

PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS

NOVEMBER 13, 2007

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: Bruning, Bowlby, Luttrupp, Jordan, Rasor, Messina, Souza, Satterly, (Student Rep)

APPROVAL OF MINUTES:

September 11, 2007

October 9, 2007

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

ADMINISTRATIVE ITEMS:

1. Applicant: Vern Johnson
 Location: East side of 8th Street, +/- 280' north of Spruce Avenue
 Request: Proposed 1-lot, 2-unit condominium plat, "Sanctuary on Eighth"
 SHORT PLAT (SS-19-07)

2. Applicant: Richard Sipes
 Location: Lt 2, Blk 1, HK Subdivision
 Request: A proposed 2-lot preliminary plat "Broken Barn Estates"
 SHORT PLAT (SS-20-07)

PUBLIC HEARINGS:

1. Applicant: City of Coeur d'Alene, Water Department
 Location: NW. Corner of 8th and E. Tubbs Hill Road
 Request: A proposed Essential Services above ground special use permit
 located in the R-12 (Residential at 12 units/acre)
 QUASI-JUDICIAL, (SP-7-07)

2. Applicant: City of Coeur d'Alene, Parks Department
 Location: 2625 W. Larix Court
 Request: A proposed Neighborhood Recreation special use permit
 QUASI-JUDICIAL, (SP-8-07)

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, 2007
CITY COUNCIL CHAMBERS**

COMMISSIONERS PRESENT

John Bruning, Chairman
Heather Bowlby
Peter Luttrupp
Brad Jordan
Tom Messina
Scott Rasor

STAFF MEMBERS PRESENT

Dave Yadon, Planning Director
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney
Sean Holm, Assistant Planner

COMMISSIONERS ABSENT

Mary Souza

CALL TO ORDER

The meeting was called to order by Chairman Bruning at 6:00 p.m.

COMMISSION COMMENTS:

None

STAFF COMMENTS:

None

PUBLIC HEARINGS

1. Applicant: City of Coeur d'Alene
Request: Comprehensive Plan
LEGESLATIVE (0-3-07)

Chairman Bruning presented a short history on the Comprehensive Plan and commented that the Commission has been working on this for a couple years.

Planning Director Yadon noted that the Comprehensive Plan has not been updated since 1995 and explained the various events leading up to the final draft. He continued that the Planning Commission, with the help of staff, held four workshops at various locations in the City. He explained that these workshops were helpful in receiving public comment that was incorporated into the final draft presented tonight.

He added that another issue to be discussed is a letter that was submitted by Wes Hanson who is requesting that his property be removed from the area of impact indicated on the map in the Comprehensive Plan, and explains in great detail the reasons why this should be granted.

Commissioner Bowlby commented that as she noted various housekeeping items throughout this draft

and listed the page numbers where those items are to be discussed.

Public testimony open:

Jeff Coulter, 2692 Nettleton Gulch Road, Coeur d'Alene, representing the homeowners of Best Hill Meadows, complimented the Commission on their efforts on the Comprehensive Plan, especially the information pertaining to the hillside area, which is well done. He explained that the densities designated for this area are fine, but feels what is missing is the mention in the draft of the problem with the lack of water pressure in this area. He added that he feels this information will be helpful to future developers who decide to develop in this area.

Chairman Bruning commented that one benefit for this area, that was not available in the past, is the recent passing of the Hillside Ordinance, giving staff a tool to use when these requests come forward for this area.

Joe Hassell, Inland Northwest Consultants, commented that the work done on this draft is excellent and noted one change he would like made. He commented that the Blackwell Hill area should be renamed Blackwell Chateau because he feels that this area is misrepresented and presented a map showing the areas that are flat with only a 15% slope. He feels that the density allocated in this area, which is one unit per acre, should be changed, since the developer is responsible for the costs of the infrastructure before a project is started. He feels that there should be some incentives for this area to meet the high cost of development.

Commissioner Luttrupp inquired if staff could explain the process for annexations.

Deputy City Attorney Wilson commented that this request was unique and before staff spent time reviewing this request was presented to the City Council to see if they would want to annex this property. He explained that this is a new process being done in other cities that is successful and is a benefit to the developer for the amount of money saved if the City does not want the property.

Commissioner Luttrupp feels that the zoning determined for this area is appropriate and too premature to change.

Mr. Hassell showed the areas where the property is not that steep and feels that in those areas the densities should be higher.

Chairman Bruning commented that he has been in that area, and agrees that maybe in some areas where the property is flat, some clustering can be considered, but overall feels that the majority of this land is too steep.

Commissioner Razor commented that he feels the area that Mr. Hassell is showing could be eliminated and that a developer should not be penalized. He added that projects submitted should be reviewed on a case by case basis.

Commissioner Jordan concurs with Commissioner Razor and feels that the language should be changed to reflect those areas that may have some potential for development.

Commissioner Bowlby commented that in previous discussions regarding this area, she is cautious to make a decision without further discussions.

Commissioner Razor commented that he agrees from a developer's point of view, one unit per acre is permanent, and that the wording should be changed to reflect those areas that have potential.

Commissioner Bowlby pointed out other concerns for development in this area including sewer and water.

Commissioner Jordan explained that if a developer requested a cluster housing project that maybe he would be able to acquire the density necessary to provide sewer and water for the project. He added that that lower densities located on the hillsides may be more desirable.

Commissioner Messina commented that he concurs with Mr. Hassell for some flexibility for developments that are not steep, but feels that three acres per unit should be the maximum for this area.

Commissioner Bowlby suggested that maybe a decision should be based on the topography of the area to determine what density is allowed.

Deputy City Attorney Wilson cautioned the Commission to be careful and not take away too much guidance that could be presented in the future when more direction is needed for this area. He commented that the language should reflect the vision intended for this area.

Lynn Morris, 304 S. 11th Street, Coeur d'Alene, thanked the Commission for all the hard work putting together this draft and feels that an important key for this plan to be a success is the continuing formation of ordinances backing up the information in this plan. She added that her group has concerns with the setbacks for the Infill area and feels the language representing this area is wrong, which is not a transition area but an area that is stable. She thanked the Commission for including their district in the Comprehensive Plan and requested that the boundary should also be included.

Jim Magnuson, 450 Northwood Center Court, Coeur d'Alene, complimented both staff and the Commission on the draft Comprehensive Plan and commented that he previously wrote a letter to the Commission explaining his concerns with the density request for the Blackwell Hill area. He explained that one unit per acre is a concern for this area since there is an expense to develop property especially when putting in the infrastructure. He suggested that the Commission re-word that language in that section so future developers will have some flexibility when designing their project.

Janet Robnett, P.O. Box E, Coeur d'Alene, commented that she was impressed with the work done in this draft and that she had some "house-keeping" comments regarding this plan. She noted various pages where those items were and then asked for more time to explain the item she is concerned with involving the Bikeways Map. She explained that this map is not clear and would like clarification if this map is being adopted as part of the Comprehensive Plan, or merely as advisory. She noted that the map shows Blackwell Island as having a perimeter multi-use path. She feels that this is not appropriate to show since the city has not acquired that right of way for that piece. She added that she feels that pathway as shown on the map should be eliminated from this plan. She concluded that she feels the emotions from public participation sometimes has an affect on the decisions made by the Planning Commission. She explained that she feels public participation is needed, but when a decision is made by the Commission, she feels that the rules need to be clear and that this process is not a popularity contest.

Commissioner Messina commented that an applicant has a right to appeal the decision by the Planning Commission if they feel that is needed. He added that when that presentation is presented for the City Council sometimes their presentation is different from what was presented at the Planning Commission meeting.

Commissioner Luttroop commented that he appreciates hearing the comments from the public to get their views on issues brought forward from the applicants.

Ellen Rodgers, 5400 N. Martha Loop, Coeur d'Alene, commented she appreciates all the work done by the Commission, but is concerned how the city is becoming overcrowded. She explained that the more people are trying to live in a small area, they become hateful. She commented that she appreciates the work done on Canfield Mountain and feels that this area needs to be preserved.

Julie Dalsaso, 743 Fairmont Loop, Coeur d'Alene, commented that she is interested in the protection along the shoreline and would like to see Lake Coeur d'Alene included in the superfund site. She feels that Blackwell Hill is an exclusive property with special needs and explained the history on this unique property. She cautioned the Commission that when decisions are to be made be sure to get the history before recommendations are made. She noted other concerns such as protection of watersheds, ground water and height restrictions made to protect the view sheds along the shoreline.

Meredith Bryant, 1988 E. Gunther Avenue, Coeur d'Alene, thanked the Commission for including a goal for affordable housing especially for developers who want to develop in the City.

Susie Snedaker, 821 Hastings, Coeur d'Alene, commented how the Comprehensive Plan looks nice but feels what is missing is a concern for the stability of downtown. She added that this area is the "heart" of the city and how important stable established neighborhoods are to the City. She noted other concerns, such as the affects high level of traffic can be to these neighborhoods, including psychological consequences. She feels that preserve should be replaced with protect when describing these older neighborhoods and then complimented the Commission for including the mention of the protection of dark sky for the city.

Bill Radobenko, 7500 Mullhulland Drive, Dalton Gardens, commented that he also has concerns with the language for Blackwell Hill and concurs with the comments from Mr. Hassell who previously testified regarding this area. He feels in order for this area to be developed in the future there needs to be some flexibility regarding this area. He noted that some of this property is flat where some of the area has hills and feels that the language should reflect those differences so future developers will have something to work with. He feels that the zoning designated should be project specific.

Ray Kimball, 2104 Columbine Court, Post Falls, commented that the work done on the draft is great, but concurs with Mr. Radobenko that the density mentioned for this area should be revised. He suggested that the Commission might consider a bonus density or incentive when developing in this area.

Public Testimony closed.

In further discussion, the Commission agreed that they needed to address some of these issues that were presented tonight and will schedule a workshop on Tuesday, September 25th.

Motion by Rasor, seconded by Bowlby, to continue Item 0-3-07, to a workshop scheduled on September 25th. Motion approved.

ADJOURNMENT:

Motion by Jordan, seconded by Messina, to adjourn the meeting. Motion approved.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted by John Stamsos, Associate Planner

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**PLANNING COMMISSION
MINUTES
OCTOBER 9, 2007
CITY COUNCIL CHAMBERS**

COMMISSIONERS PRESENT

John Bruning, Chairman
Heather Bowlby
Tom Messina
Scott Rasor
Mary Souza

STAFF MEMBERS PRESENT

John Stamos, Senior Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney
Gordon Dobler, Engineering Services Director
Dave Yadon, Planning Director
Sean Holm, Assistant Planner

COMMISSIONERS ABSENT

Peter Luttrupp
Brad Jordan

CALL TO ORDER

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

APPROVAL OF MINUTES:

Motion by Bowlby, seconded by Messina, to approve the minutes of the Planning Commission meeting held on August 20, 2007. Motion approved.

Motion by Souza, seconded by Rasor, to approve the minutes of the Planning Commission held on August 28, 2007. Motion approved.

COMMISSION COMMENTS:

Commissioner Souza commented that she had requested a copy of the Planning Commission minutes held on November 14, 2006 to provide the background on an item presented tonight. She suggested that in the future, it would be helpful to have this information to be familiar with what the issues were when the project was approved. She noted that as she was looking on the City website that various minutes were missing from that site.

STAFF COMMENTS:

None.

PUBLIC COMMENTS:

None.

ADMINISTRATIVE ITEMS:

1. Applicant: Jim & Nancy Hoffman
Request: To request an extension for PUD-5-06 & S-12-06
15th and Best Townhouses

Senior Planner Stamsos presented the staff report and asked if the Commission had any questions.

Commissioner Souza noted that in the previous hearing there were concerns brought forward from the existing neighbors regarding a problem with water drainage on the property. She questioned if staff had received any updates on that issue since it was approved last year.

Senior Planner Stamsos explained that those issues were addressed through the conditions approved with the project and that the applicant is available to answer any further questions.

Bart North, applicant representative, 19752 Silver Street, Rathdrum, explained that a drainage plan has been designed for the property and will be reviewed with staff at a later date. He added that it is the intent of the applicant to work with the neighborhood on these issues with the goal to be a good neighbor.

Commissioner Souza inquired if any work has started on the property yet.

Mr. North answered that there has not been any work started yet and that they are still in the preliminary stages of the design of the project.

Motion by Razor, seconded by Messina, to approve an extension for PUD-5-06 & S-12-06. Motion approved.

Chairman Bruning noted that staff has requested Item SP-7-07 be continued to the next Planning Commission Meeting held on November 13, 2007 and will need a motion by the Commission for that approval.

Motion by Razor, seconded by Souza, to continue item SP-7-07. Motion approved.

PUBLIC HEARINGS

1. Applicant: City of Coeur d'Alene
Request: Comprehensive Plan
LEGISLATIVE (0-3-07)

Chairman Bruning explained a brief history on the Comprehensive Plan.

Planning Director Yadon gave a brief update on what has happened since the public hearing and that a workshop was held two weeks later to address those issues brought forward from testimony heard that night with those changes incorporated in the draft presented tonight. He commented that the Planning Commission should be proud of the work that they have done and feels without the help from Assistant Planner Holm and Deputy City Attorney Wilson this process would have taken longer.

Commissioner Bowlby questioned if the area designated for the South East should be changed as an Urban Reserve area rather than a Transition area and inquired if Sid Fredrickson, City Waster Water Director agrees since he will be reviewing all projects coming into the City requiring sewer.

Planning Director Yadon responded that Mr. Fredrickson is aware of this classification and feels if there were any concerns, they would have been addressed.

Motion by Rasor, seconded by Bowlby, to approve Item 0-3-07. Motion approved.

Commissioner Souza thanked staff for all their hard work on the Comprehensive Plan.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Rasor	Voted	Aye
Commissioner Souza	Voted	Aye

Motion to approve carried by 4 to 0 vote.

2. Applicant: CDA Architects, PLLC
Location: 415 Lilac Lane & 2310 Pennsylvania Avenue

Request:

- A. A proposed 2.24 acre annexation from Agricultural Suburban to CityR-8 (Residential at 8 units/acre)
QUASI-JUDICIAL (A-2-07)
- B. A proposed zone change from R-3 (Residential at 3 units/acre) to R-8 (Residential at 8 units/acre)
QUASI-JUDICIAL (ZC-14-07)

Chairman Bruning disclosed that the applicant Mr. Huffaker had called him to ask a question about this project, and knowing that his item was on the agenda, referred his questions to staff.

Senior Planner Stamsos presented the staff report, gave the mailing tally as 2 in favor, 9 opposed, and 2 neutral and answered questions from the Commission.

Commissioner Souza stated that the property to be annexed is located within the hillside that would require that the developer comply with those requirements listed in the Hillside Ordinance. She questioned if by having to comply with those special requirements would push the prices up making this project not affordable.

Commissioner Bowlby inquired what the percentages of the slopes on the property are.

Senior Planner Stamsos answered that the average slope is 15%.

Public testimony:

Stan Huffaker, applicant, 315 E. Garden Avenue, Coeur d'Alene, commented that he purchased this property many years ago with the intent to acquire the other parcel this year to start the project. He explained that this parcel is perfect for this type of housing development, since this it sits next to the freeway making it less desirable as a single-family housing development. He commented that the City is in need of affordable housing and feels when this project is completed; it will provide quality homes that are affordable. He explained that the zoning requested is an R-8 but only plans to build six units per acre. He commented that he is aware that this property lies within the flood plain and does not see a problem

complying with the requirements to build within the Hillside Ordinance. He presented a map showing plans for a PUD and pointed out the various areas on the map where the homes will be located. He explained how noise from traffic would be reduced by restricting traffic to Pennsylvania Avenue eliminating the use of Lilac Lane, which will give the existing homeowners living on that street privacy. He commented that the existing house on the property that will be removed and replaced by a swale to help with drainage issues. He commented that there are private streets planned and maintained by the Homeowners Association with a traffic study almost completed.

Commissioner Messina inquired if the applicant could give an estimate of when he feels this project will be completed.

Mr. Huffaker explained that this project would be done in three phases over the next three years.

Commissioner Messina commented that there is always a fear when approving a zone change that the project for some reason will not be completed, or the developer decides to sell the property, leaving the new zone in place.

Senior Planner Stamsos commented that he advised the applicant that it would be better to submit the subdivision and PUD with the annexation and zone change, but the applicant could not do that since the subdivision plans were not ready to be submitted.

Mr. Huffaker explained that he represents a group of people who were waiting to see the outcome of this approval before investing the money into subdivision plans if this request is denied.

Commissioner Souza inquired if an affidavit can be drafted, stating that the applicant intends to provide an affordable housing project on this property if this request is approved.

Deputy City Attorney Wilson cautioned what Commissioner Souza is describing is a Development Agreement, which the City does not have an ordinance to enforce.

Commissioner Messina feels that the project presented looks like a great project, but is cautious approving the annexation and zone change without seeing the whole project. He feels without seeing the whole project he would be inclined to deny this project.

Commissioner Razor commented that he concurs with Commissioner Messina and feels that he would like to see the whole project before he could make a decision.

Deputy City Attorney Wilson reminded the Commission that once a PUD is approved, if a modification is needed, that request would have to come back to the Planning Commission for approval.

Mr. Huffaker commented that he would request to table this item until plans are available to be submitted for the PUD and Subdivision.

Commissioner Souza inquired if they could still hear public testimony since so many people have been waiting to testify on this item.

Mr. Huffaker disagreed that public testimony should not be allowed so he can have a chance to set up a meeting with the neighborhood to answer any concerns they have for this project.

Motion by Razor, seconded by Messina, to continue Items A-2-07 and ZC-14-07 to December 11, 2007 Planning Commission Meeting. Motion approved.

3. Applicant: Riverstone West, LLC
Location: 2800 Seltice Way
Request: A modification to "Riverstone West PUD"
QUASI-JUDICIAL (PUD-4-06m)

Senior Planner Stamsos presented the staff report, gave the mailing tally as 1 in favor, 0 opposed, and 1 neutral and answered questions from the Commission

Commissioner Bowlby inquired if the height requirements will change once these modifications are approved.

Senior Planner Stamsos answered that height requirements are not to be determined as part of the approval of this request.

Commissioner Bowlby inquired regarding the height requirements for this area.

Commissioner Souza stated that this area is zoned C-17, so there are not any height regulations. She added that downtown is the only area that has height restrictions.

Public testimony open:

Eric Hasenoehrl, 1621 N. 3rd Street, applicant's representative Coeur d'Alene, explained the reason behind these modifications and that the placement of the towers next to the park makes sense since the majority of people who have contacted him plan to use this as a second home. He commented that they are always thinking of ways to improve this project so the people living in Coeur d'Alene can be proud of it.

Commissioner Souza commented that she has concerns that by placing the tower next to the park will eliminate the available parking intended to be used by the public so they can enjoy the park.

Mr. Hasenoehrl commented that they have done studies in this area and that the information from those studies indicates that a taller building placed in the center of the development makes sense.

Commissioner Souza questioned if the applicant has plans for any overflow parking for people living in the tower.

Mr. Hasenoehrl commented the number people that are buying these units are people that will only be living in them part time and feels that the need for overflow parking is not a concern.

Commissioner Bowlby commented she has a friend who is in the process of buying a condo with the intent to live in it year-round, and advised her to not reduce the parking. She commented that she hopes people buying condos will plan to live here year-round, and that parking should not be reduced.

Mr. Hasenoehrl commented that part of the plan is in the future to provide mass transportation and added that the company has just purchased trolley car buses for that purpose.

Dave Thompson, applicant's representative, 422 E. Hoffman Lane, Spokane, commented that they are concerned with parking and have done various studies for the best options for this area. He explained that the parking requested for this modification is from information taken from those studies and that the development Bellerive was granted those same reductions. He added for those reasons what they are asking is adequate.

Commissioner Souza questioned the reasons for placing the towers next to the park.

Mr. Thompson answered by placing the towers next to the park would provide a better view corridor and explained that by looking at a picture of this area on a map does not give an idea of how big of an area

this is.

Commissioner Souza commented that she is concerned for the public that their rights will be taken away from using the park by people living in the tower. She commented that she feels a need to protect this park that was paid for by the citizens living in this area who have a right to use it when they want too.

Commissioner Souza inquired if there is any room for overflow parking, if necessary.

Mr. Hasenoehrl pointed out on the map the area designated for overflow parking which will be located in the back of the tower.

Commissioner Souza inquired if overflow parking is allowed on the side of the street.

Mr. Hasenoehrl commented that could be an option, but doubts people will want to use the side of the street since the access roads are not near the park. He added that this is a big area.

Commissioner Bowlby explained that when this project originally came before the Planning Commission, she bought into the idea of a project promoting the theme "live, work and play". She added that with all the modifications, she is seeing more commercial development in this area rather than residential and is concerned that this development getting away from the original concept.

Mr. Hasenoehrl commented that he disagrees and explained once the towers and the Village are constructed feels things will look different. He feels the modifications presented reflect what is driven by the market today, which is commercial.

Commissioner Bowlby commented that she disagrees and concurs with Commissioner Souza that reducing parking is a concern especially if you have a family and need the additional parking.

Mr. Hasenoehrl commented if they stay with the same plan and not reduce parking, they would probably be forced to construct a parking garage, which would be awful. He commented that they feel confident if this modification is approved it, will be in the best interest of the project.

Commissioner Razor inquired if there is any compromise to what they have presented.

Mr. Hasenoehrl answered if these modifications are denied, the only other solution would be to construct a parking garage. He added that he feels this project is similar to Bellerive.

Commissioner Razor commented that he hopes people buying into this development use this as their permanent residence.

Mr. Hasenoehrl stated that the people he has been talking to desire to live here part-time and feels that the reduction in parking is based on the studies indicating that this will work.

Commissioner Bowlby inquired if the applicant has seen the letter submitted from Idaho Independent Bank outlining their concerns with this project.

Deputy City Attorney Wilson responded that staff talked with the person who wrote the letter and found that they were outside of the PUD boundary and that their concerns pertained to issues involving another project.

Commissioner Souza asked what the benefits to this project would be if these modifications are approved.

Mr. Hasenoehrl explained that by moving the towers toward the center of the development, it will produce better view sheds and that with the new design for retail and residential, it will produce pleasing results that will make a difference.

Public testimony closed.

DISCUSSION:

Commissioner Rasor commented that he does not see the modifications as being an impact for this project.

Commissioner Bowlby disagrees and explained that the original concept portrayed more residential and not so much commercial development. She added that this is not similar to downtown.

Commissioner Messina commented that he feels downtown can not be compared to this project and is aware of the market changing since he is a builder himself and understands why these modifications are being requested. He added that a benefit for the City is the tax base this project will generate for years to come something that downtown can not provide.

Commissioner Souza commented that the City would not benefit from that tax base until 2021.

Commissioner Rasor commented that the City made a commitment to this project a long time ago and feels it will be a success.

Commissioner Souza feels that this project has been supported by our tax dollars and that these changes requested do not feel right, especially for the public. She stated that by reducing parking it will not help and disagrees that in other areas it is a success. She continued that placing the towers next to the park is violating tax payer's rights by taking away available parking.

Commissioner Rasor commented that he feels this project needs flexibility, especially when the market demands what is needed.

Commissioner Souza commented that she is trying to protect the public's interest and is concerned that those rights will be taken away.

Chairman Bruning commented that he does not see the towers next to the park as a threat because the area is large and doubts that it will sit next to the park.

Commissioner Bowlby commented that she is uncomfortable reducing the parking for two bedroom units and suggested an alternative would be to use valet parking.

Commissioner Rasor concurs with Commissioner Bowlby regarding valet parking and stated that would be a nice touch for the area.

Commissioner Souza commented that she is uncomfortable approving the reduction in parking.

Commissioner Rasor commented that he does not have a problem with these modifications and explained that commercial projects are needed to support the residential uses.

Commissioner Bowlby disagrees and feels that the developer is getting away from the original concept and can not approve these modifications. She feels that she was not satisfied with the answers and feels that this request needs more tweaking.

Chairman Bruning commented that he feels comfortable with these modifications and feels that the original concept has not changed.

Motion by Rasor, seconded by Messina, to approve Item PUD-4-06m. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Nay
Commissioner Messina	Voted	Aye
Commissioner Rasor	Voted	Aye
Commissioner Souza	Voted	Nay
Chairman Bruning	Voted	Aye

Motion to approve carried by 3 to 2 vote.


ADJOURNMENT:

Motion by Messina, seconded by Rasor to adjourn the meeting. Motion approved.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted by John Stamos, Associate Planner

Prepared by Shana Stuhlmiller, Public Hearing Assistant



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TO: Planning Commission
FROM: Christopher H. Bates, Project Manager
DATE: November 13, 2007
SUBJECT: **SS-19-07, The Sanctuary on Eighth**

DECISION POINT

Approve or deny the applicant's request for a one (1) lot, two (2) unit residential condominium. The platting of the lot is being required due to the illegal splitting of the underlying parent lot in the past.

GENERAL INFORMATION

1. Applicant: Vern Johnson
c/o Advanced Technology Surveying
PO Box 3457
Hayden, ID 83835
2. Request: Approval of a one (1) lot, two (2) unit residential condominium, in a portion of the Northeast Quarter of the Southeast Quarter of Section 12, T50N, R4W, BM.
3. Location: East side of 8th Street, between Becklund Court and Spruce Avenue .

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is R-12 (Residential) which is intended to be a residential area that permits a mix of housing types at a density not to exceed twelve (12) units per gross acre. Minimum lot sizes are 5,500 s.f./single family and 3,500 s.f./duplex & cluster unit w/ 50' of frontage.
2. Land Use: The subject property is 9,852 square feet and has an existing residential duplex unit situated on it.

Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

Sewer and water utilities are available to the subject property and the existing building is connected to the City infrastructure.

Streets: The subject property has frontage along 8th Street. Frontage improvements consisting of sidewalk installation will be required along 8th Street prior to final plat approval.

Fire: Installation of a fire hydrant will be needed on 8th Street south of the Becklund Court intersection. The City Fire and Water Departments will work in conjunction to locate and install the necessary hydrant.

Storm Water: Street drainage is currently contained within the existing City hard pipe system.

Proposed Condition:

1. Sidewalk installation along the property frontage on 8th Street is required prior to final plat approval.

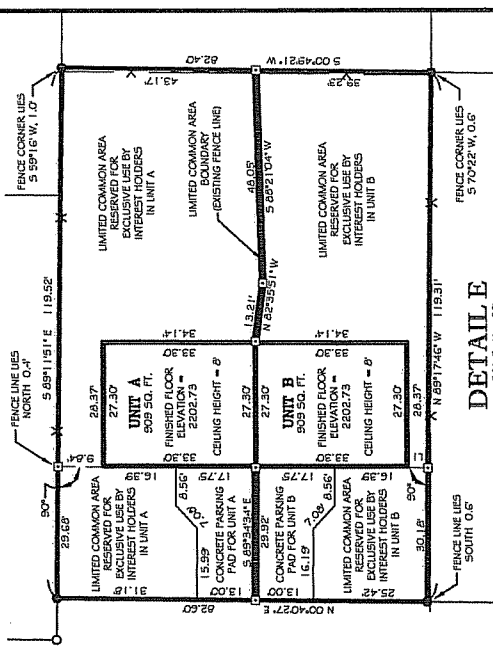
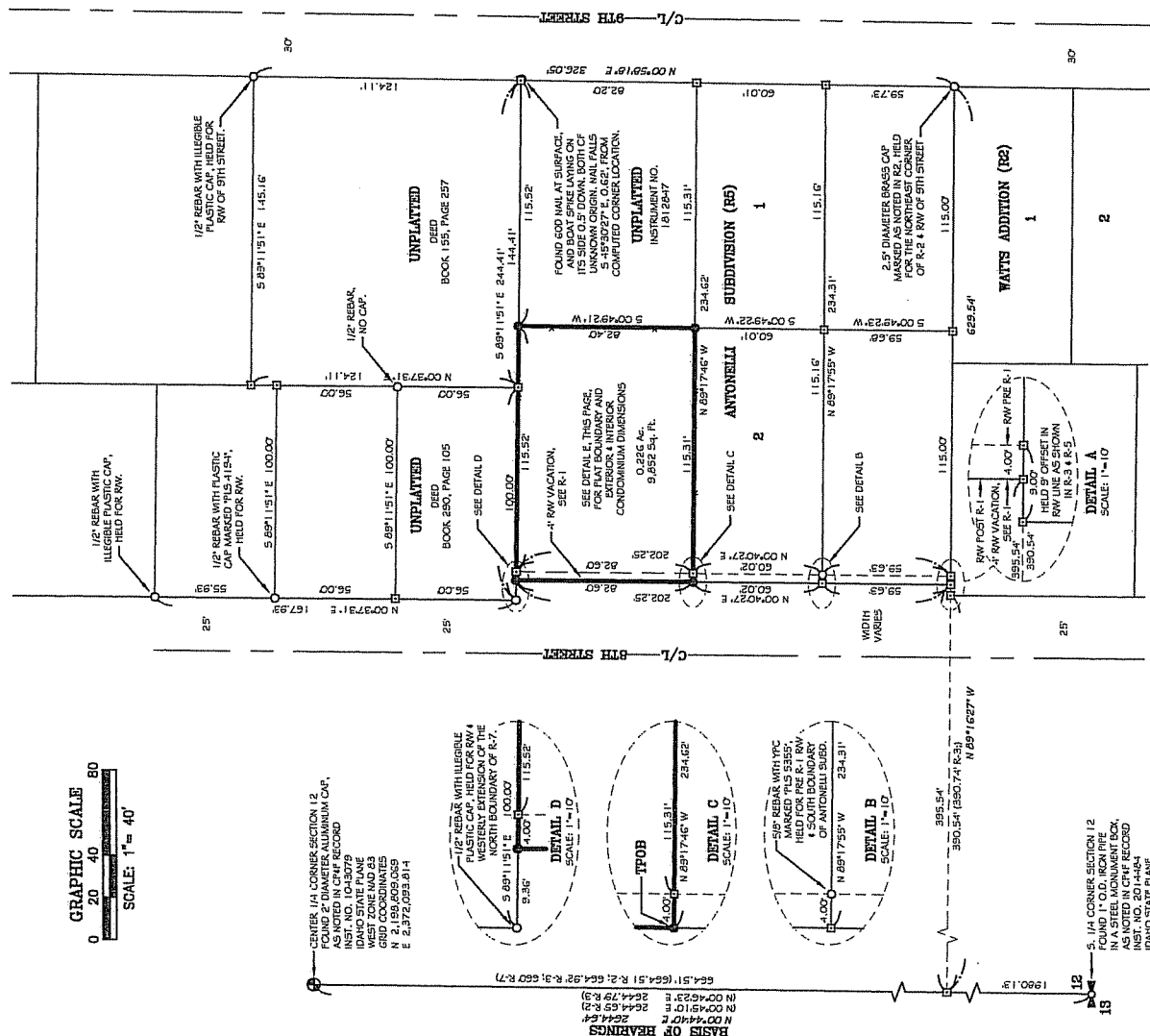
DECISION POINT RECOMMENDATION

