

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

APRIL 10, 2012

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, Evans, Luttropp, Messina, Soumas, Haneline, Garringer, (Student Rep)

APPROVAL OF MINUTES:

March 13, 2012

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

PRESENTATION:

Parks Department – Doug Eastwood

ADMINISTRATIVE:

1. Applicant: Cricket Properties, LLC
Location: 824 N. 18th Street
Request: A proposed 2-lot preliminary plat "Elmer's Addition"
SHORTPLAT, (SS-5-12)

PUBLIC HEARINGS:

1. Applicant: Eric Olson/Ruen-Yeager & Associates.
Location: 1808 Northwest Blvd; 1101 & 1103 W. Davidson Avenue
Request: A proposed Auto Camp (RV Park) in the C-17 zoning district
QUASI-JUDICIAL, (SP-7-12)

“ITEMS A-3-12 AND S-2-12 CONTINUED BY APPLICANT TO A LATER DATE”

2. Applicant: Halko, LLC
Location: Nettleton Ranch E. of and adj. to Best Hill Meadows
Request:
- A. A proposed 108.5 acre annexation from County AS to City R-1 QUASI-JUDICIAL, (A-3-12)
 - B. A proposed 26-lot subdivision “Nettleton Ranch” QUASI-JUDICIAL, (S-2-12)

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
MARCH 13, 2012
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Heather Bowlby, Vice-Chair
Amy Evans
Peter Luttropp
Rob Haneline
Lou Soumas
Jake Garringer, Student Rep.

STAFF MEMBERS PRESENT:

Sean Holm, Planner
Tami Stroud, Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney
Dave Yadon, Planning Director
Gordon Dobler, City Engineer

COMMISSIONERS ABSENT:

Tom Messina

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Luttropp, seconded by Evans, to approve the minutes of the Planning Commission meeting on February 14, 2012. Motion approved.

Motion by Bowlby, seconded by Soumas, to approve the minutes of the Planning Commission meeting on February 28, 2012. Motion approved.

COMMISSION COMMENTS:

None

STAFF COMMENTS:

Planning Director Yadon announced the upcoming hearings scheduled for the Planning Commission meeting on April 13, 2012. He stated that SP-2-12 denied by the Planning Commission on February 14, 2012, was appealed and heard by the City Council on March 6, 2012. He explained at the city council meeting the applicant requested that the special use permit be denied without prejudice so the request could go back to the Planning Commission. They felt the planning commission did not have a complete packet of information and if provided might have not been denied. He stated in the past, presentations were done by different department heads so at the request of Doug Eastwood, City Parks Director will do a presentation at the next Planning Commission meeting on April 13, 2012.

Commissioner Soumas inquired if the workshops between the business owners on East Sherman and staff will resume this year.

Planner Yadon explained that because of a couple of expenditures added to the budget this year, City Administrator, Wendy Gabriel announced that the East Sherman project will be put on hold for next year.

ELECTIONS:

Chair/Vice-Chair

Motion by Luttrupp, seconded by Soumas, to re-appoint Brad Jordan to Chairman. Motion approved.

Motion by, Luttrupp, seconded by Soumas, to re-appoint Heather Bowlby to Vice-chair, Motion approved.

DISCUSSION:

Neighborhood Associations

Planner Yadon stated at the last workshop discussions between staff and the planning commission felt that the mission for this project is to keep it simple when dealing with neighborhood associations. He explained a handout that listed three different categories of the various types of neighborhood categories to consider.

Commissioner Luttrupp commented from looking at the handout how nice it is to have different categories to choose from on the different types of neighborhoods.

Planner Yadon commented by listing the different categories for neighborhoods, staff felt this handout was a good tool to keep the choice simple.

Chairman Jordan commented that he feels two categories would be sufficient.

Commissioner Luttrupp feels this will be a great process to get neighborhoods enthused by getting them involved if an issue comes up with their neighborhood.

Chairman Jordan inquired if staff will be the liaison between the neighborhood association and the city.

Planner Yadon explained when doing research on how other cities work with neighborhood associations, he found that those various neighborhood associations were divided between departments and more discussions are needed with staff before that happens. He feels that staff could take a lot of time chasing down issues to create a lot of work, if not organized.

Commissioner Bowlby suggested a liaison be selected from the neighborhood association who would attend city meetings. She feels that this would take the stress off staff.

Commissioner Soumas stated instead of the liaison deciding what meetings to attend, he feels the city should decide what meetings the liaison can attend.

Planner Yadon feels that the neighborhood first needs to cite criteria for their concerns and once that is established, attend those city meetings pertaining to their cause. He stated that all neighborhood association issues may not be planning issues, but may have issues for public works.

The commission concurred and decided to choose two of the three categories listed for neighborhood associations which are: Neighborhood Group and Recognized Neighborhood Association.

Planner Yadon stated that he would forward the recommendations to staff and report back with future updates.

PUBLIC COMMENTS:

There were none.

PUBLIC HEARINGS

1. Applicant: Eric Olson/Ruen – Yeager & Associates
Location: 1000 W. Garden
Request: A proposed 58.51 acre annexation from County Industrial to City R-17 (Residential at 17 units/acre) zoning district QUASI-JUDICIAL (A-1-12)

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

Commissioner Bowlby inquired looking at the site plan that the property line extends into the water and if staff could explain.

Deputy City Attorney Wilson explained that the shoreline gradually slopes and extends 1,000 feet from the high water mark into navigable water as outlined on the site plan.

Chairman Jordan inquired why staff did not report any tallies.

Deputy City Attorney Wilson explained that a quasi-judicial hearing is not a popularity contest and by de-emphasizing the tallies, it can eliminate problems.

Commissioner Soumas inquired if public parking along the dike road could be affected with this annexation.

City Engineer Dobler explained that the city signed a maintenance agreement with North Idaho College a long time ago stating that the city is responsible for the maintenance for the Dike Road.

Public Testimony open:

Eric Olson, applicant representative, 803 E. Young Avenue, explained the reason for the annexation is work needed to be done on the boat house and when going to the county to get permits found out the property was zoned industrial. The county has different standards than the city and felt that it was time for this parcel to be part of the city. He added that by annexing this parcel in, the zoning will be consistent with other surrounding parcels on campus.

William Boyd, 735 W. Lakeshore Drive, commented that he is not clear why this project is being proposed and would like some clarification.

Chairman Jordan explained that by annexing this parcel in the city, it would allow the city to control issues like building permits, etc. instead of going to the county.

Commissioner Bowlby added that this would be consistent with the other parcels on campus.

Susie Snedaker, 828 Hastings, commented that she is confused about the applicant's justification and feels that LCDC is involved with providing the money to support the financial costs associated with the environmental issues on the dike road.

Gary Stark, 3706 N. Monarch Drive, commented that he works at the college and feels that when the annexation for the mill site was approved a few years ago, he felt that this parcel should have been included and stated by approving the annexation; it will provide additional safety to citizens by providing city services.

Rebuttal:

Eric Olson stated that from discussions with the college, that there is not any future plan for this parcel, except the on-going levy issues with the Corp of Engineers.

Public Testimony closed

Discussion:

Commissioner Bowlby commented that she is comfortable approving this request because of safety issues and that the zoning will be consistent with the other parcels on campus.

Commissioner Luttrupp commented that he concurs and feels this request will benefit the city and the citizens of the city.

Commissioner Haneline concurs and stated that this project complies with what is stated in the Comprehensive Plan.

Motion by Soumas, seconded by Bowlby, to approve Item A-1-12. Motion approved.

ROLL CALL:

| | | |
|-----------------------|-------|-----|
| Commissioner Bowlby | Voted | Aye |
| Commissioner Evans | Voted | Aye |
| Commissioner Haneline | Voted | Aye |
| Commissioner Luttrupp | Voted | Aye |
| Commissioner Soumas | Voted | Aye |

Motion to approve carried by a 5 to 0 vote.

2. Applicant: Janhsen Properties, LLC, Herb Janhsen
Location: W. Pinegrove and Canfield Avenue
Request: A proposed 46-lot subdivision "Cottage Grove Replat"
QUASI-JUDICIAL (S-1-12)

Planner Holm presented the staff report and answered questions from the Commission.

Commissioner Bowlby inquired regarding the number of commercial lots to remain on the property.

Planner Holm answered that the proposal is for eight commercial lots on the property.

Commissioner Luttrupp stated that last year, the applicant was granted a modification to the PUD and questioned why this request was not included in that modification.

Planner Holm explained that normally the PUD and subdivision are submitted at the same time, but because the subdivision plans were not ready, this has come forward for approval now.

Public Testimony open:

Russ Helgeson, applicant representative, 2642 Cherry Hill Road, explained that the approval of the original plat was for 20 lots and with this proposal, an additional 20 lots. He added that by splitting the lots in half, it will provide 20 additional single-family homes on reduced lots and be under the amount allowed in the C-17L zoning district. The original subdivision was recorded in 2008, before the real estate market took a dive. He stated that the intent of the applicant is to still keep the same concept of the original project by proposing smaller homes with the same look.

Commissioner Bowlby stated that the Icehouse project looks similar to this project and questioned if a market study was done to determine who would purchase these homes.

Mr. Helgeson stated that he is was not aware of any study being done.

Commissioner Bowlby stated that a few comments by the neighbors indicate a concern about traffic and how it will impact their area. She commented from looking at the site plan for this project, she feels that "empty nesters" and not families would be interested in this project.

Mr. Helegeson concurred and that the design was intended to be smaller homes with smaller lots with a large enough area to have a small lawn.

Commissioner Luttrupp stated that a letter submitted by a neighbor asked if the city would be able to place a four way stop sign at the intersection of Pinegrove and Wilbur Avenue. He inquired if staff could explain the process on placement of stop signs in residential neighborhoods.

City Engineer Dobler stated before a stop sign is placed, there needs to be a problem to warrant a placement of a stop sign - such as an accident.

Commissioner Luttrupp inquired if the citizen who wrote this letter could give you a call to discuss their concerns.

Mr. Dobler commented that he has met with the lady who wrote those comments and has discussed those issues with her.

Commissioner Haneline inquired if there is a truck weight-limit on Pinegrove.

Mr. Dobler answered that there is no truck limit.

Public Testimony closed:

Motion by Soumas, seconded by Haneline, to approve Item S-1-12. Motion approved.

ROLL CALL:

| | | |
|-----------------------|-------|-----|
| Commissioner Bowlby | Voted | Aye |
| Commissioner Evans | Voted | Aye |
| Commissioner Haneline | Voted | Aye |
| Commissioner Luttrupp | Voted | Aye |
| Commissioner Soumas | Voted | Aye |

Motion to approve carried by a 5 to 0 vote.

ADJOURNMENT:

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

The meeting was adjourned at 7:30 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



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TO: Planning Commission
FROM: Christopher H. Bates, Engineering Project Manager
DATE: April 10, 2012
SUBJECT: **SS-5-12, Elmer's Addition to CDA**

DECISION POINT

Approve or deny the applicant's request for a two (2) lot residential subdivision.

GENERAL INFORMATION

1. Applicant: Brad Jordan
Cricket Properties
PO Box 1287
Coeur d'Alene, ID 83816

2. Request: Approval of a two (2) lot residential subdivision.
 - a. Lot 1 – 8971 sq.ft.
 - b. Lot 2 – 8860 sq.ft.

3. Location: Southeast corner of St. Maries Avenue & 18th Street.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is R-12, which is intended to be a residential area that permits a mix of housing types at a density not to exceed twelve (12) units per gross acre. Minimum lot sizes are 5,500 s.f./single family and 3,500 s.f./duplex and cluster unit, w/ 50' of frontage.

2. Land Use: Proposed Lot 1 of the subject property has an existing residence situated on it, and, proposed Lot 2 is vacant.

3. Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

The existing residence on proposed Lot 1 is connected to City sewer and water services. Proposed Lot 2 has a sewer lateral stubbed into the property but will need a water lateral installed at the time of development on the lot.

Streets: Both of the adjoining streets are paved to City standards and have existing curb. Sidewalk is existing to the west of the proposed lots on St. Maries Avenue, and will need to be installed along the frontage of Lot 1 prior to final plat approval. The sidewalk installation on the St. Maries frontage will be required to meet all current ADA requirements, including ped ramp installation at the corner of St. Maries Avenue and 18th Street, and, at the driveway approach to the existing residence. No sidewalk exists along the 18th Street frontage within the distance required by City Code, therefore, no sidewalk will need to be installed along the frontage of proposed Lot 2.

Street Access: The access point to proposed Lot 1 is defined by the existing garage structure. Access to any structure on proposed Lot 2 will be addressed at the time of building permit submittal for the site.

Fire: There is an existing fire hydrant adjacent to the proposed subdivision on 18th Street that meets the spacing requirements of the City Fire Department. No new hydrant installations will be required.

Storm Water: Existing storm drainage facilities are in place for the street drainage, and, the residential construction can drain their impervious surfaces into the on-site landscaping. Drainage from existing or newly constructed structures must be retained on the respective lots and cannot drain to any adjoining lots.

