

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

JUNE 10, 2014

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

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

5:30 P.M. CALL TO ORDER:

ROLL CALL: Jordan, Bowlby, Ingalls, Luttrupp, Messina, Ward, Conery,(Student Rep.) O'Brien(Alt. Student Rep. O'Brien)

APPROVAL OF MINUTES:

May 13, 2014

PUBLIC COMMENTS:

STAFF COMMENTS:

PUBLIC HEARINGS:

1. Applicant: Larry Fluet Revocable Trust
Location: Btwn I-90 and Lake Villa on E. side of City
Request:
 - A. A proposed 3.51acre annexation from County AS to City R-8 (Residential at 8 units/acre) & R-17 (Residential at 17 units/acre) zoning district QUASI-JUDICIAL, (A-4-14)
 - B. A proposed zone change from County AS to City R-3 Residential at 3 units/acre), R-8 (Residential at 8 units/acre) and R-17 (Residential at 17 units/acre) zoning district QUASI-JUDICIAL, (ZC-1-14)
 - C. A proposed 18-lot preliminary plat "Lilac Glen" QUASI-JUDICIAL, (S-6-14)
 - D. A proposed 13 acre PUD "Lilac Glen" QUASI-JUDICIAL, (PUD-3-14)
 - E. A proposed Minimal Care special use permit in The R-17 (Residential @ 17 units/acre) zoning district. QUASI-JUDICIAL, (SP-4-14)

2. Applicant: William and Tracy Baker
Location: 5362 N. Atlas Road
Request: A proposed Food & Beverage stores for Off/On site
Consumption special use permit in the C-17L
(Commercial Limited) zoning district
QUASI-JUDICIAL), (SP-3-14)

WORKSHOP:

1. Sidewalks
2. Oath of Office
3. Signage on property between 1st and 2nd street
4. Streamlining public hearings
5. Subdivision findings

ADJOURNMENT/CONTINUATION:

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

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



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**PLANNING COMMISSION
MINUTES
MAY 13, 2014
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Heather Bowlby, Vice-Chair
Tom Messina
Jon Ingalls
Grant Conery, Student Rep.
Cole O'Brien, Alt. Student Rep.

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney
Gordon Dobler, Engineering Services Director

COMMISSIONERS ABSENT:

Michael Ward
Peter Luttrupp

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Bowlby, seconded by Ingalls, to approve the minutes of the planning commission meeting on April 8, 2014. Motion approved.

STAFF COMMENTS:

Planner Stroud announced the items on the June 10, 2014 planning commission meeting.

Deputy City Attorney Wilson stated that the Lilac Glen application will be continued to the June 10th planning commission meeting. He announced that the city has hired a new planner who will be starting at the end of June.

PUBLIC COMMENTS:

There were none.

PUBLIC HEARINGS:

Chairman Jordan stated that a motion is needed to continue items PUD-3-14, S-6-14, A-4-14 and ZC-1-14 to the next planning commission meeting on June 10th.

Motion by Ingalls, seconded by Bowlby, to continue items PUD-3-14, S-6-14, A-4-14 and ZC-1-14 to the next planning commission meeting on June 10, 2014. Motion approved.

1. Applicant: Coeur Development, LLC
Location: Adjacent to the Landings at Waterford between Atlas & Huetter
Request: A proposed 470- lot preliminary plat known as "Aspen Trails"
QUASI-JUDICIAL, (S-5-14)

Planner Stroud presented the staff report and answered questions from the commission.

Commissioner Ingalls stated that he is confused by how the applicant has labeled the plat map in the staff report and inquired if the applicant could explain.

Planner Stroud explained that the applicant labeled the preliminary plat to make it easier for staff to understand. The preliminary plat will be built over 13 phases.

Commissioner Ingalls inquired if staff could estimate the total number of double-frontage lots along the Centennial Trail.

Planner Stroud could not estimate the number of lots. The double-frontage lots are adjoining Huetter Road, Hanley Avenue and Rendezvous Drive.

Commissioner Ingalls inquired if the small green areas shown on the plat map are designated as open space.

Planner Stroud answered that is correct.

Commissioner Ingalls inquired about the "knuckles" located in the subdivision.

Planner Stroud explained that this design has been used by a few subdivisions within the city with great success.

Commissioner Bowlby inquired about future plans for the Prairie Trail.

Planner Stroud commented that the applicant is here to answer that question.

Commissioner Ingalls inquired about the Carrington/Hanley signal and what phase this will be required to be done.

Mr. Dobler answered that signal will be required during Phase 1 of the project.

Public testimony open:

Mike Curry, applicant representative, explained that the 80 homes will be on the last parcel of the Hawk's Nest development. He explained that the homes along the Prairie Trail are located behind the Prairie Trail with fencing allowed. The type of fencing allowed will be chain link with colored slates placed within the fence for privacy. He explained when the topic of swale designs was discussed, the developer did not want to use street site swales. They drove around the area and noticed the swales within the Coeur d'Alene Place development and liked how those were designed, and modeled their swales using that design. He stated that the entryway into the development is designed to be wider with a center island placed in the center to give the illusion of a wider entry way. He addressed the question from Commissioner Bowlby regarding future plans for the Prairie Trail which include plans for a tunnel.

Commissioner Ingalls stated he likes the idea of a tunnel, but is concerned about the potential graffiti and other things that could happen if not watched. He commented that there are 19 conditions listed in the staff report and inquired if the applicant agrees with them.

Mr. Curry stated the applicant agrees with the conditions.

Commissioner Bowlby inquired if there is enough room in the center island for some plantings.

Mr. Curry stated that there is enough room to plant various attractive plants within the center island.

Tom Andrel explained that many years ago, he was involved with the development of the Landings. He stated that six months ago they rezoned the last big parcel along Huetter Road to R-8. He stated that he is impressed with how the Prairie Trail has progressed through the years. He explained that years ago, when the Landings was being developed, he had a discussion with the developer of Hawks Nest who had also started construction for the removal of the existing railroad tracks. He feels if that partnership would not have happened and the volume of homes that were sold to pay for the removal of those railroad tracks and lift station, the Prairie Trail would not have happened.

Scott Ouellette stated that more people will be using the trail with the additional houses. He explained that he has seen cars driving on the trail numerous times and inquired if a blockade could be placed to stop this from happening.

David Byce stated that he is concerned with Talon and Hanley and feels that a stop sign is needed at that intersection.

Chairman Jordan inquired if a stop sign would be possible at the intersection of Talon and Hanley Avenue.

Mr. Dobler stated that staff would have to evaluate it.

Public testimony closed.

Motion by Ingalls, seconded by Messina, to approve Item S-5-14. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Messina	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

ADJOURNMENT:

Motion by Bowlby, seconded by Ingalls, to adjourn the meeting. Motion approved.

The meeting was adjourned at 6:48 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**PLANNING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER
DATE: JUNE 10, 2014
SUBJECT: ZC-1-14 - ZONE CHANGE REQUEST OF +/- 9.52 ACRES FROM R-3 TO R-8 AND R-17
A-4-14 – ZONING PRIOR TO ANNEXATION OF +/-3.51 ACRES FROM COUNTY AGRICULTURAL-SUBURBAN TO R-8
LOCATION: +/- 13.03 ACRE PARCEL BETWEEN PENNSYLVANIA AVENUE, FERNAN HILL ROAD, LILAC LANE AND INTERSTATE-90

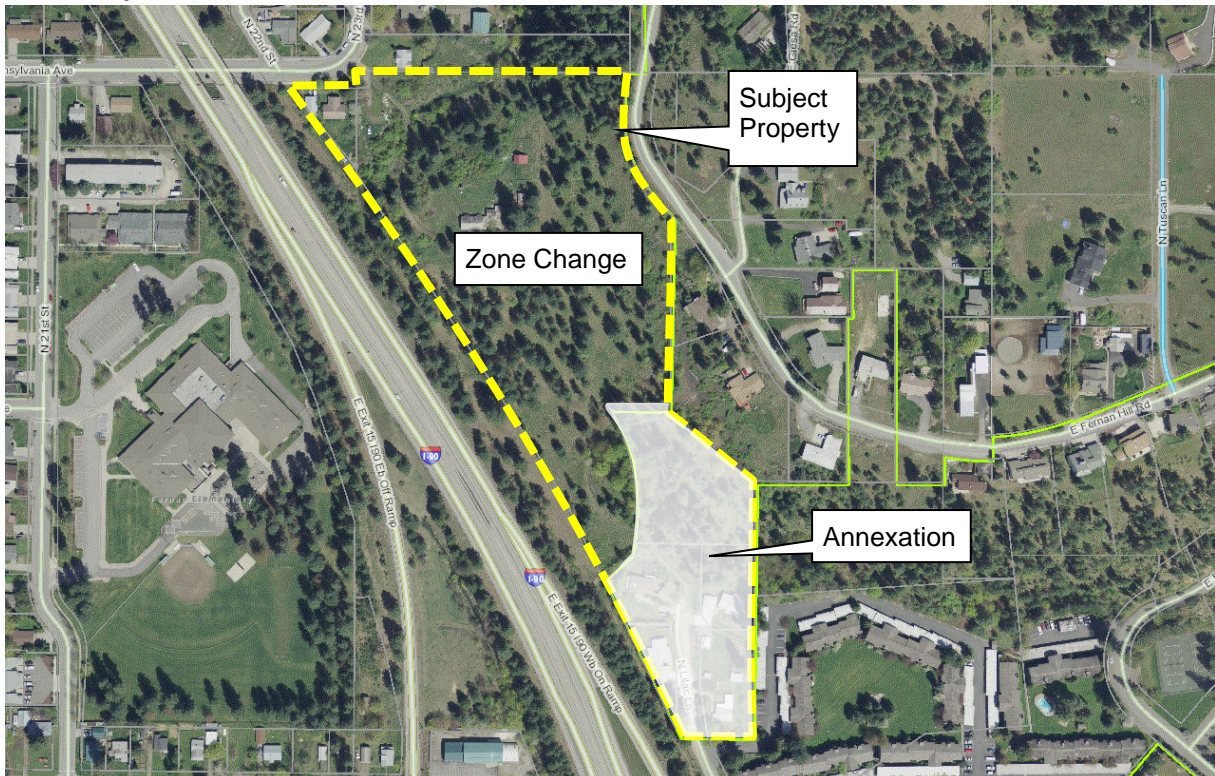
APPLICANT:

Owner: Larry Fluet Revocable Trust
722 N. Frosty Hill Pine Trail
Coeur d'Alene, ID 83814

DECISION POINT:

Larry Fluet Revocable Trust is requesting approval of a Zone Change from R-3 Hillside (Residential at 3 units/acre) to a mix of R-3, R-8, and R-17 (Residential at 3, 8, & 12 units/acre) zoning districts for property currently in city limits. In addition, the applicant is requesting approval of Zoning Prior to Annexation from County Agricultural - Suburban to an R-3 (Residential at 3 units/acre) and R-8 (Residential at 8 units/acre) zoning district.

Area Map:



GENERAL INFORMATION:

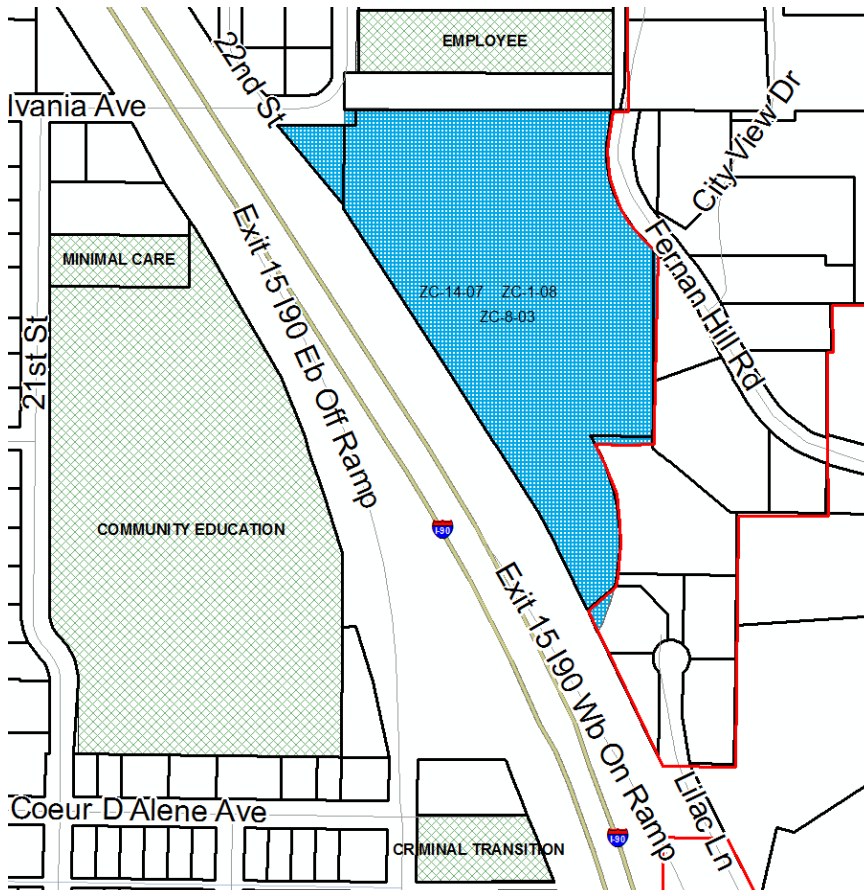
Larry Fluet Revocable Trust is proposing to develop a +/-13.03 acre parcel bounded by I-90, Lake Villa Apartments, E Fernan Hill Rd., and where E. Pennsylvania Ave. meets N. 23rd Street. A southerly portion measuring +/-3.51 acres of the 13 acre parcel is currently in the County, but is contiguous to the City limits on three of the four sides. In conjunction with the annexation and zone change, the applicant proposes a PUD and Subdivision to develop: 2 assisted living lots, 7 duplex lots, and 6 single family lots with a new city street and associated city utilities. The applicant wishes to annex the 3.51 acre parcel into the City to consolidate the project site.

Because the request involves multiple land use actions (5 total), some of which stop at Planning Commission (unless appealed) and others that continue onto City Council, staff made an effort to write the staff reports in a manner that split the requests into its two respective parts. It became apparent that staff comments should be presented in their entirety for both reports; Annexation/Zone Change and PUD/Subdivision/Special Use Permit.

BACKGROUND INFORMATION

Prior Land Use Hearings:

- ZC-8-03 From R3 TO R-12 DENIED
- ZC-14-07 From R-3 to R8 WITHDRAWN
- ZC-1-08 From R-3 to R8 WITHDRAWN
- PUD-1-08 "Pennsylvania Highlands" WITHDRAWN



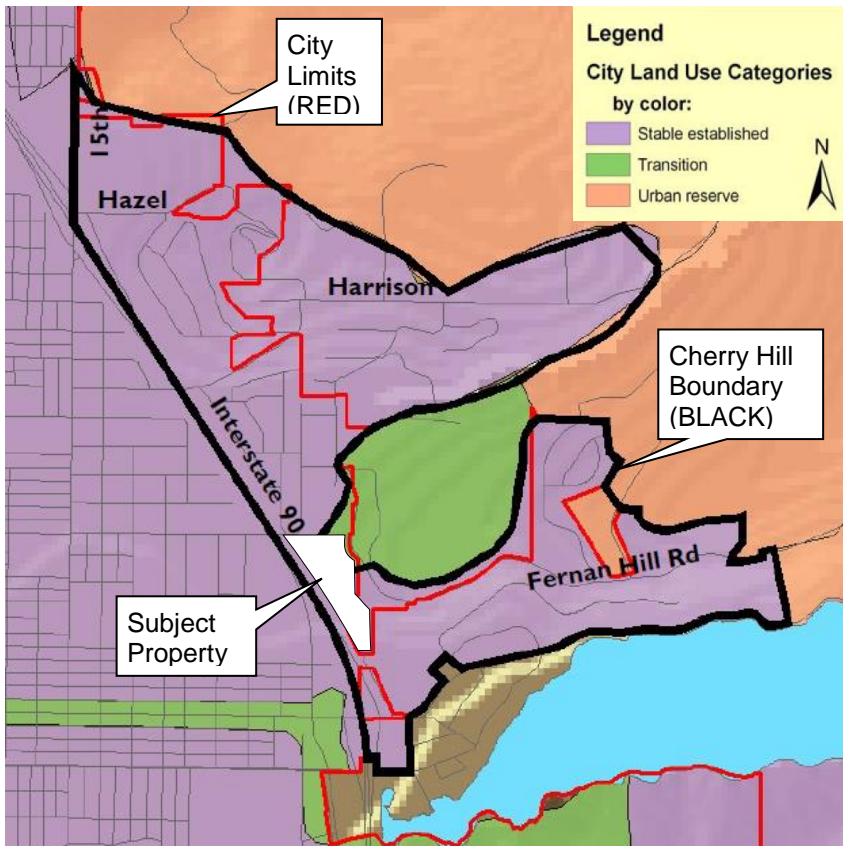
REQUIRED FINDINGS (Annexation & Zone Change as a Recommendation to Council):

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

2007 COMPREHENSIVE PLAN: LAND USE CATEGORIES:

- The subject property is partially within the existing city limits
See Area Map/General Information Pg. 1 & 2
- The City Comprehensive Plan Map designates this area as:
Cherry Hill - Stable Established & Fernan Hill Bench - Transition:

Cherry Hill Comp Plan Map:



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

Cherry Hill Today:

This area is actually comprised of two hillsides, Cherry/Stanley Hill and Fernan Hill, as well as surrounding lands with less challenging slopes. Deer, elk, and bear frequent the area. These characteristics provide a very pleasant environment, but combined with clay soils, can provide development challenges.

The majority of this area is already inside city boundaries with the exception of the eastern part of the Cherry/Stanley Hill area.

Development in this area is typically single-family with densities ranging between one and three units per acre (1-3:1). Sewer is provided to all areas within city limits, but developments in unincorporated areas use septic tanks. Coeur d'Alene's Sewer Master Plan (www.cdaid.org) shows that sewer service can be provided to this area in the future.

Water is provided to most of the developed area by the city's water system, which was acquired by the city from the Idaho Water Company in the 1970s. A unique aspect of the water system in the Cherry/Stanley Hill area that has a major impact on the development of the area is that, although this area is served by the city water system, generally, new water hookups are not allowed unless the property is within city boundaries. The Coeur d'Alene Water Master Plan (www.cdaid.org) indicates that this area can be served with water, with the exception of those areas above elevation contour 2,240 feet (the maximum water service elevation for the city).

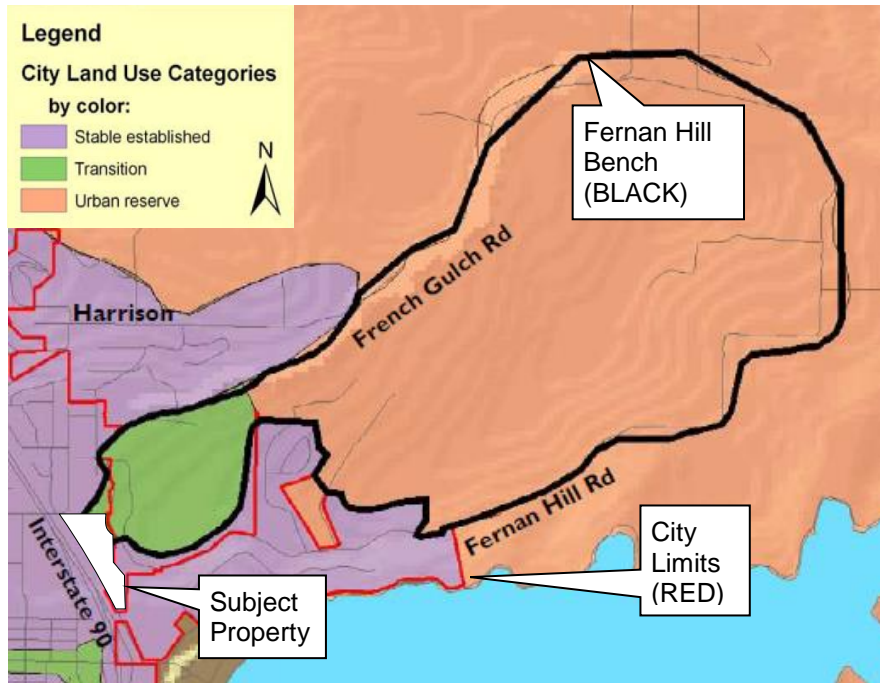
Cherry Hill Tomorrow

This area will continue to develop as a lower density single-family residential area with care taken to preserve natural vegetation, views, and open space on steeper slopes. Future development will present challenges in preserving open space and tree cover, and providing necessary infrastructure in the context of hillside development. As this area continues to develop, parcels not suitable for development should be preserved as open space through conservation easements, clustering, and acquisitions.

The characteristics of Cherry Hill neighborhoods will be:

- That overall density in this area will be approximately one dwelling unit per acre (1:1). However, in any given development, higher densities, up to three units per acre (3:1) are appropriate where site access is gained without significant disturbance, terrain is relatively flat, natural landforms permit development, and where development will not significantly impact views and vistas.
- Limited opportunity for future development.
- Developments within the Fernan Lake Watershed should reflect careful consideration of the impacts of the development on water quality in Fernan Lake.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.
- Incentives will be provided to encourage clustering.

Fernan Hill Comp Plan Map:



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

Land Use: Fernan Hill Bench

Fernan Hill Bench Today:

This area is generally located between French Gulch and Fernan Hill roads and extends east from Interstate 90 approaching the Area of City Impact (ACI) boundary. The area is sparsely developed with single-family dwellings on lots ranging in size from two acres to several hundred acres.

The Fernan Hill Bench consists of gently rolling terrain with adjacent, increasingly steep slopes. Coniferous forest dominates a majority of this area.

Fernan Hill Bench Tomorrow

Future development will require infrastructure and hillside development, and will present tree and open space preservation challenges. The area is generally envisioned to continue to develop as a lower density, single-family area with care taken to preserve the natural vegetation, views, and open space on steeper slopes.

The characteristics of Fernan Hill Bench neighborhoods will be:

- That overall density in this area will be approximately one dwelling unit per five acres (1:5). However, in any given development, higher densities up to three units per acre (3:1) are appropriate where site access is gained without significant disturbance, terrain is relatively flat, natural landforms permit development, and where development will not significantly impact views and vistas.
- As the area grows, parcels not suitable for development should be preserved for open space through conservation easements, clustering, acquisitions, etc.
- Provision of infrastructure to this area will make development difficult because of a significant increase in topographical extremes east of Fernan Hill Estates subdivision.
- Potential traffic issues must be addressed prior to development as “downstream” neighborhoods will be impacted.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.
- Incentives will be provided to encourage clustering.

COMPREHENSIVE PLAN GOALS & OBJECTIVES:

- **Objective 1.02 - Water Quality:**
Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.
- **Objective 1.05 - Vistas:**
Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d’Alene unique.
- **Objective 1.06 - Urban Forests:**
Enforce minimal tree removal, substantial tree replacement, and suppress topping trees for new and existing development.
- **Objective 1.08 - Forests & Natural Habitats:**
Preserve native tree cover and natural vegetative cover as the city’s dominant characteristic.
- **Objective 1.10 - Hillside Protection:**
Protect the natural and topographic character, identity, and aesthetic quality of hillsides.
- **Objective 1.11- Community Design:**
Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

- **Objective 1.12 - Community Design:**
Support the enhancement of existing urbanized areas and discourage sprawl.
- **Objective 1.13 - Open Space:**
Encourage all participants to make open space a priority with every development and annexation.
- **Objective 1.14 - Efficiency:**
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- **Objective 1.15 - Natural Terrain:**
Wherever possible, the natural terrain, drainage, and vegetation should be preserved with superior examples featured within parks and open spaces
- **Objective 1.16 - Connectivity:**
Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.
- **Objective 1.17 - Hazardous Areas:**
Areas susceptible to hazardous conditions (e.g. flooding, landslides, earthquakes, etc.) should be left in a natural state unless impacts are mitigated.
- **Objective 2.02 - Economic & Workforce Development:**
Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.
- **Objective 2.05 - Pedestrian & Bicycle Environment:**
Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances
- **Objective 3.01 - Managed Growth:**
Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population
- **Objective 3.05 - Neighborhoods:**
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- **Objective 3.14 - Recreation:**
Encourage city-sponsored and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities, hiking and biking pathways, open space, passive parks, and water access for people and boats.
- **Objective 3.08 - Housing:**
Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.
- **Objective 3.10 - Affordable & Workforce Housing:**
Support efforts to preserve and provide affordable and workforce housing.
- **Objective 3.16 - Capital Improvements:**
Ensure infrastructure and essential services are available prior to approval for properties seeking development.

- **Objective 3.18 - Transportation:**
Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.
- **Objective 4.02 - City Services:**
Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling and trash collection).
- **Objective 4.06 - Public Participation:**
Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision making process.

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

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

STORMWATER:

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

Assessment:

The stormwater management plan, with swale location, sizing and justifications, is required to be a component of any infrastructure plan submittal for the subject property. All swale upkeep and maintenance will be the responsibility of the homeowners/property owners association for the subdivision. If there is no association, all stormwater maintenance will be the responsibility of the individual lot owners. City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site.

Due to the presence of the French Gulch floodway in a portion of the development, any stormwater containment facility must be designed to eliminate the possibility of captured stormwater mixing with the flows from the creek. Mixing of the separate drainages could result in untreated flows making a direct impact on the lake.

Although is it the developer's prerogative on the design of the stormwater treatment/containment facilities, the preference of the City would be for them to utilize a centralized swale area to facilitate ease of maintenance.

STREETS:

The proposed subdivision is bordered by Pennsylvania Avenue on the north and Sherman Avenue on the south.

Assessment:

The current right-of-way widths and existing constructed streets of both roadways meet City standards.

The subject property is proposing to have one main thoroughfare connecting Pennsylvania Avenue to the existing Lilac Lane, just north of Sherman Avenue, and, one cul-de-sac (+/- 150' deep).

Assessment:

The twenty eight foot (28') proposed interior street meets the newly designated City standard for "urban local street/secondary frontage with parking on one side". The proposed street has a maximum grade of 6.0% which meets City standards and has a meandering design that is intended to reduce vehicle speed. Any points along the roadway that have fire hydrants situated on them will be required to be signed "no parking" in order to maintain the twenty six foot (26') width that is required by the City Fire Department.

The proposed Lilac Lane roadway crosses over the French Gulch waterway through a thirty-six inch (36") culvert, and, a portion of the road will be situated in the floodway as determined by FEMA.

Assessment:

The developer will be required to construct a bridge structure or culvert with an elevation above the 100-year flood elevation, and, capable of passing a 100-year flood event. This structure will require design approval by the City Engineer, and, be capable of safely crossing the heaviest Street Maintenance and Fire Department Vehicles (79,000 lbs). All design calculations will be required to be submitted for approval and construction. Any roadway or portion of roadway, which is located within the floodway zone, will be required to be elevated above the 100-year flood elevation to ensure that inundation does not occur.

The subdivision proposal includes an eight foot (8') multi-use path for bicycles and pedestrians along the westerly side of the roadway.

Assessment:

The minimum recommended width per AASHTO is ten feet (10') for combined use pathways; therefore, the width will be required to meet this recommendation.

The proposed development shows an access road/driveway serving five (5) of the duplex units.

Assessment:

This access road/driveway would be required to meet all of the requirements of the Parking Code and Fire Department access requirements for size, and, lane width's.

The portion of Fernan Hill Road adjoining the three (3) upper lots is under the jurisdiction of the East Side Highway District; therefore, permission in writing would be required from the District that would grant access to the roadway at those designated locations.

-Submitted by Chris Bates, Engineering Project Manager

WATER:

There is sufficient capacity in the public water system to provide domestic, irrigation, and fire flow to the subject property. The property will require the installation of additional water infrastructure in the form of new water mains, fire hydrants, domestic services and irrigation services, including Lilac Ln and Fernan Hill Rd.

Offsite infrastructure improvements will be required to provide adequate fire flow to the proposed subdivision. An existing undersized 4" main in Pennsylvania Ave from 20th St to 23rd St. will be required to be replaced with a minimum 8" main, final size determination will be dependent on ultimate fire flow needed. An

existing 4" and 6" main on Lilac Ln may also need to be replaced if necessary fire flow conditions warrant.

All expenses for improvements will be the responsibility of the developer and any existing water rights associated with this property will be required to be transferred to the City.

-Submitted by Terry Pickel, Assistant Water Superintendent

WASTEWATER:

The Wastewater Utility has no objection to these requests. The proposed development density should have minimal impact to the public wastewater system as determined by the 2013 Wastewater Collection System Master Plan. Any modification that results in increasing the density will require the Applicant to complete a hydraulic capacity analyses to the City's wastewater system.

All public sewer infrastructures must conform to all of the City of Coeur d'Alene Standard Drawings and the Wastewater Utility's Sewer Policies.

Assessment:

The Wastewater Utility shall approve of the placement and the orientation of all public sewer infrastructures. In conformance to Sewer Policy #713, "public sewer infrastructure located in developed streets... shall be installed as close to the centerline as possible to keep the manhole lid out of the travelled lanes."

All private sewer Infrastructures must be owned and maintained by the Lilac Glen Homeowner's Association (HOA), must be located outside of public right-of-way within a common utility easement and must conform to the Idaho State Plumbing Code (2009 Edition).

Assessment:

This project presents site constraints that make public sewer availability prohibitive and nonconforming to current Wastewater Utility Sewer Policies; however, a private sewer system could accommodate this project. Privately owned infrastructures should be located out of the Right-of-way within common utility easements to avoid public/private sewer maintenance complications.

-Submitted by Mike Becker, Utility Project Manager

FIRE:

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

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

-Submitted by Bobby Gonder, Fire Inspector

Evaluation:

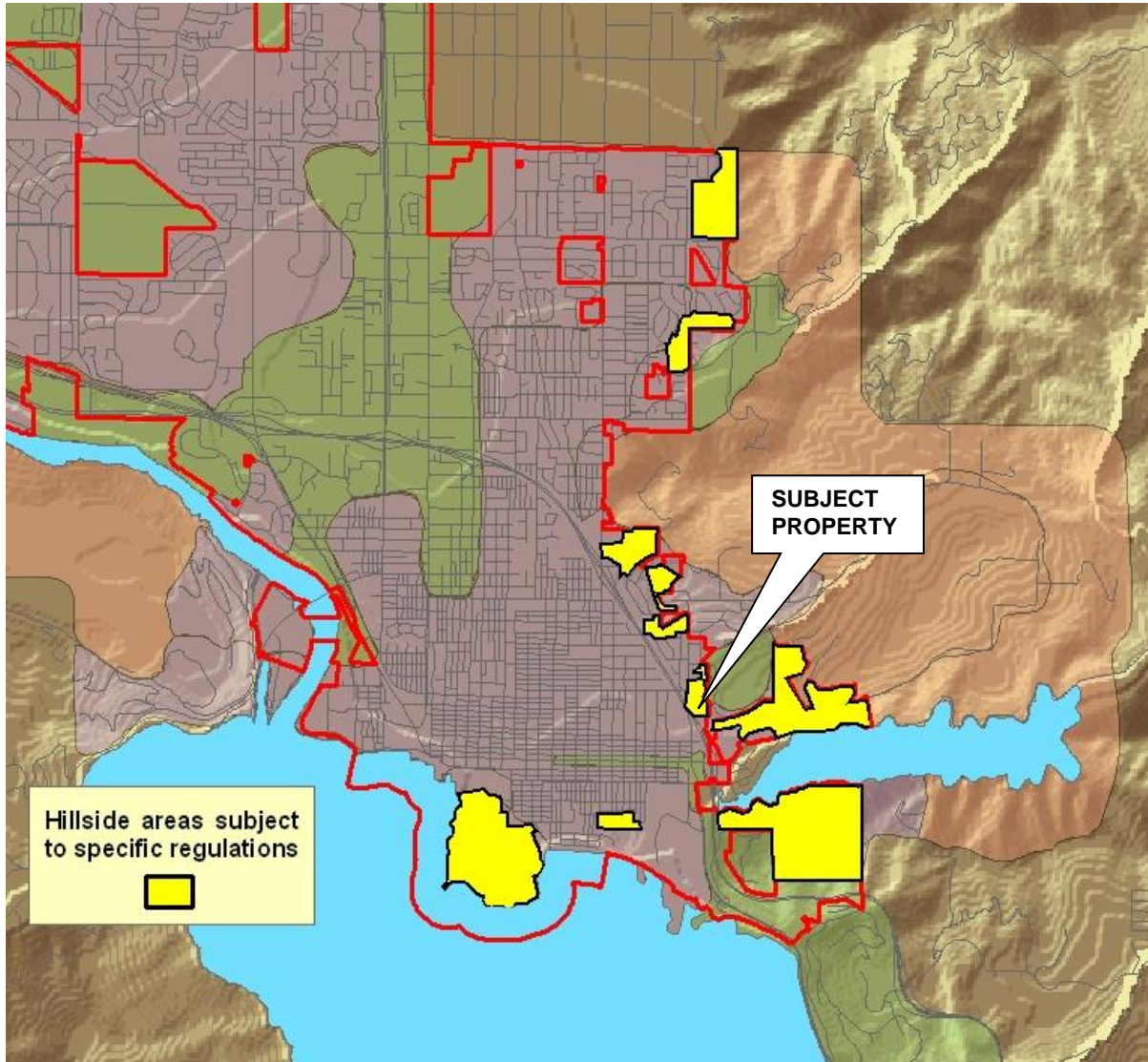
The Planning Commission must determine, based on the information before them, whether or not the public facilities and utilities are adequate for the request.

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

PHYSICAL CHARACTERISTICS:

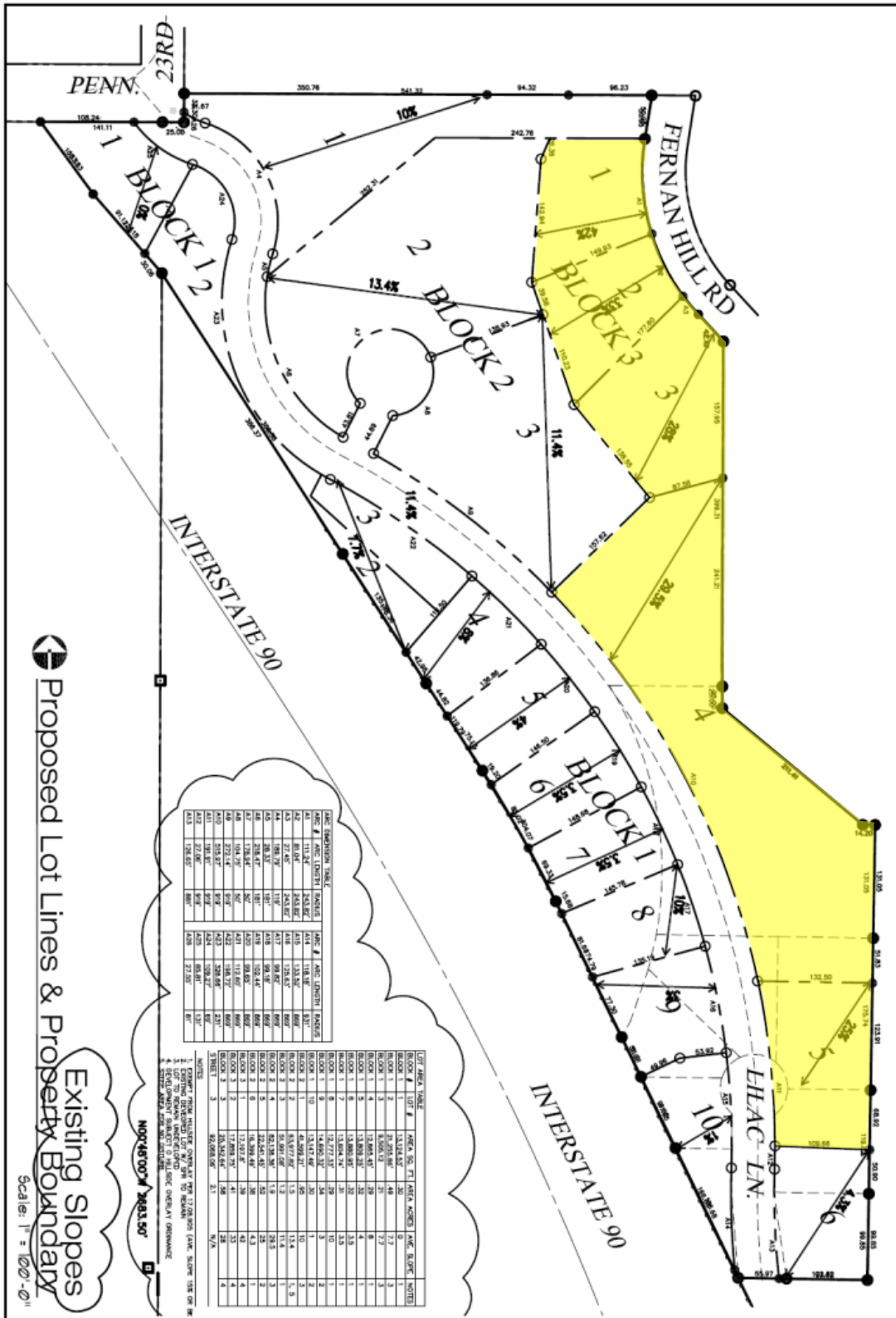
The subject property is within the Hillside Overlay and has a portion of floodway within the northernmost area as seen in the maps below.

Hillside:



Both parts of the subject property (Inside/Outside of the current city limits) are subject to the Hillside code requirements. Lots that are less than 15% slope are considered exempt. In anticipation of annexation/zone change approval, the applicant has provided a site map analyzing the slopes of the proposed lots.

Slope Map (Yellow denotes areas over 15%):



EX1.1R

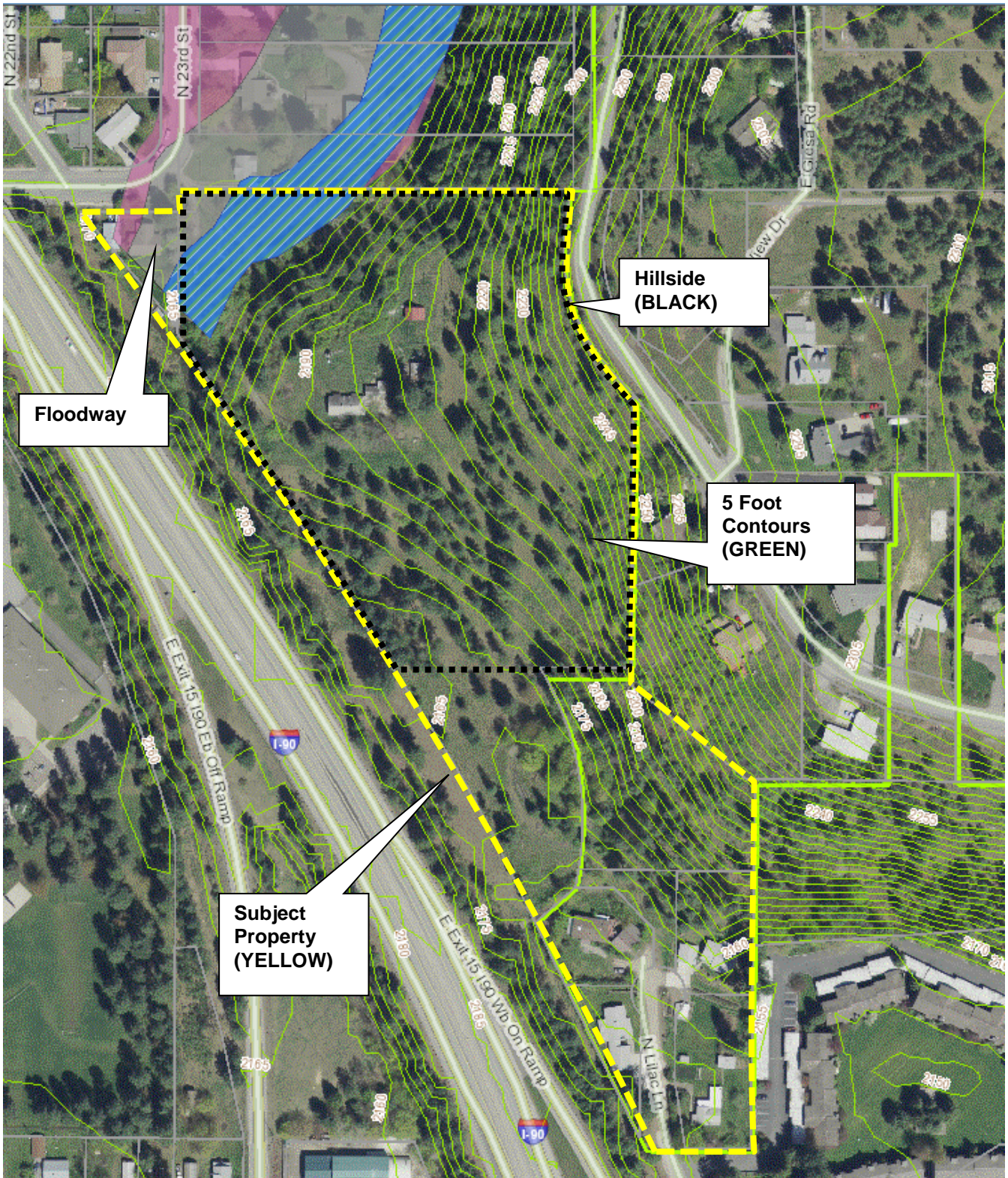
Lilac Glen
Proposed PUD
Coeur d'Alene, Idaho

Richard M. Stauffer
STATE OF IDAHO

MILLERSTAUFFER
ARCHITECTS

601 FRONT AVE. STE. 201 // COEUR D'ALENE, ID 83814 // PH 208+664-1773

Floodway Map:



PHOTOS OF SUBJECT PROPERTY:

Lilac Lane looking North:



From Pennsylvania Avenue looking South w/ French Gulch Creek just beyond gate



French Gulch Creek just beyond gate



Internal area proposed as C-17L (Assisted Living) looking SE



Fernan Hill Rd looking NW into subject property



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

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

TRAFFIC:

The ITE Trip Generation Manual estimates the project may generate approximately 72 total trips per day.

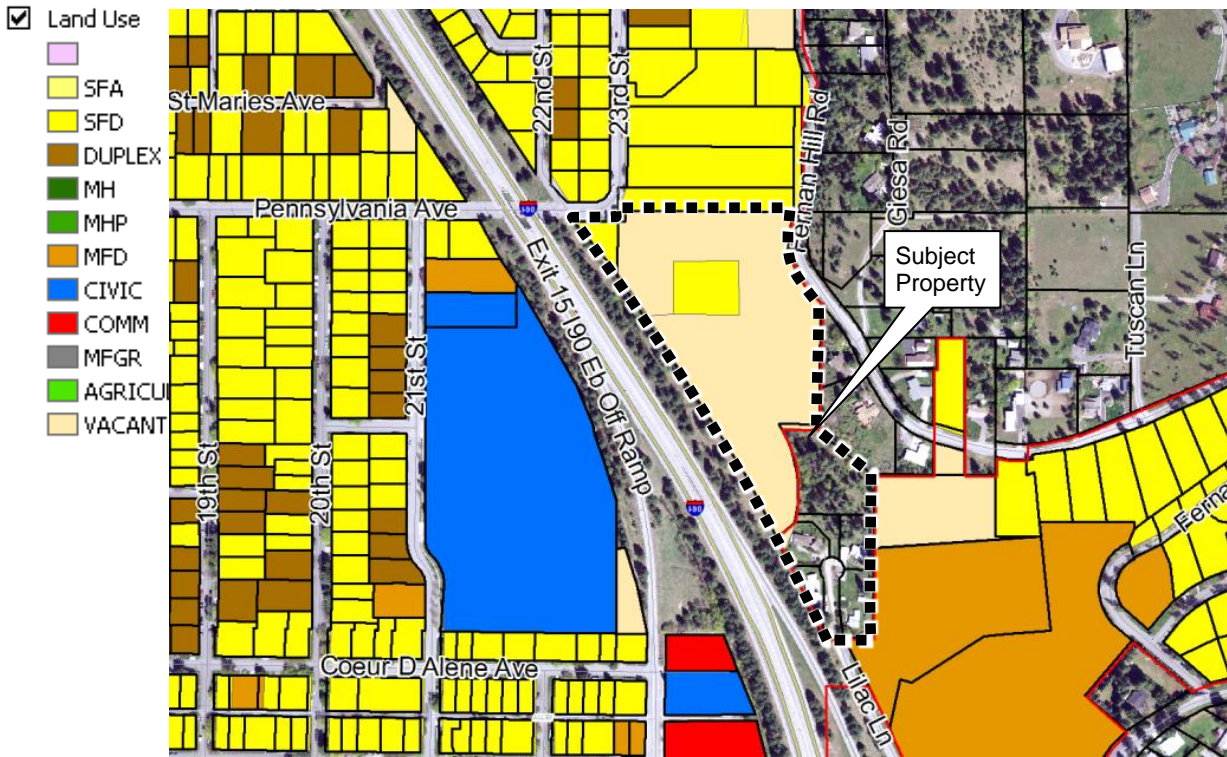
Assessment:

The network of adjacent and connecting streets should allow for a fairly rapid distribution of the additional traffic volume. The proposed Lilac Lane extension provides a direct link to Interstate 90 on the south, and, the connection to Pennsylvania Avenue on the north provides a plethora of local streets that connect to the City's network of north/south, and, east/west collectors.

NEIGHBORHOOD CHARACTER:

See both "Cherry Hill Today" and "Fernan Hill Bench Today" descriptions from the 2007 Comprehensive Plan listed in finding #B8 above. Also see photos of subject properties.

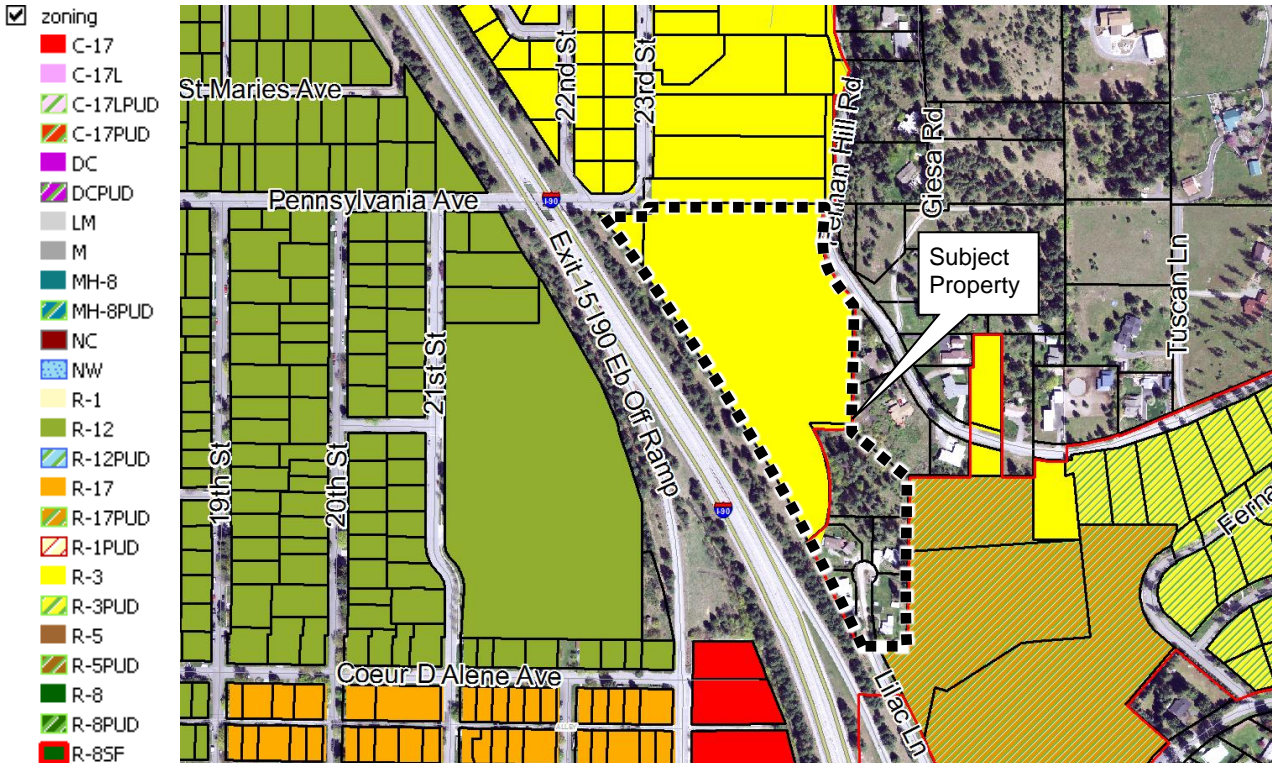
GENERALIZED LAND USE PATTERN:



Existing/adjacent land uses:

- Residential - single-family, multi-family, and vacant land.

EXISTING ZONING:



Proposed Zoning Map:



Provided by applicant (NOTE: Colors are different than current zoning map above)

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

APPLICABLE CODES AND POLICIES:

Utilities:

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. Written permission for access onto Fernan Hill Road from the East Side Highway District shall be obtained prior to recording the final plat.

PROPOSED CONDITIONS:

An annexation agreement will address items for the annexation request. Specific conditions are included with the PUD, Special Use Permit, and Subdivision elements that are in conjunction with this request.

ORDINANCES & STANDARDS USED FOR EVALUATION:

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

ACTION ALTERNATIVES:

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

**PLANNING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER
DATE: JUNE 10, 2014
SUBJECT: S-6-14 – 19 LOT PRELIMINARY PLAT SUDIVISION REQUEST FOR “LILAC GLEN”
PUD-3-14 – “LILAC GLEN PUD” PLANNED UNIT DEVELOPMENT
SP-4-14 – SPECIAL USE PERMIT REQUEST FOR MINIMAL CARE FACILITY
LOCATION: +/- 13.03 ACRE PARCEL BETWEEN PENNSYLVANIA AVENUE,
FERNAN HILL ROAD, LILAC LANE AND INTERSTATE-90

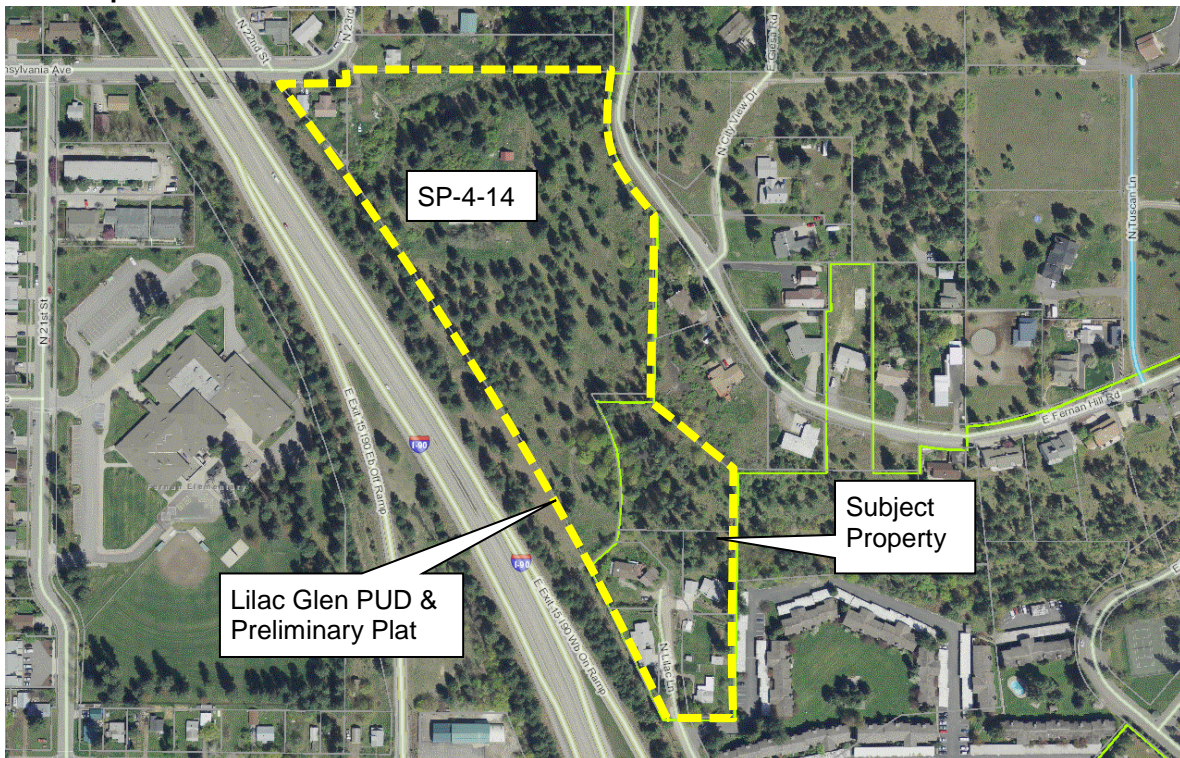
APPLICANT:

Owner: Larry Fluet Revocable Trust
722 N. Frosty Hill Pine Trail
Coeur d’Alene, ID 83814

DECISION POINT:

Larry Fluet Revocable Trust is requesting approval of a 19-lot preliminary plat to be known as “Lilac Glen”, a +/-13.03 acre parcel bounded by I-90, Lake Villa Apartments, E Fernan Hill Rd., and where E. Pennsylvania Ave. meets N. 23rd Street. The applicant also seeks approval of a “Lilac Glen PUD”, comprised of 2 assisted living lots, 7 duplex lots, and 6 single family lots with a new city street and associated city utilities. In addition, a special use permit for Minimal Care, a civic use, was requested to allow for two structures allowing for a combined total of 50 -70 residents. These requests have been filed in conjunction with an annexation and zone change (A-4-14 & ZC-1-14).

