

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

MARCH 11, 2014

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, Ingalls, Luttrupp, Messina, Ward, Conery,(Student Rep.) O'Brien(Alt. Student Rep. O'Brien)

APPROVAL OF MINUTES:

February 11, 2014

PUBLIC COMMENTS:

STAFF COMMENTS:

OTHER:

Approval of findings for S-1-12.m (Cottage Grove), PUD-1-4 & S-2-14, (The Circuit)
S-3-14(Downtown Millers Addition)

ELECTIONS:

Chair/Vice-Chair

PUBLIC HEARINGS:

1. Applicant: Active West Builders
Location: 2200 W. John's Loop
Request:
 - A. A proposed 5.79 acre PUD "Revel at Riverstone"
QUASI-JUDICIAL, (PUD-2-14)
 - B. A proposed 1-lot prelim plat "Revel at Riverstone"
In the C-17 zoning district.
QUASI-JUDICIAL, (S-4-14)

2. Applicant: Riverstone Waterfront, LLC
Location: Bellerive Lane
Request:
- A. A modification to "Riverwalk PUD"
QUASI-JUDICIAL, (PUD-1-04m.3)
 - B. A proposed 24-lot preliminary plat "Bellerive 5th Addition"
QUASI-JUDICIAL, (S-4-05m.1)
3. Applicant: U.S. Forest Service
Location: 3600 W. Nursery Road
Request: A proposed 13.14 acre annexation from County C to City C-17
and C-17L zoning district.
QUASI-JUDICIAL, (A-2-14)

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
FEBRUARY 11, 2014
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Heather Bowlby, Vice-Chair
Michael Ward
Peter Luttropp
Jon Ingalls
Grant Conery, Student Rep.
Cole O'Brien, Alt. Student Rep.

STAFF MEMBERS PRESENT:

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

COMMISSIONERS ABSENT:

Tom Messina

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Luttropp, seconded by Ward, to approve the minutes of the Planning Commission meeting on January 14, 2014. Motion approved.

PUBLIC COMMENTS:

There was none.

STAFF COMMENTS:

Planner Holm announced the up-coming agenda items for the next Planning Commission meeting to be held on March 11, 2014.

OTHER:

Approval of findings for SP-6-13, A-1-14 & S-1-14

Motion by Green, seconded by Luttropp, to approve Item SP-6-13. Motion approved.

Motion by Luttropp, seconded by Ward, to approve Item A-1-14. Motion approved.

Motion by Luttropp, seconded by Ward, to approve Item S-1-14. Motion approved.

ADMINISTRATIVE ITEMS:

1. Applicant: Matthew Mayberry
Location: Riverstone West 1st Add. Tract "C" 4th Addition
Request: A proposed preliminary plat "Riverstone West 5th Addition"
SHORT PLAT (SS-2-14)

Engineering Services Director Dobler presented the staff report and then asked if the Commission had any questions.

Commissioner Ingalls inquired if staff had discussed the proposed conditions with the applicant.

Mr. Dobler stated that the applicant is aware of the conditions and approves.

Motion by Bowlby, seconded by Ingalls, to approve Item SS-2-14. Motion approved.

2. Applicant: Rick and Roxanne Gunther Living Trust
Location: 701 W. Lakeshore
Request: A proposed 1-lot subdivision "West Lakeshore Condominiums"
SHORT PLAT (SS-3-14)

Engineering Services Director Dobler presented the staff report and then asked if the Commission had any questions.

Commissioner Ingalls inquired if the applicant approves of the conditions listed in the staff report.

Mr. Dobler stated they are familiar with the conditions in the staff report and approve.

Motion by Bowlby, seconded by Ingalls, to approve Item SS-3-14. Motion approved.

Chairman Jordan introduced the new Planning Commissioner, Mr. Jon Ingalls.

PUBLIC HEARINGS:

1. Applicant: Viking Construction
Location: W. Pinegrove and Canfield Avenue
Request: A replat of Cottage Grove Second Addition
QUASI-JUDICIAL (S-1-12.M)

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

Commissioner Luttrupp inquired if this request is for a modification to the original Planned Unit Development.

Planner Holm answered that is correct.

Commissioner Bowlby questioned if this request is approved, will it include the commercial lots in the PUD.

Planner Holm stated that is correct.

Public testimony open:

Russ Helegeson explained that this request does not affect the number of lots originally proposed for this subdivision. There are 40 single-family and six commercial lots. This modification, if approved, will allow the applicants to split the commercial lots from the residential since there are two different owners. He stated that the conditions in the staff report are acceptable to both parties and asked if the commission had any questions.

Commissioner Bowlby inquired whose responsibility it will be to maintain the roads, since the subdivision will be split.

Mr. Helegeson explained that the responsibility will be split between the two Homeowners Associations.

Commissioner Ingalls inquired if both applicants agree to the conditions in the staff report.

Mr. Helegeson stated both applicants agree with the conditions in the staff report.

Public testimony closed.

Motion by Bowlby, seconded by Luttropp, to approve Item S-2-12.m and for staff to prepare the findings. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Luttropp	Voted	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

2. Applicant: Active West Developers
Location: 2845 & 3003 W. Seltice
Request:
 - A. A proposed 4.68 acre PUD "The Circuit"
QUASI-JUDICIAL (PUD-1-14)
 - B. A proposed 39-lot prelim plat "Circuit at Seltice"
QUASI-JUDICIAL (S-2-14)

Planner Stroud presented the staff report and asked if the commission had any questions.

Commissioner Ingalls stated that he will excuse himself from the hearing for exparte communication with the applicant.

Engineering Services Director Dobler stated that he has many concerns with this project. He explained that storm drainage is a problem and stated before any building permits are issued, the design of the roof drainage gables will need to be approved. He stated after Meadow Ranch was completed, staff had complaints from people living in Meadow Ranch that runoff water was going onto their property. He stated that the gate proposed for this development has issues that have been discussed with the applicant.

Commissioner Luttrupp stated that perhaps this project is premature for the area. He explained that the problem with congestion on Seltice Way is a concern, and this project would add to that concern.

Commissioner Bowlby inquired if staff has had received any complaints about traffic since the Mill River apartments have been completed. She questioned if a master plan is proposed to include a traffic study. She feels a workshop would be helpful to discuss a way to mitigate traffic in this area.

Mr. Dobler stated that a master plan is being discussed, including the reconstruction of Seltice Way.

Commissioner Bowlby stated that there seems to be a lot of red flags on this project after seeing the number of conditions listed in the staff report.

Mr. Dobler concurred that staff has concerns with this development, but feels most of these issues can be minimized. He feels that this project would be less of an impact than building apartments. He stated this is a tradeoff.

Commissioner Green inquired if street width would be adequate after reviewing fire department comments.

Mr. Dobler stated that he has had many discussions with the fire department and they are fine with the proposed street widths.

Public testimony open:

Sandy Young, applicant, presented a power point presentation highlighting the different amenities to the project. She explained that this piece of land was abandoned and purchased by the applicant with the intent of designing a community where people can run, walk and bike to various areas in the city. Active West is committed to developing a community like Meadow Ranch. She explained in her PowerPoint presentation showing pictures of the homes to be constructed in this development.

She discussed how storm water will be collected within this development. She explained that the collection of storm water will be similar to how it is designed for Meadow Ranch. She commented that the applicant is committed to helping with the improvements on Seltice Way by providing a deceleration lane, so people leaving the development will be safe. The applicant has reviewed the 20 conditions listed in the staff report and requested condition number 9 to be eliminated and number 13 changed stating that sidewalks to be constructed around the internal perimeter of the subdivision and not within the project. The applicant stated this is a gated community and by providing a gate, it allows people to move freely from one house to another.

Commissioner Bowlby stated that she remembers when Meadow Ranch came before the commission and was denied and later appealed to the city council where it was approved. She explained one of the reasons she denied the request is because of the location, and now has friends who live in Meadow Ranch who love it.

Ms. Young explained that gates are provided to insure that people living in this development feel safe, especially for single women and empty nesters.

Commissioner Bowlby inquired if a study was done on the type of development planned for this area.

Ms. Young explained that a feasibility study was done and from that information, provided ideas that were incorporated into the design of the project. The gate was proposed to provide people living in the development a sense of security.

Commissioner Luttrupp inquired if staff could explain how the deceleration lane will work.

Mr. Dobler explained that a sufficient stacking area will be designed to keep vehicles out of the on-coming

traffic on Seltice Way.

Commissioner Luttrupp inquired if staff could explain where the gate will be located on the property.

Mr. Dobler explained that the gate will be located on the property and not on the Seltice Way right-of-Way. The gate is required to open inward into the development and not outward into the right of way. This is stated as a condition in the staff report.

Commissioner Bowlby inquired how many apartment units will be allowed on the property.

Deputy City Attorney Wilson stated under the current zoning, there could be 80 apartments on this property.

Commissioner Luttrupp stated that there are a lot of positive things with this development, but is concerned with the lack of communication between staff and the applicant.

Ms. Young suggested to have the map recorded at the county. She addressed the questions concerning storm water management and the need for the zero-setbacks.

Glenn Waddel stated that traffic is a concern in this area. He explained there was an existing pit on the property that had been backfilled with a lot of unknown material, and that along the property line was an existing fence that has been damaged due to digging into the bank on the property, that is falling down.

Dennis Cunningham, applicant, stated that he will contact Mr. Waddel regarding the fence on the property. He explained that this project will be similar to Meadow Ranch, which has turned out to be one of the most popular developments in this area. Storm water has always been an issue and is confident that these issues can be worked out with staff. He stated that we want to move this project ahead and for the commission to please consider eliminating the need for the additional sidewalks inside the development, as stated in the staff report. He added if sidewalks are required this will impact the design of the project. He feels that gated communities are not new in Coeur d'Alene and cited examples of various developments within the city that are gated. He added that if this is an issue maybe a policy can be drafted and some workshops scheduled to discuss this issue.

Public testimony closed.

Rebuttal:

Ms. Young stated she agrees that there are a lot of conditions for this development, but is confident that these issues can be worked out with staff.

Chairman Jordon questioned how staff feels about the elimination of condition number 9 dealing with setbacks between homes.

Engineering Services Director Dobler stated that staff does not have a problem if the applicant feels they can make it work.

Commissioner Bowlby inquired how staff feels about eliminating sidewalks as stated in the staff report under condition number 13.

Mr. Dobler stated he concurs with Mr. Cunningham that a discussion is necessary about gates. He added that this topic could be brought to council to see what direction to take. He agrees that there are a lot of conditions with this project, but staff is trying to make you aware of the pros and cons of this project. He stated that in the past we have received complaints from citizens not having sidewalks where they live. He feels that by applying conditions to a project, it will make you aware of these issues.

Motion by Bowlby, seconded by Ward, to approve Item PUD-1-14 and direct staff to do the findings. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

Motion by Bowlby, seconded by Ward, to approve Item S-2-14 and direct staff to do the findings. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

- 3. Applicant: Miller Development Group, LLC
Location: 1101 E. Indiana Avenue
Request: A proposed 9-lot preliminary plat "Downtown Millers Addition"
QUASI-JUDICIAL (S-3-14)

Planner Holm presented the staff report and answered questions from the Commission.

Commissioner Ingalls questioned how many homes could be built on this property.

Planner Holm replied a pocket housing development could have 21 homes on this property.

Public testimony open:

Chad Oakland, applicant, stated that he purchased this property with the intent for nine craftsman style homes. He lives in this area and bought the property so someone else didn't buy it for the purposes of building more than single family residential units on the property.

Commissioner Ingalls inquired if the applicant has reviewed the conditions, especially the ones from Wastewater.

Mr. Oakland stated he agrees with the conditions in the staff report.

Ken Burchell stated that he is neutral on this request and questioned if the applicant would consider providing an east/west alley for purposes of convenience. He stated that he would like to meet with Mr. Oakland to discuss these issues.

Doug Johnson stated that he would support the previous comment regarding an alleyway and explained that he put in new sewer lines and had to remove a huge maple tree and an alley would be helpful for these projects.

Ricki Sonnen stated that she has seen the homes that the applicant has built and commented they are great. She stated that her neighbor who is in a wheelchair could not attend the meeting tonight, but wanted to ask the applicant to provide ADA ramps. She added that because of the problem of light pollution, suggested that the applicant provide lighting that is not so intrusive to the neighborhood.

Commissioner Ingalls inquired if the applicant could meet with Mr. Burchell to address his issues with the alley and questioned the condition of the sidewalks on Indiana.

Mr. Oakland stated that the sidewalks on Indiana are in great shape. He stated that he recently spoke with staff about putting ADA ramps where needed and they will be considered.

Public testimony closed:

Motion by Ingalls, seconded by Bowlby, to approve Item S-3-14 and direct staff to prepare the findings. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

ADJOURNMENT:

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

The meeting was adjourned at 9:01 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

УШУЗ-УСД УМЕТНО

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

A. INTRODUCTION

This matter having come before the Planning Commission on, February 11, 2014, and there being present a person requesting approval of ITEM: S-3-14 a request for preliminary plat approval of "Downtown Miller's Addition" a 9-lot Preliminary Plat Subdivision in an R-12 (Residential at 12 units/acre) zoning district.

APPLICANT: MILLER DEVELOPMENT GROUP, LLC

LOCATION: +/- 1.65 ACRE TAX PARCEL NORTH OF INDIANA AVE. BETWEEN 11TH AND 12TH STREETS

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

- B1. That the existing land uses are residential and civic uses.
- B2. That the Comprehensive Plan Map designation is Stable Established
- B3. That the zoning is R-12 (Residential at 12 units/acre) zoning district.
- B4. That the notice of public hearing was published on January 25, 2014, which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. Those 104 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on January 24, 2014.
- B7. That public testimony was heard on February 11, 2014.
- B8. Pursuant to Section 16.10.030A.1, Preliminary Plats: In order to approve a preliminary plat, the Planning Commission must make the following findings:

- B8A. That all of the general preliminary plat requirements **have** been met as attested to by the City Engineer.

The staff report indicates that City Engineer Gordon Dobler has determined that all of the general preliminary plat requirements have been met. As such, we find that this requirement is satisfied.

- B8B. That the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities **are** adequate.

The staff report indicates that these public facilities are adequate to serve the proposed subdivision with the exception that one additional fire hydrant will need to be installed in the area of 12th Street and Indiana Ave. The installation of this fire hydrant will be constructed with the proposed subdivision.

- B8C. That the preliminary plat **is** in conformance with the Comprehensive Plan as follows:

The Comprehensive Plan designates the subject property as a stable established area with the Historic Heart land use area. Stable established areas are areas where the character of the neighborhood has largely been established and, in general, should be maintained. The Historic Heart area encourages growth that will complement and strengthen existing neighborhoods. The applicant has proposed a small 9 lot subdivision that largely mirrors the uses and land use characteristics of the surrounding neighborhood. Additionally, the proposal meets the following Comprehensive Plan objectives 1.12 (discourage sprawl), 1.14 (efficient use of existing infrastructure), 3.01 (provide a diversity of housing forms) and 3.05 (protect and preserve existing neighborhoods). As such, we find that the proposed subdivision is in conformance with the Comprehensive Plan.

- B8D. That the public interest **will** be served.

As discussed in relation to the other findings, the proposed subdivision meets the requirements of the Comprehensive Plan and satisfies the City's standards for subdivisions. As such we find that the public interest will be served in approving this subdivision request.

- B8E. That all of the required engineering elements of the preliminary plat **have** been met, as attested to by the City Engineer.

The staff report indicates that City Engineer Gordon Dobler has determined that all of the required engineering elements of a preliminary plat have been met. As such, we find that this requirement is satisfied.

- B8F. That the lots proposed in the preliminary plat **do** meet the requirements of the applicable zoning district.

As noted in the staff report, the minimum residential lot size in the R-12 zone is 5,500 square feet. 3,500 square feet is necessary per unit is required for multi-family units. Based on the preliminary plat submitted by the applicant all of the lots meet this requirement.

- B9. That the proposal **would not** adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character, and existing land uses.

The proposed subdivision is an infill project that will allow for the construction of additional housing stock that is a continuation of that which is provided in the immediate area. The density of the area will increase nominally, but the staff report indicates that the surrounding streets can handle any increased traffic. Given that, we find that the proposal will not adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, and existing land uses.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of MILLER DEVELOPMENT GROUP, LLC for preliminary plat of approval as described in the application should be **approved**.

Special conditions applied to the motion are:

Water:

1. All domestic services as well as any new fire hydrants required by the Fire Department will be installed prior to final plat approval and issuance of building permits.

Engineering:

2. All stormwater Best Management Practices (BMP) are required to be installed prior to the commencement of any construction activity on the proposed subdivision.

Wastewater:

3. Each of the Development's proposed sewer lateral tap locations shall be inspected and approved by the Wastewater Utility prior to coring and tapping into the public sewer main and after installing the connection saddle tap (prior to backfilling).
4. Each sewer lateral tap shall conform to the most recent City Detail developed and approved by the City. The Wastewater Utility shall approve of the placement and the orientation of each sewer lateral.
5. The development's contractor shall have a stainless steel repair coupler or band for both pipes onsite and prior to construction of sewer lateral connections. Said Coupler/Bands shall be inspected and approved by the Wastewater Utility.

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

ROLL CALL:

Commissioner Bowlby	Voted Yes
Commissioner Ingalls	Voted Yes
Commissioner Luttrupp	Voted Yes
Commissioner Ward	Voted Yes

Commissioner Messina was absent.

Motion to approve carried by a 4 to 0 vote.

CHAIRMAN BRAD JORDAN

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

A. INTRODUCTION

This matter having come before the Planning Commission on, February 11, 2014, and there being present a person requesting approval of ITEM: S-1-12.m a request for preliminary plat approval of "Cottage Grove" a 46-lot Preliminary Plat Subdivision in a C-17L PUD (Residential & Commercial at 17 units/acre) zoning district.

APPLICANT: VIKING CONSTRUCTION

LOCATION: +/- 10 ACRE IN THE VICINITY OF THE NE CORNER OF WEST PINEGROVE DRIVE AND CANFIELD AVE.

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

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

- B1. That the existing land uses are residential - single-family, duplex, commercial - sales and service, civic, and vacant property.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is C-17L PUD.
- B4. That the notice of public hearing was published on January 25, 2014, which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. That 69 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on January 24, 2014.
- B7. That public testimony was heard on February 11, 2014.
- B8. ***Pursuant to Section 16.10.030A.1, Preliminary Plats: In order to approve a preliminary plat, the Planning Commission must make the following findings:***
 - B8A. That all of the general preliminary plat requirements have been met as attested to by the City Engineer. This is based on comments from Engineering included in the staff report and the public hearing presentation by staff.
 - B8B. That the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities are adequate. This is based on comments provided by city departments included in the staff report which include: Water, Sewer, Stormwater, Traffic, Streets, and Fire.

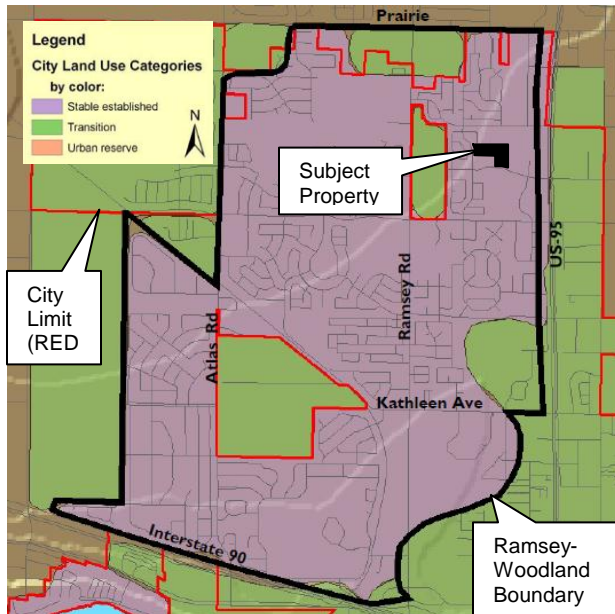
Prior approvals made by Planning Commission include:

- [PUD-2-07](#)
- [S-4-07](#)
- [PUD-2-07.m](#)
- [S-1-12](#)

B8C. That the preliminary plat is in conformance with the Comprehensive Plan as follows:
The following information was reviewed and approved by Planning Commission, based on the staff report and public hearing presentation:

The City Comprehensive Plan Map designates the subject property as Stable Established – Ramsey-Woodland:

MAP:



Stable Established:

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

Ramsey - Woodland Tomorrow

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

The characteristics of Ramsey – Woodland neighborhoods will be:

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

APPLICABLE GOALS & OBJECTIVES:

- Objective 1.11- Community Design:
Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

- Objective 1.12 - Community Design:
Support the enhancement of existing urbanized areas and discourage sprawl.
- Objective 1.14 - Efficiency:
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- Objective 2.02 - Economic & Workforce Development:
Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.
- Objective 2.05 - Pedestrian & Bicycle Environment:
Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances
- Objective 3.01 - Managed Growth:
Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population
- Objective 3.05 - Neighborhoods:
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- Objective 3.08 - Housing:
Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.

- B8D. That the public interest will be served based on that the project will provide affordable residential units as well as commercial development in the city in an infill area without attributing to sprawl. The project's improvements are complete and have been accepted with residential units under construction.
- B8E. That all of the required engineering elements of the preliminary plat have been met, as attested to by the City Engineer. This is based on the staff report and public hearing presentation.
- B8F. That the lots proposed in the preliminary plat do meet the requirements of the applicable zoning district for the following reasons: The lots as shown on the preliminary plat meet the requirements as set forth in the approved PUD and final development plan (PUD-2-07 & PUD-2-07.m).
- B9. That the proposal would not adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character, and existing land uses based on the public hearing presentation and comments in the staff report:

TRAFFIC:

The ITE Trip Generation Manual estimates the 40 unit townhouse residential portion of the project may generate approximately 18 trips per day during the A.M. peak hours and 21 trips per day during the P.M. peak hour periods. The commercial aspect may generate 7 to 8 trips during the A.M./P.M. peak hour periods. The adjacent and connecting streets should accommodate the additional traffic volumes. There are numerous routes that can provide access into and out of the area of the development, as well as the fact that all of the adjacent major intersections are signalized, thus regulating traffic flow volumes.

NEIGHBORHOOD CHARACTER/LAND USE:

The subject property is zoned C-17L PUD and will not change with this request. Development in the area consists of a mix of commercial, multi-family, manufacturing, and single family residential units.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of VIKING CONSTRUCTION for preliminary plat of approval as described in the application should be approved.

Special conditions applied to the motion are:

Engineering:

1. Separate maintenance of the residential/commercial stormwater facilities is required unless agreement is made in the homeowners/business owners association documents.

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

ROLL CALL:

Commissioner Bowlby	Voted Yes
Commissioner Ingalls	Voted Yes
Commissioner Luttrupp	Voted Yes
Commissioner Ward	Voted Yes

Commissioner Bowlby was absent.

Motion to approve carried by a 4 to 0 vote.

CHAIRMAN BRAD JORDAN

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

A. INTRODUCTION

This matter having come before the Planning Commission on February 11, 2014, and there being present a person requesting approval of Item: PUD-1-14 a request for "The Circuit PUD" in the C-17 (Commercial at 17units/acre) zoning district.

