

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.

5:30 P.M. CALL TO ORDER:

ROLL CALL: Jordan, Bowlby, Evans, Luttrupp, 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. Applicant: Elizabeth Brasher
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
Request: Interpretation for condition #3 (Riverwalk PUD, PUD-1-04m) regarding extension 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.

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



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

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Heather Bowlby, Vice-Chair
Peter Luttrupp
Tom Messina
Rob Haneline
Lou Soumas

STAFF MEMBERS PRESENT:

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 Bowlby, 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 Luttrupp 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 activities 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 with 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

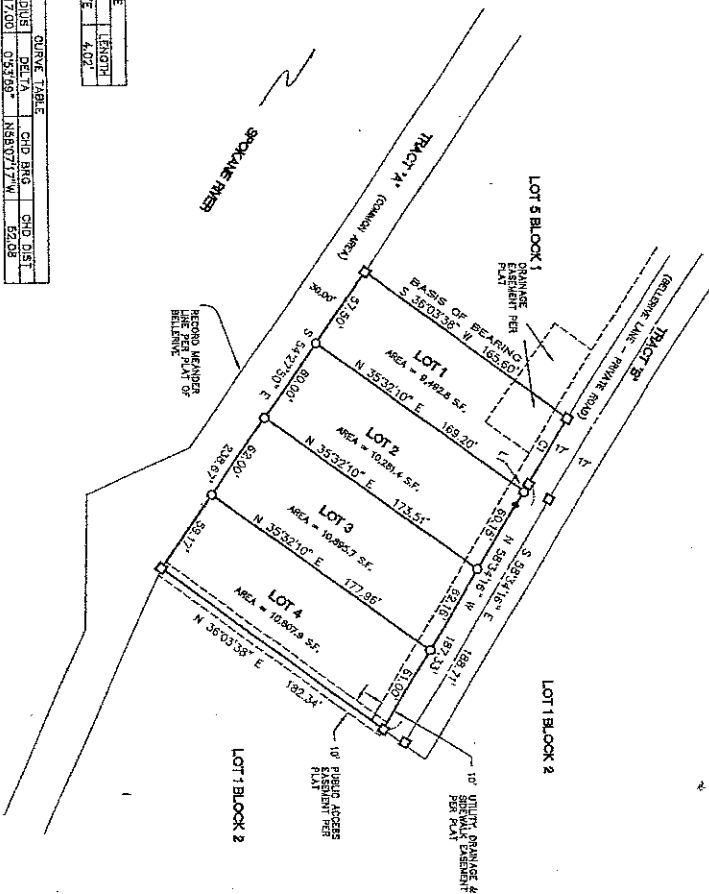
Approve the proposed subdivision plat in its submitted configuration with the attached conditions.

L-J SHORT PLAT

A REPLIT OF LOT 6, BLOCK 1, BELLERIVE 1ST ADDITION
 BEING A PORTION OF GOVT LOT 8 IN THE SOUTHWEST 1/4 OF
 SECTION 11, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M.,
 CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO
 SHEET 1 OF 2

LINE	BEARING	LENGTH
L1	S88°34'10"E	4.02'

QUAKE TABLE	QUAKE TABLE	QUAKE TABLE
QUAKE LENGTH	QUAKE DELTA	QUAKE CHD BNG
62.09	3317.00	035799
		N88°07'17"W
		62.09



LEGEND

□ FOUND 5/8" BEARS WITH PLASTIC CAP MARKED "P.S. 4348" AT LOT CORNERS. BEARS 7.5" DIAMETER ON ROAD CENTERLINE PER PLAT OF BELLERIVE 1ST ADDITION.

○ SET 5/8" BEARS WITH GAUGE PLACING SET MARKED "SEK 143 1337"

CORNER VERIFICATION

THE MONUMENTS SHOWN AS FOUND AND THE HEREON WERE VERIFIED ON JULY 23, 2012



DATE: 07/19/12
 SCALE: 1"=50'
 DRAWN BY: DUS
 SURVEYED BY: DUS
 CHECKED BY: DAN
 SHEET 1 OF 2

Taylor Engineering, Inc.
 Civil Design and Land Planning
 1000 S. 10th St., Ste. 200
 Boise, Idaho 83725
 Phone (208) 464-1106 Fax (208) 981-8641

L-J SHORT PLAT
 SUBDIVISION

JOB NO. 12-0014



NOTES:

1. ALL BEARS CLAIMED THAT PORTIONS OF THE PROPERTY HAVE BEEN OBTAINED BY ANTIPODAL MEANS, ASPECTION OR ANALOGOUS THERE TO. BEARS OF THIS KIND TO ANY PORTION LAND BELOW DRAINAGE HIGH WATER. CLAIMANT PER BOOK 118, PAGE 328. EASEMENT IS BLANKET IN NATURE.

2. BEARING CONSTRUCTION EASEMENT PER BOOK 210, PAGE 180.

3. STORM AND SANITARY SEWER EASEMENT PER BOOK 238, PAGE 180.

4. DRAINAGE EASEMENT PER BOOK 244, PAGE 384. DOES NOT AFFECT SUBJECT PROPERTY.

5. EASEMENT PER BOOK 244, PAGE 384. DOES NOT AFFECT SUBJECT PROPERTY.

6. EASEMENT PER BOOK 244, PAGE 384. DOES NOT AFFECT SUBJECT PROPERTY.

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18. EASEMENT PER BOOK 244, PAGE 384. DOES NOT AFFECT SUBJECT PROPERTY.

19. EASEMENT PER BOOK 244, PAGE 384. DOES NOT AFFECT SUBJECT PROPERTY.

20. EASEMENT PER BOOK 244, PAGE 384. DOES NOT AFFECT SUBJECT PROPERTY.

55-7-12

MEMORANDUM

TO: PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

DATE: OCTOBER 9TH, 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 1st Addition).

The original developer sold the Riverstone 1st 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

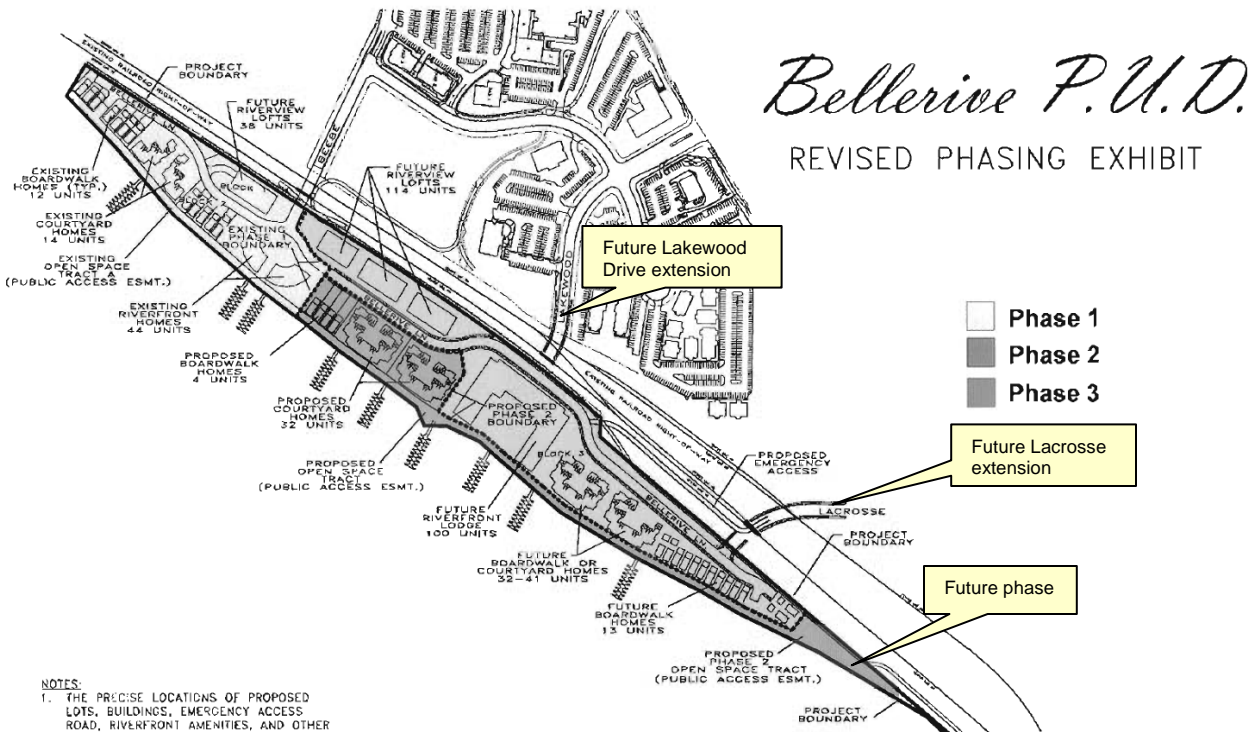
be limited to, concrete curb & gutter, paving and appurtenances, street illumination, stormwater drainage facilities, and sidewalk. Both roadways will be required to provide design considerations and improvements that facilitate the bike/ped Centennial Trail facility. All design must be completed to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

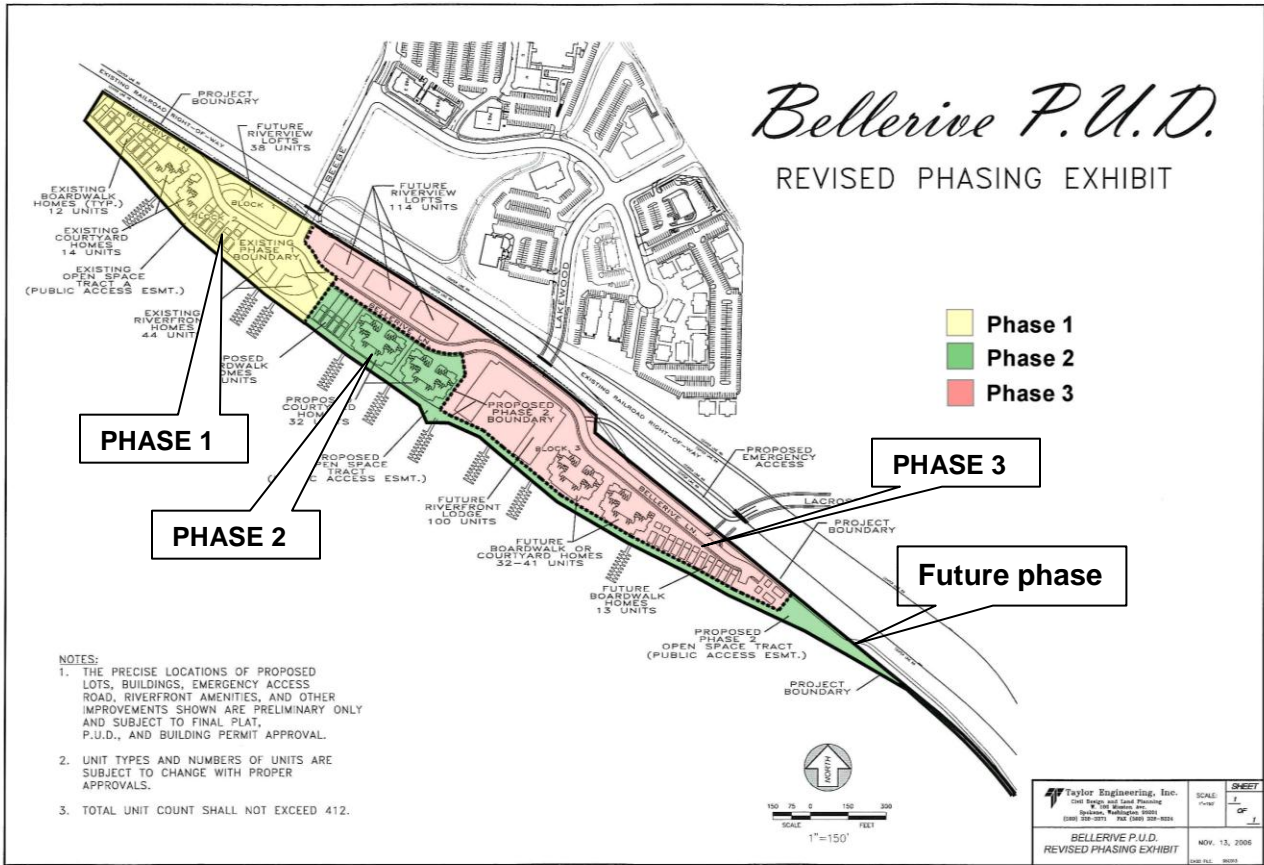
PERFORMANCE ANALYSIS:

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

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

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

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. Stamosos May 14, 2008 Letter re: Planning Commission Approval
- Copy of the approved Bellerive PUD Revised Phasing Exhibit, May 2008
- Copy of Bellerive 2nd Addition Final Plat Map

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

Bellerive PUD; Lakewood Drive Extension

I-2-12

1