

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

MAY 12, 2009

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, Luttrupp, Messina, Rasor, Soumas, Klatt, (Student Rep)

PLEDGE OF ALLIGANCE:

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

OTHER:

Administer oath of office

ADMINISTRATIVE ITEMS:

1. Applicant: Ridgepointe Development, LLC
Location: The N.W. Quarter of the N.W. Quarter of Section 19
Request: Approval of a 4-lot preliminary plat "Ridgepointe"
SHORT PLAT, (SS-3-09)
2. Applicant: Chris Acarregui
Location: 2212 W. Prairie Avenue
Request: A proposed 2-lot preliminary plat "Honi Addition"
SHORT PLAT, (SS-5-09)
3. Applicant: CLC Associates LLC
Location: S.E. corner of Appleway and Ramsey Road
Request: Approval of Winco landscaping plan
ADMINISTRATIVE, (LS-1-09)

PUBLIC HEARINGS:


1. Applicant: North Idaho College Foundation
Location: Former DeArmond Mill Site and log yard adjacent to City Wastewater plant
Request: A proposed 16.98 acre annexation from County Industrial to City C-17
QUASI-JUDICIAL, (A-1-09)

2. Applicant: Chris Acarregui
Location: 2212 W. Prairie Avenue
Request: Approval of a Minimal Care special use permit in the R-8 zoning district
QUASI-JUDICIAL, (SP-2-09)

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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TO: Planning Commission
FROM: Christopher H. Bates, Engineering Project Manager
DATE: May 12, 2009
SUBJECT: **SS-3-09, Ridgepoint**

DECISION POINT

Approve or deny the applicant's request for a one (1) lot residential subdivision.

GENERAL INFORMATION

1. Applicant: Ridgepoint Development, LLC
233 SW Wilson Avenue
Suite 202
Bend, OR 97702
2. Request: Approval of a one (1) lot residential subdivision.
 - a. Lot 1 – 10.9 acres
3. Location: South side of Lost Avenue at 18th Street.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is R-8 PUD which is intended as a residential area that permits a mix of housing types at a density of eight (8) dwelling units per gross acre. The PUD overlay on the subject property allows for deviations to the site performance standards of the underlying zone, but does not allow changes to the density.
2. Land Use: The subject property currently has one residential structure located on it that the owner intends to complete a condominium for in the immediate future.

Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

Sanitary sewer and water service are installed on the subject property.

Streets: The subject property accesses both 18th & 19th Streets and all roadway improvements have been previously installed.

Fire: Fire hydrants were previously installed to meet the requirements of the City Fire Department. The existing fire suppression installations meet the criteria established by the City Fire Inspector.

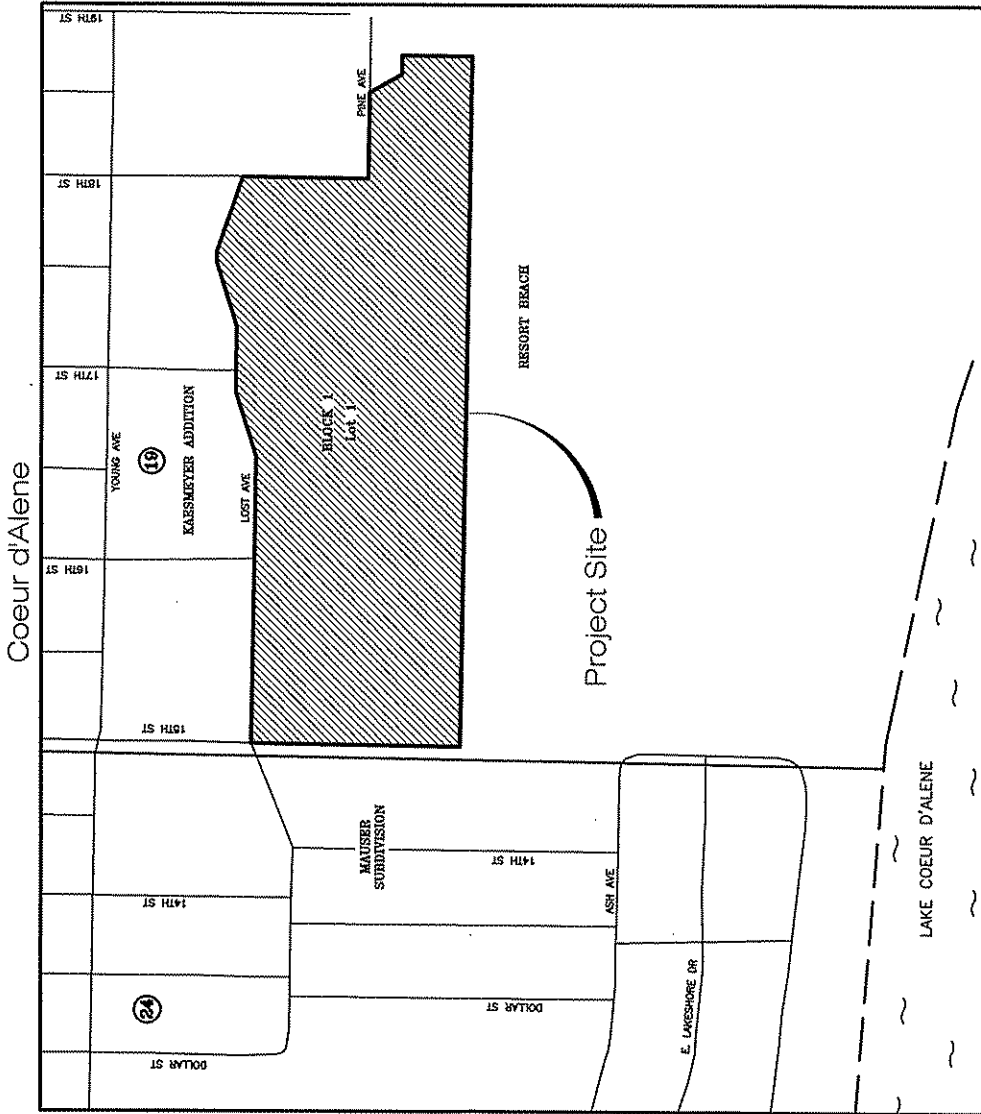
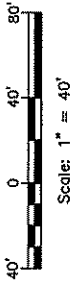
Storm Water: The developer has previously installed the necessary storm water facilities for treatment on the subject property.

Proposed Conditions: **None**

DECISION POINT RECOMMENDATION

Approve the proposed subdivision plat in its submitted configuration.

RIDGEPOINTE
 LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF
 SEC. 19, T.50N., R.3W., B.M.,
 CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO
COVER SHEET



BASIS OF BEARING
 BASIS OF BEARING ~ NORTH 87°02'32" WEST ALONG THE NORTH LINE
 OF SECTION 19, TOWNSHIP 50 NORTH, RANGE 3 WEST, BETWEEN A
 FOUND IRON ROD, 5/8 IN. DIAMETER, WITH AN ALUMINUM CAP, 2-1/2
 INCH DIAMETER, BEARING S 81° 10' 00" E 100.00 FT TO AN IRON
 ROD, 2-1/2 INCH DIAMETER, MARKED PLS 7722, MONUMENTING THE NORTH
 QUARTER CORNER OF SAID SECTION 19.

- SURVEYS OF RECORD & PRIOR SURVEYS**
1. E. L. GERESH MAR. 1916 VALLEYVIEW ADDITION PLS 100
 2. DEXTER H. MOSEY RLS 601 MAR. 1953 KAESMEYER ADDITION MAUSER SUBDIVISION PLS 5, PG. 50
 3. JON P. MORADO PLS 4194 APR. 1987 BK. 5, PG. 100
 4. JAMES O. LE PARD PE/PLS 1317 JULY 1991 BK. 10, PG. 86
 5. W. BRANT MORRIS PLS 6602 DEC. 1994 BK. 16, PG. 117-117A
 6. W. BRANT MORRIS PLS 6602 JUNE 1995 BK. 17, PG. 129
 7. EARL E. SANDERS PLS 3814 OCT. 1995 BK. 17, PG. 295
 8. W. BRANT MORRIS PLS 6602 MAY 1997 BK. 18, PG. 473
 9. MICHAEL P. RHODES PLS 7163 DEC. 1999 RESORT BEACH PLS 100
 10. MATTHEW B. MAYERBERRY PLS 8062 SEPT. 2003 BK. 22, PG. 166
 11. DAVID SCHULMAN PLS 4182 MAY 2005 BK. 23, PG. 203
 12. GALE R. DAHLMAN PLS 772 MAY 2006 BK. 24, PG. 215
 13. CHAD J. JOHNSON PLS 9367 MAY 2007 BK. 25, PG. 50
 14. CHAD J. JOHNSON PLS 9367 MAY 2007 BK. 25, PG. 50-50N
 15. ROBERT L. HULL PLS 4977 MAR. 2008 BK. 25, PG. 541

LEGEND

- SECTION CORNER, MONUMENTED AS NOTED
 - 1/4 SECTION CORNER, MONUMENTED AS NOTED
 - ⊙ FOUND IRON ROD, 2-1/2 IN. DIAMETER, MARKED "POB RESORT BEACH, 1999 RLS PLS 7163"
 - FOUND A PK NAIL
 - FOUND AN IRON ROD, 1/2 IN. DIAMETER, WITH A PLASTIC CAP MARKED "LE PAD & FRAME", EXCEPT AS NOTED
 - FOUND AN IRON ROD, 5/8 IN. DIAMETER, MARKED AS NOTED
 - SET AN IRON ROD, 30 INS. LONG, 5/8 IN. DIAMETER, WITH A PLASTIC CAP MARKED "PLS 6374"
 - SET AN IRON ROD, 24 INS. LONG, 1/2 IN. DIAMETER, WITH A PLASTIC CAP MARKED "PLS 6374", TO BE SET AS SHOWN ON THE PLAT OF "TRAPSTONE CONDOMINIUMS"
 - CALCULATED POINT (NOTHING FOUND OR SET)
- (P.O.B.) SURVEYS OF RECORD & PRIOR SURVEYS
- P.O.B. POINT OF BEGINNING
- GATE POST
 - CHAIN LINK FENCE
 - DENOTES OPEN SPACE EASEMENT

SURVEYOR'S CERTIFICATE
 I, SCOTT M. RASKER, PROFESSIONAL LAND SURVEYOR NO. 6374 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE SURVEYED, SUPERVISED AND PLATTED "RIDGEPOINTE", SITUATED UPON THE PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN THE OWNERS' CERTIFICATE ON SHEET 4 OF THIS PLAT. I FURTHER CERTIFY THAT THE SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND IS IN CONFORMANCE WITH THE BOARD CODES RELATING TO PLATS AND SUBDIVISIONS.

SCOTT M. RASKER, PLS 6374 DATE: 04/21/09

PROFESSIONAL LAND SURVEYOR
 REGISTERED
 6374
 STATE OF IDAHO

LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SEC. 19, T.50N., R.3W., B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

MICKEL ENGINEERING & SURVEYING
 200 N. SUMNER BLVD. COEUR D'ALENE, IDAHO 83814
 (208) 765-1111

MICKEL

FOR INFO: EDGARSON
 LINDA: EDGARSON@MICKEL.COM
 CREW: EAR & DEBI

SCALE: 1" = 40'
 DATE: APR. 21, 2009
 DRAWN: SAQ
 CHECKED: JMC

SS-3-09

RIDGEPOINTE

LOCATED IN THE NORTHWEST QUARTER OF

SEC. 19, T.50N., R.3W., B.M.,

CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

LEGEND
 SEE SHEET 1 OF 4
LINE & CURVE TABLE
 SEE SHEET 1 OF 4
SURVEY OF RECORD & PRIOR SURVEYS
 SEE SHEET 1 OF 4

RECORDS OF RECORDS
 (NORTHWEST 1/4 SEC. 19, T.50N., R.3W., B.M.)
 (ASSUMED MONUMENTARY SURVEY)
 (NORTHWEST 1/4 SEC. 19, T.50N., R.3W., B.M.)
 (ASSUMED MONUMENTARY SURVEY)
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 (ASSUMED MONUMENTARY SURVEY)
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 (ASSUMED MONUMENTARY SURVEY)
 (NORTHWEST 1/4 SEC. 19, T.50N., R.3W., B.M.)
 (ASSUMED MONUMENTARY SURVEY)

Spec. Cct.
 3/8 in. dia. rod
 with 10 Alum. cop.
 2-1/2 in. diam.
 849503, 1306179,
 1710098 & 1699613

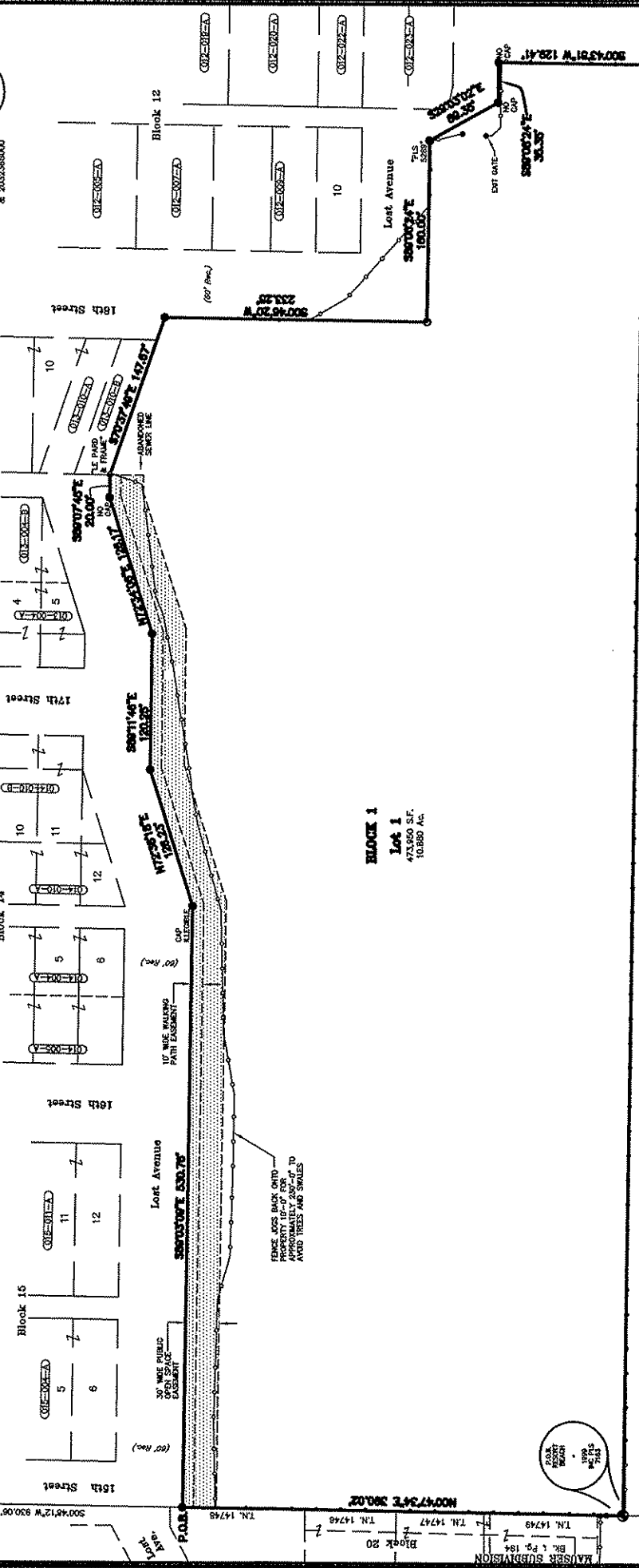
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 849503, 1306179,
 1710098 & 1699613



RESORT BEACH
 Bl. 1, Pg. 194



Scott M. Rieger
 SCOTT M. RIEGER, PLS 6374 DATE

SHEET 2 OF 4

MECKEL ENGINEERING & SURVEYING
 309 N. CONNER AVE. OFFICE 7 ELEC. BLDG. WEST COEUR D'ALENE, IDAHO 83404-1007

LOCATED IN THE NORTHWEST QUARTER OF
 SEC. 19, T.50N., R.3W., B.M.,
 CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

SCALE: 1" = 60'	DRAWN: SAQ	CHECKED: <i>SAQ</i>	DATE: APR. 21, 2000	CREATED: EAR & DEPT	
JOB NO. E000000 PLAN: E000000-019		MECKEL			

TO: Planning Commission
FROM: Christopher H. Bates, Engineering Project Manager
DATE: May 12, 2009
SUBJECT: **SS-5-09, Honi Addition**

DECISION POINT

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

GENERAL INFORMATION

1. Applicant: Chris Acarregui
960 SW Disk Drive
Suite 103
Bend, OR 97702
2. Request: Approval of a two (2) lot residential subdivision.
 - a. Lot 1 – 6.0 acres
 - b. Lot 2 – 3.1 acres
3. Location: South side of Prairie Avenue, between Courcelles Parkway and Ramsey Road.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is R-8 which is intended as a residential area that permits a mix of housing types at a density of eight (8) dwelling units per gross acre. Minimum lot sizes are 5,500 square feet, with 50' of frontage on a public street required.
2. Land Use: The subject property currently has one single family dwelling located on it with the remainder of the site vacant.

Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

Sanitary sewer is not directly available to the subject property. Sewer will be required to be extended from the current location at the intersection of Courcelles Parkway and Charlemange Drive (south of Sunshine Meadows subdivision) to a connection with the existing sanitary sewer in the Sunshine Meadows development. Included with this sewer extension will be the abandonment of the existing sanitary sewer lift station that is located in Sunshine Meadows. This sewer installation is a temporary connection. Design and installation will be required to provide for the future permanent sewer connection to the east of the subject property that will be required to be made when the sanitary main is provided to serve adjoining properties to the east. Also, an easement or right-of-way will be required to be obtained to ensure that the sanitary connection can be made across the adjoining property directly to the east of the subject property. Water service to this development would be provided by the Hayden Lake Irrigation District (HLID), and, verification of the ability to serve would be required in writing prior to final plat approval.

- Streets:** The City of Coeur d'Alene boundary is the southerly right-of-way line of Prairie Avenue, which is under the joint jurisdiction of both the Post Falls and Lakes Highway Districts. The Lakes Highway District controls all access and right-of-way issues on the portion immediately adjoining the subject property, and, verification in writing will need to be provided that the applicant has consulted with them, and they are satisfied with the planned access to the development. The applicant will be required to address and satisfy any/all conditions or restrictions placed on them for the development by the appropriate Highway District.
- Fire:** Fire protection will be addressed at the time of development on the subject property. Verification will be required from the HLID that there are sufficient flows for any proposed use that is anticipated on the subject property. This verification will be required prior to final plat approval.
- Storm Water:** Per City Code, all stormwater will be required to be managed on site. A stormwater plan will be a required component of any development plan submitted for the subject property.

Proposed Conditions:

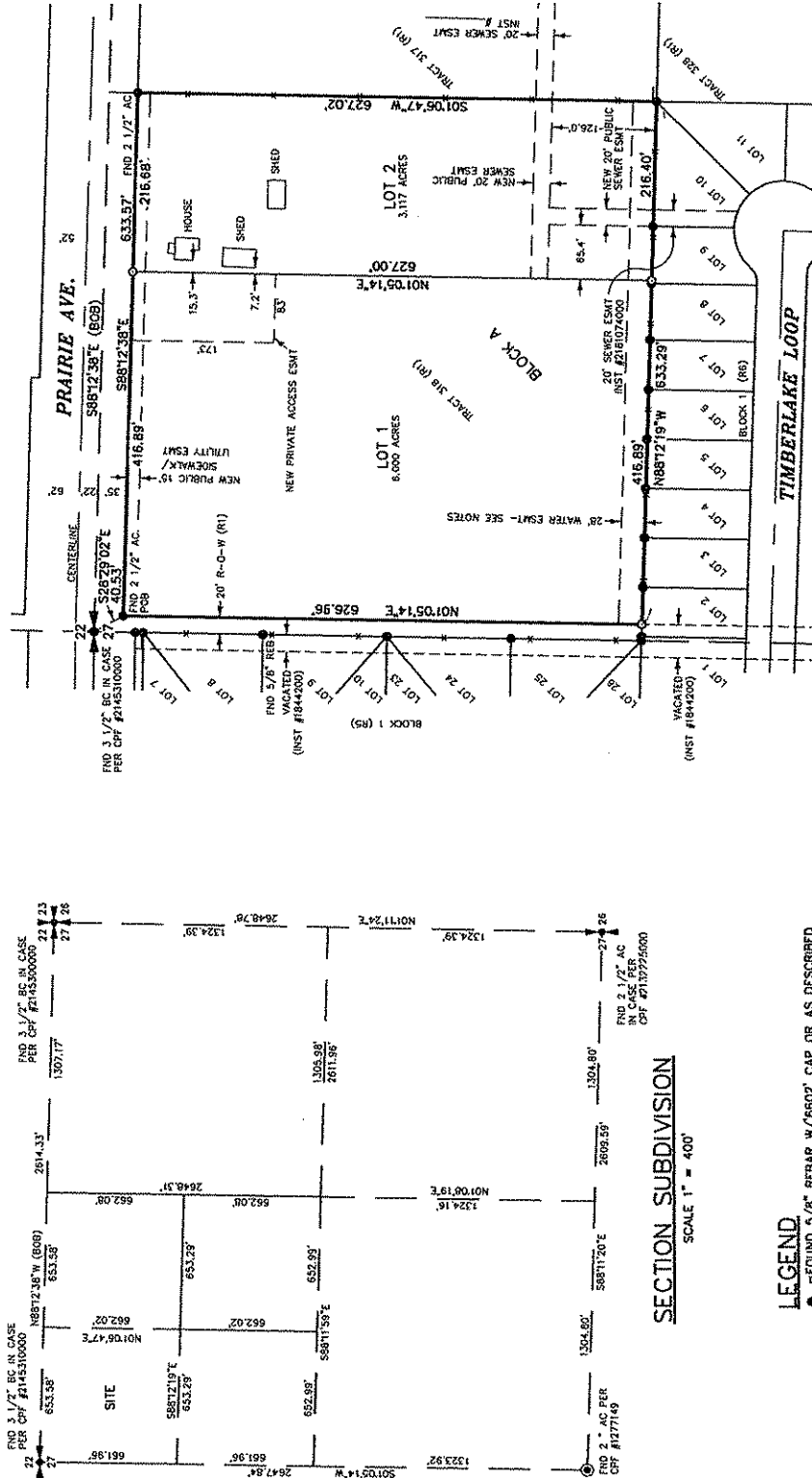
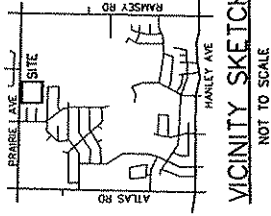
1. Extend the sanitary sewer from the current terminus point at Courcelles Pkwy and Charlemange Drive to the point of connection with the existing sanitary sewer main in the Sunshine Meadows subdivision, prior to final plat approval. This will also include the construction of a temporary sanitary sewer connection into the sanitary sewer manhole located in the Timberlake Loop cul-de-sac. At such time that the temporary connection (if constructed) is abandoned, the applicant will be required to remove all temporary line and repair all existing facilities.
2. Complete the abandonment and removal of the existing sanitary sewer lift station to the satisfaction of the City Wastewater Department and the owner (Sunshine Meadows HOA), prior to final plat approval.
3. Secure a permanent easement corridor to the east across the adjoining property, in order to locate the permanent sanitary connection that will serve the site, prior to final plat approval. Dry lines for the infrastructure will be required to be installed in the easement for the future connection.
4. Provide verification in writing from the Hayden Lake Irrigation District (HLID) that there is sufficient water supply and flow to adequately serve the subject property with water for both domestic and fire suppression service, prior to final plat approval.
5. Provide verification in writing from the Lakes Highway District, including any conditions or restrictions that are required to be addressed, that any/all intended access onto Prairie Avenue is satisfactory to them.
6. Infrastructure design plans will be required to include the design for the future connections for all water, sewer, and, streets, the east of the subject property.

DECISION POINT RECOMMENDATION

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

HONI ADDITION

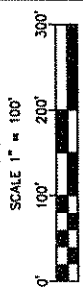
NW 1/4 OF THE NE 1/4 OF SEC. 27, T 51N, R 4W, BM
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO
TRACT 318 OF HAYDEN LAKE IRRIGATED TRACTS



SECTION SUBDIVISION

SCALE 1" = 400'

- LEGEND**
- = FOUND 5/8" REBAR W/660Z' CAP OR AS DESCRIBED
 - = SET 5/8" x 24" REBAR W/STRATON 10577' CAP
 - = POINT OF BEGINNING
 - (BOB) = BASIS OF BEARINGS
 - = FENCE



SCALE 1" = 100'
BASIS OF BEARINGS:
RS BK 11 PG 235
EQUIPMENT USED:
RTK GPS

STRATON LAND SERVICES, INC.
1000 N. 15th St.
Coeur d'Alene, ID 83814
PH: (208) 837-2645
FAX: (208) 837-2645
WWW.STRATONLAND.COM

09006-1C.DWG
DATE: 4/1/09
DRAWN BY: RLS
JOB # 09006

SURVEY FOR
HOSPICE OF NORTH IDAHO

INDEX		R.	
1/4/1/4	SEC	T.	R.
27	51N	4W	

SURVEYS REVIEWED:

- (R1) AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS BY WRIGHT IN 1910 BK C PG 66 & 67
- (R3) RECORD OF SURVEY BY BLACK IN 1992 BK 11 PG 236
- (R4) RECORD OF SURVEY BY MORRIS IN 2003 BK 22 PG 183
- (R5) PLAT OF SUNSHINE MEADOW BY MORRIS IN 2003 BK 1 PG 486
- (R6) PLAT OF SUNSHINE MEADOW 1ST ADDITION BY MORRIS IN 2004 BK J PG 31
- (R7) RECORD OF SURVEY BY RAMUS IN 2007 BK 25 PG 243
- (R8) RECORD OF SURVEY BY RASOR IN 2008 BK 25 PG 333

SS-5-09

PLANNING COMMISSION STAFF REPORT

FROM: TAMI STROUD, PLANNER
DATE: MAY 12, 2009
SUBJECT: LS-1-09 – DETERMINE THE AMOUNT AND SPACING OF PARKING LOT LANDSCAPING FOR A LOT WITH 574 PARKING SPACES FOR THE WINCO STORE LOCATION – A PARCEL OF LAND NEAR THE NORTHEAST CORNER OF APPLEWAY AND RAMSEY ROAD

DECISION POINT:

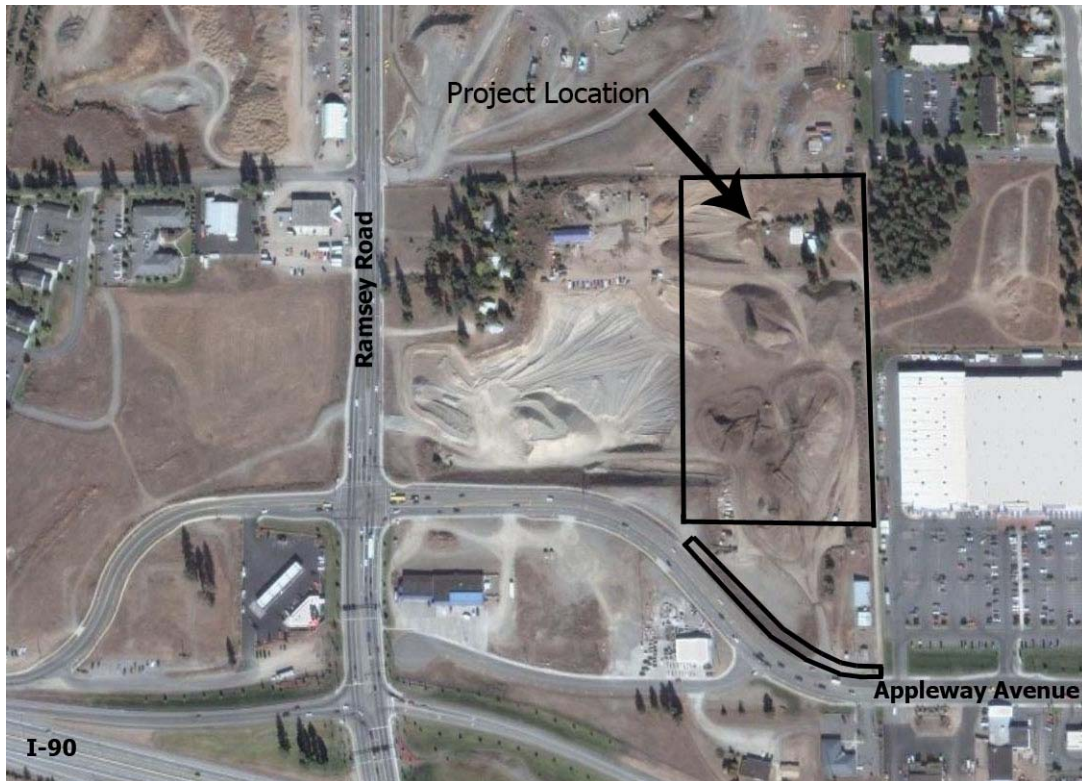
WinCo Foods, represented by CLC Associates, LLC, is requesting Planning Commission approval of the amount and spacing of landscaping for a parking lot with 574 spaces.

The Planning Commission must approve the following:

1. The amount of parking lot landscaping.
2. The spacing (maximum distance) between landscaped areas.

GENERAL INFORMATION:

- A. Site photo



- D. The proposed plan shows approximately 31,225 sq. ft. of parking lot landscaping contained in planter islands, end caps, and landscaped areas on the North and South property lines. There are 51 proposed new landscape trees within or on the perimeter of the parking lot.
- E. The Urban Forestry Coordinator has reviewed the proposed plan. The applicant has incorporated Karen Haskew's suggestions to the landscape plan.
- F. In summary:
1. Total required landscaping is 14,430 SF. Total proposed parking lot landscaping is 31, 225 SF.
 2. The plan exceeds the minimum requirement for parking lot tree requirements by more than a 2 to 1 margin.
 3. The maximum distance between any parking stall and proposed landscaping is 100 feet, which meets the requirement.
 4. The landscape trees proposed for this project include:

DECIDUOUS TREES:

Large trees: 7 (Armstrong Red Maple)

Medium trees: 34 (16 Aristocrat Pear trees), (8 Autumn Purple White Ash) and (10 Bowhall Maple trees)

Small trees: 12 (Newport Plum trees)

EVERGREEN TREES:

Medium trees: 4 (Swiss Stone Pine)

ACTION ALTERNATIVES:

The Planning Commission must consider this request and by voice motion approve, deny or continue the item for further study. Findings are not required.

[D:staffrptsLS204]

**PLANNING COMMISSION
STAFF REPORT**

FROM: JOHN J. STAMSOS, SENIOR PLANNER
DATE: MAY 12, 2009
SUBJECT: A-1-09 – ZONING PRIOR TO ANNEXATION
LOCATION: +/- 9.94 ACRE PARCEL KNOWN AS THE DEARMOND MILL PROPERTY

DECISION POINT:

North Idaho College Foundation is requesting approval of Zoning Prior to Annexation from County Industrial to the City C-17 (Commercial at 17units/acre) zoning district.

SITE PHOTOS:

A. Site photo



B. Parcel A – Mill site looking towards Spokane River

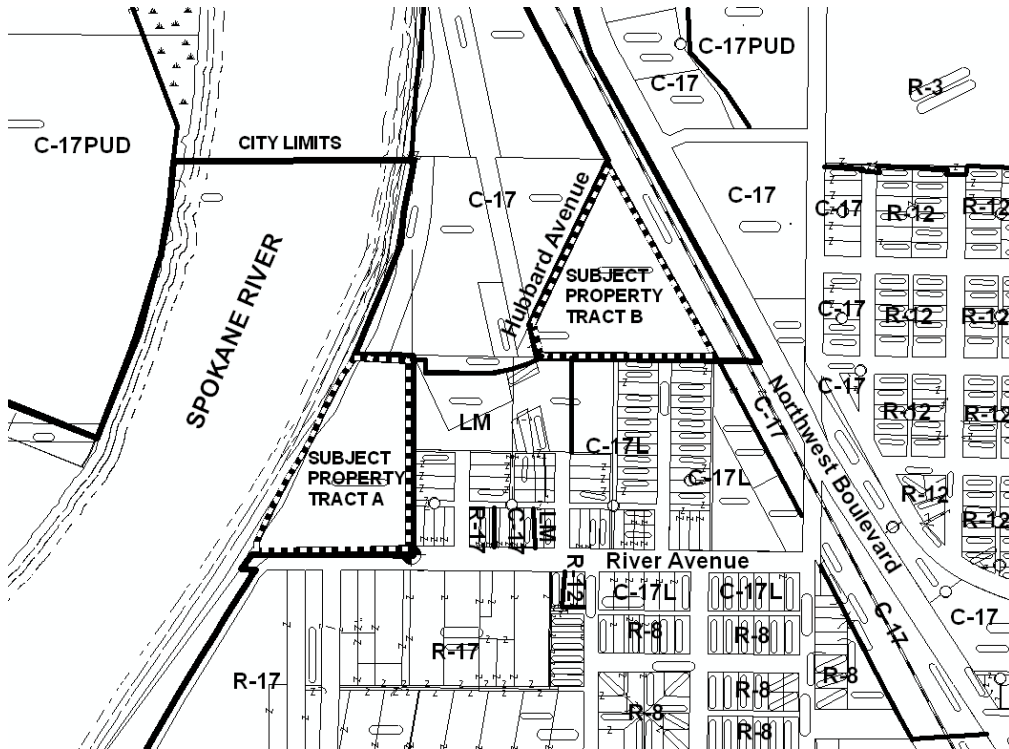


C. Parcel B – Log Yard looking east

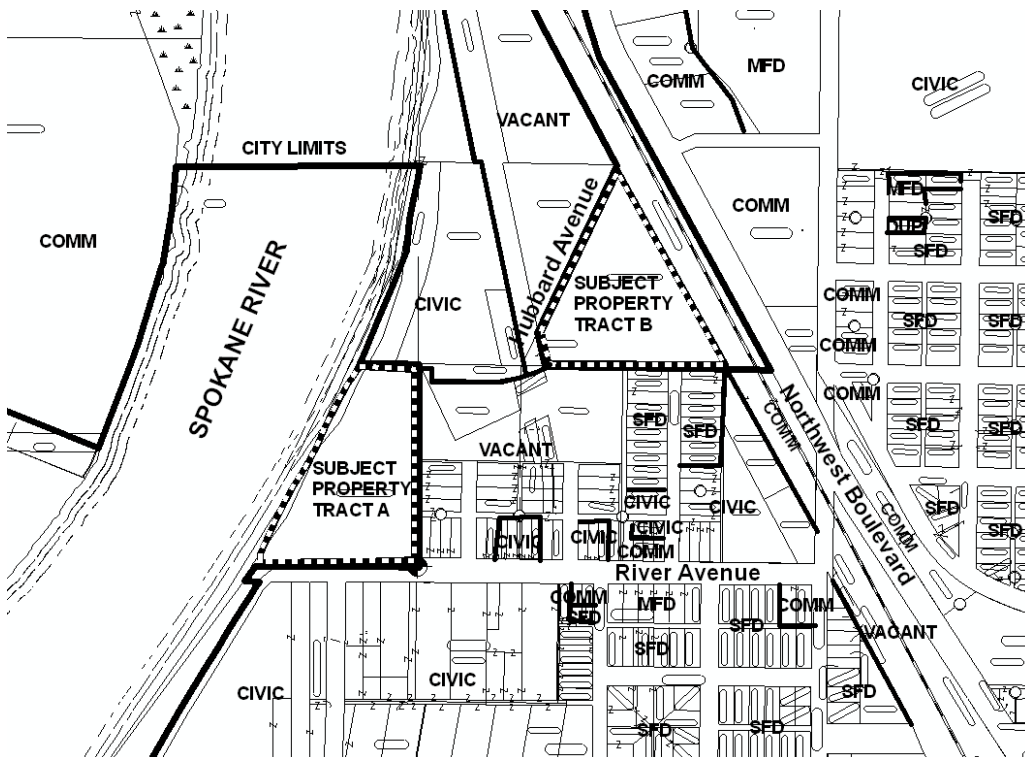


GENERAL INFORMATION:

A. Zoning.



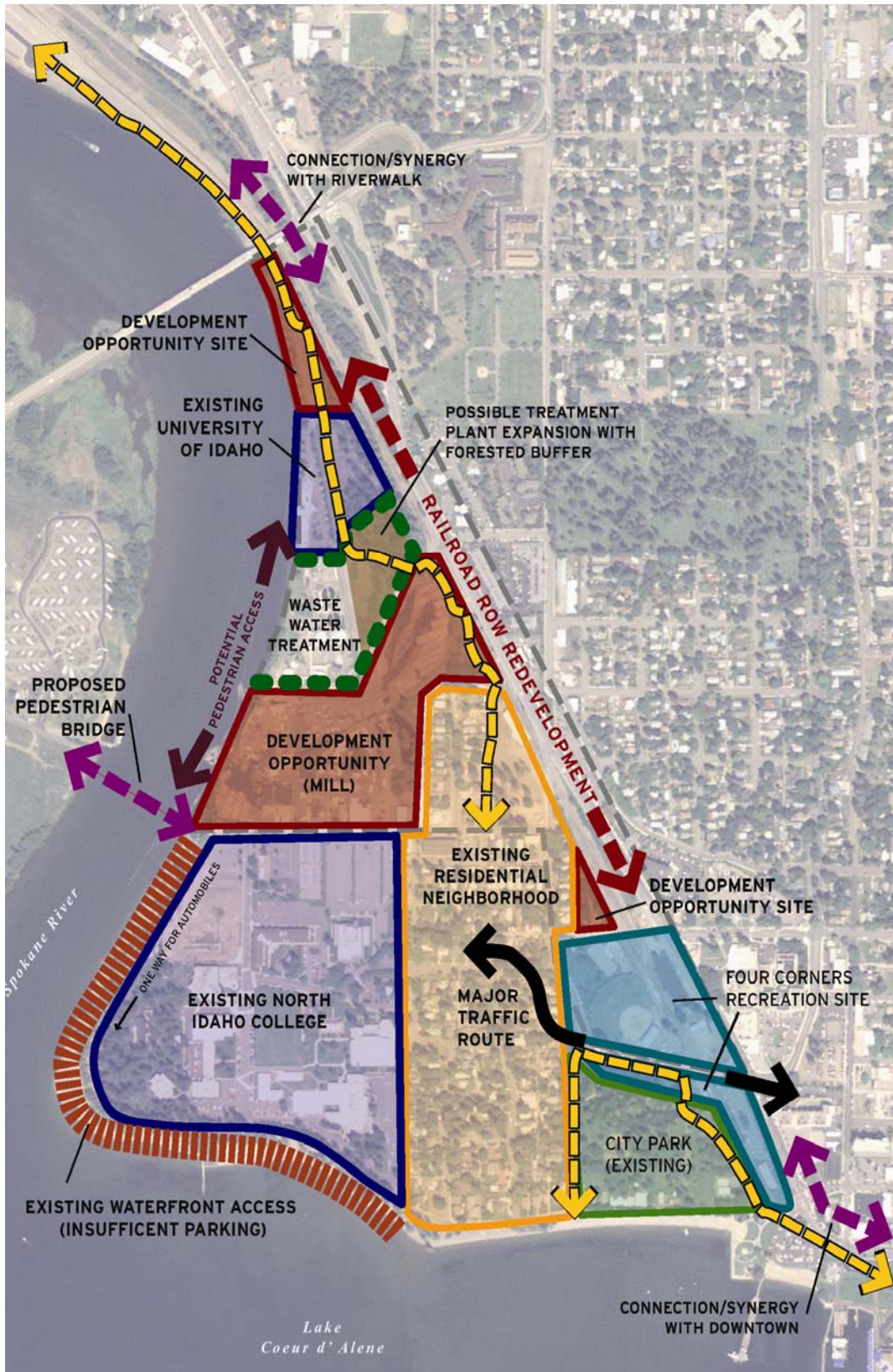
B. Generalized land use.



C. 2007 Comprehensive Plan designation - Transition and Stable Established – Education Corridor



D. 2007 Comprehensive Plan - Special Area – Education Corridor Conceptual Plan



- E. Applicant North Idaho College Foundation
1000 West Garden Avenue
Coeur d'Alene, ID 83814
- Owner : Stimson Lumber Company
520 S.W. Yamhill
Suite 700
Portland, Oregon 97204
- F. Subject property is the former Stimson Mill site and log storage yard but, is now vacant.
- G. Land uses in the area include civic – North Idaho College, Lewis & Clark State College, and University of Idaho, commercial and residential – single-family and multi-family.
- H. The Request to Consider Annexation (RCA-8-08) was approved by the City Council on April 1, 2008 allowing the applicant to formerly applying for annexation, which he is doing with this request.

PERFORMANCE ANALYSIS:

A. **Zoning:**

Purpose and Intent:

The requested C-17 zoning district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre. It should be located adjacent to arterials, however, joint access developments are encouraged:

Uses permitted by right:

1. Single-family detached housing (as specified by the R-8 District).
2. Duplex housing (as specified by the R-12 District).
3. Cluster housing (as specified by the R-17 District).
4. Multiple-family (as specified by the R-17 District).
5. Home occupations.
6. Community education.
7. Essential service.
8. Community assembly.
9. Religious assembly.
10. Public recreation.
11. Neighborhood recreation.
12. Commercial recreation.
13. Automobile parking when serving an adjacent business or apartment.
14. Hospitals/health care.
15. Professional offices.
16. Administrative offices.
17. Banks and financial institutions.
18. Personal service establishments.
19. Agricultural supplies and commodity sales.
20. Automobile and accessory sales.
21. Business supply retail sales.
22. Construction retail sales.
23. Convenience sales.
24. Department stores.

25. Farm equipment sales.
26. Food and beverage stores, on/off site consumption.
27. Retail gasoline sales.
28. Home furnishing retail sales.
29. Specialty retail sales.
30. Veterinary office.
31. Hotel/motel.
32. Automotive fleet storage.
33. Automotive parking.
34. Automobile renting.
35. Automobile repair and cleaning.
36. Building maintenance service.
37. Business support service.
38. Communication service.
39. Consumer repair service.
40. Convenience service.
41. Funeral service.
42. General construction service.
43. Group assembly.
44. Laundry service.
45. Finished goods wholesale.
46. Group dwelling-detached housing.
47. Mini-storage facilities.
48. Noncommercial kennel.
49. Handicapped or minimal care facility.
50. Rehabilitative facility.
51. Child care facility.
52. Juvenile offenders facility.
53. Boarding house.
54. Commercial kennel.
55. Community organization.
56. Nursing/convalescent/rest homes for the aged.
57. Commercial film production.

Uses allowed by special use permit:

1. Veterinary hospital.
2. Warehouse/storage.
3. Custom manufacturing.
4. Extensive impact.
5. Adult entertainment sales and service.
6. Auto camp.
7. Residential density of the R-34 district as specified.
8. Underground bulk liquid fuel storage-wholesale.
9. Criminal transitional facility.
10. Wireless communication facility.

The zoning pattern (see zoning map on page 3) in the surrounding area shows R-8, R-17, C-17L, C-17 and light manufacturing zoning. However, the North Idaho College property to the south is zoned R-17 and the City owned property to the north containing the wastewater treatment plant and University of Idaho is zoned C-17. The subject property is currently zoned industrial in the County.

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

1. The subject property is within the Area of City Impact Boundary.
2. The subject property has a land use designation of Transition (Log Yard property) and Stable Established (DeArmond Mill property) and is entirely within the Education Corridor, as follows:

Transition Areas:

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.

Stable Established Areas:

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

Education Corridor:

The Education Corridor is becoming an important asset to our community as institutions of higher learning continue to grow in this area. A study looking at future land use patterns in the Education Corridor is currently underway. This study should provide the needed framework to ensure compatibility with the existing neighborhoods, wastewater treatment plant, shoreline, and the planned higher educational uses.

The characteristics of the Education Corridor will include:

- An increasing number of uses related to the provision of higher education that is suitable in scale and density with the existing surrounding uses.
- Ensuring connectivity is maintained and improved throughout the corridor to provide multi-modal transportation options.
- Retaining and increasing trees and landscaping.

3. Special Area – Education Corridor Conceptual Plan

Coeur d'Alene is home to three institutions of higher education: the main campus of North Idaho College (NIC), and branch campuses of the University of Idaho (UI) and Lewis-Clark State College (LCSC). NIC has made its home at the Fort Grounds since it was founded in 1933, and UI and LCSC have been offering classes and services in various locations for many years. In 2002, the City of Coeur d'Alene sold a former restaurant/office building down river from NIC to UI. It is probable that an additional institution, Idaho State University, will also offer programs from this location in the future.

The city recognizes that the continuation and growth of these higher education institutions is crucial for its quality growth. Our vision is that the locations be joined to form an Education Corridor that would extend along Northwest Boulevard and the Spokane River for more than a mile.

Two other entities are currently included in this land mix: the city's Wastewater Treatment Facilities and the DeArmond Lumber Mill, owned and operated by the Stimson Lumber Company. The city's vision is that the treatment facilities remain, but be designed and landscaped to be compatible with a new, more expansive campus.

Policy:

Working in conjunction with LCDC, NIC, UI, LCSC, and private development groups, we will create an education corridor that will connect the existing NIC campus with other higher education institutions.

Methods:

We will support educational institutions in their planning efforts for the Education Corridor.

We will enlarge the wastewater treatment plant, but will design and build it to ensure compatibility of the adjoining land uses.

4. Significant policies:

➤ Objective 1.01 - Environmental Quality:

Minimize potential pollution problems such as air, land, water, or hazardous materials.

➤ Objective 1.02 - Water Quality:

Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer

➤ Objective 1.04 - Waterfront Development:

Provide strict protective requirements for all public and private waterfront developments.

➤ Objective 1.12 - Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl.

➤ Objective 1.13 - Open Space:

Encourage all participants to make open space a priority with every development and annexation.

➤ Objective 1.14 - Efficiency:

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

➤ Objective 1.17 - Hazardous Areas:

Areas susceptible to hazardous conditions (e.g. flooding, landslides, earthquakes, etc.) should be left in a natural state unless impacts are mitigated

➤ Objective 2.01 - 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 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 3.12 - Education:

Support quality educational facilities throughout the city, from the pre-school through the university level

➤ Objective 3.16 - Capital Improvements:

Ensure infrastructure and essential services are available prior to approval for properties seeking development.

➤ Objective 4.01 - City Services:

Make decisions based on the needs and desires of the citizenry.

➤ Objective 4.02 - City Services:

Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling, and trash collection).

➤ Objective 4.06 - Public Participation:

Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision- making process.

4. Evaluation: The Planning Commission must determine, based on the evidence 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.

C. **Finding #B9: THAT PUBLIC FACILITIES AND UTILITIES (ARE) (ARE NOT) AVAILABLE AND ADEQUATE FOR THE PROPOSED USE.**

SEWER:

Public sewer is available.

Evaluation: Public sewer is available within the applicant's parcels. In fact, there exists, no less than three sanitary trunk lines and two storm trunk lines crossing these parcels. Sewer capacity and existing line sizes are adequate and supportive of C-17 zoning. In some locations, within the property, sewer/storm water lines are not located within city easements. Consideration should be given to this condition in the annexation agreement.

Comments submitted by Don Keil, Assistant Wastewater Superintendent

WATER:

Water is available but may not be entirely adequate for the proposed use.

Evaluation: There are public water facilities crossing the subject property. However, some of the water facilities are considerably undersized for any major development requiring extensive domestic and fire flow. Replacement and possible looping may be required in order provide the additional domestic and fire flow capacity.

Comments submitted by Terry Pickel, Assistant Wastewater Superintendent

STORMWATER:

All stormwater will be required to be contained on site. Also, per the Environmental Protection Agency (EPA), NPDES Phase II requirements and the proximity to waters of the United States, any development on the subject property will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) that details how the storm water on the site will be managed. This issue will need to be addressed, with all proper submittals sent to the EPA, prior to the commencement of any activity on the subject property.

TRAFFIC:

The proposed C-17 zoning of the 16.98 acre site would allow the subject property to be utilized for a broad spectrum of both residential and commercial activities, therefore, it is not possible to provide an estimate of traffic generation from the subject property without defined uses. Due to the size of the subject property and the limited access that exists, a component of any annexation agreement should contain language that requires the installation of a traffic signal at the access point to the adjoining Northwest Boulevard, and, the terms of funding and party responsibilities for such a signal.

Evaluation: Development of the subject property will require signalization of the point of access to the adjoining Northwest Boulevard. This should be a component of any annexation agreement that is completed for the site.

STREETS:

Northwest Boulevard and River Avenue border the proposed area of annexation. Northwest Boulevard is a fully developed five (5) lane road section with protected turn movement pockets. River Avenue is a high volume inadequately developed local street that is in need of reconstruction.

Evaluation: Any annexation agreement for the subject property should contain language that requires the redesign and reconstruction of River Avenue with any development on the site.

FLOOD CONTROL LEVEE:

The sheet pile bulkhead appears to be in severe disrepair in several areas of the subject property along the Spokane River. Repair of the bulkhead to its original standards should be included in any annexation agreement for the subject property.

Submitted by Chris Bates, Engineering Project Manager

FIRE:

No comments.

Submitted by Glenn Lauper, Deputy Fire Chief

POLICE:

No comments.

Submitted by Steve Childers, Captain, Police Department

D. Finding #B10: THAT THE PHYSICAL CHARACTERISTICS OF THE SITE (MAKE) (DO NOT MAKE) IT SUITABLE FOR THE REQUEST AT THIS TIME.

The subject property is relatively flat but does sit approximately 10 to 15 feet above the shoreline of the Spokane River. The following issue should be addressed in an annexation agreement, if the property is annexed:

1. Flood control levee - The sheet pile bulkhead (levee), that protects the subject property from a flood, appears to be in severe disrepair in several areas of the subject property along the Spokane River. Repair of the bulkhead to its original standards should be included in any annexation agreement for the subject property.

Evaluation: The Planning Commission must determine, based on the evidence before them, whether the physical characteristics of the site make it suitable for annexation at this time.

F. Finding #B11: THAT THE PROPOSAL (WOULD) (WOULD NOT) ADVERSELY AFFECT THE SURROUNDING NEIGHBORHOOD WITH REGARD TO TRAFFIC, NEIGHBORHOOD CHARACTER, (AND) (OR) EXISTING LAND USES.

The proposed C-17 zone will have less of an impact on the surrounding area than the present County Industrial zone and will provide opportunities to eventually develop the property in concert with the Education Corridor Conceptual Plan.

F. Items recommended for inclusion in an Annexation Agreement.

1. Repair of the sheet pile bulkhead located on the subject property along the Spokane River to its original standards should be included in any annexation agreement for the subject property.
2. Development of the subject property will require signalization of the point of access to the adjoining Northwest Boulevard.
3. Language that requires the redesign and reconstruction of River Avenue with any development on the site.

4. In some locations, within the property, sewer/storm water lines are not located within city easements. Consideration should be given to this condition in the annexation agreement.

- G. Ordinances and Standards Used In Evaluation:
- Comprehensive Plan - 2007.
 - 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.

JUSTIFICATION

Please use this space to state the reason(s) for the requested annexation and include comments on the 2007 Comprehensive Plan Category, Neighborhood Area, and applicable Special Areas and appropriate goals and policies and how they support your request.

This annexation request is made to support the educational corridor and include it within the city limits. This annexation is contemplated and supported under the 2007 comprehensive plan.

The continuation and growth of the three institutions of higher education located on the main campus of North Idaho College is crucial for the city's continued quality growth. The city's vision as set forth in the 2007 comprehensive plan is that the existing University of Idaho location and the main campus of North Idaho College be joined to form an educational corridor that would extend along Northwest Boulevard and the Spokane River for more than a mile. This annexation request directly supports the creation of that education corridor by taking the existing property known as the DeArmond Lumber Mill, annexing it into city limits and zoning the property consistent with its future plans to support the three institutes of higher education located on the main campus of North Idaho College.

The education corridor will be an important asset to the community as institutions of higher learning continue to grow in this area. The educational corridor will provide the framework to ensure compatibility with the existing neighborhoods, wastewater treatment plant, shoreline, and the planned higher educational uses.

The granting of this annexation request is entirely consistent with the 2007 comprehensive plan for the city of Coeur d' Alene.

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

A. INTRODUCTION

This matter having come before the Planning Commission on May 12, 2009, and there being present a person requesting approval of ITEM A-1-09, a request for zoning prior to Annexation from County Industrial to the City C-17 (Commercial at 17units/acre) zoning district.

LOCATION: +/- 9.94 acre parcel known as the Dearmond Mill Property

APPLICANT: North Idaho College Foundation

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

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

- B1. That the existing land uses are single-family, civic (Cherry Hill Park) and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition and Stable Established.
- B3. That the zoning is County Industrial.
- B4. That the notice of public hearing was published on April 25, 2009, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was not required to be posted, which fulfills the proper legal requirement.
- B6. That 93 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on April 24, 2009, and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on May 12, 2009.
- B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as follows:

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

Criteria to consider for B9:

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

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

Criteria to consider for B10:

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

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

Criteria to consider for B11:

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

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **NORTH IDAHO COLLEGE FOUNDATION** for zoning prior to annexation, as described in the application should be **(approved) (denied) (denied without prejudice)**.

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

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Evans	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Rasor	Voted _____
Commissioner Soumas	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

**PLANNING COMMISSION
STAFF REPORT**

FROM: JOHN J. STAMOS, SENIOR PLANNER
DATE: MAY 12, 2009
SUBJECT: SP-2-09 – REQUEST FOR A MINIMAL CARE FACILITY SPECIAL USE PERMIT
IN AN R-8 ZONING DISTRICT
LOCATION: A +/- 9.12 ACRE PARCEL

DECISION POINT:

Chris Acarregui is requesting approval of a Handicapped and Minimal Care Activity Special Use Permit in the R-8 (Residential at 8 units/acre) zoning district. It would allow the construction of a hospice care facility with two buildings (19,500 sq. ft. hospice house and a 24,000 sq. ft. administrative and resource center building).

SITE PHOTOS:

A. Site photo.



B. Looking southwest from Prairie Avenue.

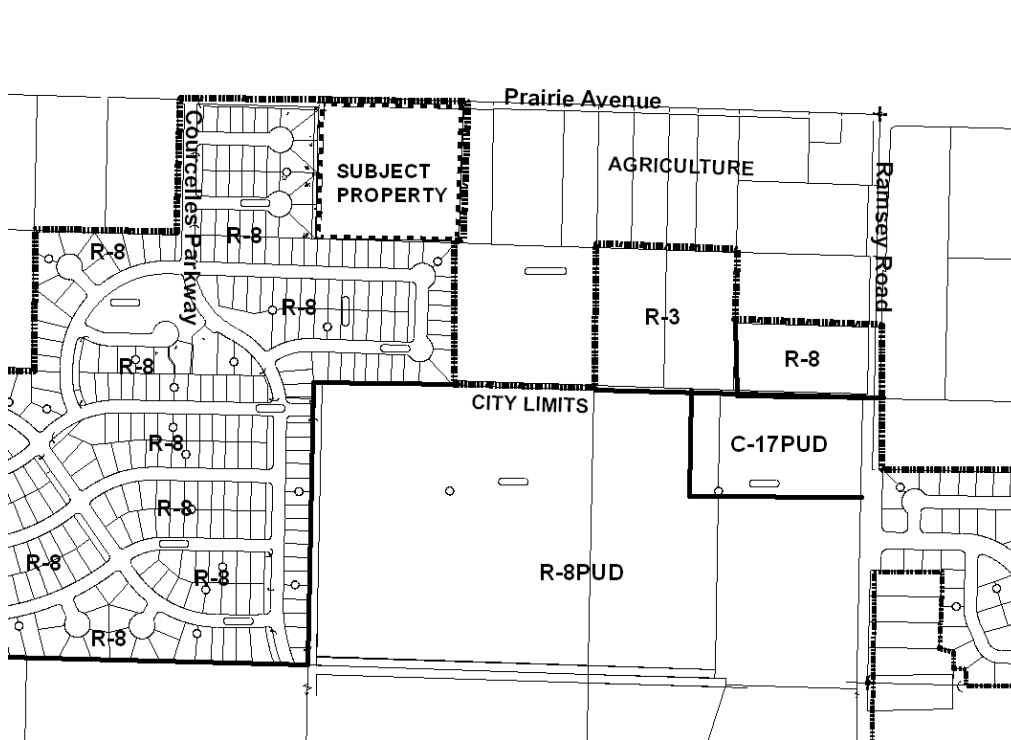


B. Looking southeast from Prairie Avenue

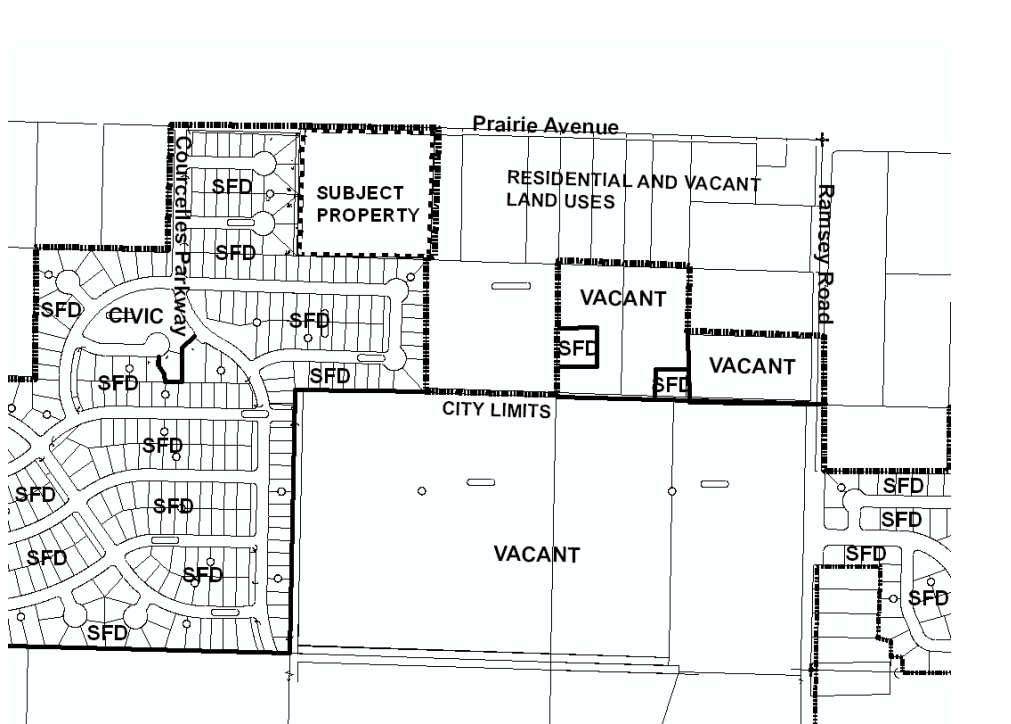


GENERAL INFORMATION:

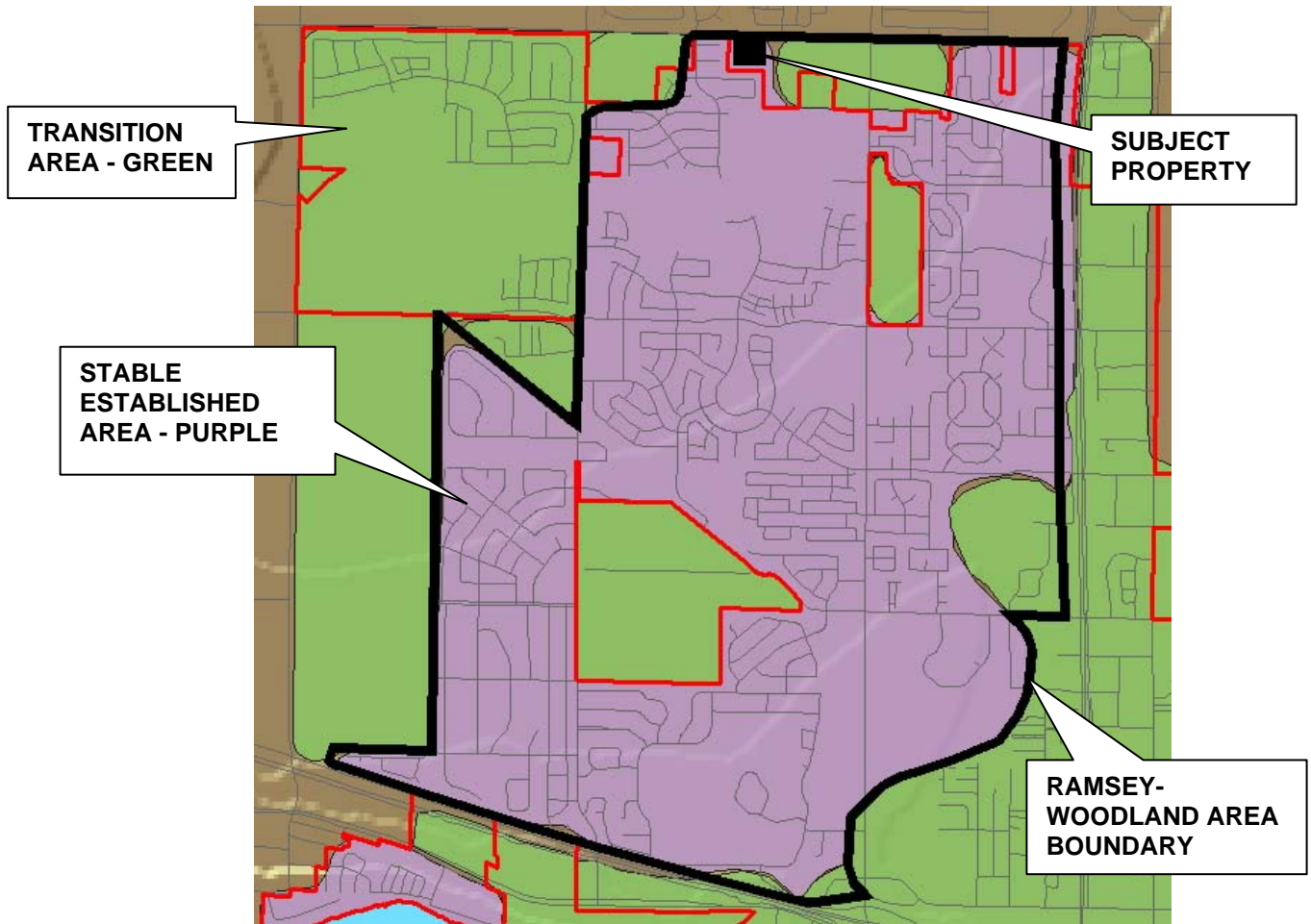
A. Zoning



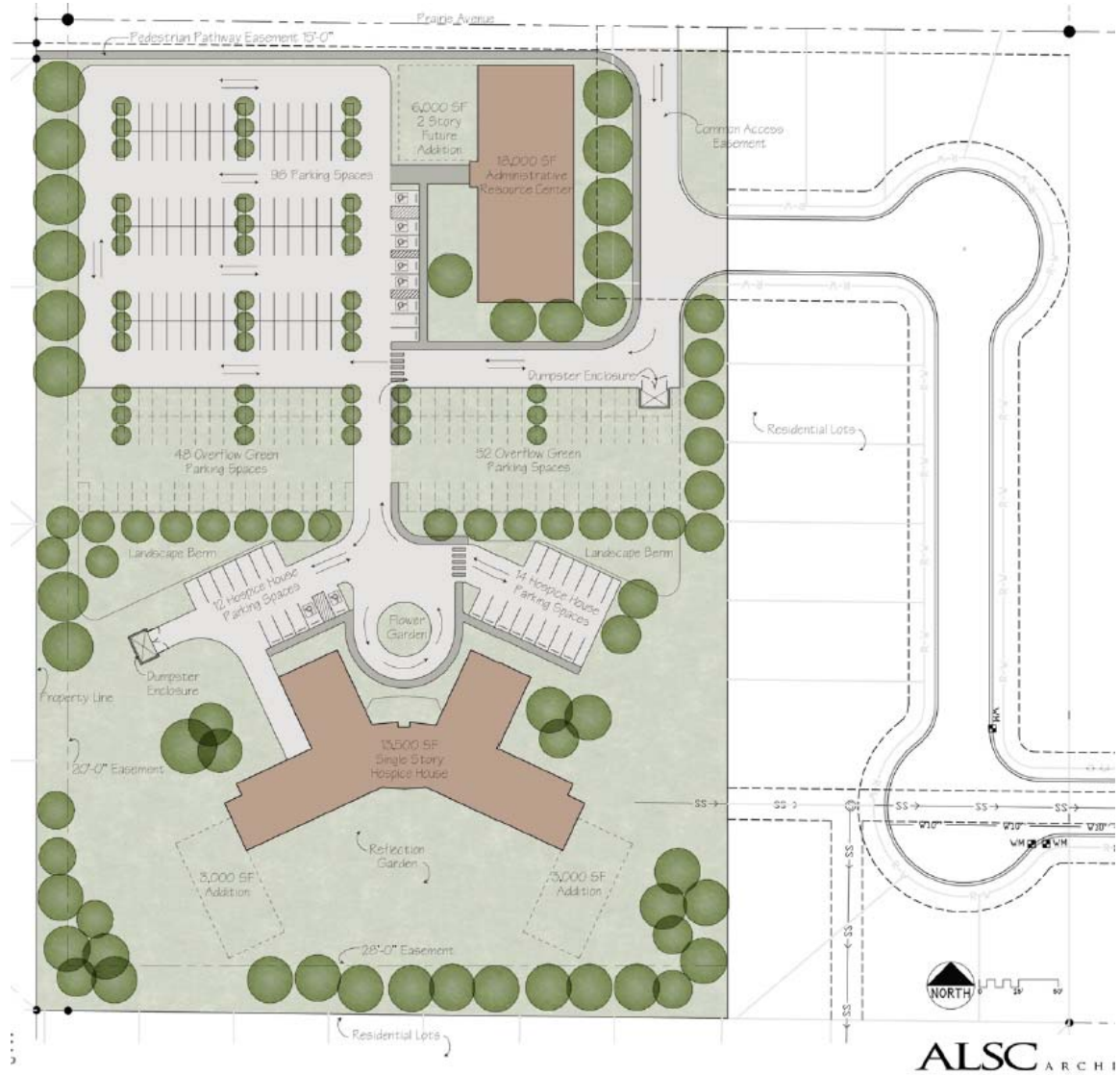
B. Generalized land use pattern:



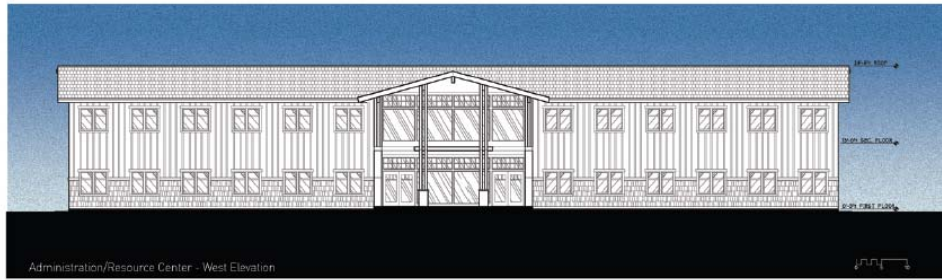
C. 2007 Comprehensive Plan - Stable Established – Ramsey – Woodland Area:



D. Site plan.



E. Elevations



ALSC ARCHITECT

F. Applicant/ Owner: Chris Acarregui
960 S.W. Disk Drive
Suite 103
Bend, Oregon 97702

G. Existing land uses in the area include residential – single-family residences, mobile homes and vacant land.

H. The subject property has one single-family dwelling but is predominately vacant land.

I. Annexation of the subject property was approved by the City Council on June 17, 2008.

PERFORMANCE ANALYSIS:

A. Zoning Ordinance:

1. 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 commission:

A. The proposal is in conformance with the comprehensive plan.

- B The design and planning of the site is compatible with the location, setting and existing uses on adjacent properties.
 - C The location, design, and size of the proposal are such that the development will be adequately served by existing streets, public facilities and services.
2. The requested handicapped and minimal care activity is allowed by special use permit in an R-8 zone and is classified as a civic activity under the hospital and health care activity group.
 3. R-8 zoning district site performance standards for the proposed use, with compliance tied to the issuance of a building permit and certificate of occupancy.

Building setbacks:

Front yard - 20 feet
Side yard - 25 feet
Rear yard - 25 feet

Building height – 45 feet

Landscaping ordinance requirements:

- 20 foot front yard, where not occupied by a parking lot must be landscaped.
- Buffer yard landscaping, where use abuts a residential use, shall be either a 5 foot wide and minimum 5 high vegetative buffer that provides a minimum 50% sight obscuring screen within 3 years or a minimum 5 foot high 50% sight obscuring fence.
- Parking lot landscaping.
- Street trees along Prairie Avenue.

Evaluation: In making your decision, the Planning Commission must make findings on the three items listed in the special use permit criteria above.

Compliance with the R-8 zoning district site performance standards are determined by the Planning Department staff through the building permit review process.

B. Finding #B8A: THAT THIS PROPOSAL (IS) (IS NOT) IN CONFORMANCE WITH THE COMPREHENSIVE PLAN POLICIES.

1. The subject property is within the existing city limits.
2. The City Comprehensive Plan Map designates this area as a Stable Established Area in the Ramsey-Woodland Neighborhood, as follows:

Stable Established Areas:

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

Ramsey-Woodland Neighborhood:

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

The characteristics of Ramsey - Woodland neighborhoods will be:

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

Significant policies for your 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 3.05 - Neighborhoods:

Protect and preserve existing neighborhoods from incompatible land uses and developments.
- Objective 3.16 - Capital Improvements:

Ensure infrastructure and essential services are available for properties in development.
- Objective 4.01 - City Services:

Make decisions based on the needs and desires of the citizenry.

➤ Objective 4.02 - City Services:

Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling and trash collection).

3. Evaluation: The Planning Commission must determine, based on the evidence 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.

C. **Finding #B8B: THE DESIGN AND PLANNING OF THE SITE (IS) (IS NOT) COMPATIBLE WITH THE LOCATION, SETTING, AND EXISTING USES ON ADJACENT PROPERTIES.**

The proposed use is in a developing area of single-family subdivisions adjacent to Prairie Avenue. The buildings proposed for the site includes a two story administrative building adjacent to Prairie Avenue and a one story Hospice House building in the south portion of the building that would be designed to blend in with the surrounding area.

D. **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:

Water is available to the subject property.

- Evaluation: The subject property resides within the Hayden Lake Irrigation District for water service and will not be supplied water by the City of Coeur d'Alene.

Submitted by Terry Pickel, Assistant Water Superintendent

SEWER:

As required by the annexation agreement when the property was annexed into the City of Coeur d'Alene (A-2-08), sewer adequate to serve the proposed use will be provided to the subject property.

Submitted by Don Keil, Assistant Wastewater Superintendent

STORMWATER:

City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site. Development of the subject property will require submission of a detailed stormwater management plan at the time of building permit submittal.

TRAFFIC:

Based on the submitted uses (single tenant office & nursing care facility) and the gross floor area of the subject buildings, the ITE Trip Generation Manual estimates the project will generate approximately 31.8 Average Dailey Trip's for the office and 7.7 for the hospice facility.

- Evaluation: The five (5) lane arterial roadway adjoining the northerly boundary of the subject property will accommodate the additional traffic volume.

STREETS:

The subject property is bordered by Prairie Avenue on the north. The subject roadway is under the jurisdiction of both the Post Falls and Lakes Highway Districts, with the portion directly adjoining the subject property controlled by Lakes.

Evaluation:

Prairie Avenue is not under the jurisdiction of the City of Coeur d'Alene, therefore, all access and improvement issues will need to be directed to the controlling highway district. Any conditions of approval by the highway district should be submitted in writing to the City for verification.

APPLICABLE CODES AND POLICIES:

UTILITIES

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

STREETS

4. Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction. All required street improvements shall be constructed prior to issuance of building permits. 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.

Submitted by Chris Bates, Engineering Project Manager

FIRE:

The Fire Department will address other issues such as water supply, hydrants and access prior to any site development.

Submitted by Glenn Lauper, Deputy Fire Chief

POLICE:

The Police department was contacted and had no concerns.

Submitted by Steve Childers, Captain Police Department

- E. Evaluation: Based on the information in the record before them, The Planning Commission must determine whether or not the request conforms to the above three findings. (Use the attached findings work sheet for making your motion)

F. Proposed conditions:

None.

G. Ordinances and Standards Used In Evaluation:

Comprehensive Plan - Amended 2007.

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.

JUSTIFICATION:

Proposed Activity Group; A Non-Profit, Limited Care Facility and an Administrative Office Building

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

A. A description of your request; Hospice of North Idaho (HONI) is seeking to design and construct a new Hospice House (constructed in phases) and a new Administration/Public Resource Center to support the HONI operations (also constructed in phases).

B. Explain how your request conforms to the 2007 Comprehensive Plan;
The proposed HONI Facilities will improve the quality of life of our residents by providing expanded, community-needed end-of-life services for a dying person and their loved ones.
The proposed facilities will further expand HONI's ability to be a quality employer and offer a quality workplace.

C. Explain how the design and planning of the site is compatible with the location, setting and existing uses on adjacent properties;
The surrounding existing land uses are primarily single-family residential. However, the subject property is at the far limits of the City of Coeur d'Alene permanent corporate boundary and directly abuts Prairie Avenue (5-lane roadway facility - minor arterial) which is intended to accommodate County-wide travel.

D. Explain how the location, design, and size of the proposal will be adequately served by existing streets, public facilities and services;
The proposed buildings will be contained 6 acres of usable property.
The subject property will have 600+ feet of frontage to Prairie Avenue (5-lane minor arterial).
The subject property will be served by a public potable water system and a public sanitary sewer system.

E. Any other information that you feel is important and should be considered by the Planning Commission in making their decision.
Hospice care is end-of-life care provided by health care professionals and volunteers. The hospice team provides medical, psycho-social, spiritual and grief and loss support. Our mission is to provide our community with compassionate care with dignity and comfort.
HONI is excited our unique opportunity to build the first hospice house in the State of Idaho.

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

A. INTRODUCTION

This matter having come before the Planning Commission on, May 12, 2009, and there being present a person requesting approval of ITEM SP-2-09, a request for of a Handicapped and Minimal Care Activity Special Use Permit in the R-8 (Residential at 8 units/acre) zoning district.

LOCATION: A +/- 9.12 acre parcel

APPLICANT: Chris Acarregui

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 residences, mobile homes and vacant land.
- B2. That the Comprehensive Plan Map designation is Stable Established
- B3. That the zoning is R-8
- B4. That the notice of public hearing was published on, April 25, 2009, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on May 1, 2009, which fulfills the proper legal requirement.
- B6. That 132 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on April 24, 2009, and _____ responses were received: _____ in favor, _____ opposed, and _____ neutral.
- B7. That public testimony was heard on May 12, 2009.

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 **CHRIS ACARREGUI** for a Handicapped and Minimal Care Activity 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 Rasor	Voted _____
Commissioner Soumas	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

2009 Planning Commission Priorities Progress

May 2009

<p>.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. he other colors like "pending" are place holders until action on those items can occur." Note: The PC is encouraged to select what "color" is appropriate.</p>		
Administration of the Commission's Business		
<ul style="list-style-type: none"> ▪ Follow-up of Commission requests & comments 		No new requests.
<ul style="list-style-type: none"> ▪ Meeting with other boards and committees 		None scheduled
<ul style="list-style-type: none"> ▪ Goal achievement 		Checklist of projects w/updated 6/08
<ul style="list-style-type: none"> ▪ Building Heart Awards 		Awards given as identified.
<ul style="list-style-type: none"> • Speakers 		None scheduled
<ul style="list-style-type: none"> • Public Hearings 		June no items scheduled
Long Range Planning		
<ul style="list-style-type: none"> ▪ No current projects 		
Public Hearing Management		
<ul style="list-style-type: none"> ▪ No changes anticipated 		
Regulation Development by priority		
1. Zoning Ordinance Updates		
<p><i>Continued evaluation and modification of existing districts with comprehensive plan.</i></p> <ul style="list-style-type: none"> • Lot berming • Non-Conforming Use Reg cleanup • Average Finish Grade • Screening of rooftop equipment • PUD Standards • Lighting • Re-codification or re-org to Unified Development Code 		<p><i>Fort Grounds Example, research continuing.</i></p> <p><i>Commercial design guidelines review w/M. Hinshaw</i></p> <p><i>Commercial design guidelines review w/M. Hinshaw</i></p> <p><i>Research begun</i></p>
1. Expansion of Design Review		
		Complete. Possible expansion in concert with revised zoning
3. Off-Street Parking Standards		
		<i>Review and updating. Anticipate cooperation with Parking Commission on certain aspects.</i>
4. Revise Landscaping Regulations		
<ul style="list-style-type: none"> • General review & update • Double Frontage Lot landscaping • Tree Retention 		<p>w/Urban Forestry</p> <p>Also revised standards w/commercial design guidelines project</p> <p>Sample ord from Hinshaw given to Urban Forestry</p>
5. Subdivision Standards		
<ul style="list-style-type: none"> • Double Frontage Lot landscaping • Tree Retention • Condition tracking & completion • Alternate standards to reflect common PUD issues such as: • Road widths, sidewalks, conditions for open space and other design standards 		<p>Pending – some research begun</p> <p>Sample ord from Hinshaw given to Urban Forestry</p> <p>Discussed (07) by DRT. Implementation pending</p>
6. Workforce & Affordable Housing		
<p><i>Support for Council efforts recognizing that primary means of implementation in Cd'A are outside of Commission authority.</i></p>		City staff & consultant working on various aspects ie Community Development Block Grant.
Other Action		
Mid Town Fees-In-Lieu Parking		Approved by City Council on 1-6-09
Area of City Impact		Request from City Council approved by County Commissioners. Awaiting final ord. adoption
East Sherman Zoning		Workshop scheduled with Council /PC 5/21
Mixed –Use Districts		Work continues w/M.Hinshaw