Area Map:

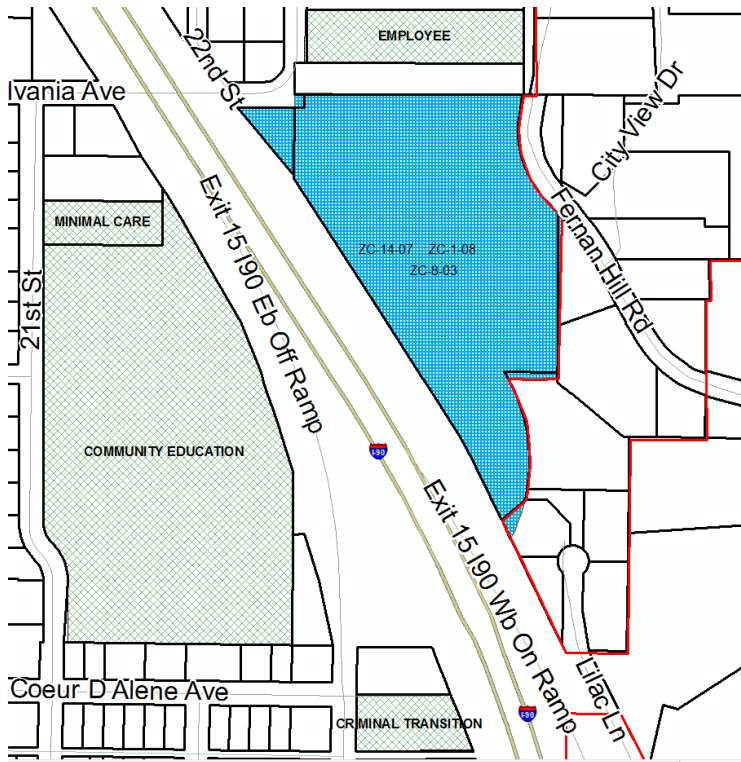


GENERAL INFORMATION:

Because the request involves multiple land use actions (5 total), some of which stop at Planning Commission (unless appealed) and others that continue onto City Council, staff made an effort to write the staff reports in a manner that split the requests into its two respective parts. It became apparent that staff comments should be presented in their entirety for both reports; Annexation/Zone Change and Subdivision/PUD/Special Use Permit which are found below.

BACKGROUND INFORMATION (Prior Land Use Hearings):

- ZC-8-03 From R3 TO R-12 DENIED
- ZC-14-07 From R-3 to R8 WITHDRAWN
- ZC-1-08 From R-3 to R8 WITHDRAWN
- PUD-1-08 "Pennsylvania Highlands" WITHDRAWN



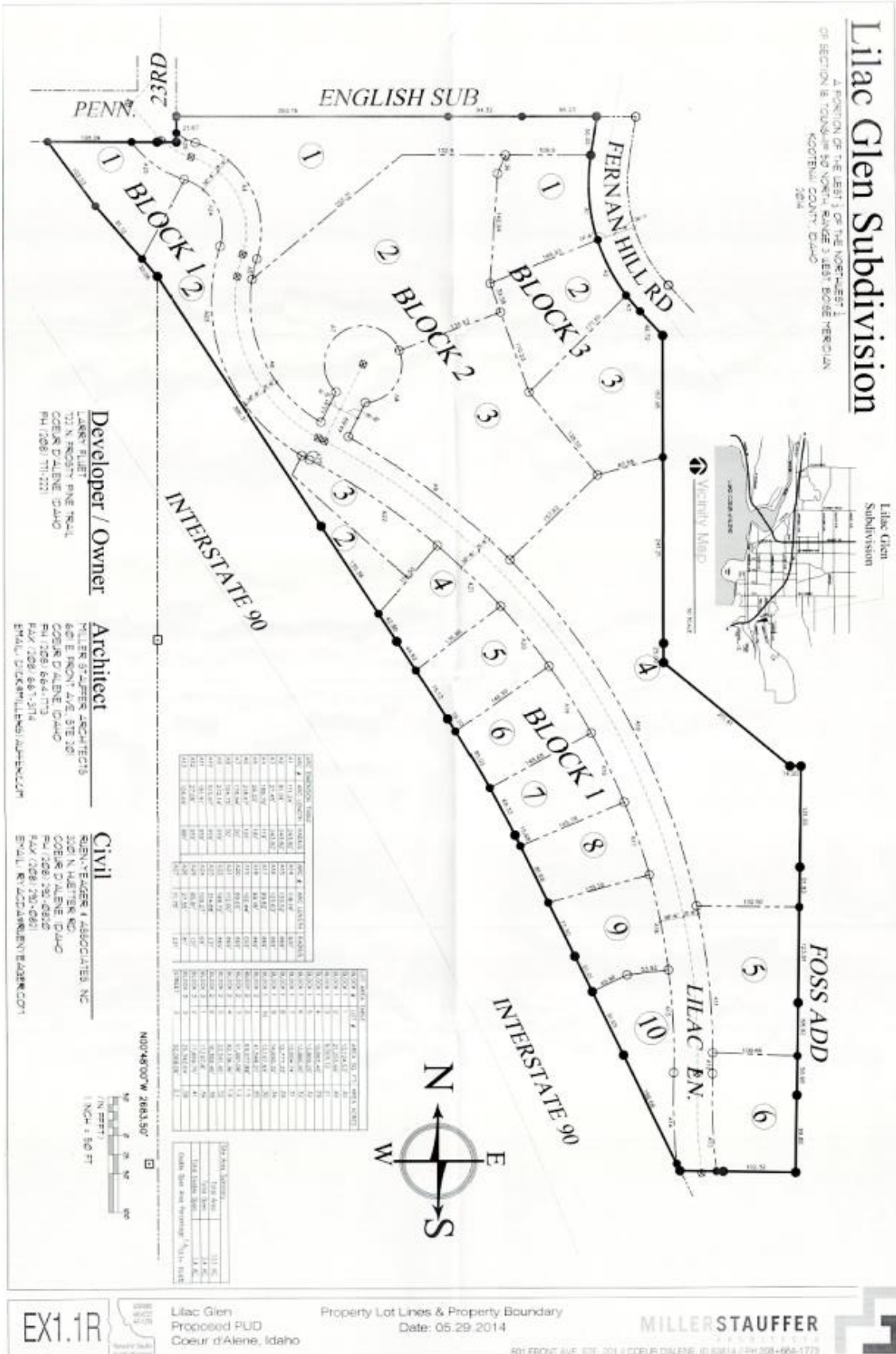
SUBDIVISION: 19 Lot Preliminary Plat known as "Lilac Glen"

REQUIRED FINDINGS (Subdivision):

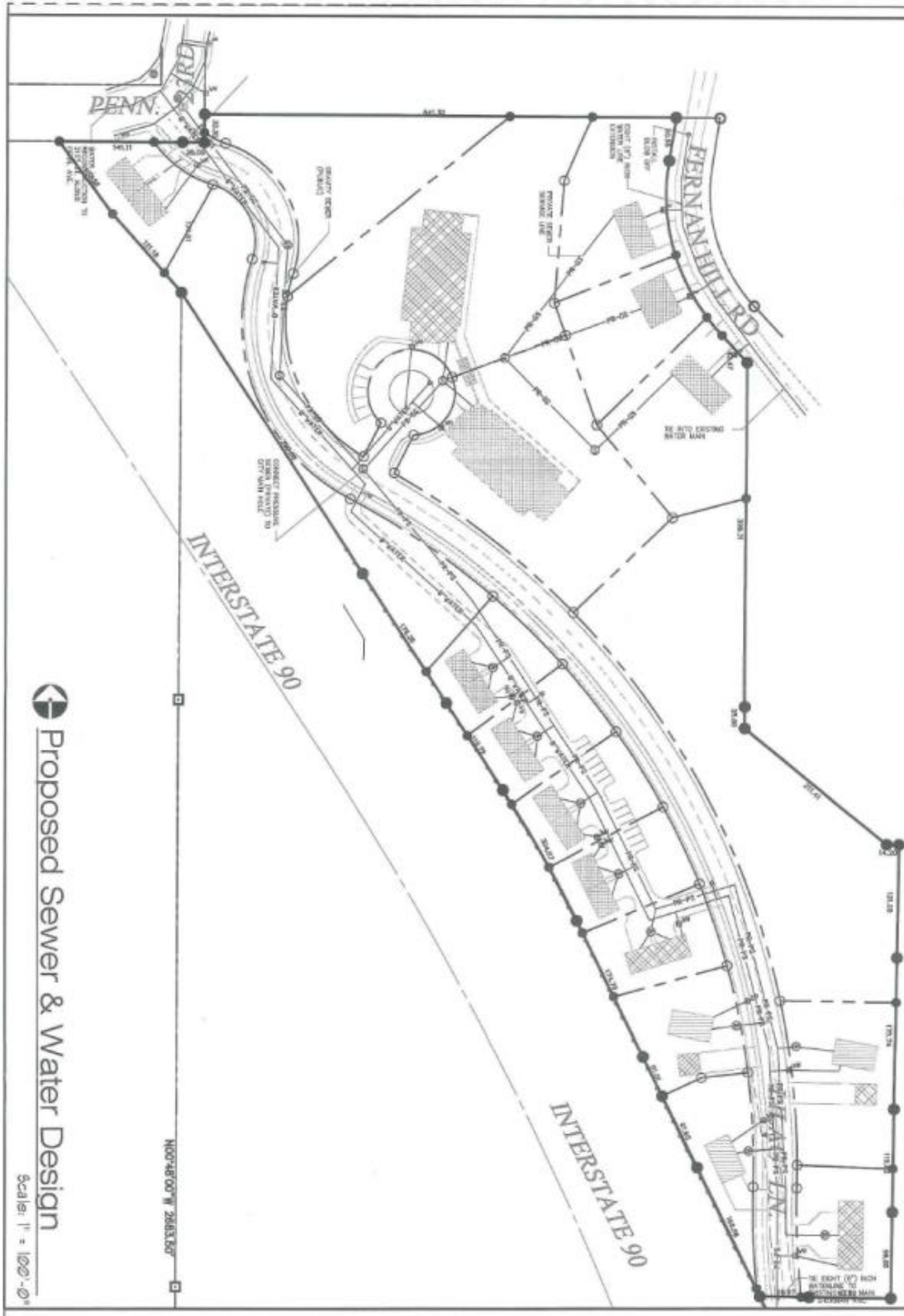
Finding #B8A: That all of the general preliminary plat requirements (have) (have not) been met as attested to by the City Engineer.

1. Per Gordon Dobler, City Engineer, the preliminary plat submitted contains all of the general information required by Section 16.12.020 of the Municipal Code, General Requirements.


2. Proposed "Lilac Glen" Plat:



3. Proposed "Lilac Glen" Utility Improvements:



Proposed Sewer & Water Design
 Scale: 1" = 100'-0"

<p>EX3.0</p>	<p>LEONARD ARCHITECT APR-1376</p>	<p>Lilac Glen Proposed PUD Coeur d'Alene, Idaho</p>	<p>MILLERSTAUFFER ARCHITECTS</p>	
	<p>Richard M. Bluff STATE OF IDAHO</p>	<p>601 FRONT AVE. STE. 201 // COEUR D'ALENE, ID 83814 // PH 208+664-1773</p>		

Finding #B8B:

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.

STORMWATER:

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

Assessment:

The stormwater management plan, with swale location, sizing and justifications, is required to be a component of any infrastructure plan submittal for the subject property. All swale upkeep and maintenance will be the responsibility of the homeowners/property owners association for the subdivision. If there is no association, all stormwater maintenance will be the responsibility of the individual lot owners. City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site.

Due to the presence of the French Gulch floodway in a portion of the development, any stormwater containment facility must be designed to eliminate the possibility of captured stormwater mixing with the flows from the creek. Mixing of the separate drainages could result in untreated flows making a direct impact on the lake.

Although is it the developer's prerogative on the design of the stormwater treatment/containment facilities, the preference of the City would be for them to utilize a centralized swale area to facilitate ease of maintenance.

STREETS:

The proposed subdivision is bordered by Pennsylvania Avenue on the north and Sherman Avenue on the south.

Assessment:

The current right-of-way widths and existing constructed streets of both roadways meet City standards.

The subject property is proposing to have one main thoroughfare connecting Pennsylvania Avenue to the existing Lilac Lane, just north of Sherman Avenue, and, one cul-de-sac (+/- 150' deep).

Assessment:

The twenty eight foot (28') proposed interior street meets the newly designated City standard for "urban local street/secondary frontage with parking on one side". The proposed street has a maximum grade of 6.0% which meets City standards and has a meandering design that is intended to reduce vehicle speed. Any points along the roadway that have fire hydrants situated on them will be required to be signed "no parking" in order to maintain the twenty six foot (26") width that is required by the City Fire Department.

The proposed Lilac Lane roadway crosses over the French Gulch waterway through a thirty-six inch (36") culvert, and, a portion of the road will be situated in the floodway as determined by FEMA.

Assessment:

The developer will be required to construct a bridge structure or culvert with an

elevation above the 100-year flood elevation, and, capable of passing a 100-year flood event. This structure will require design approval by the City Engineer, and, be capable of safely crossing the heaviest Street Maintenance and Fire Department Vehicles (79,000 lbs). All design calculations will be required to be submitted for approval and construction. Any roadway or portion of roadway, which is located within the floodway zone, will be required to be elevated above the 100-year flood elevation to ensure that inundation does not occur.

The proposed development shows an access road/driveway serving five (5) of the duplex units.

Assessment:

This access road/driveway would be required to meet all of the requirements of the Parking Code and Fire Department access requirements for size, and, lane width's.

The portion of Fernan Hill Road adjoining the three (3) upper lots is under the jurisdiction of the East Side Highway District; therefore, permission in writing would be required from the District that would grant access to the roadway at those designated locations.

-Submitted by Chris Bates, Engineering Project Manager

WATER:

There is insufficient capacity in the area public water system to provide adequate domestic, irrigation, and fire flow to the subject property. The property will require the installation of additional water infrastructure in the form of new water mains, fire hydrants, domestic services and irrigation services, including Lilac Ln and Fernan Hill Rd.

Offsite infrastructure improvements will be required to provide adequate fire flow to the proposed subdivision. An existing undersized 4" main in Pennsylvania Ave from 20th St to 23rd St. will be required to be replaced with a minimum 8" main, final size determination will be dependent on ultimate fire flow needed. An existing 4" and 6" main on Lilac Ln may also need to be replaced if necessary fire flow conditions warrant.

All expenses for improvements will be the responsibility of the developer and any existing water rights associated with this property will be required to be transferred to the City.

-Submitted by Terry Pickel, Assistant Water Superintendent

WASTEWATER:

The Wastewater Utility has no objection to these requests. The proposed development density should have minimal impact to the public wastewater system as determined by the 2013 Wastewater Collection System Master Plan. Any modification that results in increasing the density will require the Applicant to complete a hydraulic capacity analyses to the City's wastewater system.

All public sewer infrastructures must conform to all of the City of Coeur d'Alene Standard Drawings and the Wastewater Utility's Sewer Policies.

Assessment:

The Wastewater Utility shall approve of the placement and the orientation of all public sewer infrastructures. In conformance to Sewer Policy #713, "public sewer infrastructure located in developed streets... shall be installed as close to the centerline as possible to keep the manhole lid out of the travelled lanes."

All private sewer Infrastructures must be owned and maintained by the Lilac Glen Homeowner's Association (HOA), must be located outside of public right-of-way within a common utility easement and must conform to the Idaho State Plumbing Code (2009 Edition).

Assessment:

This project presents site constraints that make public sewer availability prohibitive and nonconforming to current Wastewater Utility Sewer Policies; however, a private sewer system could accommodate this project. Privately owned infrastructures should be located out of the Right-of-way within common utility easements to avoid public/private sewer maintenance complications.

-Submitted by Mike Becker, Utility Project Manager

FIRE:

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

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

-Submitted by Bobby Gonder, Fire Inspector

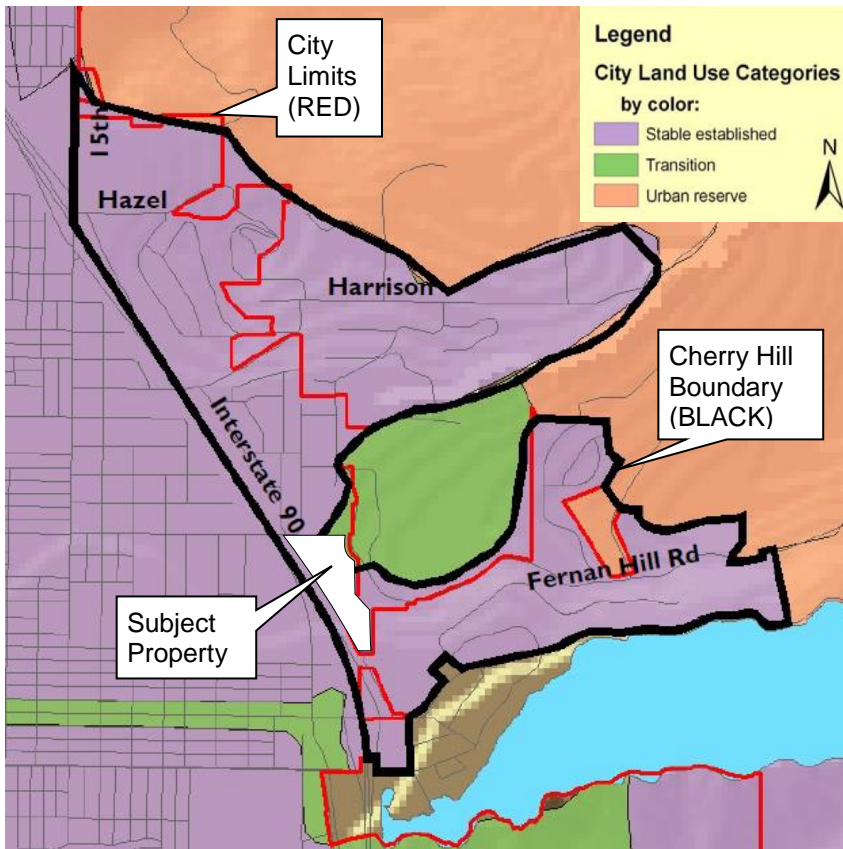
Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the public facilities and utilities are adequate for the request.*

Finding #B8C: **That this proposal (is) (is not) in conformance with the Comprehensive Plan.**

2007 COMPREHENSIVE PLAN: LAND USE CATEGORIES:

- The subject property is partially within the existing city limits.
- The City Comprehensive Plan Map designates this area as:
Cherry Hill - Stable Established & Fernan Hill Bench - Transition:

Cherry Hill Comp Plan Map:



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

Cherry Hill Today:

This area is actually comprised of two hillsides, Cherry/Stanley Hill and Fernan Hill, as well as surrounding lands with less challenging slopes. Deer, elk, and bear frequent the area. These characteristics provide a very pleasant environment, but combined with clay soils, can provide development challenges.

The majority of this area is already inside city boundaries with the exception of the eastern part of the Cherry/Stanley Hill area.

Development in this area is typically single-family with densities ranging between one and three units per acre (1-3:1). Sewer is provided to all areas within city limits, but developments in unincorporated areas use septic tanks. Coeur d'Alene's Sewer Master Plan (www.cdaid.org) shows that sewer service can be provided to this area in the future.

Water is provided to most of the developed area by the city's water system, which was acquired by the city from the Idaho Water Company in the 1970s. A unique aspect of the water system in the Cherry/Stanley Hill area that has a major impact on the development of the area is that, although this area is served by the city water system, generally, new water hookups are not allowed unless the property is within city boundaries. The Coeur d'Alene Water Master Plan (www.cdaid.org) indicates that this area can be served with water, with the exception of those areas above elevation contour 2,240 feet (the maximum water service elevation for the city).

Cherry Hill Tomorrow

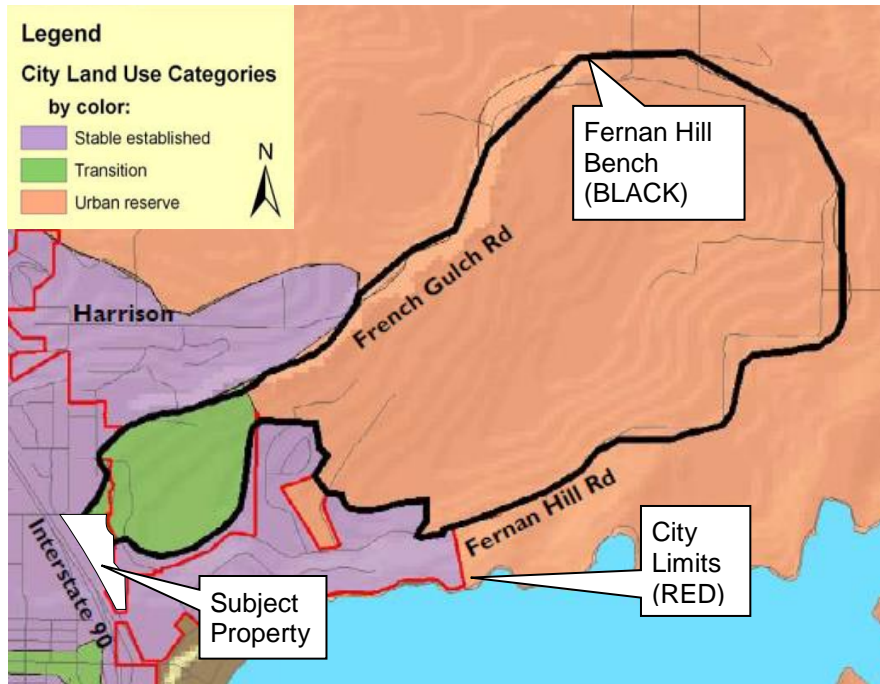
This area will continue to develop as a lower density single-family residential area with care taken to preserve natural vegetation, views, and open space on steeper slopes. Future development will present challenges in preserving open space and tree cover, and providing necessary infrastructure in the context of hillside development. As this area continues to develop, parcels

not suitable for development should be preserved as open space through conservation easements, clustering, and acquisitions.

The characteristics of Cherry Hill neighborhoods will be:

- That overall density in this area will be approximately one dwelling unit per acre (1:1). However, in any given development, higher densities, up to three units per acre (3:1) are appropriate where site access is gained without significant disturbance, terrain is relatively flat, natural landforms permit development, and where development will not significantly impact views and vistas.
- Limited opportunity for future development.
- Developments within the Fernan Lake Watershed should reflect careful consideration of the impacts of the development on water quality in Fernan Lake.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.
- Incentives will be provided to encourage clustering.

Fernan Hill Comp Plan Map:



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

Land Use: Fernan Hill Bench

Fernan Hill Bench Today:

This area is generally located between French Gulch and Fernan Hill roads and extends east from Interstate 90 approaching the Area of City Impact (ACI) boundary. The area is sparsely developed with single-family dwellings on lots ranging in size from two acres to several hundred acres.

The Fernan Hill Bench consists of gently rolling terrain with adjacent, increasingly steep slopes. Coniferous forest dominates a majority of this area.

Fernan Hill Bench Tomorrow

Future development will require infrastructure and hillside development, and will present tree and open space preservation challenges. The area is generally envisioned to continue to develop as a lower density, single-family area with care taken to preserve the natural vegetation, views, and open space on steeper slopes.

The characteristics of Fernan Hill Bench neighborhoods will be:

- That overall density in this area will be approximately one dwelling unit per five acres (1:5). However, in any given development, higher densities up to three units per acre (3:1) are appropriate where site access is gained without significant disturbance, terrain is relatively flat, natural landforms permit development, and where development will not significantly impact views and vistas.
- As the area grows, parcels not suitable for development should be preserved for open space through conservation easements, clustering, acquisitions, etc.
- Provision of infrastructure to this area will make development difficult because of a significant increase in topographical extremes east of Fernan Hill Estates subdivision.
- Potential traffic issues must be addressed prior to development as “downstream” neighborhoods will be impacted.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.
- Incentives will be provided to encourage clustering.

COMPREHENSIVE PLAN GOALS & OBJECTIVES:

- **Objective 1.02 - Water Quality:**
Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.
- **Objective 1.05 - Vistas:**
Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d’Alene unique.
- **Objective 1.06 - Urban Forests:**
Enforce minimal tree removal, substantial tree replacement, and suppress topping trees for new and existing development.
- **Objective 1.08 - Forests & Natural Habitats:**
Preserve native tree cover and natural vegetative cover as the city's dominant characteristic.
- **Objective 1.10 - Hillside Protection:**
Protect the natural and topographic character, identity, and aesthetic quality of hillsides.
- **Objective 1.11- Community Design:**
Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.
- **Objective 1.12 - Community Design:**
Support the enhancement of existing urbanized areas and discourage sprawl.
- **Objective 1.13 - Open Space:**
Encourage all participants to make open space a priority with every development and annexation.
- **Objective 1.14 - Efficiency:**
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

- **Objective 1.15 - Natural Terrain:**
Wherever possible, the natural terrain, drainage, and vegetation should be preserved with superior examples featured within parks and open spaces.
- **Objective 1.16 - Connectivity:**
Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.
- **Objective 1.17 - Hazardous Areas:**
Areas susceptible to hazardous conditions (e.g. flooding, landslides, earthquakes, etc.) should be left in a natural state unless impacts are mitigated.
- **Objective 2.02 - Economic & Workforce Development:**
Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.
- **Objective 2.05 - Pedestrian & Bicycle Environment:**
Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances
- **Objective 3.01 - Managed Growth:**
Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.
- **Objective 3.05 - Neighborhoods:**
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- **Objective 3.14 - Recreation:**
Encourage city-sponsored and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities, hiking and biking pathways, open space, passive parks, and water access for people and boats.
- **Objective 3.08 - Housing:**
Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.
- **Objective 3.10 - Affordable & Workforce Housing:**
Support efforts to preserve and provide affordable and workforce housing.
- **Objective 3.16 - Capital Improvements:**
Ensure infrastructure and essential services are available prior to approval for properties seeking development.
- **Objective 3.18 - Transportation:**
Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.
- **Objective 4.02 - City Services:**
Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling and trash collection).

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

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

Finding #B8D: **That the public interest (will) (will not) be served.**

Please refer to the Comprehensive Goals & Policies listed in Finding #B8C.

Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the public interest will be served.*

Finding #B8E: **That all of the required engineering elements of the preliminary plat (have) (have not) been met, as attested to by the City Engineer.**

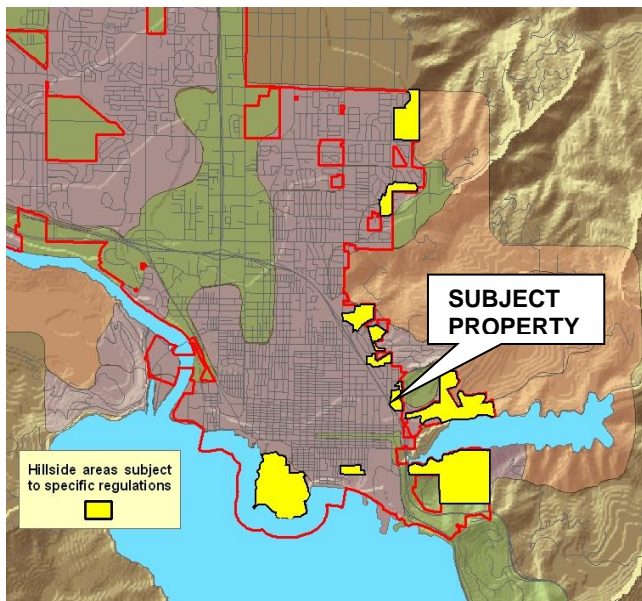
A preliminary plat and utility design was submitted indicating that all subdivision code design standards and improvement requirements have been met by the City Engineer.

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

Finding #B8F: **That the lots proposed in the preliminary plat (do) (do not) meet the requirements of the applicable zoning district.**

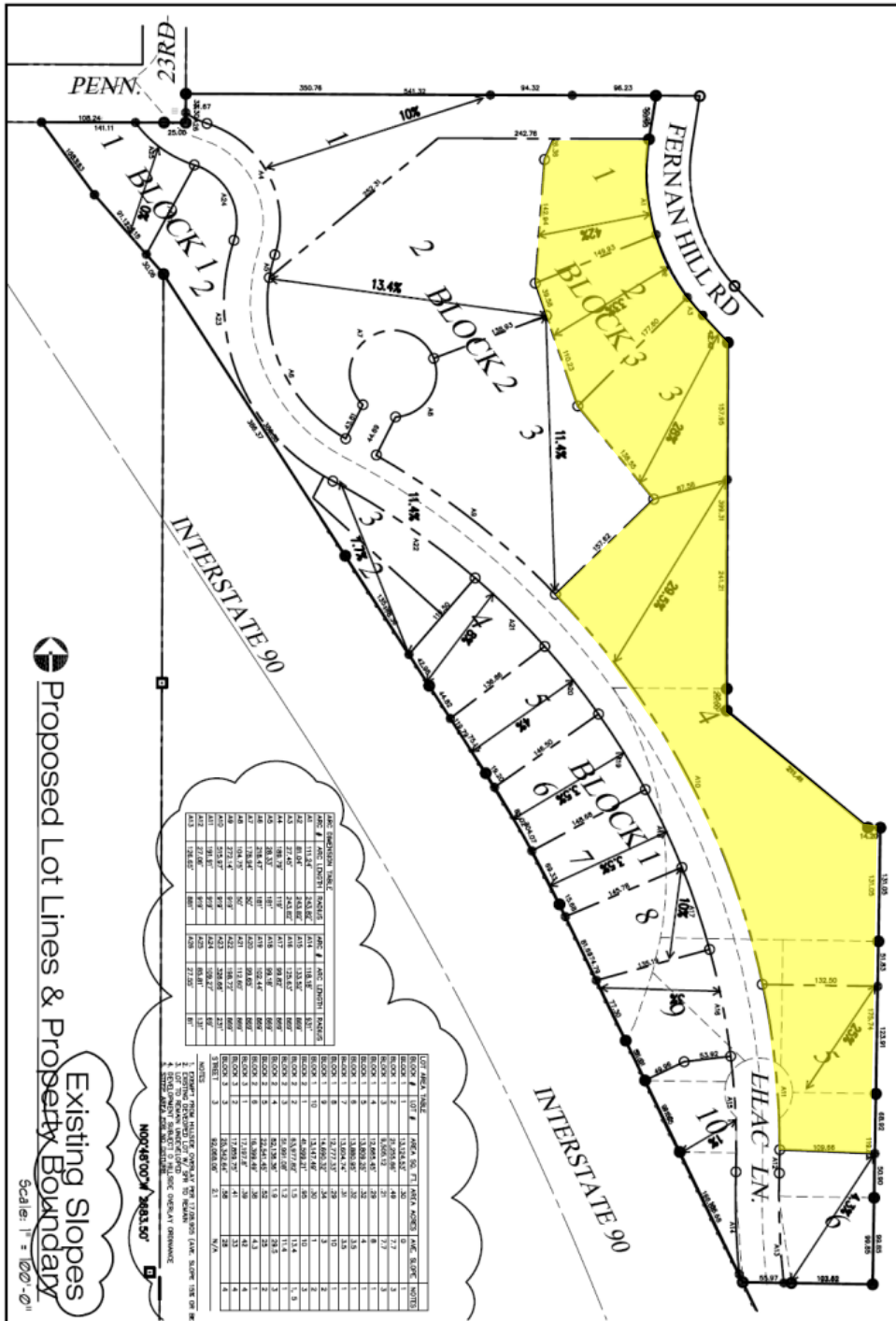
Frontages and minimum lot sizes proposed meet current code. The subject property is within the Hillside Overlay and has a portion of floodway within the northernmost area as seen in the maps below.

Hillside:



Both parts of the subject property (Inside/Outside of the current city limits) will be subject to the Hillside code requirements if the requests are approved. Lots that are less than 15% slope are considered exempt. In anticipation of subdivision/PUD approval, the applicant has provided a site map analyzing the slopes of the proposed lots.

Slope Map (Yellow denotes areas over 15%):



EX1.1R

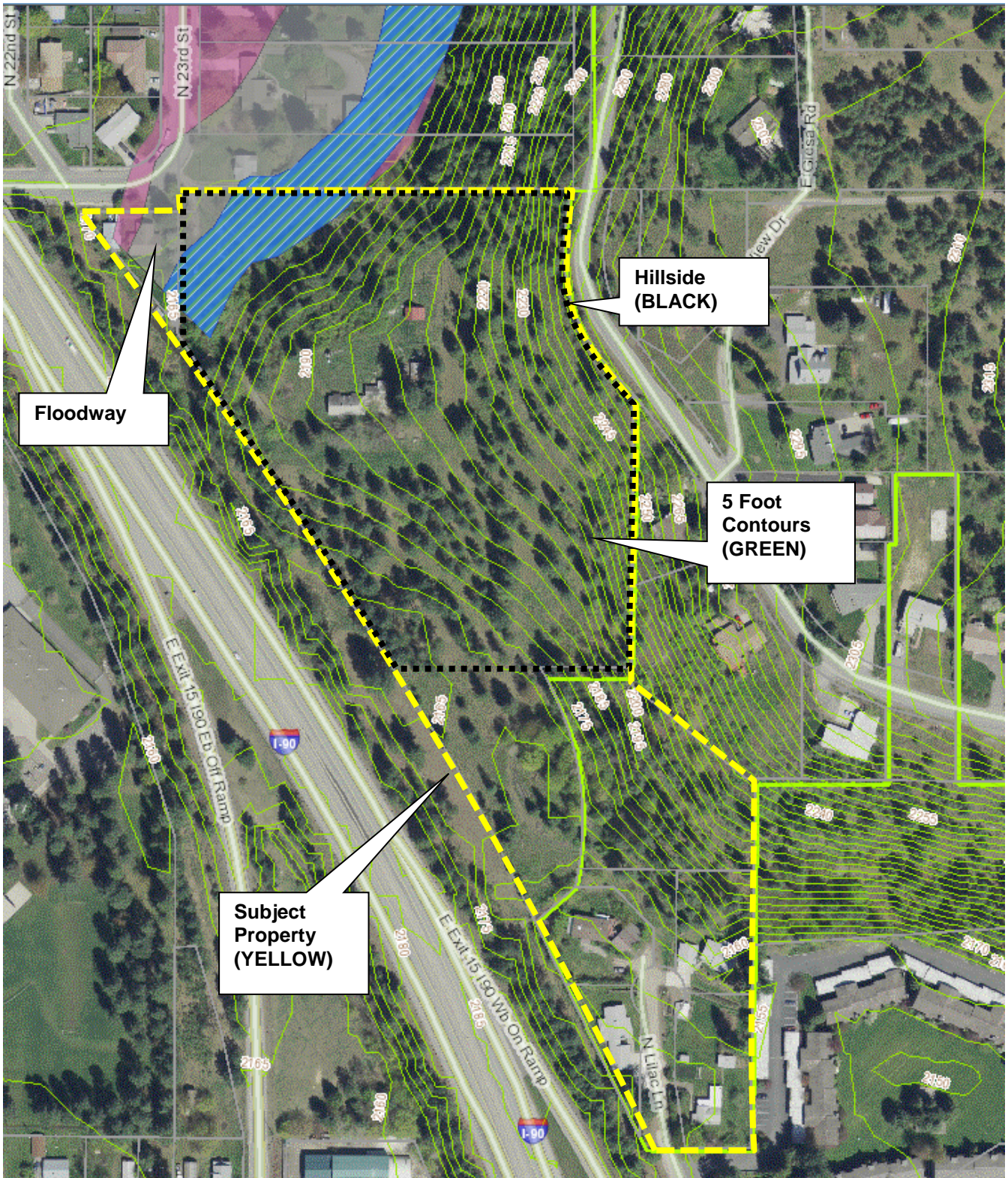
Licensed Architect
Richard M. Stauffer
STATE OF IDAHO

Lilac Glen
Proposed PUD
Coeur d'Alene, Idaho

MILLERSTAUFFER
ARCHITECTS

601 FRONT AVE. STE. 201 // COEUR D'ALENE, ID 83814 // PH 208+664-1773

Floodway Map:



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

Finding #B9: **That the proposal (would) (would not) adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character, and existing land uses.**

TRAFFIC:

The ITE Trip Generation Manual estimates the project may generate approximately 72 total trips per day.

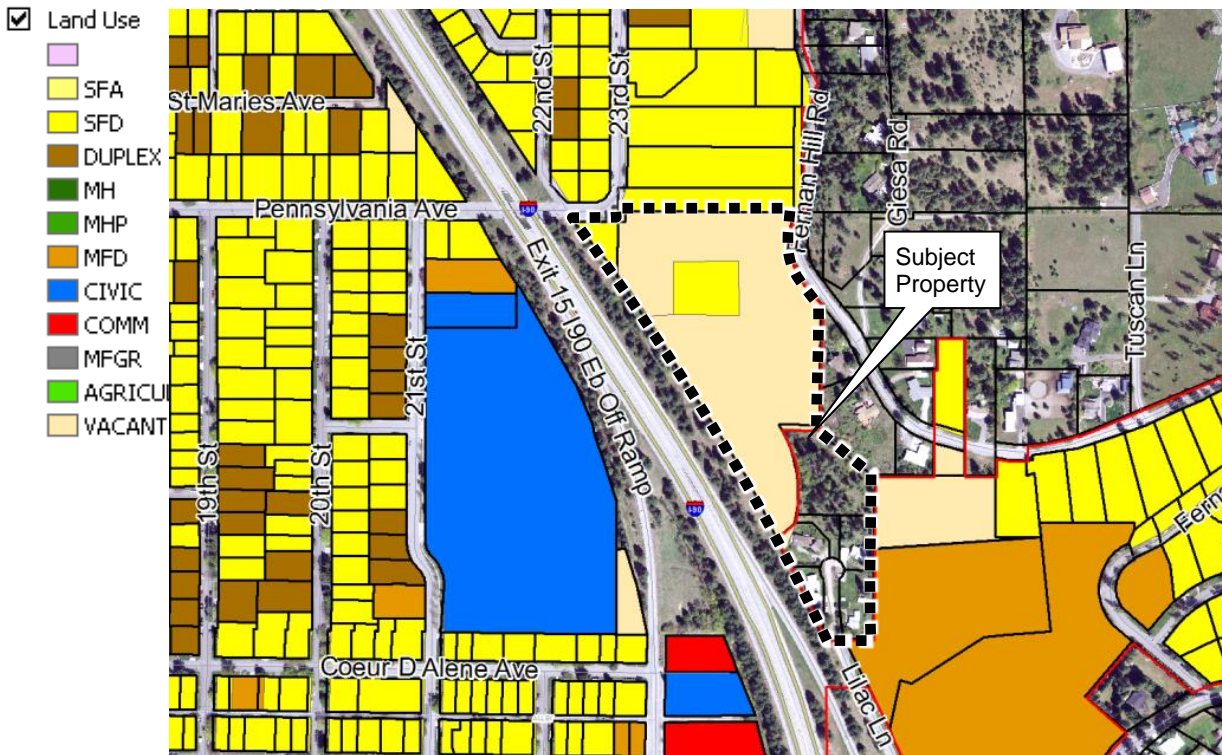
Assessment:

The network of adjacent and connecting streets should allow for a fairly rapid distribution of the additional traffic volume. The proposed Lilac Lane extension provides a direct link to Interstate 90 on the south, and, the connection to Pennsylvania Avenue on the north provides a plethora of local streets that connect to the City's network of north/south, and, east/west collectors.

NEIGHBORHOOD CHARACTER:

See both "Cherry Hill Today" and "Fernan Hill Bench Today" descriptions from the 2007 Comprehensive Plan listed in finding #B8 above. Also see photos below of the subject property.

GENERALIZED LAND USE PATTERN:

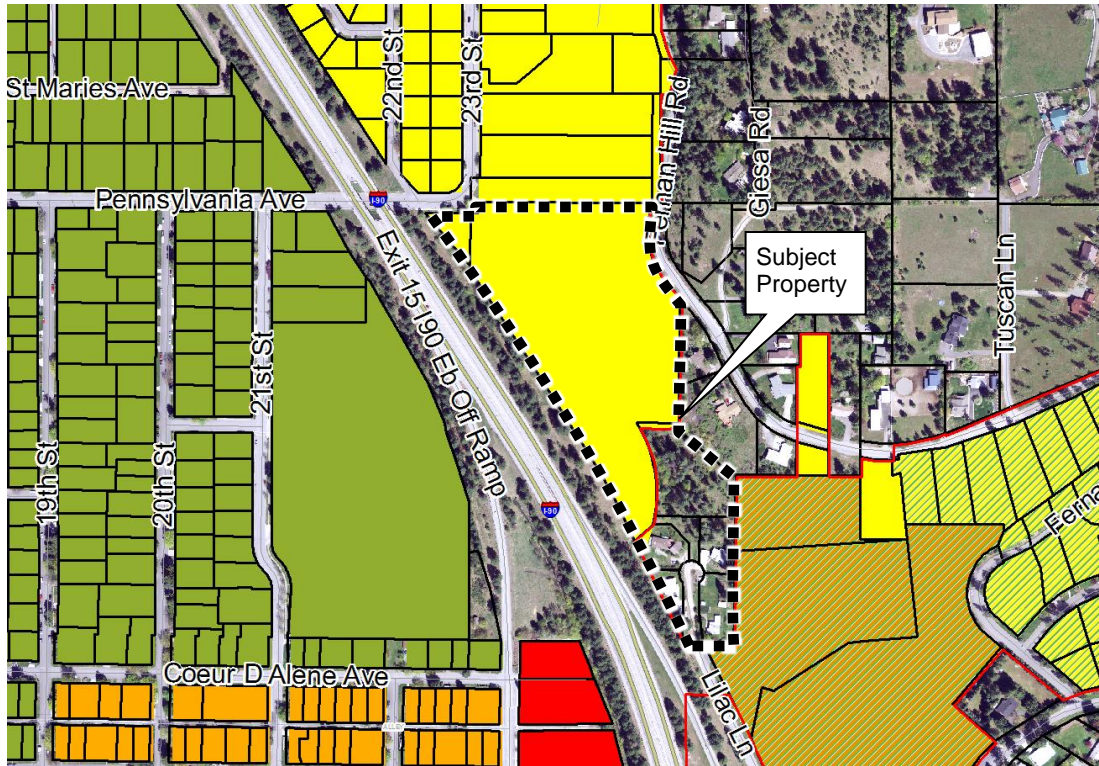


Existing/adjacent land uses:

- Residential: Single-family, multi-family, and vacant land.

EXISTING ZONING:

- zoning
- C-17
- C-17L
- C-17LPUD
- C-17PUD
- DC
- DCPUD
- LM
- M
- MH-8
- MH-8PUD
- NC
- NW
- R-1
- R-12
- R-12PUD
- R-17
- R-17PUD
- R-1PUD
- R-3
- R-3PUD
- R-5
- R-5PUD
- R-8
- R-8PUD
- R-8SF



PHOTOS OF SUBJECT PROPERTY:

Lilac Lane looking North:



From Pennsylvania Avenue looking South w/ French Gulch Creek just beyond gate:



French Gulch Creek just beyond gate:



Internal area proposed as R-17PUD (Assisted Living) looking SE:



Fernan Hill Rd looking NW into subject property:



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

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

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

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

The chief benefits of this PUD for the applicant are:

- A residential and civic development on a public street consisting of single-family, duplex, and 2 minimal care facilities.
- Density of approximately 2 units per acre for residential units (Exclusive of minimal care). Area measures
- Up to 70 residents within the two proposed minimal care structures (2.8 acres).
- A development with 1.4 acres of private usable open space including a private picnic area, trail, and asphalt path.
- An additional 1.9 acres of open space and natural hillside areas.
- A development providing workforce housing to the community.

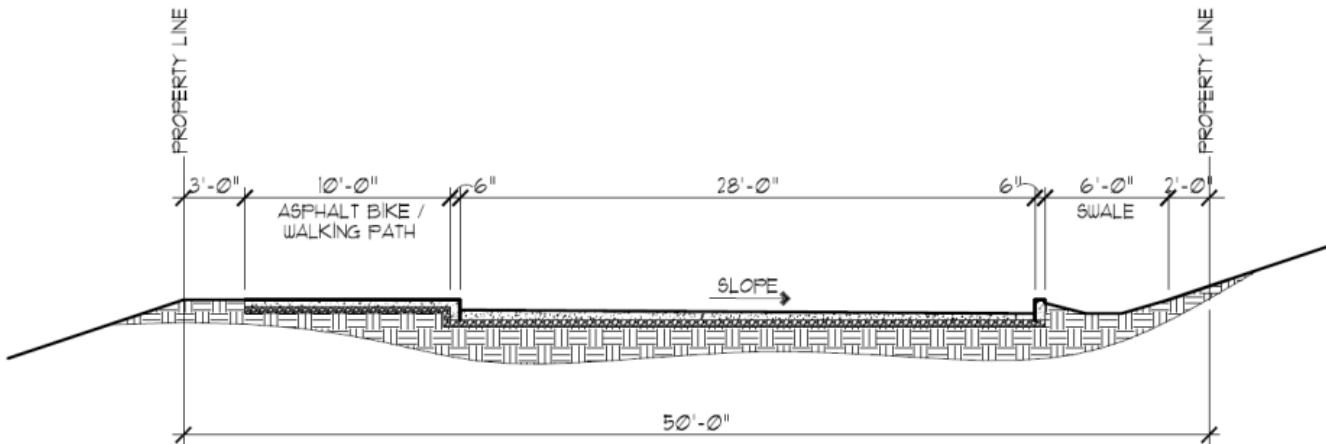
The Commission must decide if this request meets the intent of the PUD regulations and in so doing may wish to consider that certain benefits accrue to the city and the public by virtue of a planned unit development:

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

Requested Deviations through PUD:

1. **Public street:** To allow for a 50' right-of-way (ROW) including a 28' width curb-to-curb with a 10' asphalt walking path on one side. On-street parking proposed on the east side only.

Typical Street Section Layout:



1 TYPICAL STREET SECTION

2. **Setbacks:** Three requests for reductions to required setbacks were made for the Lilac Glen PUD.
- a. The first request will allow the minimal care facility structures located on the proposed cul-de-sac to be constructed by using a five foot (5') front yard setback, a deviation from 17.05.325:

17.05.325: NONRESIDENTIAL SITE PERFORMANCE STANDARDS; MINIMUM YARD:

Minimum yard requirements for nonresidential activities in an R-17 district shall be as follows:

- A. Front: The front yard requirement shall be twenty feet (20').
- b. The second request for setback standard deviation involves the single-family lots proposed along Fernan Hill Rd. The applicant requests that the approved standards for the Fernan Hill PUD be allowed for this request. They are:
- Seven foot (7') front yard setback for principal dwellings
 - Ten foot (10') side yards
 - Zero foot (0') setback for garages at a twenty-four degree angle (24°) to accommodate parking on the hillside.

The request is a deviation from 17.05.080 A.1 & 2 and 17.06.460:

17.05.080: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

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

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

17.06.460: MINIMUM SETBACK FOR GARAGES OR CARPORTS:

Garages or carports that are directly accessed to the street shall be set back twenty feet (20') from the property line or public sidewalk located on the lot, whichever provides the greater setback.

3. **Height:** The applicant is requesting that the height allowed in R-17 for multi-family dwellings (Minimal care structures) be increased from forty-five feet (45) to fifty feet (50'). This is a deviation from 17.05.290, maximum height (Measured from average finish grade).

17.05.290: SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT:

Maximum height requirements in an R-17 district shall be as follows:

Multiple-family structure in buildable area for principle facilities:

45 feet

From the applicant's narrative:

Allow roof form to extend up to 50'. The PUD proposed calls for 2 story structures over parking. A flat roofed structure will fit easily under the 45' limit for R-17. Desirable architecture may require additional room. This increase would have negligible effect on views.

4. **Buffer yard:** Remove the requirement for a buffer yard between the proposed minimal care facility (Civic use) and the remaining residentially zoned property on-site. This is a deviation from 17.06.830 B.1.

17.06.830: BUFFER YARD REGULATIONS:

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

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

From the applicant's narrative:

Most of the adjacent R-3 is designated open space per PUD application and the remaining adjacency is separated vertically (+/-50') by the hillside.

5. **Wastewater:** Allow for a private line from the minimal care facility use to block 3 as shown on the preliminary plat. Generally, the city will require the wastewater main line to be placed in a public ROW. In this case, due to the nature of the site, the city is comfortable with the proposal by the applicant, with the condition that the proposed line is privately owned and maintained. See staff comments located in the Subdivision findings #B8B- Wastewater and wastewater conditions.

6. **Hillside:** Allow an exemption to the hillside ordinance for lot 5, block 2. This is a deviation from 17.08 Article IX “Hillside Overlay Zone”

From the applicant's narrative:

There is an existing residence on this lot that already has created a flat building pad, which has been in place for 50 years.

REQUIRED FINDINGS (Planned Unit Development - PUD):

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

See Comprehensive Plan information which can be found in finding #B8C; (Subdivision), above.

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.**

See finding #B9; (Subdivision), above. Also see finding #B9; (Subdivision) photos of site for context of site. Adjacent uses are residential and the site abuts Interstate-90.

Portions of text from the applicant's narrative related to the finding:

Over time, the city has developed around this parcel for a variety of reasons which include:

1. Proximity to the freeway. (Noise)
2. Topography & soils challenges in extending sewer & water into the parcel
3. Access & development blocked by previous ownerships
4. French Gulch drainage (wetlands) requires significant developer planning & expenditure for vehicular & utility extensions.

The heavily treed parcel features elevation changes of approximately 120' and serves as the primary drainage corridor for the French Gulch Basin.

The 19 lot subdivision would also include 3 single family hillside lots on the upper portions of the parcel, which would face & have access to Fernan Hill Road.

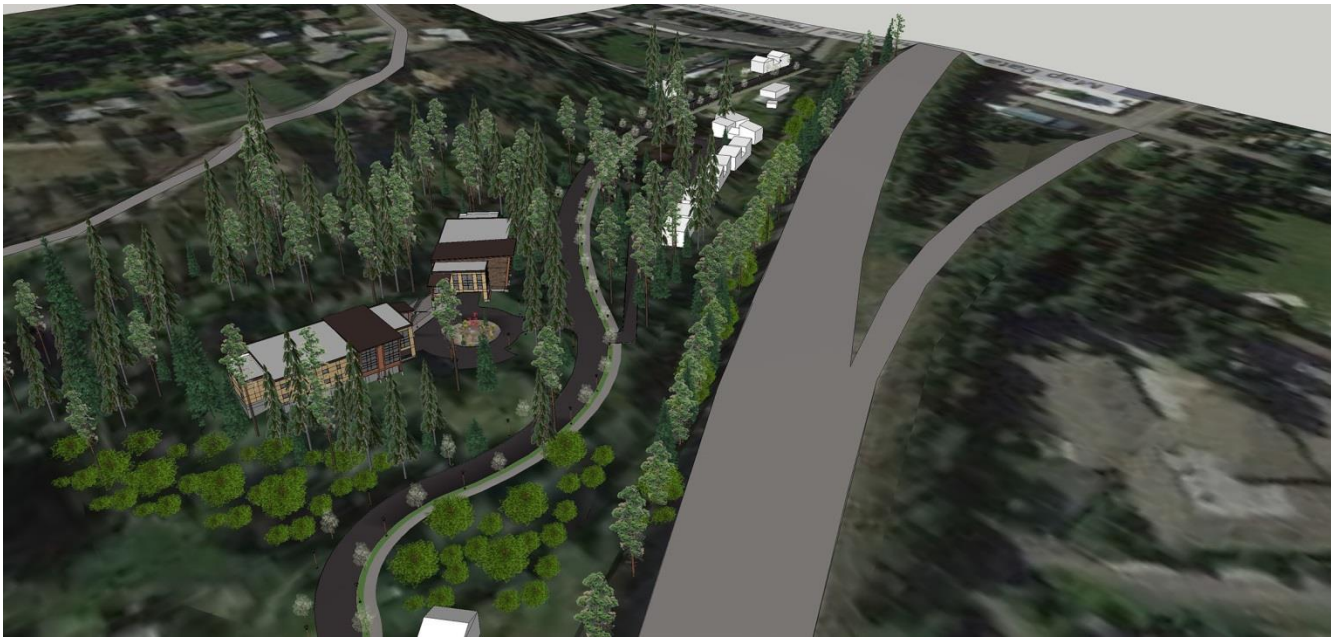
3 additional lots totaling 3.3 acres are designated as forested open space. The assisted living structures would contain between 25 & 35 beds ea. & would house 80% of the required parking within the structures.

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. 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.**

See finding #B8F; (Subdivision) Hillside and Floodway information. Also see finding #B9; (Subdivision) photos of site for context, found above.

SketchUp rendition of site:



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. 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.*

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

See staff comments which can be found in finding #B8B; (Subdivision), above.

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.

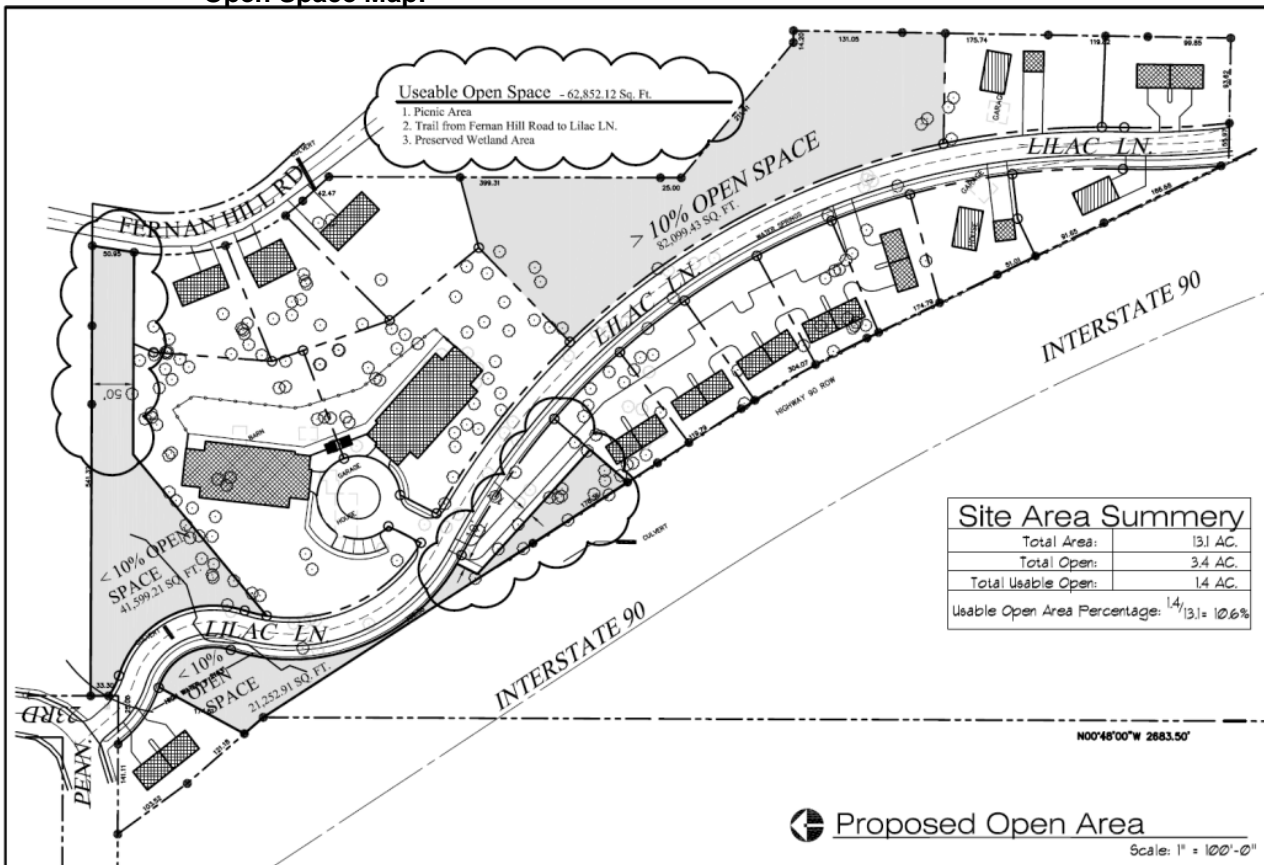
The information in the following open space map, provided by the applicant, calls out the following calculations of open space:

Usable Open Space - 62,852 square feet (1.4 acres) or 11% of the site, described as a picnic area, a trail from Fernan Hill Rd. to Lilac Ln., and a preserved wetland area.

