

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

JULY 14, 2009

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.

12:00 P.M. CALL TO ORDER:

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

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

ADMINISTRATIVE ITEMS:

1. Applicant: Todd Sankovich
Location: 4211 Shoreview Lane
Request: A proposed 2-lot preliminary plat "Erika's Addition"
SHORT PLAT, (SS-6-09)
2. Applicant: Creekside Construction, Brent Baldwin
Location: 2190 E. Stanley Hill Road
Request: A proposed 2-lot preliminary plat "Lily Tracts"
SHORT PLAT, (SS-7-09)
3. Applicant: Blackrock
Request: Interpretation of PUD-1-04
ADMINISTRATIVE, (I-1-09)

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.***

TO: Planning Commission
FROM: Christopher H. Bates, Engineering Project Manager
DATE: July 14, 2009
SUBJECT: **SS-6-09, Erika's Addition**

DECISION POINT

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

GENERAL INFORMATION

1. Applicant: Todd Sankovich
4211 Shoreview Lane
Coeur d'Alene, ID 83814
2. Request: Approval of a two (2) lot residential subdivision.
 - a. Lot 1 – 7,039 square feet
 - b. Lot 2 – 10,581 square feet
3. Location: North side of Lacrosse Avenue, between Government Way and US Hwy. 95.

PERFORMANCE ANALYSIS

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

Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

Sanitary sewer is located in Lacrosse Avenue along the subject property's southerly boundary. According to available information, lateral services are existing to the subject property. A water service lateral will be required to be installed to the subject property prior to final plat approval.

Streets: Lacrosse Avenue along the subject property's southerly boundary is a developed forty foot (40') road section. No improvements are necessary for the subject property frontage.

Fire: There is an existing fire hydrant located directly across the street from the subject property that meets the spacing requirements established by the City Fire Department.

Storm Water: Per City Code, all stormwater will be required to be managed on site. Off site stormwater drainage is contained within the existing hard pipe system adjacent to the subject property.

Proposed Conditions:

1. Installation of a water service lateral to the newly created vacant lot will be required prior to final plat approval.
2. All current setback requirements must be met by all buildings located on the subject property for the designated R-12 zone.

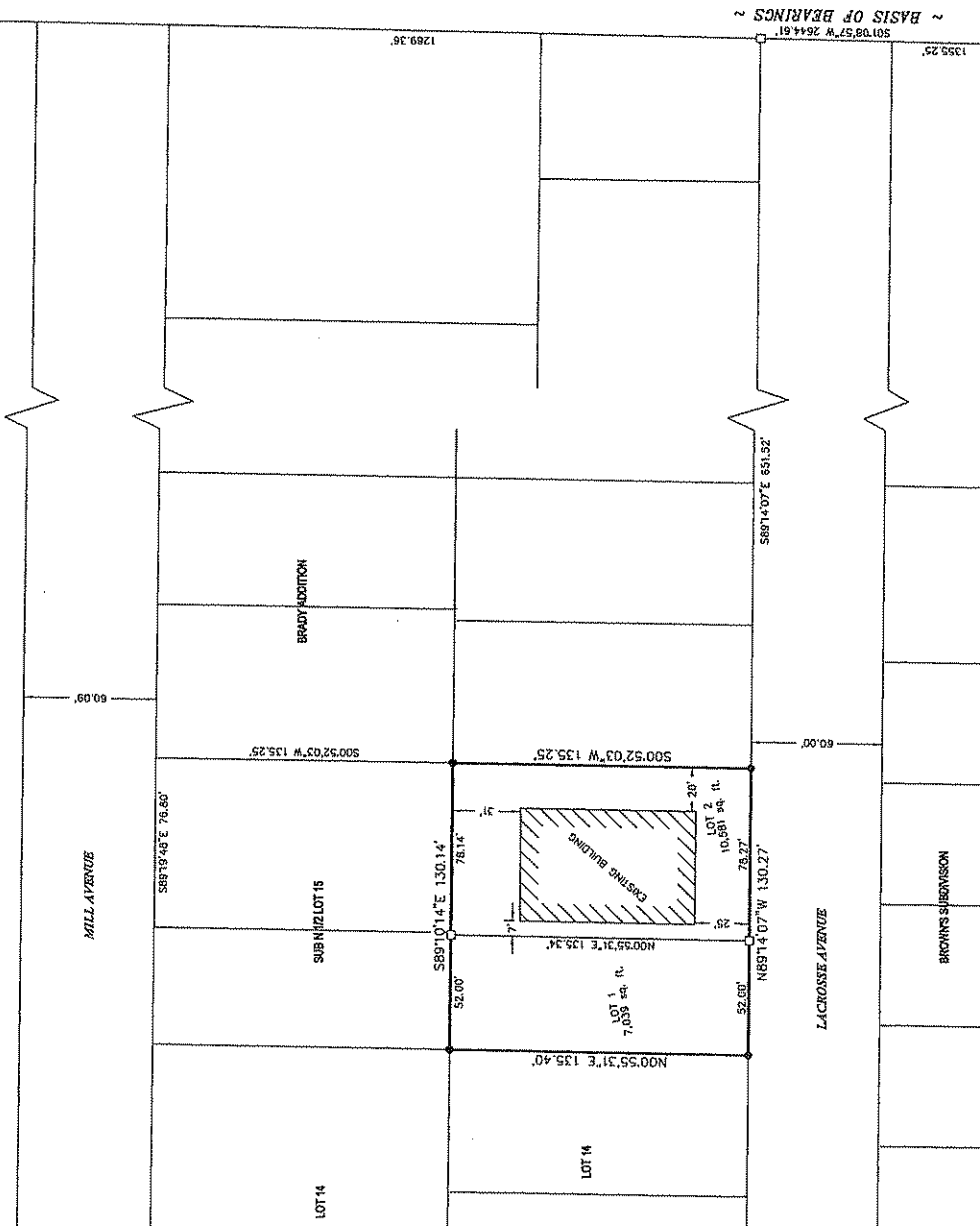
DECISION POINT RECOMMENDATION

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

ERIKKA'S ADDITION

A PORTION OF THE SOUTH HALF OF LOT 15, FSAMR SUBDIVISION
 LOT 19, SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 50 NORTH,
 RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE,
 KOOTENAI COUNTY, IDAHO

E 1/4 COR.
 FND 1 1/4" ALUM. CAP
 PER CH&E 1637188 11/12



GOVERNMENT WAY

BASIS OF BEARING

BASES OF BEARING FOR THIS SURVEY IS S01°09'57"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11.

NOTES

1. THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PROPERTY UNLESS THEY ARE SHOWN ON RECORDS, EXCEPT FOR THOSE AS SHOWN HEREON.

REFERENCES

- R-1 PLAT OF BRADY ADDITION BY CHAD J. JOHNSON, PLS 9357, FILED IN BOOK J OF PLATS AT PAGE 498, RECORDS OF KOOTENAI COUNTY.
- R-2 PLAT OF WALTZ ADDITION BY BEN F. MONACO, B.S. 4184, FILED IN BOOK G OF PLATS AT PAGE 126, RECORDS OF KOOTENAI COUNTY.
- R-3 PLAT OF SUBDIVISION OF THE N1/2 OF LOT 15 BY FRANK W. GENTRY, FILED IN BOOK F OF PLATS AT PAGE 147, RECORDS OF KOOTENAI COUNTY.
- R-4 PLAT OF SUBDIVISION OF LOT 15 BY J. W. BOWERS, FILED IN BOOK B OF PLATS AT PAGE 104, RECORDS OF KOOTENAI COUNTY.

UTILITY PROVIDERS

WATER SERVICES TO BE PROVIDED BY CITY OF COEUR D'ALENE
 SEWER SERVICES TO BE PROVIDED BY CITY OF COEUR D'ALENE

OWNERSHIP INFORMATION

HOBSEN, JAMES
 P.O. BOX 870521
 WASILLA, ALASKA 99687

SITE ADDRESS

409 W LACROSSE AVENUE
 COEUR D'ALENE, IDAHO 83814

SITE INFORMATION

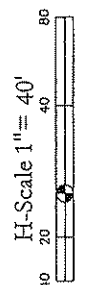
UNDEVELOPED 0.162 ACRES
 MAX LOT ACRES: 0.162 ACRES
 MAX LOT ACRES: 0.243 ACRES
 AVERAGE LOT ACRES: 0.2025 ACRES
 DENSITY: 4.536



1296 Polston Ave., Ste. B
 Post Falls, Idaho 83854
 PHONE (208) 773-4370
 FAX (208) 773-2128
 www.chadjohnson.com

RECORD OF SURVEY			
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO			
DRAWN BY: SWA	DATE: 05/01/08	DWG NAME: /SRVY/-PLATTING	SHEET 1 OF 2
CHECKED BY:	SCALE: 1" = 40'	PROJ. F. 09-076	

LEGEND
 □ CALCULATED POINT, NOTHING FOUND OR SET
 ● SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED INC PLS 9367



SOUTHEAST COR.
 FND 1 1/4" ALUM. CAP
 PER CH&E 1637188 11/12

55-6-09

TO: Planning Commission
FROM: Christopher H. Bates, Engineering Project Manager
DATE: July 14, 2009
SUBJECT: **SS-7-09, Lilly Tracts**

DECISION POINT

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

GENERAL INFORMATION

1. Applicant: Brent Baldwin
Creekside Construction
10075 N. Government Way
Coeur d'Alene, ID 83815
2. Request: Approval of a two (2) lot residential subdivision.
 - a. Lot 1 – 12,218 square feet
 - b. Lot 2 – 12,218 square feet
3. Location: Between Stanley Road Drive and Lilly Drive, east of Hedberg Drive.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is R-3 (Residential), which is intended as a residential area that permits single family detached housing at a density of three (3) dwelling units per gross acre. Minimum lot sizes are 11,500 s.f./dwelling unit w/ 75' of frontage. The proposed layout meets those criteria.
2. Land Use: The subject property is vacant.
3. Hillside: The subject property is situated within an area designated as "hillside overlay", therefore, all development must adhere to the requirements established by Ordinance # 3091, Hillside Ordinance, including but not limited to, geotechnical evaluation, grading, erosion control, drainage, tree preservation, wildfire mitigation, building location, variances, inspections and penalties.
4. Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

The subject property has access to both sewer & water utility mains in Lilly Drive and water in Stanley Hill Road. The developer will be required to tap into the existing utility mains to extend service laterals to the subject lots prior to final plat approval. For the sanitary sewer lateral coming from Lilly Drive, an easement will be required across Lot 2 for the benefit of Lot 1. The easement must remain clear of any obstructions, and, any structures constructed will not be allowed closer than five feet (5') from the edge of the easement. All easements will be required to be placed on the final plat document.

Streets: Lilly Dr. and Stanley Hill Road are developed street sections and no improvements will be required.

Street Access: Access to proposed Lot 1 will be from Stanley Hill Road and Lot 2 from Lilly Drive. There is sufficient sight distance on Stanley Hill Road for the placement of an approach; however, any approach for Lot 1 should be configured so that vehicles leave the subject property in a forward direction. Residential access is limited to no more than 50% of the site frontage or 36' maximum. If dual approaches are utilized, they can not exceed 18' in width each.

Fire: Fire suppression is limited in the vicinity of the subject property, therefore, the City Fire Department will require installation of a fire hydrant on the Stanley Hill Road frontage of the proposed development. Exact location will be determined by the City Water and Fire Departments and will be required to be installed prior to final plat approval.

Storm Water: Drainage on the Lily Drive frontage is contained in the City storm sewer system in the vicinity, and the drainage from Stanley Hill Road sheet drains to a drainage ditch on the northerly side of the roadway. No alterations will be required to the existing system. The lower half of the subject property will be required to be "wrapped" with silt fence during any construction activity on the site to prevent site runoff during storm events and site disruption. Post development overland runoff flow from Lot 1 onto Lot 2 can not exceed pre-development levels, therefore, stormwater containment will be required on site for Lot 1 at the time of development. A stormwater management plan, completed by a licensed civil engineer or landscape architect will be a required component of any site development application for the subject property.

Proposed Conditions:

1. All site development must adhere to the requirements of the Hillside Ordinance # 3091. A geotechnical analysis will be required for the subject property prior to final plat approval and all development on the site will be required to adhere to the recommendations of the report. The report must contain all of the elements contained in the noted ordinance. A site plan must be submitted in conjunction with development of the subject property, and it must also contain all of the required elements noted in the Hillside Ordinance.
2. All utility lateral's will be required to be installed prior to final plat approval. Easements for the lateral services shall be placed on the final plat and must contain language that prohibits any construction within the designated area that may impede repair or replacement of the services.
3. Access to Lot 1 must be constructed in a manor that allows for vehicles to exit onto Stanley Hill Road in a forward direction. Backing out onto the roadway creates an unsafe traffic situation.
4. Fire Hydrant installation will be required on the Stanley Hill Road frontage prior to final plat approval. Installation and location shall be coordinated with both the City Water and Fire Department personnel.
5. A stormwater management plan will be required for Lot 1 at the time of site development that meets all of the criteria of the City Stormwater Ordinance # 3348. The plan is required to detail the preventative measures to be completed that will restrict site runoff flow of Lot 1 from crossing lot 2.
6. Prior to any site clearing or development, silt fencing must be installed on the subject property to restrict the flow of soil and debris into the existing City hard pipe stormwater system adjacent to the site.

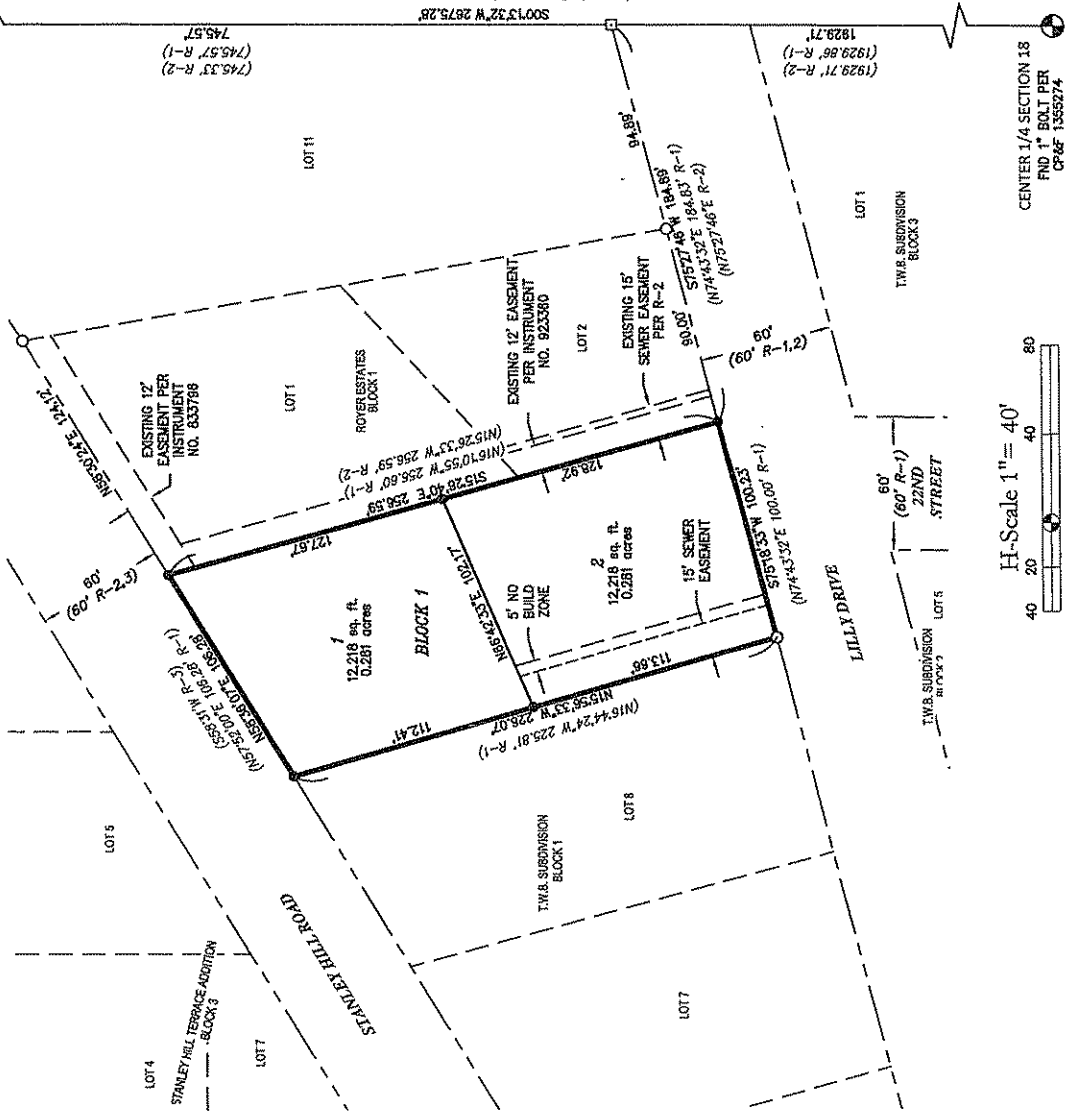
DECISION POINT RECOMMENDATION

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

LILLY TRACTS

BEING A REPLAT OF LOT 9, BLOCK 1, T.W.B. SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

NORTH 1/4 SECTION 18
PND PALEORAD SURVEY PER
CP&F 1462488



BASIS OF BEARING

PLAT OF BEARING FOR THIS SURVEY IS NORTHWEST ALONG THE EAST SECTION LINE OF THE NORTHWEST QUARTER OF SECTION 18 PER THE CITY OF COEUR D'ALENE GPS GRID BEARING AND DISTANCE.

REFERENCES

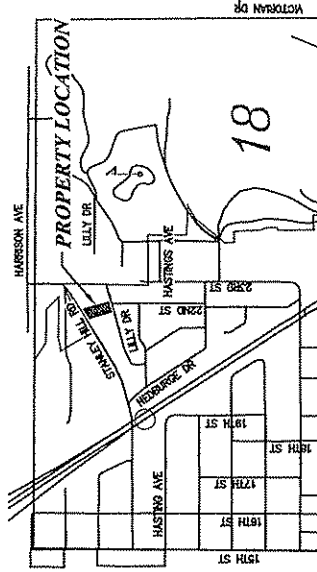
- R-1 PLAT OF T. W. B. SUBDIVISION BY HERBERT L. CHELLEY, PL. 1642, FILED IN BOOK F OF PLATS AT PAGE 2, RECORDS OF KOOTENAI COUNTY.
- R-2 PLAT OF NOTES RELIABLE BY SAUD J. JOHNSON, PLS 9067, FILED IN BOOK J OF PLATS AT PAGE 20A, RECORDS OF KOOTENAI COUNTY.
- R-3 PLAT OF STANLEY HILL TERRACE ADDITION BY GARY A. FRAME, PL. 1817, FILED IN BOOK E OF PLATS AT PAGE 65, RECORDS OF KOOTENAI COUNTY.

NOTES

1. THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PRESENT, OR SHOW ANY RECORDED OR NON-RECORDED EASEMENTS, EXCEPT FOR THOSE THAT ARE SHOWN HEREON.

LEGEND

- FOUND 5/8" REBAR OR AS NOTED
- SET 3/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED INC PLS 9067
- CALCULATED POINT, NOTHING FOUND OR SET



1296 Polkton Ave., Ste. B
Post Falls, Idaho 83854
PHONE (208) 773-8370
FAX (208) 773-2128
www.lillytract.com

LILLY TRACTS
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

DRAWN BY: SJA DATE: 06-02-09 DWG NAME: /SRV/P/L1/-PLAT.L1DWG
CHECKED BY: SCALE: 1" = 40' PROJ # 09-082 SHEET 1 OF 2

SS-7-09

MEMORANDUM

TO: PLANNING COMMISSION
FROM: JOHN J. STAMSOS, SENIOR PLANNER
DATE: JULY 14, 2009
APPLICANT: N.W. PROPERTIES, LLC
REQUEST: I-1-09 - INTERPRETATION OF CERTAIN LANGUAGE IN PUD-1-04M
BELLERIVE FINAL DEVELOPMENT PLAN THAT DESCRIBES PARKING IN
CONJUNCTION WITH RIVERVIEW LOFTS

DECISION POINT:

The applicant is requesting to be granted the flexibility to build surface parking lots first rather than a building over structured parking for all Riverview Loft parcels on the east side of Bellerive Drive.

In the final development plan narrative, the following two sections are the only places where there is information providing information on parking that would affect this request and give the vision of how this component of Bellerive would develop:

- **Section 1b** (page 1) - The property is located along the Spokane River at the terminus of Beebe Boulevard. This residential community will contain a mix of high-end products that have the residential character and mix of a traditional waterfront neighborhood. A small retail component, including a restaurant, office and retail space on the plaza level, will be located at the terminus of Beebe. This commercial will support RiverWalk as well as the Riverstone entertainment and office areas. **Parking will be provided across the street and in a future garage to accommodate the commercial use.**
- **Riverview Lofts** (page 2) - are stacked flats located north of the internal street. Buildings will have the appearance of a traditional brownstone or walk-up unit. **Units are located on four floors over structured parking.** Pedestrian circulation will occur along the street side of the building.

The applicant is requesting that the Planning Commission find that surface parking on the Riverview Lofts lots is not a major departure from the approved final development plan and that they apply to the four Loft parcels east of Bellerive Drive.

PERFORMANCE ANALYSIS:

Through an administrative hearing, the Planning Commission has the authority to determine whether the request complies with the approved plan or is a major departure from the plan.

If it is found that the request **is not a major departure** from the approved development plan, the applicant would be able to build a surface parking lot in compliance with all applicable City Code requirements.

If it is found that the request **is a major departure** from the approved development plan, the applicant would have to amend the final development plan, which would require going through the public hearing process.

DECISION POINT RECOMMENDATION:

The Planning Commission should review all evidence presented and either approve, deny or continue the item in order to obtain more evidence from the applicant or staff to make a decision.

I-1-09 – BELLERIVE FINAL DEVELOPMENT PLAN

