No other employees shall be allowed except by a special use permit issued pursuant to Chapter 17.09 of the Municipal Code.

B. Materials And Equipment: There shall be no use of chemicals in quantities greater than that used in normal household operation or hobby uses, nor shall there be use of material or mechanical equipment which are not part of normal household or hobby uses.

C. Commercial Vehicles: A home occupation shall not involve commercial vehicles for delivery of materials to or from the premises, other than a vehicle not to exceed one ton, owned, rented or leased by the home occupation operator.

D. Storage: A home occupation shall involve no outside storage of materials or supplies for purposes other than those permitted in the zoning district.

E. Use Of Outdoor Space: No space outside of the main or accessory buildings shall be used for home occupation purposes, except those involving agricultural uses where such agricultural uses are permitted and childcare services for required outdoor play areas. (Ord. 2276 §6 1990: Ord. 1691 §1(part), 1982)

17.06.730: NOTICE TO CEASE NONPERMITTED ACTIVITY: Should the City, at any time during the period in which a home occupation is in operation, receive a written complaint, and after conducting an investigation, find that the operation of such home occupation is in violation of the provisions of this Chapter and/or the terms and conditions subject thereto, the City shall serve notice, by certified mail, to cease activities conducted in violation of the home occupation regulations. Such notice shall be headed "NOTICE TO CEASE NONPERMITTED HOME OCCUPATION ACTIVITY", shall contain a description of the property, shall describe the ordinance section(s) violated, shall specify the penalty provisions of this Chapter, and shall specify the appeal process specified by this Chapter. (Ord. 2868 §6, 1998: Ord. 2276 §7, 1990)

17.06.735: APPEAL: The appeal procedure for administrative decisions made under the home occupation regulations shall be as specified in sections 17.09.705 through 17.09.715 of this title. (Ord. 2276 §8, 1990)

17.06.740: PENALTY: The penalty procedures for violation of the home occupation regulations shall be those specified in sections 17.09.805 through 17.09.825 of this title. (Ord. 2276 §9, 1990)



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PLANNING COMMISSION STAFF REPORT

DATE: February 11, 2020

FROM: Hilary Anderson, Community Planning Director and

SUBJECT: Amendments to Title 17 under Chapters 17.02, 17.03 and 17.44 related to Heavy Equipment Parking and Storage on Residential Properties

DECISION POINT:

The Planning Commission is being asked to recommend approval for amendments to Sections 17.02.065; 17.03.050; and 17.44.195 of the Municipal Code related to Heavy Equipment Parking and Storage on Residential Properties, as attached.

BACKGROUND:

Code Enforcement has received complaints from residents that some properties in residentially zoned and occupied areas are being used commercially for the parking and storage of large pieces of heavy equipment. The parking and storage of heavy equipment are incompatible with residential neighborhoods. Our current code does not specifically regulate the parking and storage of heavy equipment.

PERFORMANCE EVALUATION:

The proposed code amendment clarifies that commercial and industrial uses, such as the parking and storage of heavy equipment as defined below would not be permitted on residential properties. This amendment would fall within the Off Street Parking, Loading and Display section of the Municipal Code within Chapters 17.02, 17.03 and 17.44 of the Zoning Code.

The definition of “Heavy Equipment” as included in the proposed code amendment reads as follows:

“Heavy Equipment” means heavy-duty vehicles or motorized machinery designed for industrial or construction uses, including but not limited to construction equipment, construction plant, earth movers, and engineering vehicles, usually comprised of five equipment systems: implement, traction, structure, power train, control, and information.

PURPOSE:

The purpose of the proposed is to preserve residential areas for residential uses. Heavy equipment is often large, imposing, and out of character for residential neighborhoods. A property used for heavy equipment storage can drive down the value of neighboring residential properties. Heavy equipment is used commercially and is not used for normal residential uses associated with residential properties except in large construction projects.

DECISION POINT RECOMMENDATIONS: The Commission should recommend to City Council that the proposed code amendments to Municipal Code Sections 17.02.065; 17.03.050; and 17.44.195 be adopted.

Attachment: Proposed Code Amendment

ORDINANCE NO. ____
COUNCIL BILL NO. 19-1005

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE FOLLOWING SECTIONS OF THE COEUR D'ALENE MUNICIPAL CODE: 17.02.065, 17.03.050, AND 17.44.195; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

WHEREAS, it is deemed by the Mayor and City Council to be in the best interests of the City of Coeur d'Alene that said amendment be adopted;

NOW, THEREFORE,

BE IT ORDAINED, by the Mayor and City Council of the City of Coeur d'Alene:

SECTION 1. *That section 17.02.065 of the Coeur d'Alene Municipal Code be amended by the addition of a new subsection F as follows:*

F. "Heavy Equipment" means heavy-duty vehicles or motorized machinery designed for industrial or construction uses, including but not limited to construction equipment, construction plant, earth movers, and engineering vehicles, usually comprised of five equipment systems: implement, traction, structure, power train, control, and information.

SECTION 2. *That section 17.03.050 of the Coeur d'Alene Municipal Code be amended by the addition of a new subsection O as follows:*

O. Heavy Equipment Parking and Storage: Activities that involve the parking and/or storage of heavy equipment whether by or for the property owner or by a third party.

SECTION 3. *That section, 17.44.195 of the Coeur d'Alene Municipal Code shall be amended as follows:*

A. The required off street parking spaces and driveways shall not be used for any purpose which would, at any time, preclude the use of the area for the temporary storage of motor vehicles.

B. No residential lot or portion of a residential lot shall be used for parking or storing of more than one commercial motor vehicle and said vehicle may not exceed a one ton capacity.

C. No area may be used and counted both as a required parking space and a required loading berth.

D. No Heavy Equipment shall be parked, stored, or otherwise left unattended at any place in a residential district or in any other district on property used for residential purposes, whether on

public or private property, for over two hours except while engaged in construction or any other permitted activity, unless completely enclosed in a building or otherwise not visible from the street or other public or private property.

SECTION 4. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. The provisions of this ordinance are severable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid, or unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this ordinance or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this ordinance would have been adopted if such illegal, invalid or unconstitutional provision, clause sentence, subsection, word, or part had not been included therein.

SECTION 6. After its passage and adoption, a summary of this Ordinance, pursuant to the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Coeur d'Alene, and upon such publication this Ordinance shall be in full force and effect.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Coeur d'Alene at a regular session of the City Council on _____, 2020.

APPROVED, ADOPTED and SIGNED this _____ day of _____, 2020.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

SUMMARY OF COEUR D'ALENE ORDINANCE NO. _____
Amending Sections 17.02.065, 17.03.050, and 17.44.195 of the City Code,

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE FOLLOWING SECTIONS OF THE COEUR D'ALENE MUNICIPAL CODE: 17.02.065, 17.03.050, AND 17.44.195; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. _____ IS AVAILABLE AT COEUR D'ALENE CITY HALL, 710 E. MULLAN AVENUE, COEUR D'ALENE, IDAHO 83814 IN THE OFFICE OF THE CITY CLERK.

Renata McLeod, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Randall R. Adams, am a Chief Deputy City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. _____, Amending sections 17.02.065, 17.03.050, and 17.44.195 of the Coeur d'Alene Municipal Code, and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the context thereof.

DATED this _____ day of _____, 2020.

Randall R. Adams, Chief Deputy City Attorney

**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER
DATE: FEBRUARY 11, 2020
SUBJECT: S-1-20 – PRELIMINARY PLAT REQUEST FOR “COEUR D’ALENE PLACE - 2020 (PUD)” CONSISTING OF 189 SINGLE FAMILY, AND 13 TOWNHOME LOTS IN 6 PHASES, TOTALING 45 ACRES.
LOCATION: EXISTING UNDEVELOPED PARCELS WEST OF RAMSEY ROAD, EAST OF W MOSELLE DRIVE, SOUTH OF ALPS STREET, AND NORTH OF HANLEY AVENUE.

Owner:
SCLU Schneidmiller Land Company
1511 N. Chase Road
Post Falls, ID 83854

Applicant/Consultant:
Greenstone-Kootenai II
1421 N. Meadowwood Lane, Suite 200
Liberty Lake, WA 99019

DECISION POINT:

SCLU Schneidmiller Land Co. and Greenstone-Kootenai II are requesting approval of a 45.05 acre, six (6) phase subdivision in the Coeur d’Alene Place PUD. As a part of the request, the applicant has proposed 189 Single family lots and 13 townhome lots.

GENERAL INFORMATION:

The subject property is located west of Ramsey Road, east of W. Moselle Drive, south of Alps Street, and north of Hanley Avenue as depicted in the area map on the following page. The property is predominantly flat and currently being used for agriculture. This is one of the last large parcels within the Coeur d’Alene Place PUD to be developed and is to be primarily single family, and townhomes.

The existing Coeur d’Alene Place PUD will govern development, including but not limited to: setbacks; open space; street development; etc. per the approvals and modifications as listed above under general information, and as the Final Development Plan (FDP) allows. This staff report will focus on the subdivision request and provide general information for how this request will comply with the existing Coeur d’Alene Place PUD.

Coeur d’ Alene Place was annexed in 1992 in Item A-4-92. In 1994 the applicant applied for a PUD in Item PUD-2-94. The original PUD was approved and the overall development included a total of approximately 760 acers. This proposed subdivision consists of +/-45 acres and is part of the original 1994 PUD. The proposed subdivision is consistent with the originally approved PUD.

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

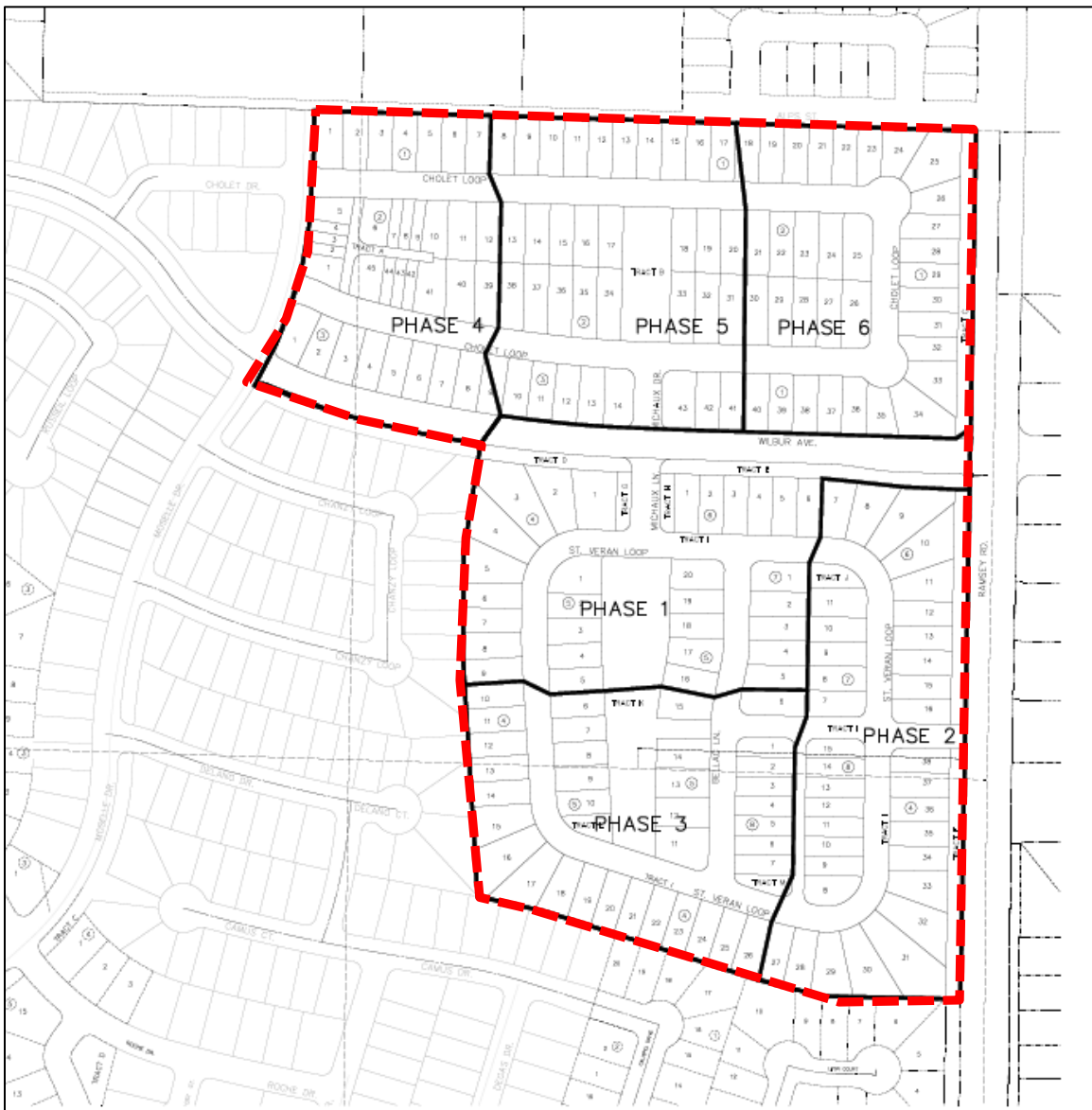
PRELIMINARY PLAT FOR "COEUR D'ALENE PLACE 2020":



