

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

JANUARY 10, 2023

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, McCracken, Ward

PLEDGE:

APPROVAL OF MINUTES: ***ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.
December 13, 2022

PUBLIC COMMENTS:

STAFF COMMENTS:

COMMISSION COMMENTS:

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

***Item below continued from Planning Commission meeting held on November 8th**

1. Applicant: RC Worst and Company Inc.
Location: 601, 603 & 609 E. Best Avenue
Request: A proposed Warehouse/Storage special use permit
In the C-17 zoning district
QUASI-JUDICIAL, (SP-3-22)

Presented by: Tami Stroud, Associate Planner

2. Applicant: Children's Village, Inc.
Location: 1350 W. Hanley Avenue
Request: A proposed Community Organization special use permit in the R-12 zoning district.
QUASI-JUDICIAL, (SP-1-23)

Presented by: Tami Stroud, Associate Planner

3. Applicant: Charles and Carrie Stringham
Location: E. of 4th Street at E. Whispering Pines Lane
Request: A proposed 5-lot preliminary plat "Cherry Pointe"
QUASI-JUDICIAL, (S-1-23)

Presented by: Sean Holm, Senior Planner

4. Applicant: Jeffrey R. Lyman
Location: 3103 N. 22nd
Request: A proposed amendment to the Graystone PUD for hillside disturbance percentage and secondary access to existing lot.
QUASI-JUDICIAL, (PUD-1-03m)

Presented by: Sean Holm, Senior Planner

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.*

****Please note any final decision made by the Planning Commission is appealable within 15 days of the decision pursuant to sections [17.09.705](#) through [17.09.715](#) of Title 17, Zoning.***



MINUTES



**PLANNING COMMISSION
MINUTES
DECEMBER 13, 2022
LOWER LEVEL – LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Tom Messina, Chairman
Jon Ingalls, Vice-Chair
Lynn Fleming
Phil Ward
Peter Luttrupp
Sarah McCracken

STAFF MEMBERS PRESENT:

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

COMMISSIONERS ABSENT:

Brinnon Mandel

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Luttrupp, seconded by Ingalls , to approve the minutes of the Planning Commission meeting on November 8, 2022. Motion approved.

Motion by McCracken, seconded by Ward , to approve the minutes of the Planning Commission meeting on November 10, 2022. Motion approved.

STAFF COMMENTS:

Hilary Patterson provided the following Statements:

- Ms. Patterson thanked the commission members who attended the joint workshop with the other representatives of the other Planning Commissioners at the joint meeting with the county.
- She commented that we have a contract with Welch Comer to help get our Impact Fees updated with a scheduled staff kick off meeting in January.
- She announced that the City has a contract with Granicus for Short-Term Rental (STR) monitoring and enforcement assistance. They are working with staff on the GIS data to start to build how many short-term rentals are in the city with an estimate of eight weeks to get the data back to us. We will have a meeting with the ad hoc subcommittee in January to review the data.
- She reminded the commission of an ICRMP Webinar on Thursday, December 15th held in

the Community Room at 9:00 pm with the topic "How to conduct meetings".

COMMISSION COMMENTS:

Commissioner Luttrupp thanked Chairman Messina on conducting our monthly meetings and allowing the public the courtesy of being able to voice their opinion.

PUBLIC HEARINGS

1. Applicant: Pinetree Health Group
Location: 1114 W. Ironwood Drive
Request: A proposed Food/Beverage special use permit in the C-17L zoning district
QUASI-JUDICIAL,(SP-4-22)

Tami Stroud, Associate Planner, provided the following statements:

- There are three (3) existing structures on the subject property that were constructed in 1982, known as the Pinetree Health property.
- In addition to the two (2) medical offices buildings, the property owner was granted a Special Use Permit in 1982 for Convenience Sales to allow for a pharmacy to be built and operate in association with the medical office use.
- Over the years, the structures were used for medical office uses along with the drive thru-pharmacy, known as Medicine Man Pharmacy. Medicine Man Pharmacy has since been closed as the pharmacists has retired.
- One of the office buildings is occupied by an insurance company, and the other a holistic medicine practice. Because the former pharmacy space has become available, the applicant is requesting a Food and Beverage Off-site Consumption SUP for a drive-through coffee shop which is allowed with the approval of a Special Use Permit in the C-17L (Commercial Limited) zoning district.
- She stated that the Comprehensive Plan Place Type designation is Employment Center.
- For a Commercial Use such as Primary beverage sales, such as espresso stands three (3) off street spaces per drive-up window are required. Based on the current parking code: 11 parking stalls are required for the professional/medical office use, with 3 stacking spaces for the proposed drive-thru coffee shop.
- The previous use was a Service Activity, Medical and healthcare practitioners. The Parking Code was amended in 2010. Based upon the previous code, 33 parking spaces were required and provided at that time for the Pinetree Health property.
- The applicant is proposing one drive-up window. There is adequate stacking space to meet the 60' requirement. The 33 parking spaces will also satisfy any off-street parking needs for the proposed use.
- She noted the findings and that all city departments stated that they didn't have any concerns with this request.
- She stated, if approved, there are three proposed conditions.

Ms. Stroud concluded her presentation

Commission Comments:

Commissioner Fleming inquired if this is a request for just a drive through coffee shop. Ms. Stroud stated

that is correct and that the applicant is here to answer additional questions.

Commissioner Ward inquired if the drive way is in place going from Ironwood to Ironwood. Ms. Stroud answered that the driveway is existing. Commissioner Ward noted in the staff report it states 60 feet of stacking for cars and questioned if that was measured from the right of way line. Ms. Stroud explained that measurement was taken from the drive-up window based on three cars.

Public testimony open.

Travis White applicant stated that staff provided a great introduction for his project and that he would be able to answer any questions.

Commissioner McCracken inquired if there will be any walk-up traffic. Mr. White commented that he has plans to do that eventually when he is able to hire more staff. He added that he intends to be working by himself and in the next couple years be able to hire staff.

Brian Jorgenson stated would answer questions about this development and that he was the owner of the pharmacy that opened in 1978 and he is the lead of Pinetree Hills Group. He added that the applicant took two months off to go to Poland to help feed the Ukraine people before taking out a lease with him and that he will be a great asset to the community.

Public testimony closed.

Discussion:

Motion by Fleming, seconded by McCracken, to approve Item SP-4-22. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner McCracken	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Ward	Voted	Aye
Chairman Messina	Voted	Aye

Motion to approve carried by a 6 to 0 vote.

2. Applicant: Rivers Edge Apartments, LLC
Location: 3528 W. Seltice
Request: .

- A. A modification to the Rivers Edge PUD QUASI-JUDICIAL, (PUD-2-04m.2)
- B. A proposed R-34 Density Increase special use permit QUASI-JUDICIAL, (SP-5-22)
- C. A proposed zone changes from R-12PUD, C-17PUD to R-17 QUASI-JUDICIAL, (ZC-3-22)

Mike Behary, Associate Planner, provided the following statements:

- The subject site has had three requests that were held before the Planning Commission since 2018.
- The first request was heard in December 2018 by the Planning Commission. The development proposal was for an 850-unit apartment facility with a public trail located along the river. The Planning Commission recommended approval of the request for a zone change. The other two items, a special use permit (SP-11-18) and a Limited Design PUD (LDPUD-1-18), were denied without prejudice by the Planning Commission and the applicant appealed to the City Council. The zone change request was heard by the City Council on March 5, 2019, which denied the request. A motion was then passed dismissing the appeal of denial of the requests for a SUP and LPUD as those requests were deemed moot based on the denial of the zone change.
- The applicant's second development proposal request at this site was heard in July of 2019. This PUD and subdivision consisted of a 250-unit apartment facility, a mini-storage facility, and a private gated residential community along the river. This PUD and subdivision are known as "River's Edge". The City's 3.6-acre property that bisects the applicant's property was not part of this request. The Planning Commission approved the applicants request for this PUD and subdivision in items PUD-2-19 and S-2-19.
- The applicant's third development proposal request was heard in August of 2020. This allowed the applicant to incorporate the City's 3.6-acre property that bisects the applicant's property into the overall project. The City's 3.6-acre property was part of land swap with applicant and the city. This proposal allowed for 384-unit apartment facility, 431 mini storage units, and 28 single family residential lots along the river. The Planning Commission approved the applicants request for this PUD, Special Use Permit (Density increase to R-34 on the City's 3.6 acres tract), and Subdivision in items PUD-2-19m, SP-5-20, and S-2-19m.
- The applicant's current proposal will remove the 431 unit mini-storage facility and the 28 single-family residential lots along the river from the project and replace it with 296 multi-family units, public open space, and a 16-foot-wide trail adjacent to the river that allows the public access to the river.
- The applicant has indicated that he is proposing some workforce housing units be available as part of this proposal. See applicant's proposed workforce housing statement below.
 - *"I am willing to make 5% of any additionally approved units available to people making Coeur d'Alene's AMI for a 4-person household. I offer this for a period of 5 years commencing when the first buildings Certificate of Occupancy is issued".*

- He stated that the City Comprehensive Plan designates the subject property to be in the Planned Unit Development Place Type.
- He noted the various findings and that all departments reviewed the application with two departments two department Parks and Wastewater who had some additional requests.

PARKS:

- The 2017 Trails and Bikeways Master Plan requires a shared use path located along the north side of the Spokane River. The Parks Department has reviewed the PUD and has one change. The proposed trail has a sharp 90-degree turn planned near the western end of the trail where it turns west and goes off the property. According to MUTCD standards the turn in the trail must have a gentler curve upwards than the planned 90-degree turn. The distance in the curve cannot be less than 60 feet long. It is possible to begin the curve closer to the south property line of the adjacent parcel and then end the trail in the middle of the curve at the property line. The curve can be finished when the City extends the trail in the adjacent property to the west. The other 90-degree curve to the south looks to have a larger turn radius and is (likely) acceptable.

The property owner will have to maintain all the landscaping, beaches, amphitheater and docks in the proposal. The city will plow snow and sweep/blow the surface of the trail on a regular basis.

The asphalt mix used in the trail should have 3/8-inch rock instead of the typical 3/4-. This is referred to as driveway mix and provides a smoother surface for bicycles, wheelchairs, skateboards, rollerblades and strollers. Our standards require 4 inches of compacted gravel and 2 inches of asphalt.

It is also helpful to sterilize the surface under where the trail will go to prevent weeds from growing through and damaging the trail. The Parks Department has no objection to the zone change as proposed.

WASTEWATER:

- Based on the 2013 Sewer Master Plan (SMP) Appendix J, this subject property falls under the Mill River Sewer Lift Station Basin which was modeled for 17 units per acre. The SMP requires this property to connect to the public sewer that was extended east from Shoreview Lane and was extended “to and through” the subject property to their easterly property line. Since sewer capacity falls under a “1st come 1st served basis”, and while the City presently has the capacity to serve.
- The Special Use’s proposed density increase to R-34 will require hydraulic modeling of the added PUD sewer flows into the Mill River Pump Station. City sewer is already on this site from the east end of Shoreview Lane and through this parcel to the east at Atlas Waterfront.
- Sewer Policy #719 requires a 20’ wide utility easements (30’ if shared with Public Water) or R/W dedicated to the city for all city sewers. Sewer Policy #719 requires an “All-Weather” surface permitting O&M access to the city sewer. City Resolution 14-025 requires all EDUs within the Mill River Lift Station Sewer Service Area to pay into the capacity system upgrades to the Mill River Lift Station. Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) public sewer connection. The Applicant shall be responsible for all O&M of the private sewer. The City of CDA will not be financially obligated for any O&M costs associated with a private sewerage system. Idaho Code §39-118 requires IDEQ or QLPE to review and approve public infrastructure plans for construction.

- He stated if approved there are 28 conditions for consideration.

Mr. Behary concluded his presentation

Commission Comments:

Commissioner Ingalls stated that we have to make a finding regarding utilities and asked for staff to confirm that there were no issues with water or sewer. Mr. Behary stated that is correct. Commissioner Ingalls noted a statement in the staff report and a proposed condition based on the approval of an R-34 zone that would require hydraulic modeling. Mr. Behary stated that's correct. Commissioner Ingalls stated that we aren't doing the modeling to determine adequacy and questioned why do we need the modeling when we know there won't be a problem with capacity. Mr. Behary explained that language came from Larry Parsons, Wastewater, who wrote that condition.

Commissioner Ingalls stated recently that there has been a lot of discussion on workforce housing and inquired how the applicant came up with 5% of units to go for workforce housing. Mr. Behary explained that the applicant discussed this with staff and this is what he would be willing to do. Commissioner Ingalls inquired if this was to pass would a Development Agreement be designed for tracking to ensure the 15 units made available. Ms. Patterson confirmed that there would be a Development Agreement with this project.

Chairman Messina inquired how the applicant came up with the formula for workforce housing. Mr. Behary explained that the applicant is here that can answer that question.

Commissioner Luttrupp congratulated staff and the applicant for bringing forward a proposal to dedicate a percentage of housing towards workforce housing and the first time an applicant has brought forward this type of proposal.

Chairman Messina noted an email from staff to the applicant regarding the promise to provide workforce housing and depending on which way this goes can this comment be tied into a Development Agreement. Mr. Behary explained that staff has worked with the applicant on that language and what was before was a brief email before the hearing they will commit to these and later work out the details and will be in the Development Agreement.

Commissioner Ward explained that he wasn't here for the previous hearing and inquired if the western portion of the site that was intended for a mini storage replaced with a 5-story apartment. Mr. Behary stated it will be four-story apartments. Commissioner Ward added that the single-family homes along the river will now be apartments. Mr. Behary explained that the residential homes will be replaced with a trail and the 4-story units will be placed behind the trail. He noted on the site plan the shaded portion that is the east/north thirds of the site. Mr. Behary explained that area will not be modified.

Commissioner Ward noted on the east side of the sight shows a connection into the Atlas Mill property which is now gone. Mr. Behary explained there was no access to the east/west. Ms. Patterson explained there was previous discussion but staff worked with Mr. Douglass and the Atlas team and determined made no sense to have that connection.

Commissioner Ward concurs that the email talking about workforce housing from the applicant needs more defining.

Commissioner McCracken inquired about the west end of the property where the trails ends and

past that is single family homes and will the trail meet at Seltice. Mr. Behary explained that the city has some additional railroad right of way which will be connected at Mill River to extend the trail.

Commissioner Fleming noted the comment on the pedestrian crossing on that tight turn and if the applicant will address that issue.

Commissioner McCracken inquired about the setbacks from the river and is the applicant proposing for those to be modified. Mr. Behary stated that those won't be modified with the setbacks to be 80 feet which is 40 feet more than the city requirement. He explained that there will be a sea wall and trail within the first 40 feet and they are not proposing to reduce the setback.

Commissioner McCracken inquired about the multi-family along the river and when addressing the viewpoints inquired what is the height difference of the single family versus the multifamily. She asked how much higher it would be than single family. Mr. Behary noted the view corridors on the map which the applicant is providing a total of four and in earlier testimony presented a diagram showing a cross section of the apartments and clarified the height would be 55 feet versus 32 feet. but the multifamily will be set back 80 feet versus a house that is 40 feet back,

Public testimony open.

Mike Gridley, applicant representative, provided the following statements:

- Mr. Gridley complimented staff on providing great communication skills going through this process and that he has been working with Mr. Douglass over the years. He stated if this project is approved, it will be a benefit to the community.
- He provided a Power Point explaining the project. He added that he is a trail user and member of the Centennial Trail Foundation Board that helps with the preservation of access of the water. When working on this project, he found that the city is in need of more housing. If approved, this project will provide more housing and a trail that will fill those needs.

Lanzce Douglass, applicant, provided the following comments:

- He explained a brief history of the project and noted a few years ago the city passed Ordinance Resolution 1409 because access to the waterfront was important to preserve.
- He explained this request is about preserving access to the water for all the citizens and will be providing housing, including workforce housing.
- He showed a rendering of the area that is currently approved and noted the shaded area is for 384 apartment units in 12 different buildings with storage to the back which is approved and being constructed now. He explained that that they have been approved for a self-storage facility located west of the permitted apartments and east of the US Bank Call Center. He added that currently the trail is adjacent to the apartment buildings under construction with the trail located off the water behind the proposed single-family homes on the water and noted two spots where the public will have access to the water.
- He noted that the area for self-storage isn't the best use for that area and that multifamily would be a better fit.
- He explained the trail we are approved for is behind the single-family homes and noted the view corridors from a rendering which there won't be a lot of views to the river because of the houses that won't provide any connectivity.
- He showed a rendering of the proposed buildings that will have a modern design. If approved, the apartments will replace the storage buildings. He showed a picture of the

site looking east with the river on the right and showed how much a view would be to the river not providing any connectivity. He provided a video showing what a pedestrian would see with the trail in its current location.

- He explained why we are here tonight is for the approval of a zone change from R-12 to R-18 to allow the apartments on the water, a Special Use Permit to allow 34 units/acre which we don't intend to go that many with proposed 26 units per/acre and heights to allow 63 feet for the entire site but heights of the apartments will be more like 55 feet. He added that the PUD modification is needed to remove the self-storage buildings and replace with the apartment buildings, to remove the single-family homes along the water and replace them with the multifamily buildings, double the set back from the river to 80 feet, and have the trail along the water. He added by moving the trail will allow them to move the access road to the north being able to double the setback from the water to 80 feet which will provide a visual impact to the river less than what it would be for 40 feet.
- He noted, if approved, this project will have greater setbacks than what is required with the typical request to shorten the set back to the water to 25 feet. With this project he said they want to provide more of a buffer, landscape area and soften the project to be more appealing from the water and trail users. He added with an 80-foot setback from the water will allow them to plant in the 40-foot easement area with more vegetation. When reaching maturity, the apartment buildings will be hidden with only the roofs that would be noticeable.
- He explained from Seltice only about 25 feet of the buildings will be visible because of the 30-foot grade change from Seltice to the river.
- He added another benefit of additional height is to provide additional insulation in the attic and will have minimal impact to what was currently approved.
- He explained the biggest focal point is to get the trail on the water and where it should be and noted on a rendering on how this will look in order to provide ADA access ramps so everyone can have access to the water. He then provided a video showing how this would look compared to the current approved project with the trail away from the river.

The applicant concluded his presentation.

Commission Comments:

Commissioner Ingalls commented that the applicant gave a great presentation. He referenced the new proposed trail on the water and noted in the staff report that the City Parks Department will remove snow and plow even though it will be considered private property and questioned if the city will be on the trail for maintenance how will this happen for the next 20 years. Mr. Douglass explained his intent would be to maintain the trail and keep it under the owner's "umbrella" since they have an investment in the apartment complex adjacent to the trail and will maintain it similar how they maintain their other properties. He added by maintaining the property themselves they are able to do things the city can't. For example, they can restrict camping and overnight stays. Commissioner Ingalls stated the trail is private property but for perpetuity it will be public access and asked how does it get recorded. Mr. Douglas explained will be done with an easement and that most are done in perpetuity.

Commissioner Luttrupp inquired if the property is sold, will the easement remain. Mr. Douglass explained that is correct and to get rid of the easement both parties have to agree to release the easement.

Commissioner Ward commented the picture of the walkway is nice and accessible. He questioned if there is a timeline for build out. Mr. Douglass explained that we currently have 12 buildings under construction now with the first building to be completed in 2023. He added the first

buildings they would start to construct, if approved, would be where the storage units are currently approved. The apartments on the water would have to have a seawall built which can only be done in the winter and done before spring when the high water hits. He added that we have to go through the building permit process and won't be done this year. He estimated that the work would be done in the 23/24 winter pending. That will dictate when the rest of the water front will be built out. If they are able to do the walls next year, it would be 25/26 when the project is completed.

Commissioner McCracken commented that she is excited the trail will be on the water and the setbacks to the river are generous.

Chairman Messina inquired if all buildings will be 55 feet and questioned how the formula for a four-person affordable housing compared to two-person household and what is the process. Mr. Douglass explained that this process was started with a conversation with staff with no standards so this is a starting point. He explained that AMI has a single family, 2-person household, 3-person household, etc. with different levels of AMI of how many people are in the household. For management that would be a "nightmare" for them to determine each household number, so we picked one based on two adults/two kids for the 4-person household. He explained that we are designating 5% for workforce housing and explained the email he sent to staff. They are required by law to have 5% of units accessible for handicap but not required to rent those units to a handicap person, but can rent them out based on need. He explained if we are 100% full, we could have 20% handicapped individuals living on site and not necessarily living in a handicap unit, but they can live anywhere on the property they want to live. He added we don't want to steer people to units based on race, color, creed or disability. That is a big "no." They are simplifying the housing proposal to prevent lawsuits. Chairman Messina asked does it have to be 4 people in a unit. Ms. Patterson clarified the four person AMI is what Panhandle Affordable Housing Alliance (PAHA) has been using. That is common and easy to calculate.

Chairman Messina inquired about docks and how will people access them. Mr. Douglass said docks will be private with gates on the seawall and for our tenants only.

Chairman Messina inquired about traffic mitigation and when will that be done. Mr. Douglass clarified they aren't doing a traffic mitigation study, but they will be funding a study that will determine what the fixes are for future failures that happen. Ms. Patterson explained that the study and traffic mitigation it's not just for this project but based on growth which will help with our impact fees. We will need to know issues for fixes.

Commissioner Fleming inquired if anything has been discussed on the trail on the west where the curb is too tight. Mr. Douglass explained that there is a "hard easement" on the western side located 7 to 10 feet off our line so we have to transition to get back to the Shoreview trail.

Mr. Gridley stated that he has learned a lot about this process involving PAHA and regional growth. If you have more housing supply, what naturally happens to prices is they go down. Residents in existing older apartments who can afford to move into a new apartment by the river opens up vacancies at a lower price, which creates a domino effect.

Commissioner Luttrupp inquired if you think workforce housing isn't necessary, are you saying it will take care of itself by increasing the supply. Mr. Gridley stated that he applauds Mr. Douglass for taking the first step and this process is complicated and explained that the apartments won't be filled with new people that some will move from existing apartments that creates vacancies.

Commissioner McCracken explained that we do have a lot of projects where build out varies and

inquired is there a way to get a progress report and a list of completed units added to the building permit process. Ms. Patterson explained that we can do that and share with the commission to see how things are progressing and noted condition number 24 in the staff report where it states "5 years commencing when the Certificate of Occupancy (CO) is issued and that the applicant can determine where those will be located and in which building. Mr. Douglass explained that 5% of units will be available for 5 years when the first CO is issued and located anywhere onsite.

Commissioner Luttrupp commented if we look back three years from today, we will see how many things we have done differently and confident will improve through the years.

Mason Douglass stated the City of Coeur d'Alene does well with making all amenities available to the public. She explained with all the parks, beaches, walking path etc. that's what makes this community so special. She added by having the trail on the water will tie into what the city is doing well.

Susan Knutson commented she was here 4 years ago with the original request and was one of 61 people opposing the density of R-34 and feels this is a "bait/switch" and not in conformance with the Comprehensive Plan. She read a statement from the Coeur d'Alene Tribe in the Comprehensive Plan and feels that this project lacks the stewardship and guardianship, and she is opposed to this project.

Rob Knutson stated he is opposed and was also here 4 years ago. The proposed changes to the trail are a mistake. The City shouldn't go forward without more understanding of the give/take associated with the private/public easement on the trail and problems with traffic.

Karen Hansen stated she was here 4 years ago with the biggest issue is traffic and with no proposed studies going to be done. She feels that there is too much "grey area" in the details to ensure the workforce housing and this should be tabled.

Rebuttal:

Todd Whipple stated we did traffic studies and from that study this project doesn't have any impacts to existing traffic. He added when talking with staff and there are other things going on in the city where traffic is a concern and will help the city with any future impacts.

Mr. Douglass clarified that the easement is not a bait/switch but giving to the city for public use of the trail where we will maintain, landscape and will monitor issues that come up and explained easements are done every day with two partners. He added the issue with high density with 34 units per acre we won't be near that number with the units not visible from the water and will provide more housing for the community

Public testimony closed.

Discussion:

Commissioner Ingalls explained this project came forward 4 years ago. This wasn't bait/switch. We have seen this go "full circle." Four years ago, 19 buildings were proposed with 850 apartments, which was denied. He added the project did come back with the proposal for 28 residential homes on the water that are imposing on the river, lake, community etc. He noted a Coeur d'Alene Press article where he was quoted which stated, "there are huge positives here for public access and if there was any opportunity for middle ground. How about 650 units?" and now

the proposal is for 680. He added that the last proposal met all the findings with 28 units on the river that I didn't like including a trail and mini storage. I see this plan as a big improvement with the waterfront amenities that we should applaud to leave a small legacy. As an example, I don't feel welcome at the boardwalk in Bellerive, but with this proposal I feel welcome and will support this project. The water access should be applauded.

Commissioner Ward stated that the waterfront is important and was one of the things that was impressive when he moved here – to have a waterfront that was exposed and available to the public. He added the trail makes a difference that helps protect the river by moving houses back away from the narrow walkway. He concurs with Commissioner Ingalls that the proposed single-family homes weren't impressive. He is not crazy about 3 story apartment buildings creating a wall along the river, but there is an elevation change to the property of 30 feet with views to the river. He added the most important issue is providing some affordable housing and if 680 units gets us there, it's important. There would be more design issues he will overlook that but the affordable aspect is important. He added that the affordable housing concept needs to be more solidified and more of commitment.

Commissioner Mcracken concurs and the connection on the river is great and the density 4 years ago we didn't have the same needs for affordable housing and by adding these units is a start with affordable housing. She is confident through of a Development Agreement that it can be more defined.

Commissioner Fleming explained that she had concerns about massing and the number of buildings which felt like a military compound. She would like to see the buildings not all be the same. The goal with rentals is 50% turnover. Because this project has great amenities, she would like to see more individuality. She stated that we will have to deal with traffic in the future and with this walking trail to get across the road safely. That will be staff's challenge. She is happy to get the trail on the water. She suggests adding roof top decks to make these units special for this project. She added that she approves this project.

Commissioner Luttrupp stated this was before us 4 years ago and the room was packed and since then we have approved a new Comprehensive Plan with a couple things such as access along the river and the other is workforce housing. He congratulated the applicant on a great project.

Chairman Messina stated he had reservations. This has come a long way. We want access along the river and to work with workforce housing and set an example for future developments.

Motion by Ingalls, seconded by Luttrupp, to approve Item ZC-3-22. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner McCracken	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Ward	Voted	Aye
Chairman Messina	Voted	Aye

Motion to approve carried by a 6 to 0 vote.

Motion by Fleming , seconded by McCracken, to approve Item SP-5-22 Motion approved.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner McCracken	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Ward	Voted	Aye
Chairman Messina	Voted	Aye

Motion to approve carried by a 6 to 0 vote.

Motion by McCracken , seconded by Ward, to approve Item PUD-2-19m2 Motion approved.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner McCracken	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Ward	Voted	Aye
Chairman Messina	Voted	Aye

Motion to approve carried by a 6 to 0 vote.

ADJOURNMENT/CONTINUATION:

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

The meeting was adjourned at 8:40 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



PUBLIC HEARINGS



**PLANNING COMMISSION
STAFF REPORT**

Item SP-3-22 was tabled on November 8, 2022 allowing the applicant to address some of the comments and concerns from the neighbors and the Planning Commission. The applicant has provided an updated site plan for the requested Storage and Warehousing Special Use permit.

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: NOVEMBER 8, 2022 AND Tabled UNTIL JANUARY 10, 2023
SUBJECT: SP-3-22 – STORAGE AND WAREHOUSING SPECIAL USE PERMIT
LOCATION: A +/- .79 ACRE PARCEL ASSOCIATED WITH 601, 603 AND 609 E. BEST AVENUE, KNOWN AS TX #4558, TX #4559 AND TX #6155

APPLICANT/OWNER:
RC Worst and Company Inc.
625 E. Best Avenue
Coeur d’Alene, ID 83814

ENGINEER/CONSULTANT:
Olson Engineering
PO Box 1894
Post Falls, ID 83854

DECISION POINT:

Olson Engineering on behalf of RC Worst and Company Inc., are requesting a Warehouse/Storage Special Use Permit in the C-17 (Commercial at 17 units/acre) zoning district to allow for the expansion of their storage yard on a +/- 0.79-acre parcel.

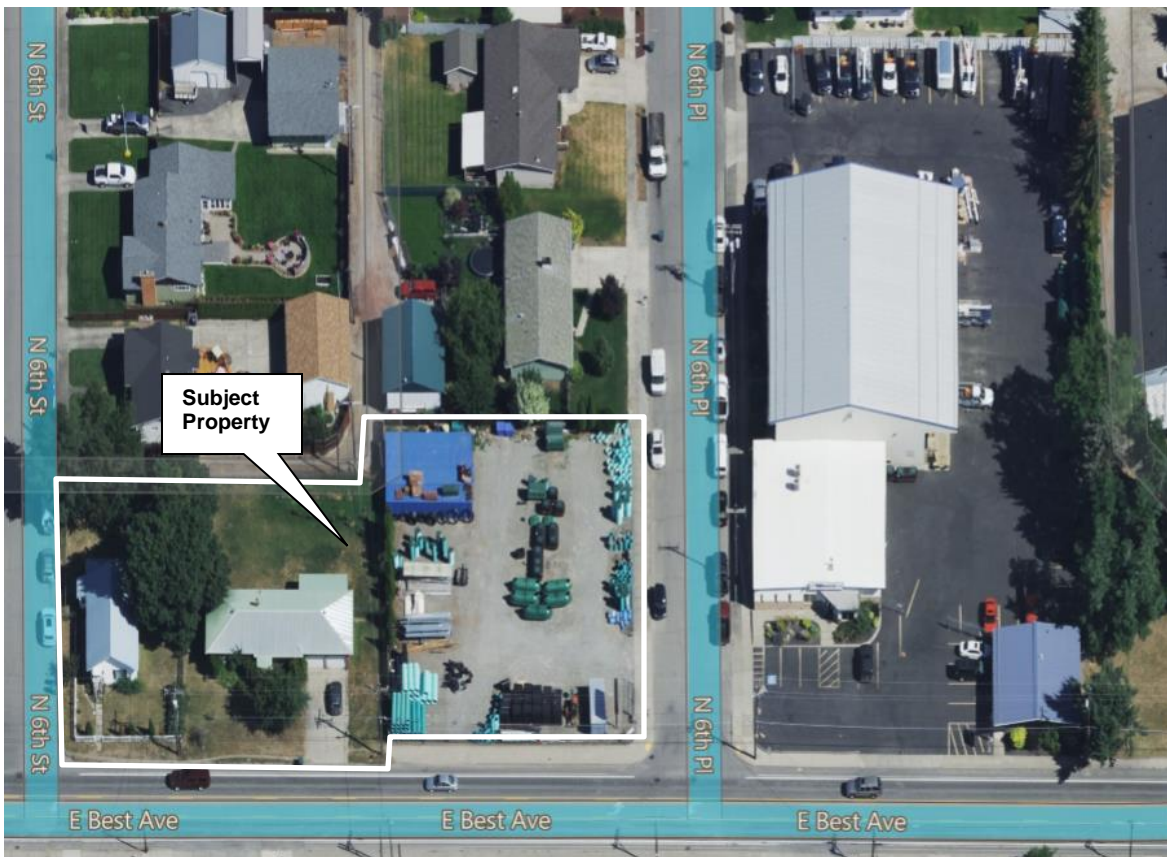
LOCATION :



SITE PHOTO:



BIRDS EYE VIEW



READER'S NOTE:

This staff report is largely unchanged from the version that went to the Planning Commission in November of 2022 in order to provide the full analysis required for the commission to make findings. The only changes to the staff report are noted in the History section below, the updated site plan on page 4 that's been provided by the applicant for the requested SUP, updates to the analysis under Findings B8B (p. 11-12) and B8C (p. 24), and a new condition 3.

HISTORY:

On November 8, 2022, the Planning Commission heard the request of Jeramie Terzuli, with Olson Engineering on behalf of RC Worst and Company for a Storage and Warehouse Special Use Permit. During that meeting, there were a number of concerns from the commission and the neighbors. The commission determined it would be best to table the item in order for the applicant to address the concerns discussed by the neighbors and the commission.

The applicant has provided an updated site plan addressing many of the concerns from the hearing held on November 8th, 2022:

- The neighbor to the north on 6th Street expressed concerns with the maintenance of the buffer that was proposed along the outside of the existing fence line of the subject property.
 - The northern buffer is now located inside the fence line along the subject property.
- Concern with the access point to the subject property being located along 6th Street near the residential homes.
 - The access to enter the storage yard has been removed from 6th Street and relocated to Best Avenue after coordinating with Chris Bosley, City Engineer. The exit has also been moved to 6th Place and located further north away from the intersection.
 - In addition, Chris Bosley, City Engineer stated the relocated approach locations shown on the revised site plan provide better circulation in and out of the site while minimizing impacts to the residential streets. Relocating the approach on 6th Place to the north, away from Best Ave as shown, reduces conflicts at the intersection, while relocating the 6th Street approach to Best Ave as shown, provides for use of the left-turn lane and removes truck traffic from 6th Street. Streets and Engineering has no objections to the revised site plan.
- There were comments from the neighbors and concerns with the RC Worst and Co. employees parking along both sides 6th Place.
 - The applicant has provided ten (10) employee parking spaces along the northeast portion of the subject property for employee parking.

BACKGROUND:

From the applicant's Narrative:

RC Worst and Company is planning to expand their storage yard that is located on 609 E Best Avenue in Coeur d'Alene, Idaho. They also own the lots to the west of their existing storage yard: 601 and 603 E Best Avenue Coeur d'Alene, Idaho, which have been cleared in preparation for the storage yard expansion.

If the storage yard were located on the same property as the store, then it would be considered incidental to the principal use. The city is requiring the client to go through a Special Use Permit (SUP) process because their lots are separated by 6th Place, and therefore the storage yard cannot be considered as incidental. The current storage yard area on 609 Best Ave is considered a non-conforming use, and expansion of a non-conforming use can only happen through an SUP. Along with the SUP, the City is requiring that the lots be consolidated, which the client has agreed to conditioned upon SUP approval.

RC Worst is a plumbing supply company, and they are proposing to store related supplies and equipment in the storage yard such as pipes, pumps, and other related items. There are no proposed structures on this property other than the existing storage containers, which will be retained and moved to a different location on the lot. These containers will be used for storing equipment and supplies that require shelter from the elements.

The 2024 Comprehensive Plan identifies this area as "Retail Center/Corridor." There are several businesses and shops located along Best Avenue. Expansion of RC Worst's storage yard in this area is consistent with the future land use map. The area that is already being used as a storage yard has an existing approach off 6th Place. The west parcel has frontage along 6th Street where a new access is being proposed in alignment with the existing access off 6th Place. There are no proposed connections to water and sewer. However, there are water and sewer services existing onsite.

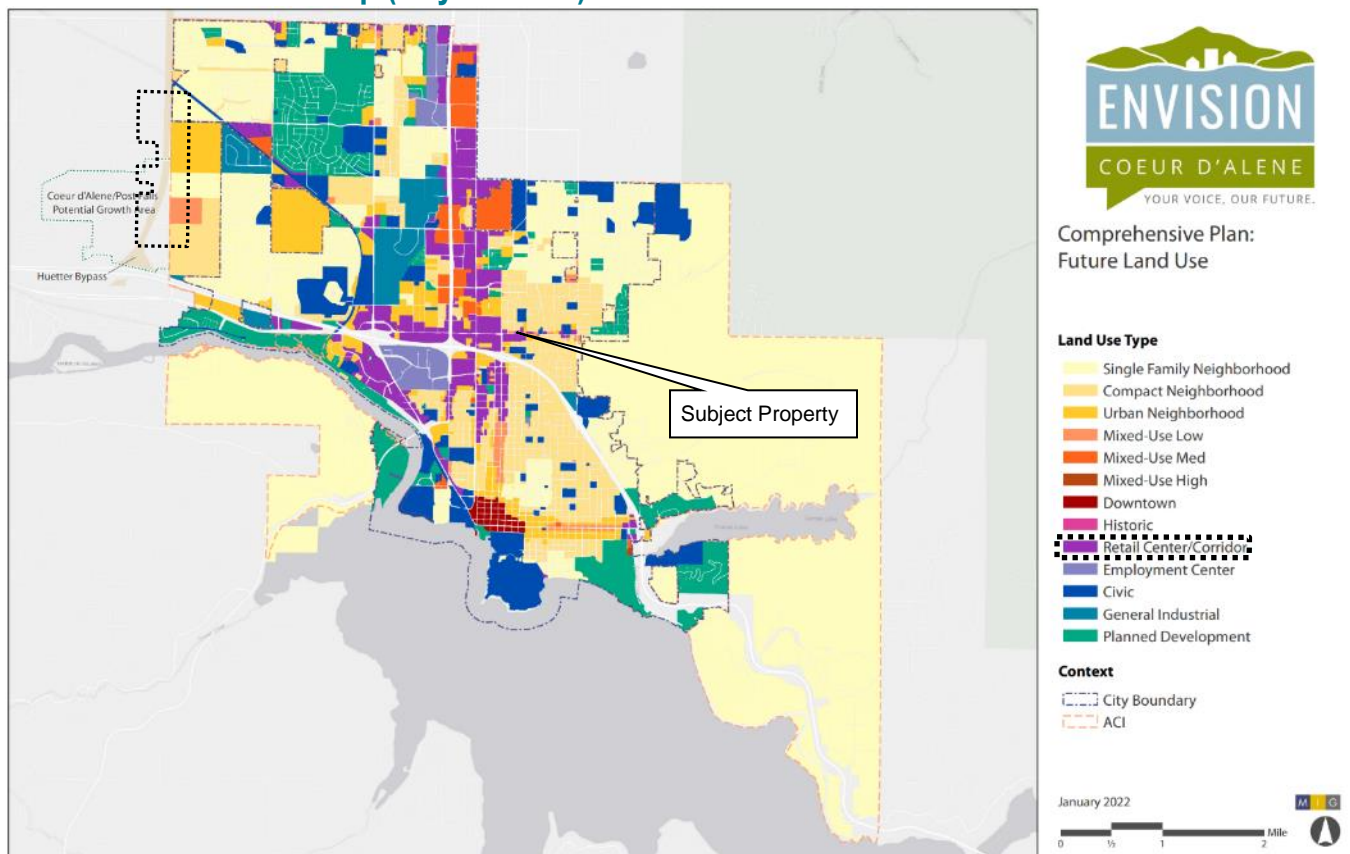
REQUIRED SPECIAL USE PERMIT FINDINGS:

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

2022-2042 COMPREHENSIVE PLAN- LAND USE CATEGORY:

- The subject property is within city limits.
- The City's 2022-2042 Comprehensive Plan categorizes this area as Retail Center/Corridor Type.

Future Land Use Map (City Context):

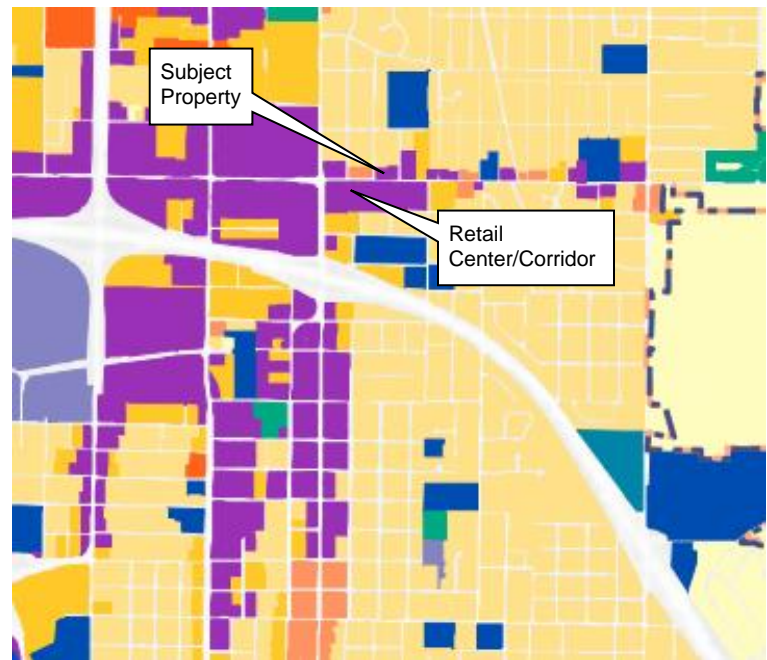


Land Use Type

- Single Family Neighborhood
- Compact Neighborhood
- Urban Neighborhood
- Mixed-Use Low
- Mixed-Use Med
- Mixed-Use High
- Downtown
- Historic
- Retail Center/Corridor**
- Employment Center
- Civic
- General Industrial
- Planned Development

Context

- City Boundary
- ACI

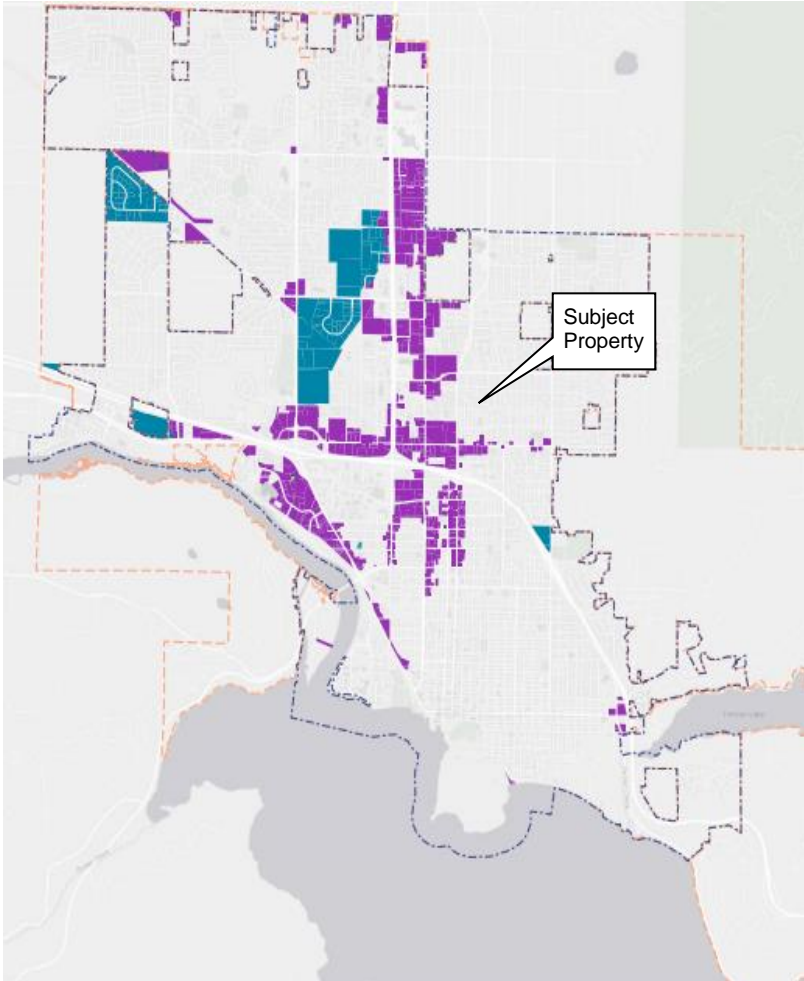


Place Types

Place Types represent the form of future development, as envisioned by the residents of Coeur d’Alene. These Place Types provide the policy-level guidance that will inform the City’s Development Ordinance. Each Place Type corresponds to multiple zoning districts that will provide a high-level of detail and regulatory guidance on items such as height, lot size, setbacks, adjacencies, and allowed uses.

Retail Center/Corridor

Retail Center/Corridor Retail Center/Corridor places are primarily car-oriented destinations for retail, services, hotels and motels, and restaurants along major streets. These locations are often developed with large format retail uses with some infill commercial development, typically one to three stories. These places are typically not easily walkable and generally have limited civic or other public uses, but because they are often located along major arterials, they may be served by transit. **Compatible Zoning: C17 and C17L**



Retail Center/Corridor



Key Characteristics

Retail Center/Corridor places are primarily car-oriented destinations for retail, services, hotels and motels, and restaurants along major streets. These locations are often developed with large format retail uses with some infill commercial development, typically one to three stories. These places are typically not walkable and generally have limited civic or other public uses, but because they are often located along major arterials, they may be served by transit.

Transportation

- Often located along or at the intersection of major arterials
- Varied street pattern with more parking to meet commercial needs

Typical Uses

- Primary: Shopping centers, hotels/motels, car sales, restaurants, entertainment, office
- Secondary: Open space and parking

Building Types

- 1-3 stories, strip malls, walking malls, box stores, small format stores, or walkable Main Streets

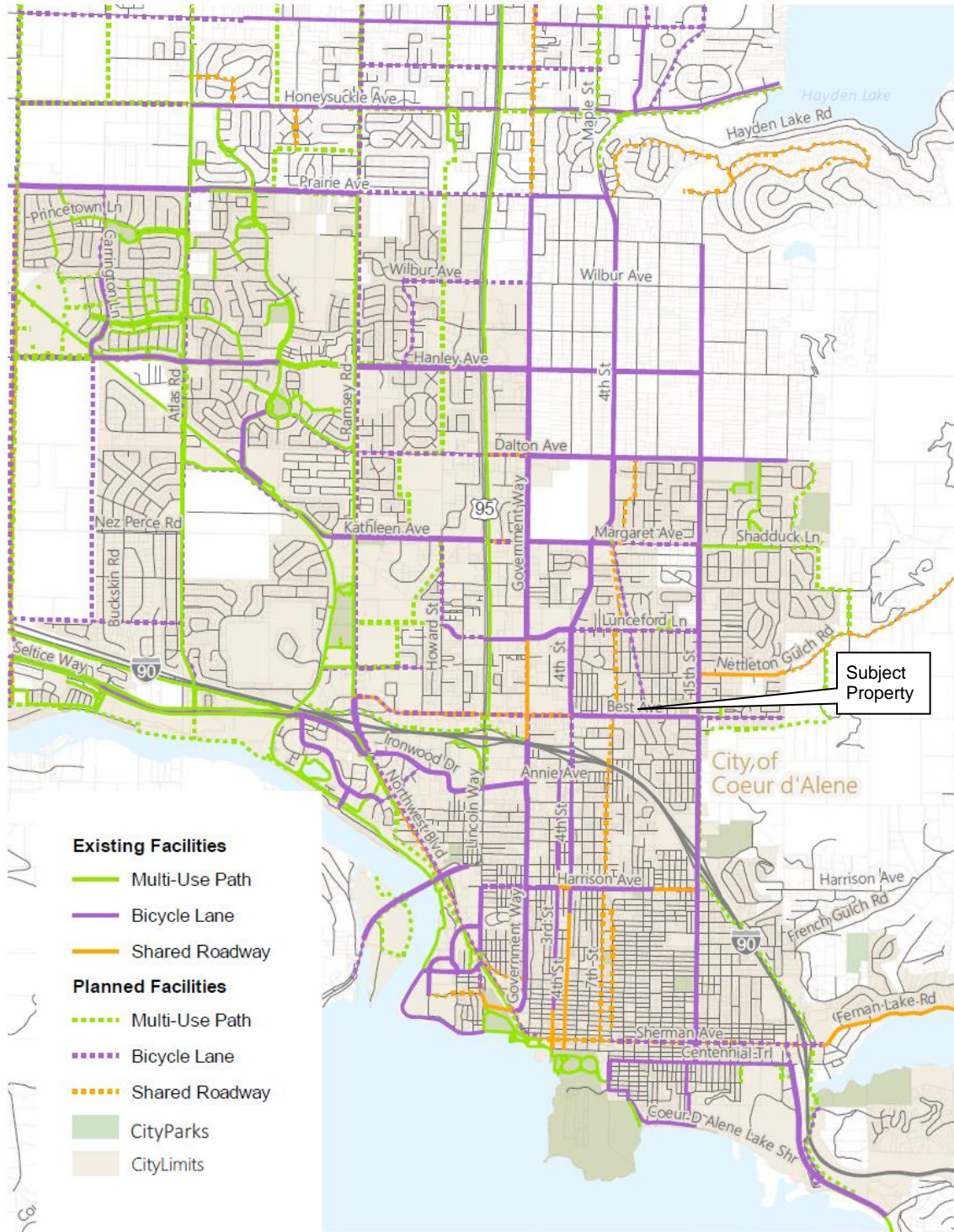


Compatible Zoning

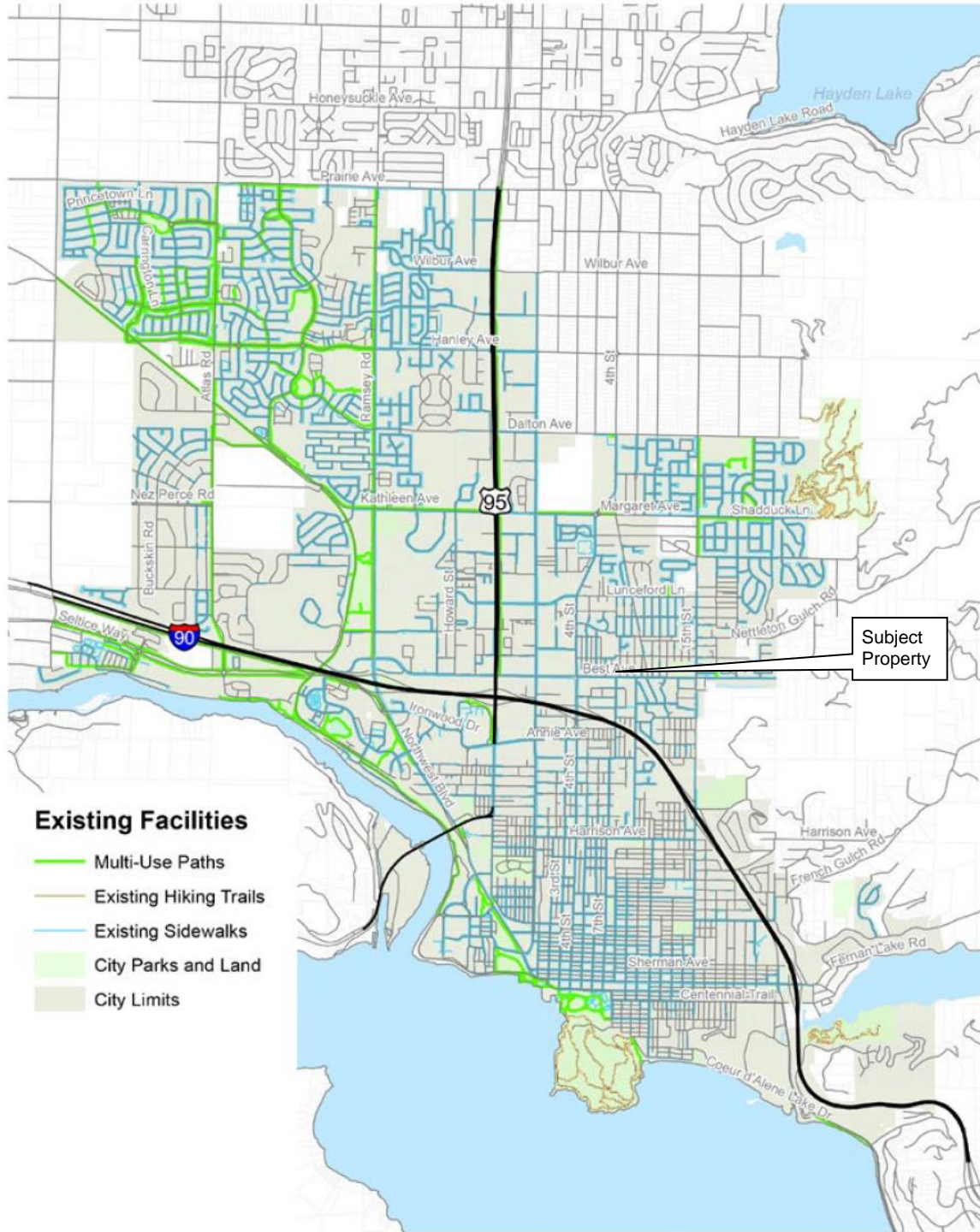
- C17 and C17L

Transportation

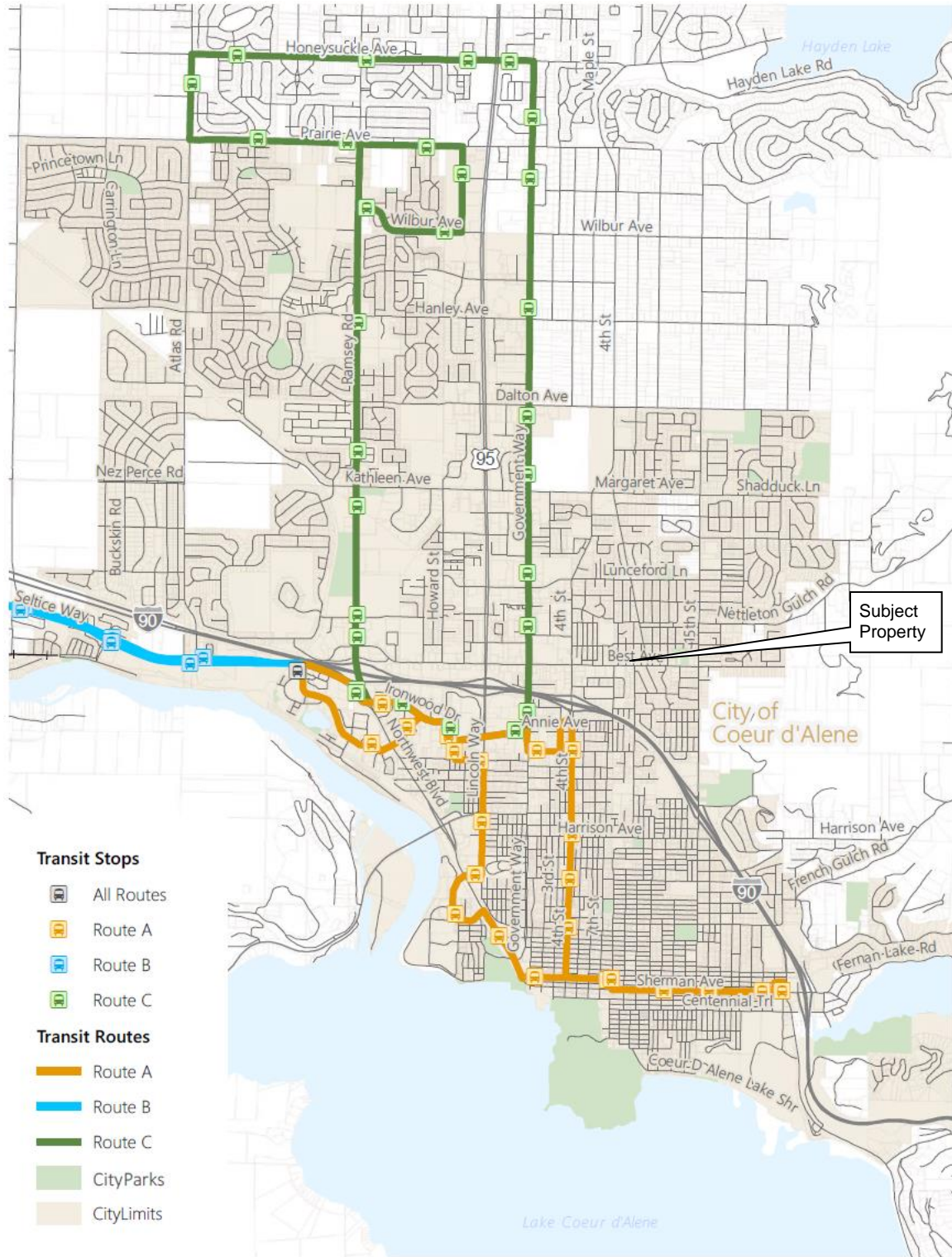
Existing and Planned Bicycle Network:



Existing and Planned Walking Network:



Existing Transit Network:



Comprehensive Plan Policy Framework:

Community & Identity

Goal CI 1: Coeur d’Alene citizens are well informed, responsive, and involved in community discussions.

Objective CI 1.1: Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

Goal CI 2: Maintain a high quality of life for residents and businesses that make Coeur d’Alene a great place to live and visit.

Objective CI 2.1 Maintain the community’s friendly, welcoming atmosphere and its smalltown feel.

Growth & Development

Goal GD 1: Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d’Alene a great place to live.

Objective GD 1.5: Recognize neighborhood and district identities.

Objective GD 1.6 Revitalize existing and create new business districts to promote opportunities for jobs, services, and housing, and ensure maximum economic development potential throughout the community.

Goal GD 2: Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

Objective GD 2.1: Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

Goal GD 5 Implement principles of environmental design in planning projects.

Objective GD 5.1 Minimize glare, light trespass, and skyglow from outdoor lighting.

Jobs & Economy

Goal JE 1: Retain, grow, and attract businesses.

Objective JE 1.2: Foster a pro-business culture that supports economic growth.

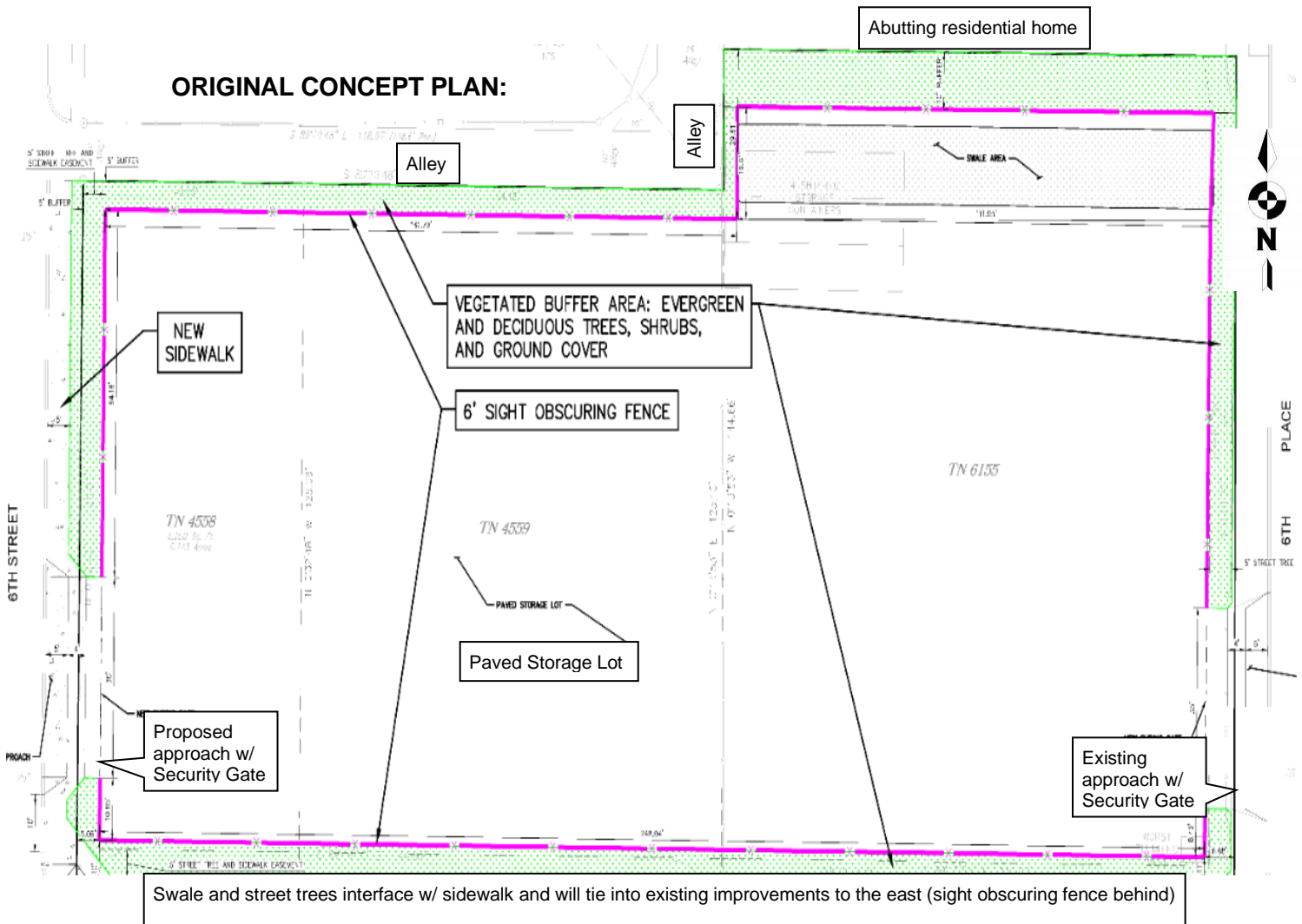
Evaluation: *The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

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

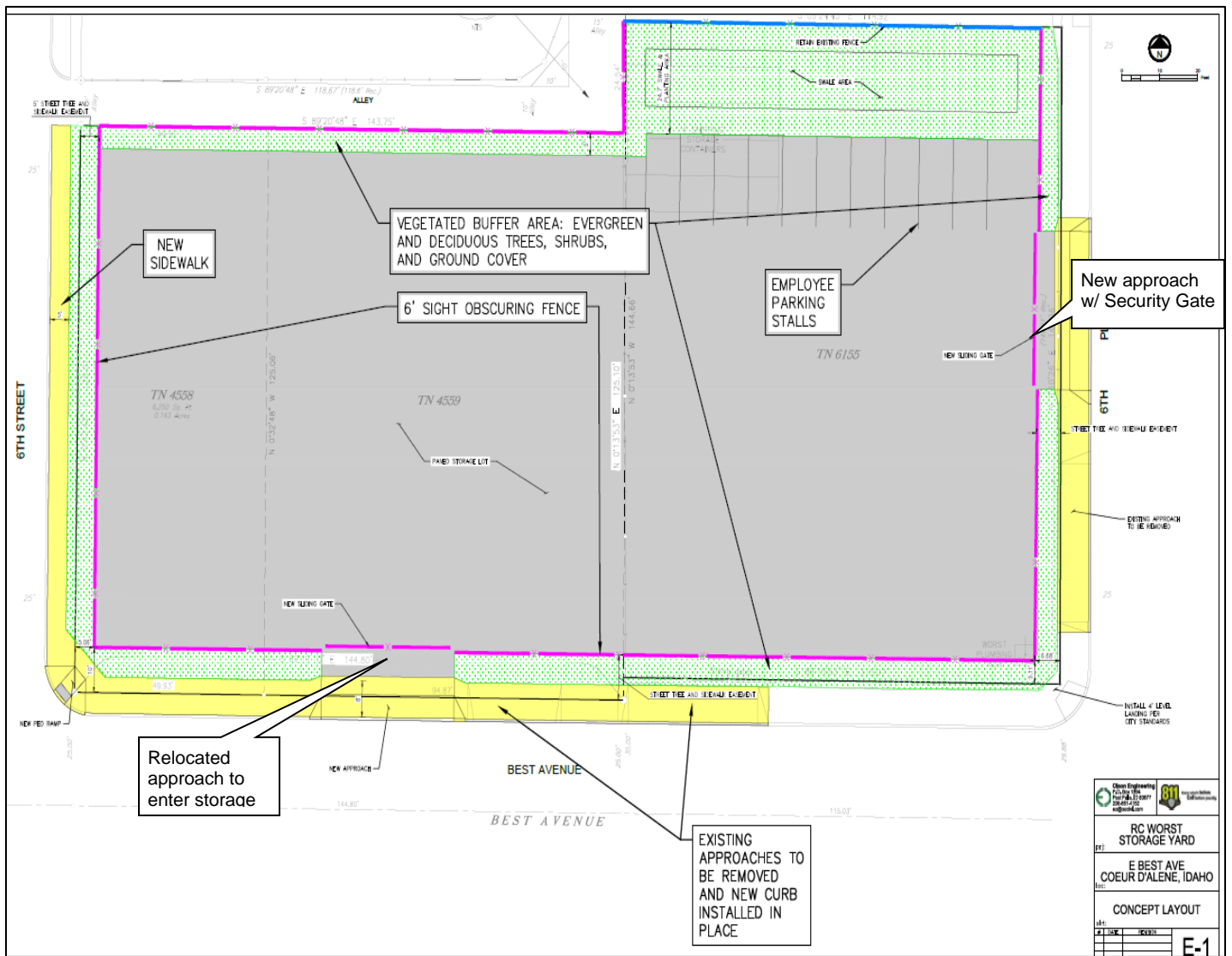
The subject properties are owned by RC Worst and Company Inc. and located on Best Avenue. The proposed SUP request is comprised of three (3) lots: 601, 603 and 609 E. Best. 609 E. Best is currently being use as the existing storage yard for the RC Worst and Company plumbing business which is located directly to the east. 601 and 603 E. Best Avenue have been cleared in preparation for the yard expansion. The subject property is generally flat.

Land uses in the area are single-family residential uses to the north of the subject parcels, as well as single-family dwellings to the east and west. There are commercial uses (Lyle’s Enterprises) and a food truck court on the south side of Best Avenue along with other established commercial businesses. Bestland Senior Living Community (senior apartments) is located northwest of the subject property along Best Avenue.

To address the commission and neighborhood concerns, the applicant team updated the proposed site plan.



NEW CONCEPT PLAN:



The following modifications have been made to the site plan:

- The northern buffer is now located inside the fence line along the subject property.
- The access to enter the storage yard has been removed from 6th Street and relocated to Best Avenue after coordinating with Chris Bosley, City Engineer. The exit has also been moved to 6th Place and located further north away from the intersection.
- The applicant has provided ten (10) employee parking spaces along the northeast portion of the subject property for employee parking.

The requested Storage and Warehousing Special Use Permit, as described below (Per Municipal Code Section 17.03.070), is requested in order to expand the storage yard use. This use is only allowed with the approval of a SUP in the C-17 zone. In addition, per the C-17/C17L Design Guidelines and Standards, a buffer yard will be required:

Storage and Warehousing: Activities that include the provision of warehousing, storage, freight handling, shipping, weighing, and trucking services; except for the storage of live animals. Typical activities include moving and storage services, public warehouses, trucking firms, and recycling centers.

17.06.830: BUFFER YARD REGULATIONS:

A. Definition: A "buffer yard" is a landscape area which serves to physically and/or visually separate land uses having incompatible facilities, activities, or differing intensities of use. For the purposes of buffer yard regulations, a display lot as defined in section [17.44.020](#) of this title shall not be construed to be a parking lot.

B. Applicability: A buffer yard is required as follows:

1. **When a commercial, civic, or manufacturing use abuts a residential use or a residential zone.**

2. Between a parking lot not associated with a residential activity, and a residential activity or a residential zone.

3. Where a parking lot abuts a public street right of way.

4. **To conceal outdoor storage areas**, trash receptacles, and exposed machinery associated with any commercial activity when adjacent to a residential activity or a public street right of way.

5. As established in subsection [17.44.250D](#) of this title for loading berth adjacent to residential activity or a residential zone.

6. For planting screen easements required by section [16.15.180](#) of this code.

C. Minimum Required: The following buffer yard is required according to the application above:

Materials For Buffer Yards:

1. All buffer yards shall be comprised of, but not limited to, a mix of evergreen and deciduous trees, shrubs, and ground cover in which evergreen plant materials comprise a minimum of seventy five percent (75%) of the total plant material used.

2. The required buffer yard shall result in an effective barrier within three (3) years and be maintained such that fifty percent (50%) or more of the vertical surface is closed and prevents the passage of vision through it, as determined by the planning department.

- The nature of any outdoor storage close to a street has visual impacts to the public rights-of-way and abutting neighborhoods. The applicant and the design team has been good to work with as this site has three street frontages, a portion of an alley, and an abutting residential use on the northeast corner of the subject property. They have been sensitive through their design to provide "green & growing" treatment as well as a sight occurring fence to soften the storage yard while retaining functionality of the business. A condition to buffer the use as proposed in the site plan (with Planning Director flexibility as highlighted on page 12) is included at the end of the staff report for Planning Commission review.
- Rather than just a site obscuring fence at the back of sidewalk (chain link w/ slats), the applicant and staff propose the following which will also handle stormwater onsite with an improvement to the appearance of the storage yard from the public ROW and neighboring properties:

Commercial Design Guidelines:

I. SITE DESIGN

F. Residential/Parking Lot Screening

Intent: To diminish the amount of asphalt and parked cars visible from the street and abutting residential by buffering it from less intensive uses.

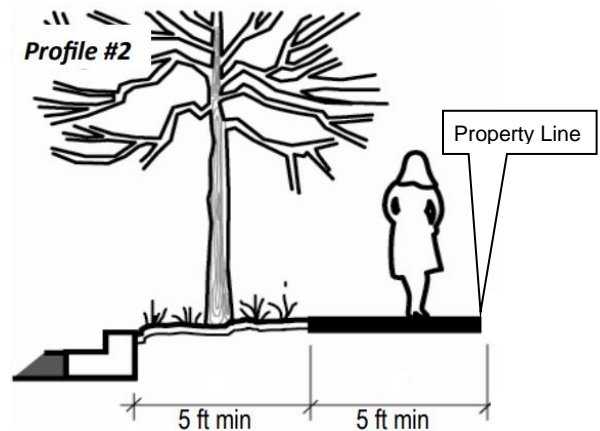
1. Along any street frontage, parking lots shall be separated from the sidewalk by a planting strip, a minimum of 6 feet wide. This strip shall be planted with trees having a minimum caliper of 1.5" and equivalent in number to that produced by one tree every 35 feet. Not less than 20% of the trees shall be a native evergreen variety. However, trees may be grouped. In addition, there shall be evergreen shrubs at least 30" in height at time of planting, no less than 48" on center. A masonry wall, 24"- 42" in height, with ground cover, may be substituted for the shrubs. A combination of all of the above, i.e., trees, shrubs, wall and ground cover, are encouraged.
2. Where a site abuts a residential district, there shall be a planting strip, at least 10 feet in width containing evergreen trees along the area bordering the two districts. This strip shall be planted with trees 8 to 12 feet tall spaced no more than 25 feet apart. In addition, there shall be evergreen shrubs at least 30" in height at time of planting, no less than 48" on center as approved by the urban forester.
3. The Planning Director may approve other approaches to screening, so long as the intent is satisfied.

Typical Sidewalk Treatment:

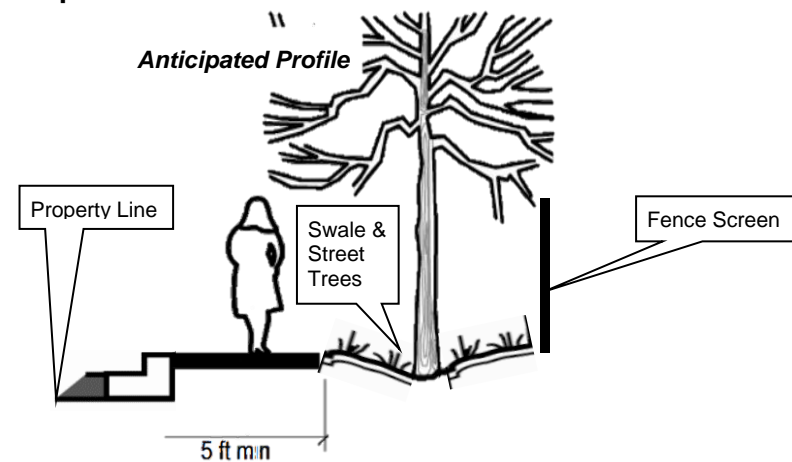
Profile #2

1. The sidewalk width shall be a minimum of 5 feet wide located 5 feet from the back of curb and shall be clear and unobstructed for pedestrian movement.
2. The 5' landscaped area shall be planted and meet street tree guidelines.
3. This design may be allowed when no on street parking is provided or anticipated.

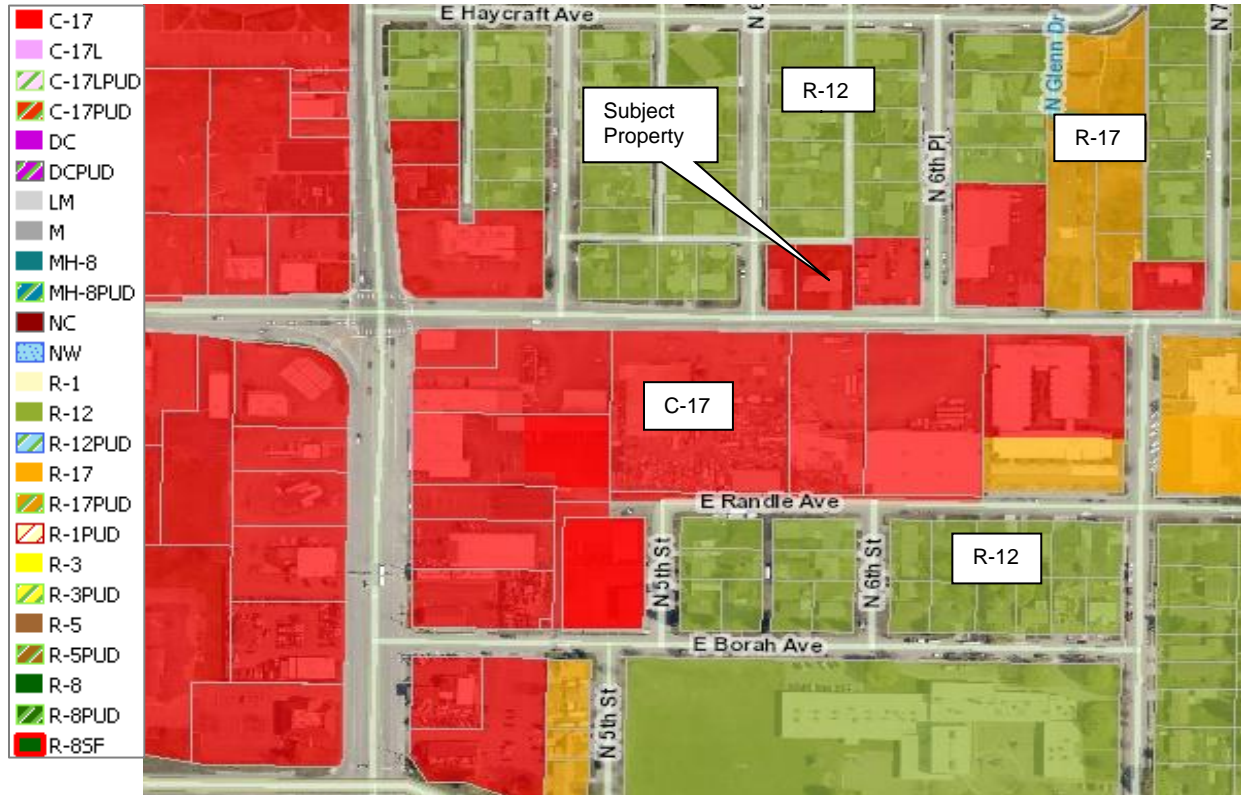
Typical Treatment:



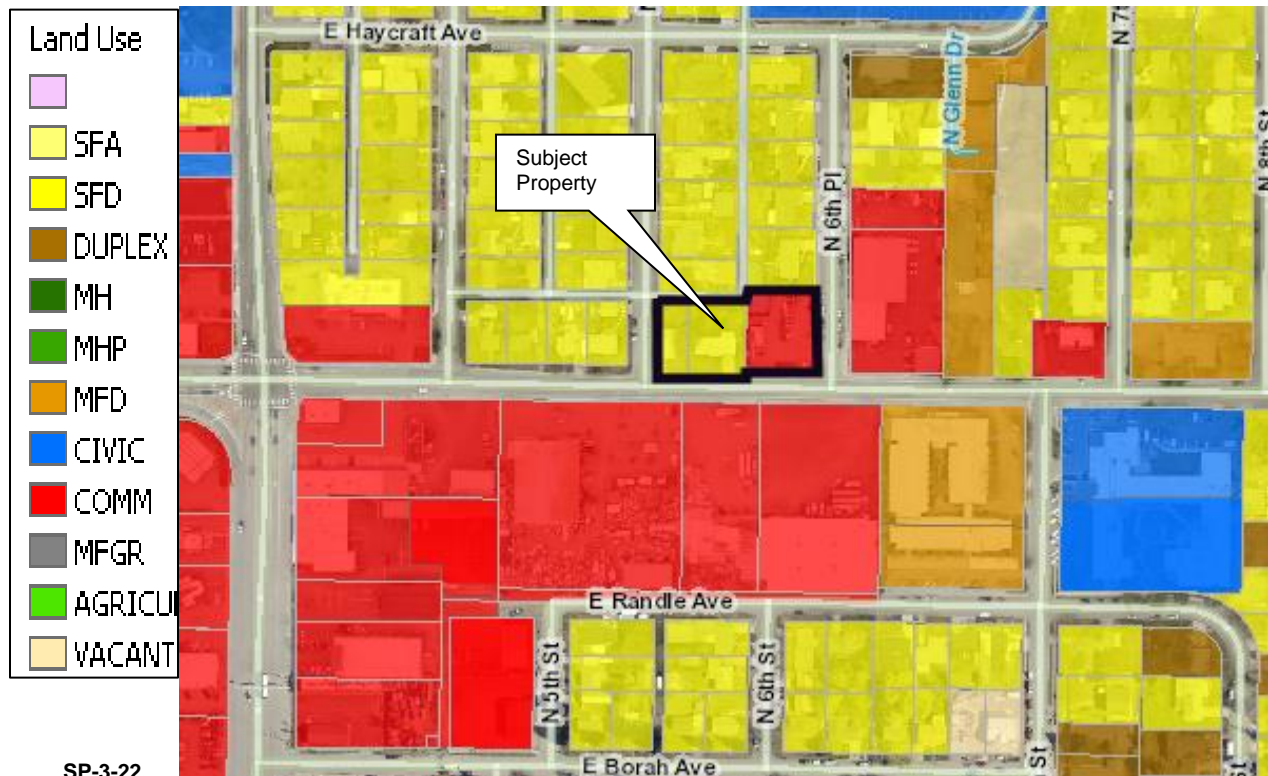
Proposed Solution:



Zoning:



Generalized Land Use:



Natural Features & Adjoining Properties (5' Contours in Green):



Site Photos:

Best Avenue looking south toward the subject property:



Looking northeast at the subject property from Best Avenue (comprised of 3 lots)



N. 6th Street looking toward the subject properties with the existing storage yard furthest away:



View of the existing storage yard looking north from Best Avenue:



View of the existing storage yard looking west from 6th from 6th Place:



Looking northwest at the single-family dwelling located directly behind the existing storage yard:



Looking west at the subject properties (2-lots) from Best Avenue:



View looking north from Best Avenue looking at the existing storage yard on the left and RC Worst plumbing company on the right:



RC Worst and Company plumbing business located east of the subject properties:



View looking south from the subject property at the food truck court:



View from the south side of Best Avenue looking north at Lyle's Enterprises, a commercial business to the north of the subject property:



Evaluation: *The Planning Commission must determine, based on the information before them, whether the design and planning of the site is or is not compatible with the location, setting, and existing uses on adjacent properties. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

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

WATER

The Water Department has no comments or concerns with the requested Special Use Permit.

-Submitted by Terry Pickel, Water Superintendent

FIRE

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

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

-Submitted by Bobby Gonder, Fire Inspector/Investigator

WASTEWATER

This proposed Special Use is not showing connection to City sewer in the alley to the north.

Assessment:

The two (2) abandoned sewer laterals from 601 Best Avenue and 603 Best Ave must be abandoned at the City sewer main.

Alley access must be maintained and sewer manholes to the north of the subject property need to be brought up to finish grade.

-Submitted by Larry Parsons, Utility Project Manager

STORMWATER

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

-Submitted by Chris Bosley, City Engineer

TRAFFIC

Using the ITE Trip Generation Manual with Land Use Code 150 – Warehousing, it is estimated that the proposed 0.43-acre addition to the existing storage yard could generate approximately 23 trips per day. Due to the small sample size used to forecast traffic, ITE cautions to use care.

With the east parcel already being used for storage, the additional area for storage is not expected to result in a substantial increase in traffic. And, with the business located across 6th Place from the site, trips will likely be short with minimal impact to the traveling public. Streets and Engineering has no objections to the proposed SUP.

-Submitted by Chris Bosley, City Engineer

STREETS

The subject property is bordered by Best Ave to the south, 6th Street to the west, and 6th Place to the east. Sidewalk will be required as shown in the application, and must be installed along the property frontage on Best Avenue and 6th Street. Any cracked and broken sidewalk shall be replaced.

With regard to the updated site plan, the relocated approach locations shown on the revised site plan provide better circulation in and out of the site while minimizing impacts to the residential streets. Relocating the approach on 6th Place to the north, away from Best Ave as shown, reduces conflicts at the intersection, while relocating the 6th Street approach to Best Avenue as shown, provides for use of the left-turn lane and removes truck traffic from 6th Street. Streets and Engineering has no objections to the revised site plan.

-Submitted by Chris Bosley, City Engineer

Evaluation: *The Planning Commission must determine, based on the information before them, whether the location, design, and size of the proposal are such that the development will or will not be adequately served by existing streets, public facilities and services. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

PROPOSED CONDITIONS:

Planning:

1. Per the C-17/C-17L Commercial Design Standards, the buffer yard requirements must be met as provided in the staff report, the site plan, provided flexibility may be necessary as allowed in SITE DESIGN F#3, "The Planning Director may approve other approaches to screening, so long as the intent is satisfied." with the goal to:
 - Provide parking lot screening along all frontages with a minimum 6' wide planting strip planted.
 - A 10' wide planting strip shall be planted where the subject property abuts a residential district.
 - Buffer along the alley for additional screening for the residential uses to the north.
2. A Site Development Permit will be required to ensure the Buffer Yard Regulations have been met.
3. The applicant will be required to submit a Landscape Buffer Plan showing the buffers and landscaping noted in condition 1. The plan shall be required as part of the Site Development Permit.

4. A lot consolidation will be required prior to issuance of a Site Development permit. A copy of the Lot Consolidation must be submitted at the time of Site Development permit submittal.

Engineering

5. Sidewalks must be installed along the property frontage on Best Avenue and 6th Street.
6. Curb ramp(s) must be installed on Best Avenue and 6th Place and brought into compliance with current City standards.
7. Existing curb ramp on Best Avenue and 6th Place must be brought into compliance with ADA standards.

Urban Forestry

8. Trees will be required to be planted in the public right of way abutting the entire street frontage abutting 6th place, 6th Street and Best Ave.
9. The proposed swale along Best Avenue can accommodate the required street trees within swale and a street tree easement shall be recorded.
10. All trees must be selected from the approved street tree list and spaced/planted per code.

Wastewater:

11. Alley access must be maintained and sewer manholes to the north of the subject property need to be brought up to finish grade.
12. The two (2) abandoned sewer laterals from 601 Best Avenue and 603 Best Avenue must be abandoned at the City sewer main.

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

ORDINANCES AND STANDARDS USED IN ASSESSMENT:

2022-2042 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
2021 Parks Master Plan
2017 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. The findings worksheet is attached.



**APPLICANT'S
NARRATIVE**

RC WORST STORAGE YARD – SPECIAL USE PERMIT NARRATIVE

RC Worst and Company is planning to expand their storage yard that is located on 609 E Best Avenue in Coeur d’Alene, Idaho. They also own the lots to the west of their existing storage yard: 601 and 603 E Best Avenue Coeur d’Alene, Idaho, which have been cleared in preparation for the storage yard expansion. If the storage yard were located on the same property as the store, then it would be considered incidental to the principal use. The City is requiring the client to go through a Special Use Permit (SUP) process because their lots are separated by 6th Place, and therefore the storage yard cannot be considered as incidental. The current storage yard area on 609 Best Ave is considered a non-conforming use, and expansion of a non-conforming use can only happen through an SUP. Along with the SUP, the City is requiring that the lots be consolidated, which the client has agreed to **conditioned upon SUP approval**.

RC Worst is a plumbing supply company, and they are proposing to store related supplies and equipment in the storage yard such as pipes, pumps, and other related items. There are no proposed structures on this property other than the existing storage containers, which will be retained and moved to a different location on the lot. These containers will be used for storing equipment and supplies that require shelter from the elements.

The 2024 Comprehensive Plan identifies this area as “Retail Center/Corridor.” There are several businesses and shops located along Best Avenue. Expansion of RC Worst’s storage yard in this area is consistent with the future land use map. The area that is already being used as a storage yard has an existing approach off 6th Place. The west parcel has frontage along 6th Street where a new access is being proposed in alignment with the existing access off 6th Place. There are no proposed connections to water and sewer. However, there are water and sewer services existing onsite.

**PLANNING COMMISSION
STAFF REPORT**

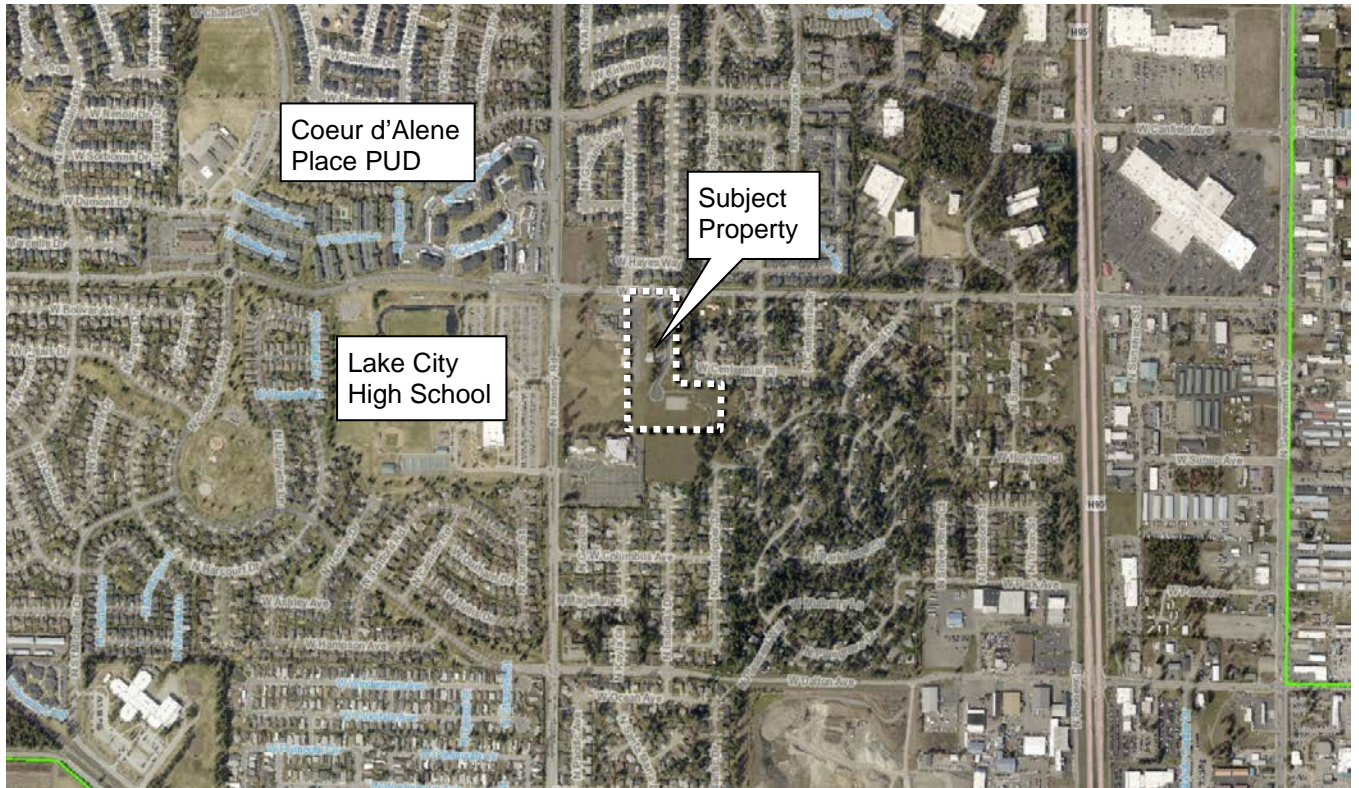
FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: JANUARY 10, 2023
SUBJECT: SP-1-23 – SPECIAL USE PERMIT REQUEST FOR COMMUNITY ORGANIZATION IN AN R-12 ZONING DISTRICT
LOCATION: +/- 9.735 ACRE PARCEL ON THE SOUTH SIDE OF HANLEY AVENUE BETWEEN RAMSEY ROAD AND US 95. – COMMONLY KNOWN AS 1350 W. HANLEY AVENUE

APPLICANT:
Architects West (Ryan M. Johnson)
210 E. Lakeside Ave.
Coeur d'Alene, ID 83814

OWNER:
Children's Village, Inc.
1350 W. Hanley Ave.
Coeur d'Alene, ID 83815

DECISION POINT:
Children's Village, Inc., represented by Ryan Johnson from Architects West, is requesting approval of a Community Organization Special Use Permit (SUP) on parcels measuring a total of +/- 9.7 acre. An existing SUP exists for Community Education and Child Care Facility on the property has been in effect since 1986 (SP-12-86) and 1989 (SP-4-88).

Area Map:



Location Map:



GENERAL INFORMATION / HISTORY:

Ryan M. Johnson of Architects West, Inc. on behalf of the Children’s Village Inc. is requesting approval of a Community Organization Special Use Permit in an R-12 zoning district. The request, if granted, would allow the applicant to construct a new building to be utilized as a multi-agency Family Support Center and other future buildings in support of the Children’s Village operations. It will aid in helping families in need find resources, and will be operating as an office space. There are currently two (2) residential structures on the site that provide housing for families in crisis and an existing administrative building to support the use. There are two previous special use permits on the property that allow for Community Education and Child Care Facility uses. The proposed expansion of Children’s Village is not allowed under the existing special use permits. Therefore, an additional special use permit for the Community Organization use is required at this time to allow the new buildings.

Proposed Special Use:

17.03.040: GENERAL DESCRIPTION OF CIVIC ACTIVITIES:

Civic activities include the performance of utility, educational, recreational, cultural, medical protective, governmental, and other activities which are strongly vested with public or social importance and are described as follows:

- B. Community Organizations: Activities typically performed by nonprofit organizations whether social, charitable, civic, or professional. This includes organizations such as the Chamber of Commerce, the Red Cross, labor unions, political organizations, and similar groups.

Existing Zoning:

Article V. R-12 Residential

17.05.170: GENERALLY:

- A. The R-12 District is intended as a residential area that permits a mix of housing types at a density not greater than twelve (12) units per gross acre.
- B. In this district a special use permit, as prescribed in chapter 17.09, article III of this title, may be requested by neighborhood sponsor to restrict development for a specific area in single-family detached housing. To constitute neighborhood sponsor, sixty six percent (66%) of the people who own at least sixty six percent (66%) of the property involved must be party to the request. The area of the request must be at least one and one-half (1^{1/2}) gross acres bounded by streets, alleys, rear lot lines or other recognized boundary. Side lot lines may be used for the boundary only if it is also the rear lot line of the adjacent property.
- C. Project review (see chapter 17.07, article IV of this title) is required for all subdivisions and for all residential, civic, commercial, service, and industry uses except residential uses for four (4) or fewer dwellings.
- D. A maximum of two (2) dwelling units are allowed per lot provided the lot meets the minimum lot square footage for two (2) units and each dwelling unit meets the minimum yard (setback) requirements.
1. For the purposes of this section, the term "two dwelling units" shall mean two (2) single family dwelling units, one single family dwelling unit and one accessory dwelling unit (ADU), or one duplex.

17.05.180: PERMITTED USES; PRINCIPAL:

Principal permitted uses in an R-12 District shall be as follows:

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

17.05.190: PERMITTED USES; ACCESSORY:

Accessory permitted uses in an R-12 District shall be as follows:

- Accessory dwelling units.
- Garage or carport (attached or detached).
- Private recreation facility (enclosed or unenclosed).

17.05.200: PERMITTED USES; SPECIAL USE PERMIT:

Permitted uses by special use permit in an R-12 District shall be as follows:

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

SETBACKS:

17.05.245: NONRESIDENTIAL SITE PERFORMANCE STANDARDS; MINIMUM YARD:

Minimum yard requirements for nonresidential activities in an R-12 District shall be as follows:

- A. Front: The front yard requirement shall be twenty feet (20').
- B. Side, Interior: The interior side yard requirement shall be twenty five feet (25').
- C. Side, Street: The street side yard requirement shall be twenty five feet (25').
- D. Rear: The rear yard requirement shall be twenty five feet (25'). However, the required rear yard will be reduced by one-half (1/2) when adjacent to public open space (see section 17.06.480 of this title). (Ord. 1889 §11, 1985)

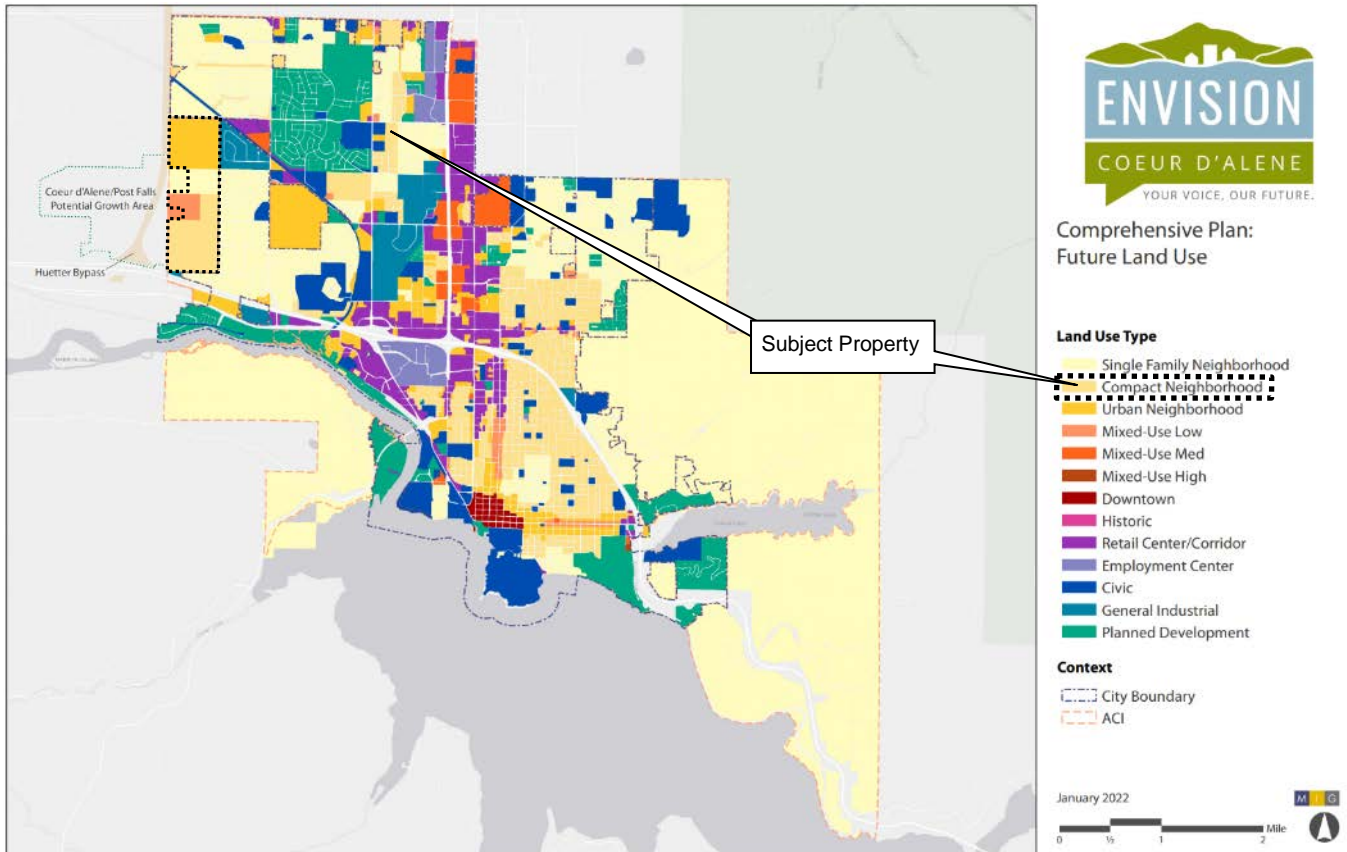
REQUIRED FINDINGS FOR A SPECIAL USE PERMIT:

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

2022-2042 COMPREHENSIVE PLAN- LAND USE CATEGORY:

- The subject property is within the existing city limits.
- The City's 2022-2042 Comprehensive Plan categorizes this area as:
Compact Neighborhood

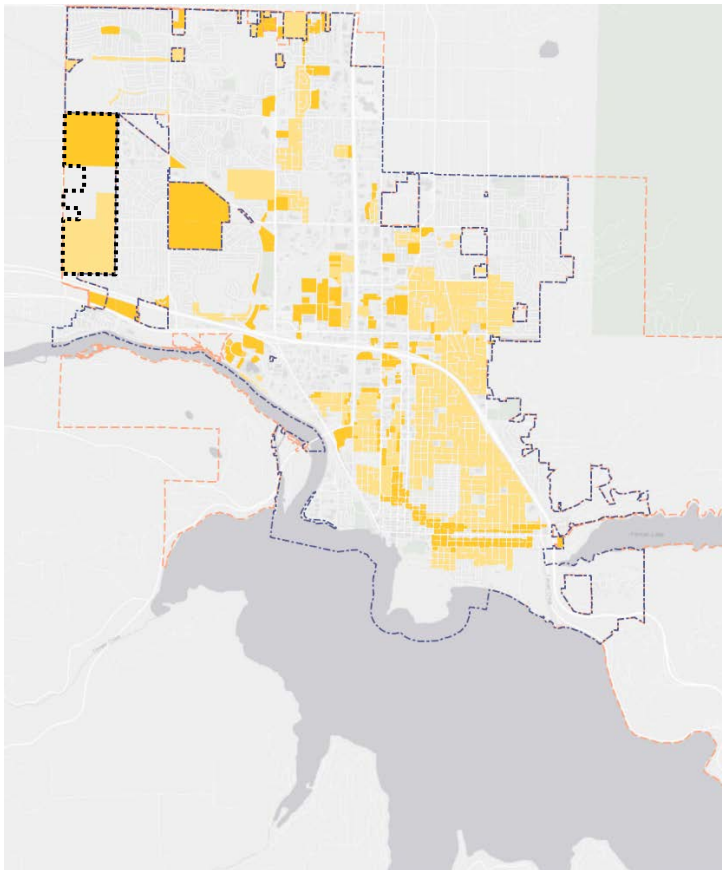
Future Land Use Map (City Context):



Compact Neighborhood

Compact Neighborhood places are medium density residential areas located primarily in older locations of Coeur d'Alene where there is an established street grid with bicycle and pedestrian facilities. Development is typically single-family homes, duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts. Supporting uses typically include neighborhood parks, recreation facilities, and parking areas.

Compatible Zoning: R-12 and R-17; MH-8; NC and CC



Compact Neighborhood



Key Characteristics

Compact Neighborhood places are medium density residential areas located primarily in older locations of Coeur d'Alene where there is an established street grid with bicycle and pedestrian facilities. Development is typically single-family, duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts. Supporting uses typically include neighborhood parks, recreation facilities, and parking areas.

Transportation

- Gridded street pattern with pedestrian and bicycle facilities

Typical Uses

- Primary: Single and mixed residential
- Secondary: Neighborhood parks and recreation facilities, parking

Building Types

- Single-family, duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts

Compatible Zoning

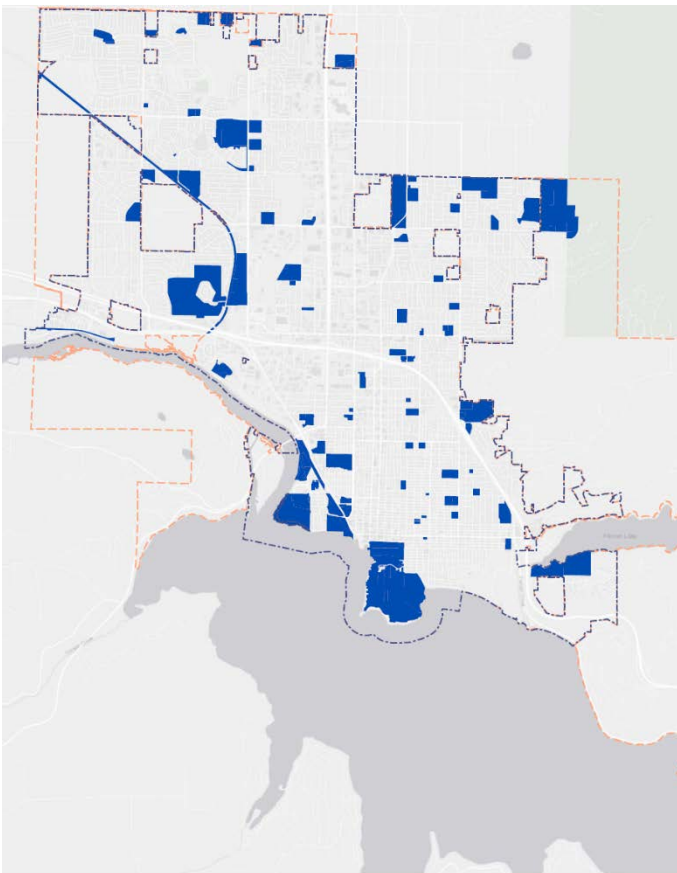
- R-12 and R-17; MH-8; NC and CC



Civic

Civic places are typically publicly-owned spaces such as parks, cemeteries, public facilities (e.g. Library, City Hall) that have a civic function for the Coeur d'Alene community. Civic uses, in limited instances, many also include private open space located within a planned development. Schools and education facilities are considered Civic places.

Compatible Zoning: Not Applicable. Civic Uses may be located in any Place Type



Civic



Key Characteristics

Civic places are typically publicly-owned spaces such as parks, cemeteries, public facilities (e.g. Library, City Hall) that have a civic function for the Coeur d'Alene community. Civic uses, in limited instances, many also include private open space located within a planned development. Schools and education facilities are considered Civic places.

Transportation

- Varies by location

Typical Uses

- Primary: Public buildings, parks, community spaces, publicly-owned facilities
- Secondary: Not applicable

Building Types

- Varies

Compatible Zoning

- Not Applicable. Civic Uses may be located in any Place Type.

Comprehensive Plan Policy Framework:

Community & Identity

Goal CI 1: Coeur d'Alene citizens are well informed, responsive, and involved in community discussions.

Objective CI 1.1: Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

Goal CI 2: Maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and visit.

Objective CI 2.1 Maintain the community's friendly, welcoming atmosphere and its smalltown feel.

Education and Learning

Goal EL 3: Provide an educational environment that provides open access to resources for all people.

Objective EL 3.2: Provide abundant opportunities for and access to lifelong learning, fostering mastery of new skills, academic enrichment, mentoring programs, and personal growth.

Objective EL 3.3 Support educators in developing and maintaining high standards to attract, recruit, and retain enthusiastic, talented, and caring teachers and staff.

Growth & Development

Goal GD 1: Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

Objective GD 1.5: Recognize neighborhood and district identities.

Objective GD 1.6 Revitalize existing and create new business districts to promote opportunities for jobs, services, and housing, and ensure maximum economic development potential throughout the community.

Objective GD 2.1: Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

Goal GD 5 Implement principles of environmental design in planning projects.

Objective GD 5.1 Minimize glare, light trespass, and skyglow from outdoor lighting.

Jobs & Economy

Goal JE 1: Retain, grow, and attract businesses.

Objective JE 1.2: Foster a pro-business culture that supports economic growth.

Health & Safety

Goal HS 1 Support social, mental, and physical health in Coeur d'Alene and the greater region.

Objective HS 1.1 Provide safe programs and facilities for the community's youth to gather, connect, and take part in healthy social activities and youth-centered endeavors.

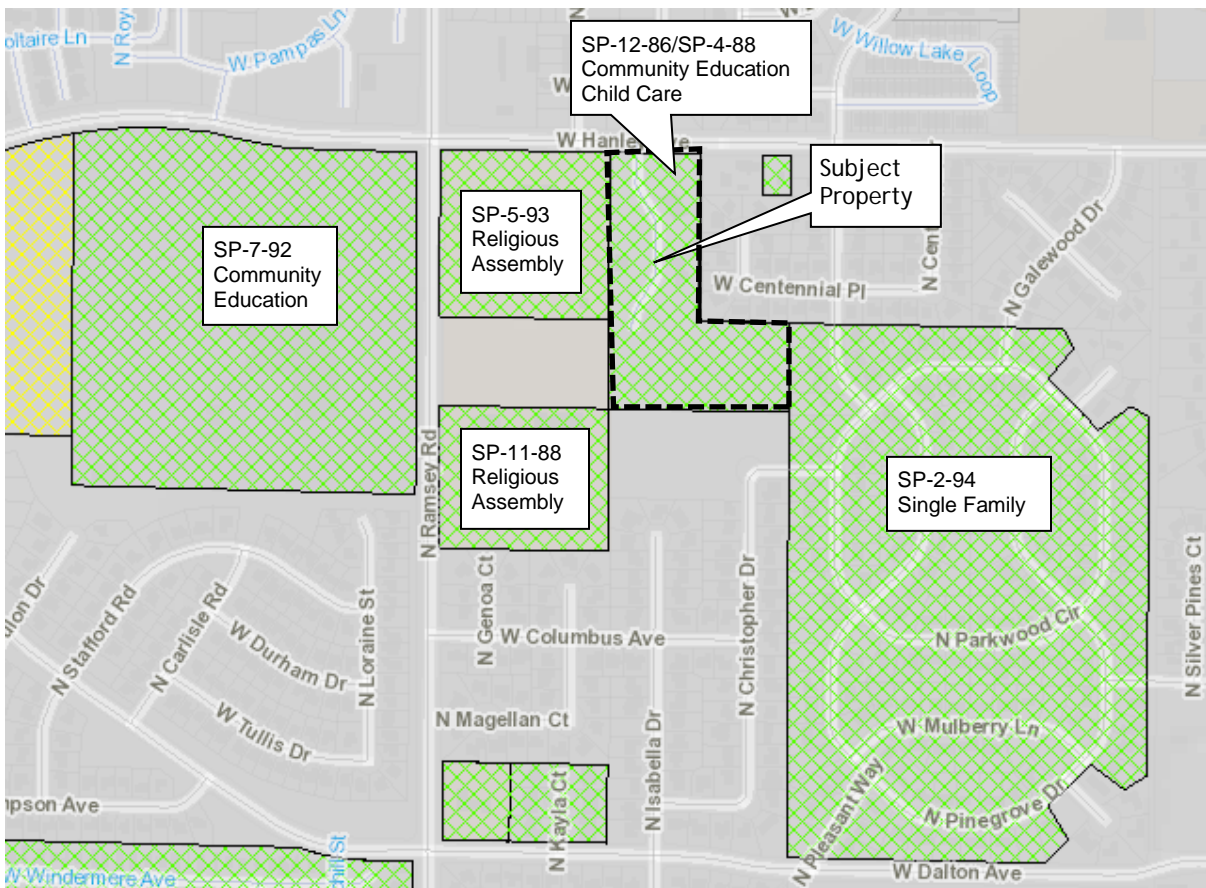
Evaluation: *The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

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

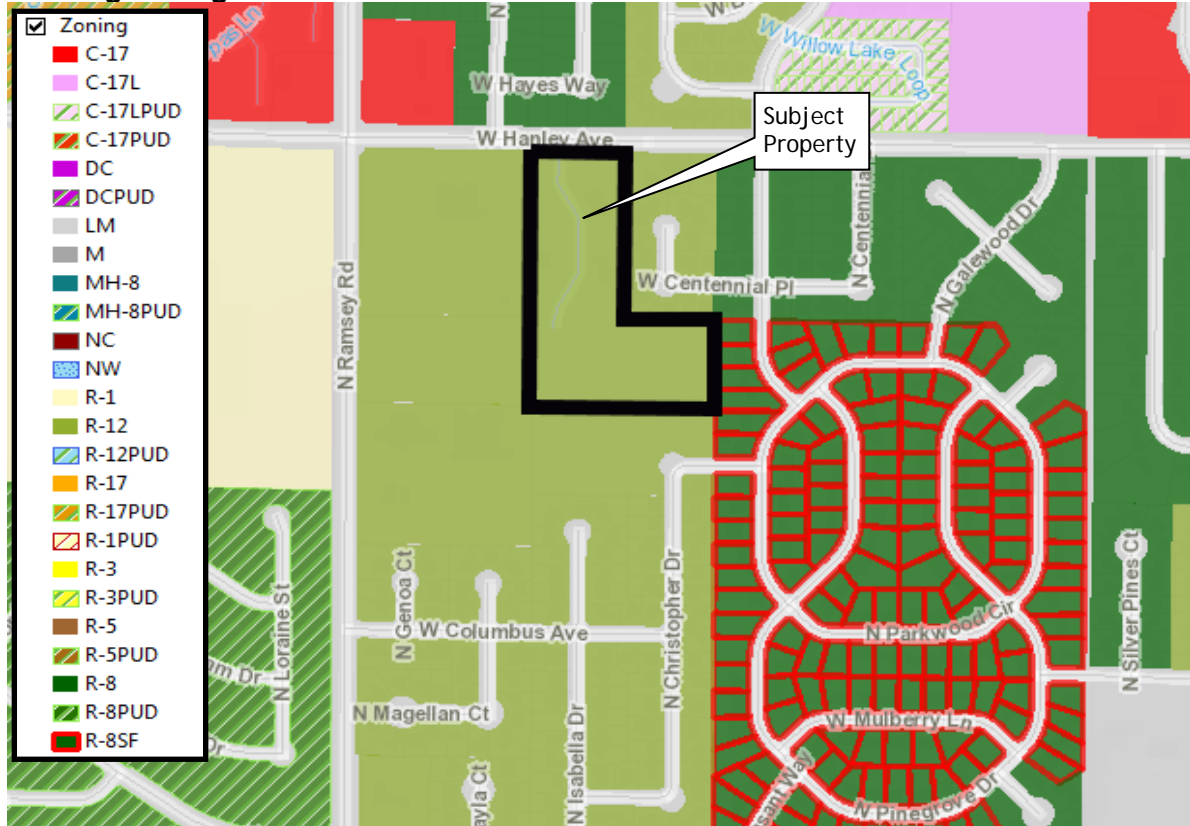
The subject property abuts Centennial Terrace and Pinegrove Park subdivisions along the eastern property boundary. To the west is a civic use, United Methodist Church, and to the south is another civic use that abuts the property. Directly north and across Hanley Avenue is the Lake Forest subdivision. Ramsey Road lies to the west of the subject property.

A Community Education Special Use Permit was approved on the subject property in 1989. It would allow for six (6) residential type homes to be built on the property. Only two (2) of the approved six (6) residential homes have been built along with an office in conjunction with the use.

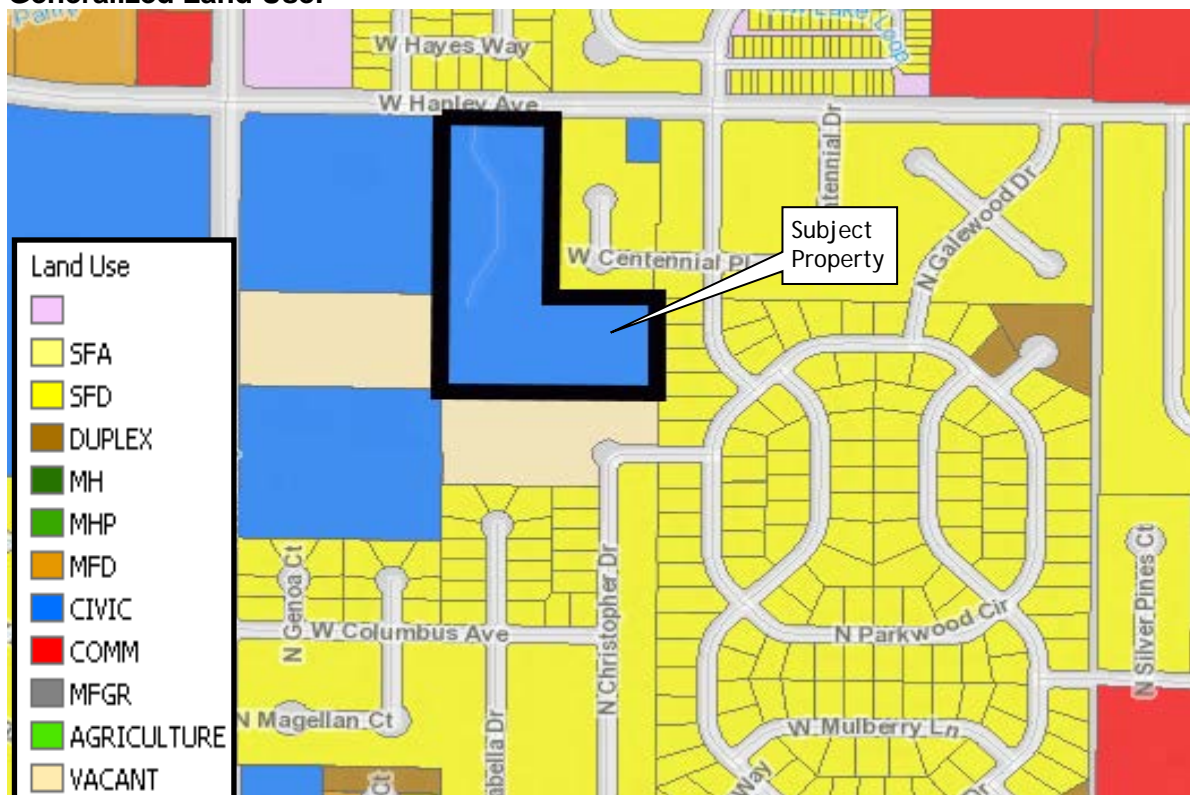
Prior Special Use Permit Requests:



Existing Zoning:



Generalized Land Use:



SITE PHOTO - 1: View of the existing office building on the Children's Village site looking west:



SITE PHOTO - 2: View of the driveway and secure access gate entering the property where the residential housing is located and site of the proposed office (resource center):



SITE PHOTO - 3: View looking west from the entrance of the property along Hanley Avenue:



SITE PHOTO - 4: View looking east along Hanley Avenue:



SITE PHOTO - 5: Looking northwest from the access point of the subject property:



SITE PHOTO - 6: View from the interior of the subject property looking west at the neighboring church :



SITE PHOTO - 7: View looking at one of the two residential homes located on the site:



SITE PHOTO - 8: View looking south from the interior of the property looking at two of the residential homes on site:



SITE PHOTO - 9: View looking west from the subject property at the proposed location of the future office, with the neighboring residential homes in the background:



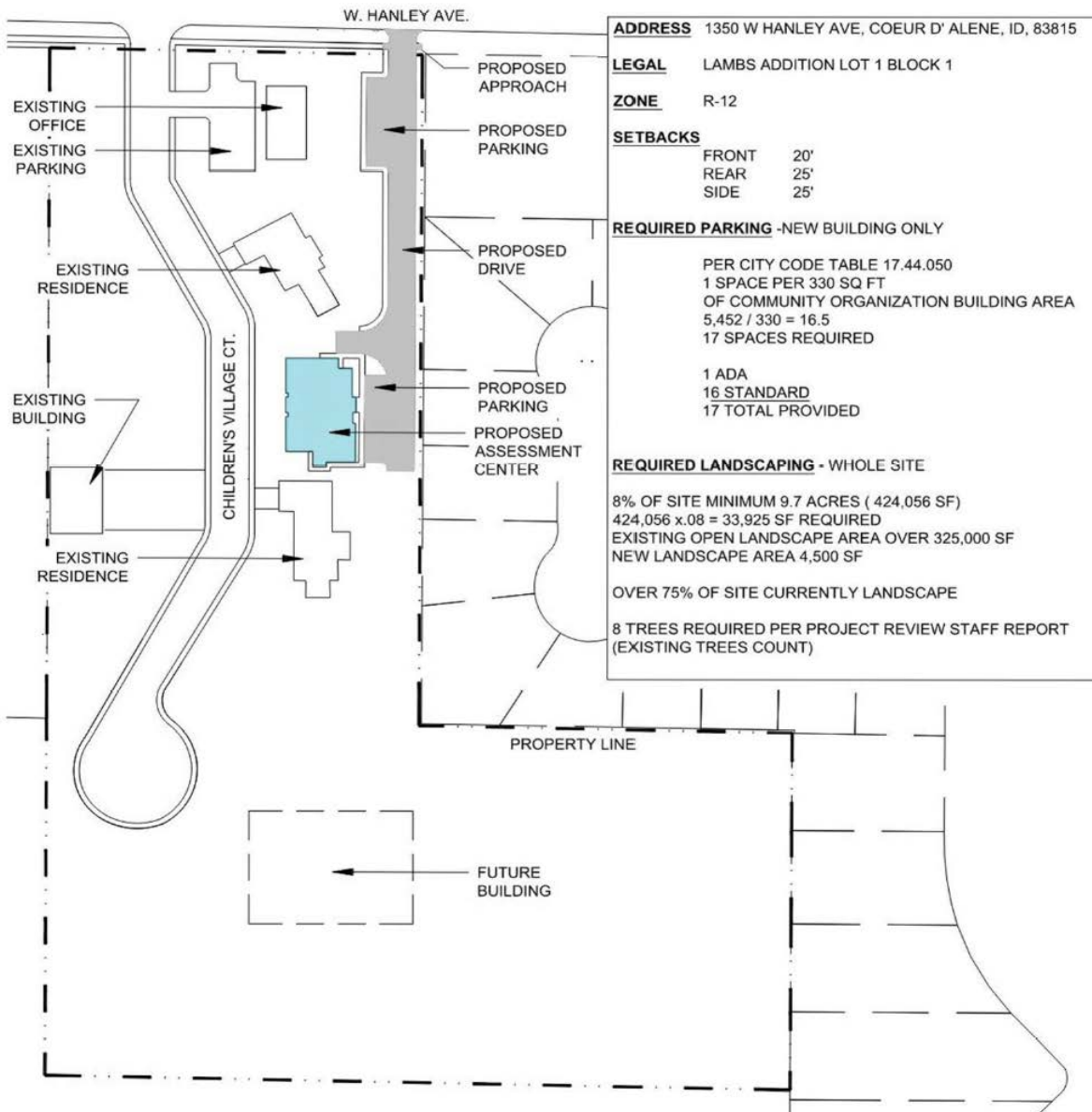
SITE PHOTO - 10: View of the existing accessory structure on the site looking west:



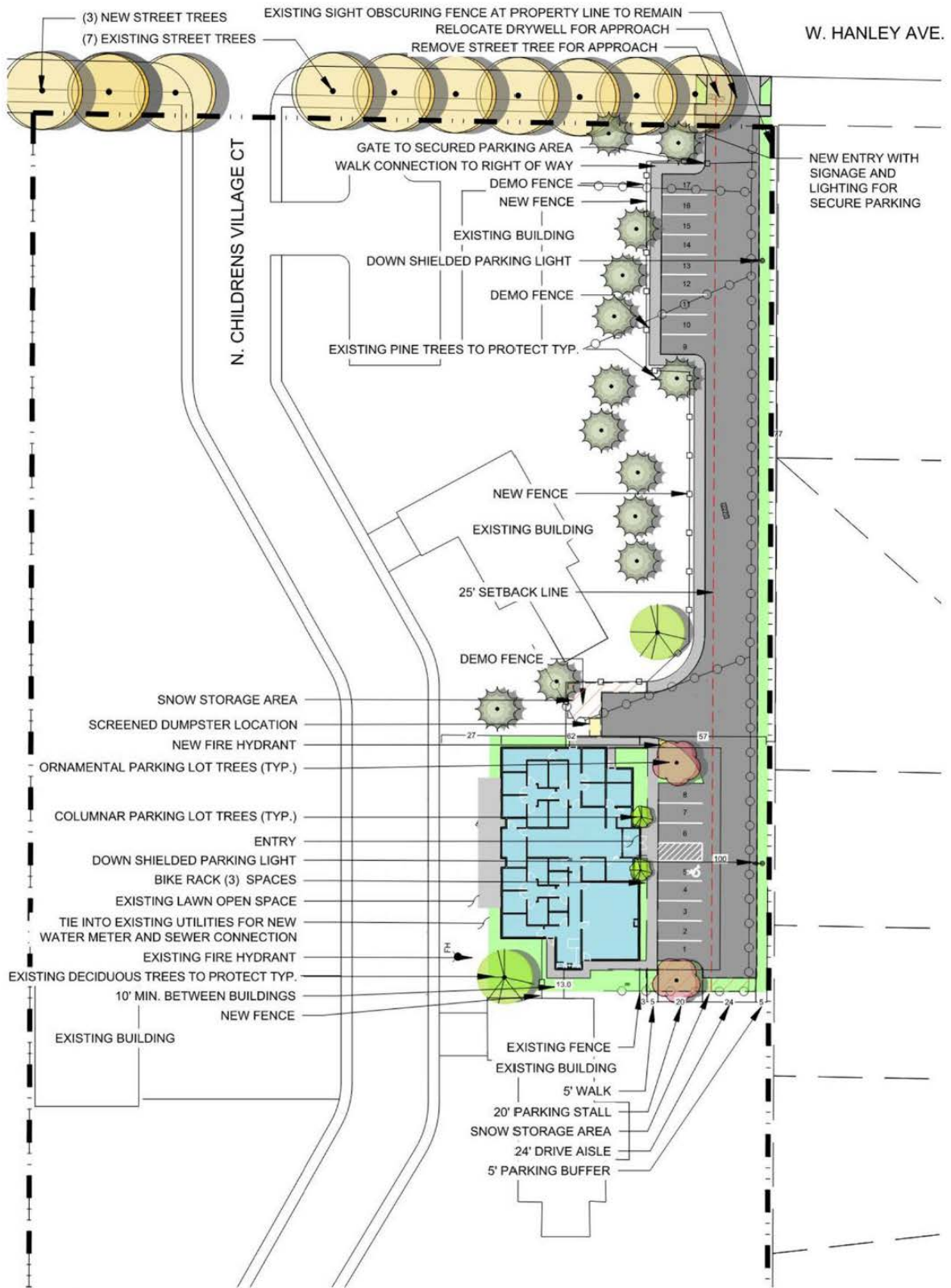
Evaluation: The Planning Commission must determine, based on the information before them, whether the design and planning of the site is or is not compatible with the location, setting, and existing uses on adjacent properties. Specific ways in which the policy is or is not supported by this request should be stated in the finding.

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

Proposed Site Plan (Overall):



Site Plan (Context: Structure, landscape, & access):



STAFF COMMENTS:

WATER:

The public water system has the capacity to provide sufficient domestic, irrigation and fire service to the proposed project.

The installation of any required water main extensions, additional fire hydrants and new services will be the responsibility of the owner/developer at their expense. Capitalization fees will be due for any new domestic, irrigation or fire services at the time of building permits.

-Submitted by Terry Pickel, Water Superintendent

WASTEWATER:

- Based on the 2013 Sewer Master Plan (SMP). Since sewer capacity falls under a “1st come 1st served basis”, and while the City presently has the capacity to serve this Special Use.
- Sewer is available with a private sewer line in Children’s Village Blvd.
- Sewer Cap Fees will be due at time of Building Permit Process.
- Wastewater has no issues with the requested special use permit.

-Submitted by Larry Parsons, Utility Project Manager

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 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

STREET:

The subject property is bordered by Hanley Avenue to the north. Sidewalk along the Hanley Avenue frontage not meeting ADA requirements must be replaced at the time of construction.

- Submitted by Chris Bosley, City Engineer

TRAFFIC:

Traffic generation estimates are not available in the ITE Trip Generation Manual, but as the applicant stated, it is expected that traffic entering and exiting the site would be minimal. Streets and Engineering has no objections to the proposed SUP.

- Submitted by Chris Bosley, City Engineer

FIRE:

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

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

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

POLICE:

The Police Department reviewed the proposed special use permit and has no concerns.

-Submitted by Lee White, Police Chief

ORDINANCES & STANDARDS USED FOR EVALUATION:

- 2022-2042 Comprehensive Plan
- Municipal Code
- Idaho Code
- Wastewater Treatment Facility Plan
- Water and Sewer Service Policies
- Urban Forestry Standards
- Transportation and Traffic Engineering Handbook, I.T.E.
- Manual on Uniform Traffic Control Devices
- 2017 Coeur d'Alene Trails Master Plan

NO PROPOSED CONDITIONS

ACTION ALTERNATIVES:

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

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



**APPLICANT'S
NARRATIVE**

October 28, 2022

Children's Village
1350 W. Hanley Ave.
Coeur d'Alene, ID 83815

RE: ASSESSMENT CENTER NARRATIVE

Dear City of Coeur d' Alene Planning,

This request is for a special use permit to construct an assessment center with an administrative and civic type use that serves the Children's Village Campus and the community at large to assess, educate, and protect the youth and children of Northern Idaho. We believe that this request will show to be compatible with the current zoning, community character, and the adjacent properties.

Per the City of Coeur d'Alene's Zoning and Comp Plan this compact neighborhood zoned R-12 which is a 9.7-acre development of buildings designed to resemble a mix of single-family homes and includes recreational facilities on the southern end of the site. The proposed building to be used as an assessment center that would introduce a type of privately owned administrative use to the community previously permitted community organization under SUP SP-4-88. The traffic implications will be minimal as the services are transient in nature and will not be highly staffed with permanent employees. The increased traffic is not expected to be more than a typical single-family neighborhood. We are proposing that this building will foster a much-needed tool for community engagement and educational resources to an at-risk youth demographic for families experiencing challenges. The civic nature of the services provided are compatible in any zone per the definition outlined on page 51 of the comp plan.

The adjacent properties to the east, south, and north are single family home lots and to the west church properties and one additional lot over is Lake City High School. The proposed assessment center would be a local resource for individuals, and families within Northern Idaho. The assessment center would provide a safe place to seek help they need from local services or emergency responders, if necessary, but would act as a neutral setting to assess needs and connect individuals to the appropriate resources.

There are currently adequate utility services on available to connect along the existing access drive on the site. There will need to be an additional fire hydrant along the proposed access drive. Water and sewer connections are accessible for connection within and adjacent to the parcel.

This development serves to partner with the city by aligning with several objectives outlined in the Comp Plan's Implementation Appendix as follows:

- Community and Identity
 - o Action CI 1.1.C05
 - Support the systematic use of partnerships and problem-solving techniques to proactively address the immediate conditions that give rise to public safety issues such as crime, social disorder, and the fear of crime.
- Education and Learning
 - o Action EL 4.2.J01
 - Support on and off campus student and employee housing along with the creation of temporary transitional housing opportunities for new employees coming to the area to meet the housing needs of students, faculty, and staff.
- Environment and Recreation
 - o Action ER 3.1.C01
 - In new and existing developments, minimize tree removal, substantial tree replacement, and suppress topping trees through education, incentives, and enforcement for noncompliance.
- Growth and Development
 - o Action GD 1.1.J01
 - Work with community partners to implement the recommendations from the regional housing assessment to achieve housing goals
 - o Action GD 1.1.J03
 - Expand a "self-starter" program to help enable low-moderate income individuals in securing safe, affordable housing by providing labor and/or community service.
 - o Action GD 1.5.C03
 - Support the formation of neighborhood associations to encourage neighborhood connections, sense of place, and a unified, meaningful voice in the planning and public engagement process.
- Health and Safety
 - o Action HS 1.1.C01
 - Continue engaging positively with the youth of the Coeur d'Alene Community through outreach programs designed to build trust and positive relationships between the Police Department and our young people.
 - o Action HS 1.1.J01
 - Promote opportunities for programming and collaborations focused on healthy and active youth.

Sincerely,

ARCHITECTS WEST, INC.



Ryan M. Johnson, AIA

RMJ/cs

**PLANNING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, SENIOR PLANNER
DATE: JANUARY 10, 2023
SUBJECT: S-1-23 – FIVE (5) LOT PRELIMINARY PLAT SUBDIVISION
REQUEST FOR “CHERRY POINTE” SUBDIVISION
LOCATION: +/- 1.297 ACRES ZONED R-8 LOCATED EAST OF 4th STREET,
SOUTH OF E. WHISPERING PINES LANE, AND WEST OF
EXISTING HOMES ALONG NORTH WHISPER DRIVE

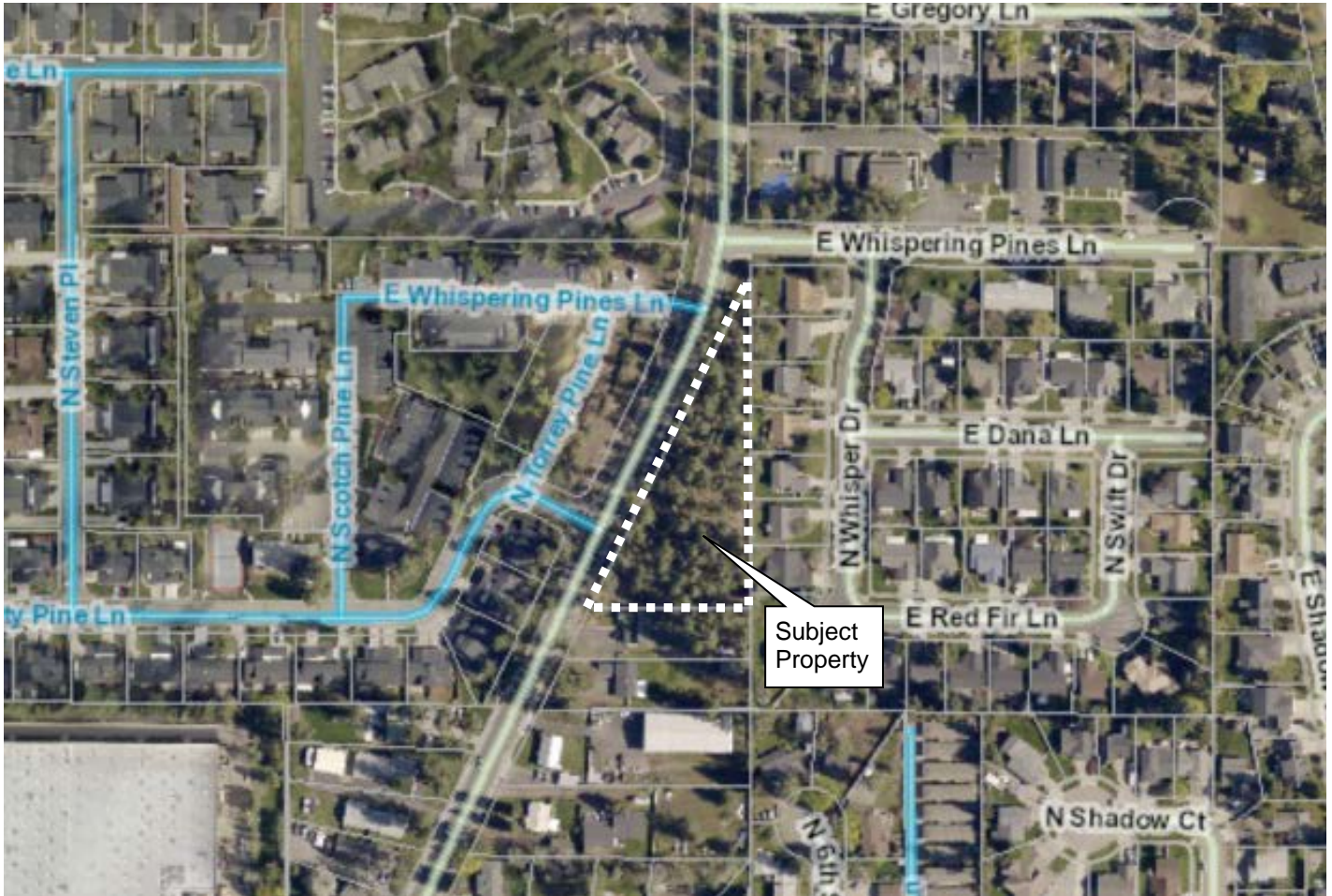
OWNER:
Charles A. & Carrie D. Stringham
3566 S. North Cape Rd.
Coeur d’Alene, ID 83814

DECISION POINT:
Charles A. Stringham is requesting approval of a five (5) lot preliminary plat known as the
“Cherry Pointe” subdivision. If approved, this preliminary plat would allow for four (4)
duplex lots and one (1) single-family home with an accessory dwelling unit (ADU).

Area Map:



Location Map:



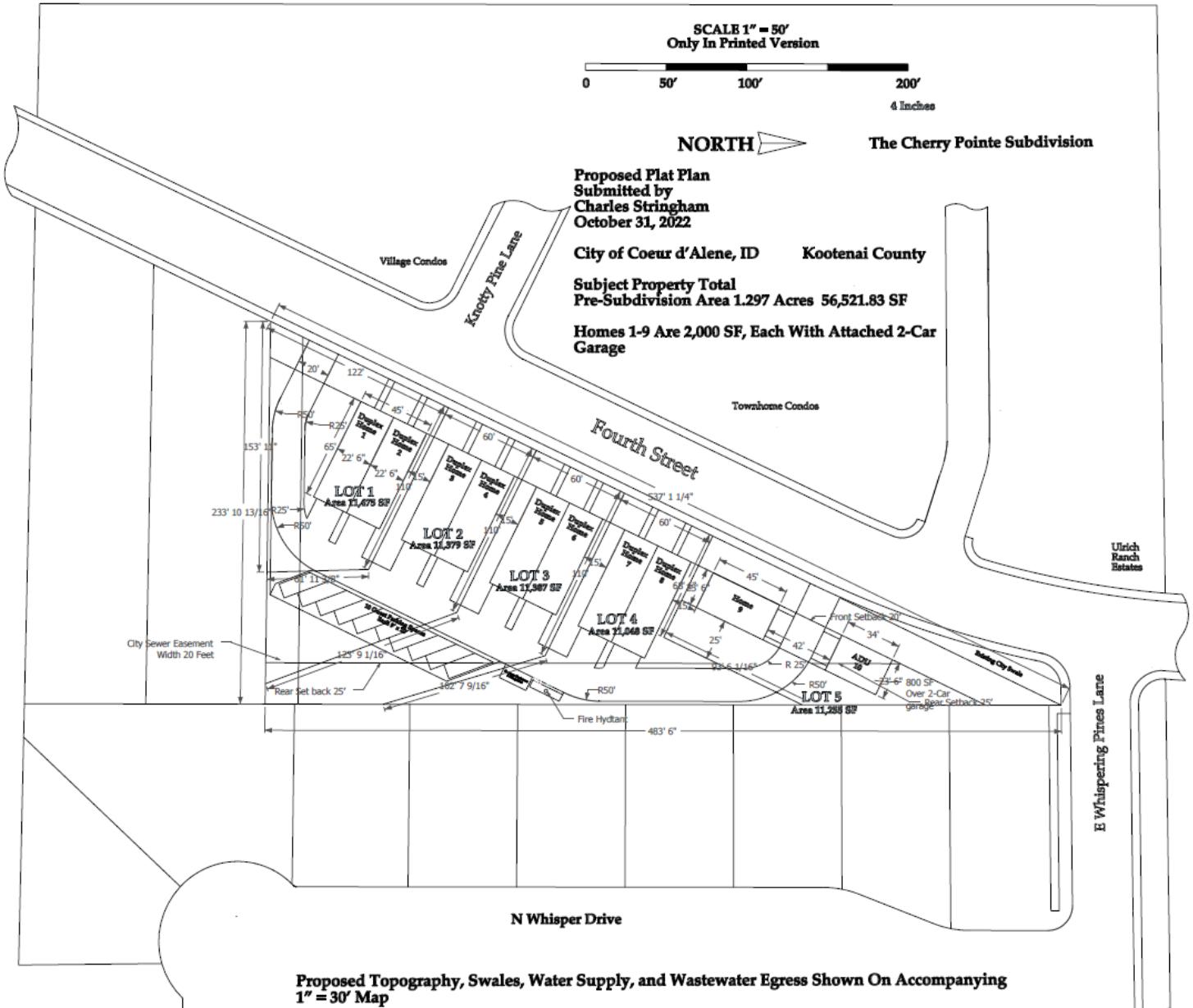
GENERAL INFORMATION:

From the applicant's narrative: The future homes planned for Cherry Pointe will be common wall, side by side duplex homes, of approximately 2,000 square feet in living area per residence. Each will include 3 bedrooms, 2.5 bathrooms, generously sized common use rooms, and attached oversized 2-car garages. The primary point of entry will be from the rear facade, although the planned conventional covered open front porches will provide a way for residents to walk to and from the homes from Fourth Street. This will also help provide a pleasant curb appearance, complement some of the community's older homes, and continue a tradition of porch swings in some of Coeur d'Alene's older neighborhoods. Eight of such duplex homes are planned for Lots 1 through 4. On Lot 5, a single standalone home will be oriented long axis to Fourth Street, to allow each of the home front facades to be 45 feet as viewed from the street. Ceiling heights for each of the first floors will be 10 feet, and nine feet for second floors, but the rooflines will finish under 32 feet. Lot 5 will also have a single ADU whose front facade and general appearance also aligns with the other homes. The ADU will have 800 square feet of living space built over a 2-car garage.

REQUIRED SUBDIVISION FINDINGS (A-D):

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

Proposed Preliminary Plat for "Cherry Pointe":



As attested by Chris Bosley, City Engineer, the Cherry Pointe preliminary plat submitted for consideration contains all of the general preliminary plat elements required by the Municipal Code.

Intersection of E. Whispering Pines Ln. and N. 4th St. looking south (top of triangle):



N. 4th St. looking south (Bike lane shown/sidewalk under snow):



Southern half of property showing abutting home and “Whispering Pines Estates” beyond fence:



N. 4th St. looking north into subject property:



N. 4th St. looking northeast (Bike lane shown/sidewalk under snow):



“The Village” PUD condos across N. 4th St. west of subject property (Knotty Pine Ln.):



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 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 4th Street to the west. Sidewalk along the 4th Street frontage not meeting ADA requirements must be replaced at the time of construction.

-Submitted by Chris Bosley, City Engineer

TRAFFIC:

Using the ITE Trip Generation Manual, it is estimated that the proposed subdivision will generate approximately 58 trips/day with four AM Peak Hour trips and five PM Peak Hour trips. Streets and Engineering has no objections to the proposed subdivision.

-Submitted by Chris Bosley, City Engineer

WATER:

The public water system has the capacity to provide sufficient domestic, irrigation and fire service to the proposed project.

-Submitted by Terry Pickel, Water Superintendent

WASTEWATER:

The City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this request as proposed. City sewer is available in an 8 inch PVC sewer line across the south portion of this Parcel and any connection within the City of Coeur d'Alene must be in accordance with the 2013 Sewer Master Plan. The existing city sewer easement on this parcel must be maintained for waste water access.

-Submitted by Larry Parsons, Utility Project Manager

FIRE:

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

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

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

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

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

16.15.010: GENERALLY:

Developers seeking preliminary plat approval must design their subdivisions in conformity with the design standards contained in this chapter and the currently adopted fire code.

16.15.020: STREETS AND PATHS TO CONFORM WITH PLAN

16.15.030: CONTINUITY OF STREET AND PATH NETWORK

16.15.040: STREET ACCESS TO BODIES OF WATER

16.15.050: LOCAL STREET DESIGN

16.15.060: DEAD END STREET AND CUL-DE-SAC DESIGN

16.15.070: ACCESS RIGHTS ON LIMITED ACCESS STREETS

16.15.080: STREET ALIGNMENT

16.15.090: INTERSECTION DESIGN

16.15.100: STREET GRADES

16.15.110: RIGHT OF WAY WIDTHS

16.15.120: PRIVATE INFRASTRUCTURE EASEMENTS

16.15.130: WATERCOURSE EASEMENTS

16.15.140: BLOCK LENGTH

16.15.150: MIDBLOCK WALKWAYS

16.15.160: LOT FRONTAGE AND ACCESS

16.15.170: LOT SIZE

16.15.180: DOUBLE FRONTAGE LOTS

16.40.010: GENERALLY:

Developers seeking final plat approval must first design and install the subdivision improvements required by this chapter and titles 15 and 17 of this code or secure the completion of the required improvements as allowed by [chapter 16.45](#) of this title. Improvement design must be completed by an engineer licensed by the state of Idaho and submitted to the city engineer for approval prior to construction and final plat approval. All improvements must be constructed under the supervision of the design engineer in a manner that complies with the city's construction standards. (Ord. 3485, 2014)

Per Engineering and Planning review, for the purposes of the “Cherry Pointe” 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.

The applicant has proposed a total of five (5) lots on the subject property, which is zoned R-8. At the subdivision level, minimum site performance standards must be met.

17.05.090: GENERALLY:

- A. The R-8 District is intended as a residential area that permits a mix of housing types at a density not greater than eight (8) units per gross acre.
- D. A maximum of two (2) dwelling units are allowed per lot provided the lot meets the minimum lot square footage for two (2) units and each dwelling unit meets the minimum yard (setback) requirements.
 - 1. For the purposes of this section, the term "two (2) dwelling units" shall mean two (2) single family dwelling units, one single family dwelling unit and one accessory dwelling unit (ADU), or one duplex.

17.05.150: SITE PERFORMANCE STANDARDS; MINIMUM LOT:

The minimum lot requirements in an R-8 District shall be five thousand five hundred (5,500) square feet per unit per individual lot. All buildable lots must have fifty feet (50') of frontage on a public street, unless an alternative is approved by the City through normal subdivision procedure, or unless a lot is nonconforming (see section 17.06.980 of this title).

17.05.160: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

- A. Minimum yard requirements for residential activities in an R-8 District shall be as follows:
 - 1. Front: The front yard requirement shall be twenty feet (20').
 - 2. Side, Interior: The interior side yard requirement shall be five feet (5'). If there is no alley or other legal access behind a lot, each lot shall have at least one side yard of ten-foot (10') minimum.
 - 3. Side, Street: The street side yard requirement shall be ten feet (10').
 - 4. Rear: The rear yard requirement shall be twenty-five feet (25'). However, the required rear yard will be reduced by one-half (1/2) when adjacent to public open space (see section 17.06.480 of this title).
- B. There will be no permanent structures erected within the corner cutoff areas.
- C. Extensions into yards are permitted in accordance with section 17.06.495 of this title.

The total size of the site measures 1.297 acres which is too small to be considered for a Planned Unit Development (PUD). Therefore, the applicant has worked with staff to meet minimum code standards for an R-8 subdivision, particularly paying attention to the access (ingress/egress) along 4th Street.

The limitation for an R-8 parcel is that a duplex lot must contain at least 11,000 square feet, the same as two single family lots at 5,500 SF each, although the frontage may remain at 50' (or more). Due to the triangular shape and location of the parcel, the applicant has given serious thought to the design in consultation with staff. An existing

easement for wastewater is located at the south end of the parcel, which is the widest most buildable area. The applicant has proposed vehicle access in this area to the rear of most units to accommodate both access and setbacks to meet city standards. These proposed solutions are the best alternative to individual driveways for each unit to maintain a functional subdivision for new occupants and have a minimum impact to traffic.

Existing 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 or alleys shall be dedicated and constructed to City of Coeur d’Alene standards.

6. Street or alley improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
7. All required street or alley improvements shall be constructed prior to issuance of building permits.
8. An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.

Stormwater:

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

Fire Protection:

10. Fire hydrant(s) shall be installed at all locations as determined by the City Fire Inspectors. Hydrant placement shown on the exhibit are acceptable for FD.
11. Minimum Street width is 26 feet.
12. Turning radiuses are: 25' interior, 50' exterior.
13. Fire Code requires the minimum dimension for a dead-end cul-de-sac is 96'.

General:

14. The final plat shall conform to the requirements of the City.
15. 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:

Engineering:

1. Any sidewalk along the 4th Street frontage not meeting ADA requirements must be replaced at the time of construction.

Planning:

2. Traffic from the proposed subdivision must exit in a forward fashion onto 4th Street: A minimum of a one-way ingress/egress is required to mitigate traffic issues of backing out into 4th Street. If two-way access is proposed, a minimum width of 24' (26' near a hydrant), is required.
3. Common areas such as the looped driveway and the shared parking for guests must be placed into an easement for access/use that includes all occupants/units onsite.

Water:

4. The installation of any required water main extensions, additional fire hydrants and new services will be the responsibility of the owner/developer at their expense.

5. A minimum 20' public utility easement for any water main extension onto private property including fire hydrants is required. No permanent structures such as building foundations are allowed within the easement.
6. Capitalization fees will be due for domestic, irrigation and/or fire services at the time of building permits.

Wastewater:

7. This proposed plat shall be required to comply with Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) sewer connection.
8. Idaho Code §39-118 requires IDEQ or QLPE to review and approve public infrastructure plans for construction.
9. Sewer Policy #719 requires a 20' wide utility easement (30' if shared with Public Water) to be dedicated to the City for all City sewers if private roadway.
10. An unobstructed City approved "all-weather" access shall be required over all City sewers.
11. Cap any unused sewer laterals at the public main.
12. Existing city sewer easement on this parcel must be maintained for waste water access.

Fire:

13. "NO PARKING – FIRE LANE" sign(s) must be posted for access to rear of site along travel lane.
14. Sufficient internal turning radius required for fire truck access.
15. Minimum of 26' lane width next to any/all hydrants.
16. The surface of the access lane shall be paved and able to support a minimum of 75,000 lbs.

ORDINANCES & STANDARDS USED FOR EVALUATION:

2022-2042 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
2021 Parks Master Plan
2017 Coeur d'Alene Trails Master Plan

ACTION ALTERNATIVES:

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



**APPLICANT'S
NARRATIVE**

The Cherry Pointe Subdivision

Cherry Pointe is a proposed subdivision planned for the land situated southeast of the intersection between Fourth Street and East Whispering Pines Lane. The subject land parcel has an area of 1.297 acres, or 56,521.83 square feet. While the parcel's triangular configuration has provided some unique design challenges for both plat and home configuration, the result will be comfortable, efficient, and aesthetically pleasing.

The plan is to begin with the subdivision of the subject parcel into five plats, each of which will have a surface area greater than 11,000 square feet, allow at least 50 feet of frontage to Fourth Street, and conform to the required setback codes. The unusual angulations in the proposed subdivision boundaries will permit the surface area and the frontage requirements to come together in the most efficient way. This has been the key to preserving a uniformity in home front elevations on a parcel whose borders are unconventional.

The future homes planned for Cherry Pointe will be common wall, side by side duplex homes, of approximately 2,000 square feet in living area per residence. Each will include 3 bedrooms, 2.5 bathrooms, generously sized common use rooms, and attached oversized 2-car garages. The primary point of entry will be from the rear facade, although the planned conventional covered open front porches will provide a way for residents to walk to and from the homes from Fourth Street. This will also help provide a pleasant curb appearance, complement some of the community's older homes, and continue a tradition of porch swings in some of Coeur d'Alene's older neighborhoods. Eight of such duplex homes are planned for Lots 1 through 4. On Lot 5, a single stand alone home will be oriented long axis to Fourth Street, to allow each of the home front facades to be 45 feet as viewed from the street. Ceiling heights for each of the first floors will be 10 feet, and nine feet for second floors, but the rooflines will finish under 32 feet. Lot 5 will also have a single ADU whose front facade and general appearance also aligns with the other homes. The ADU will have 800 square feet of living space built over a 2-car garage.

To minimize further traffic congestion on Fourth Street, the proposal includes a single one-way common driveway that leads from the entrance at the north, to the exit at the south. Ten guest parking stalls are planned in addition to the ample parking already available to residents of the subdivision. Also, sound insulation has been designed into the homes from the earliest stages of development given the development's location on one of the community's busier streets.

We think Cherry Pointe will be a pleasant addition to the community and look forward to the opportunity to proceed with the plan.

**PLANNING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, SENIOR PLANNER

DATE: JANUARY 10, 2023

SUBJECT: PUD-1-03m - MODIFICATION OF A SINGLE LOT IN A PLANNED UNIT DEVELOPMENT KNOWN AS "GRAYSTONE"

LOCATION: 0.8 ACRE LOT LEGALLY DESCRIBED AS BLOCK 1, LOT 14 IN THE GRAYSTONE PUD, COMMONLY KNOWN AS 3103 N. 22ND STREET

PROPERTY OWNER:
Jeffrey R. Lyman
3103 N. 22nd St.
Coeur d'Alene, ID 83815

CONSULTANT:
Longwell + Trapp Architects
8677 N. Wayne Dr., Suite "A"
Hayden, ID 83835

DECISION POINT:

A proposed modification request to allow double frontage access and additional hillside disturbance on a single lot, for a garage, in the Planned Unit Development (PUD), specifically; Block 1, Lot 14, of the Graystone PUD.

BACKGROUND INFORMATION:

Previous actions concerning the subject property, currently zoned R-3PUD:

- PUD-1-00 and S-5-00 "Torrey Pines" was approved by the Planning Commission on September 12, 2000, but never developed.
- PUD-1-03 and S-4-03 "Graystone" was heard on April 22, 2003 and continued to the May 13, 2003 Planning Commission meeting where it was unanimously approved 6-0 with 15 conditions, including the following attributes:
 - Preliminary plat approval of 21 hillside lots with gated access of two 24' wide private streets, a 4' wide walking path, and associated open space required by code.

The applicant's property was subject to tree damage from a severe wind storm around October of 2021. Dr. Lyman hired help to clean up the mess, and subsequently authorized the crew to prep the site for a future garage by grading/disturbing the southern edge along the Nettleton Gulch Road side of his property as he was unaware of the PUD and City Code limitations for additional access on a double frontage lot and maximum disturbed area on hillside lots. The city was made aware of the hillside violation and the property was posted "stop work". The owner contacted the Planning Department where he was alerted of the limitations of access and disturbance for the lot. In working with the applicant, Planning staff identified the only path forward would be to modify the Graystone PUD with Planning Commission approval in conjunction with consent from the Home Owner's Association (proof attached). The other option was to remediate the site.

The following photos show the Google street view before the storm damage and just before the "stop work" was posted:

Before:



After:



PLANNED UNIT DEVELOPMENT MODIFICATION REQUESTS:

The applicant is requesting the following deviations from existing standards:

1. Double Frontage Lot to allow vehicular access to from both rights-of-way, front and rear, of the subject property.
2. Additional disturbance of a hillside lot beyond the 25% + slope calculation typically applied to determine the area to remain in a natural state.

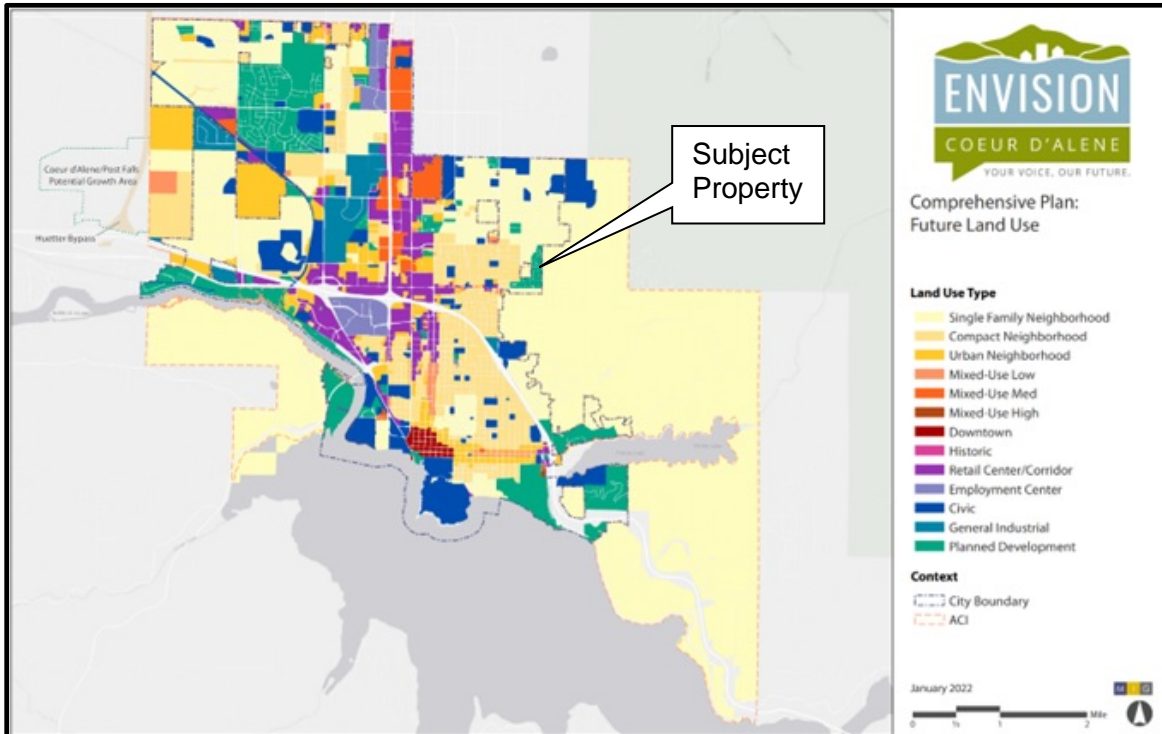
REQUIRED FINDINGS FOR A PLANNED UNIT DEVELOPMENT (MODIFICATION):

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

2042 COMPREHENSIVE PLAN- LAND USE CATEGORIES:

- The subject property is within the existing city limits.
- The City's Future Land Use Map as found in the 2042 Comprehensive Plan designates the subject property as "Planned Development"

2042 COMPREHENSIVE PLAN MAP:

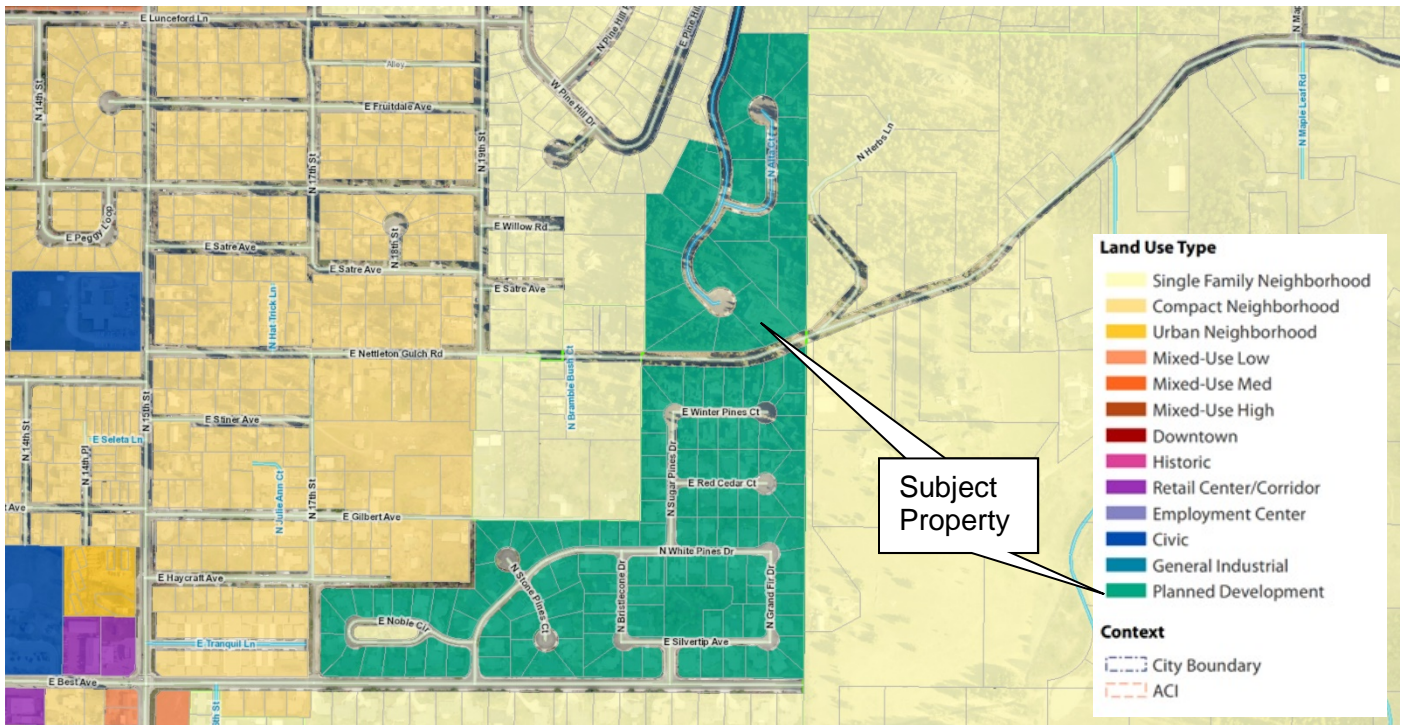


Planned Development

Planned Development places are locations that have completed the planned unit development application process. As part of that process, the City and the applicant have agreed to a determined set of complementary land uses that can include a number of Place Types. Large scale Planned developments often have a determined phasing and development plan and may include land uses such as housing, recreation, commercial centers, civic, and industrial parks, all within one contained development or subdivision. Building design and scale, transportation, open space, and other elements are approved through the City of Coeur d'Alene's PUD evaluation process.

Compatible Zoning: Not applicable. Planned Development may occur within any Place Type (1.5 acre minimum)

FUTURE LAND USE – PLACE TYPE: PLANNED DEVELOPMENT



Comprehensive Plan Policy Framework:

Community & Identity

Goal CI 1: Coeur d'Alene citizens are well informed, responsive, and involved in community discussions.

Objective CI 1.1: Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

Goal CI 2: Maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and visit.

Objective CI 2.1: Maintain the community's friendly, welcoming atmosphere and its small-town feel.

Environment & Recreation

Goal ER 1: Preserve and enhance the beauty and health of Coeur d'Alene's natural environment.

Goal ER 3: Protect and improve the urban forest while maintaining defensible spaces that reduces the potential for forest fire.

Objective ER 3.1: Preserve and expand the number of street trees within city rights-of-way.

Objective ER 3.2: Protect and enhance the urban forest, including wooded areas, street trees, and "heritage" trees that beautify neighborhoods and integrate nature with the city.

Objective ER 3.3: Minimize the risk of fire in wooded areas that also include, or may include residential uses.

Objective ER 3.4: Protect the natural and topographic character, identity, and aesthetic quality of hillsides.

NOTE: The original Graystone PUD request was approved using the 1995 Comprehensive Plan and this current request to modify is reviewed using the current 2042 Comprehensive Plan.

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

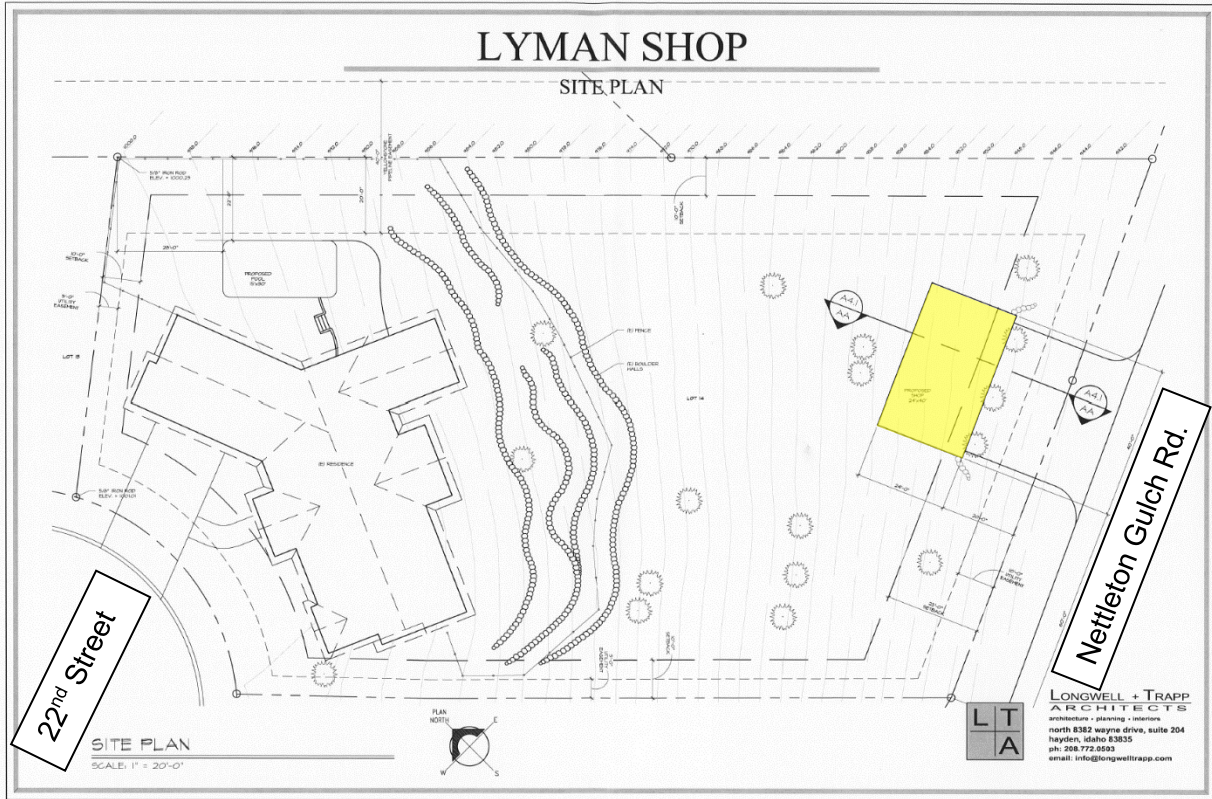
Finding #B8B: **The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.**

Graystone was approved in 2003 to be a 21-lot single-family gated development on private streets with an average lot size of 27,007 sq. ft. for an overall density of 1.2 units per acre. The development is adjacent to Pine Hills and Foothills subdivisions, which are both single-family developments with average lot sizes ranging between 10,000 and 20,000 sq. ft.

Graystone PUD and single lot request:



Proposed Site Plan:



Proposed Garage/Shop Elevations:



The applicant has requested a deviation through the PUD amendment process to the double frontage lot code. Approval would allow the applicant to obtain an encroachment permit to construct a driveway from Nettleton Gulch Rd. to the proposed garage/shop.

16.15.180: DOUBLE FRONTAGE LOTS:

A. Residential lots that have street frontage along two (2) opposite boundaries are not allowed except for reverse frontage lots which are essential to provide separation of residential development from traffic arteries, or to overcome specific disadvantages of topography and orientation.

NOTE: For additional context of the site, see "BACKGROUND INFORMATION" before and after photos on page 2 and the aerial photo on page 5.

Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the design and planning of the site is compatible with the location, setting and existing uses on adjacent properties.*

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

The applicant has requested a deviation to the hillside overlay zone. Per the narrative submitted, the following calculations were provided to clarify the proposed disturbance:

1. Allow an increase in the allowable hillside disturbed area to 60% for the construction of a 3-car garage and shop on the south side of Dr. Lyman's property.
 - a. The current site has an average slope of 22%. The current formula would require 47% (22% + 25%) of the lot to remain undisturbed with 53% allowed to be disturbed.
 - b. Currently 16,845 SF of the property has been developed. The proposed garage and shop would disturb an additional 3,600 SF of the site. The total SF of the property is 34,631 SF.
 - c. The new disturbed area would be 20,445 SF. The percentage of disturbed area would be 59% in lieu of 53%.
 - d. The proposed 3 car garage and shop would be set back 20 feet from Nettleton Gulch Road and will not encroach on the easement for the Yellowstone Pipeline on the east side of the property.
 - e. The proposed location provides the best solution for access and disturbs the least amount of the site. The location is on the lowest part of the slope and will have minimal effect on erosion and runoff for the site.
 - f. As shown in the attached proposed elevations the structure will be built into the hillside to minimize the site disturbance and slope for the driveway. Roof water and driveway water will be directed into stormwater swales as required.

Applicable city hillside overlay zone standard:

17.08.920: GRADING AND EROSION CONTROL:

Prior to development, grading and erosion control plans conforming to the following requirements shall be submitted and approved by the city. Erosion control measures conforming to best management practices (BMPs) approved by the city, or identified in the DEQ manual entitled "Catalog Of Storm-Water Best Management Practices For Idaho Cities And Counties", shall be required.

D. **Retention In Natural State:** All development shall retain an area or areas equal to twenty five percent (25%) of the total parcel plus the percentage figure of the

average slope of the total parcel, in its natural state. Lands to be retained in a natural state shall be protected from damage through the use of temporary construction fencing or the functional equivalent.

Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the proposal is compatible with natural features of the site and adjoining properties.*

Finding #B8D: **The location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing public facilities and services.**

STORMWATER:

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

-Submitted by Chris Bosley, City Engineer

STREETS:

The subject property is bordered by Nettleton Gulch Road to the south. No alterations will be required.

-Submitted by Chris Bosley, City Engineer

TRAFFIC:

The traffic generated by the proposed property improvement is expected to be negligible.

-Submitted by Chris Bosley, City Engineer

WATER:

The public water system has adequate capacity to serve domestic, irrigation, and fire flow to the proposed project. A 6" water main is located in Nettleton Gulch Rd.

-Submitted by Terry Pickel, Water Department Director

WASTEWATER:

The Subject PUD is within the City of Coeur d'Alene and is being served by city wastewater. This Proposed Amendment poses no issue to city sewer as shown.

-Submitted by Larry Parsons, Utility Project Manager

FIRE:

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

Fire department access to the site (Road widths, surfacing, maximum grade, turning radiuses, no parking-fire lanes, snow storage and gate access), in addition to, fire protection (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation or during the Site Development and Building Permit, utilizing the currently adopted International Fire Code (IFC) for compliance. The CD'A FD can address all concerns at site and building permit submittals.

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

OTHER:

The Yellowstone gas pipe line is located in an easement on the east side of the subject property as seen posted in the "after" photo on page 2. The applicant and consultant are aware as written in finding #B8C of the applicant's narrative #1(d) on page 7. No building permit will be issued that shows encroachment into the easement.

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

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

The Graystone PUD currently meets the minimum open space standard as originally approved and platted in 2003. Open space is located in non-buildable tracts.

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

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

No modifications to city parking requirements were made in the original Graystone PUD request. The existing home meets the minimum single-family parking standard now with the requested garage/shop to add three additional parking stalls in the structure, if approved.

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

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

The existing Graystone Homeowner's Association (HOA) currently maintains all common areas.

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

APPLICABLE CODES AND POLICIES:

Utilities:

1. All proposed utilities within the project shall be installed underground.
2. All water and sewer facilities shall be designed and constructed to the requirements of the City of Coeur d'Alene. Improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
3. All water and sewer facilities servicing the project shall be installed and approved prior to

issuance of building permits.

4. All required utility easements shall be dedicated on the final plat.

Streets:

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

Stormwater:

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

Fire Protection:

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

General:

11. The final plat shall conform to the requirements of the City.
12. 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. Any significant trees that were lost due to the October 2021 windstorm, or were subsequently removed thereafter that are located outside of this proposed garage/shop footprint, must be replanted to the satisfaction of the Urban Forester.
2. No gate(s) will be constructed along Nettleton Gulch.
3. Overhead power exists along Nettleton Gulch Rd. in this location. The applicant must contact the power company and comply with any conditions to prevent conflicts with the proposed structure.
4. All easements, including the Yellowstone Pipeline, must be shown on the building permit site plan when submitted to the city for review.

Water:

5. Any required main extensions, new domestic, irrigation and/or fire services will be the responsibility of the owner/developer. Any main extensions beyond right of way require a minimum 20' public utility easement.
6. Capitalization fees for any new domestic, irrigation or fire service will be due at time of building permits.

ORDINANCES & STANDARDS USED FOR EVALUATION:

2022-2042 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
2021 Parks Master Plan
2017 Coeur d'Alene Trails Master Plan

ACTION ALTERNATIVES:

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



**APPLICANT'S
NARRATIVE**



November 7, 2022

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

**RE: Graystone PUD Amendment
PUD-1-03**

Dear Sirs,

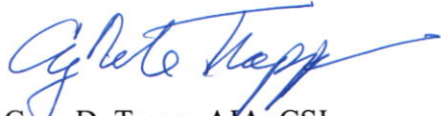
Our client, Dr. Jeff Lyman, is requesting an amendment to the Graystone PUD-1-03 to allow the following revisions for Lot 14, located at 3103 22nd Street.

1. Allow an increase in the allowable hillside disturbed area to 60% for the construction of a 3-car garage and shop on the south side of Dr. Lyman's property.
 - a. The current site has an average slope of 22%. The current formula would require 47% (22% + 25%) of the lot to remain undisturbed with 53% allowed to be disturbed.
 - b. Currently 16,845 SF of the property has been developed. The proposed garage and shop would disturb an additional 3,600 SF of the site. The total SF of the property is 34,631 SF.
 - c. The new disturbed area would be 20,445 SF. The percentage of disturbed area would be 59% in lieu of 53%.
 - d. The proposed 3 car garage and shop would be set back 20 feet from Nettleton Gulch Road and will not encroach on the easement for the Yellowstone Pipeline on the east side of the property.
 - e. The proposed location provides the best solution for access and disturbs the least amount of the site. The location is on the lowest part of the slope and will have minimal effect on erosion and runoff for the site.
 - f. As shown in the attached proposed elevations the structure will be built into the hillside to minimize the site disturbance and slope for the driveway. Roof water and driveway water will be directed into stormwater swales as required.
2. Allow secondary access for the garage and shop from Nettleton Gulch Road.
 - a. The PUD allows for accessory structures to be constructed on the property. Due to the location of the existing residence, it does not allow access to any area where an accessory building could be constructed. The location on the south side of the property provides the best and safest access for the accessory building.

Dr. Lyman has made an effort to contact many of his neighbors to discuss his proposed garage and shop. To date, he has received no negative comments from any neighbor. Also attached, is a notarized letter from the president of the Graystone Homeowners Association in support of Dr. Lyman's request.

Sincerely,

Longwell + Trapp Architects



Cory D. Trapp, AIA, CSI
Principal

Gray Stone
Homeowners' Association, Inc.
3243 N 22nd St.
Coeur d'Alene, ID 83815

September 29, 2022

Dear City of Coeur d'Alene Planning Department,

After review of the plans and description of the proposed shop build and associated secondary access from Nettleton Gulch to lot 3103 N 22nd St Coeur d'Alene Idaho in the Gray Stone subdivision, the architectural committee of Gray Stone development has voted to approve this construction. This project will be subject to all described architectural descriptions per the covenants of the Gray Stone development. With the exception of allowing a secondary access to the development, which extends no farther from the proposed garage building, there are no specific variances to the covenants needed.

Sincerely,



Chad Peterson, MD
President, Gray Stone Homeowners Association
Member, Architectural Committee

Julie Durrant
Kootenai County
September 30, 2022





PUBLIC COMMENTS



From: Polak, Chad M
To: [STUHMILLER, SHANA](#)
Subject: FW: City of Coeur d' Alene, Planning Department Public Hearing Notices
Date: Tuesday, December 20, 2022 2:50:08 PM
Attachments: [PUD-1-03m affofmailing. pc.pdf](#)
[ZC-2-22 public hearing notice cc.pdf](#)
[SP-1-23 affofmailing. pc.pdf](#)
[S-1-23 affofmailing. pc.pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon Shana,

We have reviewed the projects attached and only have comments on the following:

PUD-1-03 – the YPL pipeline may be on the property, so LO will need to provide all details of their proposed project for review and approval by YPL if there is to be any potential crossing/disturbance of the YPL pipeline

ZC-2-22 – YPL does not have any comments on the Zone Change, but YPL has discussed the proposed project with the LO, but has not approved anything at this time as the land owner was to be updating their project proposal, which has not yet been resubmitted for review/approval by YPL.

Let me know if there are any questions.

Sincerely,

Chad M. Polak
Agent, Real Estate Services
O: (+1) 303.376.4363 | M: (+1) 720.245.4683
3960 East 56th Avenue | Commerce City, CO 80022
Phillips 66

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

SP-3-22

A. INTRODUCTION

This matter having come before the Planning Commission on January 10, 2023 , and there being present a person requesting approval of ITEM:SP-3-22 a proposed Warehouse/Storage Special Use Permit in the zoning district.

APPLICANT: RC WORST AND COMPANY INC.

LOCATION: 601, 603 & 609 E. BEST AVENUE

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

The Planning Commission (adopts) (does not adopt) Items B1 to B7.

- B1. That the existing land uses are Commercial and Residential.
- B2. That the Comprehensive Plan Map Designation Retail Center/Corridor
- B3. That the zoning is C-17.
- B4. That the notice of public hearing was published on, October 22, 2022 , which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, October 28, 2022 , which fulfills the proper legal requirement.
- B6. That the notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B7. That public testimony was heard on January 10, 2023.

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

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

Community & Identity

Goal CI 1: Coeur d’Alene citizens are well informed, responsive, and involved in community discussions.

Objective CI 1.1: Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

Goal CI 2: Maintain a high quality of life for residents and businesses that make Coeur d’Alene a great place to live and visit.

Objective CI 2.1 Maintain the community’s friendly, welcoming atmosphere and its smalltown feel.

Growth & Development

Goal GD 1: Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d’Alene a great place to live.

Objective GD 1.5: Recognize neighborhood and district identities.

Objective GD 1.6 Revitalize existing and create new business districts to promote opportunities for jobs, services, and housing, and ensure maximum economic development potential throughout the community.

Goal GD 2: Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

Objective GD 2.1: Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

Goal GD 5 Implement principles of environmental design in planning projects.

Objective GD 5.1 Minimize glare, light trespass, and skyglow from outdoor lighting.

Jobs & Economy

Goal JE 1: Retain, grow, and attract businesses.

Objective JE 1.2: Foster a pro-business culture that supports economic growth.

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

- Criteria to consider for B8B:**
1. Does the density or intensity of the project "fit " the surrounding area?
 2. Is the proposed development compatible with the existing land use pattern i.e. residential, commercial, residential w churches & schools etc?
 3. Is the design and appearance of the project compatible with the surrounding neighborhood in terms of architectural style, layout of buildings, building height and bulk, off-street parking, open space, and landscaping?

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

- Criteria to consider B8C:**
1. Is there water available to meet the minimum requirements for domestic consumption & fire flow?
 2. Can sewer service be provided to meet minimum requirements?
 3. Can police and fire provide reasonable service to the property?

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that RC WORST AND COMPANY, INC. for a special use permit, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are as follows:

Planning:

1. Per the C-17/C-17L Commercial Design Standards, the buffer yard requirements must be met as provided in the staff report, the site plan, provided flexibility may be necessary as allowed in SITE DESIGN F#3, "The Planning Director may approve other approaches to screening, so long as the intent is satisfied." with the goal to:
 - o Provide parking lot screening along all frontages with a minimum 6' wide planting strip planted.
 - o A 10' wide planting strip shall be planted where the subject property abuts a residential district.
 - o Buffer along the alley for additional screening for the residential uses to the north.
2. A Site Development Permit will be required to ensure the Buffer Yard Regulations have been met.
3. The applicant will be required to submit a Landscape Buffer Plan showing the buffers and landscaping noted in condition 1. The plan shall be required as part of the Site Development Permit.
4. A lot consolidation will be required prior to issuance of a Site Development permit. A copy of the Lot Consolidation must be submitted at the time of Site Development permit submittal.

Engineering

5. Sidewalks must be installed along the property frontage on Best Avenue and 6th Street.
6. Curb ramp(s) must be installed on Best Avenue and 6th Place and brought into compliance with current City standards.
7. Existing curb ramp on Best Avenue and 6th Place must be brought into compliance with ADA standards.

Urban Forestry

8. Trees will be required to be planted in the public right of way abutting the entire street frontage abutting 6th place, 6th Street and Best Ave.
9. The proposed swale along Best Avenue can accommodate the required street trees within swale and a street tree easement shall be recorded.
10. All trees must be selected from the approved street tree list and spaced/planted per code.

Wastewater:

11. Alley access must be maintained and sewer manholes to the north of the subject property need to be brought up to finish grade.
12. The two (2) abandoned sewer laterals from 601 Best Avenue and 603 Best Avenue must be abandoned at the City sewer main.

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

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Mandel	Voted _____
Commissioner McCracken	Voted _____
Commissioner Ward	Voted _____
Chairman Messina	Voted _____

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN TOM MESSINA

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

SP-1-23

A. INTRODUCTION

This matter having come before the Planning Commission on January 10, 2023 , and there being present a person requesting approval of ITEM:SP-1-23 an Community Organization Special Use Permit in the R-12 zoning district.

APPLICANT: ARCHITECTS WEST, (RYAN M. JOHNSON)

LOCATION: +/- 9.735 ACRE PARCEL ON THE SOUTH SIDE OF HANLEY AVENUE
BETWEEN RAMSEY ROAD AND US 95. – COMMONLY KNOWN AS
1350 W. HANLEY AVENUE

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

The Planning Commission (adopts) (does not adopt) Items B1 to B7.

- B1. That the existing land uses are Residential and Civic.
- B2. That the Comprehensive Plan Map Designation Compact Neighborhood.
- B3. That the zoning is R-12 .
- B4. That the notice of public hearing was published on, December 27, 2022 , which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on January 2, 2023 , which fulfills the proper legal requirement.
- B6. That the notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B7. That public testimony was heard on January 10, 2023 .

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

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

Community & Identity

Goal CI 1: Coeur d'Alene citizens are well informed, responsive, and involved in community discussions.

Objective CI 1.1: Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

Goal CI 2: Maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and visit.

Objective CI 2.1 Maintain the community's friendly, welcoming atmosphere and its smalltown feel.

Education and Learning

Goal EL 3: Provide an educational environment that provides open access to resources for all people.

Objective EL 3.2: Provide abundant opportunities for and access to lifelong learning, fostering mastery of new skills, academic enrichment, mentoring programs, and personal growth.

Objective EL 3.3 Support educators in developing and maintaining high standards to attract, recruit, and retain enthusiastic, talented, and caring teachers and staff.

Growth & Development

Goal GD 1: Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

Objective GD 1.5: Recognize neighborhood and district identities.

Objective GD 1.6 Revitalize existing and create new business districts to promote opportunities for jobs, services, and housing, and ensure maximum economic development potential throughout the community.

Objective GD 2.1: Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

Goal GD 5 Implement principles of environmental design in planning projects.

Objective GD 5.1 Minimize glare, light trespass, and skyglow from outdoor lighting.

Jobs & Economy

Goal JE 1: Retain, grow, and attract businesses.

Objective JE 1.2: Foster a pro-business culture that supports economic growth.

Health & Safety

Goal HS 1 Support social, mental, and physical health in Coeur d'Alene and the greater region.

Objective HS 1.1 Provide safe programs and facilities for the community's youth to gather, connect, and take part in healthy social activities and youth-centered endeavors.

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

Criteria to consider for B8B:

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

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

This is based on

Criteria to consider B8C:

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

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that ARCHITECTS WEST (RYAN JOHNSON) for a special use permit, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are as follows:

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

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Mandel	Voted _____
Commissioner McCracken	Voted _____
Commissioner Ward	Voted _____
Chairman Messina	Voted _____

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN TOM MESSINA

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

S-1-23

A. INTRODUCTION

This matter having come before the Planning Commission on January 10, 2023 , and there being present a person requesting approval of ITEM:S-1-23 a request for a 5-lot preliminary plat "Cherry Pointe" .

APPLICANT: CHARLES A. & CARRIE D. STRINGHAM

LOCATION: +/- 1.297 ACRES ZONED R-8 LOCATED EAST OF 4th STREET,
SOUTH OF E. WHISPERING PINES LANE, AND WEST OF
EXISTING HOMES ALONG NORTH WHISPER DRIVE

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

The Planning Commission (adopts) (does not adopt) Items B1 to B6.

- B1. That the existing land uses are commercial and residential.
- B2. That the zoning is R-8.
- B3. That the notice of public hearing was published on December 27, 2023 , which fulfills the proper legal requirement.
- B4. That the notice was not required to be posted on the property.
- B5. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B6. That public testimony was heard on January 10, 2023 .

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

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

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

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

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

Criteria to consider for B7D:

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

C. ORDER: CONCLUSION AND DECISION

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

Special conditions applied to the motion are:

Engineering:

1. Any sidewalk along the 4th Street frontage not meeting ADA requirements must be replaced at the time of construction.

Planning:

2. Traffic from the proposed subdivision must exit in a forward fashion onto 4th Street: A minimum of a one-way ingress/egress is required to mitigate traffic issues of backing out into 4th Street. If two-way access is proposed, a minimum width of 24' (26' near a hydrant), is required.
3. Common areas such as the looped driveway and the shared parking for guests must be placed into an easement for access/use that includes all occupants/units onsite.

Water:

4. The installation of any required water main extensions, additional fire hydrants and new services will be the responsibility of the owner/developer at their expense.
5. A minimum 20' public utility easement for any water main extension onto private property including fire hydrants is required. No permanent structures such as building foundations are allowed within the easement.
6. Capitalization fees will be due for domestic, irrigation and/or fire services at the time of building permits.

Wastewater:

7. This proposed plat shall be required to comply with Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) sewer connection.
8. Idaho Code §39-118 requires IDEQ or QLPE to review and approve public infrastructure plans for construction.
9. Sewer Policy #719 requires a 20' wide utility easement (30' if shared with Public Water) to be dedicated to the City for all City sewers if private roadway.
10. An unobstructed City approved "all-weather" access shall be required over all City sewers.
11. Cap any unused sewer laterals at the public main.
12. Existing city sewer easement on this parcel must be maintained for waste water access.

Fire:

13. "NO PARKING – FIRE LANE" sign(s) must be posted for access to rear of site along travel lane.
14. Sufficient internal turning radius required for fire truck access. (50' ext./20' internal)
15. Minimum of 26' lane width next to any/all hydrants.
16. The surface of the access lane shall be paved and able to support a minimum of 75,000 lbs.

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

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Mandel	Voted _____
Commissioner McCracken	Voted _____
Commissioner Ward	Voted _____
Chairman Messina	Voted _____

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN TOM MESSINA

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

PUD-1-03m

A. INTRODUCTION

This matter having come before the Planning Commission on January 10, 2023, and there being present a person requesting approval of: PUD-1-03m a request for a modification of a single lot in a planned unit development known as "Graystone".

APPLICANT: JEFFREY R. LYMAN

LOCATION: 0.8 ACRE LOT LEGALLY DESCRIBED AS BLOCK 1, LOT 14 IN THE GRAYSTONE PUD, COMMONLY KNOWN AS 3103 N. 22ND STREET

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

The Planning Commission (adopts) (does not adopt) Items B1 to B7.

- B1. That the existing land uses are Residential and Commercial.
- B2. That the Comprehensive Plan Map designation is Planned Development Place type.
- B3. That the zoning is R-3PUD.
- B4. That the notice of public hearing was published on December 27, 2022 , which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on December 30, 2022, which fulfills the proper legal requirement.
- B6. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B7. That public testimony was heard on January 10, 2023.

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

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

Community & Identity

Goal CI 1: Coeur d’Alene citizens are well informed, responsive, and involved in community discussions.

Objective CI 1.1: Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

Goal CI 2: Maintain a high quality of life for residents and businesses that make Coeur d’Alene a great place to live and visit.

Objective CI 2.1: Maintain the community’s friendly, welcoming atmosphere and its small-town feel.

Environment & Recreation

Goal ER 1: Preserve and enhance the beauty and health of Coeur d’Alene’s natural environment.

Goal ER 3: Protect and improve the urban forest while maintaining defensible spaces that reduces the potential for forest fire.

Objective ER 3.1: Preserve and expand the number of street trees within city rights-of-way.

Objective ER 3.2: Protect and enhance the urban forest, including wooded areas, street trees, and “heritage” trees that beautify neighborhoods and integrate nature with the city.

Objective ER 3.3: Minimize the risk of fire in wooded areas that also include, or may include residential uses.

Objective ER 3.4: Protect the natural and topographic character, identity, and aesthetic quality of hillsides.

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

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

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

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

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

- Criteria to consider for B8D:**
1. Is there water available to meet the minimum requirements for domestic consumption & fire flow?
 2. Can sewer service be provided to meet minimum requirements?
 3. Can the existing street system accommodate the anticipated traffic to be generated by this development?
 4. Can police and fire provide reasonable service to the

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

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

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

C. ORDER: CONCLUSION AND DECISION

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

Special conditions applied are:

Planning:

1. Any significant trees that were lost due to the October 2021 windstorm, or were subsequently removed thereafter that are located outside of this proposed garage/shop footprint, must be replanted to the satisfaction of the Urban Forester.
2. No gate(s) will be constructed along Nettleton Gulch.
3. Overhead power exists along Nettleton Gulch Rd. in this location. The applicant must contact the power company and comply with any conditions to prevent conflicts with the proposed structure.
4. All easements, including the Yellowstone Pipeline, must be shown on the building permit site plan when submitted to the city for review.

Water:

5. Any required main extensions, new domestic, irrigation and/or fire services will be the responsibility of the owner/developer. Any main extensions beyond right of way require a minimum 20' public utility easement.
6. Capitalization fees for any new domestic, irrigation or fire service will be due at time of building permits.

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

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Mandel	Voted _____
Commissioner McCracken	Voted _____
Commissioner Ward	Voted _____
Chairman Messina	Voted _____

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN TOM MESSINA