Proposed Conditions:

1. Install sidewalk and ped ramps on the St. Maries frontage adjoining Lot 1, prior to final plat approval.

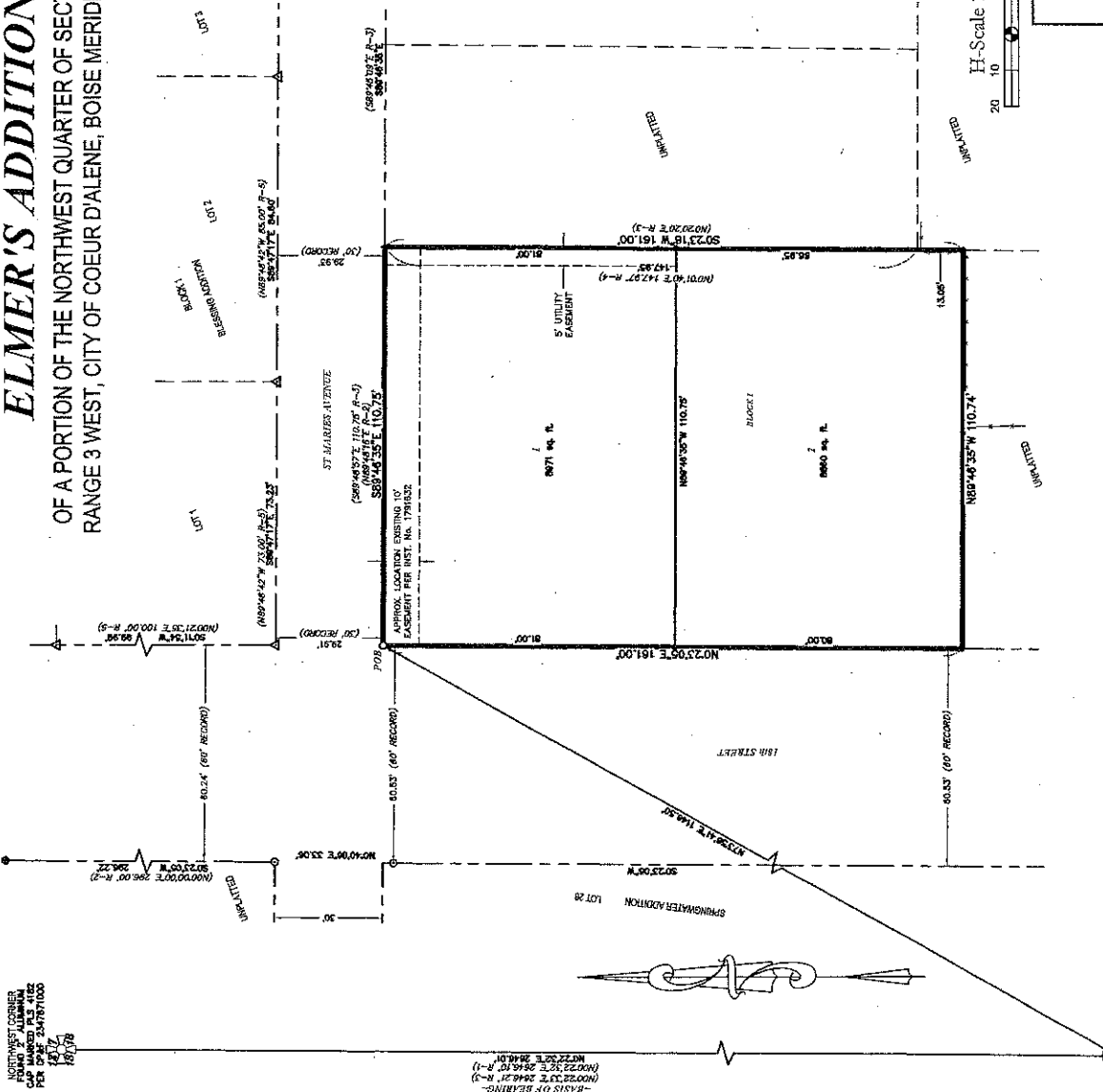
DECISION POINT RECOMMENDATION

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

ELMER'S ADDITION TO CDA

OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 50 NORTH,
RANGE 3 WEST, CITY OF COEUR D'ALENE, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

NORTHWEST CORNER
FOUND BY ALUMINUM
CAP MARKED PLS #12Z
PER CP# 24-1761100
10/18/08



-BASIS OF BEARING-
N02°32'32"E 284.63' (R-1)
N02°32'32"E 284.63' (R-1)
N02°32'32"E 284.63' (R-1)
N02°32'32"E 284.63' (R-1)
N02°32'32"E 284.63' (R-1)
N02°32'32"E 284.63' (R-1)

NOTE
1. THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY NON-RECORDED EASEMENTS, EXCEPT FOR THOSE AS SHOWN HEREON.

BASIS OF BEARING
BASIS OF BEARING FOR THIS SURVEY IS MONUMENTS BASED ON THE 2040 SECTION 18 TO THE NORTHWEST CORNER OF SAID SECTION 18. CONVERGENCE ANGLE IS -0°49'50", C.A.P. = 1.000096.

REFERENCES
P-1 RECORD OF SURVEY BY JON P. MULLIGAN, PLS #184, FILED IN BOOK 24 OF RECORDS AT PAGE 304, RECORDS OF KOOTENAI COUNTY.
P-2 RECORD OF SURVEY BY JAMES R. MURPHY, PLS #248, FILED IN BOOK 19 OF RECORDS AT PAGE 161, RECORDS OF KOOTENAI COUNTY.
P-3 RECORD OF SURVEY BY JAMES R. MURPHY, PLS #248, FILED IN BOOK 9 OF RECORDS AT PAGE 27, RECORDS OF KOOTENAI COUNTY.
P-4 RECORD OF SURVEY BY LEONARD L. WARD, PLS #304, FILED IN BOOK 2 OF RECORDS AT PAGE 261, RECORDS OF KOOTENAI COUNTY.
P-5 PLAT OF BLESSING ADDITION BY LAWRENCE A. CLINE, PLS #713, FILED IN BOOK 7 OF PLATS AT PAGES 184, 184A, RECORDS OF KOOTENAI COUNTY.

- LEGEND**
- FOUND 3/4" SQUARE BOLT
 - FOUND 1/2" IRON PIPE
 - FOUND 3/4" IRON PIPE
 - FOUND 1/2" REBAR
 - △ FOUND 3/8" REBAR WITH YELLOW PLASTIC CAP MARKED PLS #713
 - ▲ FOUND 1/2" REBAR REPLACED WITH 3/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED PLS #248
 - SET 3/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED PLS #248
 - EXISTING FENCE



H-SCALE 1" = 20'
20 10 0 10 20 40
NOT TO SCALE



1246 Robinson Ave. Ste. B
Coeur d'Alene, Idaho 83814
PHONE (208) 773-8179
FAX (208) 773-2128
www.jrsmithsurvey.com

CENTER QUARTER CORNER
CALCULATED PER
CP# 1388074

NORTHWEST CORNER
FOUND BY ALUMINUM
CAP MARKED PLS #12Z
PER CP# 24-1761100
10/18/08

WEST QUARTER CORNER
FOUND BY ALUMINUM
CAP MARKED PLS #12Z
PER CP# 24-1761100

ELMER'S ADDITION TO COEUR D'ALENE
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO
DRAWN BY: JRM DATE: 03/29/2012 JOB NAME: 12-2000/PLAT 7-PLAT 1100
CHECKED BY: SCALE: 1" = 30' PLOT # 12-000 SHEET 1 OF 2

55-5-12

**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER
DATE: APRIL 10, 2012
SUBJECT: SP-7-12 – REQUEST FOR AN AUTO CAMP SPECIAL USE PERMIT
IN A C-17 (COMMERCIAL) ZONING DISTRICT
LOCATION: A +/- 1.50 ACRE PARCEL 1808 N.W. BOULEVARD,
1101 & 1103 W. DAVIDSON

**Applicant/
Ruen-Yeager & Associates
3201 N. Huetter Rd. Ste. 102
Coeur d'Alene, ID**

**Owner:
Ron Ayers
101 W. Prairie Center #364
Hayden, ID 83835**

DECISION POINT:

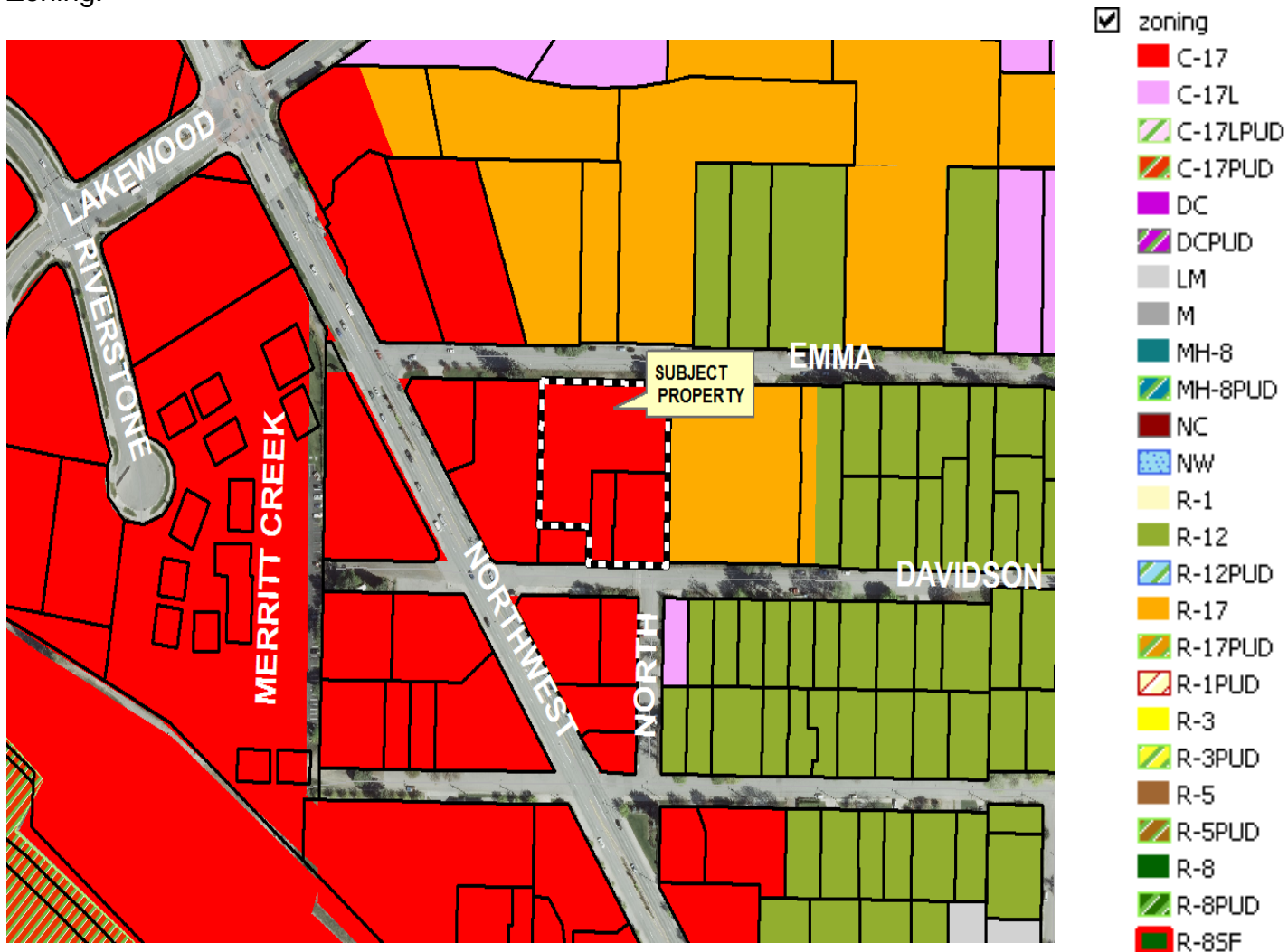
Ruen-Yeager & Associates are requesting approval of an Auto Camp Special Use Permit in the C-17 (Commercial) zoning district. The approval of this request would authorize development of an Auto Camp with 29 R.V. sites.

GENERAL INFORMATION:

A. Aerial photo:



Zoning:



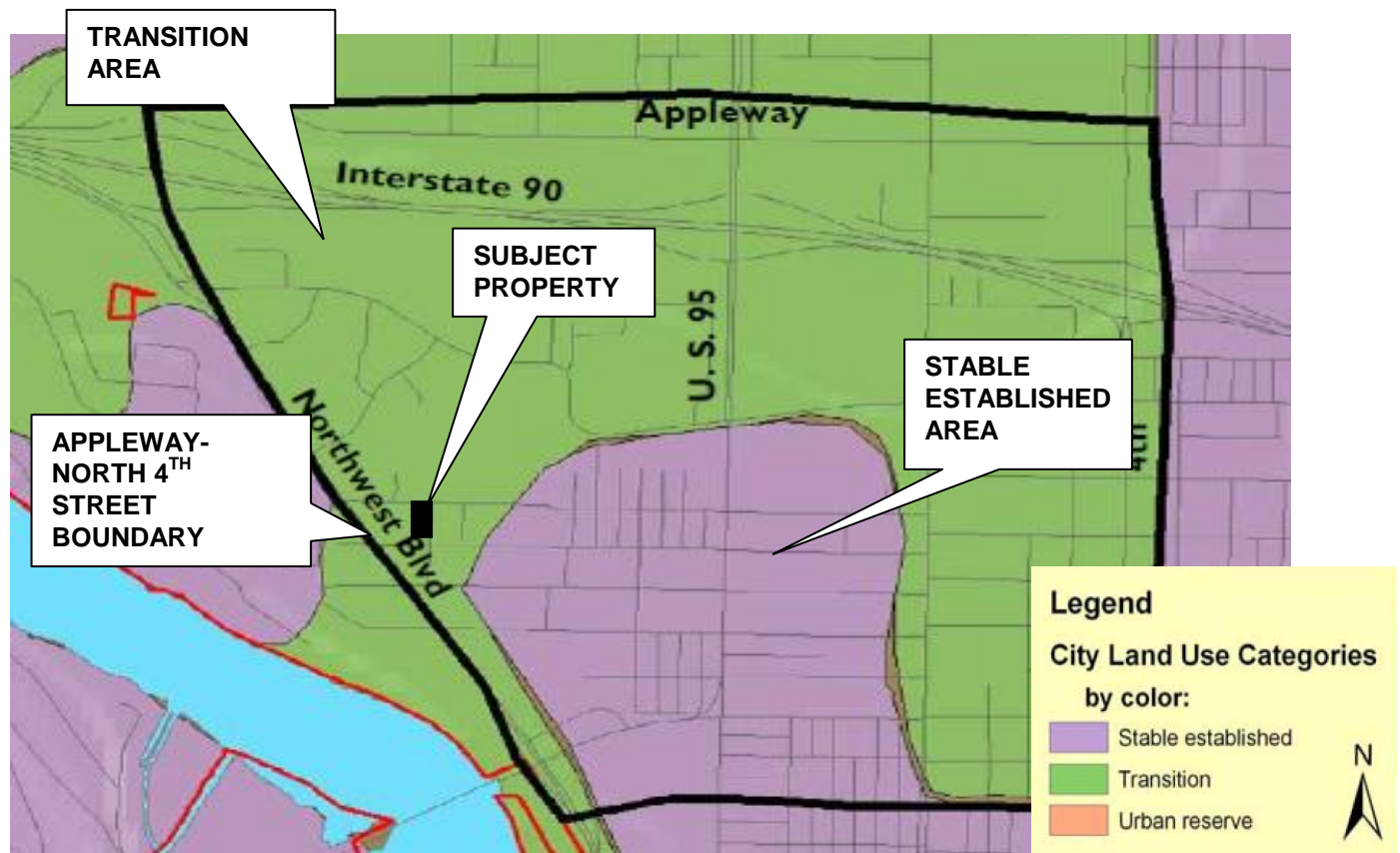
The requested Auto Camp (RV park) activity is allowed by Special Use Permit in a C-17 zone and is classified as a commercial service activity.

Evaluation: The requested use is located in a C-17 zone and meets the definition of an Auto Camp activity.

FINDING ANALYSIS:

Finding #B8: THAT THIS PROPOSAL (IS) (IS NOT) IN CONFORMANCE WITH THE COMPREHENSIVE PLAN POLICIES.

2007 Comprehensive Plan designation – Appleway- North 4th Street



Land Use: Appleway - North 4th Street

Appleway - North 4th Street Today:

This area is a diverse mix of residential, medical, commercial, and warehousing land uses. The area is very gently sloped with some drop in elevation within a block of Northwest Boulevard. This elevation change has also defined the break from commercial to residential uses for much of the area's history.

The south-west and south-central portions of the area consist primarily of stable, single-family housing at approximately five units per acre (5:1). The Winton Elementary School and park is located in this neighborhood. Various multi-family apartments, mostly constructed in the late 1970s and early 1980s, are located within the district. The most active area for

construction within this district is the Ironwood corridor which consists of many health-care and professional offices west of US 95, with office and retail uses east of US 95. Along the northern border, commercial use thrives due to the proximity of I-90 and US 95. Appleway Avenue is a hub for restaurants and service uses, and extends from Northwest Boulevard east to 4th Street where Appleway Avenue becomes Best Avenue. The US 95 and Appleway intersection is one of the most congested intersections in Coeur d'Alene.

Appleway - North 4th Street Tomorrow

Generally, this area is expected to be a mixed use area. The stable/ established residential area will remain. The west Ironwood corridor will require careful evaluation of traffic flow. Ironwood will be connected to 4th Street, enabling higher intensity commercial and residential uses.

The characteristics of Appleway - North 4th Street neighborhoods will be:

- That overall density will approach six units per acre (6:1) with infill and multi-family housing located next to arterial and collector streets.
- That pedestrian and bicycle connections will be provided.
- Street widening and potential reconfiguration of US 95 should be sensitive to adjacent uses.
- Uses that strengthen neighborhoods will be encouraged.

The characteristics of Appleway - North 4th Street commercial will be:

- That commercial buildings will remain lower in scale than in the downtown core.
- Streetscapes should be dominated by pedestrian facilities, landscaping, and buildings.
- Shared-use parking behind buildings is preferred.

2. The City Comprehensive Plan Map designates this area as Appleway-North 4th Street. The description of this designation is as follows:

Transition:

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

Appleway - North 4th Street Tomorrow:

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The characteristics of Appleway - North 4th Street commercial will be:

- That commercial buildings will remain lower in scale than in the downtown core.
- Streetscapes should be dominated by pedestrian facilities, landscaping, and buildings.
- Shared-use parking behind buildings is preferred.

Significant policies for consideration:

➤ 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 2.01 - Business Image & Diversity:

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

➤ Objective 2.02 - 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 2.04 – Downtown & Neighborhood Service Nodes:

Prioritize a strong, vibrant downtown and compatible neighborhood service nodes

throughout the city.

➤ Objective 2.05 – Pedestrian & Bicycle Environment:

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

➤ 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 3.02- Managed Growth:

Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.

➤ Objective 3.05- Neighborhoods:

Protect and preserve existing neighborhoods from incompatible land uses and developments.

➤ Objective 3.06- Neighborhoods:

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

➤ Objective 3.16 – Capital Improvements:

Ensure infrastructure and essential services are available for properties in development.

➤ 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).

3. **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.



Subject property along the vacated North Street looking west.

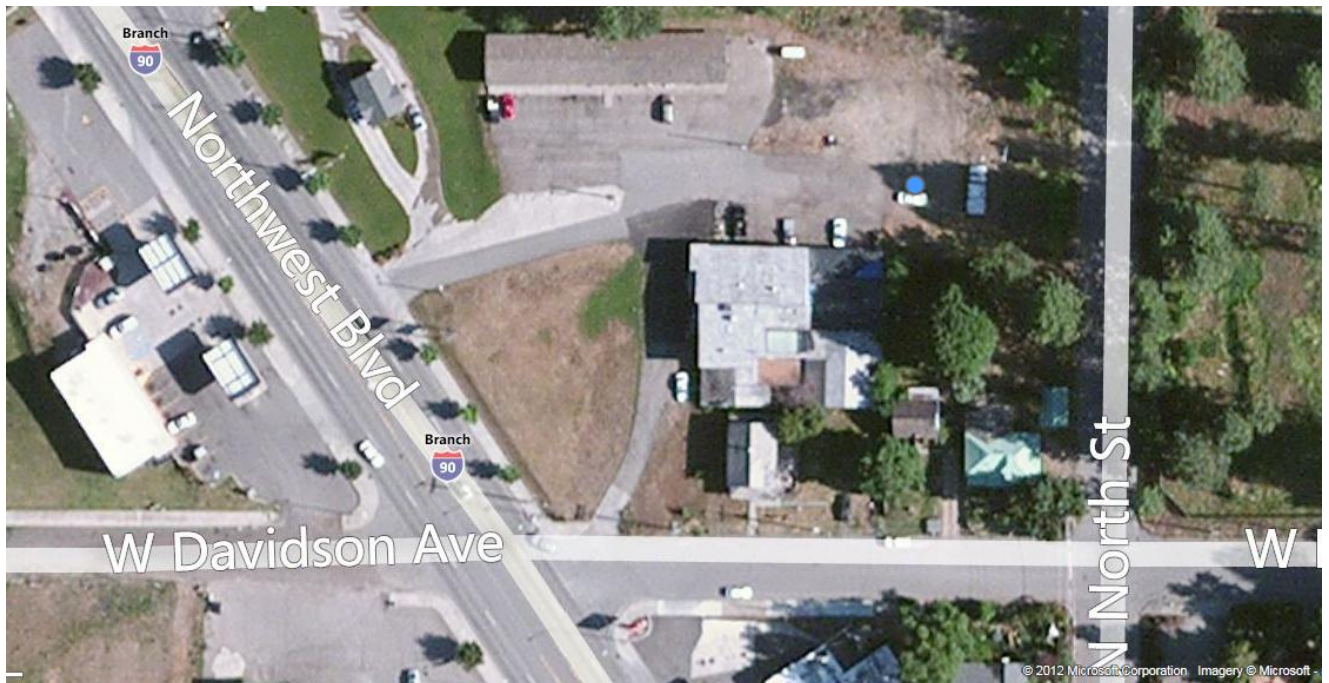
Subject property along Davidson Avenue looking north.



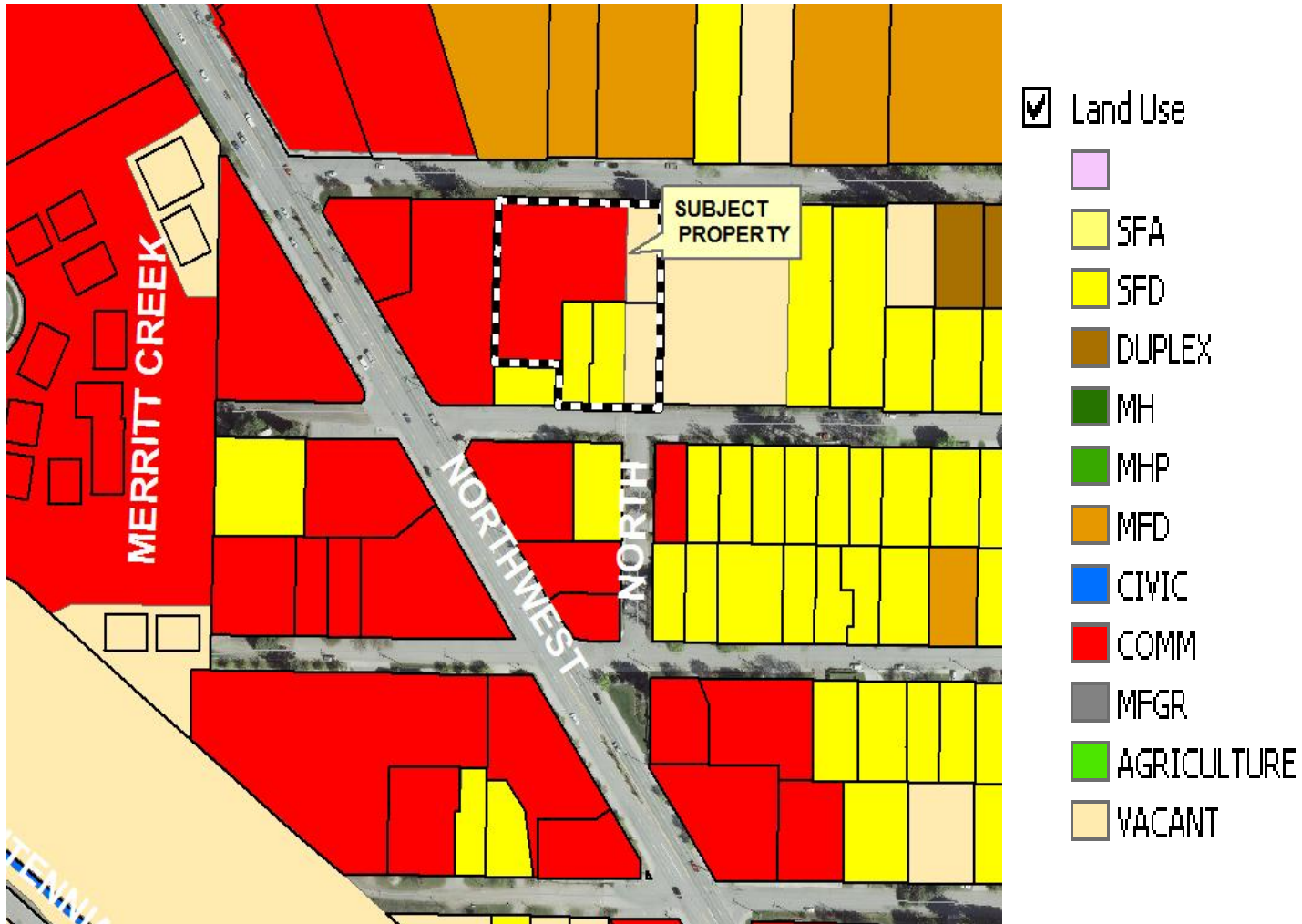
Looking northeast toward existing motel.



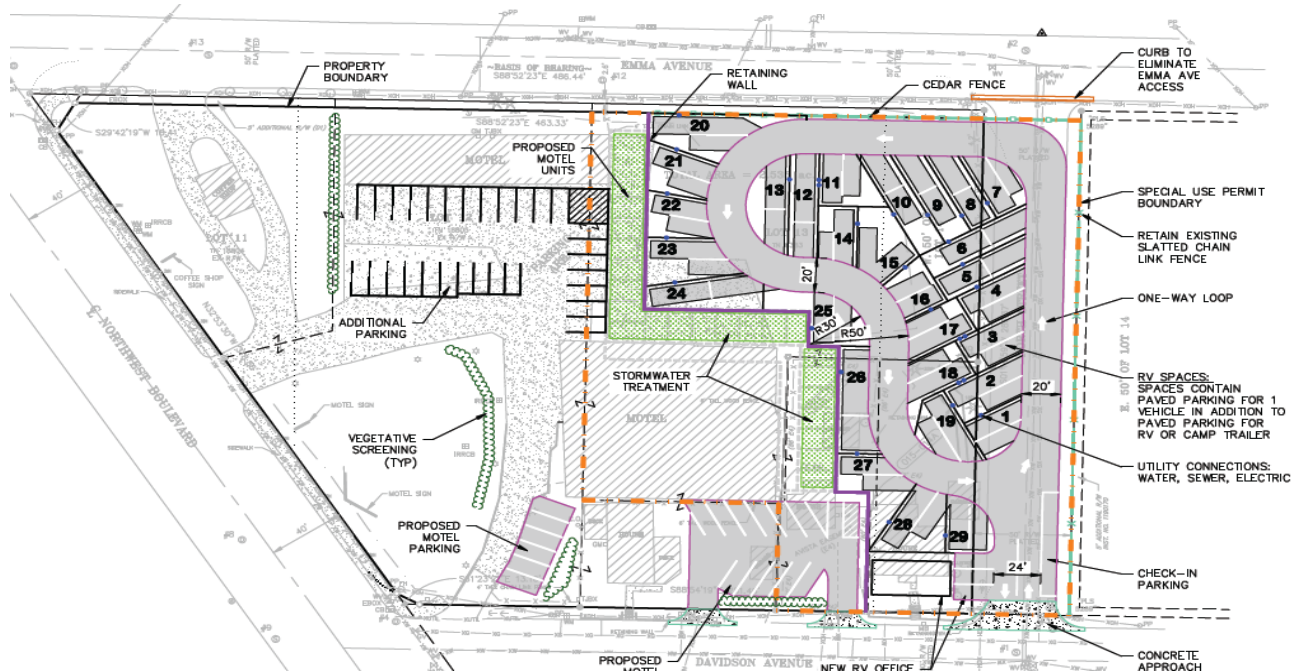
Birds-eye view of subject property.



B. Generalized land use pattern:



C. Existing land uses in the area include residential – single-family, duplex, multi-family commercial and vacant land.



Prior Actions on subject property:

- **ZC-5-91SP-** Request for a zone change for the northeast portion of the subject property from R-12 to C-17 and an Auto Camp Special Use Permit. The zone change was approved by Council June 18, 1991. The special use permit was approved by Planning Commission - April 23, 1991.
- **ZC-10-06-** Request for a zone change for the two lots fronting Davidson Avenue from R-12 to C-17 – Approved December 5, 2006.

The subject property contains several existing structures. They include a portion of the Garden Motel and two residential structures which are currently vacant. The applicant has future plans to build a parking lot on a portion of the property to support an expansion of the existing motel located on a portion of the site.

The subject property is boarded by the Northwest Boulevard corridor on the west and lies between Emma Avenue to the north and Davidson Avenue to the south. There are established residential neighborhoods to the east of the subject property and commercial uses to the north and south along Northwest Boulevard, as shown by the zoning and land use patterns in the surrounding area. (See the zoning and generalized land use pattern map)

Commercial design guidelines will require the applicant buffer the proposed parking lot along Davidson Avenue and in addition, provide a planting strip along the vacated North Street where the site abuts a residential district.

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

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:

Existing mains in Davidson, North and Emma should be sufficient to provide domestic and fire service to the proposed project. There are existing domestic services to the 3 lots listed in the application. The project will need to determine if existing services are compatible with the proposed use or require replacement. Additional fire hydrants may be required.

Although North Street was vacated, there is currently a public utility easement(s) containing 6" and 10" parallel water mains. The proposed grade change would require replacement of these mains either within the current public utility easement, or possibly in a new alignment as permanent concrete structures such as proposed retaining walls/footings cannot be placed with 10' of a public water main. It may be desirable to replace both mains with one larger main sized to meet fire flow requirements north of this project. We typically require the mains to be placed under asphalt or concrete and not decorative landscaping.

Submitted by Terry Pickel, Assistant Water Superintendent

SEWER:

The City's wastewater collection system is available to the property and has adequate capacity to receive the flow from this development.

Garden East RV Park to install a private sewer collection system within the development with a single connection to the City's sewer system that is in Emma Ave.

Submitted by Jim Remitz, Utility Project Manager

STORMWATER:

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

Evaluation

The proposed use will entail placement of a large amount of impervious surface for roadway and "RV" parking areas. A stormwater plan complete with swale calculations,

elevations, and, drainage details will need to be submitted with any site development or building permit for the subject property. All facilities will be required to be installed before the applied use can be initiated

TRAFFIC:

The ITE Trip Generation Manual estimates the project may generate approximately 6.4, and, 11.9 trips per day in the A.M. and P.M. peak hour periods respectively.

Evaluation

The adjacent and/or connecting streets will accommodate the additional traffic volume. The proximity to Northwest Boulevard which is one of the City's major five (5) lane arterial roads that leads directly to I-90, provides excellent access to the subject property. The roadway's center turn lane provides a means for turning traffic to exit the through lanes and safely wait for a sufficient gap to make the turn movement. Afternoon peak period traffic in the summer months may increase the amount of time it takes for turn movement maneuvers.

STREETS:

1. The subject property is bordered by Davidson Avenue to the south. The current right-of-way and street width meet City standards, however, sidewalk is not present along the subject property frontage.

Evaluation:

Sidewalk installation on the Davidson Avenue frontage will required at the time of site development.

2. Access to the proposed development is shown to be at the across the "vacated" North Street roadway.

Evaluation:

The access across the vacated North Street will be required to be modified to from its existing configuration of a "street", to that of an approach. The approach can either be in the form of a standard driveway approach, or, a City standard urban approach. Considering the proposed use, and urban type approach would be the most functional. This modification will be required to be completed with the approval of the Special Use Permit, or, the "roadway" will be required to be barricaded to restrict non-site vehicles from utilizing it. The connection of the vacated North Street and Emma Avenue will be required to be barricaded at the present time and standard straight curb will be required to be installed across the opening.

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.

Streets

3. All required street improvements shall be constructed prior to issuance of building permits.
4. An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.

Stormwater

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

General

6. The existing water main lines located in the "vacated" North Street, which were covered by easement in the street vacation Ordinance #3277, shall remain free and clear of any obstructions unless written permission has been previously given by the City Water Department Superintendent, and is on file with the City.

PROPOSED CONDITIONS:

1. A stormwater plan complete with swale calculations, elevations, and, drainage details will need to be submitted with any site development or building permit for the subject property. All facilities will be required to be installed before the applied use can be initiated.
2. Sidewalk installation on the Davidson Avenue frontage will required at the time of site development.
3. The existing vacated North Street is required to be barricaded or blocked off to prohibit through traffic movement between Davidson & Emma Avenues at this time.
4. At the time of development a driveway approach is required to be constructed at the principal point of ingress/egress and the northerly end of the vacated street is required to have standard curb placed across it.

5. The utility easement placed over the City water main lines in the vacated North Street is required to remain free and clear of any obstructions, unless written permission is given by the City Water Department Superintendent, or, the water main lines are relocated.

Ordinances and Standards Used In Evaluation:

Comprehensive Plan - Amended 1995.

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.

“Garden-East RV Park”

Project Narrative

Justification for Approval (as referenced within Application, pg. 4):

Proposed Activity Group: Special Use Permit; Auto Camp (RV Park) in the C-17 zone.

A. *Description of the Request:*

The Proposal is to develop a small RV Park between Emma Ave. and Davidson Ave. to the east of the Garden Motel. The site is approximately 1.50 acres and includes use of North Street., which was vacated by the City in 2006. The property directly east of the site is under the same ownership, as well as the remainder of the property to the west, fronting Northwest Blvd. and including an existing coffee stand.

The Proposal consists of 29 auto camp sites that will each be served with water, sewer, and electrical connections. Additionally, the site plan as presented includes the addition of (22) ground-level motel rooms directly adjacent to and on the westernmost perimeter the RV Park. Although presented in this request, the new motel rooms are an outright allowed use in the zone. The purpose for showing the new rooms is because the new rooms are an integral piece of the design of the RV Park in addition to being part of the long-range *transition* of the site as intended by the City’s Comprehensive Plan.

If approved, two single-family structures and their accessory buildings will be demolished. The house in the southeastern corner of the lot has been long vacant and is structurally unsound for habitation; the smaller house directly west of this house has little commercial value and is simply not in the right place—in a C-17 zone.

We are proposing to replace the southeastern house with an office, complete with RV check-in, laundry, and showers for camp guests only. The lot to the west of the Office will become a small (12 stall) landscaped and paved parking lot.

Access to and within the site will be paved, and is proposed as a “looped” driveway to provide for efficient internal traffic flow and emergency service provider access. The RV pads will also be improved to modern standards, i.e., asphalt and landscaping.

Predominately, the area of the proposed site is now used for parking, is vacant, or is otherwise “unimproved.” Some would say it looks like a gravel pit behind a historic motel. As part of this narrative and proposal we will also be making improvements fronting Northwest Blvd; adjacent to the parking areas.

B. *How the request relates to conformance to the 2007 Comprehensive Plan:*

The site is within a "Transition" area as defined and depicted in the Comprehensive Plan Base Map on pages 38, and 39 of the Plan.

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.

The proposed use fits squarely within general conformity of the Base Plan Map description. Furthermore, the use proposed by the owner is a transitional use to a longer term plan to redevelop the entire site as described in section E.

The site is also in the area specific designation of "Spokane River District" as described on pg. 68 of the Plan.

Spokane River District:

This area is going through a multitude of changes and this trend will continue for many years. Generally, the Spokane River District is envisioned to be mixed use neighborhoods consisting of housing and commercial retail and service activities that embrace the aesthetics of the proximity to the Spokane River. As the mills are removed to make way for new development, the river shoreline is sure to change dramatically.

The Characteristics of the Spokane River District will be:

- Various commercial, residential, and mixed uses.
- Public access should be provided to the river.
- That overall density may approach ten to sixteen dwelling units per acre (10-16:1), but pockets of denser housing are appropriate and encouraged.
- That open space, parks, pedestrian and bicycle connections, and other public spaces will be provided throughout, especially adjacent to the Spokane River.
- That the scale of development will be urban in nature, promoting multi-modal connectivity to downtown.
- The scale and intensity of development will be less than the Downtown Core.
- Neighborhood service nodes are encouraged where appropriate.
- That street networks will be interconnected, defining and creating smaller residential blocks and avoiding cul-de-sacs.
- That neighborhoods will retain and include planting of future,

large-scale, native variety trees.

(Comprehensive Plan (2007-2027) Page 69)

The proposed use promotes conformance to the area specific designation of the Plan relative to the *Spokane River District*.

C. *How the design and planning of the site is compatible with the location, setting, and existing uses on adjacent properties:*

The site is currently underutilized and in an “unimproved” state. Approval of the use will allow for site, buffer, and landscaping improvements in conformance to current standards which will greatly enhance the overall appearance and use of the site as seen from adjacent uses and Northwest Blvd. In addition to this request, the owner will provide for landscaping between Northwest Blvd. and the existing Garden Motel as depicted in Attachment A – Site Plan.

To the north of the site are two rental apartment buildings, zoned C-17. To the east is a vacant parcel under the same ownership as the proposed RV Park. To the south is a commercial office use, and to the west is the Garden Motel with frontage on Northwest Blvd., both zoned C-17.

In all directions, this relatively small Park will be a substantial improvement to the neighborhood. Guidelines for use, occupancy, duration of stay, and appearance of RV's will be developed and strictly enforced. The intended user group is not your garden-variety clientele.

Being near the westernmost entryway to the city core, and being located between I-90 and State Highway 95, the owner will have a unique ability to glean his intended campers. The site was designed for primarily medium sized campers—not the tour-bus trailer-towing folk. That market is best served on Blackwell Island or in more rural areas of the County. Moderately priced, conveniently located in a very tidy environment is the goal and compatible with the adjacent uses and zoning.

D. *How location, design, and size of the proposal will be adequately served by exiting streets, public facilities, and services:*

The site is currently served by all needed infrastructure: city water, sewer, and roads. New connections for water and sewer will be in accordance to city engineering standards and subject to impact and connection fees. New service connections can easily be made without service interruption or undue congestion.

The point of primary access will be from Davidson Ave. via Northwest Blvd. A secondary point of access is also included, but is intended to be used for emergency service providers and will be designed to restrict public through traffic.

E. *Other information that should be considered by the Planning Commission in making their Decision:*

Approval of the Proposal will be beneficial to the owner's long-term goal for redevelopment of the entire site, and likewise beneficial to the long-term implementation of the *Spokane River*

District as intended by the City's Comprehensive Plan. Approval will also enable renovation and expansion of other campgrounds owned by Mr. Ayers.

Campground owners are currently turning away good campers in peak months because (with the exception of a very few) RV camps are either over-crowded, run-down, antiquated, or not within close proximity to tourist, leisure, or shopping opportunities. The site proposed is within a stone's throw to a major bike path, within walking distance to *Riverstone* shopping—and one of the best theatres in North Idaho. On this site, a camper can easily and safely commute to the lake, river, downtown, and several other shopping districts while leaving their RV parked.

Small, moderately priced, conveniently located in a modern, tidy environment with basic amenities is a niche market that has yet to be tapped in Coeur d'Alene. Approval of the Proposal will establish a new benchmark for seasonal "urban" campsites.



April 4, 2012

Tami Stroud, Planner
City of Coeur d'Alene
710 E. Mullan Ave.
Coeur d'Alene, ID 83814

RE: Garden-East RV Park; Addenda to Project Narrative

Ms. Stroud,

In our original Narrative we noted that the site was in the "Spokane River District" of the City's *Comprehensive Plan*. It is actually adjacent to that land use designation; in the "Appleway – North 4th Street designation."

The Characteristics of the Appleway – North 4th Street designation as they relate to commercial uses are:

- That commercial buildings will remain lower in scale than in the downtown core.
- Streetscapes should be dominated by pedestrian facilities, landscaping, and buildings.
- Shared-use parking behind buildings is preferred.
(Plan, pg. 59)

The use being proposed is an RV park located behind the existing Garden Motel. As such, it will be lower in scale than the downtown core, landscaping will be provided to buffer the existing motel from Northwest Blvd., and parking for the RV sites is included for each of the 29 sites. Additional parking, to bring the existing allowed use into conformance will also be installed. All parking will be paved, landscaped, and ADA compliant.

If you have additional comments, please don't hesitate to call me at 818-6390

Respectfully Submitted,

Scott M. Brown

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

A. INTRODUCTION

This matter having come before the Planning Commission on April 10, 2012, and there being present a person requesting approval of ITEM: SP-7-12, an Auto Camp Special Use Permit in the C-17 (Commercial) zoning district.

APPLICANT: RUEN-YEAGER & ASSOCIATES

LOCATION: A +/- 1.50 ACRE PARCEL 1808 N.W. BOULEVAR
1101 & 1103 W. DAVIDSON

**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, duplex, multi-family commercial and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is C-17 (Commercial) zoning district.
- B4. That the notice of public hearing was published on, March 24, 2012, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, March 27, 2012, which fulfills the proper legal requirement.
- B6. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on March 23, 2012.
- B7. That public testimony was heard on April 10, 2012.
- 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 **RUEN-YEAGER & ASSOCIATES** for a special use permit, as described in the application should be **(approved)(denied)(denied without prejudice)**.

Special conditions applied are as follows:

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

ROLL CALL:

| | |
|-----------------------|-------------|
| Commissioner Bowlby | Voted _____ |
| Commissioner Evans | Voted _____ |
| Commissioner Luttrupp | Voted _____ |
| Commissioner Messina | Voted _____ |
| Commissioner Soumas | Voted _____ |
| Commissioner Haneline | Voted _____ |

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN