

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

OCTOBER 11, 2011

THE PLANNING COMMISSION'S VISION OF ITS ROLE IN THE COMMUNITY

The Planning Commission sees its role as the preparation and implementation of the Comprehensive Plan through which the Commission seeks to promote orderly growth, preserve the quality of Coeur d'Alene, protect the environment, promote economic prosperity and foster the safety of its residents.

5:30 P.M. CALL TO ORDER:

ROLL CALL: Jordan, Bowlby, Evans, Luttropp, Messina, Soumas, Garringer,(Student Rep)

APPROVAL OF MINUTES:

August 9, 2011

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

ADMINISTRATIVE ITEMS:

1. Applicant: North Woods Properties, LLC
Location: A portion of lots 3 and 4, block 3, of the plat of Silver Park
Request: Preliminary plat approval for "Silver Park Second Addition"
SHORT PLAT, (SS-1-11)

PUBLIC HEARINGS:

1. Applicant: North Idaho College
Location: North of River Avenue and the existing campus and extends
Northeast to Northwest Boulevard at the Hubbard Avenue
Request:
 - A. A proposed zone change from LM (light Manufacturing) to
C-17 (Commercial at 17 units/acre)
QUASI-JUDICIAL, (ZC-4-11)
 - B. A proposed 18.78 acre 11-lot PUD "The North Idaho College
Campus PUD"
QUASI-JUDICIAL, (PUD-1-11)

***PUD-1-11 & ZC-4-11**

CONTINUED TO PLANNING COMMISSION MEETING ON NOVEMBER 8, 2011*

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
AUGUST 9, 2011
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Heather Bowlby, Vice-Chair
Peter Luttrupp
Lou Soumas

STAFF MEMBERS PRESENT:

Sean Holm, Planner
Tami Stroud, Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney

COMMISSIONERS ABSENT:

Amy Evans
Tom Messina
Jake Garringer, Student Rep.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Soumas, seconded by Bowlby, to approve the minutes of the Planning Commission meeting on June 14, 2011. Motion approved.

COMMISSION COMMENTS:

There were none.

STAFF COMMENTS:

Sean announced that there will not be a Planning Commission meeting for September.

PUBLIC COMMENTS:

Susie Snedaker commented that deer have become a nuisance in her neighborhood. She feels that the Planning Commission might want to discuss urban farming within the community to help neighborhoods with other alternatives rather than using a six-foot fence to keep deer out that does not work.

ADMINISTRATIVE:

1. Applicant: Traditions LLC.
Request: To request an extension for (SP-3-10)

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

There were no questions for staff.

Motion by Luttropp, seconded by Soumas, to approve Item SP-3-10. Motion approved.

PUBLIC HEARINGS:

1. Applicant: Rivers Edge Apartments, LLC
Location: 2200 W. Bellerive Lane
Request: A proposed 2.55 acre annexation from County Industrial to city R-17 (Residential at 17 units/acre)
QUASI-JUDICIAL (A-3-11)

Planner Stroud presented the staff report, gave the mailing tally as: 0 in favor, 0 opposed, and 4 neutral, and answered questions from the Commission.

Commissioner Bowlby commented that the property does not have direct access to a public street and inquired if staff could explain.

Planner Stroud explained that the applicant will acquire an access easement across Bellerive Lane from the owner.

Commissioner Luttropp inquired if staff could explain the comment stated in the staff report regarding parkland dedication.

Deputy City Attorney Wilson explained that he feels that comment was intended for another piece of property adjacent to this property. He explained that the process of dedicating open space/parkland issues is dealt with through the annexation agreement.

Commissioner Luttropp commented from looking at the land use map in the staff report, that the other properties are a PUD and inquired if the applicant will request this at a future date.

Planner Stroud commented that the applicant told staff that they will also be submitting a PUD application at a later date.

Public testimony open:

Lanzce Douglass, applicant representative, E. 1402 Magnesium Road, Washington, commented that he does not have any more information to add and complimented staff on a great report. He inquired if the commission had any questions.

Commissioner Bowlby inquired if he knew the depth of the lots.

Mr. Douglass commented that they are 50 foot wide lots, with 200 feet of depth.

Commissioner Soumas inquired how access will be obtained for this property.

Mr. Douglass commented that he contacted Marshall Chesron, who owns the property, and gave his

approval for an easement through his property. He added the next step is to talk with the homeowner's who live in the area.

Public testimony closed.

Motion by Soumas, seconded by Bowlby, to approve Item A-3-11. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Soumas	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

2. Applicant: Kootenai Health/Parkwood Business Properties
Location: Interlake Medical Building
Request: A proposed zone change from R-12 (Residential at 12 units/acre) to C-17L (Commercial limited) zoning district.
QUASI-JUDICIAL (ZC-3-11)

Planner Holm presented the staff report, gave the mailing tally as: 10 in favor, 2 opposed, and 4 neutral, and answered questions from the Commission.

Commissioner Luttrupp inquired if all the property owners have approved of this request.

Planner Holm commented that is correct.

Public Testimony open:

Kim Anderson, applicant representative, 7734 Gila Court, commented that she is representing Kootenai Medical Center and explained the importance of this request to the community using a Power Point presentation explaining those issues.

Ryan Nipp, applicant representative, 2594 W. Bolivar, commented that they have been partners with Kootenai Health for 25 years and presented a Power Point explaining the history of the activities with this property. He stated that there were eight lots not owned by Parkwood Business Properties or Kootenai Medical Center and after meeting with the owners of those properties, those property owners approve of this request. He commented that this will be a great opportunity for the City of Coeur d'Alene and would like approval.

Commissioner Bowlby stated that in the past, the Planning Commission was against having this area commercial zoned and is glad that has changed. She feels that this will be a great opportunity for the community.

Julie Garron, P.O. Box 2065, commented that they own a rental property on Emma Avenue and feels this facility will be an improvement to this area. She stated that health care is important. She commented by approving this request, it will help the city be proactive by providing the tools for keeping quality doctors in the area.

Doug Rall, P.O. Box 3227 commented that he owns an apartment complex on Summit Avenue and feels

that this is a unique opportunity for the city.

Richard Mclandress, 315 N. Forest, commented that he is director of the residence program for Kootenai Medical Center and feels by approving this request it will help the City of Coeur d'Alene keep quality doctors in the community. He explained that he recently read a study about doctors who do their residences after graduation and usually find a job close to the city where they went to school.

Public testimony closed.

Motion by Soumas, seconded by Luttropp, to approve Item ZC-3-11. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Luttropp	Voted	Aye
Commissioner Soumas	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

3. Applicant: Janhsen Properties, LLC
Location: W. Pinegrove and Canfield Avenue
Request: A proposed modification to existing "Cottage Grove PUD"
QUASI-JUDICIAL, (PUD-2-07m)

Planner Holm presented the staff report, gave the mailing tally as: 0 in favor, 2 opposed, and 4 neutral, and answered questions from the Commission.

Commissioner Soumas inquired if a new traffic study will be done since these homes will now be townhouses rather than single family homes.

Planner Holm explained that each townhome will have garages to handle the extra parking. He stated that recently the city council approved a change to the parking ordinance, and per those changes this development has exceeded their parking requirements.

Public testimony open:

Dick Stauffer, applicant representative, 4144 French Gulch Road, explained that this subdivision was approved in 2007, and is beautiful. He stated the goal when developing this project was to save as many trees, keep it less dense, and then the market crashed. He explained that if residents have upcoming events such as a graduation celebration or family get-together, a guest parking area will be provided to use. He added that by reducing the footprint and density, it will get the price of the homes in the \$200,000 range.

Commissioner Bowlby inquired if the applicant feels there is a market for townhomes.

Mr. Stauffer feels that the way these homes are designed is that the homes will have their own driveways with single-level living with a small living space above. He added that this will be good for retired folks.

Public testimony closed.

Motion by Bowlby, seconded by Luttropp, to approve Item PUD-2-07m. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Soumas	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

ADJOURNMENT:

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

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

Prepared by Shana Stuhlmiller, Public Hearing Assistant



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TO: Planning Commission
FROM: Christopher H. Bates, Engineering Project Manager
DATE: October 11, 2011
SUBJECT: **SS-1-11, Silver Park Second Addition**

DECISION POINT

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

GENERAL INFORMATION

1. Applicant: North Woods Properties, LLC
PO Box 1088
Camarillo, CA 93011-1058

2. Request: Approval of a two (2) lot commercial subdivision.
 - a. Lot 1 – 29,298 sq.ft.
 - b. Lot 2 – 27,849 sq.ft.

3. Location: North side of Canfield Avenue, west of Mineral Drive.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is C-17 (Commercial), 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.

2. Land Use: The subject property is fully developed with existing office buildings situated on proposed Lot 1 and Lot 2.