APPLICANT: ACTIVE WEST DEVELOPERS

LOCATION – +/- 4.68-ACRES EAST OF ATLAS ROAD AND LYING ON THE SOUTH SIDE OF INTERSTATE 90 AND SELTICE WAY.

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

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

- B1. That the existing land uses are residential – mobile homes, multi-family and commercial, Industrial and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is C-17 (Commercial at 17 units/acre) zoning district.
- B4. That the notice of public hearing was published on, January 25, 2014, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, January 31, 2014, which fulfills the proper legal requirement.
- B6. That 21 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on January 24, 2014.
- B7. That public testimony was heard on February 11, 2014.
- B8. Pursuant to Section 17.07.230, Planned Unit Development Review Criteria, a planned unit development may be approved only if the proposal conforms to the following criteria to the satisfaction of the Planning Commission:

B8A. The proposal is in conformance with the Comprehensive Plan. This is based upon the following policies:

Objective 1.12 - Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl.

Objective 1.14 - Efficiency:

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

Objective 2.02 - Economic & Workforce Development:

Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.

Objective 4.01 - City Services:

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

Objective 4.02 - City Services:

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

B8B. The design and planning of the site is compatible with the location, setting and existing uses on adjacent properties.

The proposed development is a residential development of 39 units of single-family homes with open space including a gated connection to the Centennial Trail to be located in the northeast corner of the site. The subject property is in the Spokane River District in an area of commercial and apartment development. The Seltice Way corridor is a higher traffic area with access to I-90.

B8C The proposal is compatible with natural features of the site and adjoining properties. In the case of property located within the hillside overlay zone, does not create soil erosion, sedimentation of lower slopes, slide damage, or flooding problems; prevents surface water degradation or severe cutting or scarring; reduces the risk of catastrophic wildfire in the wildland urban interface; and complements the visual character and nature of the city.

The subject property has a level terrain with the exception of the northern portion of the property, which has a fairly aggressive slope as it reaches the property line to the north.

The eastern portion of the subject property has a storage building that will be removed, and the remainder of the property is vacant.

B8D The location, design, and size of the proposal are such that the development will be adequately served by existing streets, public facilities and services. This is based on staff comments included in the staff report that the proposed development can be adequately served per code requirements outlined in staff's information.

B8E The proposal does provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes.

This is based on the area shown on the preliminary plat providing for the required open space. There are 4.68-acres of open space area (10.1% of the gross land area). Open space areas include a pedestrian pathway connecting to the Centennial Trail, Gated for private "Circuit " residents only, Bicycle Staging Area, Community Garden Box Plots, Espaller Apple Gardens and Open Turf/Park area.

B8F Off-street parking does provide parking sufficient for users of the development. This is based on the requirement for the developer to meeting the parking code. Compliance with the parking requirements in the City's parking code will be accomplished through the development review process. On-site paved parking that meets the requirements of the parking code must be provided before a certificate of occupancy is issued for each single-family dwelling unit.

B8G That the proposal does provide for an acceptable method for the perpetual maintenance of all common property. This is based on the applicant indicating that a homeowner's association will be formed to maintain all open space areas. It was also a condition of approval for the "Circuit" Planned Unit Development.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of ACTIVE WEST DEVELOPERS for the planned unit development, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are:

PLANNING:

1. Creation of a homeowners association to ensure the perpetual maintenance of all common open space areas.
2. Duplex housing units to be required on lots 1-4, Block 3, unless a density increase special use permit is obtained.

ENGINEERING:

3. Submit a design to manage individual lot storm drainage. This design must be approved and included in the final development plan and HOA documents for the subject property. The approved design will be a required component of all building permit submittals for the subject development.
4. Side yards adjacent to all buildings are required to slope away from the building and cannot carry drainage to the adjoining lot. A side yard detail that includes the slope and how the drainage will be retained on the subject property will be a required component of all building permit submittals for the subject development.

5. All requirements for design, construction, maintenance, replacement, use, traffic safety, etc. must be set forth in the PUD documents and incorporated into the HOA (Home Owner's Association) documents.
6. The proposed gate for the subject property is required to be located on the site and not on the Seltice Way right-of-way. Any constructed gate is required to open "inward" into the development and not "outward" into the r/w.
7. Sufficient stacking area must be provided to keep vehicles out of the developed road section on Seltice Way. This includes any sidewalk or multi-use path that may be installed on the right-of-way.
8. Total driveway width is limited to nineteen & one-half feet (19.5') to not exceed the City standard of no more that 50% of lot frontage.
9. Driveway "approach" locations will be required to adhere to the City policy of beginning no closer than five feet (5') to the nearest property line. This will allow for a ten foot (10') separation between the driveway entrances, which allows for utility box facility placement, etc.

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

ROLL CALL:

Commissioner Bowlby	Voted Yes
Commissioner Luttrupp	Voted Yes
Commissioner Ward	Voted Yes

Commissioner Messina was absent.

Motion to approve carried by a 3 to 0 vote.

CHAIRMAN BRAD JORDAN

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

A. INTRODUCTION

This matter having come before the Planning Commission on, February 11, 2014, and there being present a person requesting approval of ITEM: S-2-14 a request for preliminary plat approval of "The Circuit" a 39-lot subdivision, and 4 unbuildable tracts in the C-17 zoning district.

APPLICANT: ACTIVE WEST DEVELOPERS

LOCATION – +/- 4.68-ACRES EAST OF ATLAS ROAD AND LYING ON THE SOUTH SIDE OF INTERSTATE 90 AND SELTICE WAY.

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

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

- B1. That the existing land uses are residential – mobile homes, multi-family and commercial, Industrial and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is C-17 (Commercial at 17 units/acre) zoning district.
- B4. That the notice of public hearing was published on, January 25, 2014, which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. That 21 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on January 24, 2014.
- B7. That public testimony was heard on February 11, 2014.
- B8. Pursuant to Section 16.10.030A.1, Preliminary Plats: In order to approve a preliminary plat, the Planning Commission must make the following findings:
 - B8A. That all of the general preliminary plat requirements have been met as attested to by the City Engineer. This is based upon the City Engineer, Gordon Dobler acknowledging the preliminary plat submitted contains all of the general information required by Section 16.12.020 of the Municipal Code, General Requirements, with the exception of the proposed private streets.

B8B. That the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities are adequate. This is based on the staff comments noted in the staff report indicating the utilities/facilities are or will be adequate for the proposed development.

B8C. That the preliminary plat is in conformance with the Comprehensive Plan as follows: The subject property is within the city limits and is designated as the Spokane River District and is in Transition.

➤ Objective 1.12 - Community Design:
Support the enhancement of existing urbanized areas and discourage sprawl.

➤ Objective 3.05 - Neighborhoods:
Protect and preserve existing neighborhoods from incompatible land uses and developments.

B8D. That the public interest will be served based on the fact that the subject property is within the corporate limits and would create a 39-lot gated subdivision on private streets with a density of 8.33 units per gross acre that is within the 17 units per acre density allowed as specified in the R-17 district, per the C-17 zoning district.

The development includes open space areas, including a gated connection to the Centennial Trail to be located in the northeast corner of the site. The subject property is in the Spokane River District in an area of commercial and apartment development. The Seltice Way corridor is a higher traffic area with access to I-90.

B8E. That all of the required engineering elements of the preliminary plat have been met, as attested to by the City Engineer. This is based on the preliminary utility design being submitted indicating that all proposed lots could be served.

B8F. That the lots proposed in the preliminary plat do meet the requirements of the applicable zoning district for the following reasons:

The proposed planned unit development and subdivision will allow for reduced setbacks, lot sizes, lot frontages and private streets as requested in the deviations listed in the staff report and review by staff. A Final Development Plan will be review by staff to ensure that the applicant has included the deviations per the approval of the Planning Commission.

B9. That the proposal would not adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character, and existing land uses because the proposed development is adjacent to Seltice Way and is designated as a minor arterial in the Transportation Plan. Seltice Way also provides access to the site. The subject property was a former mobile home sales lot. There is an existing structure on the easterly property which will be removed, and the remaining portion of the subject property is vacant.

The surrounding area has a diverse land use pattern ranging from multi-family in the neighboring area) as well as commercial and industrial uses nearby. If there were a neighborhood character in the area, it would be the random mixture of residential, mobile homes, multi-family commercial and manufacturing uses that have been there for many years.

- B10. Deviations from Provisions Criteria, Section 16.32.010, Standards for Granting. In specific cases, the Commission may authorize deviations from the provisions or requirements of this title that will not be contrary to public interest; but only where, owing to special conditions pertaining to a specific subdivision, the literal interpretation and strict application of the provisions or requirements of this title would cause undue and unnecessary hardship. No such deviation from the provisions or requirements of this title shall be authorized by the Commission unless they find that all of the following facts and conditions exist:
- A. Exceptional or extraordinary circumstances or conditions applying to the subject subdivision or to the intended use of any portion thereof that does not apply generally to other properties in similar subdivisions or in the vicinity of the subject subdivision. This is based on the proposed subdivision and proposed PUD will include private streets and lots with less than the required frontage. Similar deviations have been approved in other subdivisions through deviation from standards.
 - B. Such deviation is necessary for the preservation and enjoyment of a substantial property right of the subdivider or is necessary for the reasonable and acceptable development of the property. This is based on the proposed lots in the preliminary plat having less than required frontage on private streets and have been approved in other subdivisions through deviation from standards.
 - C. The authorization of such deviation will not be materially detrimental to the public welfare or injurious to property in the vicinity in which the subdivision is located. This is based on the private streets being designed to better utilize the property for the proposed subdivision and the residents living there. The preliminary plat has also been reviewed by staff and comments were included in the staff report.
 - D. The authorization of such deviation will not adversely affect the Comprehensive Plan. This is based upon the Comprehensive Plan policies as noted in the staff report.
 - E. Deviations with respect to those matters originally requiring the approval of the City Engineer may be granted by the Commission only with the written approval of the City Engineer.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of ACTIVE WEST DEVELOPERS for preliminary plat of approval as described in the application should be approved.

Special conditions applied to the motion are:

ENGINEERING:

1. Construction of accel/decel lanes per the AASHTO "Green Book", will be required for the development. These will be required to be constructed at the time of site development of the subject property.

2. Points of ingress/egress are required to slope on to the site to eliminate site drainage from leaving the subject property.
3. All site infrastructure (utilities, roads, etc.) is required to be constructed to City standards. Inspection records and test results will be required to be submitted for verification that construction methods were completed to the level of public works construction.
4. Standard concrete sidewalk is required to be constructed around the total perimeter of all of the internal streets to allow for pedestrians to remain on the sidewalk and not detour onto the street. Pedestrian ramp installation is required at all points of departure on the sidewalk.
5. Installation of frontage improvements, or, a subdivision improvement agreement, will be required for the street improvements along Seltice Way.

FIRE:

6. Due to the limited access and increased density for the residents that will be residing at The 'Circuit', Life Safety and Fire Protection is the utmost concern for Coeur d'Alene Fire Department. Therefore, the Flame spread for the exterior wall finish on exposure sides shall be Class I (0-25) materials with 1 hour protection for less than 3' from the property line or less than 6' between structures.

WATER:

7. All onsite utilities would be required to be installed including mains, fire hydrants and domestic/irrigation services prior to final plat acceptance and issuance of building permits. The water mains shall front all proposed lots with services perpendicular to the mains. If internal streets are private, a minimum 20' public utility easement centered over the water main, or a 30' combined water/sewer easement inclusive of fire hydrants is required. No concrete footings or permanent structures, exclusive of curbs, sidewalks, street lamps or sign posts are permitted within the easement. Utility connection points will be made to a 12" main north of the west bound travel lane of Seltice Way and a 6" main stub south of the I-90 ROW to provide looping and redundancy. Fire hydrant quantity and spacing shall be as designated by the Fire Department.

WASTEWATER:

8. The offsite sewer infrastructure from Manhole SELT1-06 to the southeast corner of the development shall be constructed and accepted by the City prior to issuing any certificates of occupancies within the development.
9. A utility easement for the onsite sewer infrastructure within the subject property shall be dedicated to the City and shown on the Plat. Said utility easement shall be a minimum of 20' wide for public sewer only or 30' wide if public sewer is shared with the City's Water Department.
10. All onsite sewer infrastructures shall conform to the City of Coeur d'Alene Standard Drawings and have an approved all weather surface accessing all manholes.
11. The Wastewater Utility shall approve of the placement and the orientation of the public sewer infrastructure within the aforementioned easements prior to construction of the onsite public sewer.

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

ROLL CALL:

Commissioner Bowlby	Voted Yes
Commissioner Luttrupp	Voted Yes
Commissioner Ward	Voted Yes

Commissioner Messina was absent.

Motion to approve carried by a 3 to 0 vote.

CHAIRMAN BRAD JORDAN

**PLANNING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER
DATE: MARCH 11, 2014
SUBJECT: **S-4-14** – “REVEL AT RIVERSTONE” A 24-LOT PRELIMINARY PLAT SUBDIVISION
PUD-2-14 – “REVEL AT RIVERSTONE” PLANNED UNIT DEVELOPMENT
LOCATION: RIVERSTONE WEST 2ND ADDITION LT 2 BLK 1, ADJACENT TO RIVERSTONE PARK ON JOHN LOOP MEASURING +/- 5.79 ACRES.

APPLICANT:
Active West Builders
424 E. Sherman Ave., Suite 205
Coeur d'Alene, ID, 83814

OWNER:
John Stone
1745 Tilford Ln., Suite A
Coeur d'Alene, ID 83814

SITE PHOTO:



DECISION POINTS:

Active West Development is requesting the following:

- A. Preliminary Plat request of “Revel at Riverstone” a 24-lot subdivision and 3 unbuildable tracts in the C-17 zoning district:

- B. Approval of “Revel at Riverstone” Planned Unit Development (PUD) in the C-17 (Commercial at 17 units/acre) zoning district, as follows:
 - 1. A gated community of one-story and two-story single-family attached homes described as follows:
 - 23 residential single-family homes
 - 3 unbuildable tracts utilized for private streets, buffer, and open space.

 - 2. Open Space: 0.355 acre usable open space (functional swale area) measuring 10.08% of gross land area.

- C. Deviations to the zoning and subdivision ordinances requested by the applicant, C-17 zone performance standards (as specified in the R-17 district):
 - 1. Setbacks:
 - Reduce front yard setback from 20 feet to 10 feet to face structure.
 - Reduce rear yard setbacks from 25 feet to 10 feet to structure.
 - Reduce interior side yards from 5 feet and 10 feet to 0 feet with a 5’ easement for maintenance.
 - Varying driveway “approach” locations allowing 0 feet from the property line (side).

 - 2. Lot Size:
 - Reduce single family minimum lot size from 5,500 SF to an average lot size of 3,988 SF +/-.
 - Reduce the minimum lot frontage requirement for residential lots from 50-feet of frontage to 40-feet on a private street.

Gated Private Streets and Drive:

- A. Gated main entry & boulevard to include:
 - Riviera Parkway, Brookwood Street, and River Run Road
 - 41feet of right-of-way, 31-foot private street with standard rolled curb, 7’ parking on one side, and 5 foot sidewalks flanking both sides.

B. Gated Private Drive:

Northern extension of Brookwood St. from Riviera Parkway

- 30 feet of right-of-way, 20-foot private street with standard rolled curb, 5 foot sidewalks flanking both sides. (Grasscrete emergency access area)

NOTE: *The above deviations are the only ones requested. All other zoning and subdivision ordinance requirements apply.*

In making this determination, the Planning Commission should decide if the deviations requested represent a substantial change over what would be allowed if the regulations were applied on a lot-by-lot basis.

The chief benefits of this PUD for the applicant are:

- A residential use on private streets with reduced street standards.
- A residential development of single-family homes built on lots as small as 3,600 sq. ft. with less than 50 feet of street frontage.
- Usable open space that doubles as swale area.

The Commission must decide if this request meets the intent of the PUD regulations and in so doing may wish to consider that certain benefits accrue to the city and the public by virtue of a planned unit development:

- Ability to add conditions to an approval.
- Ability to lock in development plans for the future to the approved PUD Final Development Plan.
- Ability to negotiate solutions that benefit all.

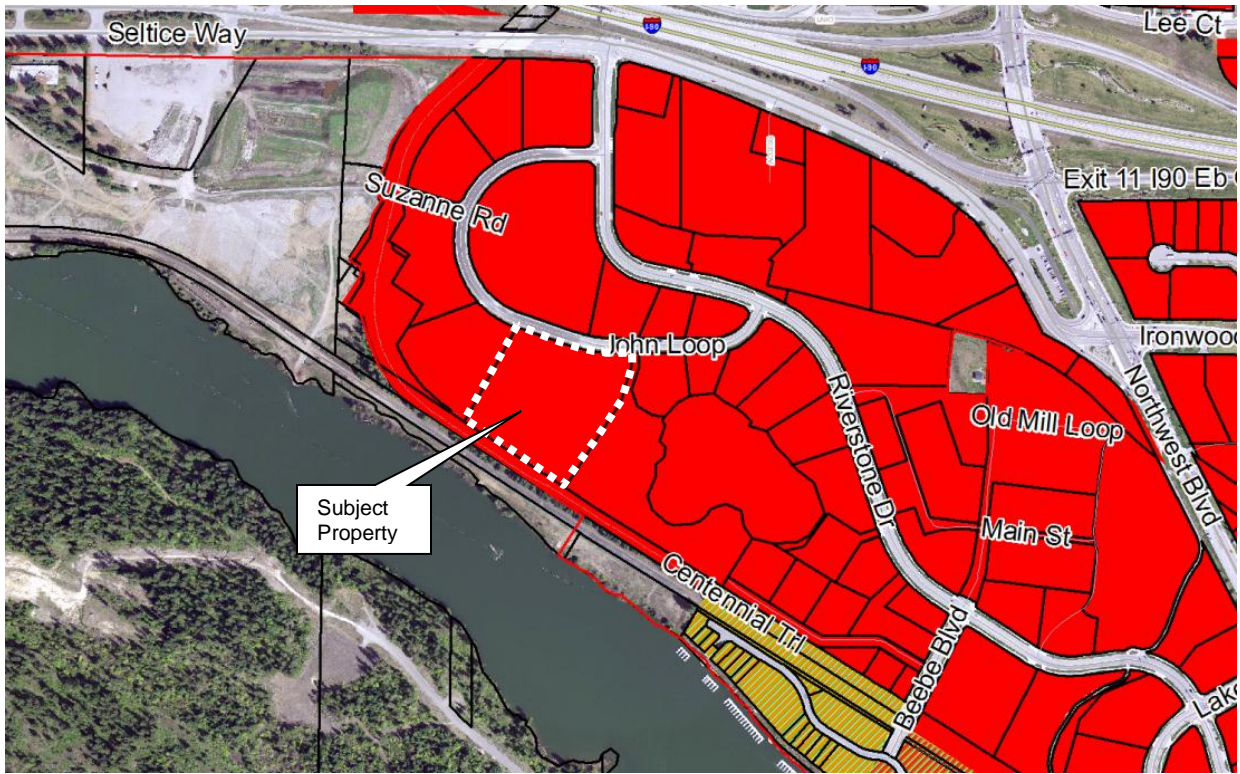
Evaluation: *The Commission should bear in mind that a PUD is intended to provide for flexibility and diversity of use by removing the limitations in the typical lot-by-lot approach to development. It is not intended to be a means to waive certain development regulations. The Commission must, therefore, determine if the concept of the proposal is unique enough that it merits the flexibility afforded by the PUD regulations.*

GENERAL INFORMATION:

1. The property owner has consented to the filing of the applications.
2. Land uses in the area include residential –multi-family, commercial, and vacant land.
3. The subject property is level terrain and vacant.

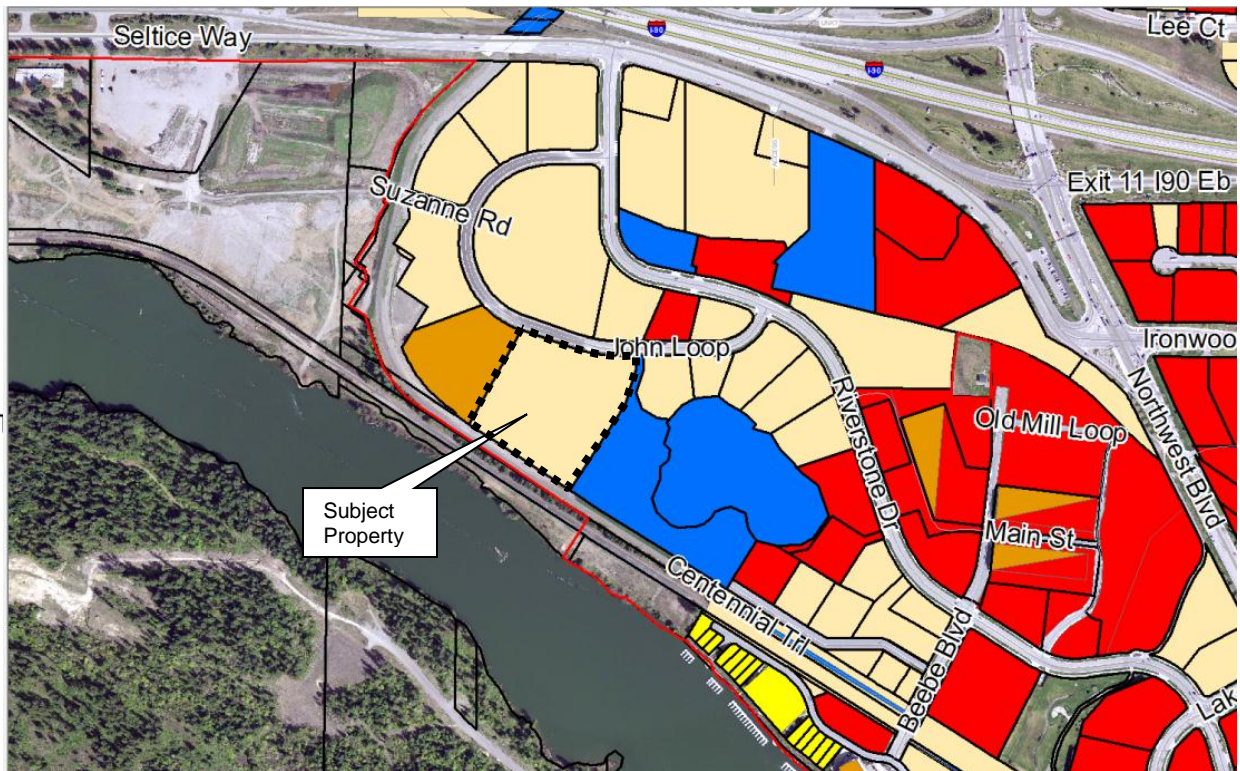
4. Zoning:

- zoning
- C-17
 - C-17L
 - C-17LPUD
 - C-17PUD
 - DC
 - DCPLUD
 - LM
 - M
 - MH-8
 - MH-8PUD
 - NC
 - NW
 - R-1
 - R-12
 - R-12PUD
 - R-17
 - R-17PUD
 - R-1PUD
 - R-3
 - R-3PUD
 - R-5
 - R-5PUD
 - R-8
 - R-8PUD
 - R-8SF