PRELIMINARY PLAT DATA

TOTAL No. OF LOTS	202
GROSS AREA	45.05 ACRES
NET AREA	38.69 ACRES
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING	(R-8, R-17, C-17 & C-17L) PUD
PROPOSED ZONING	(R-8, R-17, C-17 & C-17L) PUD
TYPICAL LOT FRONTAGE	20'-70'
OPEN SPACE	2.42 ACRES

PHASING PLAN (6 PHASES PROPOSED):



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

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

PROPOSED UTILITY PLAN:



STORMWATER:

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

-Submitted by Chris Bosley, City Engineer

STREETS:

The subject property is bordered by Ramsey Road to the east. All proposed streets will need to be constructed to City standards. Streets and Engineering has no objections to the proposed Subdivision.

-Submitted by Chris Bosley, City Engineer

TRAFFIC:

The ITE Trip Generation Manual estimates that the 202 residential properties may generate approximately 148 AM and 186 PM peak hour trips per day. The total additional traffic generation will likely result in a significant increase to congestion entering and exiting Ramsey Road. However, the total build-out is expected over six phases, providing a significant lead time to when a traffic signal will be warranted at the intersection of Wilbur Avenue and Ramsey Road. A signal for this intersection is currently in design so that underground work can be installed with this project.

-Submitted by Chris Bosley, City Engineer

WATER:

There is adequate capacity in the public water system to support domestic, irrigation and fire flow for the proposed 202-Lot preliminary plat.

-Submitted by Kyle Marine, Assistant Water Superintendent

WASTEWATER:

We have reviewed the above referenced preliminary plat and have no comments on the proposed sewer collection system. The city has the capacity and willingness and intent to provide sewer service for the proposed plat as submitted.

-Submitted by Jim Remitz, 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 and/or building permit approval, utilizing the currently adopted International Fire Code (IFC) for compliance. The Coeur d'Alene Fire Department can address all concerns at site and building permit submittals.

-Submitted by Bobby Gonder, Fire Inspector

PARKS:

A pedestrian connection to the Ramsey Trail from the section of this phase north of Wilbur would be appropriate. The connection will be located on the east end mid-block between the two cul-de-sacs off of Cholet Loop. This is consistent with the Trails and Bikeways Master Plan and Subdivision Code requiring mid-block connections.

-Submitted by Monte McCully, Trails Coordinator

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

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

Per engineering review, for the purposes of the preliminary plat, both subdivision design standards (chapter 16.15) and improvement standards (chapter 16.40) have been vetted for compliance.

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

Finding #B7D:

The lots proposed in the preliminary plat (do) (do not) meet the requirements of the applicable zoning district.

**COEUR D'ALENE PLACE
P.U.D. SITE STANDARDS**

1. Lot Area: Title 17.05.150

In the identified "cluster housing areas" (R-8 zone) a minimum lot area of 2,700 square feet is approved for either attached or detached units.

2. Lot Area: Title 17.05.150

In the identified "single-family housing areas" (R-8 zone) a minimum lot area of 4,000 square feet is proposed for either attached or detached units.

3. Lot Frontage: Title 17.05.150

In the identified "cluster housing areas" (R-8 zone) a minimum lot frontage of 30 feet is approved for either attached or detached units.

4. Lot Frontage: Title 17.05.150

In the identified "single-family housing areas" (R-8 zone) a minimum lot frontage of 40 feet is proposed for either attached or detached units.

5. Setbacks: Title 17.05.160; 17.05.320, 17.06.495

Throughout the entire P.U.D. site plan (R-8 and R-17 zones) the following setback standards are approved:

Front Yard: **15 feet from back of sidewalk to the face of the house.**
 18 feet from back of sidewalk to the face of the garage.

Side Yard: Zero setback. Minimum building separation as required by Uniform Building Code Standards

Flanking
Street: 15 feet from back of sidewalk or curb if no sidewalk is required

Rear Yard: **For front loaded - 20 feet from rear property line.**
 For alley loaded - 4 foot minimum setback from paved edge of alley.
 18 foot minimum driveway approach to garage.
Zero (0) feet from rear property line if lot backs to private alley or public or private open space area.

6. Sidewalks:

Public

Streets: Sidewalks shall be waived along street frontage where lot has access to rear yard or sideyard pathway on community open space

Private

Streets: Internal pathway system shall substitute for street frontage sidewalks

7. Roadways: Title 16.24.010

Public road width of 32 feet is approved for minor "urban residential" streets. The use of private roads are approved for all roadways within designated "cluster housing areas."

Use of private "alleys" are approved with a 16 foot paved width and located with a 24 foot right of way.

Proposed Addition:

Public road width of 30 feet for minor "urban residential" streets. The use of 28 foot private roads for all roadways within designated "cluster housing areas." Private "alley" with a minimum 12 foot paved width and located with a minimum 16 foot right of way.

8. Curbs: Title 16.24.020

The use of standard Type "R" rolled curb is allowed for all "urban residential streets."

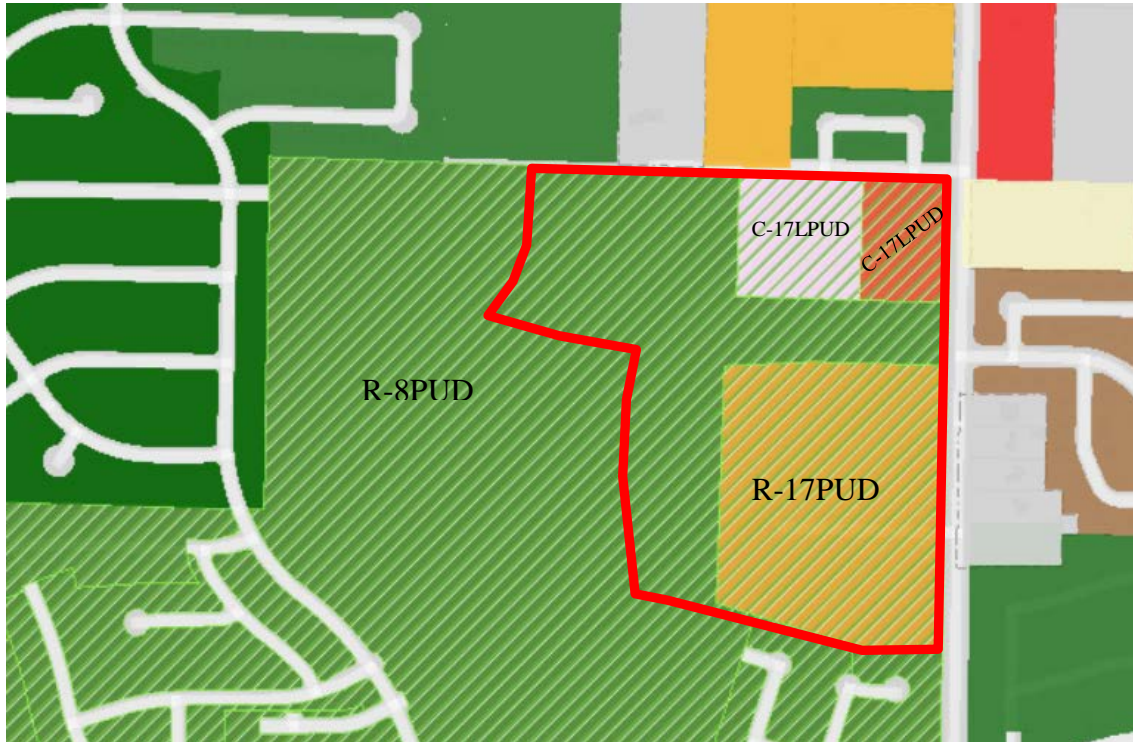
No curb shall be required for private roads.

ZONING:

The subject property is made up of multiple zones including R-8 PUD, R-17PUD, C-17L PUD and C-17 PUD. (See zoning map on the following page).

The proposed preliminary plat indicates the subject property will be developed as 189 Single family lots, and 13 townhome lots with a total of 202 dwelling units. The residential density associated with the preliminary plat is 4.48 units/acre, which is well below the potential theoretical limit allowed by the zoning districts.

ZONING MAP:



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

APPLICABLE CODES AND POLICIES:

Utilities:

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

Streets:

5. All new streets shall be dedicated to the City of Coeur d'Alene and constructed to the Coeur d'Alene Place PUD approved street design standards.
6. Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
7. All required street improvements shall be constructed prior to issuance of building permits.

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

Subdivision Design – Parks & Planning:

9. A pedestrian access easement or tract must be provided at the end of cul-de-sacs or closed end streets and at the approximate midpoint of any block exceeding six hundred feet (600') in length, or in any block of lesser length where such a crosswalk is deemed essential by the city engineer to provide circulation or access to surrounding neighborhoods, schools, playgrounds, shopping centers, transportation lines and other community facilities. The required access easements or tracts must be a minimum of fifteen feet (15') wide and contain a paved path at least eight feet (8') wide.

Stormwater:

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

Fire Protection:

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

General:

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

PROPOSED CONDITIONS:

Planning:

1. A creation of a homeowners association will be required to ensure the perpetual maintenance of the open space and other common areas or the applicant can provide documentation that the proposed subdivision will be part of the existing Coeur d'Alene Place HOA.
2. The proposed subdivision will be tied to the Coeur d' Alene Place PUD Site Standards as documented on pages 8 and 9 of this staff report.

Parks:

3. The developer shall be required to construct a pedestrian connection from Cholet Loop to the Ramsey Trail. The connection shall be located on the east end of the subdivision mid-block between the two cul-de-sacs.

Water:

4. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional service will have cap fees due at the time of building permit issuance.

Fire:

5. Single access road over 150 feet requires a Fire Department approved turn-around. This can be waived if future development, within reason, connects to extend the road(s) throughout the development.
6. Turning radiuses for the Fire Department is 25' interior and 50' exterior.
7. Temporary street signs and addresses shall be installed until permanent signs/addresses are available and installed.
8. Streets designed to hold an imposed load of 75,000 lbs.

ORDINANCES & STANDARDS USED FOR EVALUATION:

2007 Comprehensive Plan
Transportation Plan
Municipal Code
Idaho Code
Wastewater Treatment Facility Plan
Water and Sewer Service Policies
Urban Forestry Standards
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices
2017 Coeur d'Alene Trails and Bikeways Master Plan

ACTION ALTERNATIVES:

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



**APPLICANT'S
NARRATIVE**

Coeur d' Alene Place Subdivision Narrative 2019

Overview

Coeur d' Alene Place was designed primarily as a residential community, specific development plans called for a blend of residential homes, schools, recreation spaces and commercial. The build out to date substantially conforms to the original plan. A large percentage of the existing developed area is residential; most of this consists of single family detached homes. Some multi family residential has also been completed. Two schools have been constructed on site with a third just to the south of Coeur d' Alene Place. Public open space in the forms of parks and soccer fields has also been completed. Bluegrass Park is the central open space for the entire project. Several private parks and other passive use open space have been completed. Commercial properties completed to date have been limited to a mini storage facility in the southwest section of Coeur d' Alene Place, a Convenience Store at the corner of Hanley Avenue and Ramsey Road and commercial space associated with the Northern Apartments adjacent to Ramsey Road.

This proposal conforms to the original proposal and consist of one hundred and eighty-nine (189) single-family lots, and thirteen (13) Townhome lots. It is the intent of this proposal to provide a mix of product type.

Residential

This proposal is consistent with previous subdivision requests in Coeur d' Alene Place. The single-family lots will be of various sizes with a focus range of 40-70 foot wide lots and mostly consisting of lots 120 feet in depth. Townhome lots frontage will be 20 plus feet in width. There are six proposed phases in this request. Coeur d' Alene Place has been developed in smaller phases to allow adaptability to market changes. This also creates a community with more character and diversity.

This proposal includes the fourth empty nester neighborhood. At completion of this neighborhood slightly over 300 homes have been built as empty nester project in Coeur d' Alene Place. These neighborhoods have been very well received. As the population ages over the next several years, it will be important to offer this type of life style choice. These neighborhoods have little to no impact on the public school system.

Streets

This proposal is consistent with previously developed areas of Coeur d' Alene Place. Block and street design are based on creating neighborhoods with Character. Streets are

designed to slow traffic in neighborhoods and move traffic at higher speeds where appropriate. This proposal will begin the extension of Wilbur westward eventually connecting to Sunshine Meadows and Atlas Road. Further discussions have already taken place with the City Engineering staff regarding the design and completion of the Wilbur and Ramsey intersection.

Open Space

Three components that have been important design considerations since the inception of Coeur d' Alene Place will continue to be important in this proposal. These include a variety of open space, trails and tree lined streets. Greenstone placed a focus on front loading open space in Coeur d' Alene Place from the beginning of the project. Bluegrass Park, The Soccer Fields and several neighborhood parks were completed early in the project. Neighborhood parks are part of this proposal. Overall the project will have in excess of twelve percent of open space at build out of Coeur d' Alene Place.

Trails completed with this proposal will finish connectivity to the north along Ramsey Road and to the west into neighboring Sunshine Meadows. A connection to future development on the north will also be provided. In addition to major trail improvements, smaller trail connections will be completed to provide connectivity between neighborhoods and parks. The third design component is providing street trees in numbers that exceed City requirements. Planting of evergreen trees will continue to be an important component in open space area to provide diversity in the tree canopy.

Conclusion

While there have been minor changes, over the last 20 years, to the original plan, Coeur d' Alene Place has continued to focus on the original philosophy. To provide a place for people to live where a strong sense of community is important. A place where people can live a healthy life style and enjoy a social fabric that leads to a stronger community. This proposal will continue that philosophy and we look forward to continued growth of Coeur d' Alene Place that all the Citizens of Coeur d' Alene can be proud of.

S-1-20 COMMENT

I'm writing to comment on the proposed 202-lot plot proposal to develop Coeur d'Alene Place. I see the hearing is Feb 11, however we will be out of town.

I think using this beautiful farm land to place 202 houses and townhouses is a terrible idea. I can see that the CdA City Council rubber stamps any development proposal, but I feel this has to stop. If people wanted to live in high density urban areas with traffic congestion and high rises, they would have moved to Seattle. But people who move here, and those of us who have lived here for awhile, moved here because CdA used to be a small interesting little town, located on the shores of Lake Coeur d'Alene. It had nice small shops downtown, some restaurants, not too much traffic and was close to open areas, like farmland and forests. However, it seems to be the push to do away with all these things. I understand Idaho is a fast-growing state. That is probably good for business, and that is probably why Duane Hagadone and other businesses are encouraging growth here. But that is not necessarily best for the residents here. Big Business and more and more and more people are not the best things for this area.

We used to live in the Mill River Condos. However, that humongous apartment complex was built right across Seltice and completely changed the area. There was so much more traffic, trash, and people at the beach and park. So we moved to Lake Forest West. Then the humongous ugly ugly apartment complex was built right next with Mavrick, with retail stores proposed also. We cannot keep moving. Leave us in peace and quiet. We do not need 200+ more houses (what, 1000 more people?) right off Ramsey and Canfield. Continued growth is not what the residents of Coeur d'Alene want and need. Put a moratorium on growth before you completely ruin the beauty of this area and the very reasons we and others have moved here.

If you must build on this proposed area, how about a smaller footprint on it? Could you build 50 houses, and provide a park for local residents with sports equipment for families?

PLEASE DO NOT RUIN COEUR D'ALENE. Contain the growth. Build elsewhere. (How about in Dalton Gardens, or somewhere else that is already a bigger city. Why not build near Boise?) The traffic is becoming much worse. Let's stop now before we have Seattle-like traffic snarls. Big Business and continued unthoughtful growth is not what we need and want.

Maurine Simpson

Wayne Shimabukuro
1506 W. Kirking Way
Coeur d'Alene, ID 83815