In addition to the usable open space, there are areas to remain in a natural state, which consist of steeper wooded slopes and the floodway (minus culvert disturbance area). These areas measure approximately 82,099 square feet (1.9 acres).

The sum total area of open space (in general) is 3.3 acres.

Open Space Map:



MILLERSTAUFFER
 ARCHITECTS
 501 FRONT AVE. STE. 207 // COEUR D'ALENE, ID 83814 // PH: 208-864-1773
 Liliac Glen
 Proposed PUD
 Coeur d'Alene, Idaho
 EX2.0R

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

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

There was no request made for changes to off-street parking through the PUD. Single-family homes and duplexes would require two (2) paved stalls per unit. The minimal care facility (Special Use Permit request to follow) would be determined by the number of residents at one (1) parking stall for six (6) beds. The breakdown is as follow:

7 duplex lots (14 units)	= 28 parking stalls
6 single family homes	= 12 parking stalls
50-70 beds (Minimal care)	= <u>8 to 12 parking stalls</u>
Total of 48 to 52 parking stalls site wide as proposed	

Text concerning parking from the applicant's narrative related to the finding:

The assisted (minimal care) living structures would contain between 25 & 35 beds each and would house 80% of the required parking within the structures. Developed area (buildings, streets, driveways, & parking) would cover less than 4 acres (30%) of the 13 acres.

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

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

From the applicant's narrative:

The development concept requires a non-intensive involvement by the property owners association. Tasks proposed to be undertaken by the association include:

1. Landscape maintenance
 - A. Forest maintenance
 - B. Decorative gateways (signage)
2. Private Sewer maintenance

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.*

SPECIAL USE PERMIT: Allow for a minimal care use in the proposed R-17 zone as requested by the applicant where Planning Commission determines the number of residents allowed for the facility. The applicant is requesting a maximum of 70 residents.

Per code 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:

E. Hospital/healthcare: Activities typically performed by the following institutions:

4. Handicapped or minimal care facility providing twenty four (24) hour care, group dining and supervision for nine (9) or more residents who are:

b. Capable of taking care of themselves in independent living units, but who prefer personal supervision. The maximum number of residents shall be set by special use permit where required.

BACKGROUND INFORMATION:

There have been a total of ten requests for minimal care facilities in the city starting in 1990 through 2012. Of the ten requests, one was denied. Of the nine approved minimal care facilities, residents' levels were from 36 to 112.

ITEM	APPLICANT	ACTIVITY	ADDRESS	APPROVED
SP-4-12	GLAUSER	MINIMAL CARE	ST. MICHELLE (TBD)	Y
SP-4-10	TANNER	MINIMAL CARE	2212 W PRAIRIE	Y
SP-2-09	CHRIS ACARREGUI	MINIMAL CARE	2212 W PRAIRIE AVE	Y
SP-5-05	GRABENSTEIN	MINIMAL CARE	1205 LINCOLN	Y
SP-10-03	CDA HOMES	MINIMAL CARE	704 WALNUT AV	Y
SP-8-02	BRADBURY	MINIMAL CARE	921 DAVIDSON	N
SP-4-02	ZAHARIE	MINIMAL CARE	840 DALTON AV	Y
SP-5-01	CEDAR BUILDERS	MINIMAL CARE	3015 N 4TH ST	Y
SP-13-97	BEEHIVE HOMES	MINIMAL CARE	632 21ST ST	Y
SP-10-90	MORRIS	MINIMAL CARE	800 CRAWFORD AV	Y

SketchUp elevation of Minimal Care Facilities:



REQUIRED FINDINGS (Special Use Permit):

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

See Comprehensive Plan information which can be found in finding #B8C; (Subdivision), above.

Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the proposal is in conformance with the comprehensive plan.*

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

See finding #B9; (Subdivision), above. Also see finding #B9; (Subdivision) photos of site for context of site and #B8B (PUD) for applicant's narrative. Adjacent uses are residential and the site abuts Interstate-90.

Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the proposal is in conformance with the comprehensive plan.*

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.**

See staff comments which can be found in finding #B8B; (Subdivision), above

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.*

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. Written permission for access onto Fernan Hill Road from the East Side Highway District shall be obtained prior to recording the final plat.

PROPOSED CONDITIONS:

Planning:

1. Set the maximum number of residents for minimal care use (**Planning Commission to decide**).
2. The creation of a homeowners association will be required to ensure the perpetual maintenance of the subject property.

Engineering:

3. The developer will be required to construct a bridge structure or culvert with an elevation above the 100-year flood elevation, capable of passing a 100-year flood event, and, be capable of safely crossing the heaviest Street Maintenance and Fire Department Vehicles (79,000 lbs.).
4. The portion of Fernan Hill Road adjoining the three (3) upper lots is under the jurisdiction of the East Side Highway District; therefore, permission in writing will be required from the District that would grant access to the roadway at those designated locations.
5. The common access road/driveway would be required to meet all of the requirements of the Parking Code and Fire Department access requirements for size, and, lane widths.
6. The stormwater containment facility must be designed to eliminate the possibility of captured stormwater mixing with the flows from the creek.
7. The proposed combined use pathway minimum width is ten feet (10').

Water:

8. Offsite infrastructure improvements will be required to provide adequate fire flow to the proposed subdivision. An existing undersized 4" main in Pennsylvania Ave. from 20th St to 23rd St. will be required to be replaced with up to a 12" main, final size determination will be dependent on ultimate fire flow needed.
9. An existing 4" and 6" main on Lilac Ln may also need to be replaced with up to a 12" main if necessary fire flow conditions warrant flow in excess of 1500 GPM.

Wastewater:

10. All public sewer infrastructures must conform to all of the City of Coeur d'Alene Standard Drawings and the Wastewater Utility's Sewer Policies.

11. All private sewer Infrastructures must be owned and maintained by the Lilac Glen Homeowner's Association (HOA), must be located outside of public right-of-way within a common utility easement and must conform to the Idaho State Plumbing Code (2009 Edition).

ORDINANCES & STANDARDS USED FOR EVALUATION:

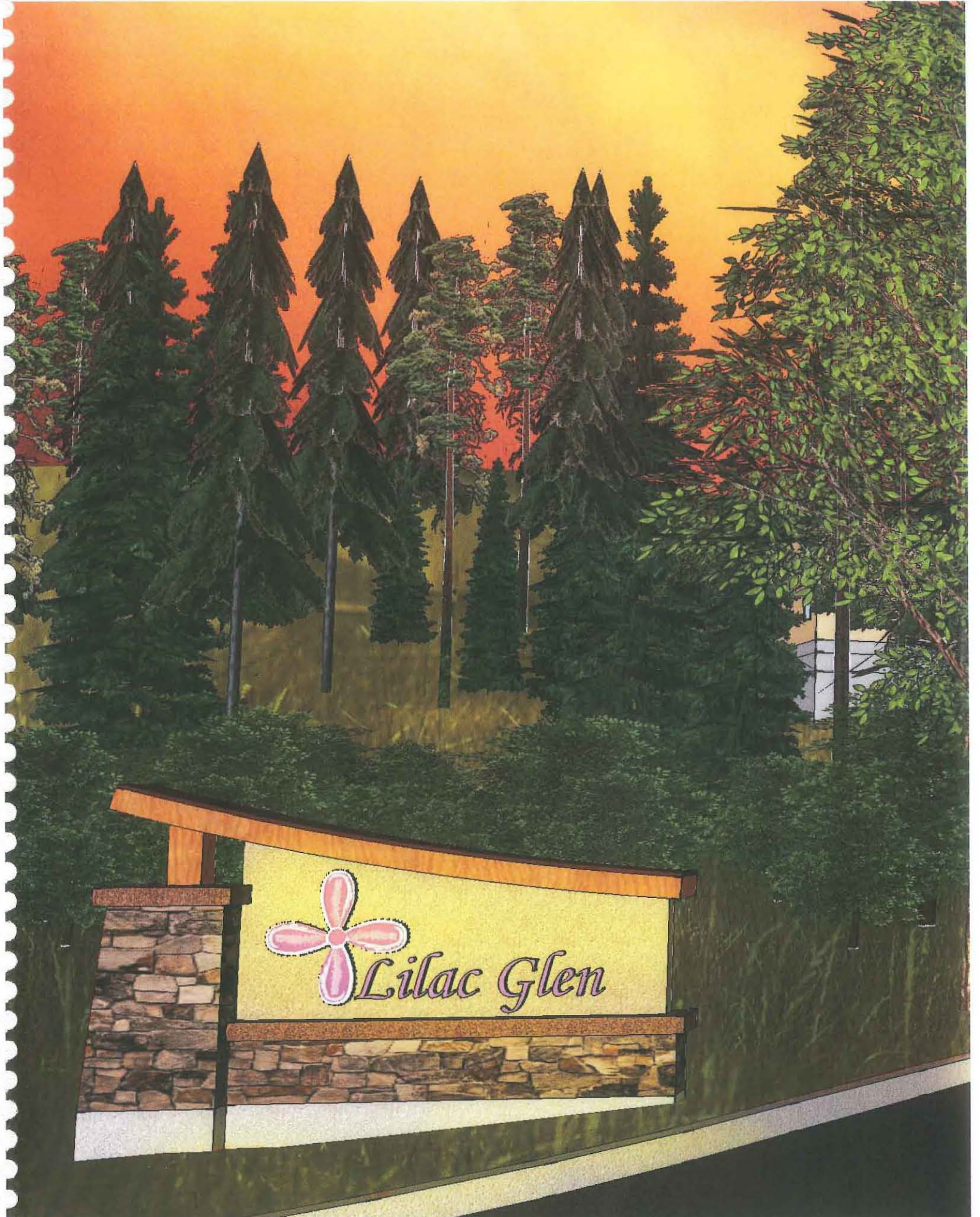
2007 Comprehensive Plan
Transportation Plan
Municipal Code
Idaho Code
Wastewater Treatment Facility Plan
Water and Sewer Service Policies
Urban Forestry Standards
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices
2010 Coeur d'Alene Trails Master Plan

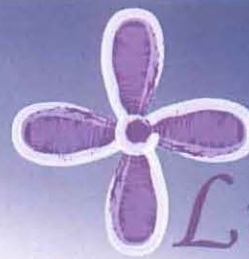
ACTION ALTERNATIVES:

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



**APPLICANT'S
NARRATIVE**





Lilac Glen

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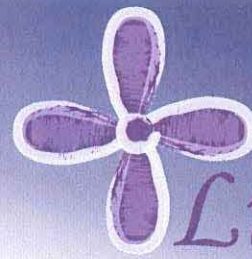
I	Interim Planning Director Letter
II	Mayor and City Council Letter
III	Contact Information
IV	Legal Descriptions
V	Vicinity Map
VI	Project Narrative
VII	Existing City Boundary
VII	Proposed Annexation
IX	Existing Zoning
X	Comprehensive Plan Zoning
XI	Proposed Zoning & Subdivision

EXHIBITS

- EX 1.0 - Existing Lot Lines & Property Boundary
- EX 1.1 - Proposed Lot Lines & Property Boundary
- EX 2.0 - Proposed Road Layout & Proposed Structure Locations
- EX 3.0 - Proposed Sewer & Water Design



MILLERSTAUFFER
ARCHITECTS



Lilac Glen

March 31, 2014

Warren Wilson
Interim Planning Director
City of Coeur d'Alene, Id 83814

Re. Lilac Glen
Annexation
Subdivision
Zone Change
P.U.D.

Warren,

Attached is our check and 10 copies of completed application submittal for a proposed multiple development actions regarding Lilac Glen. We have attempted to provide through application that will not only respond to all requirements, as well as, the often asked questions.

Please advise if additional information is required.

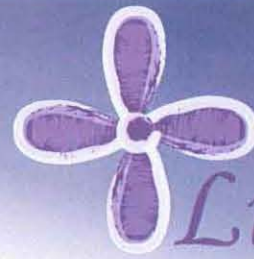
Professionally,

Richard M. Stauffer
Miller Stauffer Architects

CC: Larry Fluet



MILLERSTAUFFER
ARCHITECTS



Lilac Glen

Mayor & City Council
City Hall
710 Mullan Avenue
Coeur d'Alene, ID 83814

Re: Lilac Glen – request for annexation

Honorable Mayor & Council,

Larry Fluet Revocable Trust is proposing to develop a 13 acre parcel between I-90 and Lake Villa on the east side of the City. 2.1 acres of the 13 acre parcel is in the County, but is adjacent to the City limits on three of the four sides. The project proposes to develop two assisted living lots, 7 duplex lots and 6 single family lots with a new City Street and associated city utilities. The applicant wishes to annex the 2.1 acre parcel into the City to consolidate the project site and facilitate this development.

Your consideration of this is appreciated.

Professionally,

Richard Stauffer
Miller Stauffer Architects

CC: Larry Fluet



MILLERSTAUFFER
ARCHITECTS



MILLER STAUFFER
ARCHITECTS

601 FRONT AVE. STE. 201 // COEUR D'ALENE, ID 83814 // PH 208-664-1773

Proposed Annexation
4-1-14

Lilac Glen
proposed Annexation
Coeur d'Alene, Idaho

LICENCED
REGISTERED
ARCHITECT
A-4-1276
Richard M. Stauffer
STATE OF IDAHO

EX4.0

ANNEXATION MAP

REFERENCES

- (R1) PLAT OF FOSS ADDITION RECORDED AT BOOK D OF PLATS, PAGE 99
- (R2) RECORD OF SURVEY BY PLS #5078 RECORDED AT BOOK 15, PAGE 181

ARC #	ARC LENGTH	RADIUS
A1	300.10'	408.31'
A2	172.84'	1433.20'
A3	145.87'	1086.70'
A4	219.71'	243.93'

TOWNSHIP RANGE SECTION
TOWNSHIP 50
RANGE 03W
SECTION 18SE

3.51 ACRES
152,896 SQ. FT.

9.52 ACRES
414,691.2 SQ. FT.

Lilac Glen Annexation Legal Description

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, CONSISTING OF TAX-ASSESSOR PARCEL 590D3W-18-420 AND FOSS ADDITION AS RECORDED AT BOOK D, PAGE 99, RECORDS OF KOOTENAI COUNTY (LESS ROAD AND HIGHWAY RIGHTS-OF-WAY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 18, FROM WHICH THE SOUTH QUARTER OF SAID SECTION 18 BEARS S00°48'00"E, A DISTANCE OF 2083.50 FEET AS SHOWN ON THAT RECORD OF SURVEY RECORDED AT BOOK 27, PAGE 140, RECORDS OF KOOTENAI COUNTY;

THENCE S00°48'00"E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, A DISTANCE OF 33.30 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE;

THENCE CONTINUING S00°48'00"E ALONG SAID WEST LINE, A DISTANCE OF 174.61 FEET TO THE NORTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 90;

THENCE S33°50'18"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 564.74 FEET TO A 5/8-INCH REBAR WITH PLASTIC CAP MARKED "PLS 12463" AT THE INTERSECTION OF SAID RIGHT-OF-WAY AND A LINE MIDWAY BETWEEN THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE SOUTH LINE OF FOSS ADDITION;

THENCE N89°53'13"E ALONG SAID MID-LINE, A DISTANCE OF 211.86 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUING N89°53'13"E ALONG SAID LINE, A DISTANCE OF 131.00 FEET TO A 5/8-INCH REBAR WITH PLASTIC CAP MARKED "PLS 12463" ON THE WEST LINE OF PARCELS DESCRIBED IN INSTRUMENT NO. 2319025;

THENCE S00°51'05"E ALONG SAID WEST LINE, A DISTANCE OF 25.00 FEET TO A 5/8-INCH REBAR WITH PLASTIC CAP MARKED "PLS 12463";

THENCE S31°19'49"E, A DISTANCE OF 210.52 FEET TO A 5/8-INCH REBAR WITH PLASTIC CAP MARKED "PLS 12463" ON THE SOUTH LINE OF SAID PARCELS;

THENCE N89°47'57"E ALONG SAID SOUTH LINE, A DISTANCE OF 14.00 FEET TO A 1/2-INCH REBAR AT THE EXTENSION OF THE EAST LINE OF FOSS ADDITION;

THENCE S00°08'09"E ALONG SAID EAST LINE EXTENDED, A DISTANCE OF 132.39 FEET TO A 1-INCH IRON PIPE MARKING THE NORTHEAST CORNER OF FOSS ADDITION;

THENCE S00°02'59"E ALONG THE EAST LINE OF FOSS ADDITION, A DISTANCE OF 395.41 FEET TO A 1/2-INCH REBAR MARKING THE SOUTHEAST CORNER OF FOSS ADDITION;

THENCE S89°57'01"W ALONG THE SOUTH LINE OF FOSS ADDITION, A DISTANCE OF 149.19 FEET TO A FOUND HIGHWAY MONUMENT MARKING THE SOUTHWEST CORNER OF FOSS ADDITION AND THE RIGHT-OF-WAY OF INTERSTATE HIGHWAY 90;

THENCE N26°59'43"W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 309.51 FEET TO A 5/8-INCH REBAR WITH PLASTIC CAP MARKED "PLS 12463";

THENCE N26°59'43"W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 50.00 FEET;

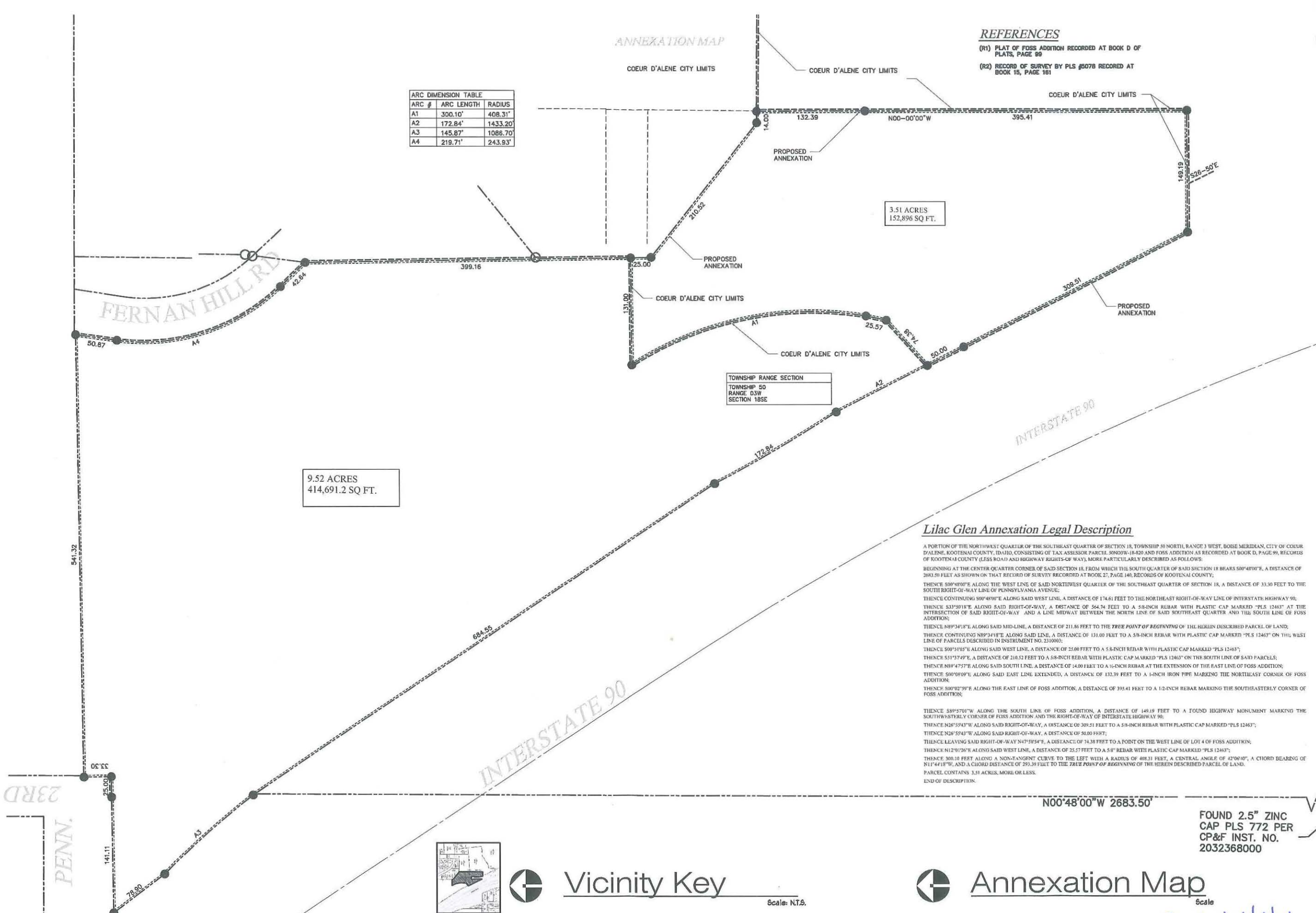
THENCE LEAVING SAID RIGHT-OF-WAY N47°28'54"E, A DISTANCE OF 74.38 FEET TO A POINT ON THE WEST LINE OF LOT 4 OF FOSS ADDITION;

THENCE N12°01'26"E ALONG SAID WEST LINE, A DISTANCE OF 25.57 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 12463";

THENCE 300.10 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 408.31 FEET, A CENTRAL ANGLE OF 42°06'40", A CHORD BEARING OF N11°44'18"W, AND A CHORD DISTANCE OF 293.39 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

PARCEL CONTAINS 3.51 ACRES, MORE OR LESS.

END OF DESCRIPTION.



Vicinity Key

Scale: N.T.S.



Annexation Map

Scale

Received 4/4/14

FOUND 2.5" ZINC
CAP PLS 772 PER
CP&F INST. NO.
2032368000



Lilac Glen

Owner / Applicant

Larry Fluet

722 N. Frosty Pine Trail
Coeur d'Alene, Idaho 83814
Ph (208) 771-2221

Architect /

Owners Representative

Miller Stauffer Architects

601 E. Front Ave. Ste. 201
Coeur d'Alene, Idaho 83814
Ph (208) 664-1773
Fax (208) 667-3174
Website: www.millerstauffer.com
Email: dick@millerstauffer.com

Civil Engineer

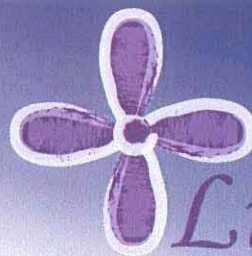
Ruen-Yeager & Associates, inc.

3201 N. Huetter Rd., Ste. #102
Coeur d'Alene, Idaho 83814
Ph (208) 292-0820
Fax (208) 667-3174
Website: www.ruenyeager.com
Email: dlr@ruenyeager.com

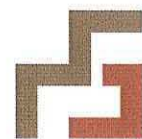


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ARCHITECTS

Vicinity Map



Lilac Glen



MILLERSTAUFFER
ARCHITECTS

Lilac Glen

(Annexation, Subdivision, Zone Change, PUD and Special Use Permit)



Project Narrative

Location / Property Description

The subject property, Lilac Glen, is a 13 acre parcel on the eastern edge of the City limits near the Lake Villa apartment complex. It is bordered by Lake Villa on the West, and I-90 on the East, and fronts Pennsylvania Ave on the North. 84% of the parcel lies within the existing City limits, but an island of 2.1 acres still lies outside the City. It is largely undeveloped but does include 5 single family residences, 4 of which are in the County piece. The heavily treed parcel features elevation changes of approximately 120' and serves as the primary drainage corridor for the French Gulch Basin.

Access

Lilac Glenn has existing frontages on Pennsylvania Ave on the North, Fernan Hill Road on the East and county road Lilac Lane on the South, which connects to Sherman Ave. The proposed development would construct a City Street extending Lilac Lane bisecting the property, providing a connection, from Sherman Ave to Pennsylvania. The proposed 28' section would have an 10' walk/bike path on the west side and allow on street parking on the east side. The street will follow a "S" shaped path with gentle grades up to 6% providing a rural, local access feel.

Utilities

Existing utilities are limited to a 4" City water line that dead ends 300' into the southern portion of the site and limited Avista Services. The proposed development would include an 8-12" water loop (depending on required fire flows) connecting existing 8" city lines at 20th & Pennsylvania Ave all the way through to Sherman Ave, approximately 3,500 lineal feet of water main. This would enhance the existing city plant as well as serving the new development. Gravity City sewer would be extended to the center of the site where it would service the 2 assisted living structures. A private pressurized system maintained by the HOA would connect the remaining lots to the system. Varying grades (low spots) within the development necessitate the need for a pressurized system. Proposed utility configurations have had schematic level review by City staff.

Proposed Use

Over time, the City has developed around this parcel for a variety of reasons which include:

1. Proximity to the freeway. (noise)
2. Topography & soils challenges in extending sewer & water into the parcel
3. Access & development blocked by previous ownerships
4. French Gulch drainage (wetlands) requires significant developer planning & expenditure for vehicular & utility extensions.

The current owner / applicant is proposing to develop a low density, residential, project consisting of 2 assisted living structures, 7 duplex lots & retention of 3 existing single family residences. The 18 lot subdivision would also include 3 single family hillside lots on the upper portions of the parcel, which would face & have access to Fernan Hill Road. 3 additional lots totaling 3.3 acres are designated as forested open space. The assisted living structures would contain between 25 & 35 beds ea. & would house 80% of the required parking within the structures. Developed area (buildings streets, driveways & parking) would cover less than 4 acres (30%) of the 13 acres. The development is opened up & accessed by a new city street which would extend the existing Lilac Lane through the development, joining Pennsylvania @ 23rd Street, providing 2 distinct avenues of ingress & egress.



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ARCHITECTS



Facilities Character

Lilac Glen is planned to reflect the rustic character of the Pacific Northwest. The facilities, both residential and commercial, will be detailed with timbers, wood look siding, stone and earth tone roofing. The narrow winding street, low density development and structured parking will promote a rural, pedestrian friendly neighborhood. The building pads are designed to preserve and protect the mature evergreen forest currently covering the site. The Homeowner's Association will insure that the forest is not only preserved, but maintained in a healthy state. Because of the raised Freeway corridor, the mature forest canopy and the overall vertical relief within the site, all development will be virtually invisible from outside the development.

Physical land alteration required by development:

As mentioned, the parcel is largely undeveloped. The site includes considerable elevation changes but the proposed building sites are generally flat (less than 15%). The site will be traversed by a single city street which will follow the natural contours of the site. The site is fully forested with a mixture of fir and pine. The development concept and CC&R's would leave the majority of the forest canopy (60%) where clearing is not necessary to accommodate the proposed roads and building pads. This would be protected by the CC&R's.