5. Generalized land use pattern:

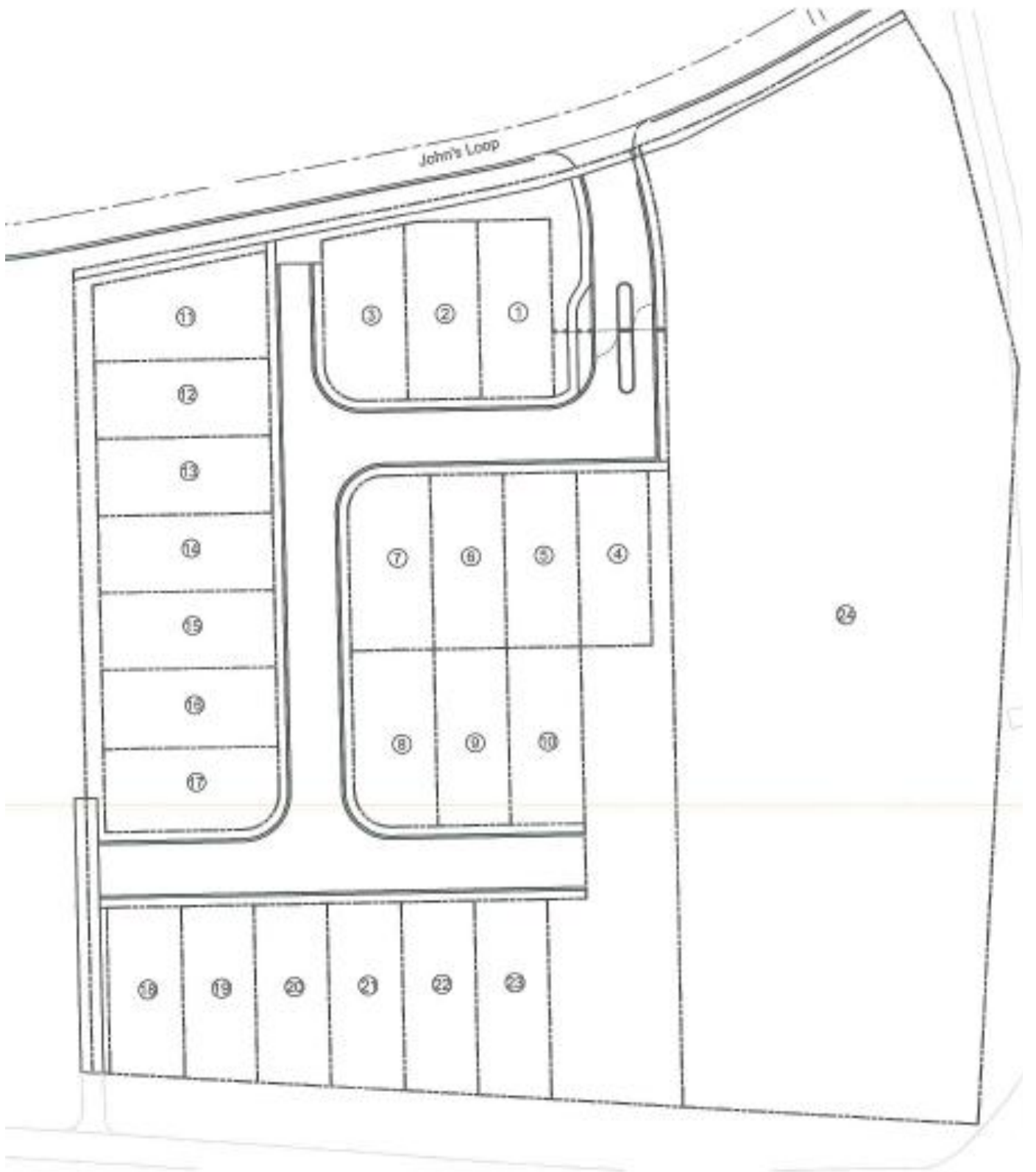
- Land Use
- - SFA
 - SFD
 - DUPLEX
 - MH
 - MHP
 - MFD
 - CIVIC
 - COMM
 - MFGR
 - AGRICULT
 - VACANT



6. Site Master Plan: Revel at Riverstone PUD



7. Proposed 23 single-family residential lots



8. Open space plan:



Open Space Calculations

Total Site Acreage:	5,793.7 Acres
PUD/Subdivision:	3,457.83 Acres
Lot 24 (Future Development):	2,271.51 Acres
Total Open Space:	0,359.2 Acres
Percent of Open Space	10.49%
Including Snow Storage Areas:	0,014.2 Acres
Total Snow Storage Areas:	10.06%
Including Snow Storage Areas:	10.06%
(Note: Lot 24 not included in the Open Space Calculations)	

Legend

- ① Open Space/Turf Area
 - ② Pedestrian Connection to City Trail
(Not Included in Open Space Calculations)
 - ③ Snow Storage Area - 31'x20'
- Open Space Areas

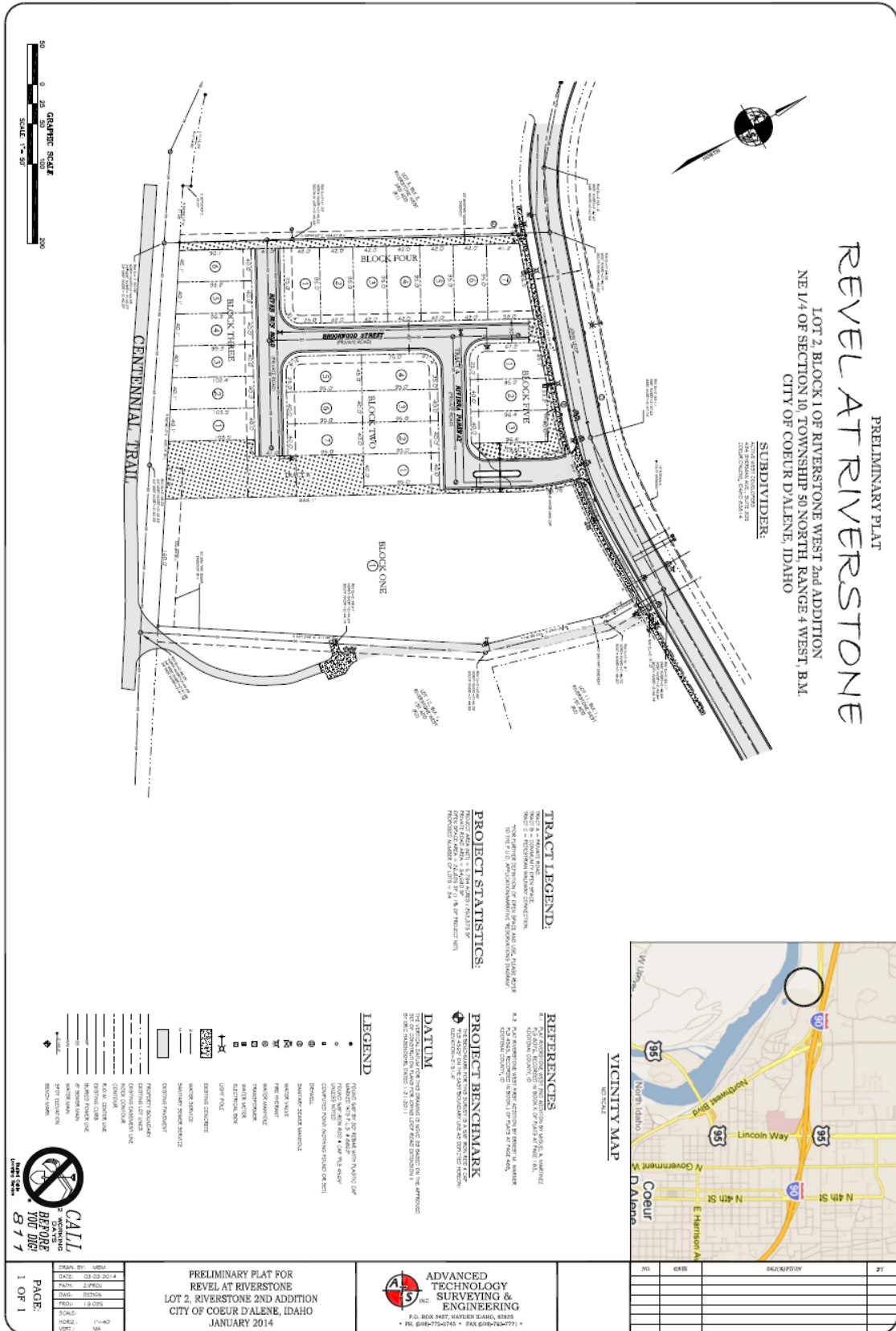


 D-1	<p>Revel at Riverstone Coeur d'Alene, Idaho</p> <p>Open Space Reservations Diagram</p>	 VERDE'S LANDSCAPE ARCHITECTURE & PLANNING INC.
PROJECT: Revel at Riverstone SHEET: D-1 DATE: 03/11/14 DRAWN BY: [Name] CHECKED BY: [Name]	TITLE: [Blank] DATE: [Blank] DRAWING NUMBER: [Blank]	1" = 60' DRAWING NUMBER: [Blank]

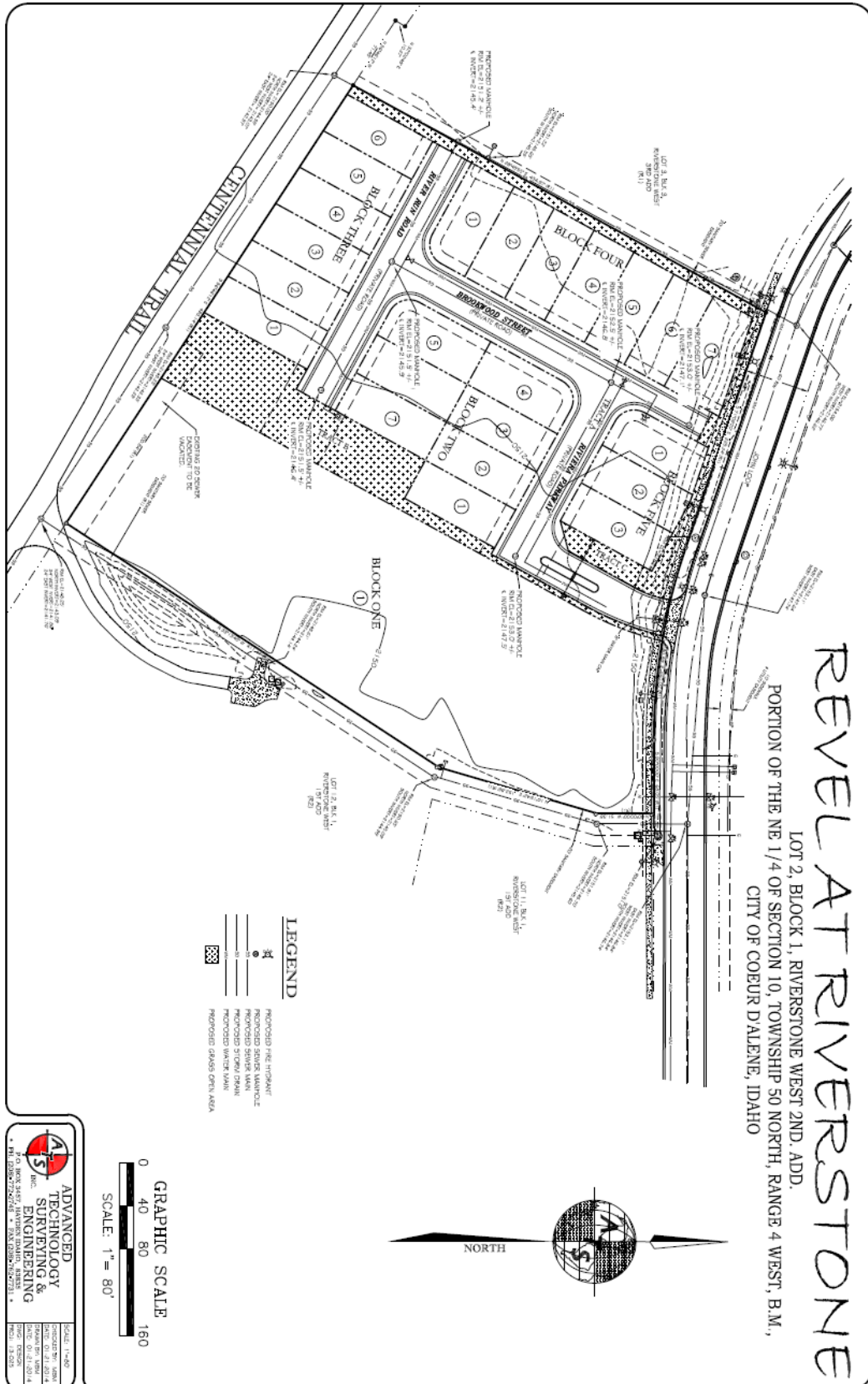
9. Site Circulation & Parking Diagram:



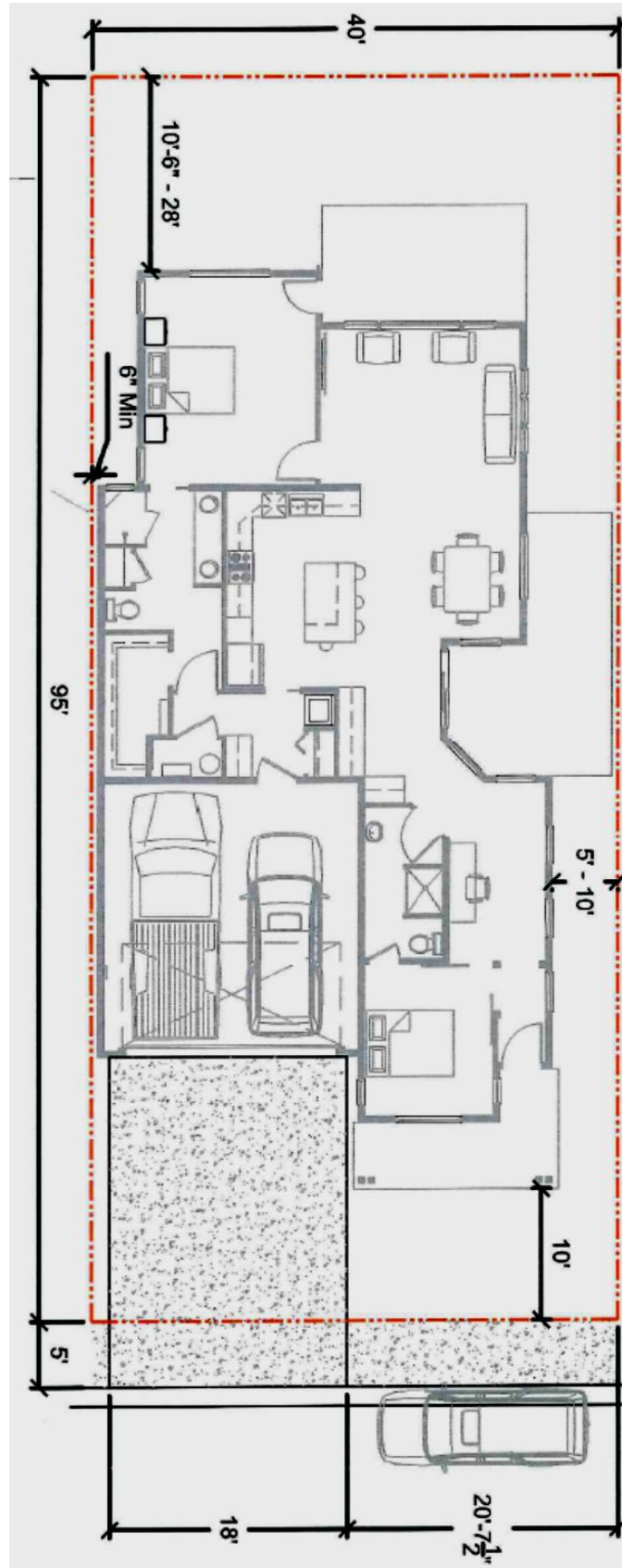
10. Revel at Riverstone Preliminary Plat (24 lots total plus 3 unbuildable tracts):



11. Water, Sewage and Drainage Facilities:



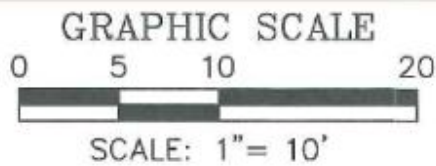
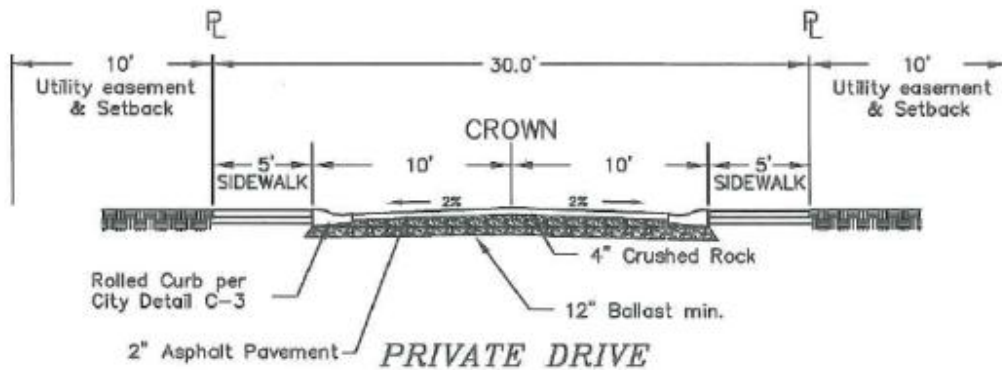
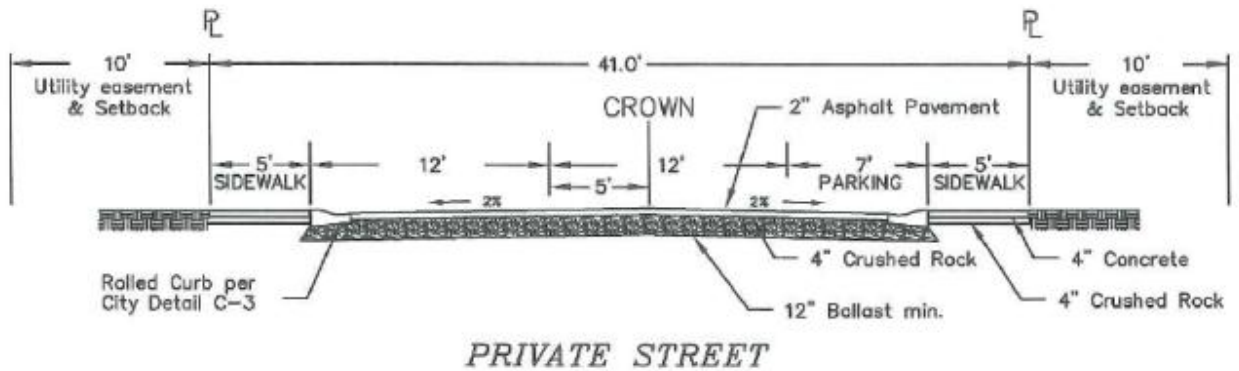
12. Typical 40' x 95' Lot – Dimensioning Plan:



13. Architectural Renderings:



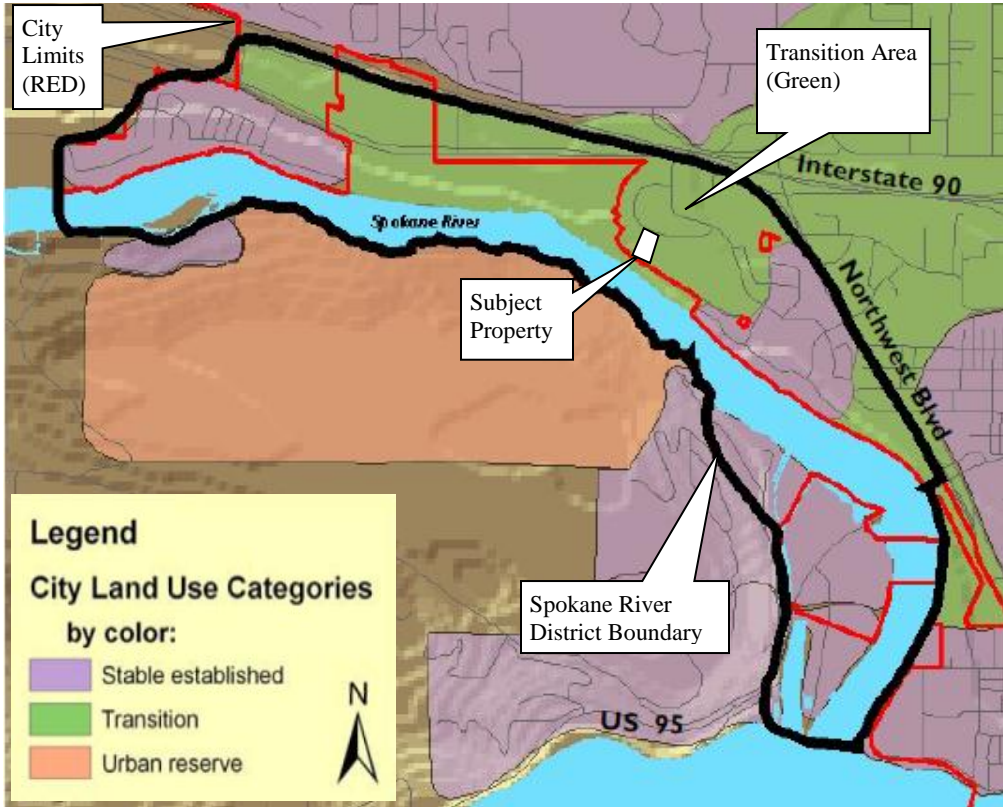
14. Typical Right-of-Way Sections:



PLANNED UNIT DEVELOPMENT (PUD) FINDINGS:

Finding #B8A: The proposal (is) (is not) in conformance with the Comprehensive Plan.

1. The subject property is within the existing city limits.
2. The City Comprehensive Plan Map designates this area as The Spokane River District - Transition:



Transition Areas: These areas are where the character of neighborhoods is in transition and should be developed with care. The street network, the number of building lots and general land use are expected to change greatly within the planning period.

Spokane River District Tomorrow

This area is going through a multitude of changes and this trend will continue for many years. Generally, the Spokane River District is envisioned to be mixed use neighborhoods consisting of housing and commercial retail and service activities that embrace the aesthetics of the proximity to the Spokane River. As the mills are removed to make way for new development, the river shoreline is sure to change dramatically.

Significant policies:

- Objective 1.01 - Environmental Quality: Minimize potential pollution problems such as air, land, water, or hazardous materials.
- Objective 1.12 - Community Design: Support the enhancement of existing urbanized areas and discourage sprawl.

- Objective 1.14 - Efficiency:
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- Objective 2.01 - Business Image & Diversity:
Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.
- Objective 2.02 - Economic & Workforce Development:
Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.
- Objective 3.05 - Neighborhoods:
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- Objective 3.06 - Neighborhoods:
Protect the residential character of neighborhoods by allowing residential/commercial/industrial transition boundaries at alleyways or along back lot lines if possible.
- Objective 3.16 - Capital Improvements:
Ensure infrastructure and essential services are available prior to approval for properties seeking development.
- Objective 4.01 - City Services:
Make decisions based on the needs and desires of the citizenry.
- Objective 4.02 - City Services:
Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling, and trash collection).
- Objective 4.06 - Public Participation:
Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision-making process.

Evaluation: *The Planning Commission must determine, based on the record before them, whether the proposal is or is not in conformance with the Comprehensive Plan. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

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

The proposed request is a residential development of 23 units of single-family homes with open space including a connection to the Centennial Trail. The subject property is in the Spokane River District in an area of Riverstone Park, mixed-use, commercial, and apartment development. John Loop is located within the Riverstone development (2nd Addition).

Evaluation: *The Planning Commission must determine, based on the record before them, whether the request is or is not compatible with the location, setting, and existing uses on adjacent properties. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

Finding #B8C: **The proposal (is) (is not) compatible with natural features of the site and adjoining properties.**

The subject property has a level terrain and is adjacent to the Centennial trail near the Spokane River. Apartments are located to the west and Riverstone Park to the east. Additional commercial uses can be found in the area as well as vacant parcels to be developed in the future.

Evaluation: *The Planning Commission must determine, based on the record before them, whether the proposal is or is not compatible with natural features of the site and adjoining properties. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

Finding #B8D: **The location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing public facilities and services.**

WATER

There is sufficient surrounding infrastructure to support adequate domestic, irrigation and fire flow for the proposed development. The proposed subdivision will require the installation of additional internal water infrastructure. As a condition of the proposed plat, since the lots will face interior private streets, a new 8" water main will be required to front all proposed lots in a 20' public utility easement centered on the main. Fire hydrants, as determined by the Fire Department, will be installed and included in the public utility easement. New domestic and any applicable irrigation services will be installed to all lots. The public utility easement is not required to encompass the services. Dead end mains will be minimized as is feasible and any dead ends will have blow-off assemblies installed for maintenance purposes. All applicable water infrastructure must be installed prior to submission for building permits.

Comments submitted by Terry Pickel, Assistant Superintendent

FIRE

Historically the fire service has noticed a rapid increase in multiple single family residential fires when setbacks have decreased and distances between single family residences' (SFR) have also decreased. A reported structure fire would come out and by the time the first arriving fire apparatus arrives on scene (four minutes or less), they would have 2, and maybe even three of these SFR on fire due to the intense radiant heat that is rapidly given off from highly combustible exterior finish siding. These multiple 'secondary' fires are directly contributed to the

use of vinyl exterior siding or other highly combustible exterior finish materials that do not meet the flame spread.

Comments submitted by Bobby Gonder, Fire Inspector/Investigator

WASTEWATER

1. The Wastewater Utility approves of the offsite public sewer infrastructure connection as shown in the Applicant's modified 02/26/2014 letter and exhibit submission.

Assessment:

The Applicant has agreed to have their engineer modify their original design to accommodate the Wastewater Utility's comments discussed at our Pre-Application Meeting. Public sewer is already available to the subject property along the western property line. It abuts to the west end of River Run Road (private road). The 02/26/2014 modified design will eliminate the excessive manholes and public sewer main; thus, minimizing the offsite public sewer and long term maintenance to the City. Ultimately, a plan revision will need to be resubmitted to the City.

2. A utility easement is required for all offsite and onsite public sewer infrastructure within the subject property and shall be shown on the Plat.

Assessment:

Since the developer is proposing private streets, an easement will be required for all public sewer. In conformance to Sewer Policy #719, all utility easements granted the City will permit access to operate and maintain the public sewer infrastructure and prohibits the placement of any obstacles that would otherwise interfere with City's ability to service said infrastructure. The utility easement shall be a minimum of 20' wide for public sewer only or 30' wide if public sewer is shared with the City's Water Department.

3. All sewer infrastructures shall conform to the City of Coeur d'Alene Standard Drawings and have an approved all weather surface accessing all manholes. An approved 10'-wide all weather access shall be constructed over the public sewer main from the Centennial Trail next to Manhole RIV1-25A to RIV1-25A1 along the western property line.

Assessment:

In conformance to Sewer Policy #719, any public sanitary sewer main and appurtenances shall have a compacted "Approved All-Weather" surface accessing the public sewer infrastructure. Approved all weather access shall conform to the City's trail requirements. This permits City Crews unrestricted access during all times of the year without causing property damage.

4. The Wastewater Utility shall approve of the placement and the orientation of all sewer infrastructures prior to construction of the onsite public sewer.

Assessment:

In conformance to Sewer Policy #713, “public sewer infrastructure located in developed streets... shall be installed as close to the centerline as possible to keep the manhole lid out of the travelled lanes.” This should minimize future construction costs if said infrastructure requires excavation and/or replacement.

Comments submitted by Mike Becker, Utility Project Manager

STORMWATER

1. City Code requires a stormwater management plan to be submitted and approved for all impervious area in the development prior to any construction activity on the site.

Assessment:

The stormwater management plan, with swale location, sizing and justifications, is required to be a component of any infrastructure plan submittal for the subject property. All swale upkeep and maintenance will be the responsibility of the homeowners/property owners association for the subdivision. If there is no homeowners association, all stormwater maintenance will be the responsibility of the individual lot owners.

2. City Code requires that all lot drainage be contained on the individual lots. The developer is proposing through the PUD that the side yard setbacks be reduced to zero (0'), and, that front and rear yard be reduced to ten feet (10').

Assessment:

This proposed request for reduced setbacks results in number of problems for stormwater containment on the individual lots.

- a. Building Code requires that side yards slope away from the building foundation to accommodate any runoff that falls off of rooftops. The reduced side yard does not accommodate this.
- b. Depending upon the cant of adjoining rooflines, it may be possible that during heavy snow seasons to create snow dams between adjoining structures eaves.
- c. The reduced lot sizes, limits the potential area for a lots drainage to be contained on-site.

Typically, residential site drainage is directed into lot landscape areas (lawns & shrubbery), however, the amount of area available for this is greatly reduced.

TRAFFIC

The ITE Trip Generation Manual estimates the project may generate approximately 219 trips per day, with an average a.m. peak rate of 18 trips and a p.m. peak rate of 23 trips.

Assessment:

The two points of access to the Riverstone area are controlled by signalized intersections, therefore, with the signalization, the adjacent streets will accommodate the additional traffic volume.

STREETS

1. The northerly boundary of the proposed subdivision is bordered by John Loop which is fully developed and meets City standards.

Assessment:

No alterations or changes will be required for John Loop road.

2. The proposed interior streets are being requested to have less width than the current standard City street width. The applicant is requesting a deviation from the City standard street width of thirty six feet (36') for a local street, and also, that the streets be "gated and private".

Assessment:

The proposed street sections are less than the current City standard, however, the City subdivision ordinance is currently being revised with a new category of street widths. The proposed sections generally conform to those in the revised ordinance.

- a. The developer is proposing the installation of a gated point of access for the development. Any gate that is installed will need to be placed on the subject property, and, open into the development, not the right-of-way (ROW).
3. A secondary point of access is proposed to allow for emergency vehicle access, and, this is also proposed to be gated.

Assessment:

This secondary point of access will be required to have a City standard driveway approach. This approach will also be required to contain a standard pipe culvert to enable the roadside swale drainage to pass through it. Any gate placement will be required to be out of the existing public right-of-way.

4. The streets are proposed to be privately owned and maintained. Since our code does not contain any provision for private streets, they can only be approved through a PUD. Furthermore, all requirements for design, construction, maintenance, replacement, use, traffic safety, etc. must be set forth in the PUD documents and incorporated into the HOA (Home Owner's Association) documents. The Planning Commission must consider the adequacy of the proposal regarding provisions for:
 - a. Maintenance of common areas including streets, sidewalks, lighting, signage, landscaping, and open space.

- b. Construction Standards. Since there are no standards for common facilities, these must be established in the PUD documents, including ongoing adherence to these requirements.
- c. Street Lighting, design, construction, and ongoing adherence.
- d. Traffic Safety, including signage, striping, and enforcement.

Assessment:

It is unclear how the applicant plans to address and incorporate all of these provisions in the PUD and HOA documents. In addition, since all of these issues are self-enforced, the future residents will have limited, or, no recourse through the City.

- 5. The proposal for the interior streets to be “private”, limits the construction oversight that is typical of publically developed roadways. There is no City inspection of the internal streets required, therefore, the potential exists for them to be constructed to a standard that is less than would be expected for a typical City street.

Assessment:

It will be a requirement of the site development that the internal roadways be developed to constructed City Standards. Inspection records and test results will be required to be submitted as part of a verification process that insures those standards. Also, language will be required to be included in the HOA documents for the development that addresses the maintenance, costs, and, long term upkeep of the “private” street system to insure that the residents are informed concerning those facets of the roadways.

Comments submitted by Chris Bates, Engineering Project Manager

PARKS

The manhole access road to the west of River Run Road that is shared with the apartment complex will need a 10' to 12' paved trail over the existing gravel to double as pedestrian access to the trail and all season surface for vehicular access to the manholes. This requirement is in place because of the connection to the trail and the need to keep gravel, dirt and mud from being spread onto the trail.

The developer also has the option to extend landscaping or grass to the south of their property, into the City property, all the way to the edge of the Centennial Trail. We encourage this to both enhance the trail and to make the development more desirable for potential buyers. The property owner to the west of this project is utilizing this option by building a park/dog park on land lying on both his property and on City property. In conjunction, he will be xeriscaping the abutting city property that lies directly adjacent to Revel at Riverstone. Any enhancements in city property would be at the developers cost and the responsibility of the HOA to maintain. We would require a Memorandum of Understanding with the development if this is desirable.

Comments submitted by Monte McCully, Trails Coordinator

Evaluation:

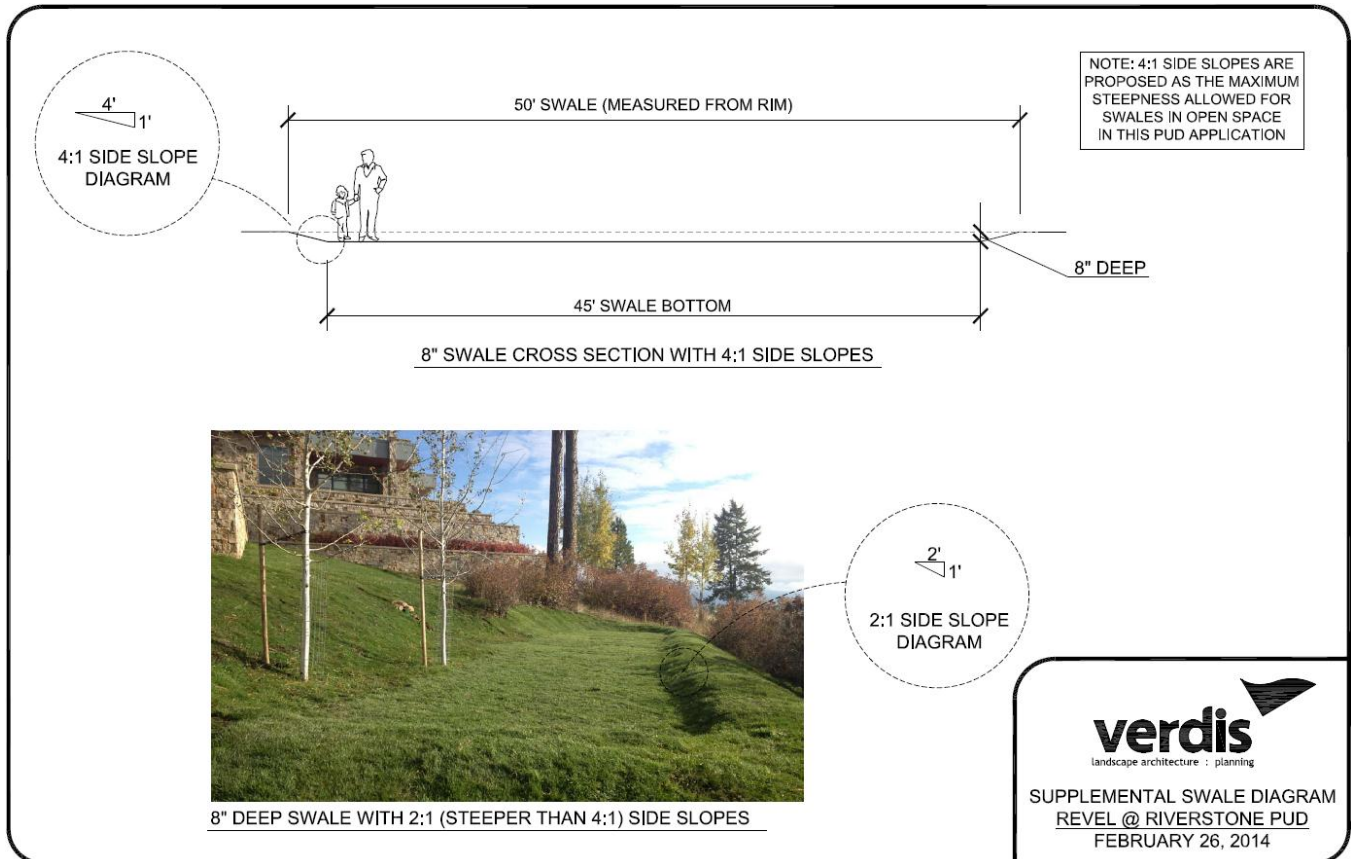
The Planning Commission must determine, based on the record before them, whether the location, design, and size of the proposal are such that the development will or will not be adequately served by existing public facilities and services. Specific ways in which the policy is or is not supported by this request should be stated in the finding.

Finding #B8E:

The proposal (does) (does not) provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes.

As shown on the open space exhibit (page 7), there are 0.355 acres of open space area not including the snow storage location (10.08% of the gross land area). This area doubles as opens space and stormwater swale for the site.

Illustration of Open Space/Swale:



Evaluation:

The Planning Commission must determine, based on the record before them, whether the proposal does or does not provide adequate private common open space area (no less than 10% of gross land area), free of

buildings, streets, driveways or parking areas, and is accessible to all users of the development, usable for open space and recreational purposes. Specific ways in which the policy is or is not supported by this request should be stated in the finding.

Finding #B8F: Off-street parking (does)(does not) provide parking sufficient for users of the development.

The applicant has not asked for a deviation to the parking requirements through the PUD request. Compliance with the parking requirements in the City's parking code will be accomplished through the building permit process. Current code requires 2 paved off-street parking stalls per dwelling unit. The Site Circulation & Parking Diagram on page 8 shows driveways and proposed on-street parking locations. Also, the Typical 40'x95' Lot Dimensioning Plan on page 11 shows garage parking, in addition to the aforementioned. Off-street paved parking that meets the requirements of the parking code must be provided before a certificate of occupancy is issued for each single-family dwelling unit.

Evaluation: *The Planning Commission must determine, based on the record before them, whether off-street parking does or does not provide parking sufficient for users of the development. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

Finding #B8G: That the proposal (does) (does not) provide for an acceptable method for the perpetual maintenance of all common property.

The applicant indicates that a homeowner's association will be formed to maintain all open space areas.

Pursuant to Section 17.07.235 of the Planned Unit Development Regulations, "The Planning Commission can require the formation of a homeowners association to perpetually maintain all open space areas. The association shall be created in such a manner that owners of property shall automatically be members and shall be subject to assessments levied to maintain the open space. The association shall perpetually exist and can only be terminated by a majority vote of the members and consent of the City Council shall terminate it".

As a condition of approval of the PUD, the Planning Commission should require the formation of a property owners association to ensure the maintenance of all common open space areas.

Evaluation: *The Planning Commission must determine, based on the record before them, whether the proposal does or does not provide for an acceptable method for the perpetual maintenance of all common property. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

PRELIMINARY PLAT FINDINGS:

Finding #B8A: That all of the general preliminary plat requirements (have) (have not) been met, as attested to by the City Engineer.

Per Gordon Dobler, City Engineer, the preliminary plat submitted contains all of the general information required by Section 16.12.020 of the Municipal Code, General Requirements, with the exception of the proposed private streets.

Evaluation: *The Planning Commission must determine, based on the record before them, that all of the general preliminary plat requirements have or have not been met, as attested to by the City Engineer. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

Finding #B8B: That the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities (are) (are not) adequate where applicable.

See finding #B8D on pages 16-20 for staff comments.

Evaluation: *The Planning Commission must determine, based on the record before them, whether the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities are or are not adequate where applicable. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

Finding #B8C: That the preliminary plat (is) (is not) in conformance with the Comprehensive Plan as follows:

See PUD finding #B8A on pages 14-15.

Evaluation: *The Planning Commission must determine, based on the record before them, whether the preliminary plat (is) (is not) in conformance with the Comprehensive Plan as follows. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

Finding #B8D: That the public interest (will) (will not) be served.

The subject property is within the corporate city limits and would create a 23-lot single family gated subdivision on private streets with a density of 6.54 units per gross acre. The development includes open space areas, including a connection to the Centennial Trail to be

located in the southwest corner of the site. The subject property is in the Spokane River District in an area of mixed-use, commercial, and apartment development.

Evaluation: *The Planning Commission must determine, based on the information before them, whether the request will or will not serve the public interest. Specific ways in which this request does or does not should be stated in the finding.*

Finding #B8E: **That all of the required engineering elements of the preliminary plat (have) (have not) been met, as attested to by the City Engineer.**

A preliminary utility design was submitted indicating that all proposed lots could be served per the City Engineer.

Evaluation: *The Planning Commission must determine, based on the information before them, whether all of the required engineering elements of the preliminary plat have or have not been met, as attested to by the City Engineer. Specific ways in which this request does or does not should be stated in the finding.*

Finding #B8F: **That the lots proposed in the preliminary plat (do) (do not) meet the requirements of the applicable zoning district.**

NOTE: *If the PUD is approved as requested, the site performance standard for minimum lot size would be altered from what is defined in R-17, listed below. The applicant's request is to allow for a minimum lot size of 3,600 SF with an average of 3,988 SF. Also, the required frontage would be reduced to 40 feet.*

17.05.310: SITE PERFORMANCE STANDARDS; MINIMUM LOT:

A. Minimum lot requirements in an R-17 district shall be as follows:

2. Five thousand five hundred (5,500) square feet per single-family detached lot.

B. All buildable lots, other than pocket housing developments, must have fifty feet (50') of frontage on a public street unless an alternative is approved by the city through the normal subdivision procedure or unless a lot is nonconforming.

Finding #B9: **That the proposal (would) (would not) adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character, and existing land uses.**

Site Photo:



Spokane River District Today:

The Spokane River District is in a state of flux from its historic past use as a site of four major waterfront sawmills and other industrial uses. In place of sawmills, recently subdivided property in this area along portions of the shoreline is developing into commercial, luxury residential units, and mixed use structures. Recent subdivisions aside, large ownership patterns ranging from approximately 23 to 160+ acres provide opportunities for large scale master planning.

The Spokane River is now under study by federal and state agencies to determine how the quality of the water may be improved. Through coordination with neighboring communities and working with other agencies, our planning process must include protecting the quality of the water from any degradation that might result from development along the river's shores.

Public infrastructure is not available in some locations and would require extensions from existing main lines.

The subject property has a level terrain and is adjacent to the Centennial trail near the Spokane River. Apartments are located to the west and Riverstone Park to the east. Additional commercial uses can be found in the area as well as vacant parcels to be developed in the future.

See TRAFFIC comments pages 18-19, and Generalized Land Use Pattern Map on Page 4.

Evaluation:

The Planning Commission must determine, based on the information before them, whether the proposal would or would not adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character, and existing land uses. Specific ways in which this request does or does not should be stated in the finding.

APPLICABLE CODES AND POLICIES

SUBDIVISION IMPROVEMENTS

1. Lot frontages on all of the streets are less than the minimum required. The applicant is requesting forty foot (40') frontages in lieu of the standard fifty foot (50') required width. A deviation will need to be approved for this requested standard to be acceptable. The developer is also proposing varying the driveway "approach" locations from 0'-5' from the property line. This is in conflict with City policy that requires that driveway approach locations begin five feet (5") from the property line.

Assessment:

Due to the reduced lot width, driveways will be limited to twenty feet (20') total width, from edge of driveway to edge of driveway.

2. Some of the submitted exhibit drawings show the internal sidewalk network to the City sidewalk on John Loop road, and others do not.

Assessment:

A sidewalk connection from the development to the existing public sidewalk on John Loop road will be required with the development.

UTILITIES

1. All proposed utilities within the project shall be installed underground.
2. All water and sewer facilities shall be designed and constructed to the requirements of the City of Coeur d'Alene. Improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
3. All water and sewer facilities servicing the project shall be installed and approved prior to issuance of building permits.
4. Any/all required utility easements are required to be dedicated on the final plat.

STREETS

5. All new streets shall be dedicated and constructed to City of Coeur d'Alene standards.
6. Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
7. All required street improvements shall be constructed prior to issuance of building permits.
8. An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.

STORMWATER

9. A stormwater management plan shall be submitted and approved prior to start of any construction. The plan shall conform to all requirements of the City.

FIRE PROTECTION

10. A fire hydrant(s) shall be installed at all locations deemed necessary by the City Fire Department.

GENERAL

11. The final plat shall conform to the requirements of the City.

Comments submitted by Chris Bates, Engineering Project Manager

PROPOSED CONDITIONS:

PLANNING:

1. Creation of a homeowners association to ensure the perpetual maintenance of all tracts.

ENGINEERING:

PUD Conditions:

2. Submit a design to manage individual lot storm drainage. This design must be approved and included in the final development plan and HOA documents for the subject property. The approved design will be a required component of all building permit submittals for the subject development.
3. Side yards adjacent to all buildings are required to slope away from the building and cannot carry drainage to the adjoining lot. A side yard detail that includes the slope and how the drainage will be retained on the subject property will be a required component of all building permit submittals for the subject development.
4. All requirements for road design, construction, maintenance, replacement, use, traffic safety, etc. must be set forth in the PUD documents and incorporated into the HOA (Home Owner's Association) documents.
5. The proposed gate for the subject property is required to be located on the subject property. Any constructed gate is required to open "inward" into the development and not "outward" into the r/w.
6. Total driveway width is limited to twenty feet (20') to not exceed the City standard of no more than 50% of lot frontage.

Preliminary Plat Conditions:

7. All site infrastructure (utilities, roads, etc.) is required to be constructed to City standards. Inspection records and test results will be required to be submitted for verification that construction methods were completed to the level of public works construction.
8. The secondary point of access/emergency access will be required to have a City standard driveway approach. This approach will also be required to contain a standard pipe culvert to enable the roadside swale drainage to pass through it. Any gate placement will be required to be out of the existing public right-of-way.
9. A sidewalk connection from the development to the existing public sidewalk on John Loop road will be required with the development.

(continued)

FIRE:

10. Due to the limited access and increased density for the residents that will be residing at The 'Revel at Riverstone', Life Safety and Fire Protection is the utmost concern for Coeur d'Alene Fire Department. Therefore, the Flame spread for the exterior wall finish on exposure sides shall be Class I (0-25) materials with 1 hour protection for less than 3' from the property line.
11. Incorporate language in the CC&R's regarding the HOA shall be responsible for continued maintenance of all streets and roads.
12. Turning radiuses on streets and roads shall be 25' interior and 50' exterior.
13. 'NO PARKING-FIRE LANE' signs shall be placed on the 20' emergency access road that extends to John Loop. These signs shall be on both sides of this 20' street.
14. The main private gate shall have an override Knox key way switch that is accessible to Fire Dept. only.
15. The gate at the emergency egress shall have a Knox paddle lock that is accessible to Fire Dept. only.
16. The grasscrete at the emergency egress shall be able to withhold 75,000 pounds and shall extend to both sides of the sidewalk on John Loop.
17. All streets shall have signage.
18. The proposed locations for the fire hydrants are acceptable.

WATER:

19. A new 8" water main will be required to front all proposed lots in a 20' public utility easement centered on the main.

WASTEWATER:

20. A utility easement is required for all offsite and onsite public sewer infrastructure within the subject property and shall be shown on the Plat.
21. All sewer infrastructures shall conform to the City of Coeur d'Alene Standard Drawings and have an approved all weather surface accessing all manholes. An approved 10'-wide all weather access shall be constructed over the public sewer main from the Centennial Trail next to Manhole RIV1-25A to RIV1-25A1 along the western property line.
22. The Wastewater Utility shall approve of the placement and the orientation of all sewer infrastructures prior to construction of the onsite public sewer.

PARKS:

23. The manhole access road to the west of River Run Road that is shared with the apartment complex will need a 10' to 12' paved trail over the existing gravel to double as pedestrian access to the trail and all season surface for vehicular access to the manholes.

ORDINANCES AND STANDARDS USED IN ASSESSMENT:

2007 Comprehensive Plan
Transportation Plan
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
Coeur d'Alene Bikeways Plan

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.

М-Ч-РАЭ О-ЗАО-ГПА



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coeur d'alene, Idaho 83816
tel. 208-667-1214
fax. 208-765-2516
www.verdisnw.com

'Revel at Riverstone' PUD

PUD Application Narrative

February 27, 2014

Verdis has been retained by Active West Developers to represent them in their request for a new Planned Unit Development and Subdivision to be known as 'Revel at Riverstone'. The development will be accessed off of John Loop in the Riverstone Development, Coeur d'Alene, Idaho.

Legal Description and Location of Property

The land for development currently consists of one parcel with the following legal description: RIVERSTONE WEST 2ND ADD, LT 2 BLK 1, URD CDA RIVER 2003, 1050N04W and is addressed as 2200 W John Loop, Coeur d'Alene, Idaho, 83814. The total acreage of the existing parcel is 5.7937 acres.

Project Overview: Proposed Uses, Open Space, Structures and Infrastructure

Revel at Riverstone PUD will be developed by Dennis Cunningham, President of Active West Builders of Coeur d'Alene. He will model this PUD after his Meadow Ranch PUD, an award winning, Smart Growth Project and Certified LEED-ND (Leadership in Energy & Environmental Design – Neighborhood Development) sub-division - a project that has met all LEED criteria for integrating principles of smart growth, urbanism and green building. Meadow Ranch has been a success story for both Active West Builders and the City of Coeur d'Alene. We believe that modeling the Revel at Riverstone PUD after Meadow Ranch will lead to another successful Active West Development within the City of Coeur d'Alene.

The site will be developed as a gated, private residential subdivision/PUD, with two-story single family residences, situated on privately maintained roads with sidewalk access. The site will have a density of 6.54 units per acre and will meet the PUD open space requirements with a total of 10.08% active open space.

The open space will consist of a large open turf grass area in the southeast portion of the site. A portion of the existing parcel will be platted as 'Lot 24' in the concurrent sub-division application process, but will be excluded from the PUD application at this time. This lot will remain as open space until the developer decides how to proceed with future development. Lots 1 -23 will be included in the PUD.

The project is zoned as C-17 and in accordance with City Code, will be developed as a single family residential project under the R-8 zoning provisions. The proposed PUD will consist of (23) single family residential lots with an average lot size of 3,991.60 sf or .09 acres and an average lot size of 40x90', approximately. Setbacks are requested to be as follows: 10' front yard to the face of the porch, 0' side yard setbacks, and 10' rear yard to the face of the structure.

Access to the site will be from a gated entry off of John Loop, on the northern boundary of the property. Proposed infrastructure within the development will include two different road section types, referenced herein as Section(s) A and B (reference exhibit B-2). Since the proposed road sections will be private roads, dedicated to and maintained by the Homeowners Association, they will be platted as tracts of land as opposed to typical public right-of-way dedications. Road tract widths vary throughout the development between 20'-41', which includes 5' of sidewalk proposed on both sides of the tract. This road and sidewalk design is proven to work, as illustrated in the Meadow Ranch subdivision.

Section A, is the primary road section for the development, with a small segment of Section B, a private drive tract, serving the two farthest north lots along the western property boundary.

Driveways to the single-family homes will be private driveways accessed off of the private sub-division streets and will have setbacks that will vary from 0-5' from the adjacent property line. This driveway design has a proven track record as well - it is identical to what was constructed in Meadow Ranch. The recordation of the PUD Master Plan will ensure that future homeowners/contractors construct driveways and homes in the exact location as shown on the PUD Master Plan.

Landscaping will include street trees, lawn, grassy swale(s), shrub and planting areas in all community areas as well as individual home site landscaping. Privacy fencing will be installed along the perimeter of the development as well as between residences.

In summary, deviations from City standards for this PUD will include:

- 1) Reductions in proposed building setbacks
 - 10' front yard (from 20' per R-8 zoning), 0' side yard setbacks (from 5-10' per R-8 zoning), and 10' rear yard to face of structure (from 25' per R-8 zoning)
- 2) Reductions to typical lot frontage widths
 - Proposed lots range from 40-45' of private street frontage deviating from R-8 zoning code requirement of 50' of street frontage
- 3) A privately maintained development with gated entrance
- 4) Private streets platted as tracts of land
- 5) Reductions to typical lot area
 - Proposed lots have an average area of 3,988 sf (3,600 sf minimum lot size) per dwelling unit deviating from R-8 zoning code requirement of 5,500 sf per dwelling unit
- 6) Reductions to typical driveway setbacks from property line. Driveway setbacks will vary from 0-5' from the adjacent property line.

Site Utility Extensions

Utilities to the project will be provided by the following utility companies. Avista Utilities will have gas lines extended into the property. Avista or Kootenai Electric will provide the electrical power. Local cable and telephone will be extended into the property. City of Coeur d'Alene will serve the property with sanitary sewer and water.

Common Space Ownership and Management

Active West Developers and the design team will work with the City of Coeur d'Alene's legal department on all required language for the CC&Rs, Articles of Incorporation and By-Laws, and any language that will be required to be placed on the final PUD Master Plan with regard to the maintenance of all private infrastructure.

The developer will be responsible for the installation of any required street and traffic signage/signalization per MUTCD (Manual on Uniform Traffic Control Devices) and City of Coeur d'Alene standards and requirements. The HOA will be responsible for continued maintenance of all street and traffic signage and required signalization.

Relationship to Adjacent Public Development Programs

The proposed PUD will be located within the Riverstone Development, located south of Seltice Way and west of Northwest Boulevard. The PUD will interface with the Prairie Trail, running east-west parallel to the development's southern property line, through a private, gated access point to the trail on the southwest corner of the site. This access will be provided for the use by the residents of the proposed development.

Preliminary Development Schedule:

There will be one continuous phase of development upon PUD approval. It is anticipated that site improvement and site infrastructure work will begin May 1, 2014 and continue through June 30, 2014. The model home construction is scheduled to begin on June 15, 2014.

The project absorption rate is projected to complete approximately 1.75 homes per month, or 21 homes per year.

PROJECT DESCRIPTION

Revel at Riverstone is a request for a 24 lot subdivision with 3 tracts one tract for the interior road and 2 open space tracts. The project site is located on approximately 5.8 acres in the City of Coeur d' Alene. (PUD Narrative attached)

PROPERTY OWNER

Riverstone West LLC
111 North Post Ste 200
Spokane, Wa 99201

PROJECT LOCATION

The site is located at 2200 West John Loop in Riverstone West 2nd Addition in Coeur d' Alene. The site is in section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho. The parcel number is CK183-001-002-0.

TRANSPORTATION/ACCESS

Access will be directly from John Loop.

WATER

All water will be supplied through City of Coeur d'Alene.

SEWER

Sewer will be supplied by City of Coeur d'Alene.

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

A. INTRODUCTION

This matter having come before the Planning Commission on March 11, 2014, and there being present a person requesting approval of: PUD-2-14 a request for a planned unit development known as: "Revel at Riverstone".

APPLICANT: ACTIVE WEST BUILDERS

LOCATION: AN EXISTING LOT IN RIVERSTONE WEST 2ND ADDITION ADJACENT TO RIVERSTONE PARK ON JOHN LOOP MEASURING +/- 5.79 ACRES

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

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

- B1. That the existing land uses are residential-multi-family, commercial, and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is C-17.
- B4. That the notice of public hearing was published on February 22, 2014, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on March 3, 2014, which fulfills the proper legal requirement.
- B6. That 15 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on February 21, 2014.
- B7. That public testimony was heard on March 11, 2014.
- B8. Pursuant to Section 17.07.230, Planned Unit Development Review Criteria, a planned unit development may be approved only if the proposal conforms to the following criteria to the satisfaction of the Planning Commission:

B8A. The proposal **(is) (is not)** in conformance with the Comprehensive Plan. This is based upon the following policies:

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. Density	6. Open space
2. Architectural style	7. Landscaping
3. Layout of buildings	
4. Building heights & bulk	
5. Off-street parking	

B8C. The proposal **(is) (is not)** compatible with natural features of the site and adjoining properties. In the case of property located within the hillside overlay zone, does not create soil erosion, sedimentation of lower slopes, slide damage, or flooding problems; prevents surface water degradation or severe cutting or scarring; reduces the risk of catastrophic wildfire in the wildland urban interface; and complements the visual character and nature of the city. This is based on

Criteria to consider for B8C:	
1. Topography	3. Native vegetation
2. Wildlife habitats	4. Streams & other water areas

B8D 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 for B8D:

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 the existing street system accommodate the anticipated traffic to be generated by this development?**
4. **Can police and fire provide reasonable service to the property?**

B8E The proposal **(does)** **(does not)** provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes. This is based on

B8F Off-street parking **(does)****(does not)** provide parking sufficient for users of the development. This is based on

B8G That the proposal **(does)** **(does not)** provide for an acceptable method for the perpetual maintenance of all common property. This is based on

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **ACTIVE WEST BUILDERS** for approval of the planned unit development, as described in the application should be **(approved) (denied) (denied without prejudice)**.

PLANNING:

1. Creation of a homeowners association to ensure the perpetual maintenance of all tracts.

ENGINEERING:

PUD Conditions:

2. Submit a design to manage individual lot storm drainage. This design must be approved and included in the final development plan and HOA documents for the subject property. The approved design will be a required component of all building permit submittals for the subject development.
3. Side yards adjacent to all buildings are required to slope away from the building and cannot carry drainage to the adjoining lot. A side yard detail that includes the slope and how the drainage will be retained on the subject property will be a required component of all building permit submittals for the subject development.
4. All requirements for road design, construction, maintenance, replacement, use, traffic safety, etc. must be set forth in the PUD documents and incorporated into the HOA (Home Owner's Association) documents.
5. The proposed gate for the subject property is required to be located on the subject property. Any constructed gate is required to open "inward" into the development and not "outward" into the r/w.
6. Total driveway width is limited to twenty feet (20') to not exceed the City standard of no more than 50% of lot frontage.

Preliminary Plat Conditions:

7. All site infrastructure (utilities, roads, etc.) is required to be constructed to City standards. Inspection records and test results will be required to be submitted for verification that construction methods were completed to the level of public works construction.
8. The secondary point of access/emergency access, will be required to have a City standard driveway approach. This approach will also be required to contain a standard pipe culvert to enable the roadside swale drainage to pass through it. Any gate placement will be required to be out of the existing public right-of-way.
9. A sidewalk connection from the development to the existing public sidewalk on John Loop road will be required with the development.

FIRE:

10. Due to the limited access and increased density for the residents that will be residing at The 'Revel at Riverstone', Life Safety and Fire Protection is the utmost concern for Coeur d'Alene Fire Department. Therefore, the Flame spread for the exterior wall finish on exposure sides shall be Class I (0-25) materials with 1 hour protection for less than 3' from the property line.
11. Incorporate language in the CC&R's regarding the HOA shall be responsible for continued maintenance of all streets and roads.
12. Turning radiuses on streets and roads shall be 25' interior and 50' exterior.
13. 'NO PARKING-FIRE LANE' signs shall be placed on the 20' emergency access road that extends to John Loop. These signs shall be on both sides of this 20' street.
14. The main private gate shall have an override Knox key way switch that is accessible to Fire Dept. only.
15. The gate at the emergency egress shall have a Knox paddle lock that is accessible to Fire Dept. only.
16. The grasscrete at the emergency egress shall be able to withhold 75,000 pounds and shall extend to both sides of the sidewalk on John Loop.
17. All streets shall have signage.
18. The proposed locations for the fire hydrants are acceptable.

WATER:

19. A new 8" water main will be required to front all proposed lots in a 20' public utility easement centered on the main.

WASTEWATER:

20. A utility easement is required for all offsite and onsite public sewer infrastructure within the subject property and shall be shown on the Plat.
21. All sewer infrastructures shall conform to the City of Coeur d'Alene Standard Drawings and have an approved all weather surface accessing all manholes. An approved 10'-wide all weather access shall be constructed over the public sewer main from the Centennial Trail next to Manhole RIV1-25A to RIV1-25A1 along the western property line.
22. The Wastewater Utility shall approve of the placement and the orientation of all sewer infrastructures prior to construction of the onsite public sewer.

PARKS:

23. The manhole access road to the west of River Run Road that is shared with the apartment complex will need a 10' to 12' paved trail over the existing gravel to double as pedestrian access to the trail and all season surface for vehicular access to the manholes.

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

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

A. INTRODUCTION

This matter having come before the Planning Commission on March 11, 2014, and there being present a person requesting approval of ITEM: S-4-14 a request for preliminary plat approval of "Revel at Riverstone" a 24-lot subdivision and 3 unbuildable tracts in the C-17 zoning district.

APPLICANT: ACTIVE WEST BUILDERS

LOCATION: AN EXISTING LOT IN RIVERSTONE WEST 2ND ADDITION ADJACENT TO RIVERSTONE PARK ON JOHN LOOP MEASURING +/- 5.79 ACRES

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

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

- B1. That the existing land uses are residential-multi-family, commercial, and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is C-17.
- B4. That the notice of public hearing was published on February 22, 2014, which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. That 15 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on February 21, 2014.
- B7. That public testimony was heard on.
- B8. Pursuant to Section 16.10.030A.1, Preliminary Plats: In order to approve a preliminary plat, the Planning Commission must make the following findings:

B8A. That all of the general preliminary plat requirements **(have) (have not)** been met as attested to by the City Engineer. This is based on

B8B. That the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities **(are) (are not)** adequate. This is based on

B8C. That the preliminary plat **(is) (is not)** in conformance with the Comprehensive Plan as follows:

B8D. That the public interest **(will) (will not)** be served based on

Criteria to consider for B8D:

1. Does this request achieve the goals and policies of the comp plan?
2. Does it provide for orderly growth and development that is compatible with uses in the surrounding area?
3. Does it protect the public safety by providing adequate public utilities and facilities to mitigate any development impacts?
4. Does the it protect and preserve the natural beauty of Coeur d'Alene?
5. Does this have a positive impact on Coeur d'Alene's economy?
6. Does it protect property rights and enhance property values?

B8E. That all of the required engineering elements of the preliminary plat **(have) (have not)** been met, as attested to by the City Engineer. This is based on

B8F That the lots proposed in the preliminary plat **(do) (do not)** meet the requirements of the applicable zoning district for the following reasons:

Criteria to consider for B8F:

1. Do all lots meet the required minimum lot size?
2. Do all lots meet the required minimum street frontage?
3. Is the gross density within the maximum allowed for the applicable zone?

B9. That the proposal **(would) (would not)** adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character, and existing land uses because

Criteria to consider for B10:

1. Can the existing street system support traffic generated by this request?
2. Does the density or intensity of the project "fit" the surrounding area?
3. Is the proposed development compatible with the existing land use pattern? i.e. residential, commercial, residential w churches & schools etc.
4. Is the design and appearance of the project compatible with the surrounding neighborhood?

B10. Deviations from Provisions Criteria, Section 16.32.010, Standards for Granting. In specific cases, the Commission may authorize deviations from the provisions or requirements of this title that will not be contrary to public interest; but only where, owing to special conditions pertaining to a specific subdivision, the literal interpretation and strict application of the provisions or requirements of this title would cause undue and unnecessary hardship. No such deviation from the provisions or requirements of this title shall be authorized by the Commission unless they find that all of the following facts and conditions exist:

A. Exceptional or extraordinary circumstances or conditions applying to the subject subdivision or to the intended use of any portion thereof that does not apply generally to other properties in similar subdivisions or in the vicinity of the subject subdivision. This is based on

- B. Such deviation is necessary for the preservation and enjoyment of a substantial property right of the subdivider or is necessary for the reasonable and acceptable development of the property. This is based on
- C. The authorization of such deviation **(will) (will not)** be materially detrimental to the public welfare or injurious to property in the vicinity in which the subdivision is located. This is based on
- D. The authorization of such deviation will not adversely affect the Comprehensive Plan.
- E. Deviations with respect to those matters originally requiring the approval of the City Engineer may be granted by the Commission only with the written approval of the City Engineer.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **ACTIVE WEST BUILDERS** for preliminary plat of approval as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied to the motion are:

PLANNING:

1. Creation of a homeowners association to ensure the perpetual maintenance of all tracts.

ENGINEERING:

PUD Conditions:

2. Submit a design to manage individual lot storm drainage. This design must be approved and included in the final development plan and HOA documents for the subject property. The approved design will be a required component of all building permit submittals for the subject development.
3. Side yards adjacent to all buildings are required to slope away from the building and cannot carry drainage to the adjoining lot. A side yard detail that includes the slope and how the drainage will be retained on the subject property will be a required component of all building permit submittals for the subject development.
4. All requirements for road design, construction, maintenance, replacement, use, traffic safety, etc. must be set forth in the PUD documents and incorporated into the HOA (Home Owner's Association) documents.

5. The proposed gate for the subject property is required to be located on the subject property. Any constructed gate is required to open "inward" into the development and not "outward" into the r/w.
6. Total driveway width is limited to twenty feet (20') to not exceed the City standard of no more than 50% of lot frontage.

Preliminary Plat Conditions:

7. All site infrastructure (utilities, roads, etc.) is required to be constructed to City standards. Inspection records and test results will be required to be submitted for verification that construction methods were completed to the level of public works construction.
8. The secondary point of access/emergency access, will be required to have a City standard driveway approach. This approach will also be required to contain a standard pipe culvert to enable the roadside swale drainage to pass through it. Any gate placement will be required to be out of the existing public right-of-way.
9. A sidewalk connection from the development to the existing public sidewalk on John Loop road will be required with the development.

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10. Due to the limited access and increased density for the residents that will be residing at The 'Revel at Riverstone', Life Safety and Fire Protection is the utmost concern for Coeur d'Alene Fire Department. Therefore, the Flame spread for the exterior wall finish on exposure sides shall be Class I (0-25) materials with 1 hour protection for less than 3' from the property line.
11. Incorporate language in the CC&R's regarding the HOA shall be responsible for continued maintenance of all streets and roads.
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15. The gate at the emergency egress shall have a Knox paddle lock that is accessible to Fire Dept. only.
16. The grasscrete at the emergency egress shall be able to withhold 75,000 pounds and shall extend to both sides of the sidewalk on John Loop.
17. All streets shall have signage.
18. The proposed locations for the fire hydrants are acceptable.

WATER:

- 19. A new 8" water main will be required to front all proposed lots in a 20' public utility easement centered on the main.

WASTEWATER:

- 20. A utility easement is required for all offsite and onsite public sewer infrastructure within the subject property and shall be shown on the Plat.
- 21. All sewer infrastructures shall conform to the City of Coeur d'Alene Standard Drawings and have an approved all weather surface accessing all manholes. An approved 10'-wide all weather access shall be constructed over the public sewer main from the Centennial Trail next to Manhole RIV1-25A to RIV1-25A1 along the western property line.
- 22. The Wastewater Utility shall approve of the placement and the orientation of all sewer infrastructures prior to construction of the onsite public sewer.

PARKS:

- 23. The manhole access road to the west of River Run Road that is shared with the apartment complex will need a 10' to 12' paved trail over the existing gravel to double as pedestrian access to the trail and all season surface for vehicular access to the manholes.

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER
DATE: MARCH 11, 2014
SUBJECT: PUD-1-04m.3 – MODIFY “RIVERWALK” PLANNED UNIT
DEVELOPMENT
S-4-05m.1 – 24-LOT PRELIMINARY PLAT SUBDIVISION KNOWN AS
“BELLERIVE FIFTH ADDITION”
LOCATION – +/- 3.3 - ACRE PARCEL LOCATED BETWEEN THE
CENTENNIAL TRAIL AND BELLERIVE LANE

DECISION POINT:

Riverstone Waterfront, LLC is requesting a preliminary plat approval of “Bellerive Fifth Addition” a 24-lot subdivision and one unbuildable tract in the C-17PUD (Commercial at 17 units/acre Planned Unit Development) zoning district consisting of 24-lots totaling approximately +/- 3.3 acres, and modifications to a +/-3.3 acre portion of the “Riverwalk” Planned Unit Development in the C-17PUD (Commercial at 17 units/acre) zoning district. The modifications include replacing the approved 38 residential units in the Riverview Lofts with 24 single-family residential lots allowing for “Boardwalk Homes”, and “Carriage Homes” located over detached garages. In addition, the PUD modification would remove the potential connection from Lakewood Drive to Bellerive Lane.

The following changes are proposed to the existing PUD-1-04m.3:

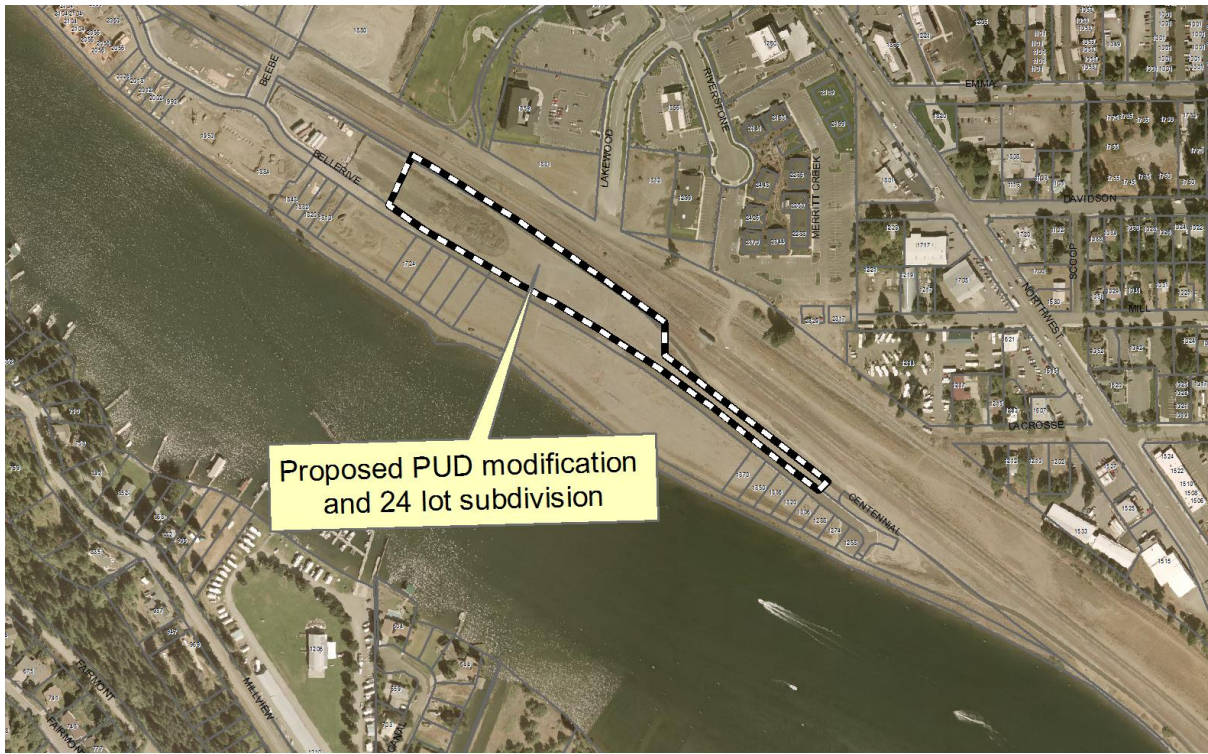
- Replace 38 residential units in Riverview Lofts (stacked flats) with 24 single-family lots. This modification would allow for Boardwalk Homes and/or Carriage Homes, previously approved in the planned unit development.
 - Boardwalk Homes-single family homes
 - Carriage Homes- are located over detached garages
- Remove the potential connection from Lakewood Dr. to Bellerive Ln.

History:

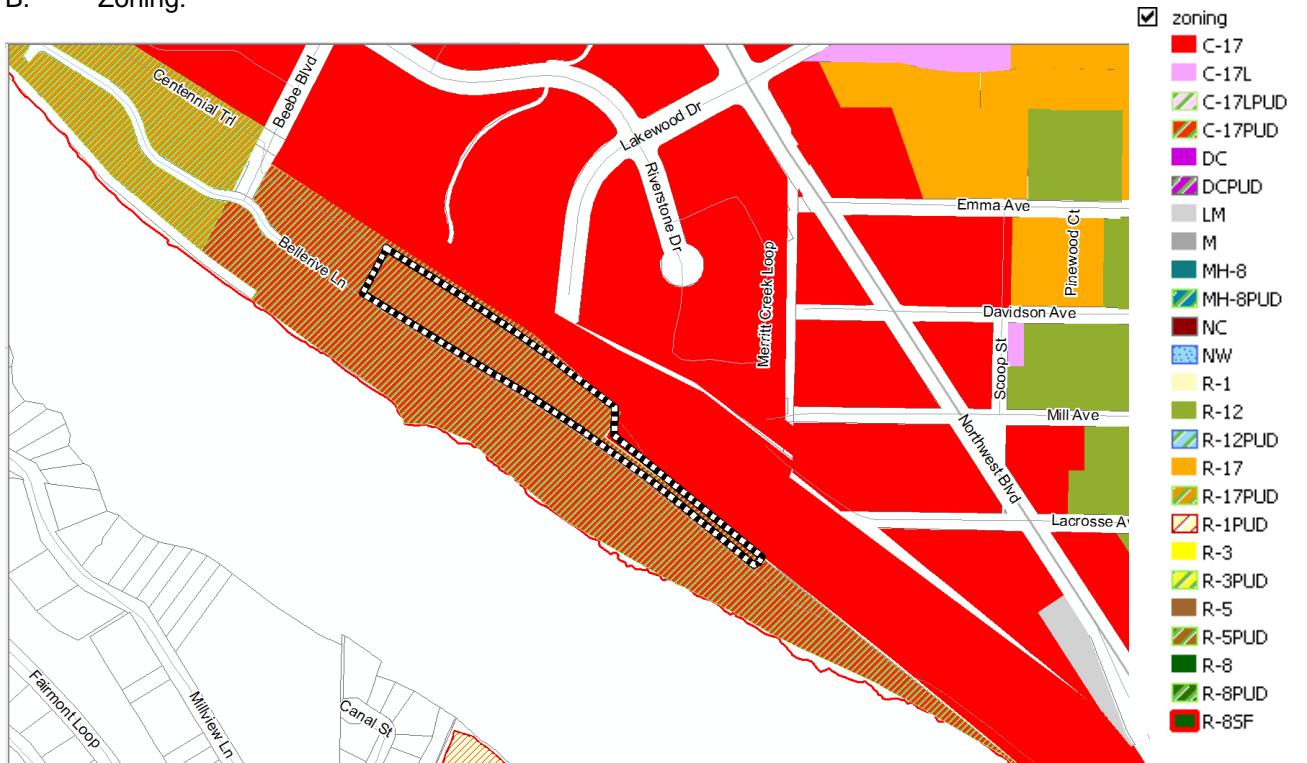
- On March 8, 2005, the Planning Commission approved the "Riverwalk PUD" and "Riverwalk" Preliminary Plat, which included two phases.
- On July 27, 2005, the Planning Commission approved an interpretation that moved the boundary between phase one and two.
- On February 13, 2007, the Planning Commission approved an interpretation (I-4-07) that expanded the phasing plan from two to three phases
- On October 9, 2012, the Planning Commission approved an interpretation (I-4-O6) that postponing Condition #3, requiring the extension of Lakewood Drive be postponed until a future phase, is not a major departure from the approved Bellerive Final Development Plan.
- On November 12, 2013, The Planning Commission approved a PUD modification to “Riverwalk” Planned Unit Development not requiring the developer to construct Lakewood Drive and the approval of S-4-05m, a 17-lot preliminary plat.

GENERAL INFORMATION:

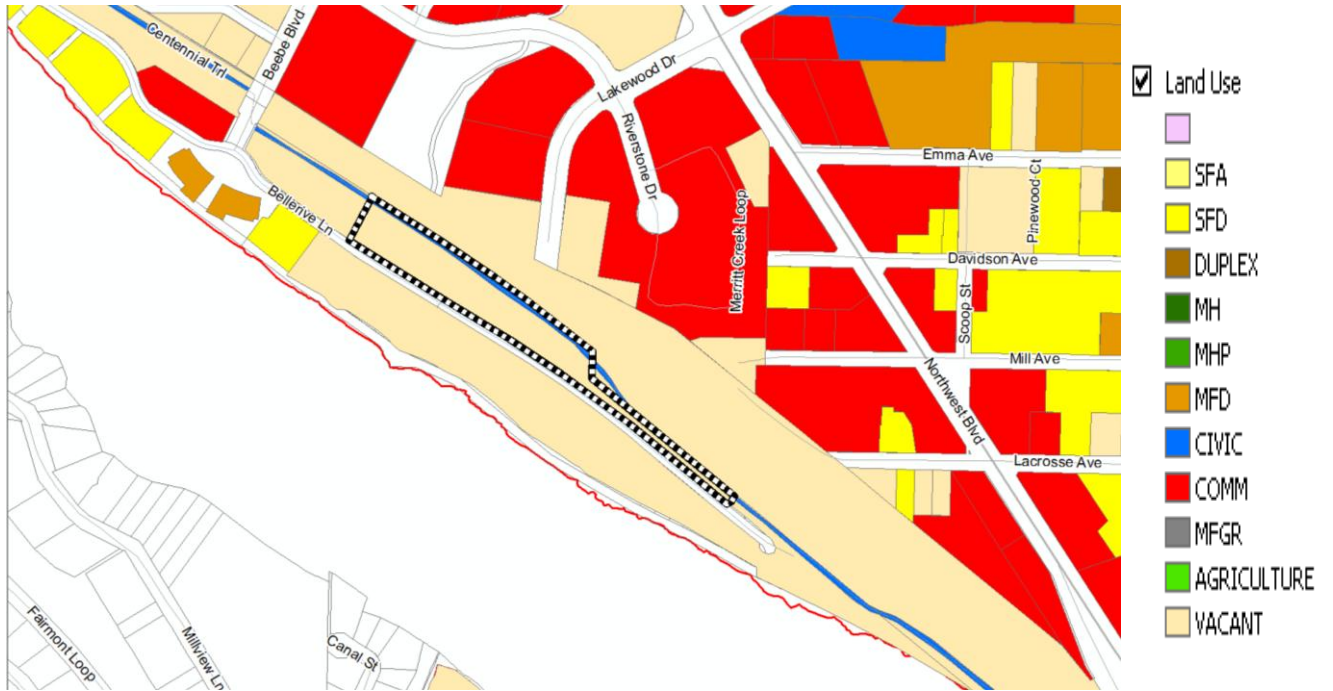
A. Aerial Site photo



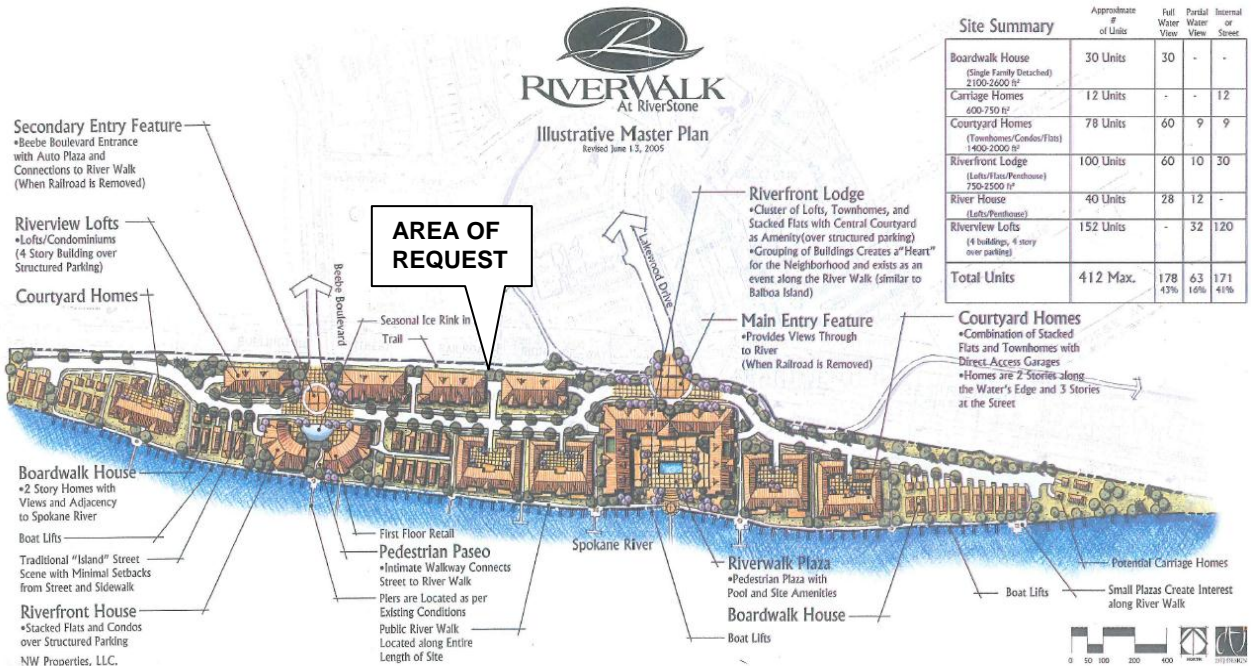
B. Zoning:



C. Generalized land use pattern:



D. Approved "RiverWalk" PUD Master Plan



E. "RiverWalk" PUD

- G. Applicant/
Owner: Riverstone Waterfront, LLC
1950 W. Bellerive Lane #107
Coeur d'Alene, ID 83816
- H. Land uses in the area include residential - single-family, multi-family, commercial, and vacant land.
- I. The subject property is vacant.
- J. Previous actions on subject property.
1. A-7-99 & S-3-99 "Riverstone Subdivision" was approved by the Planning Commission on October 12, 1999 and included a condition on the subdivision approval that required the land between the railroad tracks and the Spokane River to be approved as a PUD, prior to development.
 2. PUD-1-04 & S-1-04 was approved by the Planning Commission on January 15, 2004.
 3. PUD-1-04m.1 was approved by the Planning Commission on August 17, 2005.
 3. I-5-05, I-4-06, I-3-08, I-1-09 have been interpretations approved by the Planning Commission since the original approval of the "Riverstone Subdivision".
 4. On November 12, 2013, The Planning Commission approved a PUD modification to "Riverwalk" Planned Unit Development and S-4-05m, a 17-lot subdivision.

The original approval for the "Riverwalk PUD" included a condition requiring that the developer be required to extend Lakewood Drive and Lacrosse Avenue. The applicant requested that that condition be removed. On November 12, 2013, the Planning Commission approved the request not requiring the developer to extend Lakewood Drive as part of the PUD modification.

PERFORMANCE ANALYSIS:

Planned Unit Development Findings:

- A. **Finding #B8A: The proposal (is) (is not) in conformance with the Comprehensive Plan.**
1. The subject property is within the existing city limits.
 2. The City Comprehensive Plan Map designates this area as Stable Established-Spokane River District.

Stable Established:

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

Spokane River District Tomorrow

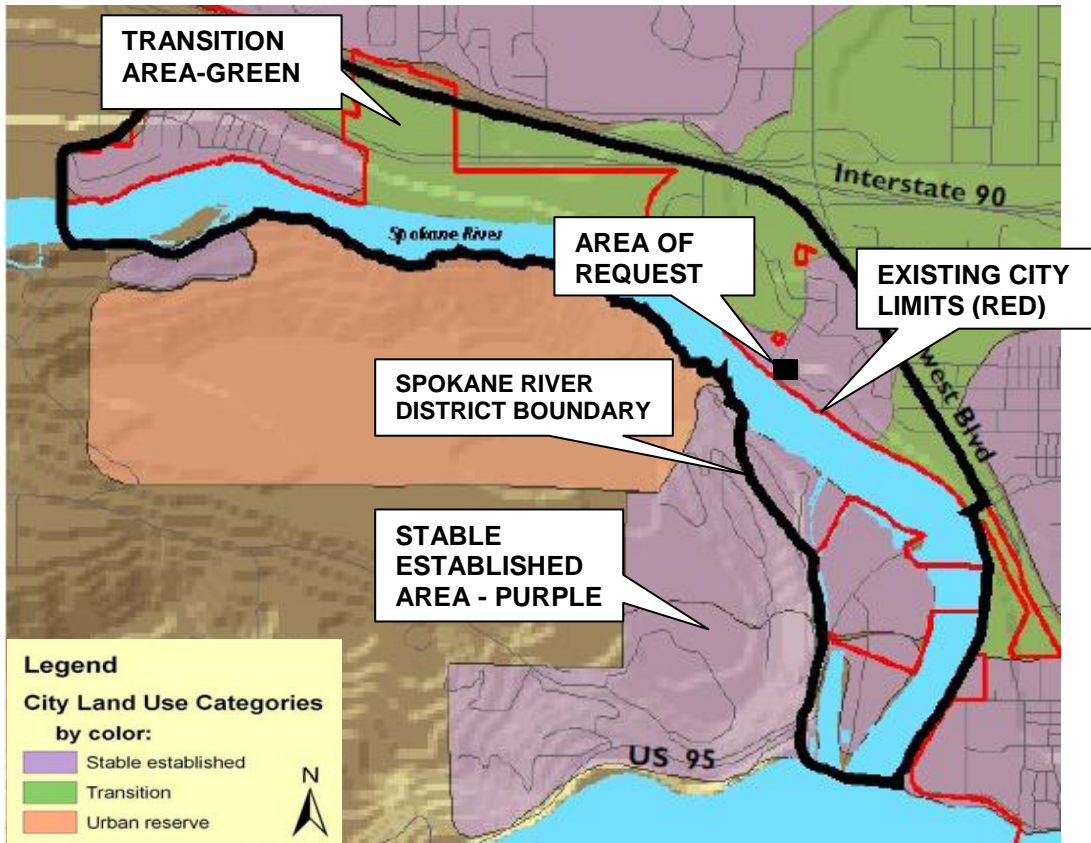
This area is going through a multitude of changes and this trend will continue for many years. Generally, the Spokane River District is envisioned to be mixed use neighborhoods consisting of housing and commercial retail and service activities that embrace the aesthetics of the proximity

to the Spokane River. As the mills are removed to make way for new development, the river shoreline is sure to change dramatically.

The characteristics of the Spokane River District will be:

- Various commercial, residential, and mixed uses.
- Public access should be provided to the river.
- That overall density may approach ten to sixteen dwelling units per acre (10-16:1), but pockets of denser housing are appropriate and encouraged.
- That open space, parks, pedestrian and bicycle connections, and other public spaces will be provided throughout, especially adjacent to the Spokane River.
- That the scale of development will be urban in nature, promoting multi-modal connectivity to downtown.
- The scale and intensity of development will be less than the Downtown Core.
- Neighborhood service nodes are encouraged where appropriate.
- That street networks will be interconnected, defining and creating smaller residential blocks and avoiding cul-de-sacs.
- That neighborhoods will retain and include planting of future, large-scale, native variety trees.

2007 COMPREHENSIVE PLAN MAP: SPOKANE RIVER DISTRICT-Stable Established



Significant Policies:

- Objective 1.01 - Environmental Quality:
Minimize potential pollution problems such as air, land, water, or hazardous materials.

- Objective 1.02 – Water Quality:
Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.
- Objective 1.03 – Waterfront Development:
Encourage public and private development to incorporate and provide ample public access, both physical and visual, to the lakes and rivers.
- Objective 1.04 –Waterfront Development:
Provide strict protective requirements for all public and private waterfront developments.
- Objective 1.05 -Vistas:
Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d'Alene unique.
- Objective 1.09 –Parks:
Provide an ample supply of urbanized open space in the form of beaches, squares, greens.and parks whose frequent use is encouraged by placement, design, and access.
- Objective 1.11 – Community Design:
Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.
- Objective 1.12 - Community Design:
Support the enhancement of existing urbanized areas and discourage sprawl.
- Objective 1.13 –Open Space:
Encourage all participants to make open space a priority with every development and annexation.
- Objective 1.14 - Efficiency:
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- Objective 2.01 - Business Image & Diversity:
Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.
- Objective 2.02 - Economic & Workforce Development:
Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.
- Objective 3.05 - Neighborhoods:
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- Objective 3.06 - Neighborhoods:
Protect the residential character of neighborhoods by allowing residential/commercial/industrial transition boundaries at alleyways or along back lot lines if possible.
- Objective 3.16 - Capital Improvements:
Ensure infrastructure and essential services are available prior to approval for properties seeking development.

- Objective 4.01 - City Services:
Make decisions based on the needs and desires of the citizenry.
- Objective 4.02 - City Services:
Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling, and trash collection).
- Objective 4.06 - Public Participation:
Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision- making process.

B. Finding #B8B: The design and site planning (is) (is not) compatible with existing uses on adjacent properties.

The request is part of and consistent with the Riverwalk Master Plan development, which is a mixed-use residential, retail and office development.

Evaluation: The Planning Commission must determine, based on the information before them, that the request is compatible with uses on adjacent properties in terms of density, design, parking, open space and landscaping.

C. Finding #B8C: The proposal (is) (is not) compatible with natural features of the site and adjoining properties.

The subject property will be graded to create building pad sites for future Boardwalk Homes.

D. Finding #B8D: The location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing public facilities and services.

See Preliminary plat finding #B8B.

E. Finding #B8E: The proposal (does) (does not) provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes.

Not applicable to this request.

The subject property is 3.3 acres in size. The original approval of the Bellerive PUD required 10% open space area, or 2.44 acres open space free of buildings, streets, driveways and parking areas, accessible to all users of the development, and usable for open space and recreational purposes.

The site plan shows three common open space areas (Identified on the PUD plan as open space) that represent 4.42 acres or 18% of the 24.4 acre gross land area including the +/- 30-foot wide shoreline area containing the walking public walking path, an open space area adjacent to the Riverview Lofts, and open space areas along the Centennial Trail.

As development continues along the shoreline, the required openspace providing the 8' wide riverwalk on the Spokane River will be constructed.

Evaluation: The approved Final Development Plan indicates the areas designated for open space within the development. The proposed request would not impact the previously approved open space areas.

F. **Finding #B8F: Off-street parking (does)(does not) provide parking sufficient for users of the development.**

Standard parking requirements for the proposed use in Riverwalk PUD were approved as follows:

Single-family dwellings: 2 spaces per unit
Carriage Homes: None required other than for the principal dwelling

Evaluation: The Planning Commission must determine that the requested modifications would provide parking that is sufficient to serve the parking needs for the proposed request.

G. **Finding #B8G: That the proposal (does) (does not) provide for an acceptable method for the perpetual maintenance of all common property.**

Not applicable to this request.

The homeowner's association was a part of the original approval and Final Development Plan. Single-family lots will be privately maintained.

Evaluation: As a condition of approved PUD, the Planning Commission required the formation of a property owners association to ensure the maintenance of all common open space areas. The proposed request does not impact the HOA requirement.

Preliminary plat Findings:

A. **Finding #B8A: That all of the general preliminary plat requirements (have) (have not) been met, as attested to by the City Engineer.**

Per Gordon Dobler, City Engineer, the preliminary plat submitted contains all of the general information required by Section 16.12.020 of the Municipal Code, General Requirements.

B. **Finding #B8B: That the provisions for streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, and utilities (are) (are not) adequate where applicable.**

SEWER:

All sewer lateral tap locations shall be inspected and approved by the Wastewater Utility prior to coring and tapping into the public sewer main and after installing the connection saddle tap (prior to backfilling).

Evaluation:

The Wastewater Utility requires inspection prior and after the tap connection to ensure the public sewer main is not damaged during construction and appropriate compaction provisions are implemented to protect the public sewer main from future damage resulting in settling issues.

-Submitted by Mike Becker, Utility Project Manager

WATER:

There is sufficient surrounding infrastructure to support adequate domestic, irrigation and fire flow for the proposed development. The proposed subdivision will require the installation of additional water infrastructure such as services and fire hydrants. Relocation of a 12" main may be required so as to not impact proposed lot development. As a condition of the proposed plat, additional domestic and any applicable irrigation services to all lots fronting Bellerive must be installed. Any additional fire hydrants, as determined by the Fire Department, will be installed and included in a public utility easement if any existing right-of-way is not adequate. A 20' public utility easement, centered on the main, within the applicable development boundaries is required for the 12" water main that extends to Lakewood Dr. All applicable water infrastructure must be installed prior to submission for building permits.

-Submitted by Terry Pickel, Assistant Water Superintendent

STORMWATER:

1. City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site.

Evaluation

The existing roadway (Bellerive Lane) was designed and built to be a "shed" section and therefore, drains to the side opposite the proposed development. Stormwater drainage facilities were previously constructed to manage the storm water drainage, therefore no new roadway facilities will be required to be constructed. Any new activity that impedes the existing stormwater facilities, will require that new facilities be constructed to accommodate any change in runoff containment and treatment conditions. All structures constructed on the proposed lots will be required to contain their runoff on the individual lots, typically directing it into on-site landscaping.

2. There is an existing twenty foot (20') stormwater easement crossing the proposed development that contains one of the City's major storm outfall lines into the Spokane River. This easement traverses the southerly seven (7) lots of the proposed development, and, the developer is planning to reposition it in order to accommodate the new lots.

Evaluation

Relocation of the stormwater outfall will be allowed, however, all agency approvals, permits, permit fees, design, materials and construction of the relocated line will be the responsibility of the developer. No costs for the relocation will be borne by the City. Any new easement for the relocated stormline is required to be a minimum of twenty feet (20') in width. No fencing or other structural improvements not related to the function of the outfall line will be allowed to be constructed within the easement.

TRAFFIC:

The ITE Trip Generation Manual estimates the project may generate approximately 228 total trips with 18 a.m., and, 24 p.m. peak hour trips.

Evaluation

The adjacent and connecting streets (Beebe to Riverstone/Lakewood) are both under signalized control and therefore are able to accommodate the additional peak hour traffic volumes.

STREETS:

Bellerive Lane, the adjoining roadway is a private street and is fully developed. No changes or alterations will be required to the roadway.

APPLICABLE CODES AND POLICIES

UTILITIES

1. All proposed utilities within the project shall be installed underground.
2. All water and sewer facilities servicing the project shall be installed and approved prior to issuance of building permits.
3. All required utility easements shall be dedicated on the final plat.

GENERAL

5. The final plat shall conform to the requirements of the City.

-Submitted by Chris Bates, Engineering Project Manager

FIRE:

Historically the fire service has noticed a rapid increase in multiple single family residential fires when setbacks have decreased and distances between single family residences' (SFR) have also decreased. A reported structure fire would come out and by the time the first arriving fire apparatus arrives on scene (four minutes or less), they would have 2, and maybe even three of these SFR on fire due to the intense radiant heat that is rapidly given off from highly combustible exterior finish siding. These multiple 'secondary' fires are directly contributed to the use of vinyl exterior siding or other highly combustible exterior finish materials that do not meet the flame spread.

CONDITIONS/REQUIREMENTS:

1. Due to the limited access and increased density for the residents that will be residing at The 'Riverwalk', Life Safety and Fire Protection is the utmost concern for Coeur d'Alene Fire Department. Therefore, the Flame spread for the exterior wall finish on exposure sides shall be Class I (0-25) materials with 1 hour protection for less than 3' from the property line or less than 6' between structures.
2. Relocate the fire hydrant fronting lot 18 in the general current location.

3. International Fire Code (IFC) 2012 Edition

SECTION D107

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceed 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

The proposed 24 single family residents with the existing SFR exceeds the maximum 30 units on a fire access road with only one way out, a second fire access road shall be provided from Bellerive.

4. The proposed 20' access and 12' alley are acceptable. The locations of the current fire hydrants on Bellerive are adequate and meet code with the exception of the fire hydrant in front of lot 18.

Submitted by Bobby Gonder, Fire Inspector/Investigator

C. Finding #B8C: That the preliminary plat (is) (is not) in conformance with the Comprehensive Plan as follows:

See Finding #B8A in Planned Unit Development Findings.

D. Finding #B8D: That the public interest (will) (will not) be served.

The subject property is within the corporate limits and will create a 24-lot subdivision on a private street that will become a residential component of the overall "Riverwalk" Development with a mixture of residential, retail and office uses. The development connects to existing public streets in the Riverstone development and access northwest Boulevard. This proposed 24-lot subdivision will be Boardwalk Homes and/Carriage Homes.

Evaluation: The Planning Commission must determine, based on the information before them, whether the request will or will not serve the public interest.

E. Finding #B8E: That all of the required engineering elements of the preliminary plat (have) (have not) been met, as attested to by the City Engineer.

A preliminary utility design was submitted indicating that all of the proposed lots could be served.

F. Finding #B8F: That the lots proposed in the preliminary plat (do) (do not) meet the requirements of the applicable zoning district.

Residential uses are allowed in the C-17 zoning district and include single-family, duplex, pocket development and multi-family uses up to 17 units/acre. The applicant is requesting the creation of 24 single-family lots to be developed as Boardwalk and/or Carriage Homes.

The zoning pattern in the area shows C-17 zoning in the majority of the "Riverstone" development. The zoning in the Riverwalk PUD is C-17 with R-17 Planned Unit Development (residential at 17 units/acre) on the west side of Beebe Boulevard.

G. Finding #B9: That the proposal (would) (would not) adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character, and existing land uses.

The ITE Trip Generation Manual estimates the project may generate approximately 228 total trips with 18 a.m., and, 24 p.m. peak hour trips.

Evaluation:

The adjacent and connecting streets (Beebe to Riverstone/Lakewood) are both under signalized control and therefore are able to accommodate the additional peak hour traffic volumes.

Existing Land Use & Neighborhood character:

(See Generalized GIS Land Use Map, page 3 and General Information page 5.)

NOTE: Any Zoning or Subdivision Code provisions modified previously would still apply.

H. **PROPOSED CONDITIONS:**

Planned Unit Development Conditions:

1. Due to the limited access and increased density for the residents that will be residing at The 'Riverwalk', Life Safety and Fire Protection is the utmost concern for Coeur d'Alene Fire Department. Therefore, the Flame spread for the exterior wall finish on exposure sides shall be Class I (0-25) materials with 1 hour protection for less than 3' from the property line or less than 6' between structures.
2. Relocate the fire hydrant fronting lot 18 in the general current location.
3. International Fire Code (IFC) 2012 Edition
SECTION D107
D107.1 One- or two-family dwelling residential developments.
Developments of one- or two-family dwellings where the number of dwelling units exceed 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.
4. The proposed 24 single family residents with the existing SFR exceeds the maximum 30 units on a fire access road with only one way out, a second fire access road shall be provided from Bellerive.
5. The proposed 20' access and 12' alley are acceptable. The locations of the current fire hydrants on Bellerive are adequate and meet code with the exception of the fire hydrant in front of lot 18.

Subdivision Conditions:

1. Relocation of the stormwater outfall will require that all agency approvals, permits, permit fees, design, materials and construction of the relocated line will be the responsibility of the developer. No costs for the relocation will be borne by the City.
2. Upon relocation, the developer will be required to dedicate an easement twenty feet (20') in width over the stormwater outfall line. Said easement will be required to allow unlimited access to the line for installation, operation and maintenance. No fencing or other structural improvements not related to the function of the outfall line will be allowed to be constructed within the easement.

3. Relocate the fire hydrant fronting lot 18 in the general current location.
4. International Fire Code (IFC) 2012 Edition SECTION D107
D107.1 One- or two-family dwelling residential developments.
Developments of one- or two-family dwellings where the number of dwelling units exceed 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.
5. The proposed 24 single family residents with the existing SFR exceeds the maximum 30 units on a fire access road with only one way out, a second fire access road shall be provided from Bellerive.
6. The proposed 20' access and 12' alley are acceptable. The locations of the current fire hydrants on Bellerive are adequate and meet code with the exception of the fire hydrant in front of lot 18.

I. Ordinances and Standards Used In Evaluation:

Comprehensive Plan - Amended 1995.
Transportation Plan
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.
Coeur d'Alene Bikeways Plan

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.

М-Ч-РАЭ О-ЗАО-ГПА

RIVERWALK PUD AMENDMENT

Bellerive Fifth Addition



PROJECT BACKGROUND

The *Bellerive* Planned Unit Development (formerly known as *Riverwalk*) is a mixed-use project located in the City of Coeur d'Alene in the Riverstone Development along the Spokane River. The Final PUD and Development Plans for *Bellerive* were submitted to the City in September, 2005, and subsequently approved in October, 2005. A *Memorandum of Agreement* was filed between the developer and the City in December, 2005 outlining the respective responsibilities and obligations of both parties.

In January of 2014, another PUD Amendment was granted by the Planning and Zoning Commission removing the Riverfront Lodge and replacing it with 17 single-family residential lots consisting of Boardwalk Homes and Carriage Homes. This amendment also removed the condition that the developer construct the Lakewood connection.

The majority of this project has been constructed and built in accordance with the approvals. The previously mentioned 17 single-family residential lots are currently under construction, and the remaining portions consist of approximately 3.3 acres located on the North side of Bellerive Lane adjacent to the Centennial Trail. This property is legally known as Lot 2, Block 1 of Bellerive 3rd Addition. The proposed PUD Amendments contained herein will deal with the development of this secondary property.

According to the approved *Bellerive* PUD, this property was to consist of 100 unit multi-family residential facility known as the Riverfront Lodge along with 16 Courtyard units. The following summarizes the approvals received for the *Bellerive* PUD:

Total Project Area:	24.40 acres
Open Space Provided:	4.49 acres
# of units:	Riverfront Lodge 100 units
	Riverfront House 40 units
	Riverview Lofts 152 units
	Courtyard Homes 78 units
	Boardwalk Homes 30 units
	<u>Carriage Homes 12 units</u>
	Total: 412 units max.
Zoning:	C-17 / R-17 (PUD Overlay)

PROPOSED AMENDMENTS

The project proponent, Riverstone Waterfront, LLC, is proposing the following two (2) amendments to the *Bellerive (Riverwalk)* PUD:

- 1) Replace the approved 114 residential units in the *Riverview Lofts* (stacked flats located North of the internal streets) with 24 single-family residential lots on the North side of Bellerive Lane. These proposed lots will contain Boardwalk Homes and/or Carriage Homes as previously described and approved in the original PUD. These homes are proposed to be built on zero lot lines with the setbacks listed below. Descriptions of the different home types per the original *Bellerive PUD* are as follows:

Boardwalk Homes – single-family homes located to maximize views across the river and create diversity of architecture along the river’s edge. Homes are located on 35 foot wide lots and range in size from 2,100 -2,600 square feet. **[1400 square foot minimum proposed for single level, and 1800 square foot proposed for multil-level]**

Carriage Homes – are located over detached garages to allow an alternative to units within larger buildings. Units range in size from 650-700 square feet. **[500 – 900 square feet proposed]**

The following are the site performance standards proposed as a part of this amendment:

Project Area:	3.3 acres
Zoning:	C-17 (PUD Overlay)
# of Lots:	24 Single-family
Density:	7.2 du/ac
Min Lot Width:	35’
Max lot Width:	50’
Min Lot Area:	3583 SF
Max Lot Area:	7371 SF
Average Lot Size:	5780 SF
Min square footage:	1400 SF (Boardwalk Home: single level) 1800 SF (Boardwalk Home: multi-level) 500 SF (Carriage Homes)
Setbacks:	Front – 15’ House / 10’ Porch Side – 0’ (zero lot line) Rear – 35’ Height – 35’ max

- 2) The project proponent is requesting to remove the previously required connection from Lakewood Avenue to Bellerive Lane. We have discussed

this request with City Staff, and they have agreed that this connection is no longer needed. The main access to *Bellerive Fourth Addition* is via Beebe Boulevard and Bellerive Lane. This would not preclude the City from making a “loop” connection from Lakewood to Lacrosse in the future at their discretion as that is outside the boundaries of this PUD.



Attached to this narrative, and submitted as a part of the PUD Amendment, are Site Development Plans showing the above requested changes.

UTILITIES AND INFRASTRUCTURE

The subject property fronts existing Bellerive Lane. This is an existing private street maintained by the Homeowner’s Association with a pavement width of 32’ from curb-to-curb. All major utilities including public water, public sewer, natural gas, power and communications are currently installed and are readily available to serve the project. Additional sewer and water services will need to be installed to accommodate the new lots, and will be installed per City of Coeur d’Alene standards and requirements

М-Ч-РАЭ О-ЗАО-ГПА

PROPERTY INFORMATION

- 1. Gross area: (all land involved): 3.3 acres, and/or _____ sq.ft.
- 2. Total Net Area (land area exclusive of proposed or existing public street and other public lands): 3.3 acres, and/or _____ sq. ft.
- 3. Total length of street frontage: 1500 ft., and/or _____ miles.
- 4. Total number of lots included: 24 single-family + 1 tract
- 5. Average lot size included: 5780 sf
minimum lot size: 3583 sf
maximum lot size: 7371 sf
- 6. Existing land use: Vacant

SEWER AND WATER REIMBURSEMENT POLICY

Over sizing of utilities will not be eligible for reimbursement from the city unless a request is approved in writing by the City Council prior to issuance of Building Permits or the start of construction, whichever comes first.

PROJECT DESCRIPTION:

Please describe the concept of the proposed subdivision:

24-lot single-family residential subdivision on approximately
3.3 acres of secondary waterfront property in the Belenire
Development. Public water and sewer is currently
available in Belenire Lane and extends across the
frontage of the property. Services will be added as
required. An alley will be constructed to access rear-
loaded garages/carriage homes.

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

A. INTRODUCTION

This matter having come before the Planning Commission on March 11, 2013, and there being present a person requesting approval: of:PUD-1-04m.3 a request for a modification to a planned unit development known as "Riverwalk" PUD in the C-17PUD (Commercial at 17 units/acre) zoning district.

APPLICANT: RIVERSTONE WATERFRONT, LLC

LOCATION – +/- 3.3 - ACRE PARCEL LOCATED BETWEEN THE CENTENNIAL TRAIL AND
BELLERIVE LANE

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

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

- B1. That the existing land uses are residential - single-family, multi-family, commercial, and vacant land.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is C-17PUD.
- B4. That the notice of public hearing was published on, February 22, 2014, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on February 21, 2014, which fulfills the proper legal requirement.
- B6. That 145 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on February 21, 2014.
- B7. That public testimony was heard on March 11, 2014.
- B8. Pursuant to Section 17.07.230, Planned Unit Development Review Criteria, a planned unit development may be approved only if the proposal conforms to the following criteria to the satisfaction of the Planning Commission:

B8A. The proposal **(is) (is not)** in conformance with the Comprehensive Plan. This is based upon the following policies:

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.	Density	6.	Open space
2.	Architectural style	7.	Landscaping
3.	Layout of buildings		
4.	Building heights & bulk		
5.	Off-street parking		

B8C. The proposal **(is) (is not)** compatible with natural features of the site and adjoining properties. In the case of property located within the hillside overlay zone, does not create soil erosion, sedimentation of lower slopes, slide damage, or flooding problems; prevents surface water degradation, or severe cutting or scarring; reduces the risk of catastrophic wildfire in the wildland urban interface; and complements the visual character and nature of the city. This is based on

Criteria to consider for B8C:			
1.	Topography	3.	Native vegetation
2.	Wildlife habitats	4.	Streams & other water areas

B8D. 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 for B8D:

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 the existing street system accommodate the anticipated traffic to be generated by this development?**
4. **Can police and fire provide reasonable service to the property?**

B8E The proposal **(does) (does not)** provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes. This is based on

B8F Off-street parking **(does)(does not)** provide parking sufficient for users of the development. This is based on

B8G That the proposal **(does) (does not)** provide for an acceptable method for the perpetual maintenance of all common property. This is based on

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of RIVERSTONE WATERFRONT, LLC for approval of the planned unit development, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are:

1. Due to the limited access and increased density for the residents that will be residing at The 'Riverwalk', Life Safety and Fire Protection is the utmost concern for Coeur d'Alene Fire Department. Therefore, the Flame spread for the exterior wall finish on exposure sides shall be Class I (0-25) materials with 1 hour protection for less than 3' from the property line or less than 6' between structures.
2. Relocate the fire hydrant fronting lot 18 in the general current location.
3. International Fire Code (IFC) 2012 Edition SECTION D107D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceed 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.
4. The proposed 24 single family residents with the existing SFR exceeds the maximum 30 units on a fire access road with only one way out, a second fire access road shall be provided from Bellerive.
5. The proposed 20' access and 12' alley are acceptable. The locations of the current fire hydrants on Bellerive are adequate and meet code with the exception of the fire hydrant in front of lot 18.

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

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

A. INTRODUCTION

This matter having come before the Planning Commission on, March 11, 2014 , and there being present a person requesting approval of ITEM: S-4-05m.1 a request for preliminary plat approval of "Bellerive Fifth Addition" a 24-lot subdivision and one unbuildable tract in the C-17PUD (Commercial at 17 units/acre Planned Unit Development).

APPLICANT: RIVERSTONE WATERFRONT, LLC

LOCATION – +/- 3.3 - ACRE PARCEL LOCATED BETWEEN THE CENTENNIAL TRAIL
AND BELLERIVE LANE

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

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

- B1. That the existing land uses are residential - single-family, multi-family, commercial, and vacant land.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is C-17PUD.
- B4. That the notice of public hearing was published on, February 22, 2014, which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. That 145 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on February 21, 2014.
- B7. That public testimony was heard on March 11, 2014.
- B8. Pursuant to Section 16.10.030A.1, Preliminary Plats: In order to approve a preliminary plat, the Planning Commission must make the following findings:

B8A. That all of the general preliminary plat requirements **(have) (have not)** been met as attested to by the City Engineer. This is based on

B8B. That the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities **(are) (are not)** adequate. This is based on

B8C. That the preliminary plat **(is) (is not)** in conformance with the Comprehensive Plan as follows:

B8D. That the public interest **(will) (will not)** be served based on

Criteria to consider for B8D:

1. Does this request achieve the goals and policies of the comp plan?
2. Does it provide for orderly growth and development that is compatible with uses in the surrounding area?
3. Does it protect the public safety by providing adequate public utilities and facilities to mitigate any development impacts?
4. Does the it protect and preserve the natural beauty of Coeur d'Alene?
5. Does this have a positive impact on Coeur d'Alene's economy?
6. Does it protect property rights and enhance property values?

B8E. That all of the required engineering elements of the preliminary plat **(have) (have not)** been met, as attested to by the City Engineer. This is based on

B8F That the lots proposed in the preliminary plat **(do) (do not)** meet the requirements of the applicable zoning district for the following reasons:

Criteria to consider for B8F:

1. Do all lots meet the required minimum lot size?
2. Do all lots meet the required minimum street frontage?
3. Is the gross density within the maximum allowed for the applicable zone?

B9. That the proposal **(would) (would not)** adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character, and existing land uses because

Criteria to consider for B10:

1. Can the existing street system support traffic generated by this request?
2. Does the density or intensity of the project "fit" the surrounding area?
3. Is the proposed development compatible with the existing land use pattern? i.e. residential, commercial, residential w churches & schools etc.
4. Is the design and appearance of the project compatible with the surrounding neighborhood?

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of RIVERSTONE WATERFRONT, LLC for preliminary plat of approval as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied to the motion are:

1. Relocation of the stormwater outfall will require that all agency approvals, permits, permit fees, design, materials and construction of the relocated line will be the responsibility of the developer. No costs for the relocation will be borne by the City.
2. Upon relocation, the developer will be required to dedicate an easement twenty feet (20') in width over the stormwater outfall line. Said easement will be required to allow unlimited access to the line for installation, operation and maintenance. No fencing or

other structural improvements not related to the function of the outfall line will be allowed to be constructed within the easement.

3. Relocate the fire hydrant fronting lot 18 in the general current location.
4. International Fire Code (IFC) 2012 Edition SECTION D107
D107.1 One- or two-family dwelling residential developments.
Developments of one- or two-family dwellings where the number of dwelling units exceed 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.
5. The proposed 24 single family residents with the existing SFR exceeds the maximum 30 units on a fire access road with only one way out, a second fire access road shall be provided from Bellerive.
6. The proposed 20' access and 12' alley are acceptable. The locations of the current fire hydrants on Bellerive are adequate and meet code with the exception of the fire hydrant in front of lot 18.

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

**PLANNING COMMISSION
STAFF REPORT**

FROM: WARREN WILSON, INTERIM PLANNING DIRECTOR
DATE: MARCH 11, 2014
SUBJECT: A-2-14 – ZONING PRIOR TO ANNEXATION
LOCATION – +/- 13.14 ACRE PARCEL KNOWN AS 3600 W. NURSERY ROAD

Applicant: U.S. Forest Service
3815 Schreiber Way
Coeur d'Alene, ID 83815

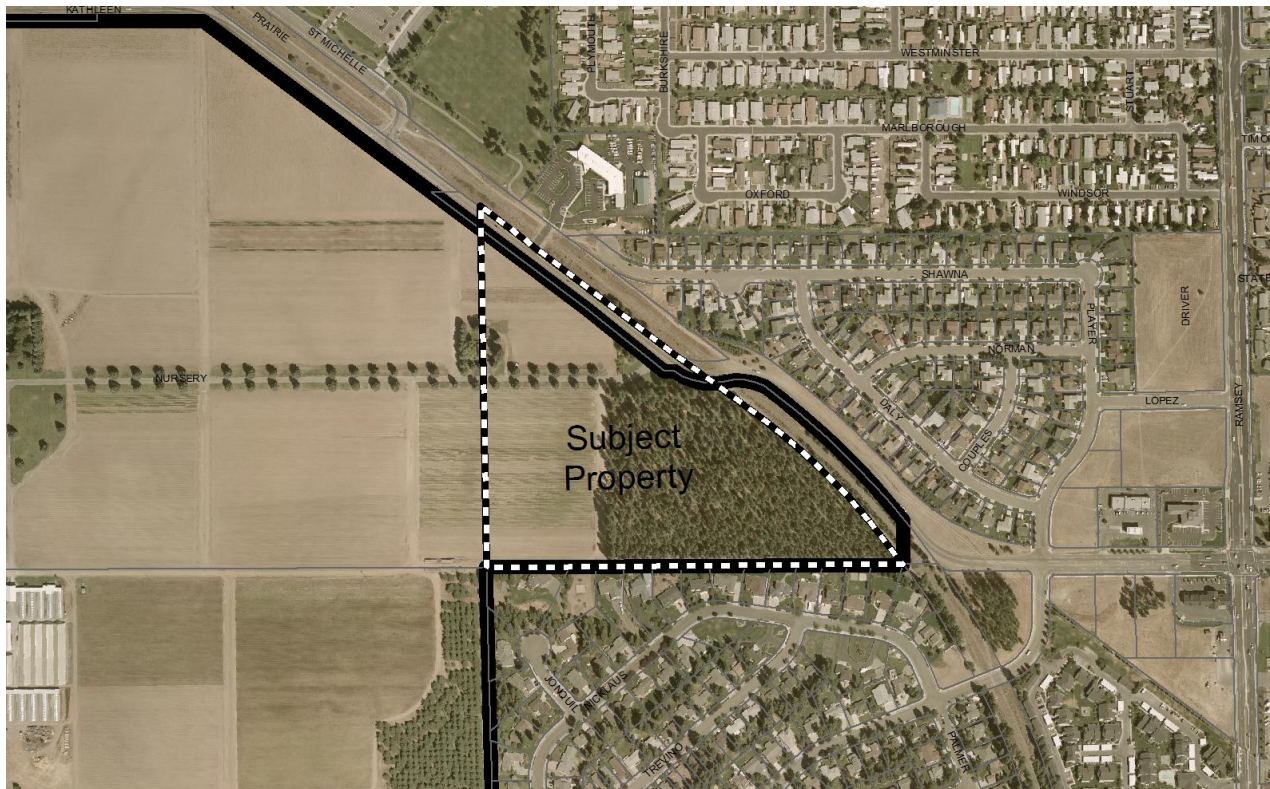
DECISION POINT:

Provide a recommendation to the City Council regarding the appropriate initial zoning for the subject parcel. The U.S. Forest Service is requesting C-17 (Commercial) zoning.

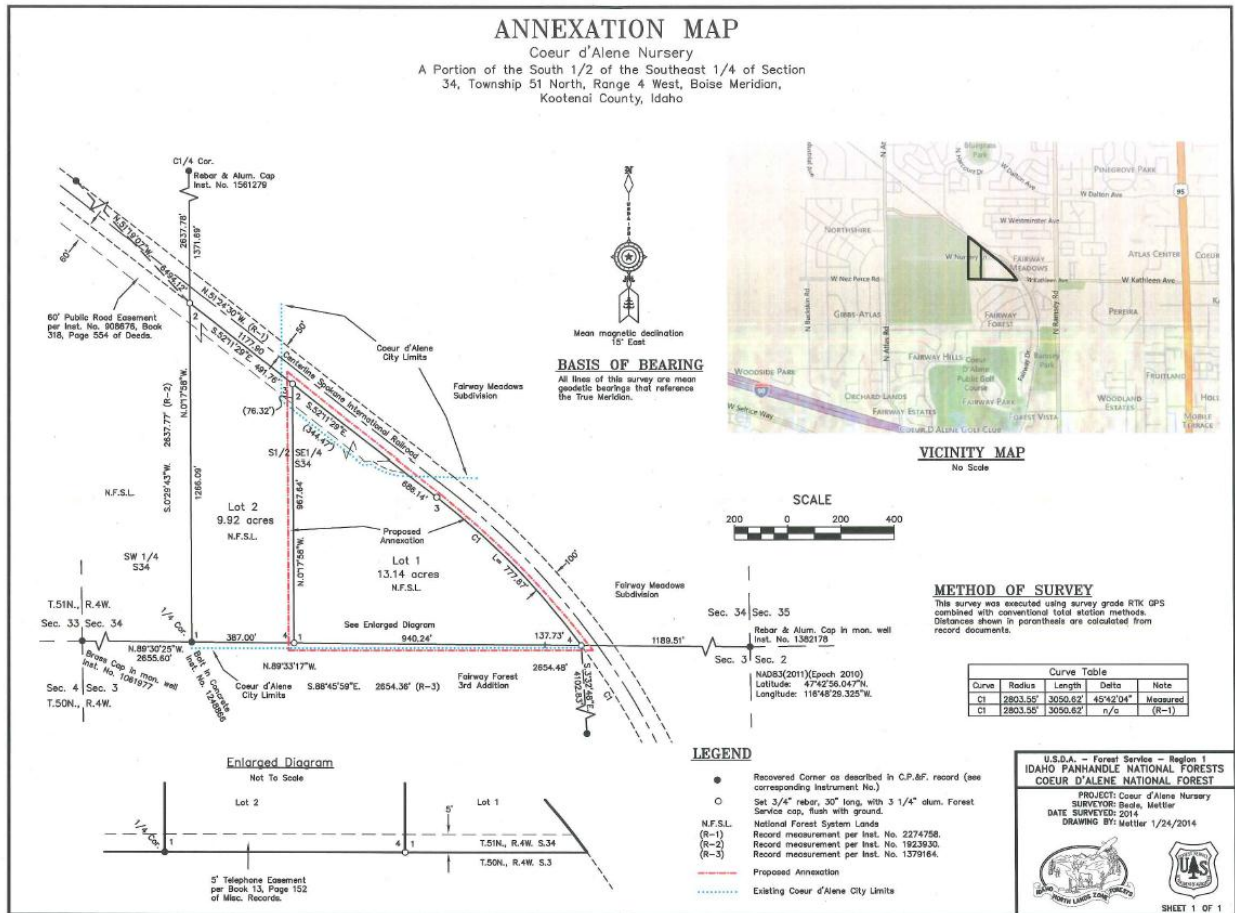
GENERAL INFORMATION:

The subject property is currently vacant and undeveloped. The current zoning in the county is Commercial.

A. Aerial Photo:



B. Annexation Map:



COMPREHENSIVE PLAN AND FINDINGS ANALYSIS:

Finding #B8: That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.

This finding requires that the Commission evaluate whether the proposed zoning is consistent with the Land Use Map of the Comprehensive Plan and generally consistent with the enumerated goals contained in the Plan.

A. Requested C-17 Zoning:

The Applicant is requesting C-17 zoning upon successful annexation of the subject property. C-17 is the City's general commercial zone allowing the widest variety of commercial uses as well as residential uses as specified in the R-17 zone (17 units to the acre). According to the Municipal Code (M.C. Section 17.05.490(B)) this zoning district should be located adjacent to arterials. Kathleen Avenue is designated as an arterial.

The uses allowed in the C-17 district are as follows:

PERMITTED USES; PRINCIPAL:

- | | |
|------------------------------------|-----------------------------------------------------|
| Administrative offices. | Agricultural supplies and commodity sales. |
| Automobile and accessory sales. | Automobile parking for adjacent business/apartment. |
| Automobile renting. | Automobile repair and cleaning. |
| Automotive fleet storage. | Automotive parking. |
| Banks and financial institutions. | Boarding house. |
| Building maintenance service. | Business supply retail sales. |
| Business support service. | Childcare facility. |
| Commercial film production. | Commercial kennel. |
| Commercial recreation. | Communication service. |
| Community assembly. | Community education. |
| Community organization. | Construction retail sales. |
| Consumer repair service. | Convenience sales. |
| Convenience service. | Department stores. |
| Duplex housing. | Essential service. |
| Farm equipment sales. | Finished goods wholesale. |
| Food and beverage stores. | Funeral service. |
| General construction service. | Group assembly. |
| Group dwelling - detached housing. | Handicapped or minimal care facility. |
| Home furnishing retail sales. | Home occupations. |
| Hospitals/healthcare. | Hotel/motel. |
| Juvenile offenders facility. | Laundry service. |
| Ministorage facilities. | Multiple-family housing. |
| Neighborhood recreation. | Noncommercial kennel. |
| Nursing/convalescent/rest homes. | Personal service establishments. |
| Pocket residential development. | Professional offices. |
| Public recreation. | Rehabilitative facility. |

Religious assembly.

Retail gasoline sales.

Single-family detached housing.

Specialty retail sales.

Veterinary office.

PERMITTED USES; ACCESSORY:

Accessory dwelling units.

Apartment for resident caretaker/watchman.

Outside storage and/or prep. areas.

Private recreation.

Residential accessory uses.

PERMITTED USES; SPECIAL USE PERMIT:

Adult entertainment sales and service.

Auto camp.

Criminal transitional facility.

Custom manufacturing.

Extensive impact.

Residential density of the R-34 district as specified.

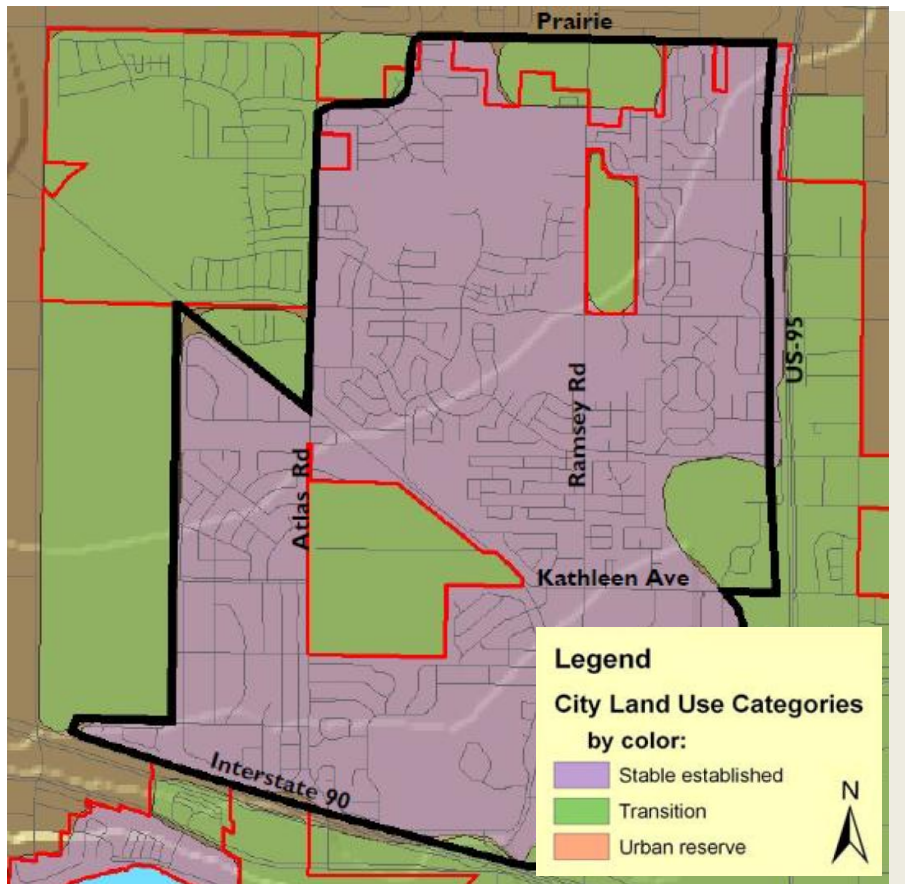
Underground bulk liquid fuel storage.

Veterinary hospital.

Warehouse/storage.

B. **Comprehensive Plan Analysis:**

COMPREHENSIVE PLAN MAP: RAMSEY-WOODLAND



Land Use Map Designation:

As shown on the above map, the subject property is within the Area of City Impact and has been designated a Transition area within the Ramsey-Woodland land use area. **Transition areas are areas where the character of neighborhoods is in transition and should be developed with care. The street network, the number of building lots and general land use are expected to change greatly within the planning period.**

Concerning the Ramsey – Woodland land use area the Comprehensive Plan states that the:

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

[With additional growth] the characteristics of Ramsey - Woodland neighborhoods will be:

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

- Multi-family and single-family housing units.

Significant Comprehensive Plan Policies:

- Objective 1.01 - Environmental Quality:
Minimize potential pollution problems such as air, land, water, or hazardous materials.
- Objective 1.02 – Water Quality:
Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.
- Objective 1.05 -Vistas:
Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d’Alene unique.
- Objective 1.06 - Urban Forests:
Enforce minimal tree removal, substantial tree replacement and suppress topping trees for new and existing development.
- Objective 1.12 - Community Design:
Support the enhancement of existing urbanized areas and discourage sprawl.
- Objective 1.14 - Efficiency:
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- Objective 2.01 - Business Image & Diversity:
Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.
- Objective 2.02 - Economic & Workforce Development:
Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.
- Objective 3.05 - Neighborhoods:
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- Objective 3.06 - Neighborhoods:
Protect the residential character of neighborhoods by allowing residential/commercial/industrial transition boundaries at alleyways or along back lot lines if possible.
- Objective 3.16 - Capital Improvements:
Ensure infrastructure and essential services are available prior to approval for properties seeking development.
- Objective 4.01 - City Services:
Make decisions based on the needs and desires of the citizenry.
- Objective 4.02 - City Services:
Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling, and trash collection).
- Objective 4.06 - Public Participation:
Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision- making process.

Staff Evaluation: The requested zoning is generally compatible with the, Comprehensive Plan, the existing

development in the area and the Municipal Code consideration that the C-17 zoning be located adjacent to arterials.

Finding #B9: That public facilities and utilities (are)(are not) available and adequate for the proposed use.

This finding requires that the Commission evaluate whether public facilities and utilities in the area are available and adequate for uses allowed in the requested zone or whether they can reasonably be made available.

A. STREETS:

The area proposed for annexation is only accessed by one roadway, Kathleen Avenue. This street is a paved, two lane street section without curb or sidewalk, and, it is controlled by signalized intersections at both ends, Ramsey Rd., and, Atlas Road.

Staff Evaluation: Kathleen Avenue along the subject property is not in public right-of-way, but is situated in an easement given to the Post Falls Highway district in January 1978. The roadway however, has been previously annexed and is situated within the current City limits. Considering that the Kathleen Avenue road corridor functions as a City street, and, is maintained by the City utilizing budgeted funds, it would be reasonable to require the dedication of the roadway to the City as a component of any annexation agreement for the subject property. - *Chris Bates, Engineering Project Manager.*

B. WATER:

There is sufficient surrounding infrastructure to support adequate domestic, irrigation and fire flow for the proposed annexation. The proposed annexation will require the installation of additional water infrastructure such as services, fire hydrants and may include a main extension if internal fire protection is required by the Fire Department as a result of development. Any mains or fire hydrants extended to property would require dedication of a 20' public utility easement centered on the main. The applicable water infrastructure must be installed prior to acceptance of building permits. - *Terry Pickel, Assistant Water Superintendent*

C. SEWER:

The subject property falls within the Ramsey Road Interceptor Sewer Service Area and the 2013 Wastewater Collection System Master Plan identifies the subject property as ultimately discharging into a public sewer main at Kathleen and Player intersection. Other options may be present provided that they meet the same intent of the Master Plan. Additionally, Sewer Policy #710 requires all developments to provide sewer "to and through" the subject property without blocking public sewer access to the adjacent properties.

Staff Evaluation: Sewer is available for the applicant's intended uses. The applicant will need to comply with the following:

1. The Applicant is required connect and extend public sewer in accordance to the 2013 Wastewater Collection System Master Plan Update and per City of Coeur d'Alene Standards.
2. The Applicant shall extend public sewer to the western limits of the annexation in compliance to Sewer Policy #710. - *Mike Becker, Utility Project Manager.*

D. FIRE:

The Fire Department has no comments or condition for this annexation. For the future plans of offices for the Idaho Panhandle National Forest's Supervisors Office, the Bureau of Land Management's Coeur d'Alene Field and District Offices, and the Fish and Wildlife Service's Area Office, water supply, FD access and fire protection can be addressed at time of building permit.

- *Submitted by Bobby Gonder, Fire Inspector/Investigator*

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

This Finding requires the Commission to determine whether the uses allowed in the requested zoning district are consistent with the topographic features of the site.

The subject property is essentially flat with significant native tree cover as depicted below.



Staff Evaluation: The site is essentially flat. As such, the topography of the site is consistent with the uses allowed in the requested zoning district.

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

This Finding requires the Commission to evaluate whether the requested zoning district would adversely affect the surrounding area concerning traffic neighborhood character and land uses.

A. TRAFFIC:

The ITE Trip Generation Manual estimates the project could generate approximately 488 daily trips, with 70 and 67 trips per day respectively during the peak a.m. and p.m. peak hour periods. These trips are based upon the stated 132 employees noted in the applicant’s justification.

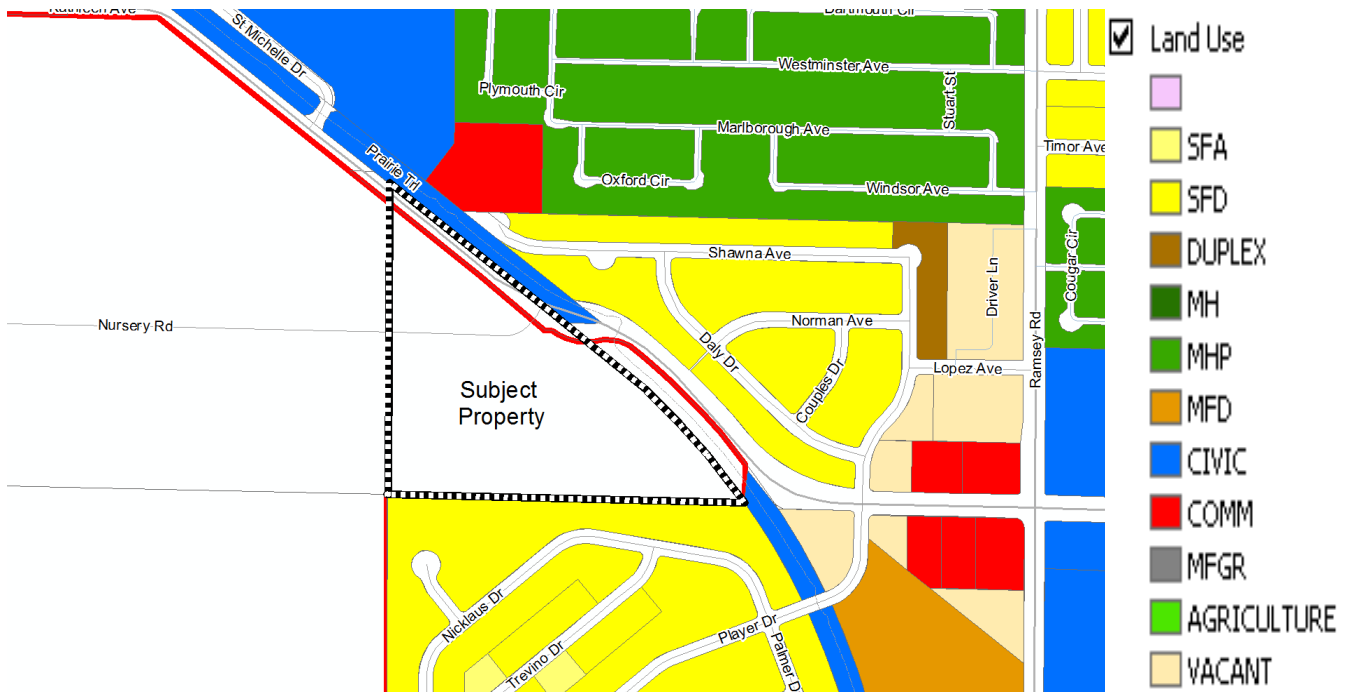
Staff Evaluation: These trip generation numbers are based on the current ITE Trip Generation Manual assumptions, and are calculated on the proposed use as a single tenant office building. These numbers are based solely on the annexation request, and the information provided. The actual trips based upon a developed site will vary depending upon the size and number of additional buildings that may be developed, and, possible influx of seasonal or temporary employees. - *Chris Bates, Engineering Project Manager.*

B. NEIGHBORHOOD CHARACTER AND LAND USE:

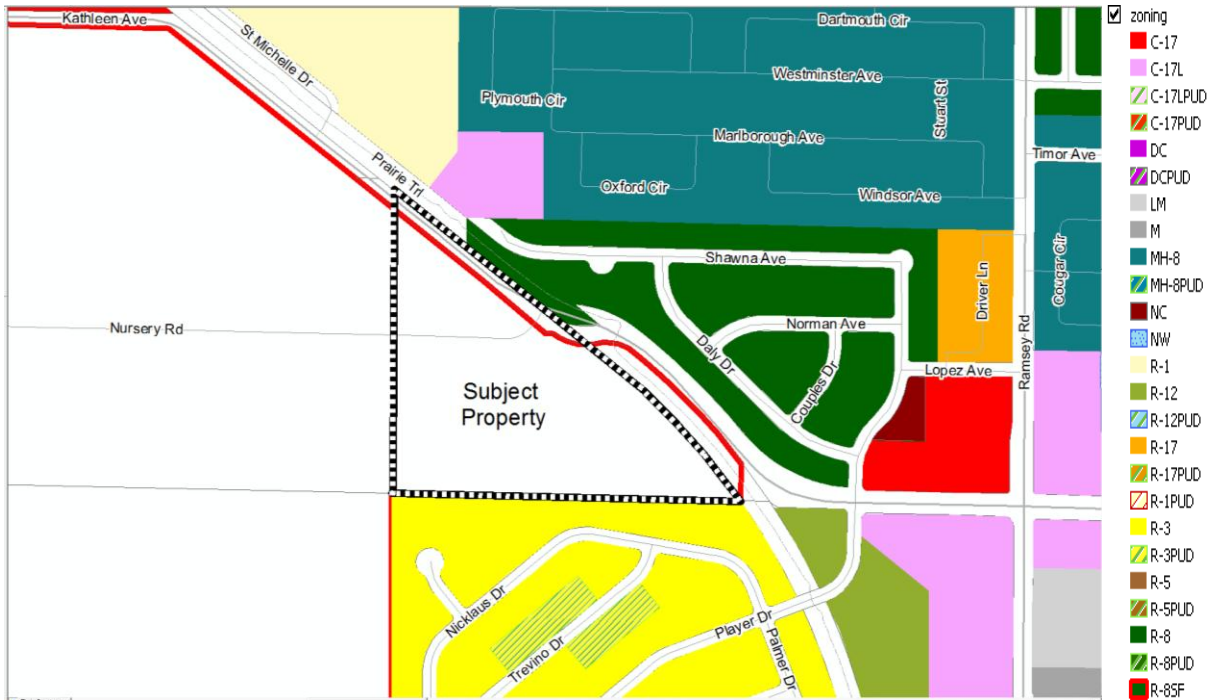
The neighborhood character and land uses in the area show a mix of civic and residential uses surrounding the subject property. The single-family Fairway Forest development is immediately to the south of the subject property and the Fairway Meadows development is to the north of the Prairie Trail and Kathleen Avenue. The generalized land use and zoning patterns are depicted below. Land uses in the area include:

- Residential – single-family, multi-family, manufactured homes
- Commercial – mini-storage
- Vacant parcels
- Civic – Woodland Middle School, Idaho Dept. of Fish and Game offices and the Prairie Trail.

Generalized Land Use Pattern:



Zoning Pattern:



Staff Evaluation: The land uses identified by the applicant are generally consistent with the surrounding area. The Planning Commission must determine what affect the proposed C-17 zoning would have on traffic, land uses and the character of the surrounding area.

Ordinances and Standards Used In Evaluation:

- Comprehensive Plan - Amended 2007.
- Municipal Code.
- Idaho Code.
- Wastewater Treatment Facility Plan.
- Water and Sewer Service Policies.
- Urban Forestry Standards.
- Transportation and Traffic Engineering Handbook, I.T.E.
- Manual on Uniform Traffic Control Devices.

ACTION ALTERNATIVES:

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

JUSTIFICATION

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

The Annexation of 13.14 acres of National Forest System Land to be incorporated in the City of Coeur d'Alene will allow the new Forest Supervisor's Office to connect to city services.

The office will employ approximately 132 residents.

The Coeur d'Alene Comprehensive Plan (2007-2027) references Goal #1 – Natural Environment Objective 1.06 Urban Forests: Enforce minimal tree removal, substantial tree replacement and suppress topping trees for new and existing development.

The site plan for the new office compound calls for removal of minimal trees. To be a better neighbor a buffer of trees will remain between the compound and the adjoining neighborhood to the south of the forest service office.

The forest service property is located within the Ramsey-Woodland development area.

The site plan for the new office compound meets the goals of the Coeur d'Alene Comprehensive Plan Goals by retaining a large number of trees on the property. This will help contribute to the natural beauty of our city and will maintain the cities environmental and aesthetic goals.

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

A. INTRODUCTION

This matter having come before the Planning Commission on March 11, 2014, and there being present a person requesting approval of ITEM A-2-14, a request for zoning prior to annexation from County C to City C-17.

APPLICANT: U.S. FOREST SERVICE

LOCATION: +/- 13.14 ACRE PARCEL KNOWN AS 3600 W. NURSERY ROAD

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

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

- B1. That the existing land uses are residential, commercial, vacant land and civic.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is County Commercial.
- B4. That the notice of public hearing was published on February 22, 2014, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was not required to be posted, which fulfills the proper legal requirement.
- B6. That 54 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on February 21, 2014.
- B7. That public testimony was heard on March 11, 2014.

B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as follows:

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

Criteria to consider for B9:

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

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

Criteria to consider for B10:

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

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

Criteria to consider for B11:

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

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of U.S. FOREST SERVICE for zoning prior to annexation, as described in the application should be **(approved) (denied) (denied without prejudice)**.

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

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN