

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

**MARCH 26, 2012**

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

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

**5:30 P.M. CALL TO ORDER:**

**ROLL CALL:** Jordan, Bowlby, Evans, Luttropp, Messina, Soumas, Haneline, Conery, (Student Rep.), Snow (Alt. Student Rep.)

**PUBLIC COMMENTS:**

**STAFF COMMENTS:**

**ADMINISTRATIVE:**

1. Applicant: Greenstone-Kootenai  
Location: A portion of the SE quarter of section 27  
Request: A 3-lot preliminary plat "Coeur d'Alene Commercial Park"  
SHORT-PLAT, (SS-3-13)

**PUBLIC HEARINGS:**

1. Applicant: Paul Delay  
Location: 3514 N. Fruitland Lane  
Request: A proposed Automobile Parking for adjacent commercial use Special Use Permit in the R-17 zoning district.  
QUASI-JUDICIAL, (SP-1-13)

**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 Stuhlmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***



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**TO:** Planning Commission  
**FROM:** Christopher H. Bates, Engineering Project Manager  
**DATE:** March 26, 2013  
**SUBJECT:** **SS-3-13, Coeur d'Alene Commercial Park**

**DECISION POINT**

Approve or deny the applicant's request for a three (3) lot commercial subdivision.

**GENERAL INFORMATION**

1. Applicant: Kevin Schneidmiller  
Greenstone-Kootenai, Inc.  
N. 1421 Meadowwood Lane  
Suite 200  
Liberty Lake, WA 99019
  
2. Request: Approval of a three (3) lot subdivision.
  - a. Lot 1 – 7.8 acres
  - b. Lot 2 – 1.37 acres
  - c. Lot 3 -- 4.68 acres
  
3. Location: The northwest corner of Ramsey Road and Hanley Avenue.

**PERFORMANCE ANALYSIS**

1. Zoning: Existing zoning for the subject property is C-17, which is intended to be a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential at a density not to exceed 17 units/acre.
  
2. Land Use: The subject property is vacant, and the adjacent developed properties are single and multi-family residential, and, R-1 with the Lake City High School. .
  
3. Infrastructure: Utilities, Streets, & Storm Water Facilities

**Utilities:** Sewer & Water

The sewer and water utility main lines are available to the proposed lots. There are existing sanitary sewer main stubs (8"), and, water lateral connections that extend into proposed lots from the existing utility main lines in Ramsey Road. The developer is proposing a sanitary main extension along the northerly boundary of Hanley Avenue to provide service to future development on proposed Lot 1. This main extension will be required to be installed prior to final plat approval.

**Streets:** The public roadways Hanley Avenue and Ramsey Road adjoin the southerly and easterly boundaries of the subject property respectively, and will provide the points of ingress and egress to the subject development. There is an existing ten foot (10') paved multi-use trail to the west of the proposed development,

therefore, installation of the same will be required along the southerly boundary of the proposed development prior to final plat approval.

**Street Access:** Due to the unknown nature of development on the subject lots, points of ingress and egress will be addressed at the time of development. Any development on proposed Lot 2 will be required to place the access points towards the northerly and westerly boundary lines to avoid turning movement conflicts with vehicles on the existing roadways. .

**Fire:** Fire hydrant installation will be required for the proposed development, and, the City Fire Inspector is requiring the installation of a hydrant along the southerly boundary of the subject lots. This hydrant installation will be required prior to final plat approval.

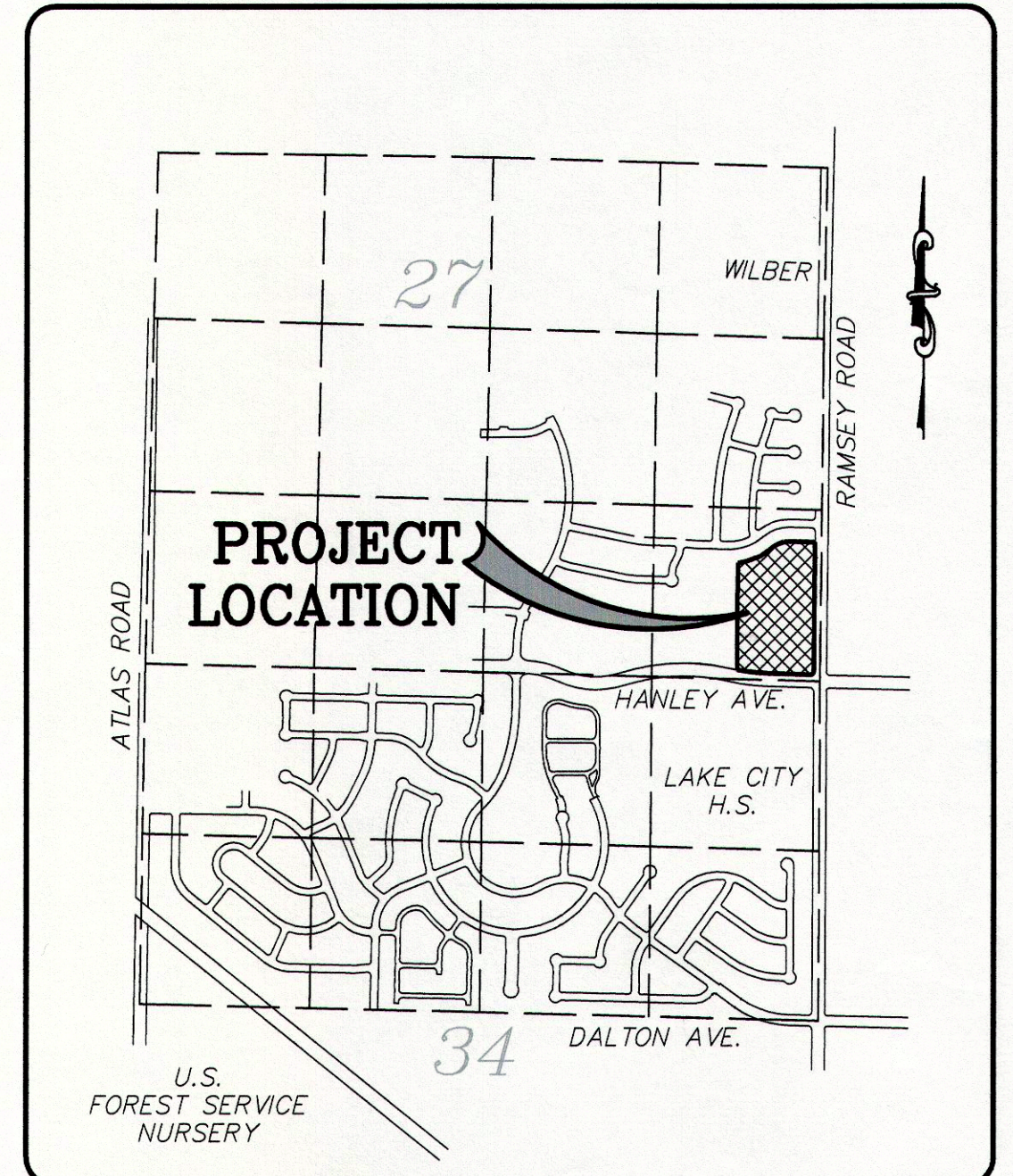
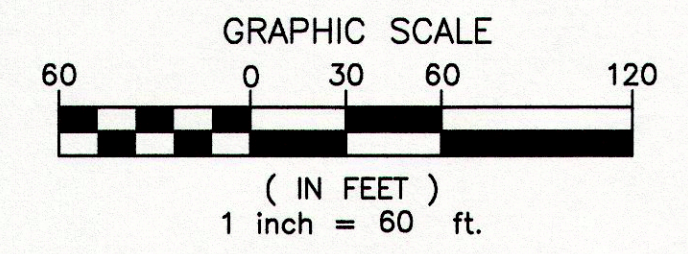
**Storm Water:** Drainage from the adjoining streets is contained in existing storm water swales. If the developer chooses to alter the size, location, or, configuration of any of the existing storm water swales, design information and calculations must be submitted to the City Engineer for approval prior to the commencement of any work.