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

THE SANCTUARY ON EIGHTH

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

PAGE 2 OF 2



- LEGEND**
- IN MEASURED
 - IR RECORDED
 - CI COMPUTED
 - SET 3/8" BY 30" REBAR WITH PLASTIC CAP MARKED AS P.L.S. # 8982
 - FOUND MONUMENT AS NOTED
 - COMPUTED POINT
 - QUARTER CORNER
 - CENTER QUARTER CORNER

LINE TABLE

LINE	BEARING	LENGTH
L1	N 00°42'11"E	4.42'



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE DAKOTA STATE PLANE COORDINATE SYSTEM WEST ZONE 14D 83. ALL COORDINATES SHOWN ARE GRID COORDINATES, WHICH HAVE BEEN COMPUTED BASED UPON THE PROJECT COORDINATE AND OFFICIAL COMBINED ADJUSTMENT FACTOR OF THE CITY OF COEUR D'ALENE, IDAHO 0.99990101. ALL DISTANCES SHOWN ARE PROJECT GROUND DISTANCES BASED UPON CITY OF COEUR D'ALENE PLAT 00-4350-431 E WAS COMPUTED AT THE SOUTH QUARTER CORNER OF SECTION 12.

NOTES

- THERE WAS NO ATTEMPT MADE TO SHOW ALL PHYSICAL FEATURES OF THIS PROPERTY. ONLY NON-RECORDED EASEMENTS, ITEMS SUCH AS BUILDINGS AND FENCES WHICH MAY BE SHOWN, ARE FOR INFORMATIONAL PURPOSES ONLY.

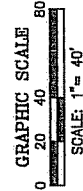
- REFERENCES**
- R-1 CITY OF COEUR D'ALENE ORDINANCE NO. 2463, RECORDED JULY 2, 1992, AS INSTRUMENT NO. 1264594.
 - R-2 PLAT OF WAYS ADDITION, BY JON P. MONACO, P.L.S. 4194, RECORDED IN BOOK G OF PLATS, PAGES 453 - 453B
 - R-3 RECORD OF SURVEY, BY JAMES P. MECKEL, P.L.S. 3451, RECORDED IN BOOK 2 OF SURVEYS, PAGE 72.
 - R-4 AMENDED RECORD OF SURVEY, BY JON P. MONACO, P.L.S. 4194, RECORDED IN BOOK 10 OF SURVEYS, PAGE 112.
 - R-5 PLAT OF ANTONELLI SUBDIVISION, BY DAVID A. BERTO, P.L.S. 5595, RECORDED IN BOOK F OF PLATS, PAGES 305 & 305A.
 - R-6 RECORD OF SURVEY, BY LEONARD L. SMITH, P.L.S. 3566, RECORDED IN BOOK 2 OF SURVEYS, PAGE 124.
 - R-7 SPECIAL WARRANTY DEED, RECORDED AS INSTRUMENT NO. 211166900
- ALL REFERENCES HEREIN TO RECORDS OF SURVEY, PLATS, DEEDS, BOOK AND PAGE NUMBERS AND INSTRUMENT NUMBERS REFER TO DOCUMENTS FROM THE OFFICIAL RECORDS OF KOOTENAI COUNTY, IDAHO.



ADVANCED TECHNOLOGY SURVEYING & ENGINEERING INC.

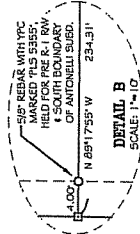
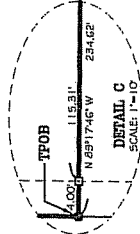
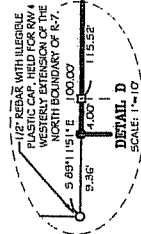
9177 HESS STREET, HAYDEN IDAHO, 83855
 • PH: (208)-772-2745 • FAX: (208)-762-7731
 DWG: PLAT
 PROJ: 07-065

SS-19-07



DETAIL A
SCALE: 1" = 10'

CENTER 1/4" CORNER SECTION 12 FOUND 2" DIAMETER ALUMINUM CAP, INSTR. NO. 1043079 IDAHO STATE PLANE WEST ZONE 14D 83 N 2°19'40.03 S E 2°37'2.058 814



DETAIL E
SCALE: 1" = 10'

1/4" CORNER SECTION 12 FOUND 1" O.D. IRON PIPE IN A STEEL MONUMENT BOX, INSTR. NO. 2012448 IDAHO STATE PLANE WEST ZONE 14D 83 GRID 15613410 E 2°37'2.058 -461

TO: Planning Commission
FROM: Christopher H. Bates, Project Manager
DATE: November 13, 2007
SUBJECT: **SS-20-07, Broken Barn Estates**

DECISION POINT

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

GENERAL INFORMATION

1. Applicant: Richard Sipes
LTI Investments, LLC
12910 S. Fairway Ridge
Spokane, WA 99224
2. Request: Approval of a two (2) lot residential subdivision, a replatting of Lot 2, Block 1, of HK Subdivision in the SW ¼ of Section 12, T50N, R4W, BM.
3. Location: Spokane Avenue, between 7th and 9th Streets.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is R-12 (Residential) which is intended to be a residential area that permits a mix of housing types at a density not to exceed twelve (12) units per gross acre. Minimum lot sizes are 5,500 s.f./single family and 3,500 s.f./duplex & cluster unit w/ 50' of frontage.
2. Land Use: The subject property has an existing single family dwelling situated on proposed Lot 1, and, existing accessory structures on proposed Lot 2. All accessory structures situated on proposed Lot 2 will be required to be removed prior to final plat approval (accessory buildings w/out a principal structure on a lot are prohibited, 17.06.610).

Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

Sewer and water utilities are available to the subject property from main locations in Spokane Avenue. Utility infrastructure exists to the existing residence situated on Lot 1, however, utility laterals (sewer & water) will be required to be installed to serve Lot 2. All utility extensions are required prior to final plat approval, and will be completed by the developer, at no cost to the City.

Streets: The subject property has frontage along Spokane Avenue. The subject property is lacking sidewalk, therefore, installation of sidewalk will be required prior to final plat approval. Installation of the sidewalk and standard driveway approaches will be completed by the developer, at no cost to the City. All sidewalk installation must meet current ADA (Americans w/ Disabilities Act) requirements, and, provide for level landing areas at the back of the driveway approaches.

Fire: Fire hydrant locations adjacent to the subject property meet the requirements of the fire department official.

Storm Water: Street drainage is currently contained within the City hard pipe system. No alterations or additions will be required to the existing storm infrastructure.

Proposed Conditions:

1. All accessory structures situated on proposed Lot 2 will be required to be removed prior to final plat approval.
2. Utility laterals (sewer & water) will be required to be installed to serve Lot 2 prior to final plat approval. All utility extensions are required prior to final plat approval, and will be completed by the developer, at no cost to the City.
3. Installation of sidewalk will be required prior to final plat approval. Installation of the sidewalk and standard driveway approaches will be completed by the developer, at no cost to the City, and, all sidewalk installation must meet current ADA (Americans w/ Disabilities Act) requirements.

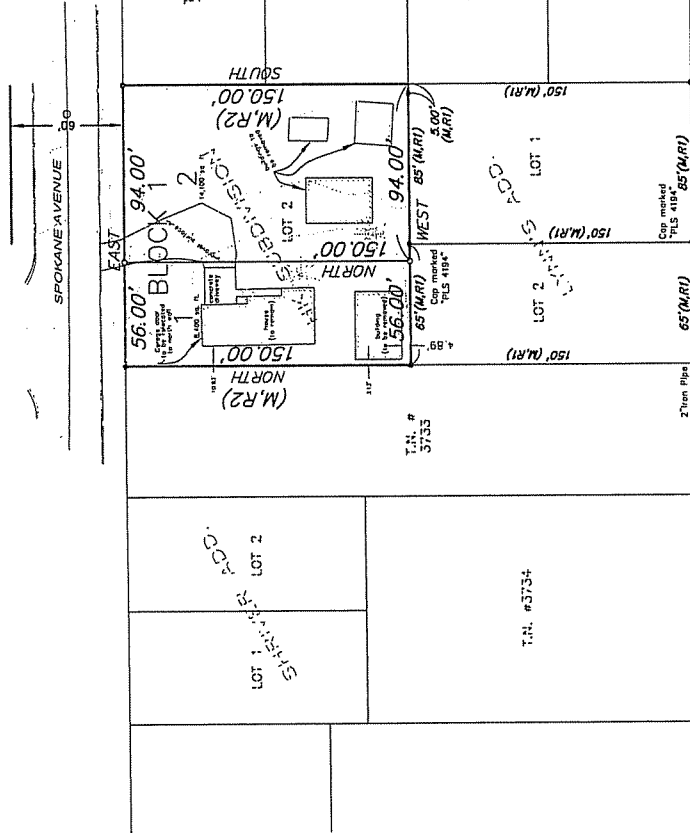
DECISION POINT RECOMMENDATION

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

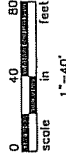
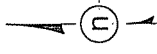
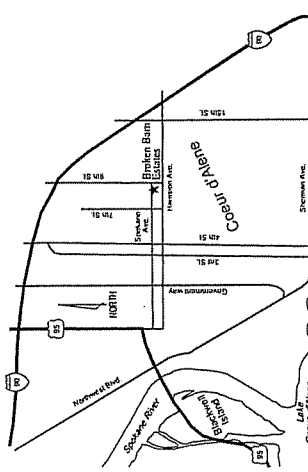
Preliminary Plat of BROKEN BARN ESTATES

Lot 2, Block 1, HK SUBDIVISION,
 Situated in the Southwest 1/4 of the Southeast 1/4, Section 12,
 Township 50 North, Range 4 West, Boise Meridian,
 City of Coeur d'Alene, Kootenai County, Idaho

Book: _____ Page: _____
 No. _____



vicinity map
 NOT TO SCALE



legend

- A = Calculated Point (nothing found or set)
- = Found 5/8" Rebar with Yellow Plastic Cap Marked "TALS 4505", unless otherwise noted.
- = Set 5/8" Rebar with Yellow Plastic Cap Marked "TALS 12110"
- = Boundary Line
- = Adjacent Property Line
- = Proposed Property Line



South 1/4 Corner
 Found 3/4" iron pin #154545
 Instrument # 87545

Southwest Section Corner
 Found aluminum cap in monument case
 per C.P.#, Instrument #151054

record information

R1 - Recorded Plat of LYNN'S ADDITION, records of Kootenai County, Idaho, Book 1, Page 408.
 R2 - Recorded Plat of H.K. SUBDIVISION, records of Kootenai County, Idaho, Book 6, Page 46.

basis of bearings

The south line of the southwest 1/4 of Section 12, Township 50 North, Range 4 West, B.M. bears S 62° 00' 00" E on shown as recorded Plat of LYNN'S ADDITION, Book 1, Page 408.

2655.75' R1(2655.73')
 EAST (R1)
 GRID=S8902'06"E (R1)
 BASIS OF BEARING



6810 White Stone, Suite 2
 Boise, Idaho 83735
 Phone: (208) 732-5000
 Fax: (208) 732-5001
 www.h2survey.com

September 2007

Sheet 1 of 2

SS-20-07

**PLANNING COMMISSION
STAFF REPORT**

FROM: JOHN J. STAMSOS, SENIOR PLANNER
DATE: OCTOBER 9, 2007
SUBJECT: SP-7-07 – REQUEST FOR AN ESSENTIAL SERVICE (ABOVEGROUND)
SPECIAL USE PERMIT IN AN R-12 ZONING DISTRICT
LOCATION – A +/- 8,800 SQ. FT. PARCEL AT THE NORTHWEST CORNER OF
8TH STREET AND EAST TUBB'S HILL DRIVE

DECISION POINT:

The City of Coeur d'Alene, Water Department is requesting an Essential Service (Aboveground) Special Use Permit in the R-12 (Residential at 12 units/acre) zoning district to allow construction of a water booster facility in a 192 sq. ft. building to provide adequate water pressure for homes on Tubb's Hill.

SITE PHOTOS:

A. Site photo.



B. Looking west at subject property from 8th Street.

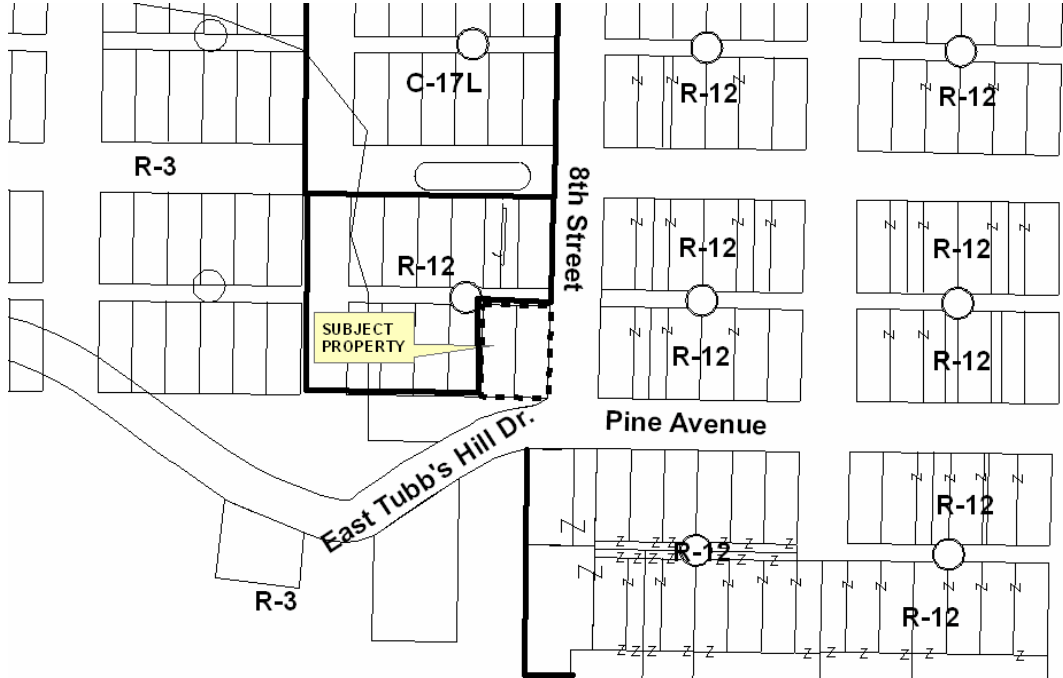


C. Looking south at subject property.

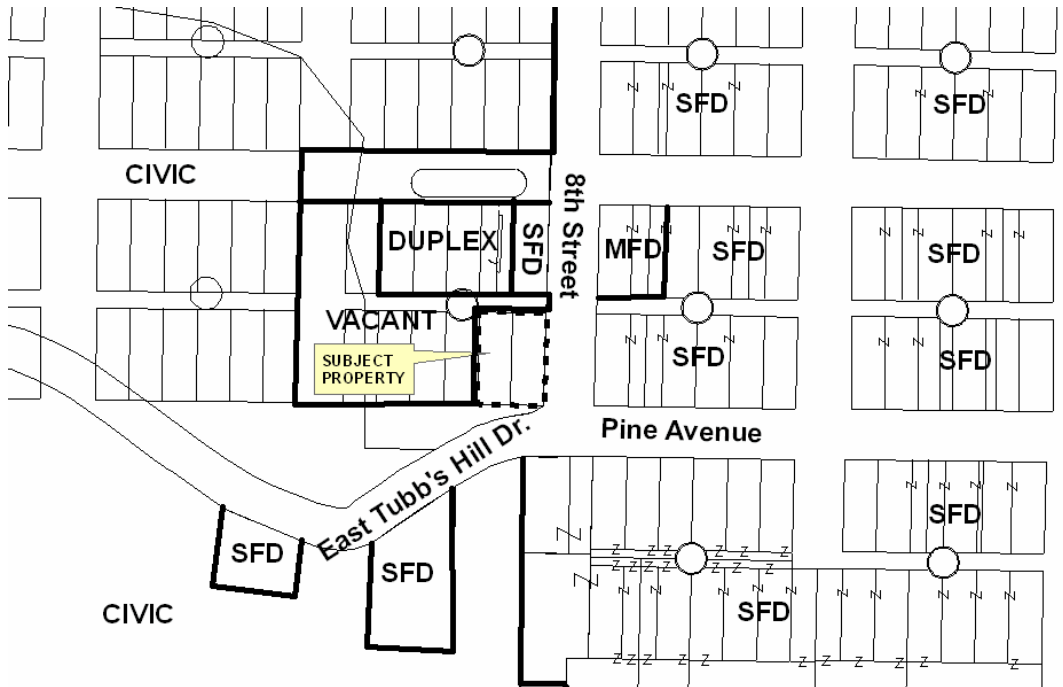


GENERAL INFORMATION:

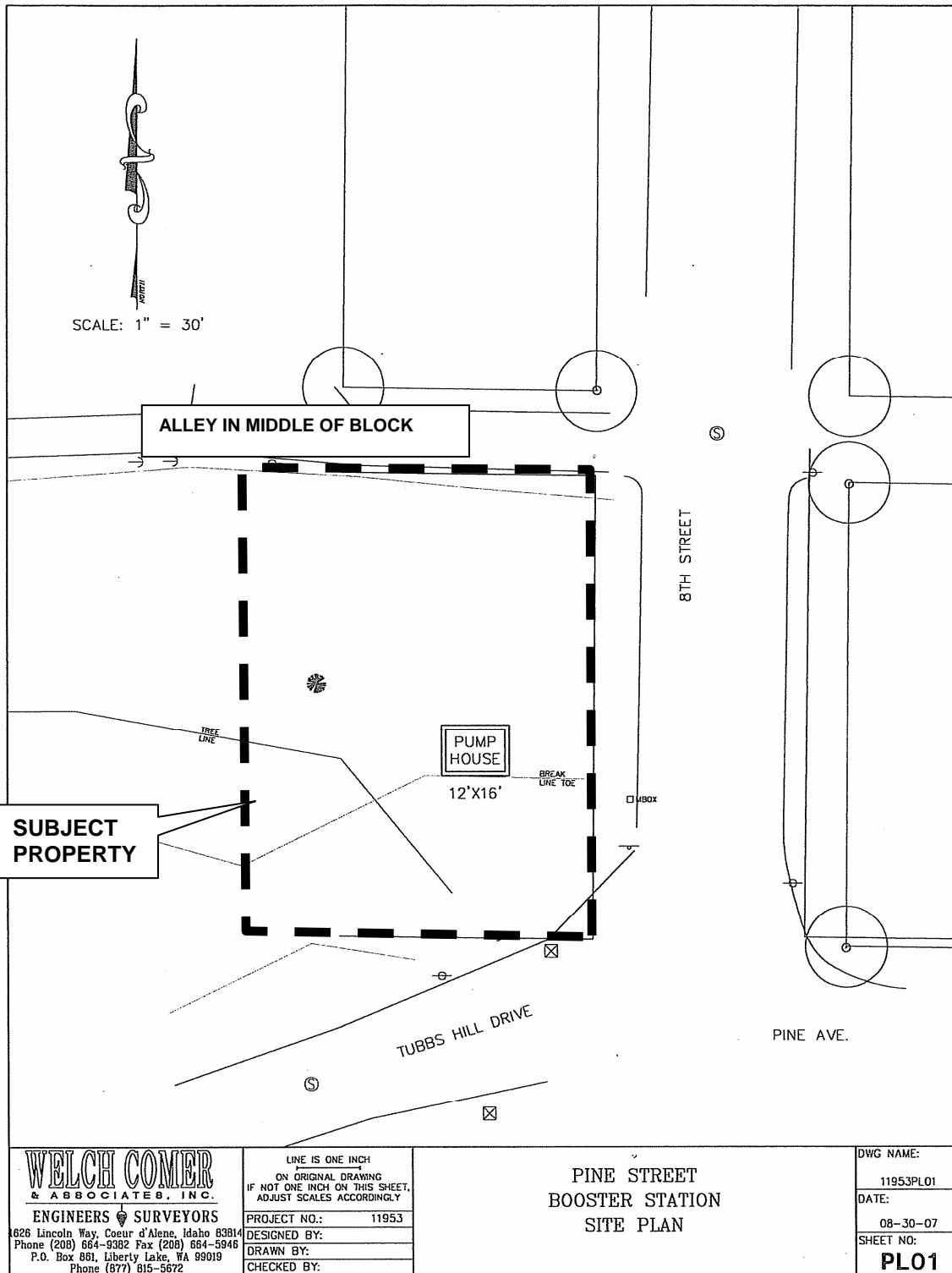
A. Zoning



B. Generalized land use pattern:

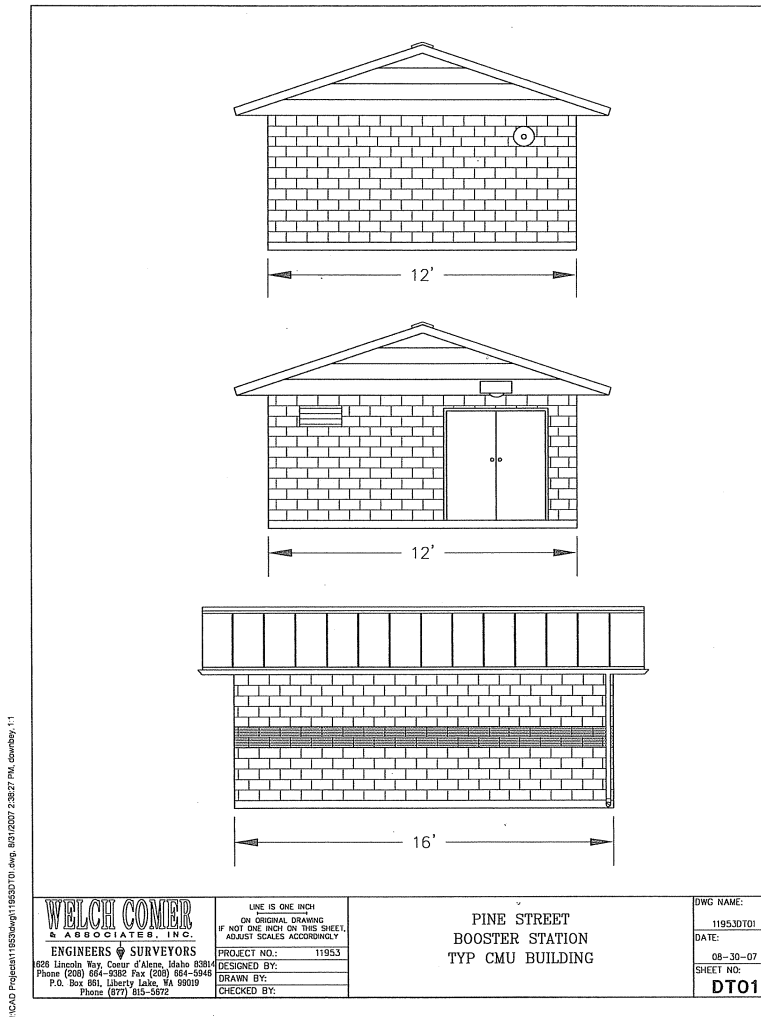


C. Site Plan



:AD Project\11953\dwg\11953PL01.dwg, 8/31/2007 2:38:14 PM, downbay, 1:1

D. Building elevations



E. Applicant: City of Coeur d'Alene, Water Department
 3820 Ramsey Road
 Coeur d'Alene, ID 83815

F. Owner: Lake City Development Corporation
 P. O. Box 3450
 Coeur d'Alene, ID 83814

G. Existing land uses in the area include residential, civic, and vacant lots.

H. The subject property is currently vacant.

PERFORMANCE ANALYSIS:

A. Zoning:

The requested Essential Service (Aboveground) activity is classified as a civic activity and allowed by Special Use Permit in an R-12 zone.

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 Stable Established, as follows:

Stable Established:

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

- For areas above the freeway, overall buildout density approximately 3 du/acre. Individual lot size typically not smaller than 8,000 sq. ft. (5 du/ac)
- Encourage residential when close to jobs and other services.
- Discourage uses that are detrimental to neighboring uses.
- Encourage vacant lot development that is sensitive to neighboring uses.

Page 28 – All requests for zone changes, special use permits etc., will be made considering, but not limited to:

1. The individual characteristics of the site;
2. The existing conditions within the area, and
3. The goals of the community.

Significant policies for consideration:

6A: “Promote the orderly development of land use at locations that are compatible with public facilities and adjacent land uses.”

15C: The water system should be expanded and improved to supply the needs of the Planning Area residents. The existing water source should be protected to prevent contamination in the existing wells.

15G: “City government should be responsive to the needs and desires of the citizenry.”

42A: “The development of Coeur d’Alene should be directed by consistent and thoughtful decisions, recognizing alternatives, effects and goals of citizens.”

42A2: “Property rights of citizens should be protected in land use decisions.”

46A: “Provide for the safe and efficient circulation of vehicular traffic.”

51A: “Protect and preserve neighborhoods both old and new.”

62A: “Examine all new developments for appropriateness in regard to the character of the proposed area. Inform developers of City requirements and encourage environmentally harmonious projects.”

Evaluation: The Planning Commission must determine, based on the information before

them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.

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 building will be a 12 foot by 16 foot (192 sq. ft.) one story CMU building built adjacent to 8th Street to house pumping equipment.

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

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 existing 8" main in Pine Ave. will be sufficient to supply the required flow for the booster station and the number of customers supplied by it. The site will be constructed to meet all code requirements.

Submitted by Terry Pickel, Assistant Water Superintendent

SEWER:

This facility does not show a need for a sewer connection.

Evaluation: This mechanical room, as shown on the exhibits, shows no need for sewer. The design and location of this facility is such that if a sewer connection should be desired in the future, an easy lateral connection could be made.

Submitted by Don Keil, Assistant Wastewater Superintendent

STORM WATER, TRAFFIC AND STREETS:

We have no comments.

Submitted by Chris Bates, Engineering Project Manager

FIRE:

We will address issues such as water supply, fire hydrants, Fire Department access, prior to any site development.

Submitted by Brian Halverson, Fire Inspector

POLICE:

The Police department was contacted and had no concerns.

Submitted by Steve Childers, Captain Police Department

E. Proposed conditions:

Planning

1. All exterior lighting must be directed down with no light spillage across property lines.

F. Ordinances and Standards Used In Evaluation:

Comprehensive Plan - Amended 1995.

Municipal Code.

Idaho Code.

Wastewater Treatment Facility Plan.

Water and Sewer Service Policies.

Urban Forestry Standards.

Transportation and Traffic Engineering Handbook, I.T.E.

Manual on Uniform Traffic Control Devices.

ACTION ALTERNATIVES:

The Planning Commission must consider this request and make appropriate findings to approve, deny or deny without prejudice. The findings worksheet is attached.

JUSTIFICATION:

Proposed Activity Group; ESSENTIAL SERVICE. ABOVE-GROUND.

Prior to approving a special use permit, the Planning Commission is required to make Findings of Fact. Findings of Fact represent the official determination 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:

A. A description of your request; IN ORDER TO PROVIDE WATER IN ADEQUATE PRESSURE TO HOMES ON TUBBS HILL WE NEED TO REPLACE THE FALLING BOOSTER STATION. AS A SAFETY MEASURE, THE NEW STATION WILL BE AN ABOVE-GROUND FACILITY

B. Show the design and planning of the site and if it is compatible with the location, setting and existing uses on adjacent properties; THE BUILDING WILL BE OF CMU CONSTRUCTION CONSISTANT WITH OTHER WATER DEPARTMENT WELLS AND BOOSTER STATIONS. OUR FACILITIES ARE LOCATED THROUGHOUT CDA, TYPICALLY IN RESIDENTIAL NEIGHBORHOODS.

C. Show the location, design and size of the proposal, and will it be adequately served by existing streets, public facilities and services; The facility, WILL ONLY BE VISITED ON AN OCCASIONAL BASIS. EXISTING STREETS AND POWER WILL ME THE NEEDS OF THE FACILITY

D. Any other justifications that you feel are important and should be considered by the Planning Commission. THE LOCATION FOR THE BOOSTER STATION IS DRIVEN BY NEED. IT HAS TO BE LOCATED CLOSE TO PINE AVENUE AT 10TH STREET. THIS IS THE CLOSEST, RELATIVELY LEVEL SITE AVAILABLE. AN ABOVE-GROUND BUILDING IS BEING PROVIDED TO ENHANCE EMPLOYEE SAFETY.