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

Utilities: Sewer & Water

The subject property and the existing structures on the proposed lots are served by sewer and water facilities located in Canfield Avenue to the south. There is an existing City water main line that traverses both of the proposed lots, and, there are sewer and water utility lateral services across the lots that provide service to an adjacent lot to the north (not a part of the plat). Easements for the water main line and the existing sewer and water lateral services will be required to be placed on the final plat document.

Streets: Canfield Avenue adjoining the southerly boundary of the proposed subdivision is a fully developed road section. No alterations will be required.

Street Access: Access points to the subdivision lots are defined and existing, however, the new lot line between Lots 1 & 2 will create the need for an ingress/egress easement for joint use. This easement will be required to be dedicated on the final plat document. This easement will also be required to extend to the northerly

boundary of the proposed development to allow ingress and egress to the adjoining property to the north.

Fire: Existing fire suppression facilities meet the requirements of the City Fire Inspector, therefore no new hydrant installations will be required.

Storm Water: Any development on the subject property will be required to adhere to all requirements of the City Stormwater Ordinance, and, the approved Best Management Practices (BMP's) that have been adopted by the City. The subject property currently manages their on-site stormwater with existing infiltration swales.

Proposed Conditions:

1. Dedicate a twenty foot (20') wide easement to the City over the existing water main line that traverses Lots 1 & 2, on the final plat document.
2. Dedicate twenty foot (20') easements for the existing sewer and water utility laterals that cross the property and serve the adjoining lot to the north.
3. Dedicate a joint access easement on the final plat document for ingress/egress to serve Lots 1 and 2, and the adjoining lot to the north.

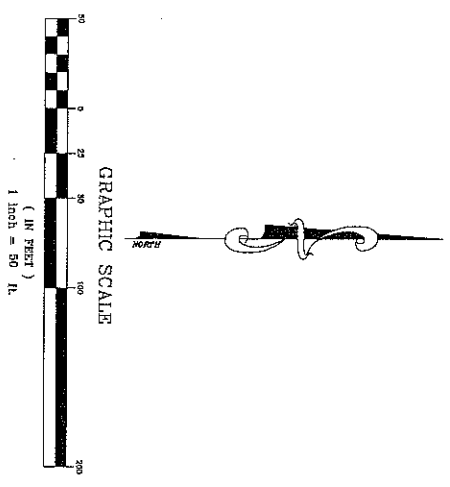
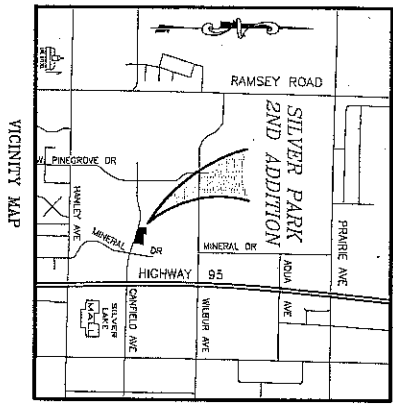
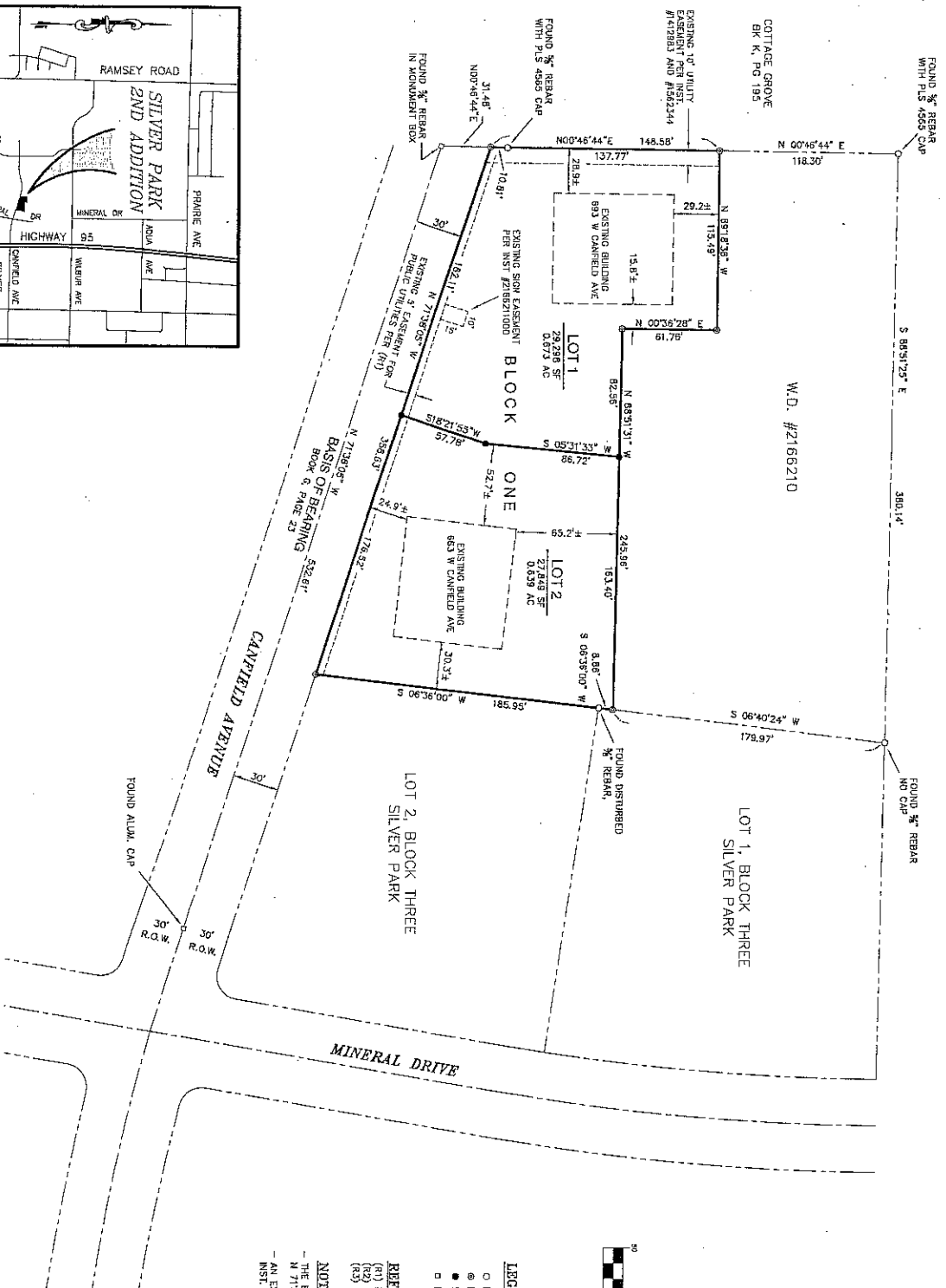
DECISION POINT RECOMMENDATION

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

SILVER PARK SECOND ADDITION

A PORTION OF ADJUSTED LOTS 3 AND 4, BLOCK THREE OF THE PLAT OF SILVER PARK, BEING WARRANTY DEED #2166209 IN A PORTION OF SE¼ SEC. 26, T.51N., R.4W., B.M., IN THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK _____, PAGE _____
INST. No. _____



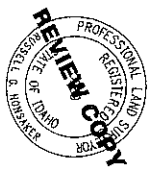
- LEGEND**
- FOUND SURVEY PINS AS NOTED
 - FOUND 5/8" REBAR WITH PVC CAP MARKED "PLS 5285"
 - SET 5/8" REBAR WITH PVC CAP MARKED "PLS 5285"
 - FOUND CENTERLINE MONUMENTS AS NOTED

REFERENCES

(1) PLAT OF SILVER PARK - BOOK 9, PAGE 23, RECORDS OF KOOTENAI COUNTY
 (2) RECORD OF SURVEY - BOOK 25, PAGE 401, RECORDS OF KOOTENAI COUNTY
 (3) W.D. #2166209, RECORDS OF KOOTENAI COUNTY

NOTES

- THE BASIS OF BEARINGS IS THE RIGHT-OF-WAY CENTERLINE OF CANFIELD AVENUE, N 71°30'05" W, PER BOOK 9, PAGE 23.
 - AN EXISTING EASEMENT FOR RECREATIONAL ACCESS AND UTILITIES THROUGH INST. #2166209 AND #2166210 IS PROVIDED PER INSTRUMENT #2166211



RUSSELL G. HONSAKER, P.L.S. #5288

SILVER PARK SECOND ADDITION	
SCALE: 1"=50'	28-51N-4W
DATE: 8/18/11	S292P
ENGINEER: DWJ	FILE: 5827-131.683
FRANK & SHERINA, PA Consulting Engineers 603 Main Ave, Ste 100, Coeur d'Alene, Idaho 83814 Ph: 208/838-2171 Fax: 208-392/2082 email: frank@frankandsherina.com	
SHEET 1 OF 2	ES

SS-1-11