#### **Proposed Conditions:**

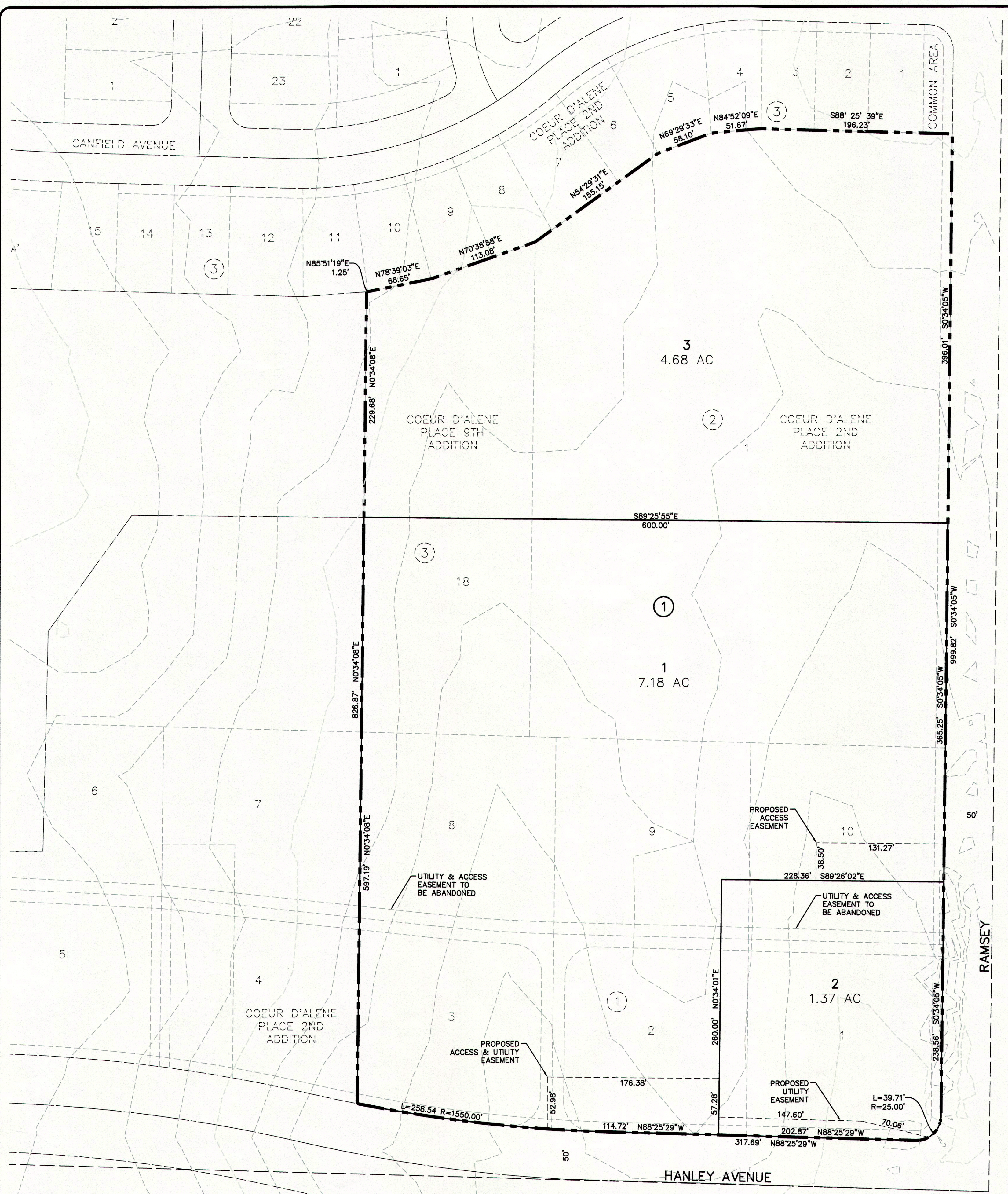
1. Extension of the sanitary sewer main along the northerly boundary of Hanley Avenue to serve future development on Lot 1 will be required prior to final plat approval.
2. Installation of a paved ten foot (10') wide multi-use path will be required along the entire southerly boundary of the proposed development prior to final plat approval.
3. Any points of ingress/egress to proposed Lot 2 will be required to be placed adjacent to the northerly and westerly boundaries to avoid turning movement conflicts at the intersection of Ramsey Road and Hanley Avenue.
4. Fire hydrant installation will be required along the southerly boundary of the proposed development per the direction of the City Fire Inspector, prior to final plat approval.
5. Any alteration to the existing roadside stormwater drainage swales will be required to be approved by the City Engineer prior to the commencement of any construction activity on the subject property.

#### **DECISION POINT RECOMMENDATION**

Approve the subdivision as submitted with the attached conditions.



**VICINITY MAP**



**LEGAL DESCRIPTION:**

A portion of the Southeast Quarter of Section 27, Township 51 North, Range 4 West, Boise Meridian, in the City of Coeur D'Alene, Kootenai County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 27; thence proceeding N88°25'29"W along said Southerly Section line a distance of 76.33; thence N01°34'31"E a distance of 50.00 to the Northerly Right of Way line of Hanley Avenue said point also being the POINT OF BEGINNING; thence along said Right of Way line N88°25'29"W a distance of 317.69 feet to the beginning of a tangent curve concave to the North and having a radius of 1550.00 feet and a chord bearing and distance of N83°38'47"W, 258.24 feet; thence Northwesterly along said curve through a central angle of 09°33'25" an arc distance of 258.54 feet to the intersection with the West line of Parcel "K" as shown on the Record of Survey recorded in Book 20 of Surveys, Page 315; thence N00°34'05"E a distance of 826.87 feet to the Northeast Corner of Parcel "J" as shown on said Record of Survey, said point also being on the Southerly Boundary line of Block 3 of COEUR D' ALENE PLACE SECOND ADDITION, recorded in Book G of Plats, Pages 396 thru 396A; thence along the Southerly Boundary line of said Block 3 the following (7) seven courses

- 1) N85°51'17"E a distance of 1.25 feet;
- 2) N78°39'03"E a distance of 66.65 feet;
- 3) N70°38'58"E a distance of 113.07 feet;
- 4) N54°29'31"E a distance of 155.15 feet;
- 5) N69°29'33"E a distance of 58.10 feet;
- 6) N84°52'09"E a distance of 51.67 feet;
- 7) S88°25'39"E a distance of 196.23 feet to the intersection with the West Right of Way line of Ramsey Road;

thence S00°34'05"W along said Westerly Right of Way line a distance of 999.82 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 25.00 feet and a chord bearing and distance of S46°04'18"W, 35.66 feet;

thence Southwesterly along said curve through a central angle of 91°00'26" an arc distance of 39.71 feet to the POINT OF BEGINNING.

Containing 13.23 acres more or less

**SUBMITTAL DATE**

MARCH 2013

**ENGINEER**

GREENSTONE CORPORATION - DOUG DESMOND, P.E.  
 1421 N. MEADOWWOOD LN., SUITE 200  
 LIBERTY LAKE, WASHINGTON 99019  
 PHONE (509) 458-5860

**CONTACT**

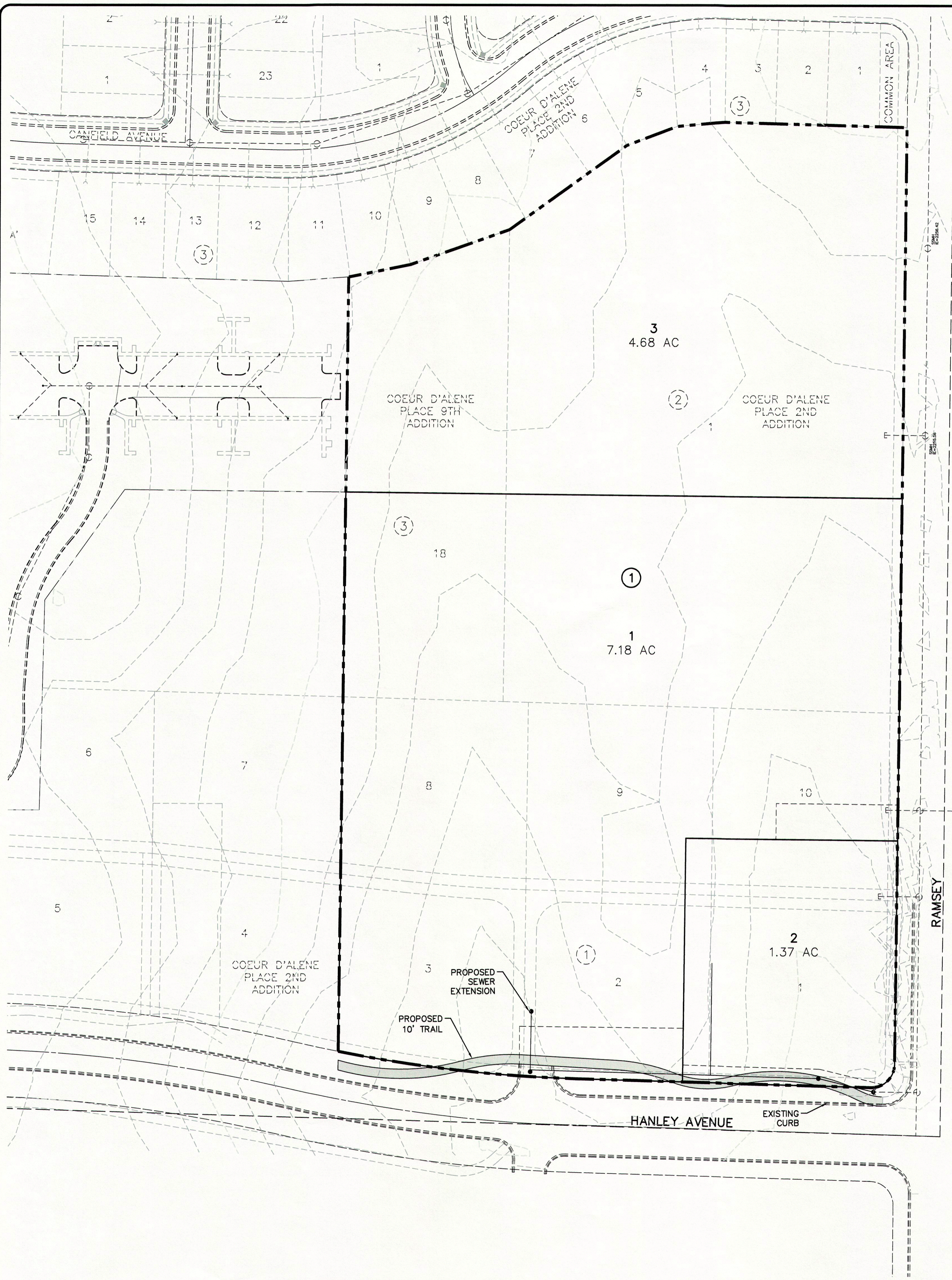
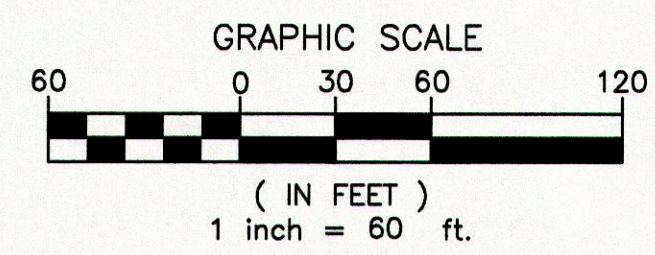
GREENSTONE KOOTENAI INC. - KEVIN SCHNEIDMILLER  
 1421 N. MEADOWWOOD LN., SUITE 200  
 LIBERTY LAKE, WASHINGTON 99019  
 PHONE (509) 458-5860

**PRELIMINARY SP DATA**

TOTAL No. OF LOTS	3
GROSS AREA	13.23 ACRES
LOT USE	COMMERCIAL

**PRELIMINARY SHORT PLAT  
 FOR  
 COEUR D' ALENE  
 COMMERCIAL PARK  
 (A PLANNED UNIT DEVELOPMENT)  
 KOOTENAI COUNTY, IDAHO  
 SHEET 1 OF 2**

MARCH, 2013



SITE IMPROVEMENTS  
 FOR  
**COEUR D' ALENE  
 COMMERCIAL PARK**  
 (A PLANNED UNIT DEVELOPMENT)  
 KOOTENAI COUNTY, IDAHO  
 SHEET 2 OF 2

MARCH, 2013

**PLANNING COMMISSION  
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER  
DATE: MARCH 26, 2013  
SUBJECT: SP-1-13 – SPECIAL USE PERMIT REQUEST FOR COMMERCIAL  
PARKING IN AN R-17 ZONING DISTRICT  
LOCATION: TWO PARCELS FRONTING FRUITLAND LN. NORTH OF NEIDER AVE.  
WEST OF U.S. HWY 95 TOGETHER MEASURING 2.16AC +/-.

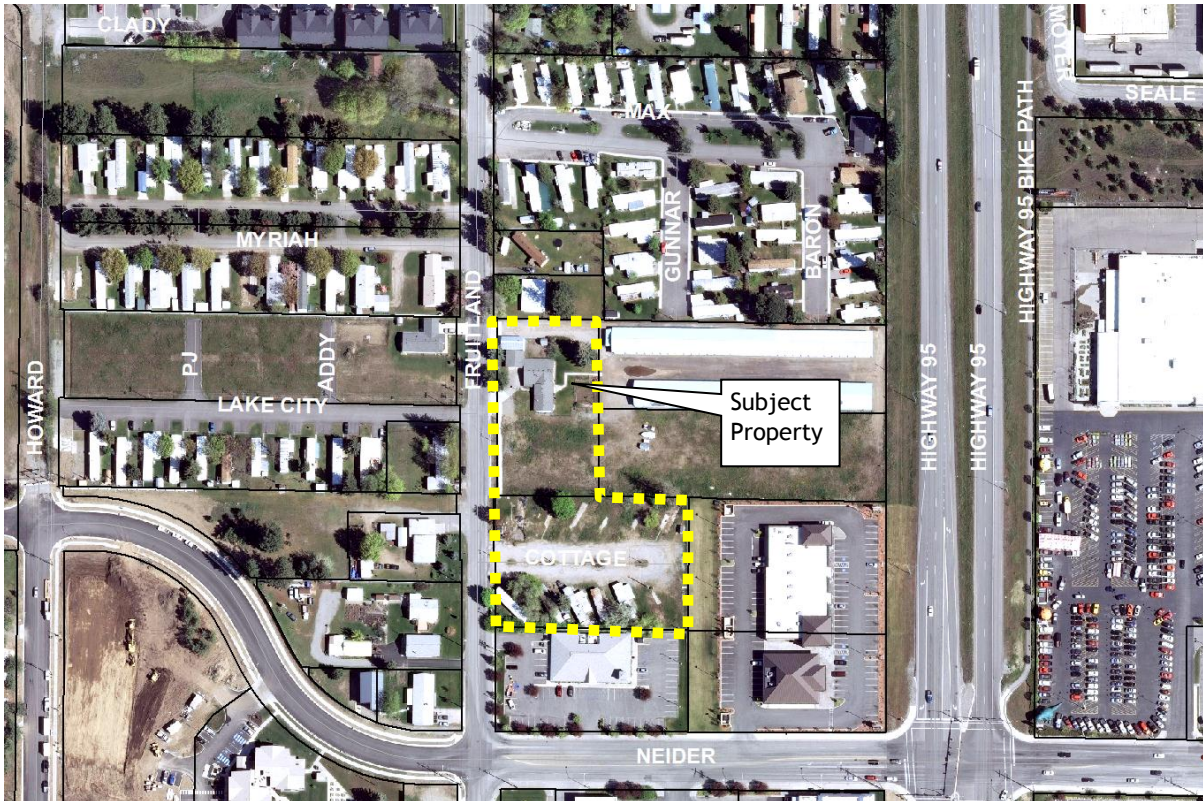
**DECISION POINT:**

Paul Delay is requesting approval of a Commercial Parking Special Use Permit in the R-17 (Residential at 17 units/acre) zoning district. It would allow the construction of a parking lot to serve adjacent commercial use(s).

Applicant:	Paul Delay 2500 Smith Tower Seattle, WA 98104	Owner(s):	Paul & Michael Delay 2500 Smith Tower Seattle, WA 98104
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**GENERAL INFORMATION:**

A. Aerial view:



B. Oblique view:



C. Site Pictures:  
"Shady Lane" senior MH-8 park property to the north





View toward Cottage Ln. from interior of request (Looking Southwest)



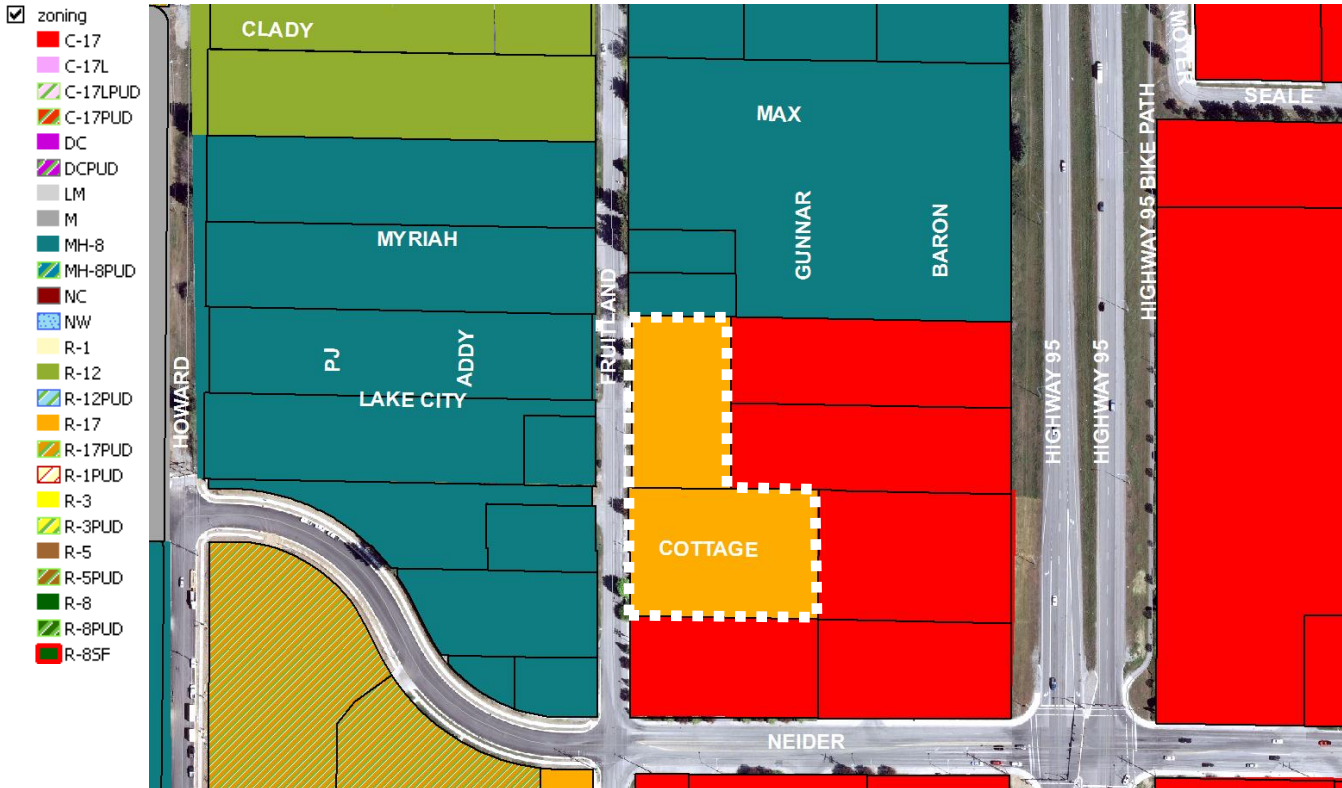
View of demoed home site w/ Fruitland as backdrop (Looking West)



Edge of request looking toward C-17 site & US 95 (Facing East)



D. Zoning:

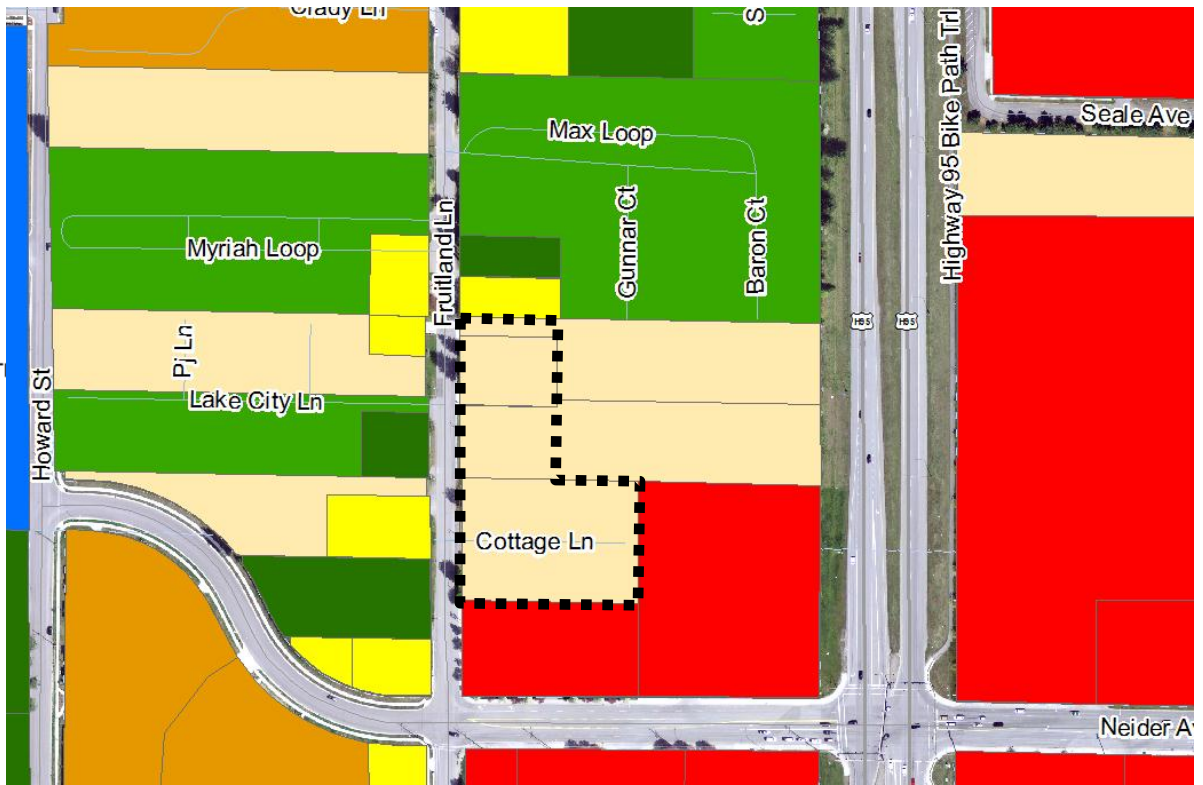


E. Generalized land use pattern (prior to demolition & after):

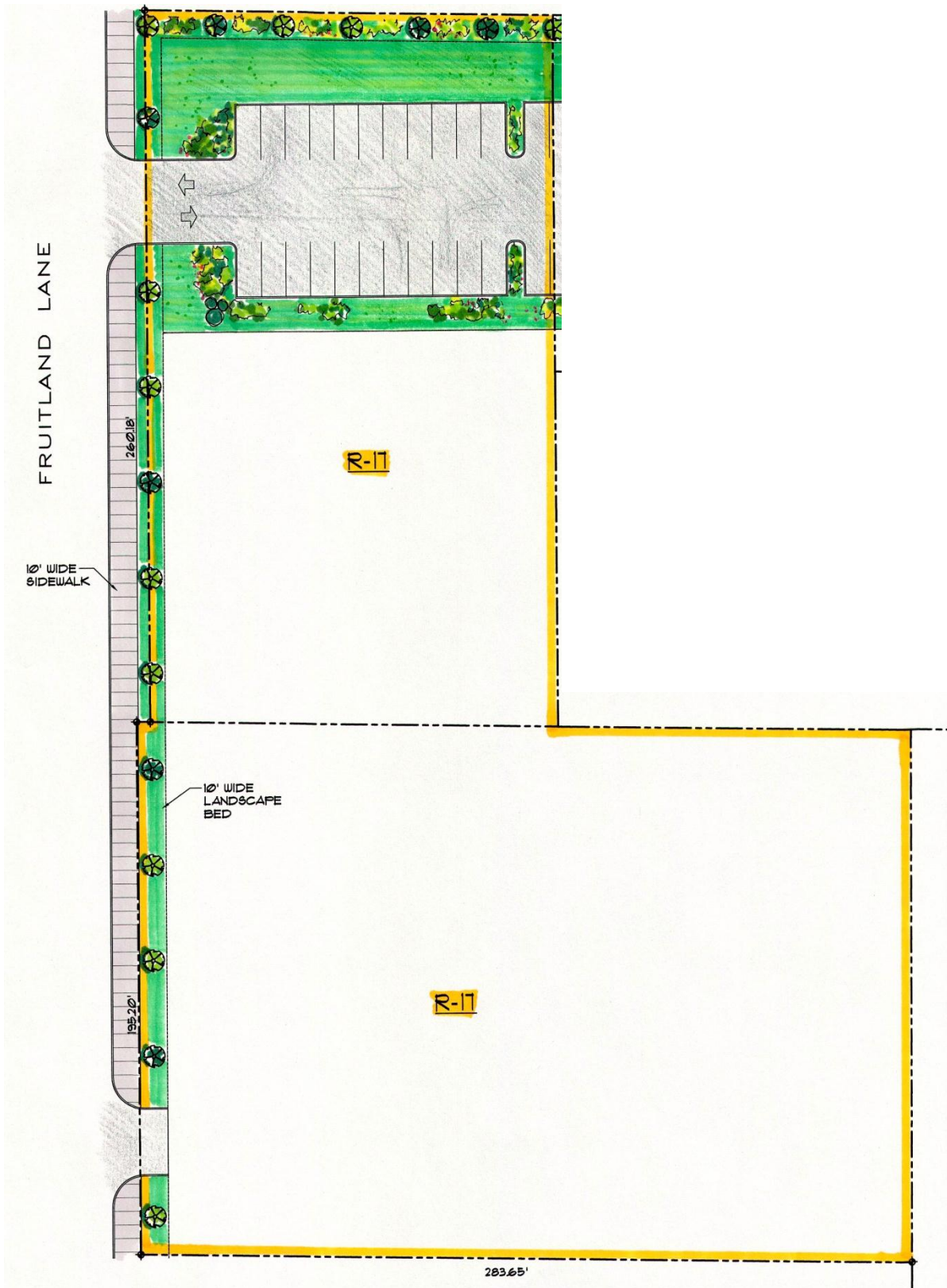
- Land Use
- SFA
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- DUPLEX
- MH
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- COMM
- MFGR
- AGRICULT
- VACANT



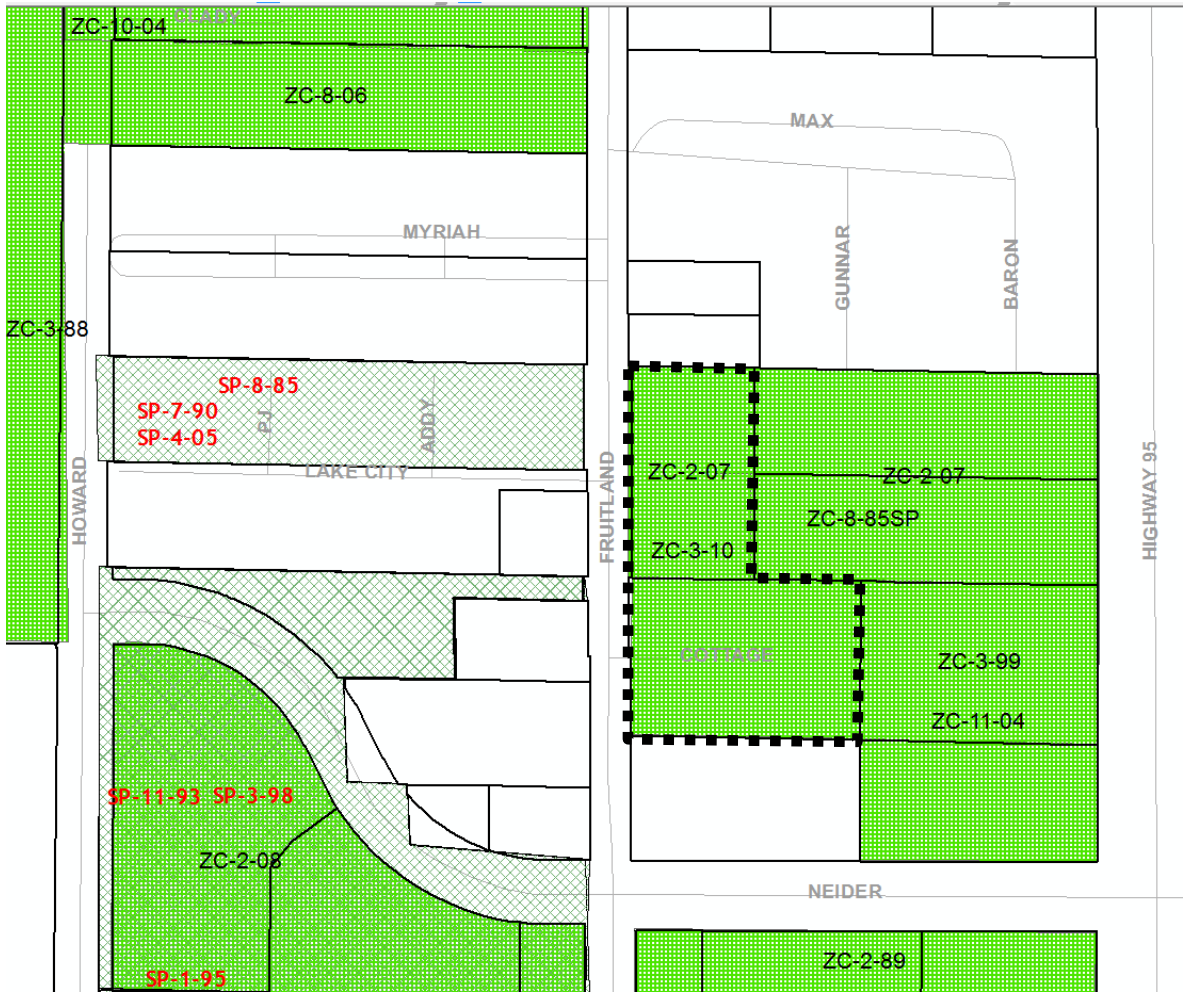
- Land Use
- SFA
- SFD
- DUPLEX
- MH
- MHP
- MFD
- CIVIC
- COMM
- MFGR
- AGRICULT
- VACANT



F. Conceptual Site Plan:



G. Prior Land Use Actions:



Zone Changes:

ZC-8-85SP	R-12 to MH-8, Mini Storage SUP	7.16.85 Approved
ZC-3-88	C-17 to M	2.16.88 Approved
ZC-2-89	R-12 & R-17 to C-17	3.7.89 Approved
ZC-3-99	R-12 TO C-17	8.03.99 Approved
ZC-10-04	MH8 to R-12	3.1.05 Approved
ZC-11-04	R-12 to C-17	1.18.05 Approved
ZC-8-06	MH-8 to R-12	9.19.06 Approved
ZC-2-07	MH8 to R-12 & C-17	3.20.07 Approved
ZC-2-08	MH8 to R-17	5.20.08 Approved
ZC-3-10	R-12 to R-17	4.20.10 Approved

Special Use Permits:

SP-8-85	MH-8 Park	6.11.85 Approved
SP-7-90	Mini Storage	9.11.90 Approved
SP-11-93	MH-8 Park	9.14.93 Approved
SP-1-95	MH-8 Park	1.24.95 Approved
SP-3-98	MH-8 Park	3.24.98 Approved
SP-4-05	MH-8 Park	5.10.05 Approved

- G. Existing land uses in the area include: Commercial - retail sales and service, vacant parcels, and residential - single-family, mobile-homes (and mobile-home parks).
- H. The subject property is vacant. All prior uses have been removed.

**PERFORMANCE ANALYSIS:**

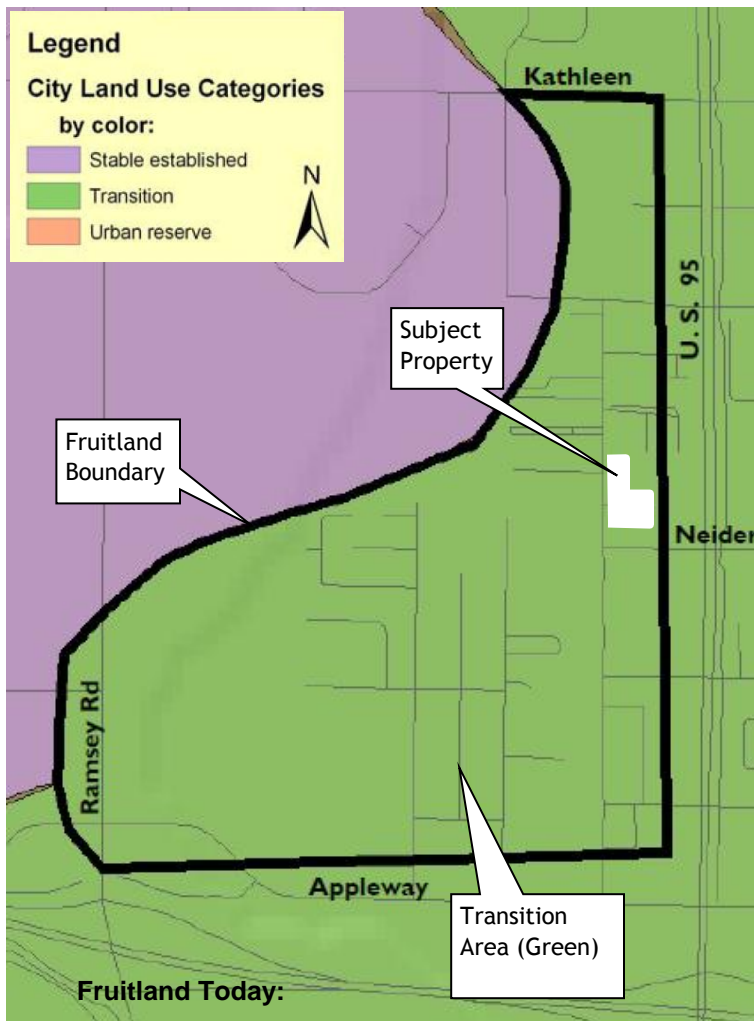
**A. Zoning:**

The subject property is zoned R-17.

*Evaluation:* The R-17 zoning district allows an applicant to request a commercial parking lot (serving an adjacent commercial use) Special Use Permit through the approval of Planning Commission.

**B. Finding #B8A: That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.**

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



**Transition:**  
 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.

Fruitland is generally known as the area bordered by commercial uses along US 95, Kathleen Avenue to the north, commercial uses on Appleyway Avenue south, and the area separated by manufacturing and residential along the west.

The Fruitland area is home to diverse land uses. Commercial uses are common near major corridors transitioning to single-family housing with pockets of multi-family housing and mobile home parks. Manufactured homes are prevalent in areas removed from the US 95 corridor, and continued growth provides affordable housing for residents. Fruitland has the largest concentration of mobile home zoned property within city limits.

Topography is generally flat and development opportunities exist. A recent wastewater main extension north to Bosanko provides opportunity for development.

### **Fruitland Tomorrow**

Generally this area is envisioned as a commercial corridor with adjacent multi-family uses and will maintain a mix of the housing types that currently exist. Commercial and manufacturing will continue to expand and care must be used for sensitive land use transition. A traffic study for US 95 is underway which may affect future development in this area.

#### **The characteristics of Fruitland neighborhoods will be:**

- That overall density will approach eight residential units per acre (8:1).
- That single- and multi-family housing should be located adjacent to compatible uses.
- Pedestrian and bicycle connections are encouraged.
- Uses that strengthen neighborhoods are encouraged.

#### **The characteristics of Fruitland commercial areas will be:**

- Commercial buildings will remain lower in scale than in the downtown core.
- Native variety trees will be encouraged along commercial corridors.

### **Significant Comprehensive Plan policies for consideration:**

#### **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 3.05**

##### **Neighborhoods:**

Protect and preserve existing neighborhoods from incompatible land uses and developments.

#### **Objective 4.01**

##### **City Services:**

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

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

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

*Evaluation: The proposed parking lot construction is located in the Fruitland District in an area of commercial and mobile home park zoning (C-17 & MH-8). The subject property is currently zoned R-17. The US 95 corridor is a high traffic area that the commercial portion of the project supports, however, access will be gained through either Neider (behind existing structure to the south) or by way of Fruitland Ln. as depicted on the site plan (No direct access from US 95). In addition, the proposed parking lot development will be required to follow the Commercial Design Guidelines as the use it supports is zoned C-17.*

**COMMERCIAL DESIGN GUIDELINES**

**F. Residential/Parking Lot Screening**

*Intent: To diminish the amount of asphalt and parked cars visible from the street and abutting residential by buffering it from less intensive uses.*

*2. Where a site abuts a residential district, there shall be a planting strip, at least 10 feet in width containing evergreen trees along the area bordering the two districts. This strip shall be planted with trees 8 to 12 feet tall spaced no more than 25 feet apart. In addition, there shall be evergreen shrubs at least 30" in height at time of planting, no less than 48" on center as approved by the urban forester.*

**(6 trees & 38 shrubs +/-)**

<http://www.cdaid.org/mod/userpage/images/ComDsgnStnds.pdf>

C. **Finding #B8C: The location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing streets, public facilities and services.**

**WATER:** Existing water mains are adjacent to the request and may be extended to provide water service to the subject property. We encourage the developer to install a meter for parking lot landscaping foregoing sewer fees associated with commercial rates.

*- Submitted by Terry Pickel, Assistant Water Superintendent*

**SEWER:** Wastewater has no objection to the proposed Special Use Permit.

*- Submitted by James (Jim) Remitz, Utility Project Manager*

**ENGINEERING:** Engineering has no concerns for this special use permit request. All of the frontage improvements exist and Engineering will address any site issues that may arise at the time of building permit application.

**STREET:** Any street improvements that maybe necessary will be addressed during the site development or building permit process for the subject property.

*- Submitted by Chris Bates, Engineering Project Manager*

**FIRE:** The Fire Department will require two points of access to the commercial establishment at the time of building permit.

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



D. Proposed conditions:

***No conditions are proposed.***

E. Ordinances and Standards Used In Evaluation:

- 2007 Comprehensive 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

**ACTION ALTERNATIVES:**

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

**JUSTIFICATION:**

Proposed Activity Group; COMMERCIAL PARKING LOT

Prior to approving a special use permit, the Planning Commission is required to make Findings of Fact. Findings of Fact represent the official decision of the Planning Commission and specify why the special use permit is granted. The **BURDEN OF PROOF** for why the special use permit is necessary rests on the applicant. Your narrative should address the following points (attach additional pages if necessary):

A. A description of your request; WE WANT TO MAKE SITE A PARKING LOT FOR COMMERCIAL USE (VEHICULAR/CARS). IN ORDER TO HAVE COMMERCIAL PARKING THE SITE NEEDS TO BE ZONED COMMERCIAL

B. Explain how your request conforms to the 2007 Comprehensive Plan; FRUITLAND COMMERCIAL BUILDINGS WILL REMAIN LOWER IN SCALE, NATIVE VARIETY TREES WILL BE INSTALLED ALONG CORRIDORS. PROVIDE PEDESTRIAN & BICYCLE CONNECTIONS AND OUR USE WILL STRENGTHEN THE NEIGHBORHOODS.

C. Explain how the design and planning of the site is compatible with the location, setting and existing uses on adjacent properties;

ADJACENT PROPERTIES ARE COMMERCIAL AND HAVE PARKING LOTS FOR VEHICULAR PARKING

D. Explain how the location, design, and size of the proposal will be adequately served by existing streets, public facilities and services;

THE SITE WILL HAVE A CITY APPROVED ACCESS FROM FRUITLAND LANE. ALL PUBLIC FACILITIES AND SERVICES ARE AVAILABLE TO THIS SITE

E. Any other information that you feel is important and should be considered by the Planning Commission in making their decision.

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

**A. INTRODUCTION**

This matter having come before the Planning Commission on March 26, 2013, and there being present a person requesting approval of ITEM SP-1-13, a request for a Commercial Parking Special Use Permit in the R-17 (Residential at 17units/acre) zoning district.

APPLICANT: PAUL DELAY

LOCATION: TWO PARCELS FRONTING FRUITLAND LN. NORTH OF NEIDER AVE. WEST  
OF U.S. HWY 95

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

**(The Planning Commission may adopt Items B1 to B7.)**

- B1. That the existing land uses are Commercial - retail sales and service, vacant parcels, and residential - single-family, mobile-homes (and mobile-home parks)
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is R-17 (Residential at 17units/acre).
- B4. That the notice of public hearing was published on, March 9, 2013, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on March 12, 2013, which fulfills the proper legal requirement.
- B6. That 92 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on March 8, 2013.
- B7. That public testimony was heard on March 26, 2013.
- B8. Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

- B8A. The proposal **(is) (is not)** in conformance with the comprehensive plan, as follows:
- B8B. The design and planning of the site **(is) (is not)** compatible with the location, setting, and existing uses on adjacent properties. This is based on

**Criteria to consider for B8B:**

1. Does the density or intensity of the project "fit " the surrounding area?
2. Is the proposed development compatible with the existing land use pattern i.e. residential, commercial, residential w churches & schools etc?
3. Is the design and appearance of the project compatible with the surrounding neighborhood in terms of architectural style, layout of buildings, building height and bulk, off-street parking, open space, and landscaping?

- B8C The location, design, and size of the proposal are such that the development **(will) (will not)** be adequately served by existing streets, public facilities and services. This is based on

**Criteria to consider B8C:**

1. Is there water available to meet the minimum requirements for domestic consumption & fire flow?
2. Can sewer service be provided to meet minimum requirements?
3. Can police and fire provide reasonable service to the property?

**C. ORDER: CONCLUSION AND DECISION**

The Planning Commission, pursuant to the aforementioned, finds that the request of **PAUL DELAY** for a special use permit, as described in the application should be **(approved)(denied)(denied without prejudice)**.

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Evans	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Soumas	Voted _____
Commissioner Haneline	Voted _____

Chairman Jordan Voted \_\_\_\_\_ (tie breaker)

Commissioners \_\_\_\_\_ were absent.

Motion to \_\_\_\_\_ carried by a \_\_\_\_ to \_\_\_\_ vote.

\_\_\_\_\_  
CHAIRMAN BRAD JORDAN