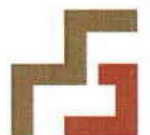
PUD Deviation from Standards:

1. Public Street – 50' ROW w/ 28' curbed section w/ 10' asphalt bike/walk path against west curb & parking east side only - see enclosed typical roadway section
2. Setbacks - Reduce front yard setback @ assisted living lots against cul de sac from 20' to 5' – this is essentially a private drop off area w/ structured parking well off the primary travel way.
3. Sanitary Sewer – Service to block 3 single family lots to be w/ private laterals gravity fed to public line in cul de sac.
4. Lots 2&3, Block 2- Allow roof form to extend up to 50'-0". The PUD proposed calls for 2 story structures over parking. A flat roofed structure will fit easily under the 45'-0" limit for R-17. Desirable architecture may require additional room. This increase would have negligible effect on views.
5. Lots 2&3, Block 2 - Allow exemption from (17.05.1050B) requiring landscape screening between the R-17 & R-3 if required. Most of the adjacent R-3 is designated open space per PUD application and the remaining adjacency is separated vertically (+/-50') by the hillside.
6. Lots 1,2,3, Block 3 - Allow street side (Fernan Hill Road) planning to align with adjacent Fernan Hill Terrace P.U.D. Standards for front yard setbacks and driveways. These standards accommodate reduced front yard setbacks & Modified driveway approaches to accommodate the hillside. Almost all lots within this P.U.D. are built within these standards.
7. Lot 5, Block 2 - Allow exemption from hillside ordinance. There is an existing residence on this lot that already has created a flat building pad, which has been in place for 50 years.

Property Owner's Association

The development concept requires a non intensive involvement by the property owners association. Tasks proposed to be undertaken by the association include:

1. Landscape maintenance
 - A. Forest maintenance
 - B. Decorative gateways
2. Private Sewer maintenance

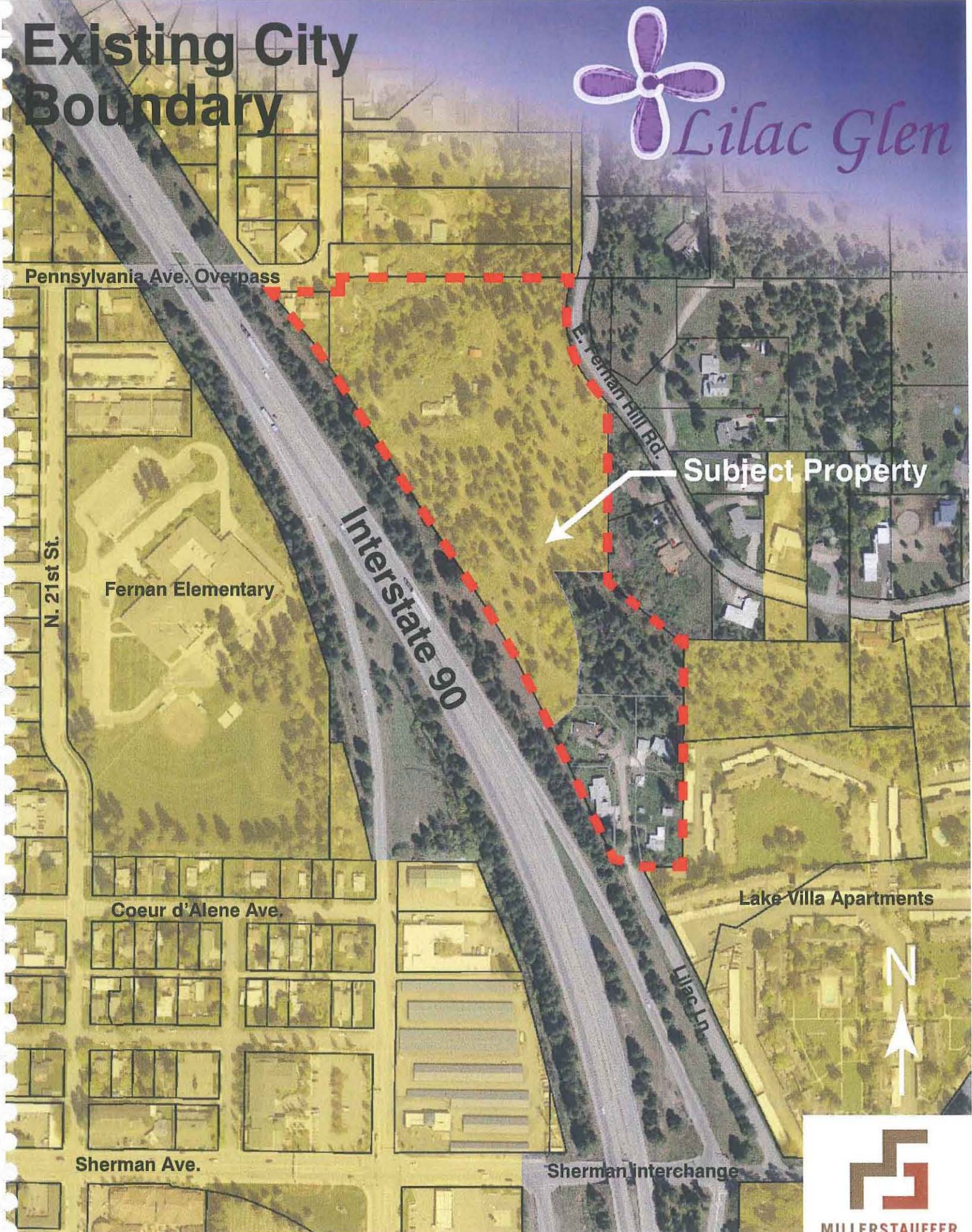


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Existing City Boundary



Lilac Glen



Proposed Annexation



Lilac Glen



Subject Property



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Existing Zoning



Lilac Glen



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Comprehensive Plan Zoning



Lilac Glen

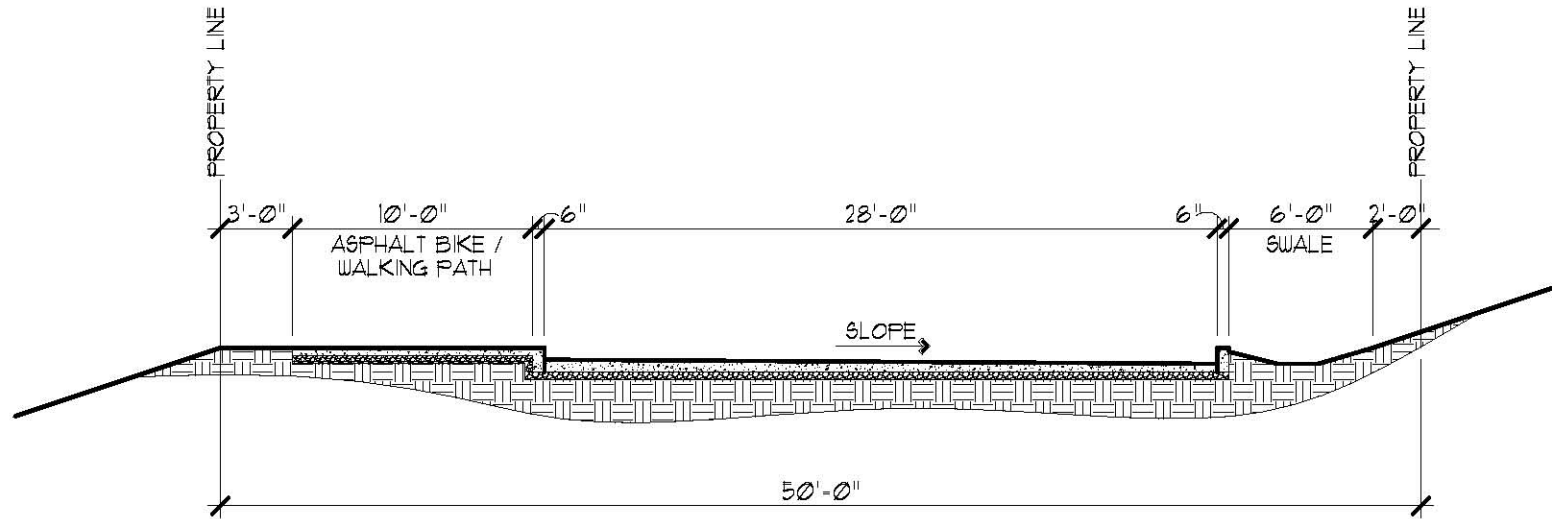


Proposed Zoning & Subdivision



Lilac Glen





1 TYPICAL STREET SECTION
 Scale: 1/8" = 1'-0"

LILAC GLENN

Address
 COEUR d'ALENE, ID

Date: 04-25-14

Addendum: XX-X

Project No. 1320

SHEET NO.

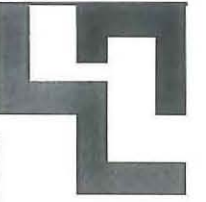
AA-1

reference sheet:
 XXXX

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 ARCHITECTS

601 FRONT AVE. STE. 201
 COEUR D'ALENE, ID 83814
 PH 208+664-1773
 FAX 208+667-3174





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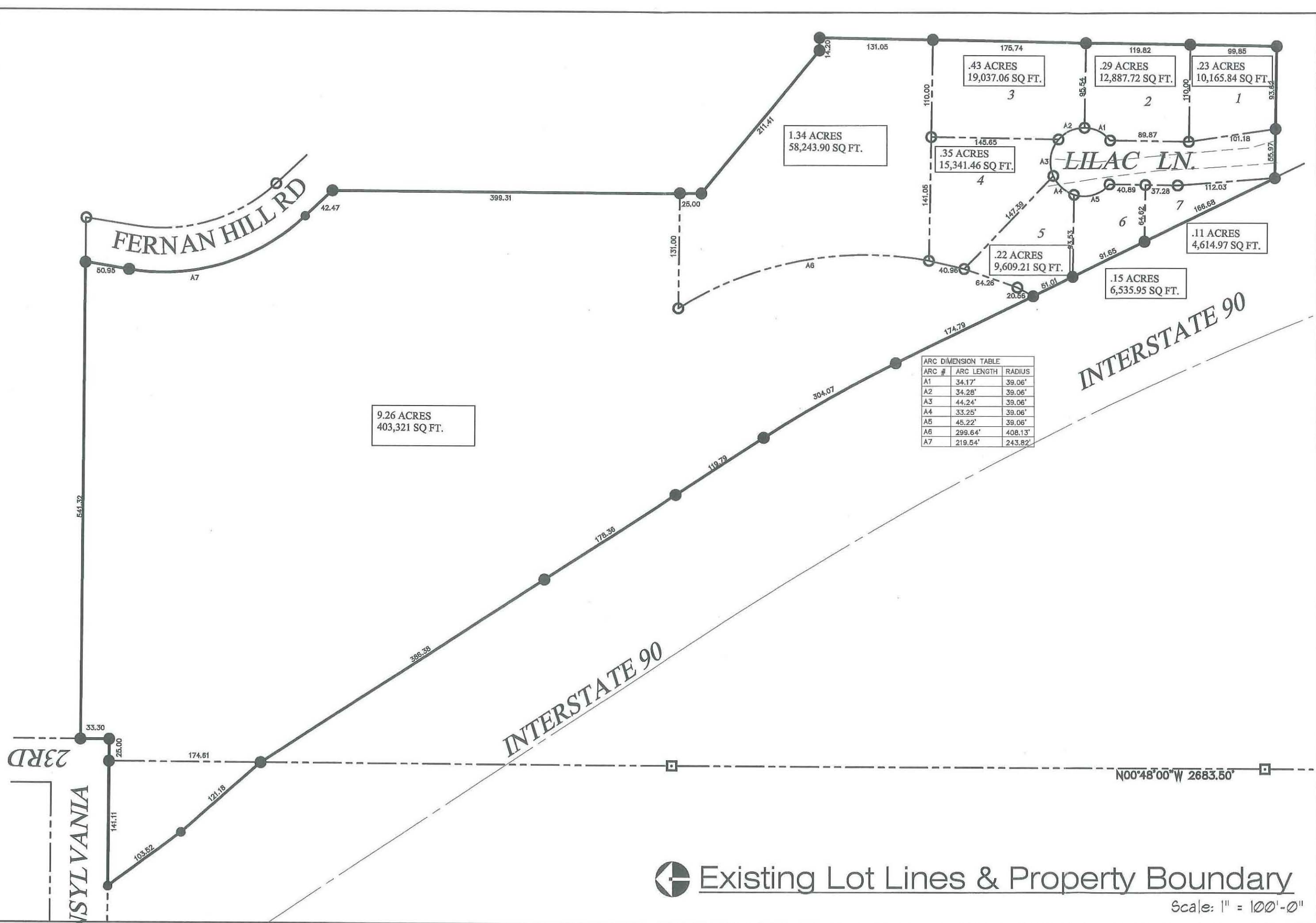
Lilac Glen
Proposed PUD
Coeur d'Alene, Idaho

LICENSED
ARCHITECT
AP-1376

Richard M. Stauffer
STATE OF IDAHO

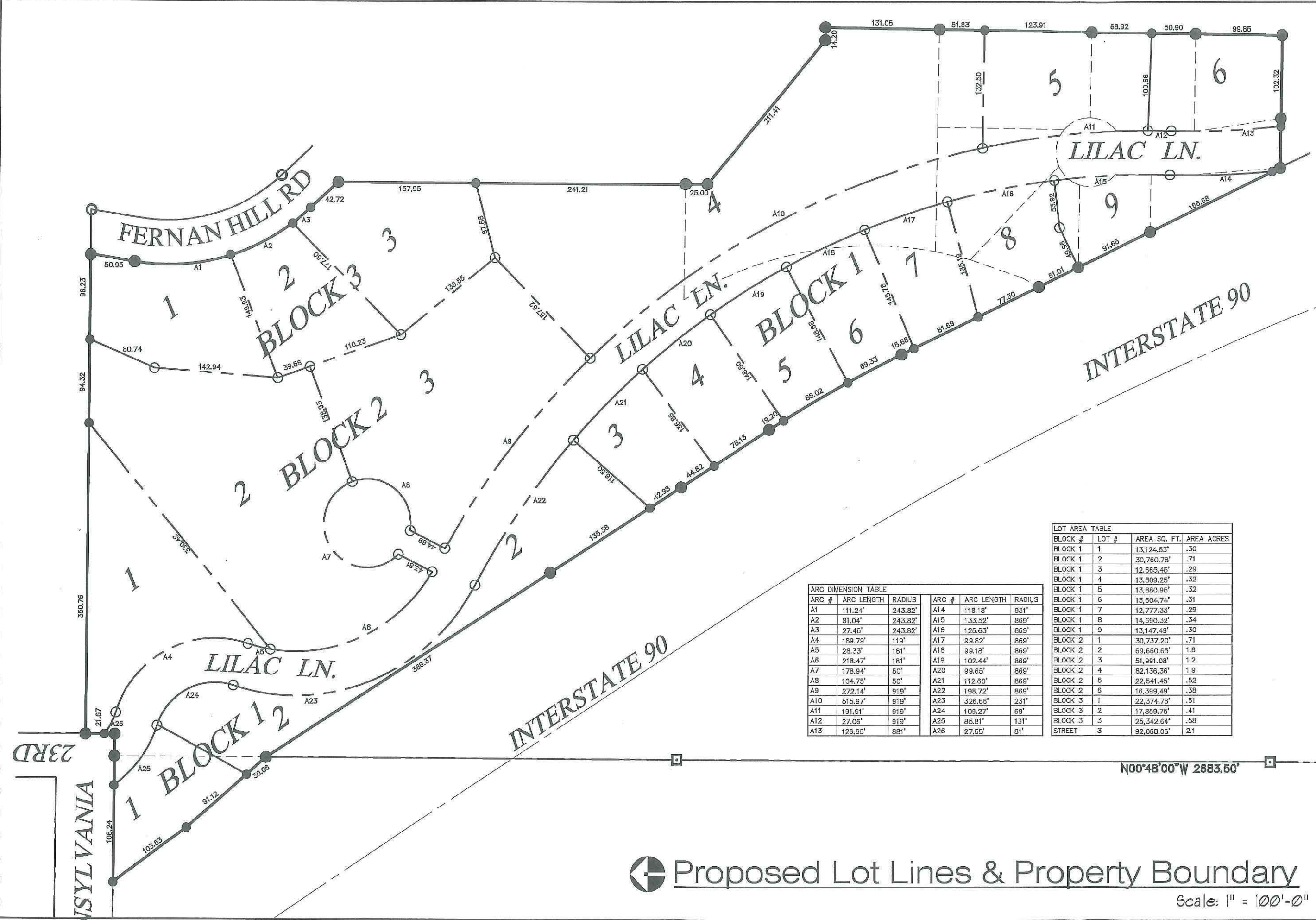
601 FRONT AVE. STE. 201 // COEUR DALENE, ID 83814 // PH 208+664-1773

EX1.0



Existing Lot Lines & Property Boundary

Scale: 1" = 100'-0"



ARC DIMENSION TABLE			ARC DIMENSION TABLE		
ARC #	ARC LENGTH	RADIUS	ARC #	ARC LENGTH	RADIUS
A1	111.24'	243.82'	A14	118.18'	931'
A2	81.04'	243.82'	A15	133.52'	869'
A3	27.46'	243.82'	A16	125.63'	869'
A4	189.79'	119'	A17	99.82'	869'
A5	28.33'	181'	A18	99.18'	869'
A6	218.47'	181'	A19	102.44'	869'
A7	178.94'	50'	A20	99.65'	869'
A8	104.75'	50'	A21	112.60'	869'
A9	272.14'	919'	A22	198.72'	869'
A10	515.97'	919'	A23	326.66'	231'
A11	191.91'	919'	A24	109.27'	69'
A12	27.06'	919'	A25	85.81'	131'
A13	126.65'	881'	A26	27.65'	81'

LOT AREA TABLE			
BLOCK #	LOT #	AREA SQ. FT.	AREA ACRES
BLOCK 1	1	13,124.53'	.30
BLOCK 1	2	30,760.78'	.71
BLOCK 1	3	12,665.45'	.29
BLOCK 1	4	13,809.25'	.32
BLOCK 1	5	13,880.95'	.32
BLOCK 1	6	13,604.74'	.31
BLOCK 1	7	12,777.33'	.29
BLOCK 1	8	14,690.32'	.34
BLOCK 1	9	13,147.49'	.30
BLOCK 2	1	30,737.20'	.71
BLOCK 2	2	69,660.65'	1.6
BLOCK 2	3	51,991.08'	1.2
BLOCK 2	4	82,136.36'	1.9
BLOCK 2	5	22,541.45'	.52
BLOCK 2	6	16,399.49'	.38
BLOCK 3	1	22,374.76'	.51
BLOCK 3	2	17,859.75'	.41
BLOCK 3	3	25,342.64'	.58
STREET	3	92,068.06'	2.1

Proposed Lot Lines & Property Boundary
 Scale: 1" = 100'-0"



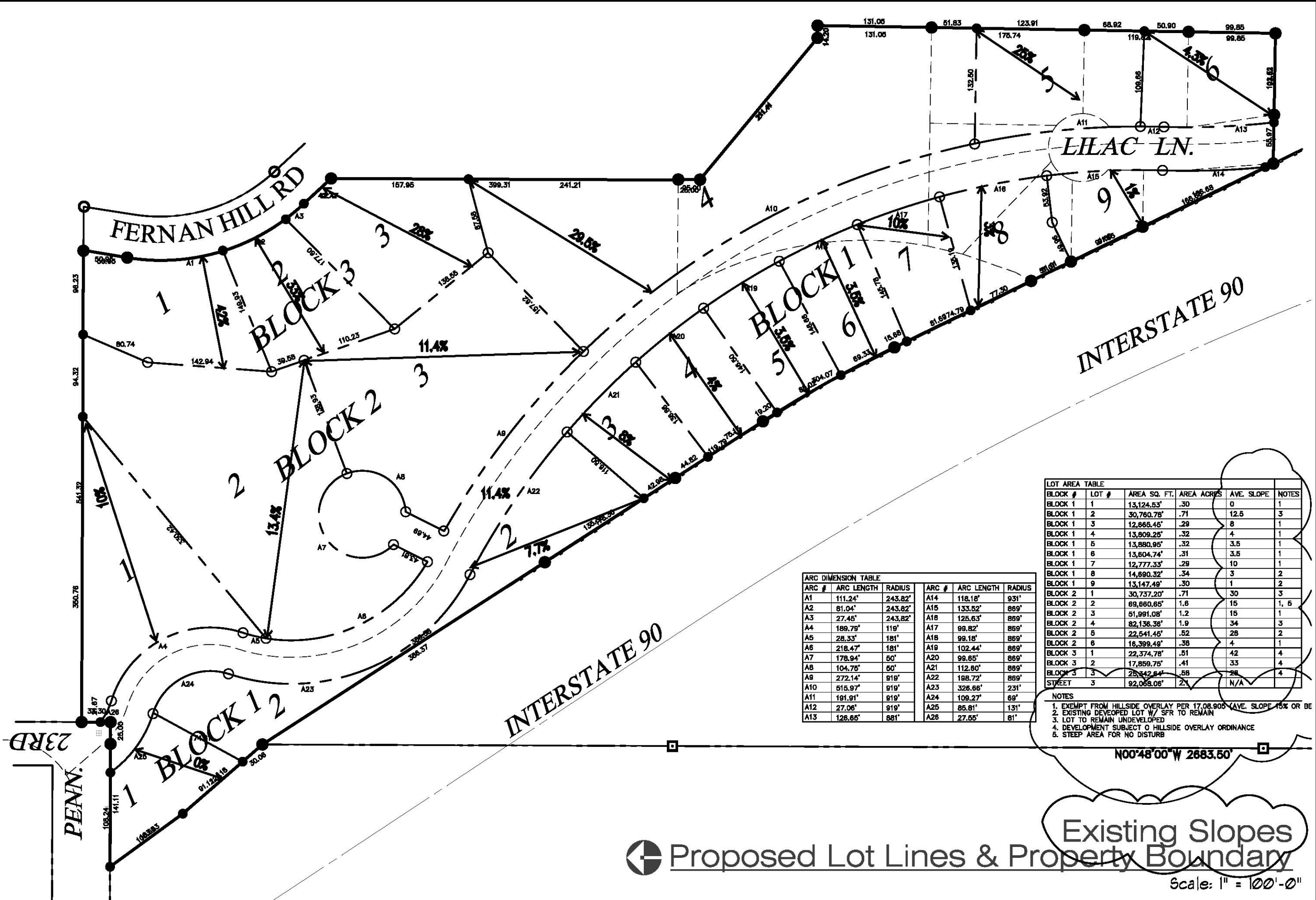
MILLERSTAUFFER
 ARCHITECTS

601 FRONT AVE. STE. 201 // COEUR D'ALENE, ID 83814 // PH 208+664-1773

Lilac Glen
 Proposed PUD
 Coeur d'Alene, Idaho

LICENSED ARCHITECT
 ART-1976
 Richard M. Stauffer
 STATE OF IDAHO

EX1.1




ARC DIMENSION TABLE					
ARC #	ARC LENGTH	RADIUS	ARC #	ARC LENGTH	RADIUS
A1	111.24'	243.82'	A14	118.18'	931'
A2	81.04'	243.82'	A15	133.52'	869'
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A4	189.79'	119'	A17	99.82'	869'
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A8	104.76'	60'	A21	112.60'	869'
A9	272.14'	919'	A22	198.72'	869'
A10	615.97'	919'	A23	326.66'	231'
A11	191.91'	919'	A24	109.27'	89'
A12	27.06'	919'	A25	85.81'	131'
A13	126.65'	881'	A26	27.55'	81'

LOT AREA TABLE					
BLOCK #	LOT #	AREA SQ. FT.	AREA ACRES	AVE. SLOPE	NOTES
BLOCK 1	1	13,124.53'	.30	0	1
BLOCK 1	2	30,760.78'	.71	12.5	3
BLOCK 1	3	12,665.45'	.29	8	1
BLOCK 1	4	13,809.25'	.32	4	1
BLOCK 1	5	13,880.95'	.32	3.5	1
BLOCK 1	6	13,604.74'	.31	3.5	1
BLOCK 1	7	12,777.33'	.29	10	1
BLOCK 1	8	14,690.32'	.34	3	2
BLOCK 1	9	13,147.49'	.30	1	2
BLOCK 2	1	30,737.20'	.71	30	3
BLOCK 2	2	69,660.65'	1.6	15	1, 6
BLOCK 2	3	61,991.08'	1.2	15	1
BLOCK 2	4	82,136.36'	1.9	34	3
BLOCK 2	5	22,541.45'	.52	28	2
BLOCK 2	6	16,399.49'	.38	4	1
BLOCK 3	1	22,374.78'	.51	42	4
BLOCK 3	2	17,859.75'	.41	33	4
BLOCK 3	3	25,542.64'	.58	28	4
BLOCK 3	3	92,068.06'	2.1	N/A	

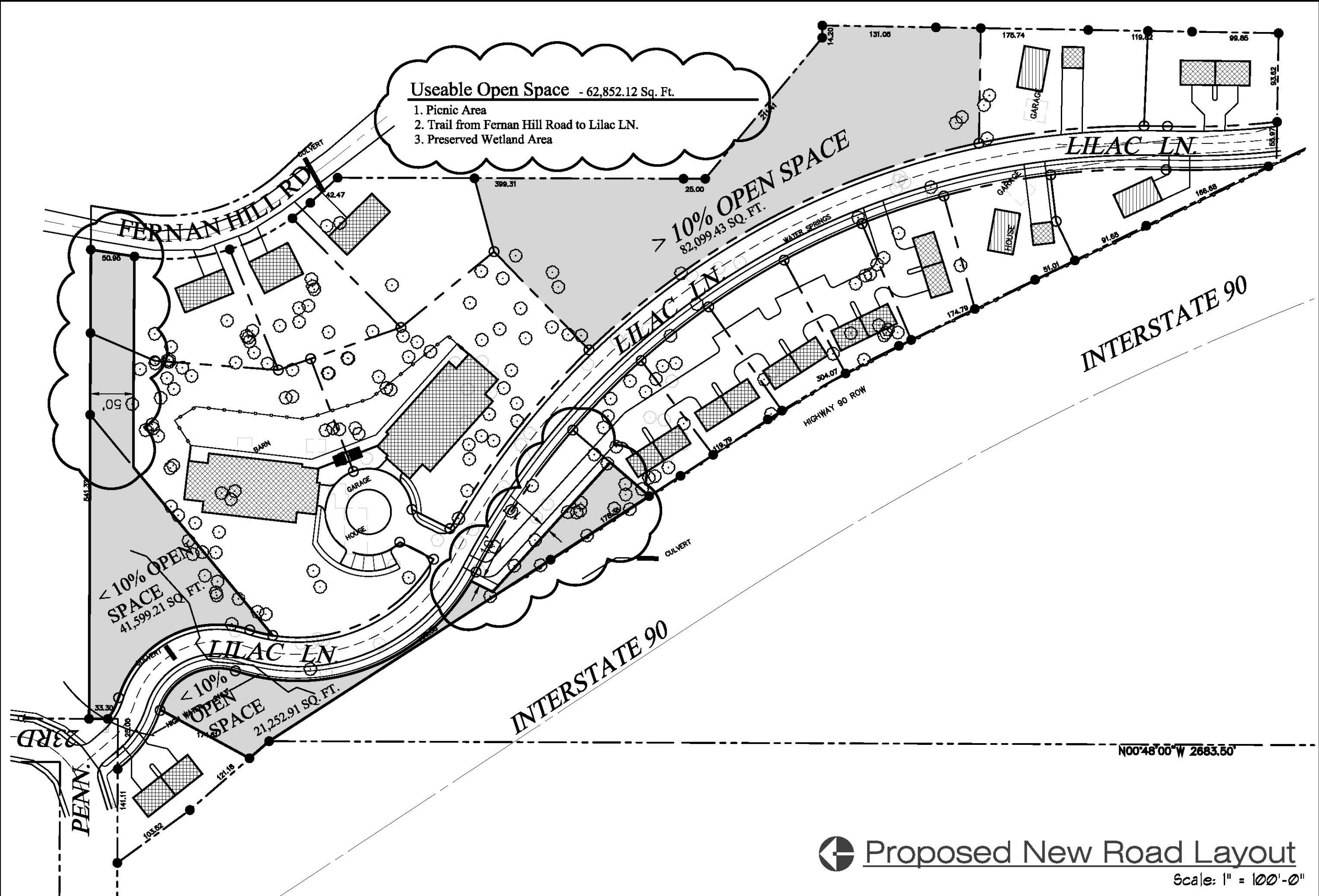
- NOTES
1. EXEMPT FROM HILLSIDE OVERLAY PER 17.08.905 (AVE. SLOPE 15% OR BE
 2. EXISTING DEVELOPED LOT W/ SFR TO REMAIN
 3. LOT TO REMAIN UNDEVELOPED
 4. DEVELOPMENT SUBJECT TO HILLSIDE OVERLAY ORDINANCE
 5. STEEP AREA FOR NO DISTURB

Proposed Lot Lines & Property Boundary
 Existing Slopes
 Scale: 1" = 100'-0"



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 ARCHITECTS
 Richard M. Stauffer
 STATE OF IDAHO
 LICENSED ARCHITECT
 AR-1376
 Lilac Glen
 Proposed PUD
 Coeur d'Alene, Idaho
 601 FRONT AVE. STE. 201 // COEUR D'ALENE, ID 83814 // PH 208+664-1773

EX1.1R



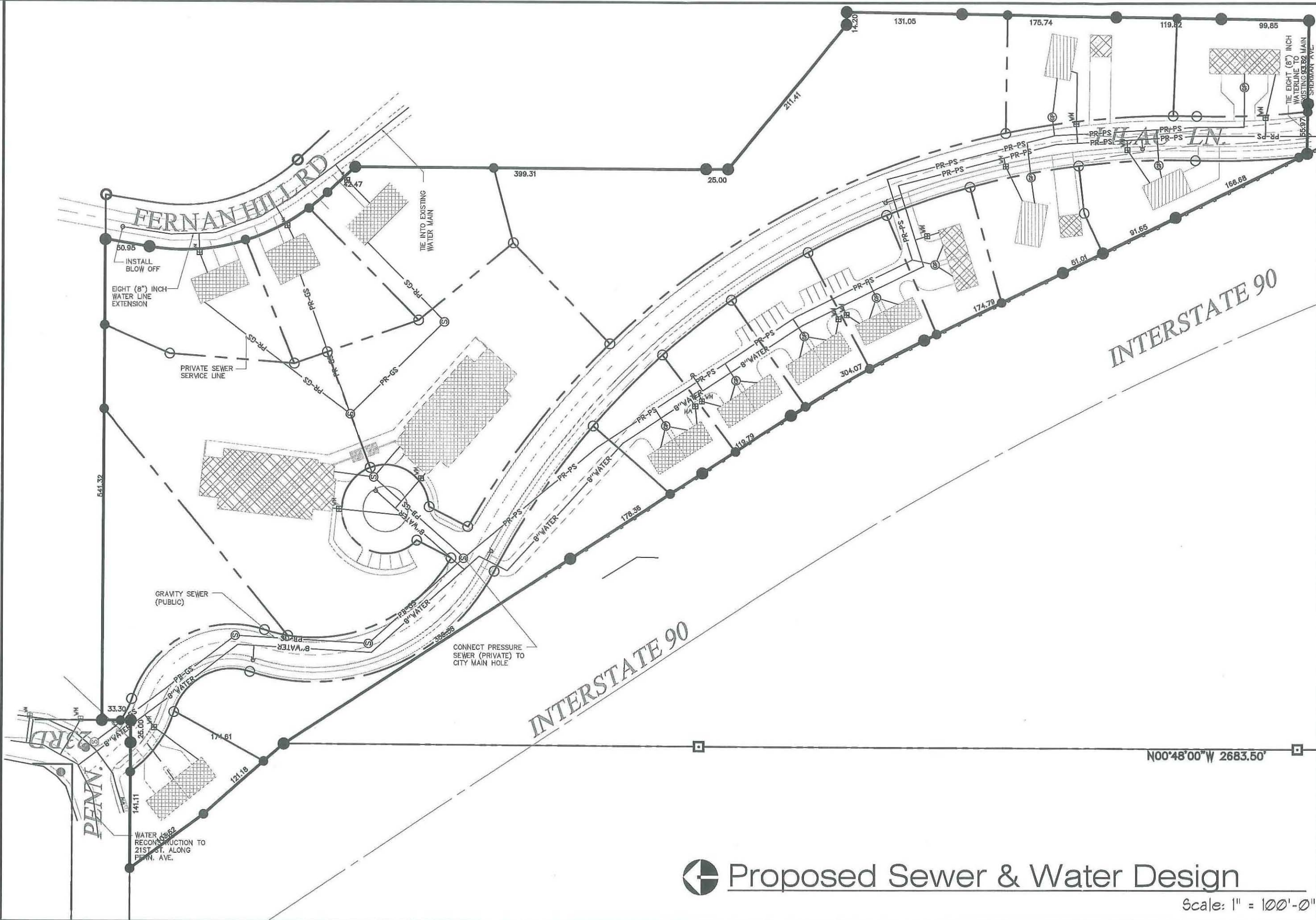
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Lilac Glen
Proposed PUD
Coeur d'Alene, Idaho

LICENSED ARCHITECT
AP-1376
Richard M. Stauffer
STATE OF IDAHO

601 FRONT AVE. STE. 201 // COEUR D'ALENE, ID 83814 // PH 208+664-1773

EX2.0R



Proposed Sewer & Water Design

Scale: 1" = 100'-0"



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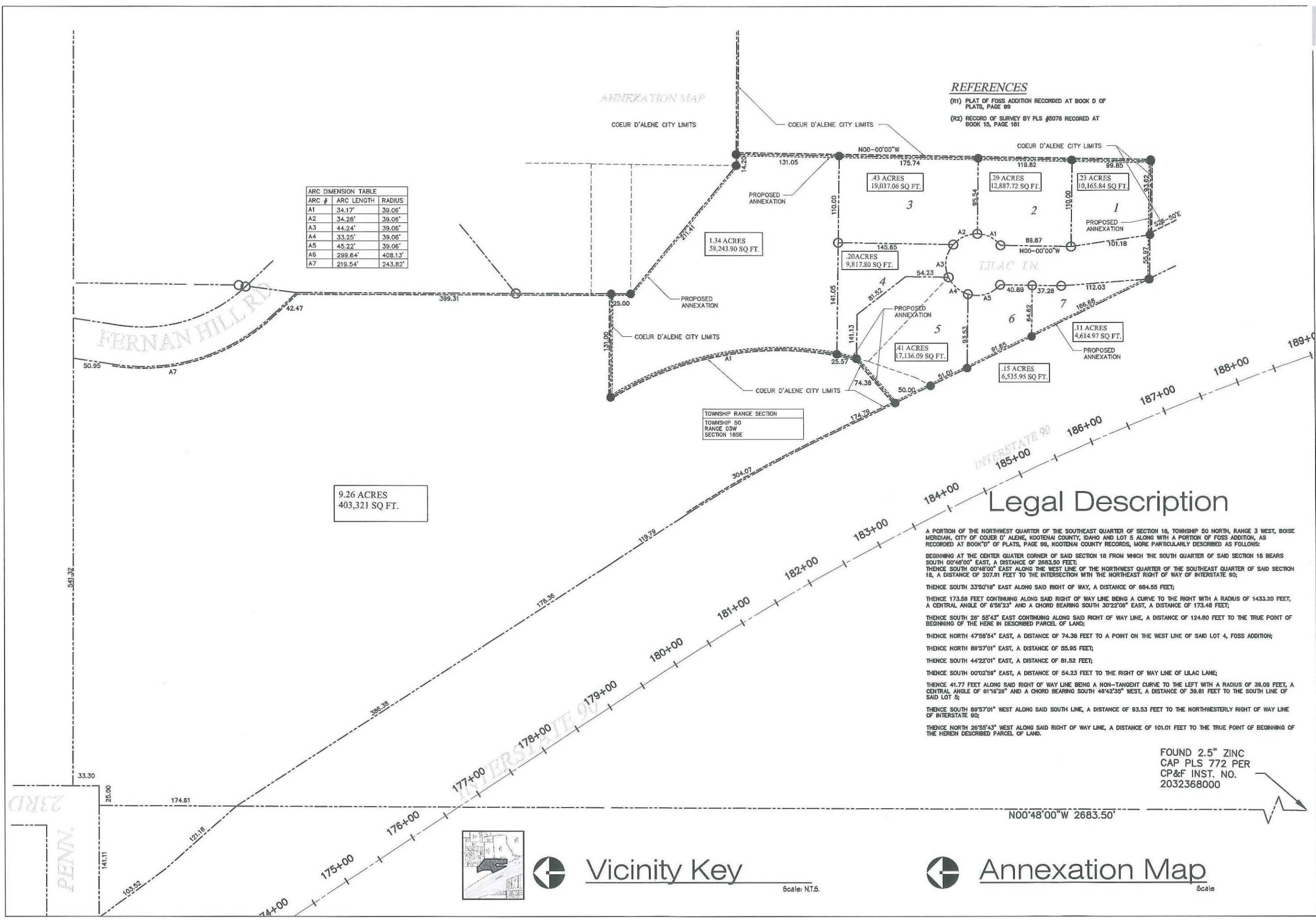
Lilac Glen
Proposed PUD
Coeur d'Alene, Idaho

LICENSED
ARCHITECT
AR-1376

Richard M. Stauffer
STATE OF IDAHO

EX3.0

601 FRONT AVE. STE. 201 // COEUR D'ALENE, ID 83814 // PH 208+664-1773



REFERENCES

- (R1) PLAT OF FOSS ADDITION RECORDED AT BOOK D OF PLATS, PAGE 99
- (R2) RECORD OF SURVEY BY PLS #5078 RECORDED AT BOOK 15, PAGE 161

Legal Description

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AND LOT 5 ALONG WITH A PORTION OF FOSS ADDITION, AS RECORDED AT BOOK "D" OF PLATS, PAGE 99, KOOTENAI COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUATER CORNER OF SAID SECTION 18 FROM WHICH THE SOUTH QUARTER OF SAID SECTION 18 BEARS SOUTH 00°48'00" EAST, A DISTANCE OF 2683.50 FEET;

THENCE SOUTH 00°48'00" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 207.91 FEET TO THE INTERSECTION WITH THE NORTHEAST RIGHT OF WAY OF INTERSTATE 90;

THENCE SOUTH 33°50'18" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 884.55 FEET;

THENCE 173.58 FEET CONTINUING ALONG SAID RIGHT OF WAY LINE BEING A CURVE TO THE RIGHT WITH A RADIUS OF 1433.20 FEET, A CENTRAL ANGLE OF 6°56'23" AND A CHORD BEARING SOUTH 30°22'08" EAST, A DISTANCE OF 173.48 FEET;

THENCE SOUTH 26° 55'43" EAST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 124.80 FEET TO THE TRUE POINT OF BEGINNING OF THE HERE IN DESCRIBED PARCEL OF LAND;

THENCE NORTH 47°58'54" EAST, A DISTANCE OF 74.38 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4, FOSS ADDITION;

THENCE NORTH 89°57'01" EAST, A DISTANCE OF 55.95 FEET;

THENCE SOUTH 44°22'01" EAST, A DISTANCE OF 81.52 FEET;

THENCE SOUTH 00°02'59" EAST, A DISTANCE OF 54.23 FEET TO THE RIGHT OF WAY LINE OF LILAC LANE;

THENCE 41.77 FEET ALONG SAID RIGHT OF WAY LINE BEING A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 38.05 FEET, A CENTRAL ANGLE OF 61°16'26" AND A CHORD BEARING SOUTH 48°42'35" WEST, A DISTANCE OF 39.81 FEET TO THE SOUTH LINE OF SAID LOT 5;

THENCE SOUTH 89°57'01" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 93.53 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 90;

THENCE NORTH 26°55'43" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 101.01 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

FOUND 2.5" ZINC
CAP PLS 772 PER
CP&F INST. NO.
2032368000



Vicinity Key

Scale: N.T.S.



Annexation Map

Scale



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Lilac Glen

(Annexation, Subdivision, Zone Change, PUD and Special Use Permit)



Project Narrative

Location / Property Description

The subject property, Lilac Glen, is a 13 acre parcel on the eastern edge of the City limits near the Lake Villa apartment complex. It is bordered by Lake Villa on the West, and I-90 on the East, and fronts Pennsylvania Ave on the North. 84% of the parcel lies within the existing City limits, but an island of 2.1 acres still lies outside the City. It is largely undeveloped but does include 5 single family residences, 4 of which are in the County piece. The heavily treed parcel features elevation changes of approximately 120' and serves as the primary drainage corridor for the French Gulch Basin.

Access

Lilac Glenn has existing frontages on Pennsylvania Ave on the North, Fernan Hill Road on the East and county road Lilac Lane on the South, which connects to Sherman Ave. The proposed development would construct a City Street extending Lilac Lane bisecting the property, providing a connection, from Sherman Ave to Pennsylvania. The proposed 28' section would have an 10' walk/bike path on the west side and allow on street parking on the east side. The street will follow a "S" shaped path with gentle grades up to 6% providing a rural, local access feel.

Utilities

Existing utilities are limited to a 4" City water line that dead ends 300' into the southern portion of the site and limited Avista Services. The proposed development would include an 8-12" water loop (depending on required fire flows) connecting existing 8" city lines at 20th & Pennsylvania Ave all the way through to Sherman Ave, approximately 3,500 lineal feet of water main. This would enhance the existing city plant as well as serving the new development. Gravity City sewer would be extended to the center of the site where it would service the 2 assisted living structures. A private pressurized system maintained by the HOA would connect the remaining lots to the system. Varying grades (low spots) within the development necessitate the need for a pressurized system. Proposed utility configurations have had schematic level review by City staff.

Proposed Use

Over time, the City has developed around this parcel for a variety of reasons which include:

1. Proximity to the freeway. (noise)
2. Topography & soils challenges in extending sewer & water into the parcel
3. Access & development blocked by previous ownerships
4. French Gulch drainage (wetlands) requires significant developer planning & expenditure for vehicular & utility extensions.

The current owner / applicant is proposing to develop a low density, residential, project consisting of 2 assisted living structures , 7 duplex lots & retention of 3 existing single family residences. The 18 lot subdivision would also include 3 single family hillside lots on the upper portions of the parcel, which would face & have access to Fernan Hill Road. 3 additional lots totaling 3.3 acres are designated as forested open space. The assisted living structures would contain between 25 & 35 beds ea. & would house 80% of the required parking within the structures. Developed area (buildings streets, driveways & parking) would cover less than 4 acres (30%) of the 13 acres. The development is opened up & accessed by a new city street which would extend the existing Lilac Lane through the development, joining Pennsylvania @ 23rd Street, providing 2 distinct avenues of ingress & egress.



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Facilities Character

Lilac Glen is planned to reflect the rustic character of the Pacific Northwest. The facilities, both residential and commercial, will be detailed with timbers, wood look siding, stone and earth tone roofing. The narrow winding street, low density development and structured parking will promote a rural, pedestrian friendly neighborhood. The building pads are designed to preserve and protect the mature evergreen forest currently covering the site. The Homeowner's Association will insure that the forest is not only preserved, but maintained in a healthy state. Because of the raised Freeway corridor, the mature forest canopy and the overall vertical relief within the site, all development will be virtually invisible from outside the development.

Physical land alteration required by development:

As mentioned, the parcel is largely undeveloped. The site includes considerable elevation changes but the proposed building sites are generally flat (less than 15%). The site will be traversed by a single city street which will follow the natural contours of the site. The site is fully forested with a mixture of fir and pine. The development concept and CC&R's would leave the majority of the forest canopy (60%) where clearing is not necessary to accommodate the proposed roads and building pads. This would be protected by the CC&R's.

PUD Deviation from Standards:

1. Public Street – 50' ROW w/ 28' curbed section w/ 10' asphalt bike/walk path against west curb & parking east side only - see enclosed typical roadway section
2. Setbacks - Reduce front yard setback @ assisted living lots against cul de sac from 20' to 5' – this is essentially a private drop off area w/ structured parking well off the primary travel way.
3. Sanitary Sewer – Service to block 3 single family lots to be w/ private laterals gravity fed to public line in cul de sac.
4. Lots 2&3, Block 2- Allow roof form to extend up to 50'-0". The PUD proposed calls for 2 story structures over parking. A flat roofed structure will fit easily under the 45'-0" limit for R-17. Desirable architecture may require additional room. This increase would have negligible effect on views.
5. Lots 2&3, Block 2 - Allow exemption from (17.05.1050B) requiring landscape screening between the R-17 & R-3 if required. Most of the adjacent R-3 is designated open space per PUD application and the remaining adjacency is separated vertically (+/-50') by the hillside.
6. Lots 1,2,3, Block 3 - Allow street side (Fernan Hill Road) planning to align with adjacent Fernan Hill Terrace P.U.D. Standards for front yard setbacks and driveways. These standards accommodate reduced front yard setbacks & Modified driveway approaches to accommodate the hillside. Almost all lots within this P.U.D. are built within these standards.
7. Lot 5, Block 2 - Allow exemption from hillside ordinance. There is an existing residence on this lot that already has created a flat building pad, which has been in place for 50 years.

Property Owner's Association

The development concept requires a non intensive involvement by the property owners association. Tasks proposed to be undertaken by the association include:

1. Landscape maintenance
 - A. Forest maintenance
 - B. Decorative gateways
2. Private Sewer maintenance



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

A. INTRODUCTION

This matter having come before the Planning Commission on June 10, 2014, and there being present a person requesting approval of ITEM A-4-14 , A request for zoning prior to annexation from County Agricultural - Suburban to an R-3 (Residential at 3 units/acre) and R-8 (Residential at 8 units/acre) zoning district.

APPLICANT: LARRY FLUET REVOCABLE TRUST

LOCATION: +/- 13.03 ACRE PARCEL BETWEEN PENNSYLVANIA AVENUE, FERNAN HILL ROAD, LILAC LANE AND INTERSTATE-90

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

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

- B1. That the existing land uses are residential- single-family and vacant land.
- B2. That the Comprehensive Plan Map designation is Cherry Hill-Stable Established & Fernan Hill Bench – Transition.
- B3. That the zoning is County Agricultural.
- B4. That the notice of public hearing was published on, April 26, 2014, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was not required to be posted, which fulfills the proper legal requirement.
- B6. That 53 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on April 25, 2014.
- B7. That public testimony was heard on June 10, 2014.

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

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

Criteria to consider for B9:

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

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

Criteria to consider for B10:

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

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

Criteria to consider for B11:

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

C. ORDER: CONCLUSION AND DECISION

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

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

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

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

A. INTRODUCTION

This matter having come before the Planning Commission on, June 10, 2014, and there being present a person requesting approval of ZC-1-14 , a request for a zone change from R-3 Hillside (Residential at 3 units/acre) to a mix of R-3, R-8, and R-17 (Residential at 3, 8, & 12 units/acre) zoning districts

APPLICANT: LARRY FLUET REVOCABLE TRUST

LOCATION: +/- 13.03 ACRE PARCEL BETWEEN PENNSYLVANIA AVENUE, FERNAN HILL ROAD, LILAC LANE AND INTERSTATE-90

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

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

- B1. That the existing land uses are residential- single-family and vacant land.
- B2. That the Comprehensive Plan Map designation is Cherry Hill-Stable Established & Fernan Hill Bench – Transition.
- B3. That the zoning is R-3 Hillside (Residential at 3 units/acre).
- B4. That the notice of public hearing was published on April 26, 2014, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, May 26, 2014, which fulfills the proper legal requirement.
- B6. That 53 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on April 25, 2014.
- B7. That public testimony was heard on June 10, 2014.

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

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

Criteria to consider for B9:

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

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

Criteria to consider for B10:

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

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

Criteria to consider for B11:

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

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **LARRY FLUET REVOCABLE TRUST** for a zone change, 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 Bowlby	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

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

A. INTRODUCTION

This matter having come before the Planning Commission on, June 10, 2014, and there being present a person requesting approval of ITEM: S-6-14 a 19-lot preliminary plat subdivision, known as "Lilac Glen".

APPLICANT: LARRY FLUET REVOCABLE TRUST

LOCATION: +/- 13.03 ACRE PARCEL BETWEEN PENNSYLVANIA AVENUE, FERNAN HILL ROAD, LILAC LANE AND INTERSTATE-90

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

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

- B1. That the existing land uses are residential- single-family and vacant land.
- B2. That the Comprehensive Plan Map designation is Cherry Hill-Stable Established & Fernan Hill Bench – Transition.
- B3. That the zoning is R-3 Hillside (Residential at 3 units/acre).
- B4. That the notice of public hearing was published on April 26, 2014, which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. That 53 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on April 25, 2014.
- B7. That public testimony was heard on June 10, 2014.
- B8. Pursuant to Section 16.10.030A.1, Preliminary Plats: In order to approve a preliminary plat, the Planning Commission must make the following findings:

B8A. That all of the general preliminary plat requirements **(have) (have not)** been met as attested to by the City Engineer. This is based on

B8B. 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

B8C. That the preliminary plat **(is) (is not)** in conformance with the Comprehensive Plan as follows:

B8D. That the public interest **(will) (will not)** be served based on

Criteria to consider for B8D:

1. Does this request achieve the goals and policies of the comp plan?
2. Does it provide for orderly growth and development that is compatible with uses in the surrounding area?
3. Does it protect the public safety by providing adequate public utilities and facilities to mitigate any development impacts?
4. Does the it protect and preserve the natural beauty of Coeur d'Alene?
5. Does this have a positive impact on Coeur d'Alene's economy?
6. Does it protect property rights and enhance property values?

B8E. That all of the required engineering elements of the preliminary plat **(have) (have not)** been met, as attested to by the City Engineer. This is based on

B8F That the lots proposed in the preliminary plat **(do) (do not)** meet the requirements of the applicable zoning district for the following reasons:

Criteria to consider for B8F:

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?

B9. That the proposal **(would) (would not)** adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character, and existing land uses because

Criteria to consider for B10:

1. Can the existing street system support traffic generated by this request?
2. Does the density or intensity of the project "fit" the surrounding area?
3. Is the proposed development compatible with the existing land use pattern? i.e. residential, commercial, residential w churches & schools etc.
4. Is the design and appearance of the project compatible with the surrounding neighborhood?

C. ORDER: CONCLUSION AND DECISION

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

Special conditions applied to the motion are:

Planning:

1. Set the maximum number of residents for minimal care use (**Planning Commission to decide**).
2. The creation of a homeowners association will be required to ensure the perpetual maintenance of the subject property.

Engineering:

3. The developer will be required to construct a bridge structure or culvert with an elevation above the 100-year flood elevation, capable of passing a 100-year flood event, and, be capable of safely crossing the heaviest Street Maintenance and Fire Department Vehicles (79,000 lbs.).
4. The portion of Fernan Hill Road adjoining the three (3) upper lots is under the jurisdiction of the East Side Highway District; therefore, permission in writing will be required from the District that would grant access to the roadway at those designated locations.
5. The common access road/driveway would be required to meet all of the requirements of the Parking Code and Fire Department access requirements for size, and, lane widths.
6. The stormwater containment facility must be designed to eliminate the possibility of captured stormwater mixing with the flows from the creek.
7. The proposed combined use pathway minimum width is ten feet (10').

Water:

8. Offsite infrastructure improvements will be required to provide adequate fire flow to the proposed subdivision. An existing undersized 4" main in Pennsylvania Ave. from 20th St to 23rd St. will be required to be replaced with up to a 12" main, final size determination will be dependent on ultimate fire flow needed.
9. An existing 4" and 6" main on Lilac Ln may also need to be replaced with up to a 12" main if necessary fire flow conditions warrant flow in excess of 1500 GPM.

Wastewater:

10. All public sewer infrastructures must conform to all of the City of Coeur d'Alene Standard Drawings and the Wastewater Utility's Sewer Policies.
11. All private sewer Infrastructures must be owned and maintained by the Lilac Glen Homeowner's Association (HOA), must be located outside of public right-of-way within a common utility easement and must conform to the Idaho State Plumbing Code (2009 Edition).

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

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

A. INTRODUCTION

This matter having come before the Planning Commission on June 10, 2014, and there being present a person requesting approval: PUD-3-14 a request for a planned unit development known as "Lilac Glen".

APPLICANT: LARRY FLUET REVOCABLE TRUST

LOCATION: +/- 13.03 ACRE PARCEL BETWEEN PENNSYLVANIA AVENUE, FERNAN HILL ROAD, LILAC LANE AND INTERSTATE-90

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

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

- B1. That the existing land uses are residential- single-family and vacant land.
- B2. That the Comprehensive Plan Map designation is Cherry Hill-Stable Established & Fernan Hill Bench – Transition.
- B3. That the zoning is R-17.
- B4. That the notice of public hearing was published on April 26, 2014, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, May 26, 2014, which fulfills the proper legal requirement.
- B6. That 53 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on May 24, 2014.
- B7. That public testimony was heard on June 10, 2014.

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:

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 property?**

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 **LARRY FLUET REVOCABLE TRUST** 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. Set the maximum number of residents for minimal care use **(Planning Commission to decide)**.
2. The creation of a homeowners association will be required to ensure the perpetual maintenance of the subject property.

Engineering:

3. The developer will be required to construct a bridge structure or culvert with an elevation above the 100-year flood elevation, capable of passing a 100-year flood event, and, be capable of safely crossing the heaviest Street Maintenance and Fire Department Vehicles (79,000 lbs.).
4. The portion of Fernan Hill Road adjoining the three (3) upper lots is under the jurisdiction of the East Side Highway District; therefore, permission in writing will be required from the District that would grant access to the roadway at those designated locations.
5. The common access road/driveway would be required to meet all of the requirements of the Parking Code and Fire Department access requirements for size, and, lane widths.
6. The stormwater containment facility must be designed to eliminate the possibility of captured stormwater mixing with the flows from the creek.
7. The proposed combined use pathway minimum width is ten feet (10').

Water:

8. Offsite infrastructure improvements will be required to provide adequate fire flow to the proposed subdivision. An existing undersized 4" main in Pennsylvania Ave. from 20th St to 23rd St. will be required to be replaced with up to a 12" main, final size determination will be dependent on ultimate fire flow needed.
9. An existing 4" and 6" main on Lilac Ln may also need to be replaced with up to a 12" main if necessary fire flow conditions warrant flow in excess of 1500 GPM.

Wastewater:

10. All public sewer infrastructures must conform to all of the City of Coeur d'Alene Standard Drawings and the Wastewater Utility's Sewer Policies.

11. All private sewer Infrastructures must be owned and maintained by the Lilac Glen Homeowner's Association (HOA), must be located outside of public right-of-way within a common utility easement and must conform to the Idaho State Plumbing Code (2009 Edition)

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

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

A. INTRODUCTION

This matter having come before the Planning Commission on June 10, 2014, and there being present a person requesting approval of ITEM SP-4-14, a request for a Minimal Care Special Use Permit in the R-17 (Residential at 17 units/acre) zoning district.