**S
G
N
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F**

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

A. INTRODUCTION

This matter having come before the Planning Commission on, October 9, 2007, and continued to November 13, 2007, there being present a person requesting approval of ITEM SP-7-07, a request for a Essential Service (Aboveground) Special Use Permit in the R-12 (Residential at 12 units/acre) zoning district

LOCATION: A +/- 8,800 sq.ft.parcel at the Northwest corner of 8th Street and East Tubb's Hill Drive

APPLICANT: The City of Coeur d'Alene, Water Department

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, civic, and vacant lots.
- B2. That the Comprehensive Plan Map designation is Stable Established
- B3. That the zoning is R-12 (Residential at 12units/acre)
- B4. That the notice of public hearing was published on September 22, 2007, and, October 2, 2007, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on October 1, 2007, which fulfills the proper legal requirement.
- B6. That 40 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on, September 21, 2007 and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on November 13, 2007.

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 **THE CITY OF COEUR D'ALENE, WATER DEPARTMENT** for a Essential Service (above ground)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 Luttrupp	Voted _____
Commissioner Jordan	Voted _____
Commissioner Messina	Voted _____
Commissioner Razor	Voted _____
Commissioner Souza	Voted _____

Chairman Bruning Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN JOHN BRUNING

**PLANNING COMMISSION
STAFF REPORT**

FROM: JOHN J. STAMOS, SENIOR PLANNER
DATE: NOVEMBER 13, 2007
SUBJECT: SP-8-07 – REQUEST FOR A NEIGHBORHOOD RECREATION SPECIAL USE PERMIT IN AN R-8 ZONING DISTRICT
LOCATION – A +/- 2.5 ACRE PARCEL BETWEEN LARIX COURT, TIMBERLAKE LOOP AND COURCELLES PARKWAY.

DECISION POINT:

The City of Coeur d'Alene, Parks Department is requesting a Neighborhood Recreation Special Use Permit in the R-8 (Residential at 8 units/acre) zoning district to allow construction of a 2.5-acre neighborhood park.

SITE PHOTOS:

A. Site photo.



B. Looking West at subject property from Courcelles Parkway.

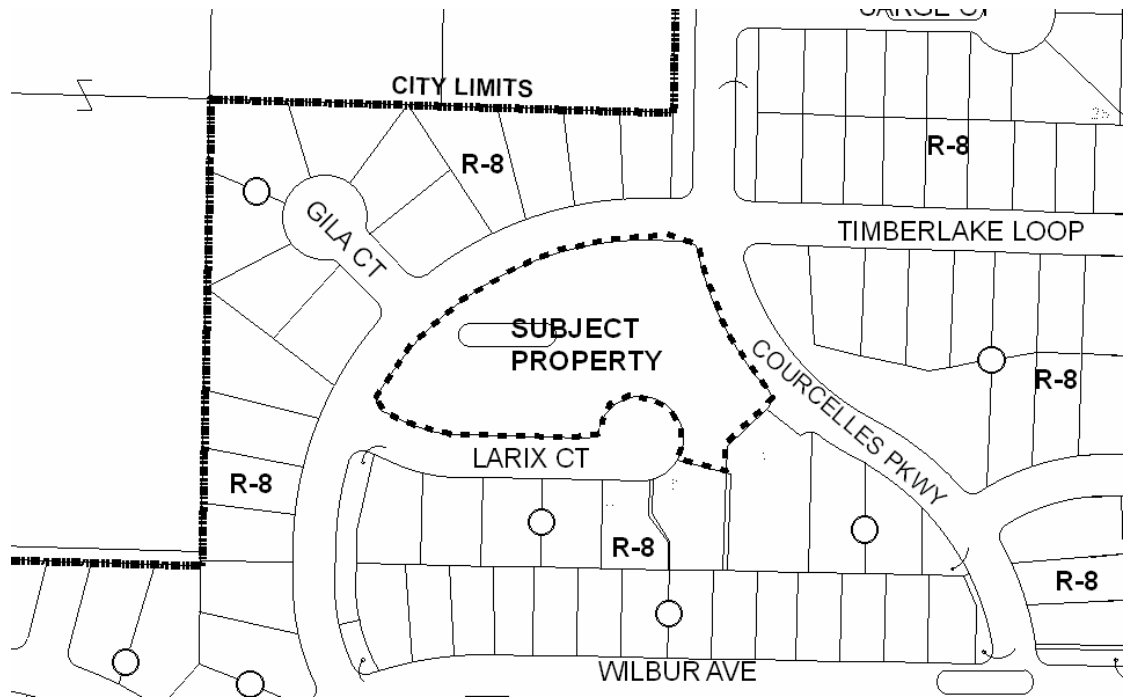


C. Looking East at subject property from Larix Court and Timberlake Loop.

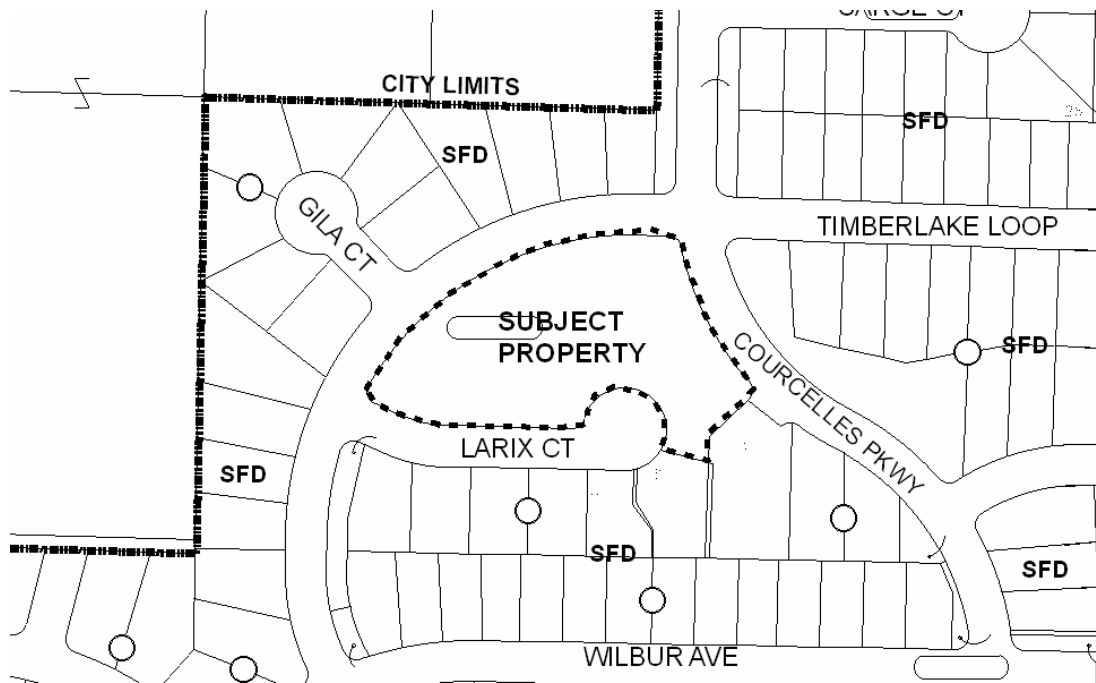


GENERAL INFORMATION:

A. Zoning



B. Generalized land use pattern:

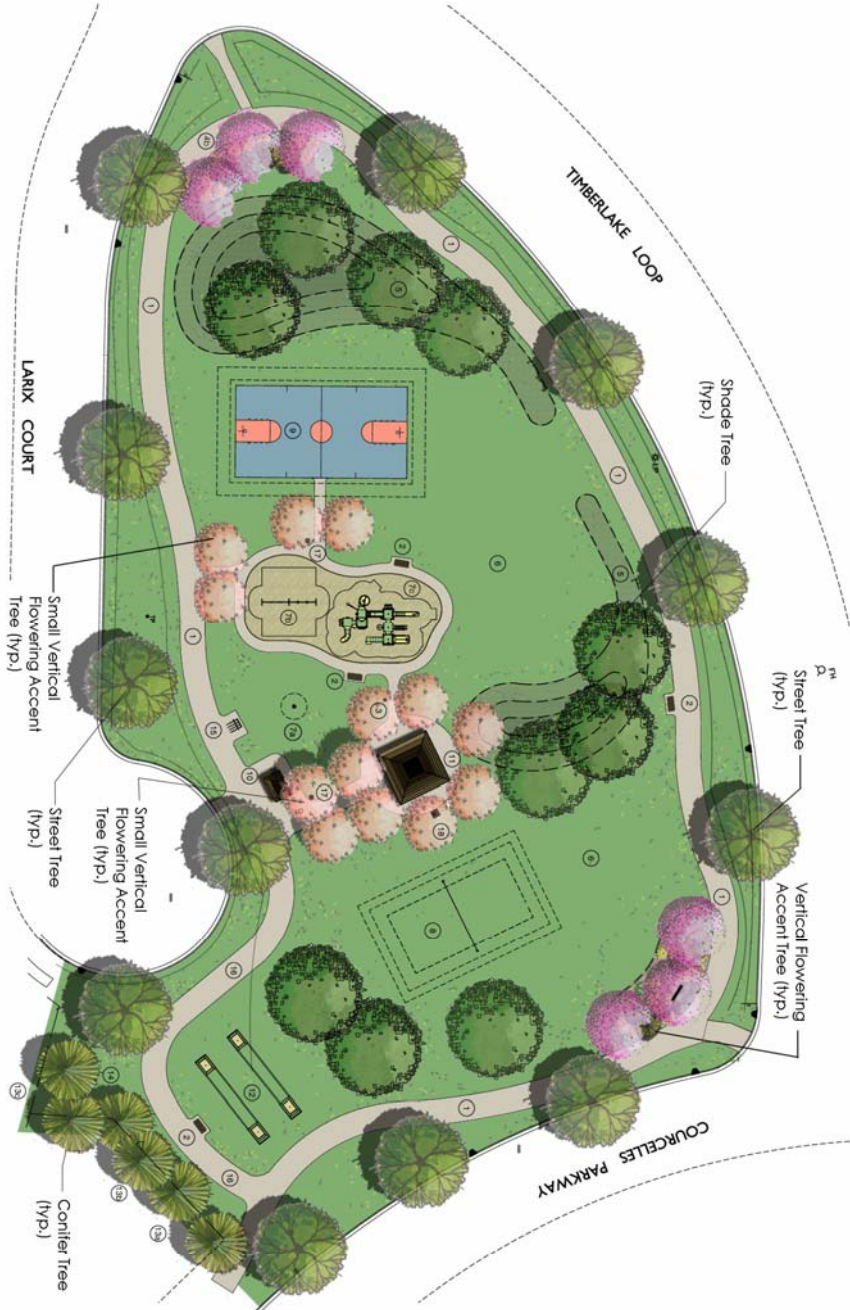


C. Site Plan



SUNSHINE MEADOWS PARK

CITY OF COEUR D'ALENE PARKS DEPARTMENT
 MASTERPLAN
 OCTOBER 2, 2007



LEGEND

- ① Existing Asphalt Trail
- ② Bench (3)
- ③ Drinking Fountain (1)
- ④ Planted Entry Area with Park Signage without Signage
- ⑤ Turf Berm
- ⑥ Open Space - Passive Recreation
- ⑦ Playground -
- ⑧ Teacupball Playground Equipment
- ⑨ Swings
- ⑩ Turf Volleyball Court
- ⑪ Basketball Court
- ⑫ Porta Potty Enclosure
- ⑬ Picnic Shelter
- ⑭ Horseshoe Court (2)
- ⑮ Fence
- ⑯ Existing 3' Fence
- ⑰ Existing 4' Gate
- ⑱ Existing 6' Vinyl Fence
- ⑲ Evergreen Screen
- ⑳ Bike Racks (4)
- ㉑ Proposed Asphalt Trail
- ㉒ Trash Can (2)
- ㉓ BBQ



D. Applicant: City of Coeur d'Alene, Parks Department
 710 Mullan Avenue
 Coeur d'Alene, ID 83814

- E. Existing land uses in the area include residential - single-family dwellings.
- F. The subject property is vacant.

PERFORMANCE ANALYSIS:

A. Zoning:

The requested Neighborhood Recreation activity is classified as a civic use and allowed by Special Use Permit in an R-8 zone. This activity includes the use of small open spaces for non-structured or passive recreation, typical of neighborhood or vest pocket parks; these parks, which could be publicly or privately owned and maintained, provide for the low intensity recreational needs of the immediate local vicinity.

Because these parks are designed to serve the surrounding neighborhood, it is anticipated that a majority of users will walk or ride bicycles rather than drive so, there is no on-site parking requirement for this activity.

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 Transition Area, as follows:

Transition Areas:

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

Page 28 – All requests for zone changes, special use permits etc., will be made considering, but not limited to:

- 1. The individual characteristics of the site;
- 2. The existing conditions within the area, and
- 3. The goals of the community.

Significant policies to be considered:

- 4C: “New growth should enhance the quality and character of existing areas and the general community.”
- 4C3: Population growth should be compatible with preserving Coeur d’Alene’s character and quality of life.”
- 4C4: “Residential and mixed use development should be encouraged.”
- 4C5: “New development should provide for bike paths and pedestrian walkways in accordance with the transportation plan and bike plan.”
- 6A: “Promote the orderly development of land use at locations that are compatible with public facilities and adjacent land uses.”

15G: "City government should be responsive to the needs and desires of the citizenry."

18A: "Acquire suitable recreation land."

18B1: "Parks, open space, and recreational facilities should be provided for neighborhoods as well as for the community."

18B1b: "Plan for regional, multi-purpose, community, shoreline and vest-pocket parks, which are easily accessible to the young and old and physically and mentally handicapped."

19C5: "Encourage the development of pocket parks that are easily accessible and that include unstructured activity areas."

42A: "The physical development of Coeur d'Alene should be directed by consistent and thoughtful decisions, recognizing alternatives, affects and goals of citizens

42A2: "Property rights of citizens should be protected in land use decisions."

46A: "Provide for the safe and efficient circulation of vehicular traffic."

51A5: "Residential neighborhood land uses should be protected from intrusion of incompatible land uses and their effects."

Evaluation: The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.

C. Finding #B8B: The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.

Proposed amenities include an asphalt walking trail around the perimeter of the park, picnic shelter, children's play area, basketball court, turf volleyball court, horseshoe pits, portable restroom enclosure, grass passive recreation area and landscaping.

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

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: This Park will be served by Hayden Lake Irrigation District as it resides within their service boundary.

Submitted by Terry Pickel, Assistant Water Superintendent

SEWER:

Sewer: Sewer is available and of adequate capacity for the proposed use.

Evaluation: A public sewer lateral extends to this property but is shown as unused for this park. In the future, should the Parks Department need this connection, it is available.

Submitted by Don Keil, Assistant Wastewater Superintendent

STORM WATER, TRAFFIC AND STREETS:

We have no comments.

Submitted by Chris Bates, Engineering Project Manager

FIRE:

No fire issues.

Submitted by Brian Halverson, Fire Inspector

POLICE:

The Police department was contacted and had no concerns.

Submitted by Steve Childers, Captain Police Department

E. Proposed conditions:

None.

F. Ordinances and Standards Used In Evaluation:

Comprehensive Plan - Amended 1995.

Municipal Code.

Idaho Code.

Wastewater Treatment Facility Plan.

Water and Sewer Service Policies.

Urban Forestry Standards.

Transportation and Traffic Engineering Handbook, I.T.E.

Manual on Uniform Traffic Control Devices.

ACTION ALTERNATIVES:

The Planning Commission must consider this request and make appropriate findings to approve, deny or deny without prejudice. The findings worksheet is attached.

SUNSHINE MEADOW NARRATIVE
10-10-07

Sunshine Meadows Park will be approximately 2.5 acres in size. It will have street frontage on nearly 95% of the park. One of the streets is a cul-de-sac that will serve well for on-street parking. It is not anticipated that there will be much, if any, vehicle traffic going to the park as this is a passive use neighborhood park and most of the park users will access the site by foot or bicycle.

The park amenities will include a reduced size basketball court, children's play equipment including a swing set with a child seat and a tetherball pole, a group or family picnic shelter with one or two bar-b-q stands, horseshoe courts, volleyball court, portable restroom shelter, drinking fountain, anaerobic trash cans, benches and bike racks. The park will also have an 8 foot pathway around the perimeter of the park and handicap access to the amenities. The landscaping will include some berms, shrub beds and a tree-scape. The turf, trees and shrubs will be irrigated with a water conservation system that will be monitored from a central computer system. The tree-scape will be designed by the City's Urban Forester and we will recruit the neighbors to help plant the trees and help construct the playground. We anticipate the park to be completed in the summer of 2008.

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

A. INTRODUCTION

This matter having come before the Planning Commission on, November 13, 2007, and there being present a person requesting approval of ITEM, SP-8-07, a request for a Neighborhood Recreation Special Use Permit in the R-8 (Residential at 8 units/acre) zoning district

LOCATION: A +/- 2.5 acre parcel between Larix Court, Timberlake Loop and Courcelles Parkway.

APPLICANT: City of Coeur d'Alene, Parks Department

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 dwellings.
- B2. That the Comprehensive Plan Map designation is Transition
- B3. That the zoning is R-8 (Residential at 8 units/acre)
- B4. That the notice of public hearing was published on, October 27, 2007, and, November 6, 2007, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, November 1, 2007, which fulfills the proper legal requirement.
- B6. That 98 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on, October 26, 2007, and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on November 13, 2007.
- 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 **THE CITY OF COEUR D'ALENE, PARKS DEPARTMENT** for a Neighborhood Recreation 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 Luttrupp	Voted _____
Commissioner Jordan	Voted _____
Commissioner Messina	Voted _____
Commissioner Rasor	Voted _____
Commissioner Souza	Voted _____

Chairman Bruning Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN JOHN BRUNING

2007 Planning Commission Priorities Progress

NOVEMBER 2007

<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 		Park/rec Comm workshop 6/07. Sign Bd 06, CC 3/07
<ul style="list-style-type: none"> ▪ Goal achievement 		Checklist of projects w/updated 2/07
<ul style="list-style-type: none"> ▪ Building Heart Awards 		Discussed 7/06 No awards will be given.
<ul style="list-style-type: none"> • Speakers 		Wastewater & LCDC completed
<ul style="list-style-type: none"> • Public Hearings 		December 11, 2 items
Long Range Planning		
<ul style="list-style-type: none"> ▪ Comprehensive Plan Update 		CC/PC Workshop scheduled November 14 th , City Council Public Hearing scheduled November 20 th
Public Hearing Management		
<ul style="list-style-type: none"> ▪ Continued work on Findings and Motions 		Warren and Plg staff to review
<ul style="list-style-type: none"> ▪ Public hearing scheduling 		Chrman Bruning consulted on agenda
Regulation Development		
1. Subdivision Standards		Pending – some research begun
2. Revise Landscaping Regulations		w/Urban Forestry & rfq/p being drafted
3. Expansion of Design Review		w/ DRC, CC & PC wkshps completed. DRC reviewed legal draft. Public wksp to be held
4. Commercial Zoning Districts		Hgts/Commercial Zoning study of E Sherman assigned by council.
5. Off-Street Parking Standards		Rfq/p being drafted.
6. Workforce & Affordable Housing		City staff & consultant working on various aspects ie Community Development Block Grant.
Misc Zoning Ord. Updates		
<ul style="list-style-type: none"> • Non-Conforming Use Reg cleanup • Average Finish Grade • Screening of rooftop equipment • Mediation – state law • Planned Unit Development Standards • Lighting • Surface Water, Irrigation – ID law • Re-codification or re-org to Unified Development Code 		Fort Grounds Example, research continuing. CC Approved 5/1 Research begun
Other Code Provisions under Development Supported by Commission		
<ul style="list-style-type: none"> • Variance criteria • Design Review Procedure • Downtown Design Review – cleanup • Height Projections 		CC approved hgt 5/1 Procedure draft by legal under review. Wkshp w/downtown et.al. pending Draft prepared. Wkshp w/downtown TBA
Other Action		
Infill East Revisions		City Council approved East Infill Boundary