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

## **OCTOBER 9, 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.

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ROLL CALL: Jordan, Bowlby, Evans, Luttropp, Messina, Soumas, Haneline, Conery, (Student Rep.), Snow (Alt. Student Rep.) **APPROVAL OF MINUTES:** September 11, 2012 **PUBLIC COMMENTS: COMMISSION COMMENTS: STAFF COMMENTS: ADMINISTRATIVE ITEMS:** 1. Elizabeth Brasher Applicant: Location: 1702 W. Bellerive Lane Request: A proposed 4-lot preliminary plat "L-J Short Plat" SHORT PLAT, (SS-7-12) 2. Applicant: Taylor Engineering, INC Interpretation for condition #3 (Riverwalk PUD, PUD-1-04m) regarding extension Request: of Lakewood Drive. ADMINISTRATIVE, (I-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

<sup>\*</sup> 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.



## PLANNING COMMISSION MINUTES SEPTEMBER 11, 2012 LOWER LEVEL – COMMUNITY ROOM 702 E. FRONT AVENUE

## <u>COMMISSIONERS PRESENT:</u> <u>STAFF MEMBERS PRESENT:</u>

Brad Jordan, Chairman Heather Bowlby, Vice-Chair Peter Luttropp Tom Messina Rob Haneline Lou Soumas Dave Yadon, Planning Director Shana Stuhlmiller, Public Hearing Assistant Warren Wilson, Deputy City Attorney

## **COMMISSIONERS ABSENT:**

Amy Evans

## **CALL TO ORDER:**

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

## **APPROVAL OF MINUTES:**

Motion by Messina, seconded by Bowbly, to approve the minutes of the Planning Commission meeting on July 10, 2012. Motion approved.

## **COMMISSION COMMENTS:**

None

## **STAFF COMMENTS:**

Planner Yadon announced the up-coming meetings for next month.

## **PUBLIC COMMENTS:**

None

## **PUBLIC HEARINGS:**

1. Applicant: City of Coeur d'Alene

Request: Amendment to Shoreline Regulations

LEGISLATIVE (0-2-12)

Planner Yadon presented the staff report and explained a brief history behind the ordinance that was adopted in 1982. He read the purpose of the Shoreline Regulations that states: "To protect, preserve and enhance visual resources and public access of the Coeur d'Alene shoreline, as defined herein, by

establishing certain limitations and restrictions on specifically defined shoreline property located within the city limits." He explained because the Parks Department has received a number of requests from persons with disabilities requesting a ramp be constructed to Independence Point and other waterfront areas. He stated that there are two options for the Planning Commission to consider for amending the ordinance.

Deputy City Attorney Wilson explained the two options available for the Planning Commission to consider and stated the differences between the two options. He stated they say the same thing but a little different wording.

Commissioner Soumas inquired if this would impact private property.

Deputy City Attorney Wilson explained that this ordinance does not pertain to private property and if the commission felt it should be included, we would need to amend the code.

Commissioner Soumas inquired if approved will the ADA provide guidelines for the city to follow.

Deputy City Attorney Wilson explained that by law the city will need to follow any guidelines ADA provides for a safe way to access the waterfront.

Commissioner Luttropp stated that he fully supports this request and would like to see this provided for all areas.

Commissioner Bowlby stated that after reading the options listed in the draft ordinance feels that option (1) is clearer than option (2).

Chairman Jordan stated that the public cares about the shoreline and concurs with Commissioner Bowlby that option (1) is the better option.

Commissioner Haneline inquired if there was a specific reason why this request has come forward.

Deputy City Attorney Wilson explained that the Parks Department received a letter from a few citizens who have a hard time accessing the shoreline, and inquired if a ramp could be constructed to allow people with disabilities a safe way to access the shoreline.

Commissioner Messina stated that he prefers option (1) because it is more specific and feels confident that the design and ADA regulations will be addressed once the permit is taken out.

Tom McTevia, 4586 W. Princetontown Lane, stated that he appreciates the quick attention to this matter and feels by approving this request will make the waterfront enjoyable for people with disabilities that would not be available without the access.

Wayne Juneau, 10428 Camp Court, stated that he has been a resident for 3 years and supports this request that would allow people with disabilities the freedom to enjoy the many activates the city has to offer.

Patrick Blum, 3650 N. Government Way, stated that he appreciates this request and congratulated the city on being proactive for people will disabilities to enjoy the water.

Jan Whittman, 7770 Carrington, stated that she never imagined being in a wheel chair and because of this disability has a hard time getting to the water to swim. She feels that by approving this request, it would allow an easier way to access the shoreline to swim.

Motion by Soumas, seconded by Bowlby, to approve Item 0-2-12. Motion approved.

## **ADJOURNMENT:**

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

The meeting was adjourned at 6:11 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

TO: Planning Commission

FROM: Christopher H. Bates, Engineering Project Manager

**DATE:** October 9, 2012

SUBJECT: SS-7-12, L-J Short Plat

## **DECISION POINT**

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

## **GENERAL INFORMATION**

1. Applicant: Elizabeth Brasher

7209 Eddyville Road Harrison, ID 83833

2. Request: Approval of a two (2) lot residential subdivision.

a. Lot 1 - 9,492 sq.ft.
b. Lot 2 - 10,108 sq.ft.
c. Lot 3 - 10,713 sq.ft.
d. Lot 4 - 11,163 sq.ft.

3. Location: In the Bellerive subdivision, on the southwest side of Bellerive Lane adjacent to the

Spokane River

## **PERFORMANCE ANALYSIS**

1. Zoning: Existing zoning for the subject property is C-17PUD, which is intended to be a

broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential at a density not to exceed 17 units/acre. The PUD designation allowed a comprehensive plan for the overall development which provided the blueprint for the subdivision. Any deviation from the plan

would require Planning Commission approval.

2. Land Use: The surrounding properties are combination of single family, multi-family condominium

and retail uses.

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

**Utilities:** Sewer & Water

The sewer and water utility main lines are existing and installed in Bellerive Lane along the subject property's frontage. Information available from the previous engineering "as-built" plans shows that there are sewer lateral services installed that would be able to serve proposed Lots 1, 2, & 3. Also, water service laterals are installed that would provide service to proposed Lots 1, 3 & 4. Therefore, prior to final plat approval, a sanitary sewer lateral will be required to be installed to serve Lot 4, and, a domestic water service will be required to be installed to serve Lot 2. Both of these services will be required to be installed prior to final plat approval.

**Streets:** Bellerive Lane fronting the subject property is a thirty two foot (32') private

roadway, approved through the existing PUD on the "parent" development. The roadway section is fully constructed, with exception of sidewalk, which currently terminates on an adjacent parcel +/- 235' away. Per City Code (12.28.210) sidewalk will need to be installed along the frontage of proposed lots prior to final

plat approval.

Street Access: There are no restrictions on driveway access to the lots in the proposed

development.

Fire: There is an existing hydrant situated on proposed Lot 4 that meets the spacing

requirements of the City Fire Department for the development.

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 a sanitary sewer lateral service to Lot 4, and, a water lateral service to Lot 2, prior to final plat approval.

2. Install City standard five foot (5') sidewalk along the entire proposed development frontage prior to final plat approval. Said sidewalk is to be curb adjacent.

## **DECISION POINT RECOMMENDATION**

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

# L-J SHORT PLAT

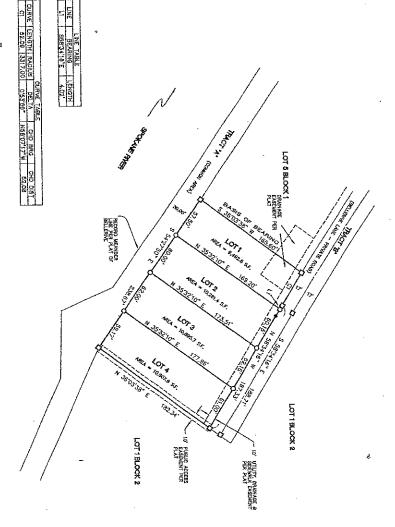
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A REPLAT OF LOT 6, BLOCK 1, BELLERIVE 1ST ADDITION BEING A PORTION OF GOVT LOT 8 IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 4 WEST, B.M. CITY OF COEUR DIALENE, KOCITEVAI COUNTY, IDAHO SHEET 1 OF 2



## BASIS OF BEARING

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FOUND 5/8" REBAR WITH FLASTIC GAP MARKED PILS 4348" AT LOT GORNERS, FOUND 25" ALLUMINUM CAP MARKED "STOKE PLS 4345" ON ROAD CENTERLINE PER PLAT OF BELLERIVE IST ADDITION

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DRAWN BY: DHS SCALE: 1"=50

L-J SHORT PLAT SUBDIVISION

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ALL OTHER CONDITIONS AND REQUIREMENTS PERTAINING TO THE PLATS OF BEILERING AND BELLERINE IST ADDITION ARE APPLICABLE TO THIS SHORT PLAT. Per the plat of bellerine 1st addition, the dramage easement shown hereon has been granted to the bellerine homeowners association. Pety the fact of Belleroe. 197 modition, pedestrian walkways located on the easement are as Shown hebbu shall de a juminum of four (4) feet in width, no gates or other obstructions are Allowed on the pedestruan walkways. dertificates of occupancy will not be issued for any development within this short play until Sanifary sener service is provided: centricates of occupancy will not be issued for any development within this short plat until Adequate fire flows are provided; tracts "A" and "B" have been previously decidated for the plat of bellerive and the plat of FIG. 11.E. PAT, OF SELERME SEY ADDITION, MILTY EXSELERED AS SHOWN, HERCON, ARE RESERVED FOR THE CONSTRUCTION, ACCOUNTED WITH THE REPHT TO MEETING OF THE PATHON OF THE PATHON OF THE ANALYSES UPLICED (MICLEAUS) AND THE REPHT TO MEETING AND UNITED AS OF THE PATHON OF THE ANALYSES UPLICED FOR THE PATHON OF THE ANALYSES OF THE PATHON OF THE SANITARY SEWER SERVICE FOR THIS SHORT PLAT WILL BE PROVIDED BY THE CITY OF COEUR D'ALENE! DOMESTIC WATER SERVICE FOR THIS SHORT PLAT WILL BE PROVIDED BY THE CITY OF COEUR D'ALENE,

CITY ENGINEER APPROVAL

MAYOR, OHY OF COEUR D'ALENE

VLIEBLE OLIA OFFIN

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CITY COUNCIL APPROVAL

COUNTY RECORDER

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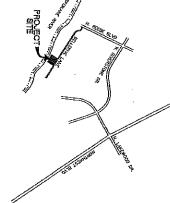
KOOTENAI COUNTY RECORDER

VICINITY MAP

## SHORT PLAT

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A REPLAT OF LOT 6, BLOCK 1, BELLERIVE 1ST ADDITION BEING A PORTION OF GOV'T LOT 8 IN THE SOUTHWEST 14 OF SECTION 11, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M. CITY OF COEUR DALENE, KOOTENAI COUNTY, IDAHO SHEET 2 OF 2



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HEALTH DISTRICT APPROVAL MIGHEER, CITY OF COEUR D'ALENE



KOOTENAL COUNTY SURVEYOR'S CERTIFICATE

KOOTENAI COUNTY TREASURER

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DATE: 07/19/12 DRAWN BY: DMS SCALE: N/A

L-J SHORT PLAT SUBDIVISION

Taylor Engineering, Inc.

1694 Northwell Hed.
Coaur D'Alone, Maho 63614
PAX [206] 664-0465
PAX [206] 665-0261

OB NO. 12-C004 HEET 2 OF 2 THECKED BY: DAN SURVEYED BY: DMS

## **MEMORANDUM**

TO: PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

DATE: OCTOBER 9<sup>TH</sup>, 2012

RE: I-4-06 - INTERPRETATION OF CONDITION #3 REQUIRING THE EXTENSION

OF LAKEWOOD DRIVE BE POSTPONED UNTIL A FUTURE PHASE.

## **DECISION POINT:**

Frank Ide, with Taylor Engineering on behalf of his clients Elizabeth Brasher and Brian Jorgenson are requesting the extension of Lakewood Drive as stated in condition #3 be postponed to a future phase of "BELLERIVE PUD."

## **HISTORY:**

Lakewood Drive originally came about with the Riverstone development in 2004, temporarily terminating at the Union Pacific RR (UP), and, Burlington Northern/Sante Fe RR (BNSF) tracks, with the intent of extending across the tracks to access a future development to the south (Riverstone 1<sup>st</sup> Addition).

The original developer sold the Riverstone 1<sup>st</sup> Addn. development to the Blackrock Development group which subsequently altered the development and platted the "Riverwalk" development over the same area. This developer presented a forty two (42) lot multi-use development consisting of commercial, single family, and multi-family lots. The centerpiece of this development was a commercial/multi-family condominium structure that would present itself at the terminus of Lakewood Drive which was to be one of three (3) points of access to the development (Beebe & Lacrosse the others), and, the one that was supposed to be the principal point of access. As time and the subdivision progressed, changes to the development altered the need for three points of access.

As staff reviewed the need for Lakewood Drive, it was determined that since both Lakewood and Beebe Boulevard both utilized the same signalized intersections, that there would not be any major impact to the traffic flows by eliminating the Lakewood connection. Also, if there was any catastrophic closure of the Lakewood/Beebe intersection, the function of Lakewood as a point of secondary access would become moot. It was determined that the Lacrosse Avenue connection to the south, which shared no common link to either Lakewood or Beebe was the most useful, and the one that was needed to be constructed. Therefore, staff agrees that the Lakewood/Bellerive connection can be reserved and moved to the final Phase 4, and, if at that future phase it is still found to be not needed, can be eliminated at a future date.

The approved condition is listed below:

## Condition #3:

The developer will be required to extend the existing Lakewood Drive and Lacrosse Avenue across the BNSF railroad tracks to Bellerive Lane with Phase 3 of the Bellerive development. Lacrosse Avenue shall be constructed to a thirty six foot (36') wide roadway, from Bellerive Lane to the existing edged of asphalt west of Northwest Boulevard. Roadway improvements shall include but not be limited to, concrete curb & gutter, paving and appurtenances, street illumination, stormwater drainage facilities, sidewalk on one side and all engineering design costs. Lakewood Drive shall be constructed to match the existing street section and shall include but not

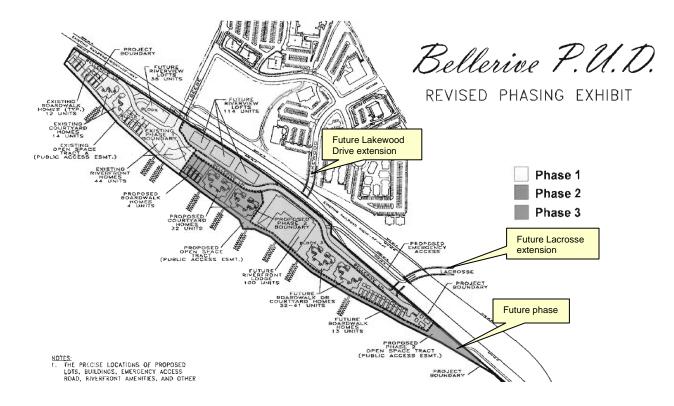
be limited to, concrete curb & gutter, paving and appurtenances, street illumination, stormwater drainage facilities, and sidewalk. Both roadways will be required to provide design considerations and improvements that facilitate the bike/ped Centennial Trail facility. All design must be completed to City standards, and approved by the City Engineer. All construction costs will be the responsibility of the developer.

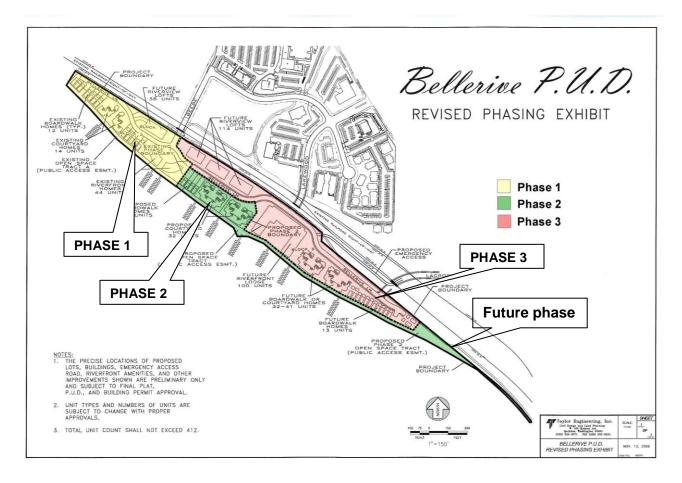
## **PERFORMANCE ANALYSIS:**

The applicant has contacted City staff to discuss the requested changes outlined in his letter.

The Engineering and Planning Departments have evaluated the proposal and do not have any concerns with the proposed changes.

The following maps show the existing phasing plan:





## **DECISION POINT RECOMMENDATION:**

1. Determine whether postponing condition #3 to a future phase is or is not a substantial change from the approved "Riverwalk PUD" (PUD-1-04) and the "Riverwalk" Preliminary Plat (S-4-05).



## Taylor Engineering, Inc.

## Civil Design and Land Planning

August 29, 2012

Principals:

Stanley R. Stirling Mark A. Aronson, P.E. Ronald G. Pace, P.E Chris H. Mansfield, P.E.

Associates:

Scott M. Busch, P.E. Frank R. Ide, A.S.L.A. Thomas K. Stirling

Chief Financial Officer: Edwin G. Wagnild

Mr. Dave Yadon, Director City of Coeur d'Alene Planning Department 710 Mullan Avenue Coeur d'Alene, Idaho 83814

RE: Request for Interpretation

"Riverwalk PUD" (PUD-1-04m), Now referred to as Bellerive PUD

Mr. Yadon:

Our clients, Elizabeth Brasher and Brian Jorgenson, are under contract to purchase Lot 6, Block 1 of Bellerive PUD from Bellerive Investments, Inc. On their behalf, Taylor Engineering has submitted an application to short plat this lot into four parcels for construction of single-family residences, consistent with the approved Final Development Plan for Bellerive.

We hereby request staff make an interpretation that the condition for Lakewood Drive to be extended to Bellerive Lane as part of a future phase. The timing of the extension will be decided upon and coordinated with city staff.

Thank you for considering this request for interpretation.

Sincerely,

TAYLOR ENGINEERING, INC.

Frank R. Ide, RLA, ASLA

Senior Associate

## Enclosures:

- Copy of John J. Stamsos May 14, 2008 Letter re: Planning Commission Approval
- Copy of the approved Bellerive PUD Revised Phasing Exhibit, May 2008
- Copy of Bellerive 2<sup>nd</sup> Addition Final Plat Map

CC: Tami Stroud, Planner Chris Bates, Project Manager Don Brasher

Bellerive PUD; Lakewood Drive Extension

I-2-12