APPLICANT: LARRY FLUET REVOCABLE TRUST

LOCATION: +/- 13.03 ACRE PARCEL BETWEEN PENNSYLVANIA AVENUE, FERNAN HILL ROAD, LILAC LANE AND INTERSTATE-90

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

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

- B1. That the existing land uses are residential- single-family and vacant land.
- B2. That the Comprehensive Plan Map designation is Cherry Hill-Stable Established & Fernan Hill Bench – Transition.
- B3. That the zoning is R-17.
- B4. That the notice of public hearing was published on April 26, 2014, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, May 26, 2014, which fulfills the proper legal requirement.
- B6. That 53 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on May 24, 2014.
- B7. That public testimony was heard on June 10, 2014.
- B8. Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

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

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

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

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

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

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **LARRY FLUET REVOCABLE TRUST** 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. Set the maximum number of residents for minimal care use (**Planning Commission to decide**).
2. The creation of a homeowners association will be required to ensure the perpetual maintenance of the subject property.

Engineering:

3. The developer will be required to construct a bridge structure or culvert with an elevation above the 100-year flood elevation, capable of passing a 100-year flood event, and, be capable of safely crossing the heaviest Street Maintenance and Fire Department Vehicles (79,000 lbs.).
4. The portion of Fernan Hill Road adjoining the three (3) upper lots is under the jurisdiction of the East Side Highway District; therefore, permission in writing will be required from the District that would grant access to the roadway at those designated locations.
5. The common access road/driveway would be required to meet all of the requirements of the Parking Code and Fire Department access requirements for size, and, lane widths.
6. The stormwater containment facility must be designed to eliminate the possibility of captured stormwater mixing with the flows from the creek.
7. The proposed combined use pathway minimum width is ten feet (10').

Water:

8. Offsite infrastructure improvements will be required to provide adequate fire flow to the proposed subdivision. An existing undersized 4" main in Pennsylvania Ave. from 20th St to 23rd St. will be required to be replaced with up to a 12" main, final size determination will be dependent on ultimate fire flow needed.
9. An existing 4" and 6" main on Lilac Ln may also need to be replaced with up to a 12" main if necessary fire flow conditions warrant flow in excess of 1500 GPM.

Wastewater:

10. All public sewer infrastructures must conform to all of the City of Coeur d'Alene Standard Drawings and the Wastewater Utility's Sewer Policies.
11. All private sewer Infrastructures must be owned and maintained by the Lilac Glen Homeowner's Association (HOA), must be located outside of public right-of-way within a common utility easement and must conform to the Idaho State Plumbing Code (2009 Edition).

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER
DATE: JUNE 10, 2014
SUBJECT: SP-3-14 – REQUESTED FOOD AND BEVERAGE SALES OFF/ON SITE CONSUMPTION SPECIAL USE PERMIT IN THE C-17L ZONING DISTRICT

LOCATION: A +/- .96 ACRE PARCEL LOCATED AT 5362 N. ATLAS ROAD AND LOCATED ON THE SOUTHEASTERN CORNER OF ATLAS ROAD AND KATHLEEN AVENUE

DECISION POINT:

William and Tracy Baker are requesting approval of a Food and Beverage Sales Off/On Site Consumption Special Use Permit. It would allow the operation of a restaurant.

Applicant: William & Tracy Baker
3937 N. 22nd Street
Coeur d'Alene, ID

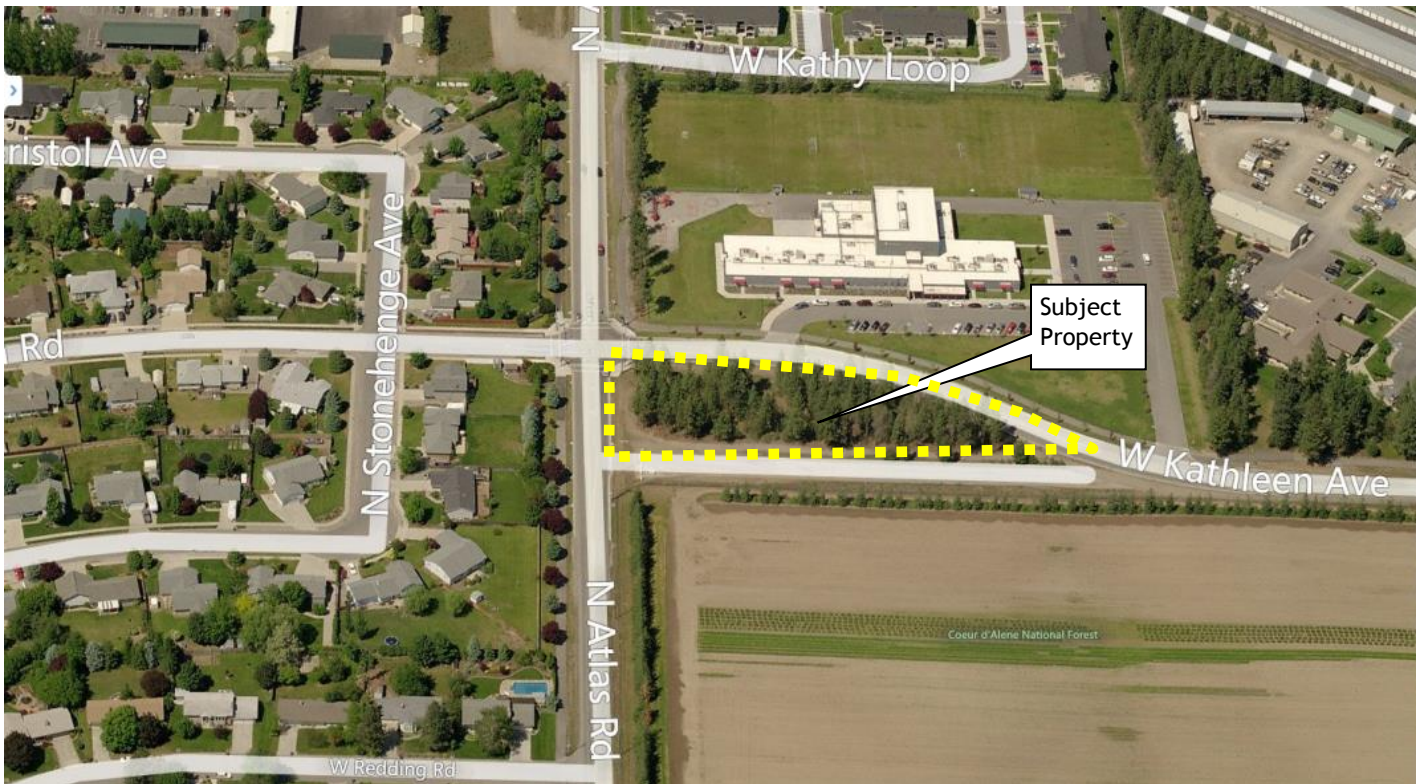
Owner(s): Roman Catholic Diocese of Boise
1501 Federal Way, Suite 400
Boise, ID 83705

GENERAL INFORMATION:

A. Aerial view:



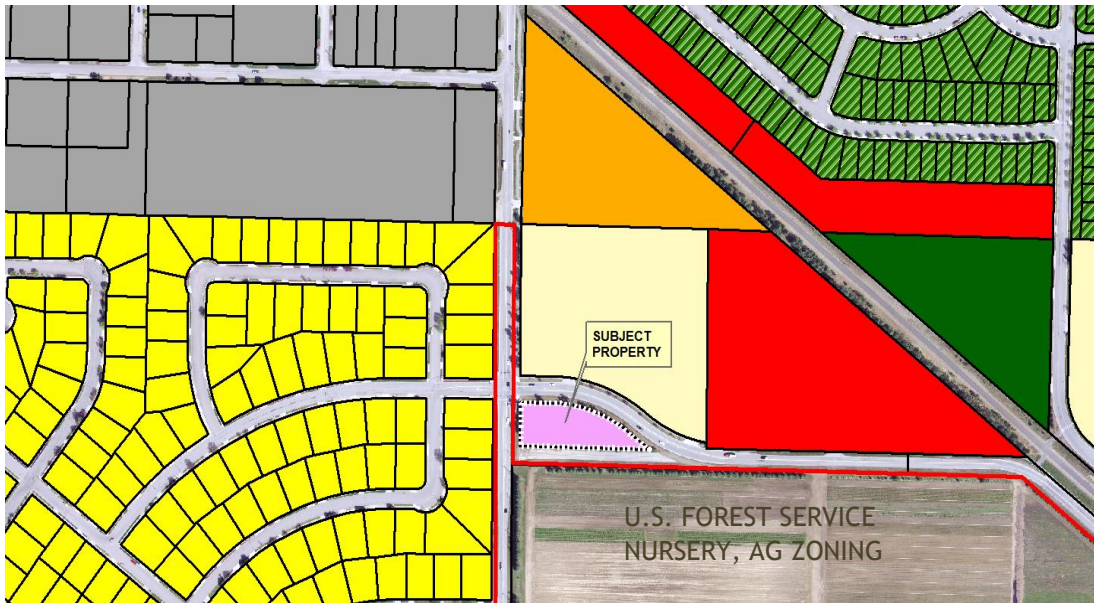
B. Oblique view:



C. Looking southeast toward the subject property:

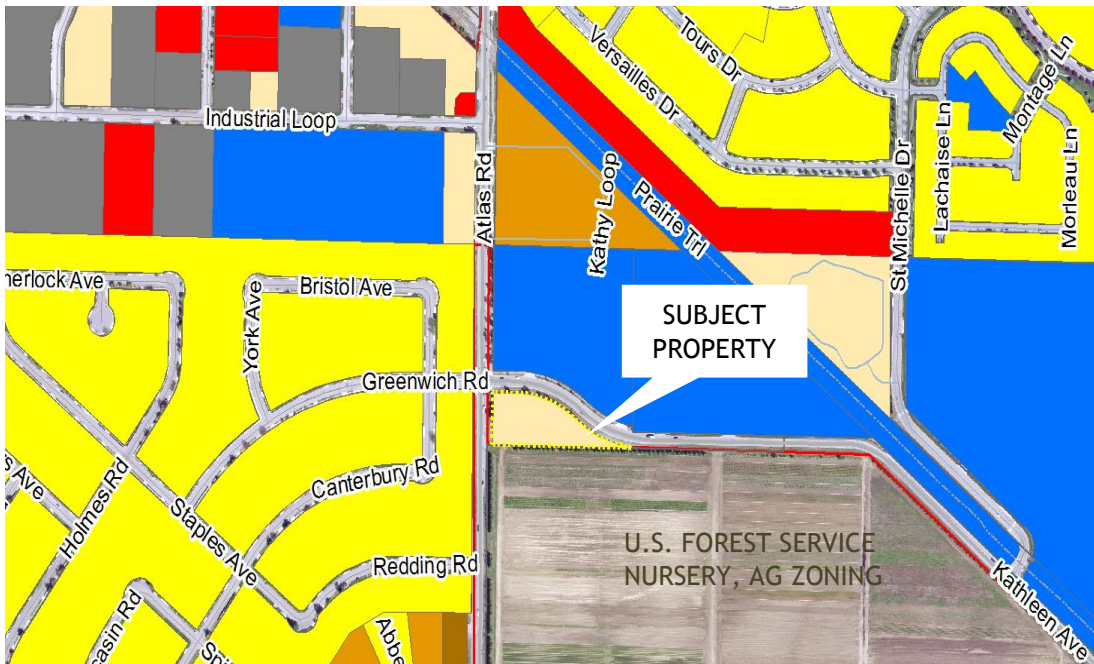


D. Zoning:



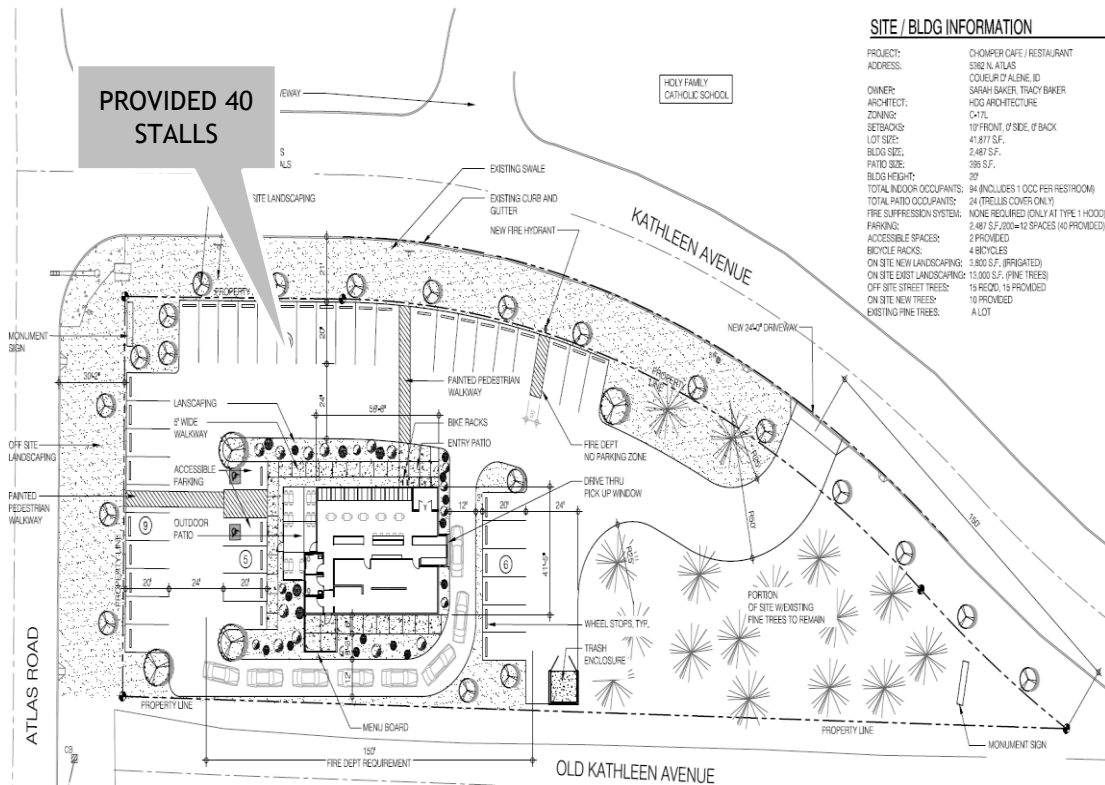
- zoning
- C-17
- C-17L
- C-17LPUD
- C-17PUD
- DC
- DCPUD
- LM
- M
- MH-8
- MH-8PUD
- NC
- NW
- R-1
- R-12
- R-12PUD
- R-17
- R-17PUD
- R-1PUD
- R-3
- R-3PUD
- R-5
- R-5PUD
- R-8
- R-8PUD
- R-8SF

E. Generalized land use pattern:



- Land Use
- SFA
- SFD
- DUPLEX
- MH
- MHP
- MFD
- CIVIC
- COMM
- MFGR
- AGRICULTURE
- VACANT

F. Conceptual Site Plan:



G. Existing land uses in the area include residential – Northshire subdivision on the west side of Atlas Road, civic – administrative offices for Idaho departments of Fish and Game, U. S. Forest Service tree nursery, Holy Family Catholic School, Woodland Middle School and various manufacturing uses in the Coeur d’Alene Industrial Park.

H. The subject property is vacant.

I. Previous actions on subject property:

A. On October 19, 1999 the property was annexed into the City of Coeur d’Alene. (A-5-99)

B. On September 14, 1999, a Community Education Special Use Permit (SP-15-99) was approved for the subject property but expired on September 28, 2000.

PERFORMANCE ANALYSIS:

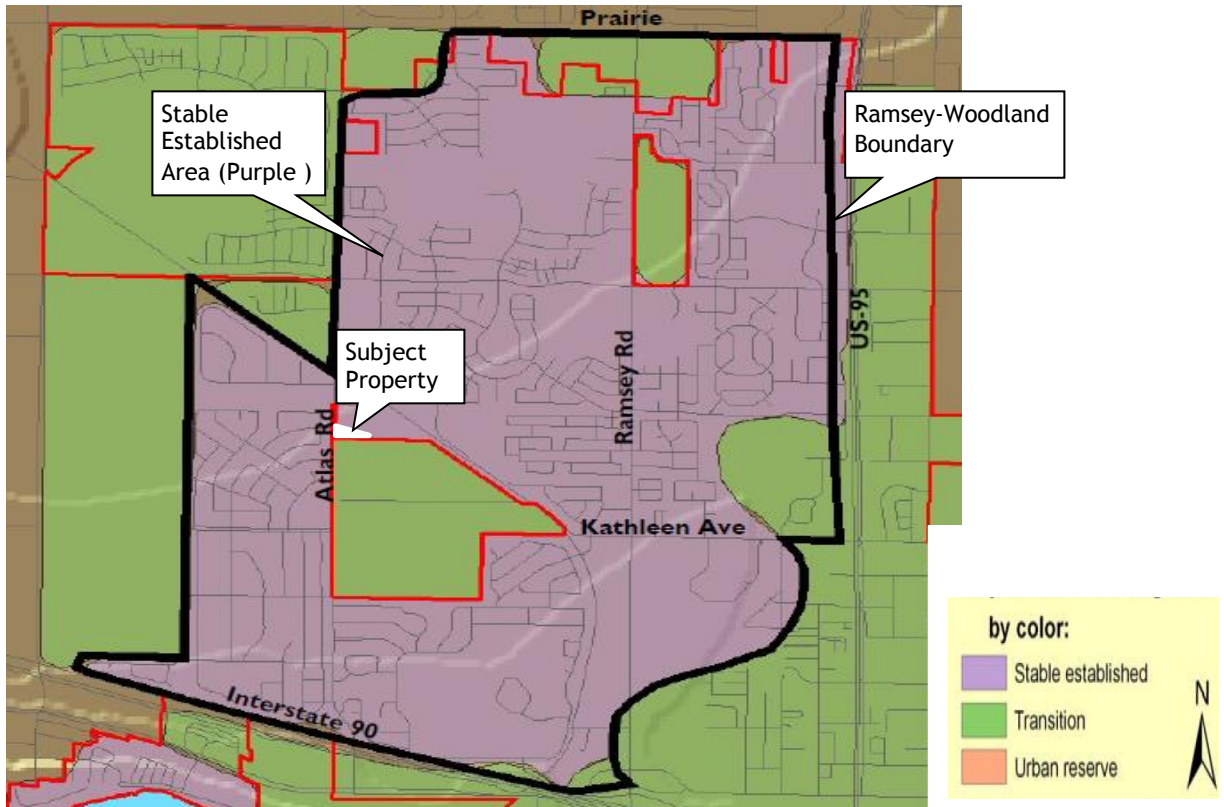
A. Zoning:

The subject property is zoned C-17L.

Evaluation: The C-17L zoning district allows an applicant to request a food and beverage sales (Off/On-site Consumption) Special Use Permit is allowed upon approval in the C-17L zoning district through the approval of Planning Commission.

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

1. The subject property is within the existing city limits.
2. The City Comprehensive Plan Map designates this area as **Ramsey-Woodland: Stable Established.**



COMP PLAN DETAILS:

A. Stable Established:

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

B. Characteristics of the Ramsey - Woodland Land Use Area:

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

C. The characteristics of Ramsey - Woodland neighborhoods will be:

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

Significant Comprehensive Plan policies for consideration:

Significant 2007 Comprehensive Plan policies:

- Objective 1.06 - Urban Forests:
Enforce minimal tree removal, substantial tree replacement and suppress topping trees for new and existing development.
- Objective 1.08 – Forests and natural habitats:
Preserve native tree cover and natural vegetative cover as the city's dominant characteristic.
- Objective 1.11 - Community Design:
Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.
- Objective 1.12 - Community Design:
Support the enhancement of existing urbanized areas and discourage sprawl.
- Objective 1.14 - Efficiency:
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas
- Objective 1.16 - Connectivity:
Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks and trail systems.

- Objective 2.02 – Economic & Workforce Development:
Plan suitable zones and mixed use areas, and support local workforce developments and housing to meet the needs of business and industry.
- Objective 2.04 – Downtown and Neighborhood Service Nodes:
Prioritize strong, vibrant downtown and compatible neighborhood service nodes throughout the city.
- Objective 2.05 – Pedestrian & Bicycle Environment:
Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.
- Objective 3.01 – Managed growth.
Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.
- Objective 3.05 - Neighborhoods:
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- Objective 3.07 - Neighborhoods:
Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.
- Objective 3.08 – Housing:
Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.
- Objective 3.16 - Capital Improvements:
Ensure infrastructure and essential services are available prior to approval for properties seeking development.
- Objective - 4.01 City Services:
Make decisions based on the needs and desires of the citizenry.
- Objective 4.02 - City Services:
Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling and trash collection).

Evaluation:

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

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

Evaluation:

The proposed use is located at the southeast corner of Atlas Road and Kathleen Avenue and is surrounded by a single-family subdivision and an industrial park on the west side of Atlas Road, Holy Family Catholic School to the north, offices for Idaho Fish and Game and Parks Departments to the east, and the U.S. Forest Service tree nursery to the south. The proposed use on the .96 acre site will be a 2,487 sq. ft. one story building with a 40-car parking lot. The proposed project will be required to follow the Commercial Design Guidelines as the use it supports is zoned C-17L.

The adjacent and/or connecting streets will accommodate the additional traffic volume. The sole point of ingress/egress is situated on a major east/west collector street that is controlled at both ends by signalized intersections. Also, due to the proposed facility only being utilized as a breakfast/lunch restaurant, p.m. traffic flows are insignificant

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

WATER:

There is sufficient capacity in the public water system to provide domestic, irrigation, and fire flow to the subject property. Domestic and irrigation services currently exist on the lot as well as an 8" stub.

Evaluation:

Since an unapproved auxiliary source (well) is present on the site, a Reduced Pressure Backflow Assembly may be required on the domestic, fire and irrigation services.

- Submitted by Terry Pickel, Assistant 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 building(s) requiring a fire sprinkler system) will be reviewed prior to final plat recordation, utilizing the currently adopted International Fire Code (IFC) for compliance.

- Submitted by Bobby Gonder- Fire Inspector/Investigator

SEWER:

The applicant will need to connect to the public sewer in Kathleen.

- Submitted by Mike Becker, Utility Project Manager

ENGINEERING:

Stormwater

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

Evaluation:

Per City Code, a stormwater management plan, including sizing calculations, shall be completed by a licensed civil engineer or landscape architect and included as a component of any building permit submittal for the subject property. All stormwater is required to be contained on site and cannot drain onto, or across, adjoining properties.

Traffic

The ITE Trip Generation Manual estimates the project may generate approximately 32 average trips per day during the a.m. peak period. This figure is based upon the gross square footage of the proposed facility.

Evaluation:

The adjacent and/or connecting streets will accommodate the additional traffic volume. The sole point of ingress/egress is situated on a major east/west collector street that is controlled at both ends by signalized intersections. Also, due to the proposed facility only being utilized as a breakfast/lunch restaurant, p.m. traffic flows are insignificant.

Streets

The subject property is bordered by Kathleen Avenue on the north and Atlas Road on the west. Both street sections at the subject property are fully developed with the exception of sidewalk on the Kathleen Avenue frontage.

Evaluation:

Installation of sidewalk along the Kathleen Avenue frontage, and, reconditioning of the curbside drainage swales on both adjoining street frontages, will be a required component of any building permit submittal for the subject property.

APPLICABLE CODES AND POLICIES

UTILITIES

1. 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.

STREETS

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

STORMWATER

3. 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.

Submitted by Chris Bates, Engineering Project Manager

PROPOSED CONDITIONS:

ENGINEERING:

1. Installation of sidewalk along the Kathleen Avenue frontage, and, reconditioning of the curbside drainage swales on both adjoining street frontages, will be a required component of any building permit submittal for the subject property.

WATER:

2. Since an unapproved auxiliary source (well) is present on the site, a Reduced Pressure Backflow Assembly may be required on the domestic, fire and irrigation services.

Ordinances and Standards Used In Evaluation:

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

ACTION ALTERNATIVES:

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

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

**APPLICANT'S
NARRATIVE**

JUSTIFICATION:

Proposed Activity Group(s): Breakfast & Lunch Restaurant

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

A. A description of your request; We request that a Special Use Permit be granted to allow construction of a family friendly breakfast and lunch restaurant at the proposed location of 5362 N. Atlas Road. The property is currently zoned C-17L.

B. Explain how your request conforms to the 2007 Comprehensive Plan;
As defined in the 2007 Comprehensive Plan, this property is located in the Ramsey-Woodland Area. We will work in partnership with the City of Coeur d'Alene to build a business that will enhance the quality of life in the community we will serve and strive to protect the natural environment of our building site. Our project will include pedestrian and bicycle pathway connectivity, and we plan to retain as many of the existing Urban Forest Trees as possible.

C. Explain how the design and planning of the site is compatible with the location, setting and existing uses on adjacent properties;
This site is located in a highly residential area, but is close to a private school, a public middle school, and a large industrial business area. Our restaurant will service the breakfast and lunch dining needs of the area, but will not impact the serenity of the evening hours of this area since the business will be closed after late afternoon.

D. Explain how the location, design, and size of the proposal will be adequately served by existing streets, public facilities and services;
This project will be located at the corner of Atlas Road and Kathleen Avenue and will be a single story structure of approximately 2500 sq. feet. It will be accessed from Kathleen Avenue and all city water and sewer connections are available at the site. The property is located inside city limits so all public services will be available.

E. Any other information that you feel is important and should be considered by the Planning Commission in making their decision.
We intend to construct a beautiful 2500 sq. ft. restaurant on the West portion of the property. It will feature a seasonal patio dining area, and the grounds will be landscaped to include as many of the existing trees as possible. The East portion of the property will be left natural with a minimal thinning of existing trees and will incorporate our entrance off Kathleen Avenue. The whole building and site completion will be a gorgeous addition to this area.

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

A. INTRODUCTION

This matter having come before the Planning Commission on June 10, 2014, and there being present a person requesting approval of ITEM SP-3-14, a request for a Food and Beverage Stores for Off/On Site Consumption Special Use Permit in the C-17L zoning district.

APPLICANT: WILLIAM AND TRACY BAKER

LOCATION: A +/- .96 ACRE PARCEL LOCATED AT 5362 N. ATLAS ROAD AND LOCATED ON THE SOUTHEASTERN CORNER OF ATLAS ROAD AND KATHLEEN AVENUE

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

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

- B1. That the existing land uses are residential – Northshire subdivision on the west side of Atlas Road, civic – administrative offices for Idaho departments of Fish and Game, U. S. Forest Service tree nursery, Holy Family Catholic School, Woodland Middle School and various manufacturing uses in the Coeur d’Alene Industrial Park.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is C-17L.
- B4. That the notice of public hearing was published on, May 24, 2014, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on May 31, 2014, which fulfills the proper legal requirement.
- B6. That 23 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on May 23, 2014.
- B7. That public testimony was heard on .June 10, 2014.

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

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

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

Criteria to consider for B8B:

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

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

Criteria to consider B8C:

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

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **WILLIAM AND TRACY BAKER** for a special use permit, as described in the application should be **(approved)(denied)(denied without prejudice)**.

Special conditions applied are as follows:

ENGINEERING:

1. Installation of sidewalk along the Kathleen Avenue frontage, and, reconditioning of the curbside drainage swales on both adjoining street frontages, will be a required component of any building permit submittal for the subject property.

WATER:

2. Since an unapproved auxiliary source (well) is present on the site, a Reduced Pressure Backflow Assembly may be required on the domestic, fire and irrigation services.

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

ROLL CALL:

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

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN