

**PLANNING COMMISSION AGENDA**  
**CITY COUNCIL CHAMBERS**

FEBRUARY 14, 2006

**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:** Bruning, Bowlby, Hill, Jordan, Rasor, Messina, Souza, Tiffany Tenty (Student Representative), Dane Larsen (Student Alternate)

**APPROVAL OF MINUTES:**

January 10, 2006

**PUBLIC COMMENTS:**

**COMMISSION COMMENTS:**

**STAFF COMMENTS:**

**PRESENTATION:**

SRM Development - Mechanical screening for Riverstone Theatre

**ADMINISTRATIVE ITEMS:**

1.     Applicant:     Glen Sather & James Duchow  
       Location:     In the vicinity of 7<sup>th</sup> Street and Best Avenue  
       Request:      Proposed 3-lot preliminary plat "Haycraft Estates"  
                      ADMINISTRATIVE, (SS-2-06)
  
2.     Applicant:     Glacier 2100 Northwest Boulevard, Inc.  
       Location:     The corner of Northwest Boulevard and Lakewood Drive  
       Request:      Proposed 4-lot preliminary plat "Riverview Condominiums"  
                      ADMINISTRATIVE, (SS-3-06)
  
3.     Applicant:     Paul Rau  
       Location:     3550-3572 N. 15<sup>th</sup> Street  
       Request:      A proposed 12-unit Condominium Plat "Canfield Court"  
                      in the R-8 (Residential at 8 units/acre) zoning district  
                      ADMINISTRATIVE, (SS-4-06)

**WORKSHOP:**

1. Comprehensive Plan

**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 Stuhmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***

**PLANNING COMMISSION  
MINUTES  
JANUARY 10, 2006  
CITY COUNCIL CHAMBERS**

**COMMISSIONERS PRESENT**

John Bruning, Chairman  
Ryan Hill  
Tom Messina  
Scott Razor  
Mary Souza

**STAFF MEMBERS PRESENT**

John Stamos, Associate Planner  
Shana Stuhlmiller, Public Hearing Assistant  
Warren Wilson, Deputy City Attorney  
Gordon Dobler, Engineering Services Director

**COMMISSIONERS ABSENT**

Heather Bowlby  
Brad Jordan  
Tiffany Tenty (Student Representative)  
Dane Larsen (Alternate Student Representative)

**CALL TO ORDER**

Chairman Bruning called the meeting to order at 5:30 p.m.

**APPROVAL OF MINUTES:**

Motion by Razor, seconded by Souza, to approve the minutes of the Planning Commission meeting on October 11, 2005. Motion approved.

**COMMISSION COMMENTS:**

Commissioner Souza commented that at the last Planning Commission meeting held in November, there was a discussion to draft an ordinance that would establish a buffer zone protecting neighborhoods, schools and daycares from sex offenders.

Deputy City Attorney Wilson commented that currently at the state level, numerous changes are coming before legislature and until they decide what the direction they will be taking, Council will make no decisions.

Chairman Bruning commented that the next Comprehensive Plan meeting will be held on Tuesday, January 24<sup>th</sup> in the City Council Chambers. He complimented staff for the article included in the packet this month and that it was very informative.

Commissioner Souza commented that she has been following a story in Florida where people who have lived in their homes for many years were forced to move because their property was taken by eminent domain for commercial development. She added that she is concerned if the City does not take a stand on this issue this could happen here. She commented that if the other Commissioners supported this request she would agree to draft a letter, bring it back for the other Commissioners to review, and if approved, forward it to Council for their consideration.

The Planning Commission concurred and directed Commissioner Souza to draft the letter for the Commission to review.

**STAFF COMMENTS:**

There were none.

**PUBLIC COMMENTS:**

There were none.

**ADMINISTRATIVE ITEMS:**

1. Applicant: Thad and Darlene Turner  
Location: 301 W. Walnut  
Request: Proposed 2-lot preliminary plat "Nelson Lots in Bratton Garden Tract Plat"  
ADMINISTRATIVE (SS-1-06)

Engineering Services Director Dobler presented the staff report and then asked if the Commission had any questions.

The Commission did not have any questions for staff.

**Motion by Rasor, seconded by Souza, to approve Item SS-1-06. Motion approved.**

2. Applicant: Mike Tilford  
Request: Modification to Riverstone West phasing plan  
ADMINISTRATIVE (I-1-06)

Associate Planner Stamos presented the staff report and then asked if the Commission had any questions.

Commissioner Souza questioned if the amount of traffic generated through the Riverstone development will be a concern since ingress and egress onto Seltice Way will not be completed until phase three.

Deputy City Attorney Wilson commented that when the Planning Commission approved the original preliminary plat, it was approved with this condition based on complications with the gravel located on the property. He added that staff does not see a concern with traffic temporarily directed through the Riverstone development.

Commissioner Souza inquired if the applicant could estimate a timeline when these three phases will be completed.

Mike Tilford, applicant representative, explained that they estimate Phase one to be complete this spring or summer and Phase two and three in two or three years. He then continued to describe the proposed project to the Commission.

Engineering Services Director Dobler noted that there will not be a change to condition four as stated in the staff report, explaining that the dedication of the water line easement will happen with Phase one and apologized for any confusion this may have caused to the Commission.

Motion by Razor, seconded by Hill, to approve Item I-1-06 that this request is not a significant change from the original preliminary plat and that this excludes condition number four as directed by staff. Motion approved.

## PUBLIC HEARINGS

1. Applicant: City of Coeur d' Alene  
Request: Proposed ordinance for minimum lot frontage in cul-de-sacs and knuckles  
LEGISLATIVE (O-1-06)

Associate Planner Stamsos presented the staff report and answered questions from the Commission.

Commissioner Razor noticed that this change does not designate width dimensions at the setback line and commented that he is aware of other jurisdictions that include width dimensions for this type of request. He inquired if this could be included.

Associate Planner Stamsos noted that this request is more for "housekeeping" and in the last three years there have been only 25 lots approved in the City using deviations from standards and that it does not come up on a regular basis.

Commissioner Razor inquired who would review this ordinance if this request were approved.

Associate Planner Stamsos commented that staff would review these lots.

Engineering Services Director Dobler drew a diagram for the Commission showing how a lot that has a minimum arc length of 26 feet is calculated.

Commissioner Razor commented that he would feel comfortable approving this request if there was a provision for lot widths.

Commissioner Souza commented that she is concerned if this ordinance is approved, other contractors who do not want to meet the minimum lot frontages could misuse it.

Engineering Services Director Dobler commented that this would not happen because staff would ensure that cul-de-sac with knuckles met the new criteria.

Deputy City Attorney Wilson commented that staff has a bias against cul-de-sacs for reasons such as snow removal and that when staff reviews preliminary plats very few cul-de-sacs get approved. He concurred with Associate Planner Stamsos that this is a house keeping item that would not impact that many lots in any one year.

Commissioner Razor commented that he would feel comfortable approving this request if staff could include the explanation presented earlier by Engineering Services Director Dobler.

Commissioner Souza inquired if this request is another "band-aid" and questioned if staff could estimate when the updates to the Subdivision Code will be addressed.

Deputy City Attorney Wilson commented that this year money has been spent on a consultant for other issues and that Council is aware of this concern but has not set it as a priority for review at this time.

Motion by Razor, seconded by Souza, to approve Item 0-1-06. Motion approved.

ROLL CALL:

Commissioner Hill	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Razor	Voted	Aye
Commissioner Souza	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

2. Applicant: DBH Properties, LLC  
Location: Northwest corner of Coeur d'Alene Avenue and 2<sup>nd</sup> Street  
Request: Proposed Custom manufacturing/warehouse storage special use permit in the C-34 (Commercial at 34 units/acre) zoning district QUASI-JUDICIAL (SP-1-06)

Associate Planner Stamsos presented the staff report, gave the mailing tally as 8 in favor, 1 opposed, and 4 neutral and answered questions from the Commission.

Commissioner Souza commented that driving by the site recently, she noticed there is a single-family residence located to the west of the project and questioned if the owners are aware of this expansion.

Associate Planner Stamsos commented that this property owner receive a hearing notice and that the applicant is here and available to answer questions.

John Barlow, applicant representative, 3403 Fernan Hill Road, Coeur d'Alene, commented that the Coeur d' Alene Press has been here since the early 1800's and that in the early 1980's an addition was done to relocate the printing press. He explained that circulation has grown and that with changes in technology additional space is needed. He explained deliveries would be relocated to the alley, which will stop deliveries currently made on Second Street. He commented that the benefits of this expansion would provide additional jobs and keep the paper located downtown. He added that when this project is completed, the existing building would be remodeled with other departments currently located throughout the city moving into the existing building. He commented that they would like to start this project in the spring and be completed in the fall. He added that the people who own the house to the west were contacted and will not sell their property because they like to live downtown.

Commissioner Razor inquired if additional employees will be hired since there will be an increase in circulation.

Mr. Barlow explained that in 1980 they had 75 employees and now there are 115. He added that the goal is to keep growing and believe that this expansion will be a valuable tool for growth. He then provided a copy of the parking plan to the Commission.

Commissioner Souza inquired if there have been any complaints regarding noise in the past.

Mr. Barlow commented that there have been no complaints in the many years the paper has been in operation and assumes with the additional upgraded equipment, noise will never be a problem. He commented that most work is done at night.

Public testimony is closed.

**Motion by Rasor, seconded by Souza, to approve Item SP-1-06. Motion approved.**

ROLL CALL:

Commissioner Hill	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Rasor	Voted	Aye
Commissioner Souza	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

3. Applicant: Chinook Properties, LLC  
Location: 980 W. Ironwood Drive  
Request: Proposed 15-unit Medical Office condominium plat in the C-17L (Commercial Limited) zoning district. QUASI-JUDICIAL (S-1-06)

Associate Planner Stamsos presented the staff report, gave the mailing tally as 1 in favor, 1 opposed, and 4 neutral and answered questions from the Commission.

Chairman Bruning commented that a letter was received tonight from a concerned citizen who owns property next to the applicant's claiming his property is flooded because of inadequate storm water drainage on the applicant's property. He also provided pictures of his lot showing standing water from the applicant's job site and questioned if staff was aware of the problem.

Engineering Services Director Dobler commented that he is not aware of this problem but will contact the various departments involved to investigate the issue.

Gordon Longwell, applicant representative/owner, 8050 Quartz Court, Hayden Lake, Idaho, commented that this project would be an asset to the community by approving this as a Condominium plat allowing these units to be sold individually, which is appealing to professionals who want to own their own building. He added that before this project could go forward, they needed commitments from interested doctors, which have been obtained. He commented that he is aware of the letter from Mr. Bacon and has been in contact with his project manager who responded to Mr. Bacon, addressing options to help resolve the storm water issue.

Commissioner Souza inquired if there will be a connecting bike path to this facility.

Mr. Longwell answered that they will have only bike parking. He added that this project has been challenging in order to meet the needs of the prospective buyers from changing boundary lines many times to accommodate the needs of the doctors.

**Motion by Souza, seconded by Rasor, to approve Item S-1-06. Motion approved.**

ROLL CALL:

Commissioner Hill	Voted Aye
Commissioner Messina	Voted Aye
Commissioner Rasor	Voted Aye
Commissioner Souza	Voted Aye

Motion to approve carried by a 4 to 0 vote.

Chairman Bruning commented that it is unfortunate for Mr. Bacon regarding the storm water drainage issues affecting his property and urged the applicant to try and get this issue resolved.

**ADJOURNMENT:**

Motion by Hill, seconded by Rasor, to adjourn the meeting. Motion approved.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted by John Stamosos, Associate Planner

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**TO:** Planning Commission  
**FROM:** Christopher H. Bates, Project Manager  
**DATE:** February 14, 2006  
**SUBJECT:** SS-2-06, Haycraft Estates



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**DECISION POINT**

Approve or deny the applicant's request for a three (3) lot residential/commercial subdivision.

**GENERAL INFORMATION**

1. Applicant: Glen Sather & James Duchow  
813 N. Garry Drive  
Liberty Lake, WA 99019
2. Request: Approval of a three (3) lot residential/commercial subdivision, in the southeast quarter of Section 11, T50N, R4W, BM. The newly created lots will be:  
  
Lot 1: 1.160 acres  
Lot 2: 0.248 acres  
Lot 3: 0.281 acres
3. Location: North side of Best Avenue, directly north of the Seventh Street/Best Avenue intersection.

**PERFORMANCE ANALYSIS**

1. Land Use: Proposed Lot 1 is vacant, there is an existing single family residence located on proposed Lot 2 (existing garage structure does not meet side yard setback requirements and is slated for removal), and, proposed Lot 3 has an existing commercial facility (Alpine veterinary clinic).
2. Zoning: Existing zoning for lots the subject property is a mix of R-12, R-17 and C-17. The existing structures on proposed Lots 2 & 3 conform to their respective zoning (R-12/C-17), and, Lot 1 is a combination of R-12/R-17 zoning. The R-12 zone allows cluster housing type development and the R-17 allows both cluster and multi-family type housing. Multi-family housing is not allowed in the R-12 zone. **The applicant is proposing to expand the lot that is zoned C-17 into the existing area that is zoned R-12. If expansion of the C-17 use into the R-12 zone is desired, a zone change for the portion to be utilized will be required.**
3. Infrastructure: Utilities, Streets, & Storm Water Facilities

**Utilities:** Sewer & Water

The subject property has access to public sewer and water mains that are located in Haycraft and Best Avenues adjoining the northerly and southerly boundaries of the subject property. Available information indicates that the existing developed lots are connected to service laterals, and, that sanitary sewer service is available to the undeveloped Lot 1, however, water service is not. A water main extension will be required to service Lot 1, and, this will be required to be installed prior to final plat approval. This water main extension will be required to connect two existing six inch (6") mains (Sixth Place and 7<sup>th</sup> Street) to facilitate water and fire

service flows for the subject property. An engineered design for this main extension will be required to be submitted and approved prior to installation. Also, there is an existing sanitary service that crosses proposed Lot 1 and services an adjoining property. An easement will be required to be shown on the final plat over the existing service line.

**Streets:** The streets adjoining the subject lots are developed to current standards. Any necessary frontage improvements will be addressed at the time of building permit issuance on the subject property.

**Lot Access:** Lots 2 and 3 have existing points of access to adjoining streets, and, access will be addressed at the time of development of the proposed vacant lot.

**Fire:** Fire hydrant installation will be required to accompany development on Lot 1, and will be required to be installed with the water main extension.

**Storm Water:** Street drainage is already contained in the existing City hard pipe system in the vicinity of the subject property. On-site runoff will be required to be placed into on-site swales and will be addressed at the time of development of the subject property.

**4. Proposed Conditions:**

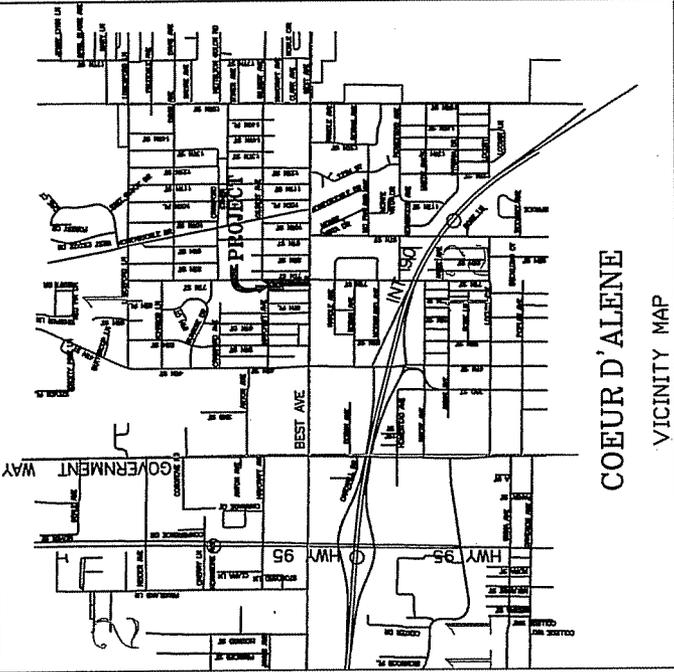
1. Installation of a water main in Haycraft Avenue from Sixth Place to 7<sup>th</sup> Street is required prior to final plat approval. Installation of the main will include installation of a fire hydrant. Design and approval of this line will be required prior to installation.
2. Placement of an easement over the existing sewer lateral on Lot 1 will be required on the final plat.
3. Rezone the original portion of Lot 2 that is being joined to Lot 3 from R-12 to C-17.
4. Remove the garage structure on Lot 2 prior to final plat approval.

**DECISION POINT RECOMMENDATION**

Approve the proposed plat in its submitted configuration with the attached conditions.

# HAYCRAFT ESTATES

A REPLAT OF LOTS 1 AND 2, BESTLAND AND A PORTION OF THE SE4 SE4 SW4 SECTION 1, T50N, R4W B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO.



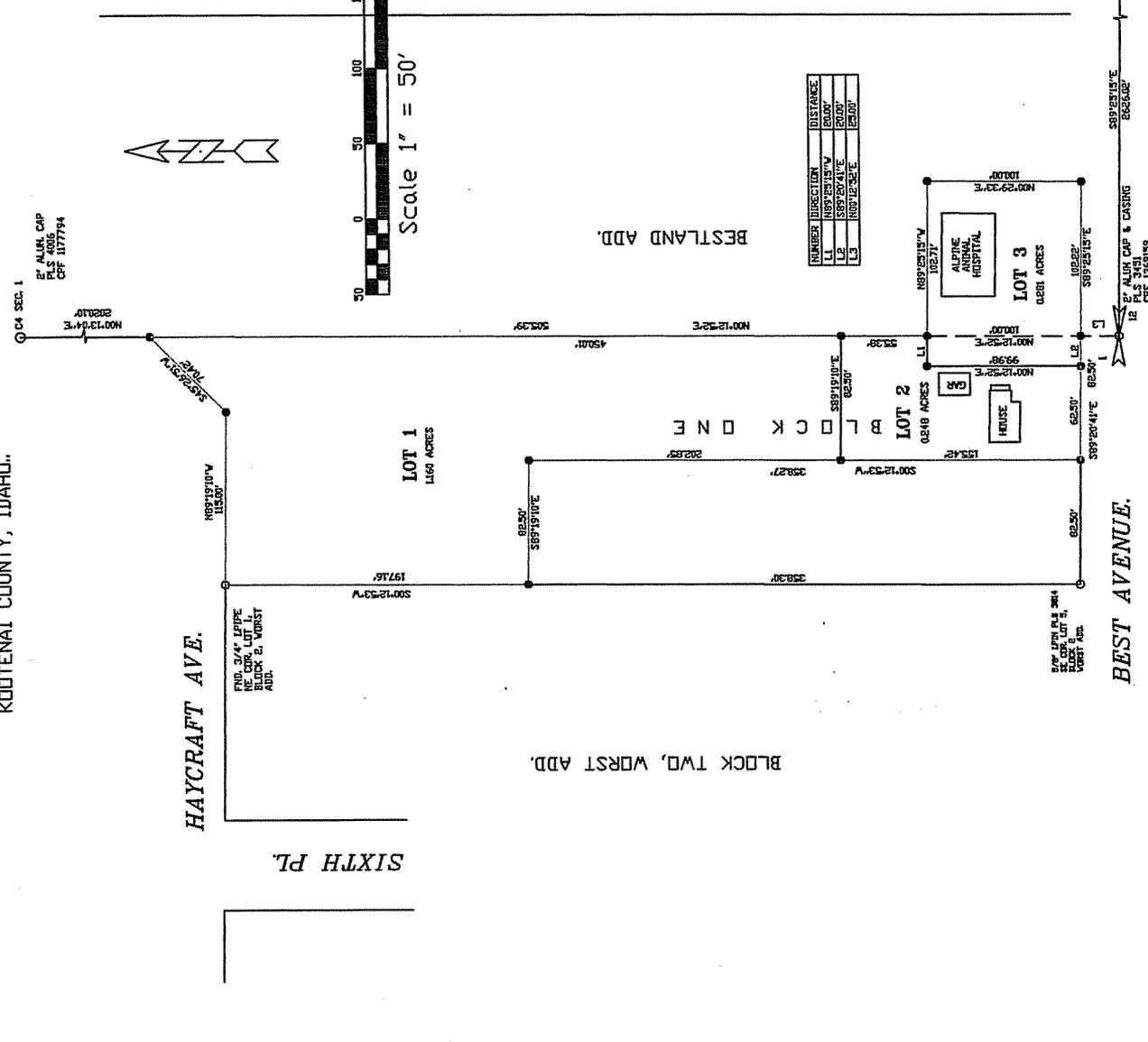
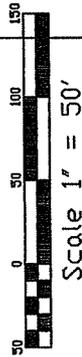
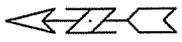
- LEGEND**
- ▲ CALCULATED POINT NOTHING FOUND OR SET
  - FOUND AS DESCRIBED
  - SET 5/8x3/4" I. PIN 1/4"PC 3814

**BASIS OF BEARING**  
 NORTH-SOUTH ALONG THE NORTH LINE OF HAYCRAFT AVE. AS REPORTED IN THE PLAT OF WORST ADDITION, PLAT BOOK E, PAGE 14, RECORDS OF KOOTENAI COUNTY, IDAHO.

**REFERENCES**  
 PLAT OF WORST ADDITION, BOOK E, PAGE 14  
 PLAT OF BESTLAND, BOOK C, PAGE 30  
 PLAT OF VERRIDGE PLACE, BOOK G, PAGE 44  
 PLAT OF VERRIDGE PLACE, 1ST ADD., BOOK G, PAGE 484



**DURTSCHI & ASSOC., INC.**  
 SURVEYING-PLANNING  
 P.O. BOX 700  
 8701 GOVERNMENT WAY, SUITE 6  
 HAYDEN LAKE, ID. 83836  
 PHONE: (208) 769-4100  
 FAX: (208) 769-4100  
 E-MAIL: budde@durtschi.com  
 PROJECT NO. 3912 DATE: DECEMBER 2015

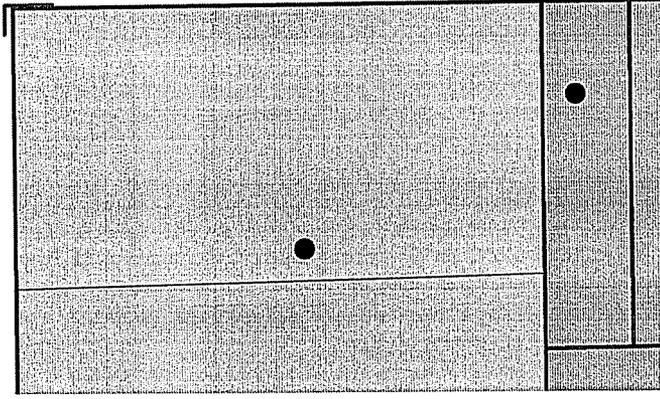
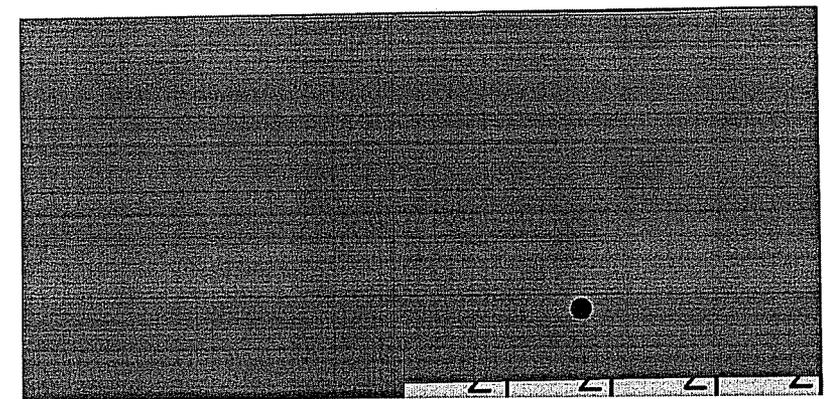
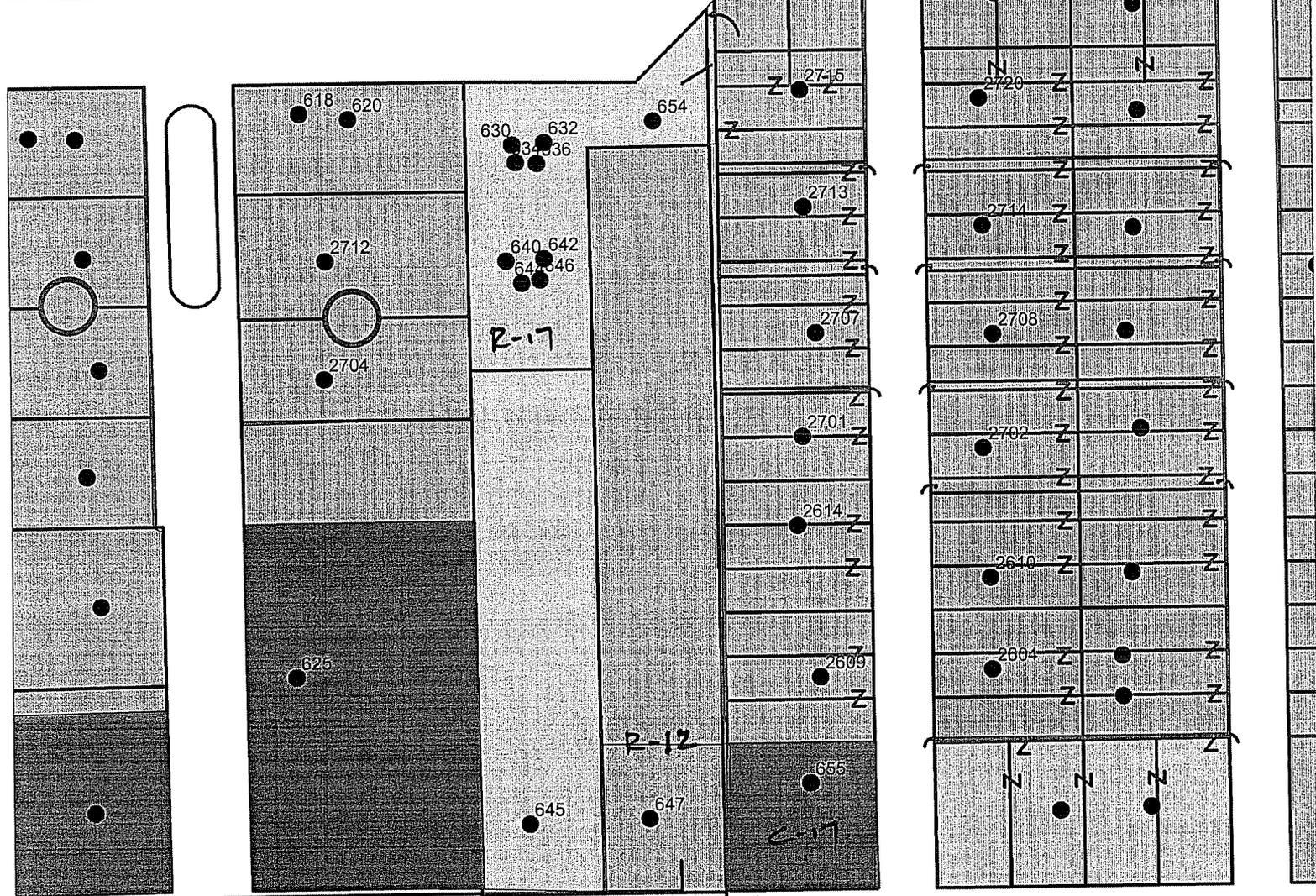
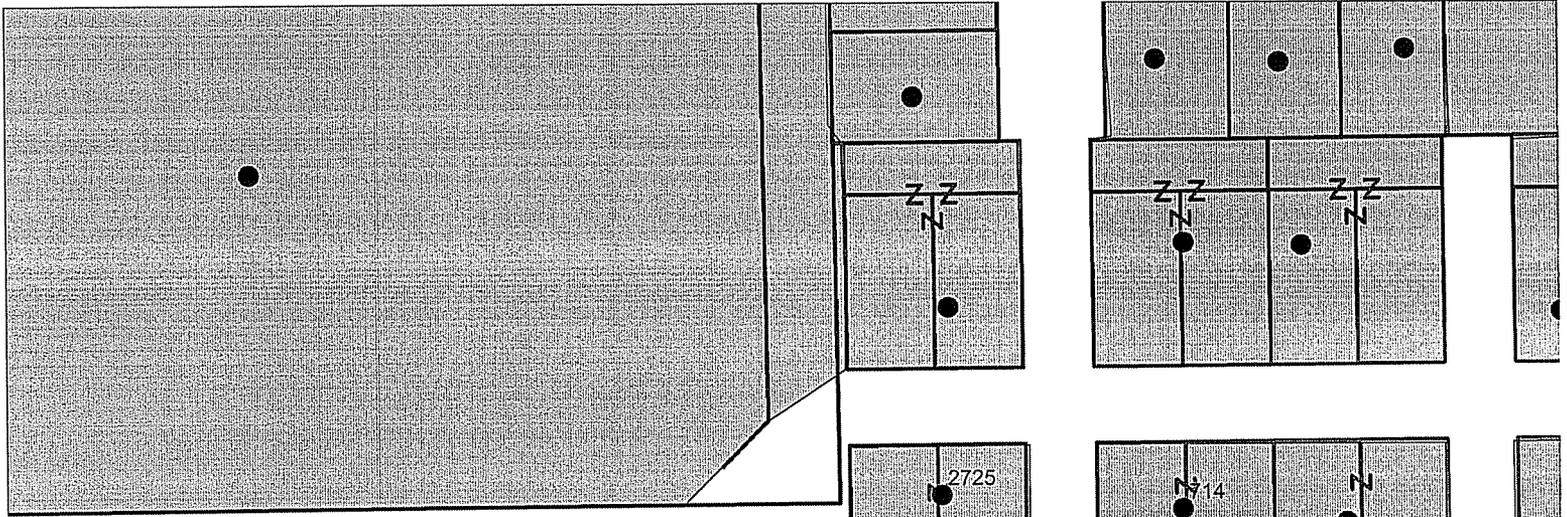


NUMBER	DIRECTION	DISTANCE
L1	N89°25'15" W	85.00'
L2	S89°25'15" E	20.00'
L3	N00°12'32" E	15.00'



UNPLATTED

RANDLE ADDITION



**TO:** Planning Commission  
**FROM:** Christopher H. Bates, Project Manager  
**DATE:** February 14, 2006  
**SUBJECT:** SS-3-06, Riverview Condominiums



**DECISION POINT**

Approve or deny the applicant's request for a four (4) lot commercial condominium subdivision.

**GENERAL INFORMATION**

1. Applicant: Steve Meyer  
Glacier 2100 NW Boulevard Inc.  
700 Ironwood Drive  
Suite 300  
Coeur d'Alene, ID 83814
2. Request: Approval of a four (4) lot commercial condominium subdivision, in the northwest quarter of Section 11, T50N, R4W, BM.
3. Location: East side of Northwest Boulevard, adjacent to Lakewood Drive and Ironwood Parkway.

**PERFORMANCE ANALYSIS**

1. Land Use: The subject property is currently vacant.
2. Zoning: Existing zoning for the subject property is C-17.
3. Infrastructure: Utilities, Streets, & Storm Water Facilities

**Utilities:** Sewer & Water

The subject property has access to existing utility mains and service laterals will be extended at the time of building construction.

**Streets:** The public streets adjoining the subject lots are developed to current standards.

**Lot Access:** Access will be addressed during the building permit review for the subject property. Proposed points of access are Northwest Boulevard and Ironwood Parkway (private street).

**Fire:** Fire hydrant installation will be addressed during the building permit review of the proposed development on the subject property.

**Storm Water:** Street drainage is already contained in the existing City hard pipe system in the vicinity of the subject property. On-site runoff will be required to be placed into on-site swales and will be addressed at the time of development of the subject property.

4. **Proposed Conditions: None**

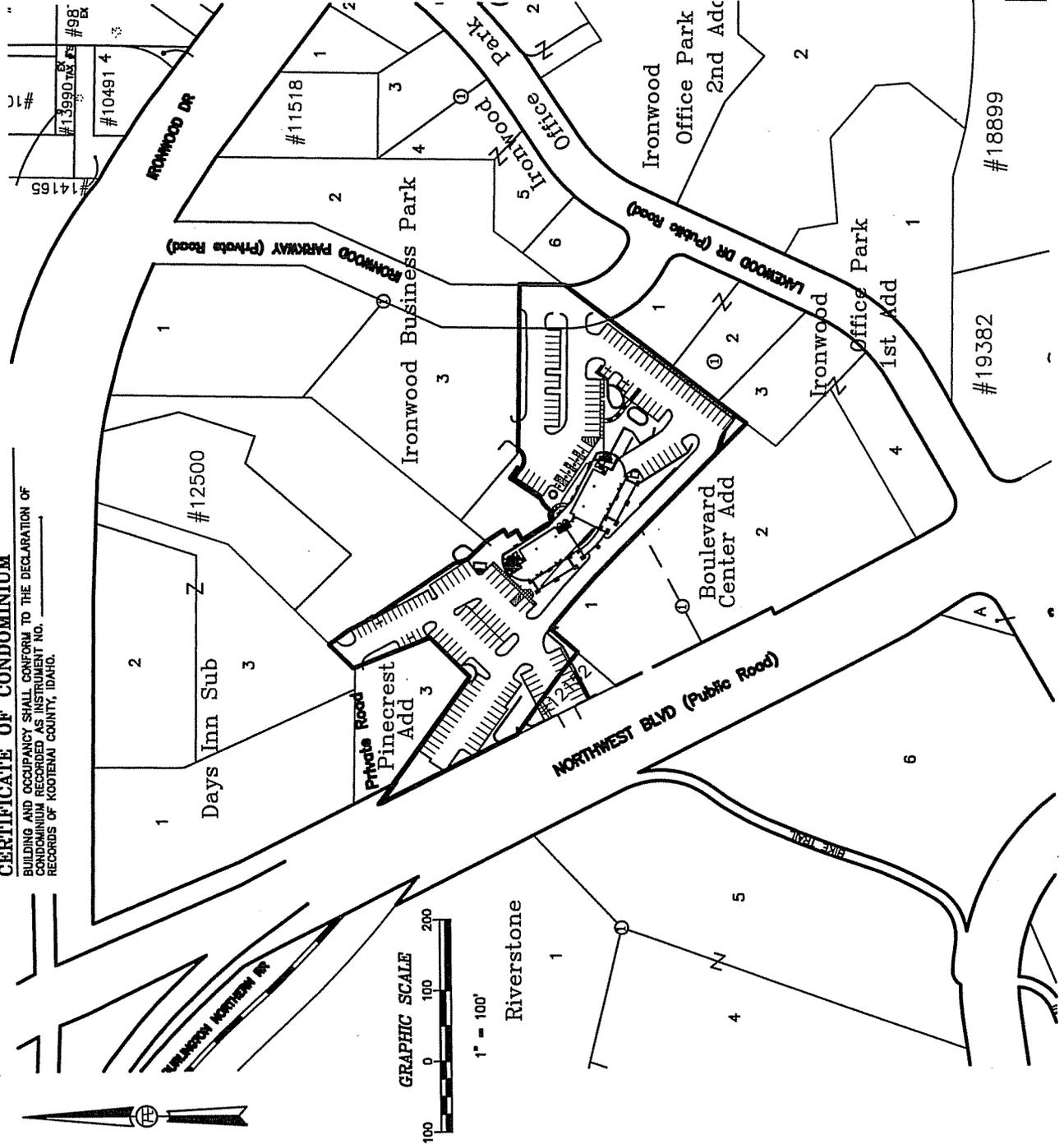
**DECISION POINT RECOMMENDATION**

Approve the proposed plat in its submitted configuration.

**RIVERVIEW CONDOMINIUMS**  
 A PORTION OF THE NORTHWEST 1/4, SEC. 11, T.50N., R.4W.,  
 B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

**CERTIFICATE OF CONDOMINIUM**

BUILDING AND OCCUPANCY SHALL CONFORM TO THE DECLARATION OF  
 CONDOMINIUM RECORDED AS INSTRUMENT NO. \_\_\_\_\_  
 RECORDS OF KOOTENAI COUNTY, IDAHO.

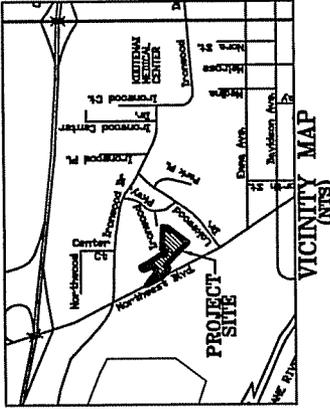


GRAPHIC SCALE



1" = 100'

Riverstone



**LEGEND**

- FD. AN IRON ROD/PIPE, IN. DIAM., WITH PLASTIC CAP MKD. PLS
- FD. AN ALUMINUM CAP, IN. DIAM. MARKED AS SHOWN
- SET AN IRON ROD, 30 INS. LONG, 5/8 IN. DIAM., WITH A PLASTIC CAP MKD. PLS 4585
- CALCULATED POINT (NOTHING FOUND OR SET)
- CA COMMON AREA
- LCA LIMITED COMMON AREA

**BASIS OF BEARING**

BASIS OF BEARING -- RECORD OF SURVEY FOR NORTHWEST BOULEVARD -- BOOK 21, PAGE 454.

**SURVEYS OF RECORD & PRIOR SURVEYS**

- 1) PINCREST ADDITION TO COEUR D'ALENE -- BOOK F, PAGE 80
- 2) IRONWOOD OFFICE PARK -- BOOK F, PAGE 95
- 3) IRONWOOD OFFICE PARK 1ST ADDITION -- BOOK F, PAGE 247
- 4) DAYS INN SUBDIVISION -- BOOK F, PAGE 180
- 5) IRONWOOD BUSINESS PARK -- BOOK F, PAGE 201
- 6) BOULEVARD CENTER ADDITION -- BOOK 1, PAGE 107
- 7) RIVERSTONE -- BOOK 1, PAGE 250
- 8) RECORD OF SURVEY -- BOOK 18, PAGE 309
- 9) RECORD OF SURVEY -- BOOK 21, PAGE 454

**NOTES**

- 1) COMMON AREAS ARE TO BE MAINTAINED ACCORDING TO REQUIREMENTS AS SET FORTH IN THE COVENANTS.
- 2) EACH UNIT HAS A NONEXCLUSIVE RIGHT OF INGRESS, EGRESS AND SUPPORT THROUGH THE COMMON AREAS (IDAHO CODE SECTION 85-1509).
- 3) RESTROOMS, ELEVATORS AND STAIRS ARE PART OF ADJOINING COMMON AREAS.
- 4) AREAS AND ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS AND BUILDING PLANS. EXACT VALUES MAY VARY FROM THE INFORMATION SHOWN.

**SHEET INDEX**

- SHEET 1: PLAT BOUNDARY
- SHEET 2: LEVEL 1 (PARKING -- COMMON AREA)
- SHEET 3: LEVEL 2 (PARKING -- COMMON AREA)
- SHEET 4: LEVEL 3
- SHEET 5: LEVEL 4
- SHEET 6: LEVEL 5
- SHEET 7: LEVEL 6
- SHEET 8: LEVEL 7
- SHEET 9: SIGNATURE SHEET

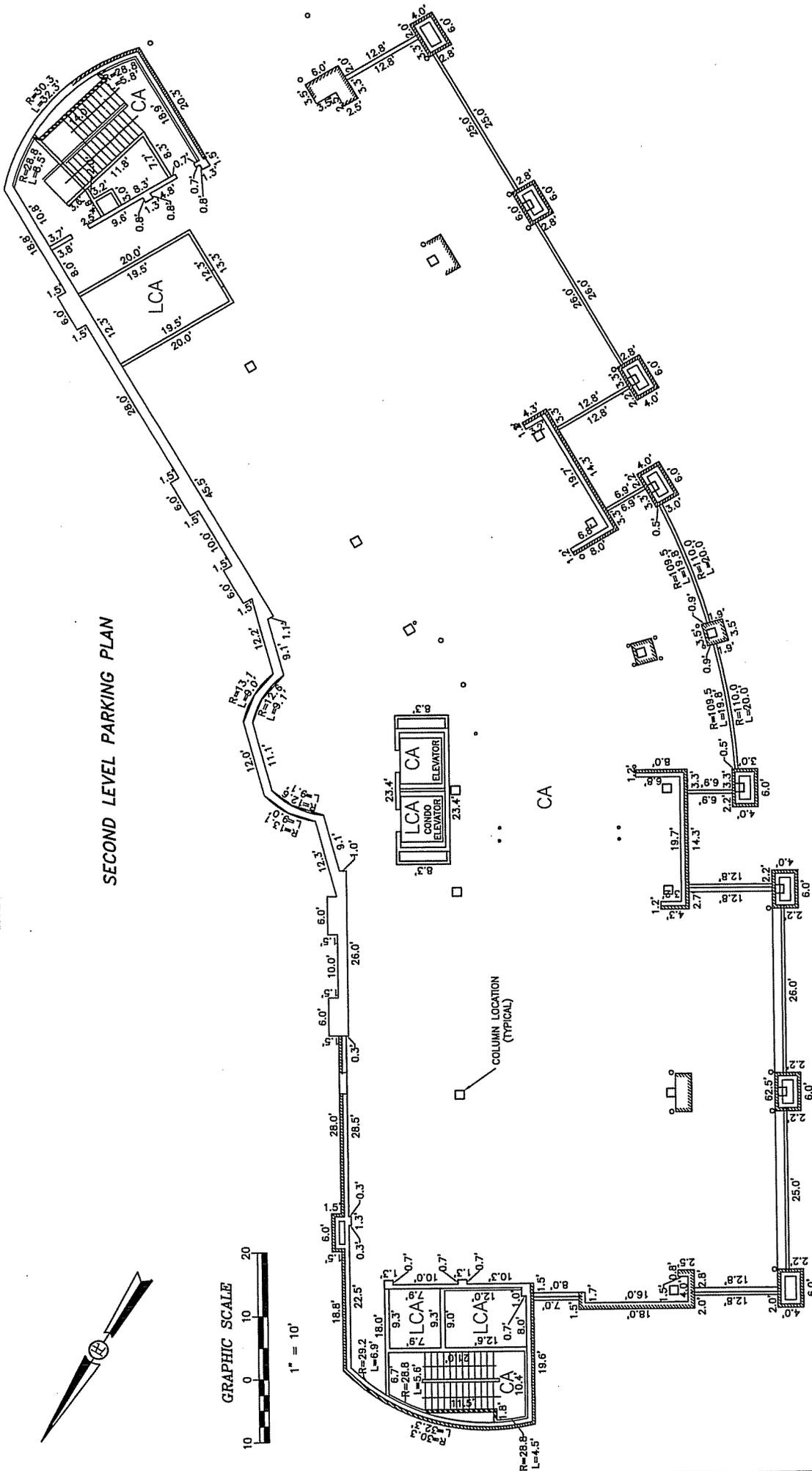


**TATE ENGINEERING**  
 1103 N. 4TH STREET, COEUR D'ALENE, IDAHO, 83814  
 (208) 678-8708 FAX: (208) 687-2129



# RIVERVIEW CONDOMINIUMS

## SECOND LEVEL PARKING PLAN

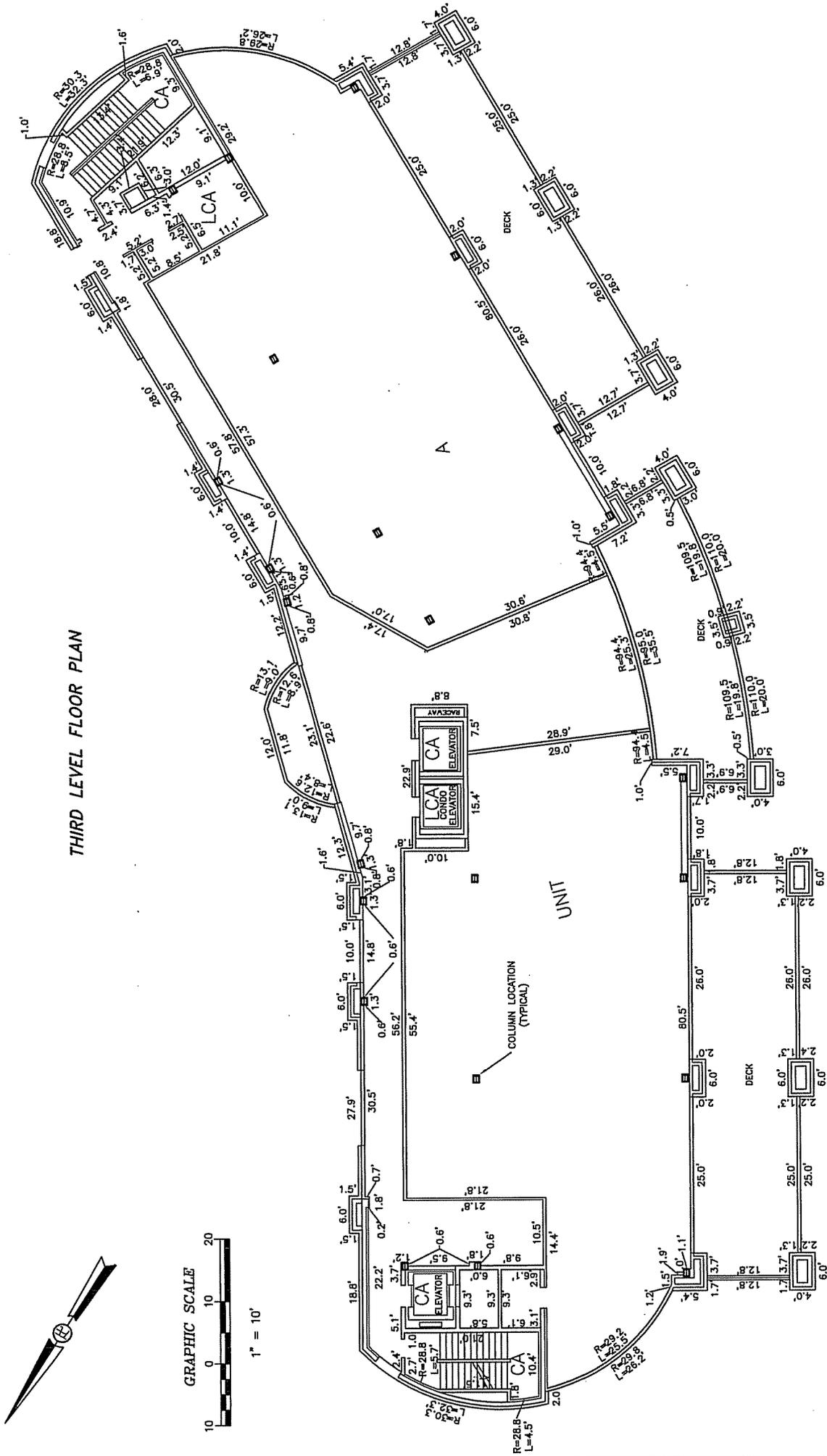


**TATE ENGINEERING**  
 1103 N. 4TH STREET, COEUR D'ALENE, IDAHO, 83814  
 (208) 878-8708 FAX: (208) 867-2129

PROJECT NO: 05.291	DATE: 01/03/06	SCALE: 1" = 10'	PAGE 3 OF 9
DRAWING: 05231P	CHECKED: ENW	DRAWN BY: SCW	

# RIVERVIEW CONDOMINIUMS

## THIRD LEVEL FLOOR PLAN

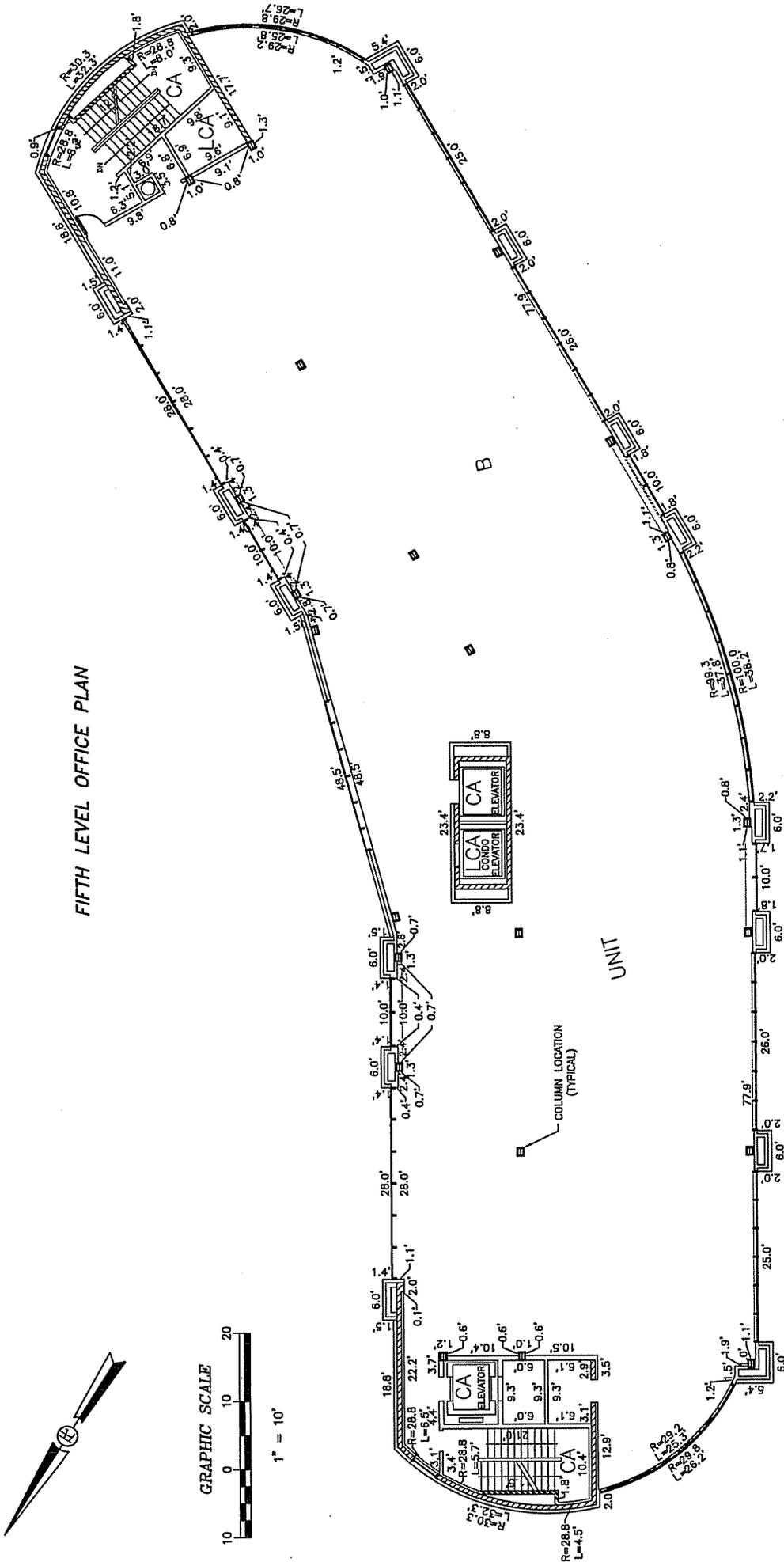


 <b>TATE ENGINEERING</b> 1103 N. 4TH STREET, COEUR D'ALENE, IDAHO, 83814 (208) 676-8708 FAX: (208) 667-2128		PROJECT NO.: 05.281	DATE: 01/03/08	SCALE: 1" = 10'	PAGE 4 OF 9
		DRAWING: 05281P	CHECKED: EMW	DRAWN BY: SCW	



# RIVERVIEW CONDOMINIUMS

## FIFTH LEVEL OFFICE PLAN



**TATE ENGINEERING**  
 1103 N. 4TH STREET, COEUR D'ALENE, IDAHO, 83814  
 (208) 676-8708 FAX: (208) 667-2129

PROJECT NO.: 05.251	DATE: 01/03/06	SCALE: 1" = 10'	PAGE 6 OF 9
DRAWING: 05251P	CHECKED: EMW	DRAWN BY: SCW	



# RIVERVIEW CONDOMINIUMS

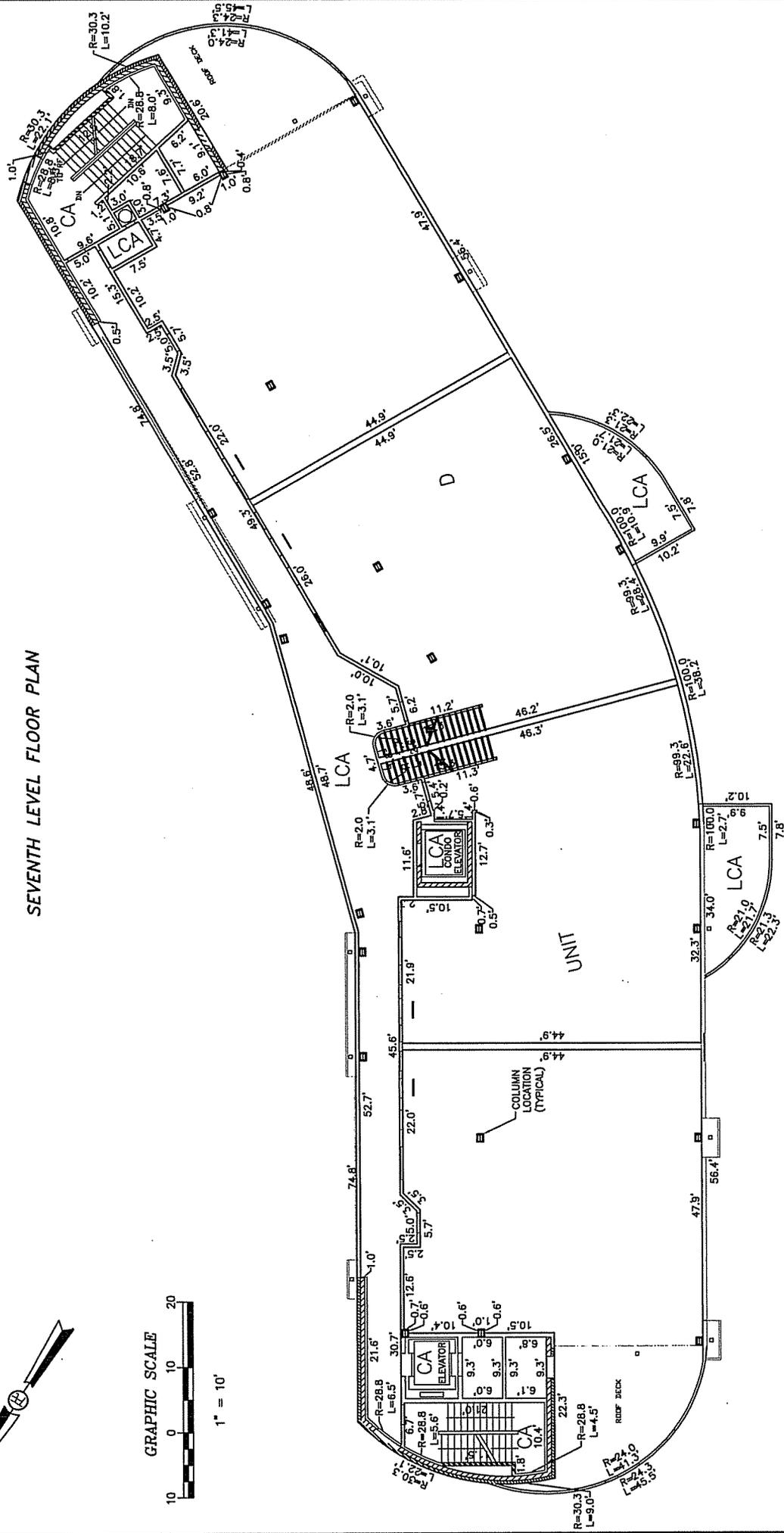
## SEVENTH LEVEL FLOOR PLAN



GRAPHIC SCALE



1" = 10'



**TATE ENGINEERING**  
 1103 N. 4TH STREET, COEUR D'ALENE, IDAHO, 83614  
 (208) 676-8708 FAX: (208) 667-2129

PROJECT NO.: 05.291	DATE: 01/03/06	SCALE: 1" = 10'	PAGE 8 OF 9
DRAWING: 05291P	CHECKED: ENW	DRAWN BY: SOW	

# RIVERVIEW CONDOMINIUMS

### CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That \_\_\_\_\_ is the owner of the property hereinafter described and intend to include said property in said plat. Water and sewer service will be provided by the City of Coeur d'Alene.

- TO BE PROVIDED -

### COUNTY RECORDER

I hereby certify that this Plat of RIVERVIEW CONDOMINIUMS was filed for record in the office of the Recorder of Kootenai County, Idaho at the request of \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded in Plat Book \_\_\_\_\_ at Pages \_\_\_\_\_ and \_\_\_\_\_ as Instrument Number \_\_\_\_\_.

Kootenai County Recorder

### SURVEYOR'S CERTIFICATE

I, Ernest M. Warner, do hereby certify that I am a Registered Professional Land Surveyor, licensed by the State of Idaho and that this plat of RIVERVIEW CONDOMINIUMS, as shown hereon, was prepared from an actual survey made on the ground under my supervision and accurately represents the points plotted hereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

ERNEST M. WARNER, P.L.S. \_\_\_\_\_ REC. NO. 4585

### CITY OF COEUR D'ALENE

This plat has been examined by the Coeur d'Alene City Council and is hereby approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Approval of recording of this plat for \_\_\_\_\_ and/or Assignees does not guarantee obsolescence of sewer treatment plant capacity or of subsurface treatment. Sewer treatment plant capacity is filled on a first come, first serve basis based on the time of application for building permit, unless the City of Coeur d'Alene adopts a policy modifying the same.

Mayor - City of Coeur d'Alene \_\_\_\_\_

Attest: Clerk - City of Coeur d'Alene \_\_\_\_\_

### CITY ENGINEER

I hereby certify this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that I have examined this subdivision plat and approve the same for filing.

Notary Public for \_\_\_\_\_  
Residing at \_\_\_\_\_  
Commission Expires \_\_\_\_\_

Engineer - City of Coeur d'Alene \_\_\_\_\_

### COUNTY SURVEYOR

I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I have examined this Plat of RIVERVIEW CONDOMINIUMS and approved the same for filing.

Kootenai County Surveyor \_\_\_\_\_

### HEALTH DISTRICT APPROVAL

A Sanitary Restriction according to Idaho Code 50-1326 is imposed on this Plat. No building, dwelling, or shelter shall be erected until Sanitary Restriction Requirements are satisfied and lifted.

This plat approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Panhandle Health District I \_\_\_\_\_

Sanitary Restriction satisfied and lifted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Panhandle Health District I \_\_\_\_\_

### COUNTY TREASURER

I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the required taxes on the herein platted land have been paid through \_\_\_\_\_.

Kootenai County Treasurer \_\_\_\_\_



**TATE ENGINEERING**  
1103 N. 4TH STREET, COEUR D'ALENE, IDAHO, 83814  
(208) 678-8708 FAX: (208) 687-2129

PROJECT NO.: 05291

DATE: 01/03/06

SCALE: N/A

PAGE 9 OF 9

DRAWING: 05291P

CHECKED: DMW

DRAWN BY: SCW

**TO:** Planning Commission  
**FROM:** Christopher H. Bates, Project Manager   
**DATE:** February 14, 2006  
**SUBJECT:** SS-4-06, Canfield Court Condominium Plat

---

**DECISION POINT**

Approve or deny the applicant's request for a 12 unit residential condominium subdivision.

**GENERAL INFORMATION**

1. Applicant: Paul Rau  
PO Box 369  
Coeur d'Alene, ID 83816
2. Request: Approval of a 12 unit condominium subdivision, in the northwest quarter of Section 6, T50N, R3W, BM.
3. Location: East side of Fifteenth Street, between Mary and Thomas Lanes.

**PERFORMANCE ANALYSIS**

1. Land Use: The subject property is currently developed with multi-family apartments.
2. Zoning: Existing zoning for the subject property is R-8.
3. Infrastructure: Utilities, Streets, & Storm Water Facilities
  - Utilities:** Sewer & Water  
The subject property is connected to and serviced by the existing City utilities.
  - Streets:** The public streets adjoining the subject property are developed to current standards.
  - Fire:** Fire hydrant installation was addressed at the time of site development.
  - Storm Water:** Street drainage is already contained in the existing City hard pipe system in the vicinity of the subject property, and, the on-site runoff was addressed at the time of development of the subject property.
4. **Proposed Conditions:**
  1. Submit a copy of the Declaration of Condominium prior to final plat approval.

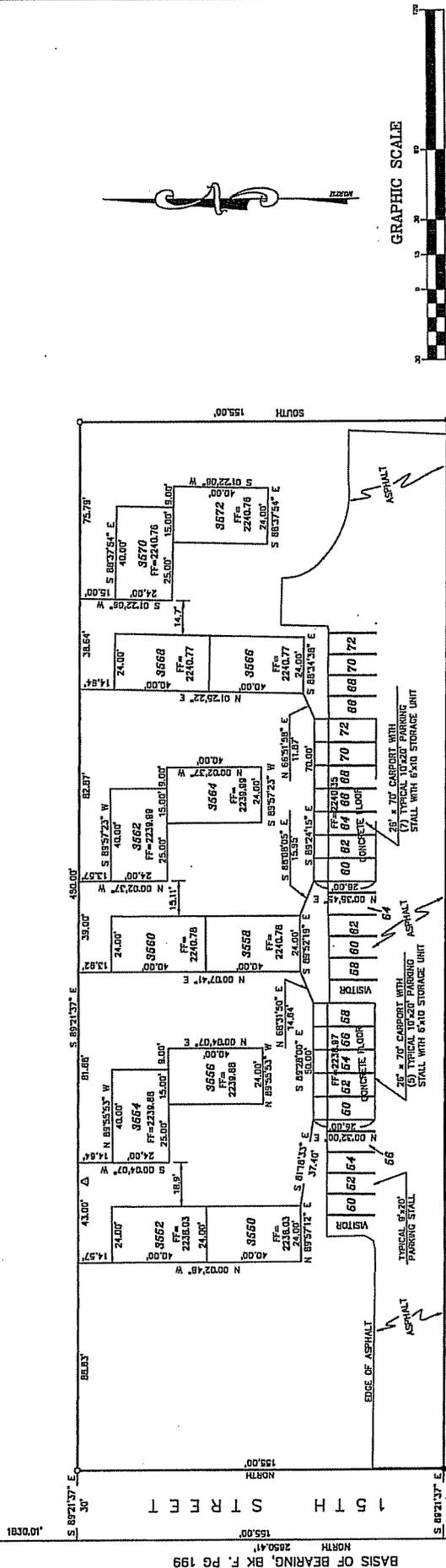
**DECISION POINT RECOMMENDATION**

Approve the proposed plat in its submitted configuration with the attached condition.

### CANFIELD COURT CONDOMINIUM PLAT

BEING LOT 3 OF THE PLAT OF BRECKENRIDGE ESTATES IN BOOK F, PAGE 199,  
RECORDS OF KOOTENAI COUNTY, IN THE NW¼ SEC. 6, T.50N., R.3W., B.M.,  
IN THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

NV CORL SEC 6  
FOUND 3" X 1/2" ALUM. CAP  
C.P.A.F. #1745190



FLOOR PLAN DETAILS  
SEE SHEET 2 OF 3

NOTE:  
CONDOMINIUM UNIT:  
1-DESIGNATED CARPORT STALL  
2-SHARED VISITOR PARKING STALLS

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N 89°21'37" W

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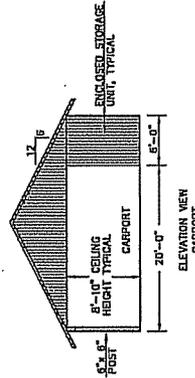
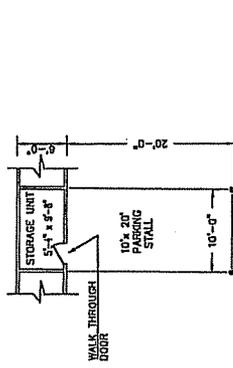
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### CANFIELD COURT CONDOMINIUM PLAT

BEING LOT 3 OF THE PLAT OF BRECKENRIDGE ESTATES IN BOOK F, PAGE 199;  
 RECORDS OF KOOTENAI COUNTY, IN THE NW¼ SEC. 6, T.50N., R.3W., B.M.,  
 IN THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

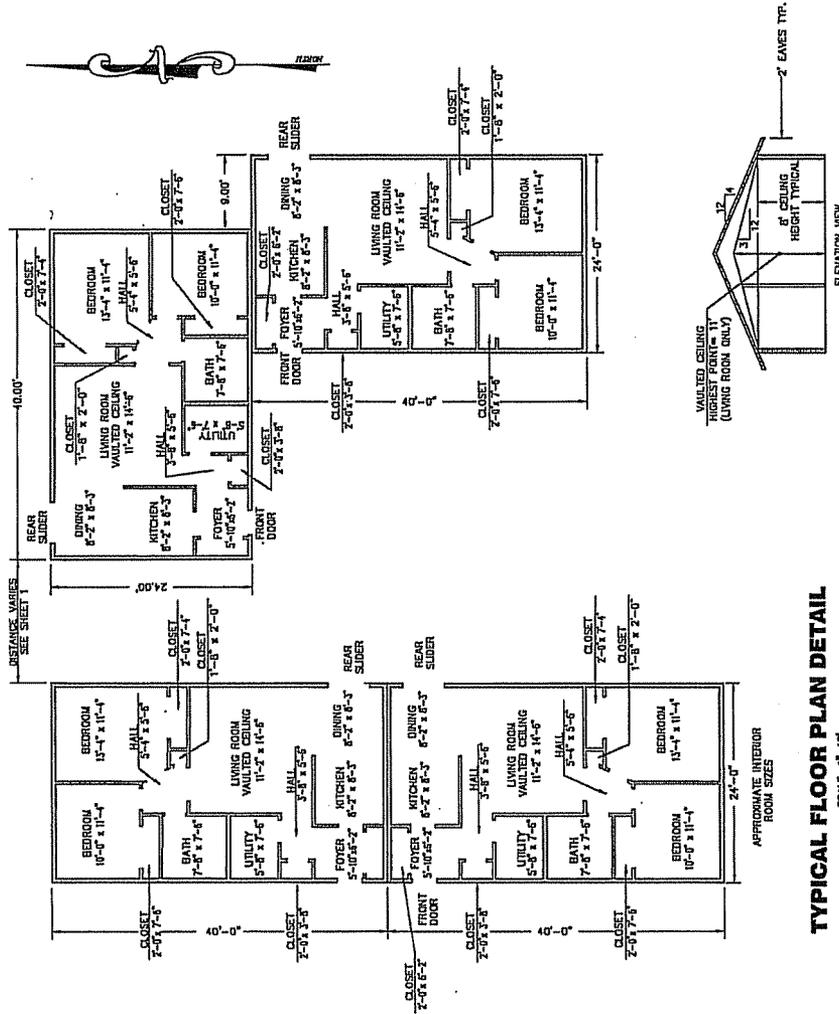


**TYPICAL CARPORT**

SCALE: 1"=10'



RUSSELL C. HORNSAKER, P.E., #42289  
 DATE \_\_\_\_\_



**TYPICAL FLOOR PLAN DETAIL**

SCALE: 1"=10'

CANFIELD COURT CONDOMINIUM PLAT  
 FLOOR PLAN DETAILS

SCALE NOTED	6-50N-3W	C330	DATE 01/23/05
DESIGNED BY DWJ	PROJECT-202	FILE C330-SITE	

**IFRAME & SHERMAN, PA**  
 Consulting Engineers  
 603 North 4th Street, Coeur d'Alene, Idaho, 83814  
 Phone: (208) 765-5500 / Fax: (208) 765-5501 / Email: info@framesherman.com

**CANFIELD COURT CONDOMINIUM PLAT**

BEING LOT 3 OF THE PLAT OF BRECKENRIDGE ESTATES IN BOOK F, PAGE 199, RECORDS OF KOOTENAI COUNTY, IN THE NW 1/4 SEC. 6, T.50N., R.3W., B.M., IN THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
INST. No. \_\_\_\_\_

**DEVELOPER'S CERTIFICATE**

BE IT KNOWN THAT THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO THE CANFIELD COURT CONDOMINIUM PLAT, BEING A DIVISION OF LOT 3, OF THE PLAT OF BRECKENRIDGE ESTATES, BOOK F, PAGE 199, RECORDS OF KOOTENAI COUNTY, IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 50 NORTH, RANGE 3 WEST, B.M., IN THE CITY OF COEUR D' ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3, SAID CORNER BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG THE BOUNDARY LINE OF SAID LOT 3 THE FOLLOWING COURSES: NORTH, 155.00 FEET; THENCE S 89°21'37" E, 450.00 FEET; THENCE SOUTH, 155.00 FEET; THENCE N 89°21'37" W, 450.00 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING APPROXIMATELY 1.60 ACRES, MORE OR LESS.

RESERVING ANY SUCH EASEMENT THAT MAY BE OF RECORD OR IN VIEW AS WELL AS THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CANFIELD COURT CONDOMINIUMS. INSTRUMENT NO. \_\_\_\_\_ RECORDS OF KOOTENAI COUNTY.

WATER AND SEWER SERVICE SHALL BE PROVIDED TO EACH UNIT PLATTED HEREIN BY THE CITY OF COEUR D' ALENE.

IN WITNESS WHEREOF I HEREBY AFFIX MY SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER \_\_\_\_\_

**STATE OF IDAHO, COUNTY OF KOOTENAI, SS**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 20\_\_\_\_, I, \_\_\_\_\_, PERSONALLY APPEARED AND \_\_\_\_\_ KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OR A MEMBER OF THE INDIANA ARMS DEVELOPMENT, L.L.C., THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, RUSSELL G. HONSAKER, P.L.S. No. 5289, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



RUSSELL G. HONSAKER, P.L.S. No. 5289

**CITY COUNCIL APPROVAL**

THIS PLAT APPROVED BY THE CITY COUNCIL OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR CITY OF COEUR D'ALENE \_\_\_\_\_  
ENGINEER CITY OF COEUR D'ALENE \_\_\_\_\_

CLERK CITY OF COEUR D'ALENE \_\_\_\_\_

**PANHANDLE HEALTH DISTRICT I**

A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1326 TO 50-1329 IS IMPOSED ON THIS PLAT. NO BUILDING, DWELLING OR SHELTER SHALL BE ERRECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

THIS PLAT APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. PANHANDLE HEALTH DISTRICT I

SANITARY RESTRICTION SATISFIED \_\_\_\_\_ DAY \_\_\_\_\_, 20\_\_\_\_. PANHANDLE HEALTH DISTRICT I  
AND LIFTED THIS \_\_\_\_\_ DAY \_\_\_\_\_, 20\_\_\_\_. PANHANDLE HEALTH DISTRICT I

**KOOTENAI COUNTY TREASURER**

I HEREBY CERTIFY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED LAND HAVE BEEN PAID THRU \_\_\_\_\_.

KOOTENAI COUNTY TREASURER \_\_\_\_\_

**KOOTENAI COUNTY SURVEYOR**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR FILING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.



**KOOTENAI COUNTY RECORDER**

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, AT THE REQUEST OF \_\_\_\_\_, AT \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, INST. # \_\_\_\_\_.

KOOTENAI COUNTY RECORDER \_\_\_\_\_

CANFIELD COURT CONDOMINIUM PLAT

FRANK & SHERTANA, PA  
Consulting Engineers

601 North 10th Street - Coeur d'Alene, Idaho, 83814  
PH: (208) 661-1010 / Fax: (208) 660-1000 / Email: frank@frankandshertana.com

DRAWN BY DWJ  
P.L.S. C330-SITE

6-50N-3W C330

JAN 01 / 3 / 05

SCALE

SHEET  
3 of 3

# 2005 Planning Commission Retreat Priorities Progress

February 2006

A note on the colors from from Tony Berns: I use the stop light analogy:  
 Red is bad – either that initiative has failed, or our Board goal for the year will not be met.  
 Yellow is caution – could get to “red” if we don’t do something pronto.  
 Green is good.

The other colors like “pending” are place holders until action on those items can occur.

## **Administration of the Commission's Business**

▪ Follow-up of Commission requests & comments		
▪ Meeting with other boards and committees		Ped/Bike Committee seeking meeting
▪ Goal achievement		Checklist of projects
▪ Building Heart Awards		Nominees?
• Speakers		ULI & AIC educational opportunities
• Public Hearings		3 items scheduled in January

## **Long Range Planning**

▪ <b>Comprehensive Plan Update</b>		In progress – next mtg 2/14
▪ Education Corridor		Meeting October completed(Souza)
▪ Neighborhood Parks & Open Space		Coordinate w/ P&R & Open Space Comm.
▪ Neighborhood Planning		

## **Public Hearing Management**

▪ Continued work on Findings and Motions		Warren and Plg staff to review
▪ Public hearing scheduling		

## **Regulation Development**

<b>Downtown Design Regs Hght</b>		in process – Committee has forwarded to PC– probable ph in April - Hinshaw
<b>Cluster Housing standards</b>		in process – staff reviewing Hinshaw draft
<b>Subdivision Standards</b>		Prelim review began. PC road trip 10/05 Tweaks of condo plats and lot frontages being processed
<b>Revise Landscaping Regulations</b>		Future
<b>Commercial Zoning</b>		Pending – Workshop w/prop river cooridor owners took place in January.
<b>Parking Standards</b>		Future
<b>Lighting standards</b>		in process – Hinshaw
<b>Accessory Dwelling Units</b>		Hinshaw has provided sample ord
<b>District and Corridor Design Review</b>		Future
<b>Home Occupations by SP</b>		Chr to write letter for GS Comm. CC elected not to pursue

Los Angeles Times  
**latimes.com**



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and good driver discounts!



## Nowhere to go but up

### R.I.P., ranch house. A buildup of new two-stories is changing the landscape.

By Judd Slivka  
Special to The Times

October 2, 2005

THE one-level ranch home, that stalwart of Western living, is being replaced by row after row of closely packed multistory dwellings.

Single-story architecture sits right at the confluence of two trends driving the home-building industry: consumer demand for bigger homes and the increasing price of open land.

The near-disappearance of the single-level style in new construction is a milestone in regional land use — a deviation from decades of building that emphasized one-story homes. And one that seems ironic as the large baby boomer population is aging and more likely to be seeking out places without stairs.

About 55% of all new single-family homes in the U.S. had two or more stories in 2004, up from 30% in 1978, according to U.S. Census Bureau statistics.

This upward movement is not limited to urban settings. There are entire developments being built in the Inland Empire, where the bulk of Southern California's new-home growth is, that don't have a single-level home in them.

Two of D.R. Horton's and three of Ryland Homes' Riverside County developments, for example, have no one-story options. Of 30 new developments with single-family detached homes currently being built in Riverside County, only about 30% of the plans are single-story.

"From what we've seen, our customers want the most home, the best home value on a lot," said Steve Ruffner, the president of KB Home's Riverside division.

Real estate agents report similar consumer preferences on resale homes.

"It's really only senior citizens who want the single-story homes," said Denise Gentile, a Corona real estate agent with Re/Max Partners. "I did an open house of a one-story home, and all that people could talk about was how the backyard's too small and the house isn't big enough."

Cue the second story, which adds square footage without taking up more space on the ground and enables more homes to be built per acre.

"Square footage is most important for the buyers from the get-go," said Alma Dizon, a Tarbell Realtors agent in Riverside. "Everyone wants 2,000 square feet as a start, even first-time homeowners. Very few people will sacrifice square footage."

Consumers polled in 2003 were living in homes with a median 1,845 square feet, according to the National Assn. of Home Builders. What they wanted was 2,386 square feet.

Companies such as KB regularly survey home buyers, and what they learn — people want space for their stuff — goes to the corporate architects who design homes. Their job is to translate those desires into a workable footprint for the lot size.

How much house can be put on a site? The answer depends on the lot.

Builders want maximum square footage on minimum lot size. One way to accomplish that is with two-story homes, which often have less than 10 feet from the porch to the sidewalk and are placed eight feet from the house next door.

Home size has been expanding since the middle of the last century. In 1950, according to home builders' association statistics, the average new American home was 983 square feet. Fast forward to 2003 and the average newly built home was 2,330 square feet.

Meanwhile, lots are getting smaller. Twenty years ago, the average lot in California was more than 7,500 square feet. Now it's about 6,417 square feet.

A drive along Streambay Court in Riverside reveals how much can be crammed onto so little. On Streambay, there's a 3,006-square-foot house, listed for \$549,000, on a 4,800-square-foot lot — a plan that is repeated over and over.

More houses per acre equal more dollars for builders and reveal another reason for this shift upward — profit margins.

That's the observation of Andy McCue, managing director of the Edward J. Blakely Center for Sustainable Suburban Development at UC Riverside. A Riverside resident for more than 25 years, McCue remembers when areas that are now brimming with homes had nothing there.

"They're trying to get as many houses on the land as possible," he said. "The major reason is clearly economic."

In less than a decade, the average cost of a lot of about 6,400 square feet in California has risen more than 100%, from about \$76,000 in 1996 to nearly \$163,000 in 2004, builders report.

Whether in the Inland Empire, Las Vegas, Phoenix or other high-growth areas, the low, spread-out homes of the mid-20th century are giving way to more compact, vertical homes. The result is that suburbs are starting to resemble more urban areas. Just look at how much space is between each house.

"You drive past," said Robert Harris, a USC professor of architecture and urban planning, "and you see that the teeth aren't quite as widely spaced as they used to be."