

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

**APRIL 10, 2018**

**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:** Messina, Fleming, Ingalls, Luttropp, Mandel, Rumpier, Ward

**APPROVAL OF MINUTES:**

February 13, 2018

**PUBLIC COMMENTS:**

**STAFF COMMENTS:**

**ADMINISTRATIVE:**

1. Applicant: Lanzce Douglass  
Request: A request for a one- year extension for SP-1-17, 2772 W. Seltice (Atlas Mill)

**PUBLIC HEARINGS:**

1. Applicant: Greenstone-Kootenai II  
Location: Directly W. of the Intersection of Wilbur Avenue and Ramsey Road  
Request: A proposed 457-lot preliminary plat "CDA Place"  
QUASI-JUDICIAL, (S-1-18)
2. Applicant: Miller Stauffer  
Location: 401 W. Garden Avenue  
Request: A proposed R-34 Density Increase Special Use Permit  
QUASI-JUDICIAL, (SP-3-18)
3. Applicant: Frame & Smetana, Russ Helgeson  
Location: N. of Intersection of Canfield Avenue and Grove Way  
Request: A modification to Cottage Grove PUD  
QUASI-JUDICIAL, (PUD-2-07m.1)

**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.***



# MINUTES



**PLANNING COMMISSION  
MINUTES  
FEBRUARY 13, 2018  
LOWER LEVEL – COMMUNITY ROOM  
702 E. FRONT AVENUE**

**COMMISSIONERS PRESENT:**

Tom Messina, Chairman  
Jon Ingalls, Vice-Chair  
Lynn Fleming  
Michael Ward  
Peter Luttrupp  
Brinnon Mandel

**STAFF MEMBERS PRESENT:**

Hilary Anderson, Community Planning Director  
Sean Holm, Senior Planner  
Mike Behary, Planner  
Shana Stuhlmiller, Public Hearing Assistant  
Randy Adams, Deputy City Attorney

**COMMISSIONERS ABSENT:**

Lewis Rumpler

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

Motion by Ingalls, seconded by Fleming, to approve the minutes of the Planning Commission Meeting held on November 28, 2017. Motion approved.

Motion by Mandel, seconded by Ward, to approve the minutes of the Planning Commission Meeting held on January 9, 2018. Motion approved.

**STAFF COMMENTS:**

Hilary Anderson, Community Planning Director, provided the following statements:

- She announced that there are no public hearings scheduled next month and instead staff is looking at dates to schedule a Comprehensive Plan workshop.
- An East Sherman Leadership Committee meeting was held this week with 30 community members that represent stakeholders to help our consultant complete the last leg of the East Sherman Master plan. She added that public involvement is planned for the months of March and April.
- She provided background on the Atlas waterfront property that the city is in the process of purchasing and explained that last week staff invited a number of organizations that fit under the 16 themes of the CDA 2030 vision to present information and ideas on what they think would be appropriate for the site. She explained they used a live polling system provided by Turning Point where people used clickers to vote. They had 38 people who used the clickers and 7 people who did paper voting. The results were sent to people who attended the meeting and also posted on our website. She is asking that the commission review the feedback and please send your comments (should be 25 words or less) to staff by Friday, February 16<sup>th</sup>.



**COMMISSION COMMENTS:**

Chairman Messina inquired if we have any public hearings for the month of March and explained that he will be on vacation from March 12<sup>th</sup> – 22<sup>nd</sup> and if we have a meeting the Vice Chair would have to fill in for him. Ms. Anderson clarified that there are no public hearings scheduled for March and said she could look at some dates that might work for the workshop and email those dates to the commission.

**PUBLIC COMMENTS:**

None.

**ADMINISTRATIVE:**

1. Applicant: Ryka Consulting, Jeff Smith  
Request: A request for a one-year extension for SP-4-17, 3857 N. Ramsey Road

Sean Holm, Senior Planner, stated that Verizon Wireless is requesting a one year extension for the approval of a Special Use Permit to construct a new 70-foot wireless telecommunications facility at property currently addressed as 3857 N. Ramsey Road.

Mr. Holm provided the following comments:

- This request came before Planning Commission on May 9, 2017, and was approved unanimously 4 to 0, with conditions (provided below).
- If the extension is approved, the new date of expiry will be May 9, 2019; all the conditions will be in full effect.

The following is the list of conditions approved for SP-4-17 at the Planning Commission Meeting on May 9, 2017:

**PLANNING:**

1. A “monopine” (or other design approved by Planning Commission) to achieve a stealth look to the tower will be required.
2. The project must adhere to the site and landscaping plans.

**FIRE:**

3. The proposed access road must be engineered to meet an imposed maximum load of 75,000 pounds.
4. This access must have a maintenance plan to include snow removal and storage.
5. Signs stating ‘NO PARKING-FIRE LANE’ shall be posted along the access road for Fire Dept. access to the site.

Mr. Holm concluded his presentation and asked if the commission had any comments.

**Commission Comments:**

There were no comments for staff.

**Motion by Luttropp, seconded by Ingalls, to approve Item SP-4-17. Motion approved.**

## **PUBLIC HEARINGS**

1.     Applicant:     KRB Investments, LLC  
       Location:     3887 N. Schreiber Way  
       Request:       A proposed Sales/Service Activities Special Use Permit  
                      QUASI-JUDICIAL (SP-1-18)

Sean Holm, Senior Planner, stated that KRB Investments, LLC is requesting approval of a total of six (6) activity uses: three (3) service activities and three (3) commercial activities, via the Special Use Permit process, to allow for the following uses on a vacant parcel in a Manufacturing (M) zone.

Mr. Holm provided the following statements:

- The Manufacturing District is intended for a variety of intensive manufacturing uses that are primarily conducted indoors with some manufacturing uses that include outdoor activities that may create some noise, dust, and odor.
- He stated the applicant's proposed uses would be conducted primarily within the structure(s) to be built, and the applicant is aware that a possible manufacturing use may be built in the area, or may occupy an existing structure.
- A planned outdoor patio area could be affected by an adjacent manufacturing use, in which case the city would support the continued operation of the manufacturing use, as allowed by right, in the context of the city's performance standards.
- Mr. Holm explained the required findings that the commission would need to consider.
- The City Comprehensive Plan Map designates this area as Stable Established.
- He stated the number of uses located in the area of Schreiber Way such as; The BLM office, an insurance agency, the CDA Police Dept., Summit Cider (Cider Brewing), Tricksters Brewing, hardware sales, beverage distributorship, USPS, printers, tile store and construction services.
- He provided several aerial photos of the property.
- He provided a map showing the other Special Use Permits approved in the area.
- He provided a site plan of the property.
- He noted the various staff comments in the staff report for this project.
- He noted that there are two proposed conditions.
- Mr. Holm concluded his presentation and asked if the commission had any questions.

### Commission Comments:

There were no comments or questions for staff.

Public testimony closed.

### Discussion:

Commissioner Luttrupp stated that he is comfortable approving this request since the underlining zone stays manufacturing and feels if anyone was opposed, they would have showed up tonight.

Mr. Holm stated that he got a call from a person who owns the property across the street from this property and stated that he is in favor of this request.

**Motion by Fleming, seconded by Ward, to approve Item SP-1-18. Motion approved.**

ROLL CALL:

Commissioner Fleming                   Voted   Aye

|                       |       |     |
|-----------------------|-------|-----|
| Commissioner Ingalls  | Voted | Aye |
| Commissioner Luttrupp | Voted | Aye |
| Commissioner Ward     | Voted | Aye |
| Commissioner Mandel   | Voted | Aye |

Motion to approve carried by a 5 to 0 vote.

2. Applicant: GP Land Co., LLC.  
Location: 3895, 3881 & 3871 N. Schreiber Way  
Request: A proposed Sales/Service Activities Special Use Permit  
QUASI-JUDICIAL (SP-2-18)

Sean Holm, Senior Planner, stated that GP Land Co., LLC is requesting approval of a total of six (6) activity uses; three (3) service activities and three (3) commercial activities, via the Special Use Permit process, to allow for the following uses in a Manufacturing (M) zone. Note: This applicant has made this request for three (3) separate parcels as described by the addresses under LOCATION above and are mapped below under finding #B8B.

Mr. Holm provided the following statements:

- The Manufacturing District is intended for a variety of intensive manufacturing uses that are primarily conducted indoors with some manufacturing uses that include outdoor activities that may create some noise, dust, and odor.
- He stated the applicant's proposed uses would be conducted primarily within the structure(s) to be built, and the applicant is aware that a possible manufacturing use may be built in the area, or may occupy an existing structure.
- A planned outdoor patio area could be affected by an adjacent manufacturing use, in which case the city would support the continued operation of the manufacturing use, as allowed by right, in the context of the city's performance standards.
- Mr. Holm explained the required findings that the commission would need to consider.
- The City Comprehensive Plan Map designates this area as Stable Established.
- He stated the number of uses located in the area of Schreiber Way such as: The BLM office, an insurance agency, the CDA Police Dept., Summit Cider (Cider Brewing), Tricksters Brewing, hardware sales, Beverage distributorship, USPS, printers, tile store and construction services.
- He provided several aerial photos of the property.
- He provided a map showing the other Special Use Permits approved in the area.
- He provided a site plan of the property.
- He noted the various staff comments in the staff report for this project.
- He noted that there are two proposed conditions.
- Mr. Holm concluded his presentation and asked if the commission had any questions.

Commission Comments:

Commissioner Mandel commented from looking at the map with all the Special Use permits issued in previous years, questioned as there have been so many issued, will these put a burden on city services to provide additional services in this area. She added if we continue getting more requests for future Special Use permits, maybe we should look at a zone change in this area.

Mr. Holm explained that each request for a special use permit is looked at separately. He stated, as an example, that an office will not require as many city services compared to a manufacturing business that might require more. He concurs that a zone change for this entire area does make sense and explained if that happened, the existing manufacturing businesses in the area would be considered non-conforming.

Commissioner Luttrupp suggested that when we get ready to discuss the Comprehensive Plan a discussion on how many special use permits are allowed in an area would be a great topic.

Mr. Holm suggested that the Planning Commission might also consider a new zoning designation to address these types of issues.

Public testimony open.

Rob Rollins stated he is in favor of this request, but is concerned that with the additional activity comes a traffic concern. He added that he would also like to see continuous sidewalks in the area.

Public testimony closed.

**Motion by Fleming, seconded by Mandel, to approve Item SP-2-18. Motion approved.**

ROLL CALL:

|                       |       |     |
|-----------------------|-------|-----|
| Commissioner Fleming  | Voted | Aye |
| Commissioner Ingalls  | Voted | Aye |
| Commissioner Mandel   | Voted | Aye |
| Commissioner Luttrupp | Voted | Aye |
| Commissioner Ward     | Voted | Aye |

Motion to approve carried by a 5 to 0 vote.

3. Applicant: City of Coeur d'Alene  
Request: A modification to the Zoning Ordinance Section 17.01.010  
LEGISLATIVE (0-1-18)

Mike Behary, Planner, stated that staff is requesting a recommendation from the Planning Commission to City Council for the proposed code amendments to the Zoning Ordinance, Subdivision Ordinance, and other sections of the City Code.

Mr. Behary provided the following statements:

- The City's Zoning Ordinance has been in need of an update for many years. The Planning Department staff, the Development Review Team, and the Building Department staff have discussed recent developments within the City and are aware of certain sections of the Zoning Codes requiring updates.
- On June 6, 2017, the City Council adopted a Work Plan for the Planning Department that included general Zoning Code Amendments. Following the direction from City Council, workshops were conducted with the Planning Commission to work on the Zoning Code amendments.
- The Planning staff and the Planning Commission held workshops on the Zoning Code Amendments on July 11, 2017, August 22, 2018, and on November 28, 2017.
- Mr. Behary provided a list of the proposed zoning code amendments for the commission to consider:
  - Life Safety – Egress Windows
    - Current code allows for a 2 ½ foot distance from the side property line to the egress window well.
    - Proposed code will allow for a 2 foot distance from the side property line to the egress window well.
  - Setbacks for Accessory Buildings
    - Current code allows for a zero-foot (0') setback distance in residential zones for detached accessory structures, but requires a minimum five-foot setback if a roof slopes toward property line.

- Proposed code will require a minimum three-foot (3') setback distance from side and rear property lines in residential zones for detached accessory structures. A zero-foot (0') setback from the rear alley property line would still be permitted if adjacent to an alley and if the roof slopes away from the alley.
- Shipping Containers
  - Current code does not address shipping containers as an accessory storage building.
  - Proposed code will prohibit shipping containers as storage buildings accessory to residential uses, commercial zones where residential is the principal use, C-17L, Downtown Core (DC) and all infill zoning districts.
  - Shipping containers would be permitted as accessory structures in C-17, LM, and M zoning Districts with some safety improvements and a building permit.
- ADU's – Parking Requirement
  - Current code does not require an off street parking space for ADU's.
  - Proposed code will require one off street parking space for an ADU, consistent with the new Short-Term Rental (STR) Ordinance.
- Ribbon Driveways
  - Current code does not allow ribbon driveways to serve single family dwellings.
  - Proposed code will allow, as an option for homeowners, to install a ribbon driveway to serve their residential single family dwelling; provided that landscaping is planted and maintained in between the ribbons.
- Grasscrete Driveway Paving
  - Current code lists pavement options as asphalt, concrete, Portland cement concrete or concrete paver blocks.
  - Proposed code expands list of pavement options to include permeable pavers, grasscrete, or grass grid, or similar material as approved by the City Engineer.
- Sidewalk Installation
  - Current code includes a provision for waiving the sidewalk requirement based on distance to existing sidewalks.
  - Proposed code removes the provision to waive the sidewalk requirement, consistent with the adopted Trails & Bikeways Master Plan.
- Hardship
  - Current code does require older nonconforming homes to be rebuilt to the current code if it was damaged or destroyed over 50 percent.
  - Proposed code will allow for older homes built prior to 1946 to be rebuilt over its old foundation or footprint so long as the replacement house is built to the same square footage and height of the previous structure, provided it is not in the right-of-way or over any property line. It includes a requirement for an inspection by the City Building Official or designee if the foundation is to be replaced due to the condition or quality of the original foundation.
- Filling & Berming
  - Current code does not address the building up and rising of a lot by bringing in fill or dirt.
  - Proposed code will not allow for berming, filling, and the raising of a lot, but defers to the Hillside Ordinance for hillside lots.
- Maximum Number of Residential Units per Lot
  - Current code is not clear on the number of allowed dwelling units on a lot in a residential zoning district.
  - Proposed code will allow a maximum of two dwelling units on a lot in a residential zoning district.
- Construction Permits for 120 Square Foot Accessory Uses in Residential Zones
  - Current code requires a Building Permit for structures 200 square feet or larger.
  - Proposed code will require a Building Permit for accessory structures equal to or larger than 120 square feet.
- Projections Above Maximum Height
  - Current code allows for certain items to project above the maximum height of structures.

- Proposed code will eliminate certain items that can project above height such as an elevator, and stairway housings, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, but will continue to allow skylights (if they are flush mount), spires, flagpoles, chimneys, radio or television aerials, masts or antennas.
- NC Maximum Height For Accessory Structures
  - Current code does not call out building height requirements for accessory structures in the Neighborhood Commercial (NC) Zoning District.
  - Proposed code allows for a maximum building height of eighteen feet (18') for accessory structures in the Neighborhood Commercial (NC) Zoning District.
- Caretakers Residence
  - Current code does not have code requirements for a Caretakers Unit.
  - Proposed code has requirements for a Caretakers Unit such as: parking, maximum size of 1,400 SF, setbacks, occupancy, and maximum building height.
- Housekeeping Items
  - Current code needs amendments in several areas to fix inconsistencies and streamline the noticing provisions consistent with State Statutes.
  - Proposed code amendments will address these issues.

Mr. Behary concluded his presentation and asked if the Commission had any questions.

Commission Comments:

There were none.

Public testimony open.

Chris Bosley, City Engineer, stated his comments are on the setbacks for accessory structures. He explained the way the code was written the code allowed setbacks to be five feet which was the minimum unless there was a special circumstance. He stated that recently he has noticed people have been finding loopholes in the code to move their structures closer to the property line. He explained that engineering deals with issues for stormwater where people complain that snow is running off from their neighbor's roof into their property. He stated that because of these issues, he is asking that the commission consider what he has written in the staff report that states: "All accessory structures shall be set back from neighboring properties at least five (5) feet. The setback may be reduced to three (3) feet if the structure's roof does not slope toward the neighboring property. A three (3) foot setback is permitted at alleys".

Chairman Messina suggested another solution would be to make the eaves shorter that would direct the drainage go onto their property.

Monty McCully, City Trails Coordinator, stated that he would like the commission to consider his recommendation to remove the exemption that is currently in the code that requires sidewalks to be installed when a building permit has a construction value that is over \$ 30,000. He explained the southeast portion of Coeur d'Alene is an older part of town where a lot of that area does not have sidewalks. He stated that he is the liaison to the Ped/Bike Committee who has been working towards providing sidewalks to those portions of town to make it safer for people who are in wheel chair and pedestrians who are walking on the streets. He explained that the current code states if your house is located 450 feet away from a sidewalk you don't have to put one in. He feels if we go by the current code then the city will never get any new sidewalks unless the code is changed.

Commissioner Luttrupp inquired how the Ped/Bike Committee is involved with the placement of sidewalks in the city.

Mr. McCully explained that part of the Ped/Bike Committees mission is not just bicycles but pedestrian issues and how people get around the city safely. He stated that a few years ago, the Ped/Bike Committee



surveyed the entire city to locate where sidewalks were located and where they were not. He explained they took that information and staff placed that information on a map located as a GIS layer so people who want that information can look it up on the computer.

Commissioner Luttrupp explained that what he considers the older part of town is from 8<sup>th</sup> Street to 23<sup>rd</sup> street and stated for him, the beauty of that area, is the streets without sidewalks. He suggested that the Ped/Bike Committee look at the number of trees that would need to be removed and how many fences would need to be moved in order to put a sidewalk on the street. He explained that by placing sidewalks in the older part of town would ruin the beauty of this area. He stated as long as he has lived on his street, he has not heard of any accidents that have occurred because of lack of sidewalks.

Mr. McCully noted that he concurs and explained that areas like Sanders Beach should not have sidewalks and by providing sidewalks on Mullan Avenue, where there are sidewalks on that street, part of the street is missing sections of sidewalk. He explained on Mullan Avenue there is also a 10 ft. wide bike path and in order to put in sidewalks, we would have to take out the trail which is not safe.

Commissioner Luttrupp suggested that he look at the area to place sidewalks from Mullan to the lake, look at Ash from 11<sup>th</sup> to the entrance of the Resort, Dollar from Young Avenue where the sidewalk stops at the end of Dollar Avenue. He understands the need for safety especially for pedestrians and bicyclists, but overall change of this nature would be terrible.

Commissioner Ingalls thanked Mr. McCully for everything he does for the community looking out for the safety of pedestrians and bicyclists in Coeur d'Alene. He concurs with Commissioner Luttrupp that we need to be cautious of over-reaching. He explained that this problem for lack of sidewalks is not isolated to the South of Sherman and noted that in the Fairway Hills around the golf course area they don't have sidewalks. He stated that the older housing developments like Indian Meadows were designed not to have sidewalks for a reason.

Mr. McCully understands and maybe come back with another approach to this issue.

Ms. Anderson explained another reason why this code amendment was brought forward is because of schools who are trying to provide safe routes for children who are walking to school.

Chairman Messina inquired if a discussion on sidewalks was included when we had our workshop the last time.

Ms. Anderson explained that it was not, and apologized as this came up at a meeting with the Development Review team where this issue has been discussed many times. So, staff thought it should be part of this amendment. She commented if the commission wishes, we can pull this item and bring it back at another time.

Art Elliott commented that he apologizes for getting into this discussion at a later date and stated that there are four areas he has concerns with which are:

- The reduction of the 120 sq.ft. requirement where a building permit would be required if the structure is over 120 sq. ft. He has concerns with this because he would not want a Building Official in the future to insist that structure of 120 sq. ft. should be built to the building code.
- 17.06.930 under "Hardship" He stated this section discriminates against houses that were built after September 23, 1946 and explained at the time these homes were built, they were built to the current code for that time. For example, a house built on September 22, 1946, per code was only required to have a set back five feet from the property line and could rebuild using the same footprint, but a house built on September 25, 1946 that had a 15 foot setback could not rebuild to those setbacks. He suggested adding some wording saying "That homes built before 1946 are those homes that were built to the building code that was in affect at the time".
- 17.06.035 Fill and Berming: He explained if you had a lot that had a depression on it, and your neighbor's property was a higher grade you would be forced to provide stuff for drainage issues.

He suggested the language to the code stating "That the grade conforms to the existing neighborhood" but not if there has recently been a reduction from the neighbor's property by 5 ft. and not required to meet that.

- He suggested under sidewalks, by using an illustration provided to the commission showing a piece of property on Boyd and 10<sup>th</sup> where there are no sidewalks visible in this area and stated that these home were built not needing sidewalks. He commented the cost to put in sidewalks in this area would be \$4,000. Additionally, the new code states we would have to maintain them or be fined.

Kevin Jester stated that he appreciates staff and the commission for their efforts on addressing these issues in the code to keep the codes current. He stated that he has reviewed the listed code changes that was presented and is in favor of most of them. He commented after hearing previous testimony from Mr. Elliott and agrees with his comments about sidewalks. He stated another issue was the requirement for a building permit is needed if a structure is over 120 sq.ft. and suggested that a building permit should not be required.

Ms. Anderson stated that staff received two letters from Jenna Borovansky and Ryan Botkins, she explained they had concerns with the addressing the projections above maximum height that should be allowed in the Downtown Overlay District.

Mr. Behary addressed the issue under "hardship" that states under the current code a nonconforming house could be rebuilt to the current code. He explained if the house was destroyed before 1946 could be rebuilt, but if we don't add this if anything destroyed over 50% it would have to meet the current code.

Commissioner Luttrupp inquired if the date could be changed from 1946 to 1846.

Mr. Behary explained that this would be prior to 1946, so if we did prior to 1900 we would have had less homes built. He explained that the date of 1946 was chosen; because this is the date the city adopted the zoning codes. He stated that if the Planning Commission doesn't like this date we can change it.

Commissioner Ward questioned if a home was being constructed prior to that date and went beyond September that home would need to be built to the current code.

Commissioner Fleming stated that she feels compassion for anybody going through this type of circumstance and by having the stress to impose a modernization of what they were currently living in. She feels if they want to build the same thing with the original foot print then it should be allowed.

Mr. Behary explained that the intent for this code change is to have homes that are non-conforming to be conforming uses.

Ms. Anderson stated at the last workshop we discussed the date of 2000 and then we discussed maybe using the date when the zoning code was adopted which was 1946 which was noted in the minutes.

Commissioner Luttrupp commented we have to pick a date.

Commissioner Ward commented statistically how many homes have burned down. He understands the concern with the September 23<sup>rd</sup> date.

Mr. Behary explained if someone had a concern they could apply for a variance that would come before the Commission to explain the reasons why their request should be granted.

Commissioner Mandel stated that she feels we are getting caught up with the year more than what the year represents, which is a baseline. She stated for her, the most important thing to remember is to think about what is the purpose and intent to bring the non-conforming house to conforming and not worry about the year.



Ms. Anderson explained if the date is earlier than there would be fewer homes that would qualify. She stated the intent from Councilman Gookin when he brought this forward was for the older homes to be able to rebuild in the same character of the neighborhood. She added when we had our last workshop the discussion was that the date of 1946 made sense, because that was the era that many of the homes were non-conforming. She questioned if the commission would like to choose a different date than 1946.

Commissioner Luttrupp stated after hearing Mr. Elliott's testimony concurs with him that a person would get penalized building before or after the date. He would like the date earlier.

Chairman Messina stated also at our last workshop talked about if the existing foundation was ok and not in the current setbacks you could still rebuild your home on that foundation. He feels there are two issues; the date and if the existing foundation is acceptable.

Mr. Behary stated that using the existing foundation is written in the code.

Commissioner Ingalls commented that we should get rid of the date and feels that there aren't that many houses that burn down and of those that do there is going to be a small number that don't meet current setbacks. He feels that we should look at these applications case by case.

Mr. Behary stated that since the commission concurs, staff will strike the date of 1946.

Commissioner Mandel inquired in the code does it state "fire" she noticed the word "damage" is used.

Mr. Behary clarified that in the code it does state "damage."

Mr. Adams stated that he would like to address the concerns in the letters written by Jenna Borovansky and Ryan Botkins. He explained that they were both concerned with the proposed code change for Projections above Maximum Height and the height extensions. He stated that Jenna Borovansky is present tonight and may or may not want to address the commission. He explained in the letter from Ms. Borovansky she talks about the International Building Code (IBC) and the effect of the change to the proposed change in the ordinance that it might violate the IBC standards for safety. He stated in Mr. Botkins letter he had concerns with roof access stairs needing weather protection for safety. He stated that he discussed these concerns with Ted Lantzy, Building Official, and he stated that the IBC does not address the Planning Department's height restrictions and explained that those are two separate issues. The Building Code does not overrule the Planning Commission or the zoning code height requirements which are two separate issues. He addressed roof top structures that were addressed in both letters stating that elevators and meeting the roof top structure for elevators. He stated that is not true, because as explained by Mr. Lantzy you can have a hydraulic elevator that has no roof stop structure that would be below ground and does not require additional height. He discussed parapet walls or railings around a roof those are not required by the building structure unless there is a proposed use with the rooftop. He stated that is not always required. He addressed stairs and a structure on top of the building for access by stairs not required by the building code rather the stairs can go to the top floor with a "hatch" into the roof. He wanted to share this information from the Building Official in terms what is/is not required by the IBC.

Public hearing closed.

### **Commission Action:**

Commissioner Ingalls would like to make a motion that we strike the date in the Hardship section, adopt the City Engineer recommendation to Setbacks Accessory Buildings that states "All accessory structures shall be set back from neighboring properties at least five (5) feet. The setback may be reduced to three (3) feet if the structure's roof does not slope toward the neighboring property. Take the sidewalk changes off the table for now and clarify 120 square foot building structures we are looking for a site plan and not a building permit.

**Motion by Ingalls, seconded by Ward, to approve Item 0-1-18. Motion approved.**

ROLL CALL:

|                       |       |     |
|-----------------------|-------|-----|
| Commissioner Fleming  | Voted | Aye |
| Commissioner Ingalls  | Voted | Aye |
| Commissioner Mandel   | Voted | Aye |
| Commissioner Luttrupp | Voted | Aye |
| Commissioner Ward     | Voted | Aye |


Motion to approve carried by a 5 to 0 vote.

**ADJOURNMENT:**

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

The meeting was adjourned at 7:01 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



# ADMINISTRATIVE

**PLANNING COMMISSION  
STAFF REPORT**

**FROM:** TAMI STROUD, PLANNER  
**DATE:** APRIL 10, 2018  
**SUBJECT:** EXTENSION OF PLANNING COMMISSION APPROVAL FOR SP-1-17 DENSITY INCREASE TO R-34 FOR A PROPOSED MULTI-FAMILY APARTMENT COMPLEX IN THE C-17 COMMERCIAL DISTRICT  
**LOCATION:** A 3.84 ACRE PARCEL LOCATED AT 2772 W. SELTICE WAY

**DECISION POINT:**

Atlas Mill Development Corporation is requesting a one (1) year extension of SP-1-17 (R-34 Density Increase Special Use Permit) approved January 10, 2017, which went into effect on June 4, 2017 when the annexation agreement and annexation ordinance were recorded.

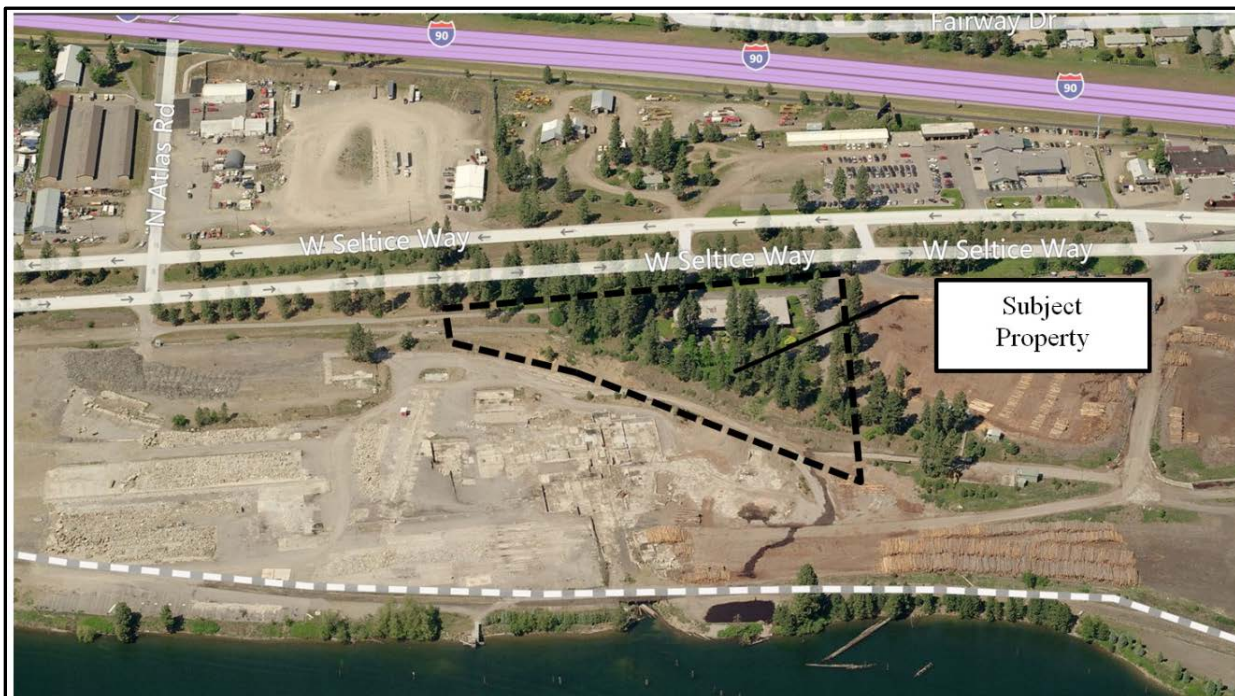
**GENERAL INFORMATION:**

The above-noted special use permit is set to expire on June 4, 2018. Due to active and ongoing dialogue with the City on a possible land swap involving the subject property, the applicant is requesting an extension of the SUP approval for one (1) year to **June 4, 2019**, which would allow additional time to come to mutually agreeable terms with the City.

**DISCUSSION:**

Section 17.09.230 of the city's code allows the Planning Commission to extend the Special Use Permit approval for one year, without public notice, upon written request filed at any time before the permit has expired.

**PROPERTY LOCATION MAP:**



**CITED CODE ITEMS:**

For SUP:

**17.09.230: ADHERENCE TO APPROVED PLANS:**

A special use permit shall be subject to the plans and other conditions upon the basis of which it was granted. Unless a different termination date is prescribed, the permit shall terminate one year from the effective date of its granting unless substantial development or actual commencement of authorized activities has occurred, or if there is a cessation of use or occupancy for two (2) years. However, such period of time may be extended by the planning commission for one year, without public notice, upon written request filed at any time before the permit has expired and upon a showing of unusual hardship not caused by the owner or applicant. (Ord. 1691 §1(part), 1982)

**PRIOR CONDITIONS OF APPROVAL:**

**ENGINEERING**

1. Traffic islands will be required to prohibit left turns on Eastbound Seltice Way. Acceleration/Deceleration lanes will not be required.
2. Sidewalk connections to the proposed shared-use path on Seltice Way shall be routed to avoid crossing the parking lot areas.

**WATER:**

4. Any improvements required to meet service delivery and fire flow will be the responsibility of the developer at his/her expense.

**WASTEWATER:**

5. The applicant will need to demonstrate that the peak wastewater flows generated from the increased density will not compromise the public sewer main's downstream capacity all the way to the Wastewater Treatment Plant.

**COMMISSION ALTERNATIVES:**

- The Planning Commission may, by motion, grant an additional one year extension of Atlas Mill Development Corporation for the approved SUP to allow for additional time to come to mutually agreeable terms with the City on a possible land swap, or,
- The Planning Commission may, by motion, deny the extension request.



**Lanzce G. Douglass**  
CONSTRUCTION / PROPERTIES / DEVELOPMENT

March 26, 2018

City of Coeur d'Alene  
Planning commission  
710 E. Mullan Ave.  
Coeur d'Alene, Id. 83814

Re: Old Stimson Office site

Dear Planning Commission Members,

The Old Stimson Office site SUP is set to expire on June 4<sup>th</sup> 2018. I hereby request a 1 year extension of the SUP for the Old Stimson Office site.

The City has contacted me about their desire to swap the subject piece of property for other City owned parcels. Due to these ongoing discussions I have not pursued the permit for the said project.

Again, I respectfully request a 1 year extension as allowed by City Code which will allow the discussions with the City to progress.

Sincerely,

Lanzce G. Douglass



# **PUBLIC HEARINGS**



**PLANNING COMMISSION  
STAFF REPORT**

**FROM:** MIKE BEHARY, PLANNER

**DATE:** APRIL 10, 2018

**SUBJECT:** S-1-18 – PRELIMINARY PLAT REQUEST FOR “COEUR D’ALENE PLACE (PUD)” CONSISTING OF 429 SINGLE FAMILY, 3 C-17, 6 C-17L, & 10 R-17 LOTS, IN 12 PHASES, TOTALING 130.54 AC.

**LOCATION:** EXISTING UNDEVELOPED PARCELS WEST OF RAMSEY ROAD, EAST OF COURCELLES PARKWAY, SOUTH OF ALPS STREET, AND NORTH OF HANLEY AVENUE.

**Owner:**  
Schneidmiller Land Co. & Schneidmiller Brothers  
1511 N. Chase Road  
Post Falls, ID 83854

**Applicant/Consultant:**  
Greenstone-Kootenai II  
1421 N. Meadowwood Lane, Suite 200  
Liberty Lake, WA 99019

**DECISION POINT:**

Schneidmiller Land Co. & Schneidmiller Brothers and Greenstone-Kootenai II are requesting approval of a 130.54 acre 12 phase subdivision in the Coeur d’Alene Place PUD. As a part of the request, the applicant has proposed 429 Single family lots, 3 C-17 lots, 6 C-17L lots, and 10 R-17 lots.

**GENERAL INFORMATION:**

The subject property is located west of Ramsey Road, east of Courcelles Parkway, south of Alps Street, and north of Hanley Avenue as depicted above in the area map. The property is predominantly flat and currently being used for agriculture. This is the last large parcels within the CDA Place PUD to be developed and was envisioned to be primarily single family, with portions of R-17 (multi-family), and C-17 and C-17L (commercial).

The existing CDA Place PUD will govern development, including but not limited to: setbacks, open space, street development, etc. per the approvals and modifications as listed above under general information, and as the Final Development Plan (FDP) allows. This staff report will focus on the subdivision request and provide general information for how this request will comply with the existing CDA Place PUD.

Coeur d’ Alene Place was annexed in 1992 in Item A-4-92. In 1994 the applicant applied for a PUD in Item PUD-2-94. The original PUD was approved and the overall development included a total of approximately 760 acers. This proposed subdivision consists of +/-130 acres and is part of the original 1994 PUD. The proposed subdivision is consistent with the originally approved PUD.

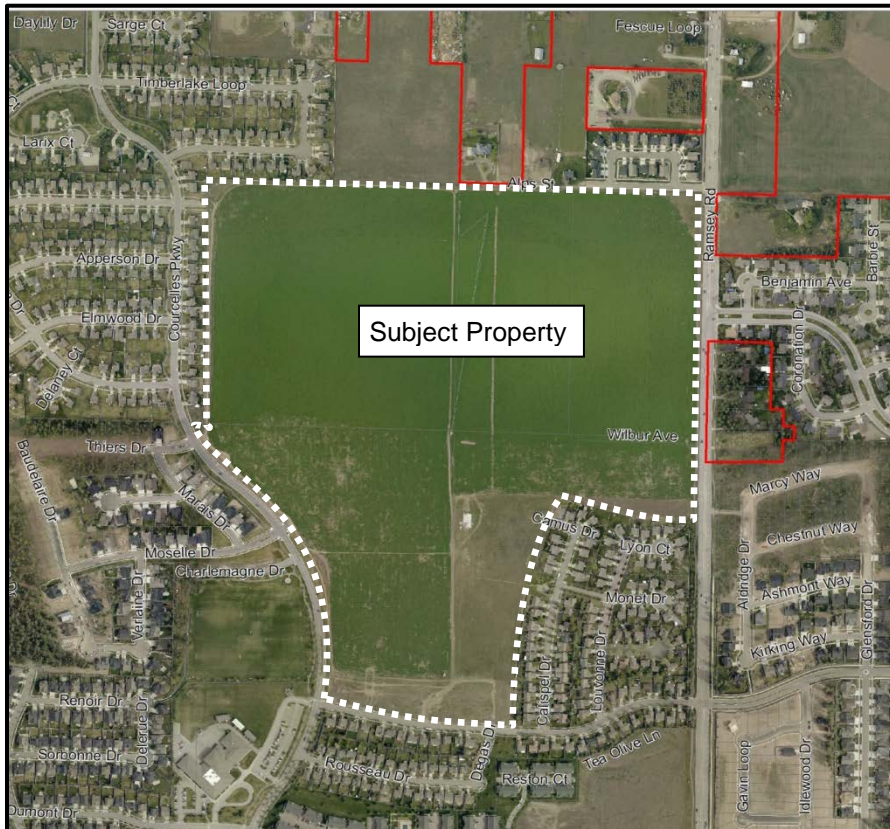


**HISTORIC ITEMS:**

Previous Actions for Coeur d'Alene Place:

- **1992:** A-4-92 *Approved*
- **1994:** PUD-2-94, ZC-2-94, S-1-94 *Approved*
- **1998:** ZC-14-98, A-4-98 (190 acres), PUD-2-94.1 *Approved*
- **2000:** PUD-2-94.2, A-7-00, PUD-2-94.2 *Approved*
- **2005:** PUD-2-05, ZC-3-05, S-6-05 *Approved*
- **2007:** PUD-2-05.m (Sorbonne), S-3-07 (242 lot, Sorbonne) *Approved*
- **2011:** I-11-11 Rear Court yard setback "Parc Rose" *Approved*
- **2012:** S-3-12 (325 lot, CDA Place), PUD-2-94m.5 *Approved*
- **2013:** I-1-13 Adjust phasing plan for CdA Place *Approved*
- **2016:** PUD-2-94.m.6, S-3-12.m Bolivar 3<sup>rd</sup> Addition *Approved*
- **2017:** PUD-2-94.M.7 Inclusion of C-17 & C-17L into PUD *Approved*

**LOCATION MAP:**

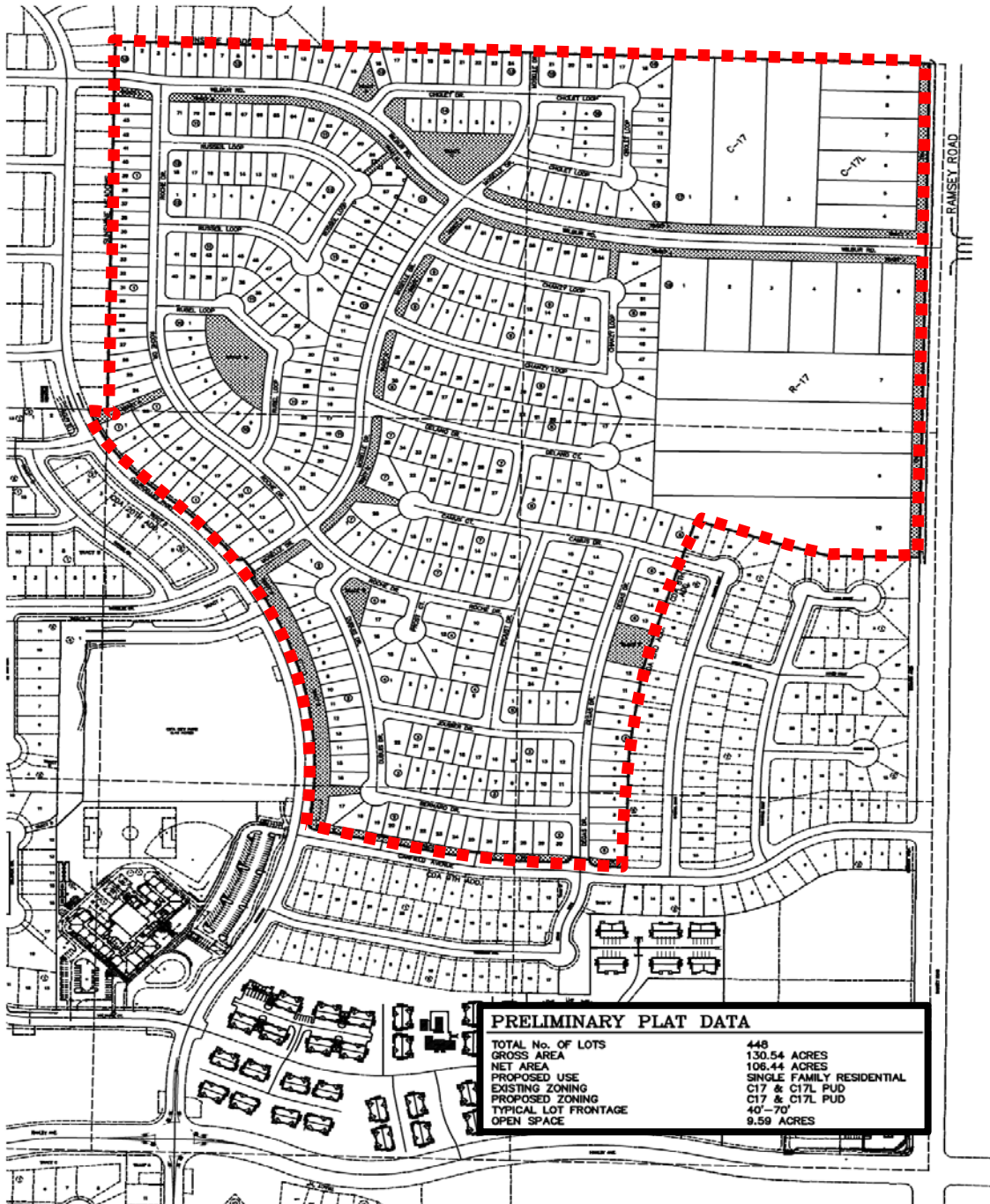


**REQUIRED SUBDIVISION FINDINGS:**

**Finding #B7A:** That all of the general preliminary plat requirements (have) (have not) been met as attested to by the City Engineer.

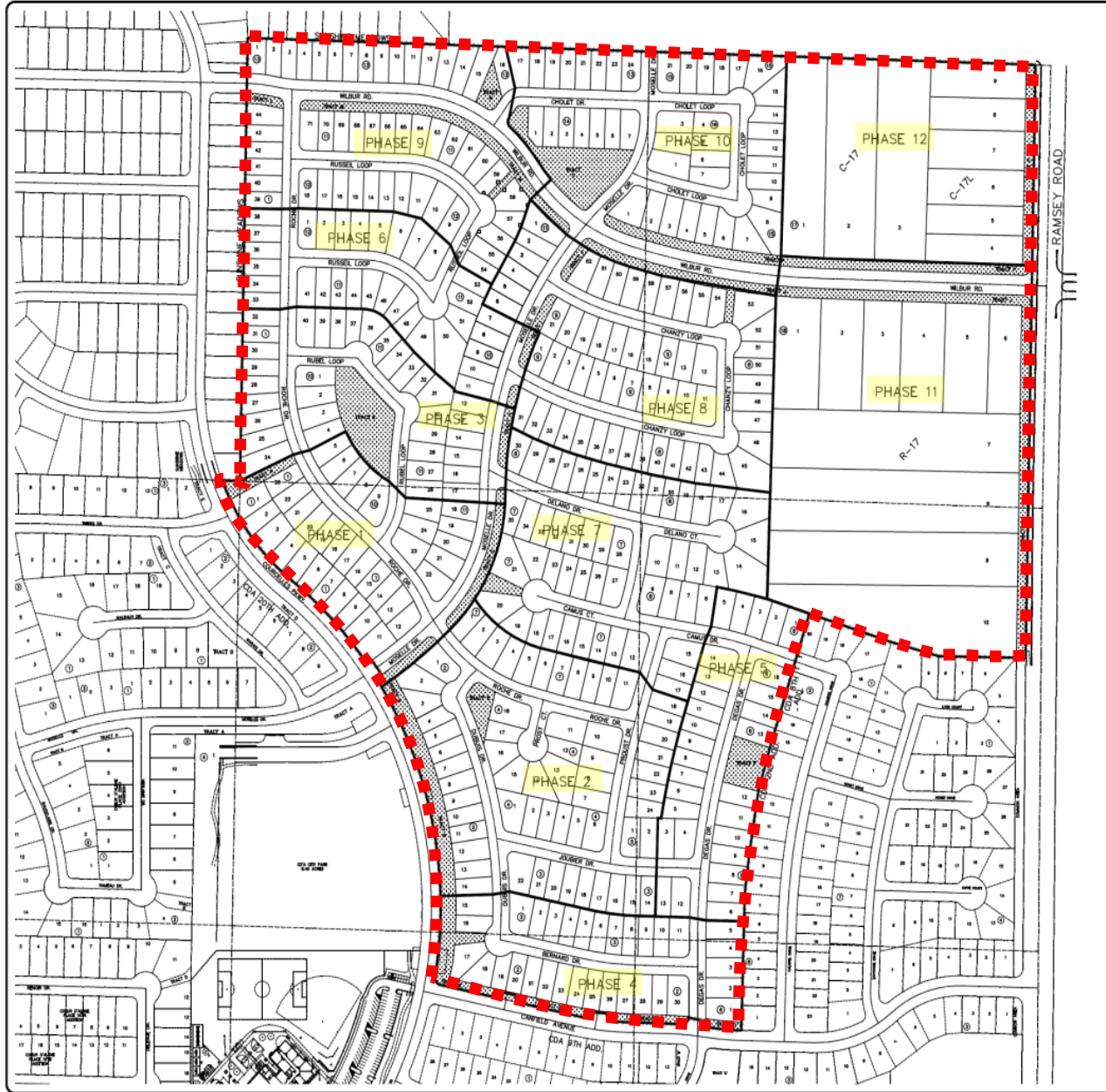
Per Chris Bosley, City Engineer, the preliminary plat submitted contains all of the general preliminary plat elements required by Municipal Code.

**PRELIMINARY PLAT FOR "COEUR D'ALENE PLACE":**





**PHASING PLAN (12 PHASES PROPOSED):**



**Evaluation:** *The Planning Commission must determine, based on the information before them, whether or not all of the general preliminary plat requirements have been met as attested to by the City Engineer.*

**Finding #B7B:**

**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.**

**PROPOSED UTILITY PLAN:**



**STORMWATER:**

City code requires all stormwater to remain on site. Stormwater will be addressed as the area develops. It is anticipated that the residential development will typically utilize either curb adjacent swales or common swales to manage the site runoff. All stormwater must be contained on-site. A stormwater management plan, conforming to all requirements of the City, shall be submitted and approved prior to the start of any construction.

*-Submitted by Chris Bosley, City Engineer*

**STREETS:**

Ramsey Road currently includes curb and gutter. Completion of the shared-use path on the west side is required.

*-Submitted by Chris Bosley, City Engineer*

**TRAFFIC:**

With nearly 500 residential units planned with this development, a traffic study is required to assess the need for a traffic signal at Wilbur Avenue and Ramsey Road.

*-Submitted by Chris Bosley, City Engineer*

**WATER:**

There is adequate capacity in the public water system to support domestic, irrigation and fire flow for the proposed 448 lot subdivision.

*-Submitted by Kyle Marine, Assistant Water Superintendent*

**WASTEWATER:**

The 2013 Sewer Master Plan identifies the subject property and the Vista Meadows subdivision draining sewerage ultimately to and through this subdivision via gravity into existing Sanitary Sewer Manhole REX1-23K8 (Courcelles & Charlemagne). The Applicant shall work with the Vista Meadows Developer(s) to establish a target elevation at the northern boundary (Moselle Dr.) of the subject property and demonstrate to the City conformance to said master plan.

Sewer Policy #713 requires an accessible all-weather vehicular route centered over the public sewer infrastructure and 10' beyond the terminus manhole to be provided to all off street manholes until Moselle Dr. is paved and becomes a public street.

Unless within a dedicated Right-of-Way, a 20' wide sewer easement (30' wide utility easement when combined with public water) centered over the entire length of the public sewer main and 10' beyond the terminus manhole shall be accessible and dedicated to and accepted by the City prior to final plat approval. Easement shall be permanent and vacated only upon City accepting Right of Way in lieu of easement, requirement of IDAPA.

*-Submitted by Mike Becker, Utility Project Manager*

**FIRE:**

The Fire Department works with the Engineering, Water, and Building Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents.

Fire Department access to the site (Road widths, surfacing, maximum grade and turning radiuses), in addition to, fire protection (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation and/or building permit approval, utilizing the currently adopted International Fire Code (IFC) for compliance. The Coeur d'Alene Fire Department can address all concerns at site and building permit submittals.

*-Submitted by Bobby Gonder, Fire Inspector*

**PARKS:**

The 2017 Trails and Bikeway Master Plan designates that a multi-use path is planned along Ramsey Road. Trails and connectors in select areas in the subdivision should be installed to meet the goals of the City's Trails and Bikeway Master Plan.

*-Submitted by Monte McCully, Trails Coordinator*

**Evaluation:** *The Planning Commission must determine, based on the information before them, whether or not the public facilities and utilities are adequate for the request.*

**Finding #B7C:**           **That the proposed preliminary plat (does) (does not) comply with all of the subdivision design standards (contained in chapter 16.15) and all of the subdivision improvement standards (contained in chapter 16.40) requirements.**

Per engineering review, for the purposes of the preliminary plat, both subdivision design standards (chapter 16.15) and improvement standards (chapter 16.40) have been vetted for compliance.

**Evaluation:**       *The Planning Commission must determine, based on the information before them, whether the proposed preliminary plat does or does not comply with all of the subdivision design standards (contained in chapter 16.15) and all of the subdivision improvement standards (contained in chapter 16.40) requirements. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

**Finding #B7D:**

**The lots proposed in the preliminary plat (do) (do not) meet the requirements of the applicable zoning district.**

**COEUR D'ALENE PLACE  
P.U.D. SITE STANDARDS**

1. Lot Area: Title 17.05.150

In the identified "cluster housing areas" (R-8 zone) a minimum lot area of 2,700 square feet is approved for either attached or detached units.

2. Lot Area: Title 17.05.150

**In the identified "single-family housing areas" (R-8 zone) a minimum lot area of 4,000 square feet is proposed for either attached or detached units.**

3. Lot Frontage: Title 17.05.150

In the identified "cluster housing areas" (R-8 zone) a minimum lot frontage of 30 feet is approved for either attached or detached units.

4. Lot Frontage: Title 17.05.150

**In the identified "single-family housing areas" (R-8 zone) a minimum lot frontage of 40 feet is proposed for either attached or detached units.**

5. Setbacks: Title 17.05.160; 17.05.320, 17.06.495

Throughout the entire P.U.D. site plan (R-8 and R-17 zones) the following setback standards are approved:

Front Yard: **15 feet from back of sidewalk to the face of the house.  
18 feet from back of sidewalk to the face of the garage.**

Side Yard: Zero setback. Minimum building separation as required by Uniform Building Code Standards

Flanking Street: 15 feet from back of sidewalk or curb if no sidewalk is required

Rear Yard: **For front loaded - 20 feet from rear property line.  
For alley loaded - 4 foot minimum setback from paved edge of alley.  
18 foot minimum driveway approach to garage.**  
Zero (0) feet from rear property line if lot backs to private alley or public or private open space area.

|    |   |
|----|---|
| 6. | <p><u>Sidewalks:</u></p> <p>Public<br/>Streets: Sidewalks shall be waived along street frontage where lot has access to rear yard or sideyard pathway on community open space</p> <p>Private<br/>Streets: Internal pathway system shall substitute for street frontage sidewalks</p>  |
| 7. | <p><u>Roadways:</u> Title 16.24.010</p> <p>Public road width of 32 feet is approved for minor "urban residential" streets. The use private roads are approved for all roadways within designated "cluster housing areas."</p> <p>Use of private "alleys" are approved with a 16 foot paved width and located with a 24 foot right of way.</p> <p><b>Proposed Addition:</b><br/> <b>Public road width of 30 feet for minor "urban residential" streets. The use of 28 foot private roads for all roadways within designated "cluster housing areas." Private "alley" with a minimum 12 foot paved width and located with a minimum 16 foot right of way.</b></p> |
| 8. | <p><u>Curbs:</u> Title 16.24.020</p> <p>The use of standard Type "R" rolled curb is allowed for all "urban residential streets."</p> <p>No curb shall be required for private roads.</p>  |

The density of the proposal is mixed based on multiple zones that exist in the area (See zoning map below).

- The R-8 PUD portion of the property measures approximately 97 acres, which would yield a potential for 768 lots +/- . The applicant is requesting 429 single family lots within this area, well below the potential theoretical limit. The result is an average of 4.5+/- units per acre.
- The R-17 PUD portion of the request may or may not be further subdivided or existing lots could be consolidated, depending on the future goals for development in this area. R-17 is a multifamily zone and could be developed into apartments or in the future. This zoning designation will also allow single family development as well. Planning Commission would review a subdivision request at some time in the future for any request over a 4 lot subdivision.
- C-17 PUD and C-17L PUD do not have a minimum lot size or frontage if developed commercially. If the applicant wished to subdivide the property in the future for residential lots, which is an allowed use by right in these commercial zones, the Planning Commission would review a subdivision request at that time for anything over a 4 lot subdivision.



**ZONING MAP:**



**Evaluation:** *The Planning Commission must determine, based on the information before them, whether or not the lots proposed in the preliminary plat do or do not meet the requirements of the applicable zoning district.*

**APPLICABLE CODES AND POLICIES:**

**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. All required utility easements shall 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. Fire hydrant(s) shall be installed at all locations as determined by the City Fire Inspectors.

**General:**

11. The final plat shall conform to the requirements of the City.
12. Prior to approval of the final plat, all required improvements must be installed and accepted by the City. The developer may enter into an agreement with the City guaranteeing installation of the improvements and shall provide security acceptable to the City in an amount equal to 150 percent of the cost of installation of the improvements as determined by the City Engineer. The agreement and security shall be approved by the City Council prior to recording the final plat.

**PROPOSED CONDITIONS:**

**Planning:**

1. A creation of a homeowners association will be required to ensure the perpetual maintenance of the open space and other common areas or the applicant can provide documentation that the proposed subdivision will be part of the existing Coeur d'Alene Place HOA.
2. The proposed subdivision will be tied to the Coeur d' Alene Place PUD Site Standards as documented on pages 8 and 9 of this staff report.

**Streets and Engineering:**

3. A traffic study is required to assess the need for a traffic signal at Wilbur Avenue and Ramsey Road
4. Completion of the shared-use path on the west side of Ramsey Road is required.

**Water:**

5. Minimum 8" water distribution mains, individual domestic water services to all residential lots and fire hydrants meeting CDA Fire Department spacing requirements will be required upon final plat approval prior to application for any building permits. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. All service will have cap fees due at building permit time.
6. All water rights will need to be transferred to the City of Coeur d'Alene

**Wastewater:**

7. All public sewer infrastructures shall be designed in conformance with the 2013 City of Coeur d'Alene Wastewater Collection System "Sewer" Master Plan, Sewer Policies and City Standards.
8. All public sewer manholes shall require all-weather vehicular access.
9. All public sewer infrastructures shall be located within an easement dedicated to the City or public Rights-of-Way.
10. A State of Idaho Department of Environmental Quality (IDEQ) or QLPE Approval of the Construction Plans and Specifications shall be required prior to construction.

**Parks Department:**

11. Complete Streets Ordinance will require ped/bike connectivity from some cul-de-sacs to adjacent streets, as discussed previously.
12. There should be a trail in Tract M that continues the one in the original trail drawing shown in Tract J: and there should be a trail in Tract L that connects to the sidewalk in the adjacent subdivision. The city will work with that property owner to change that sidewalk to a trail, so it should connect at the standard trail width and not narrowed down to the width of the sidewalk.
13. Street Trees chosen from the approved street tree list.

**ORDINANCES & STANDARDS USED FOR EVALUATION:**

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  
2017 Coeur d'Alene Trails and Bikeways Master Plan

**ACTION ALTERNATIVES:**

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



**APPLICANT'S  
NARRATIVE**

# **Coeur d' Alene Place Subdivision Narrative 2018**

## Overview

Coeur d' Alene Place was designed primarily as a residential community, specific development plans called for a blend of residential homes, schools, recreation spaces and commercial. The build out to date substantially conforms to the original plan. A large percentage of the existing developed area is residential; most of this consists of single family detached homes. Some multi family residential has also been completed. Two schools have been constructed on site with a third just to the south of Coeur d' Alene Place. Public open space in the forms of parks and soccer fields has also been completed. Bluegrass Park is the central open space for the entire project. Several private parks and other passive use open space have been completed. Commercial properties completed to date have been limited to a mini storage facility in the southwest section of Coeur d' Alene Place and a Convenience Store at the corner of Hanley Avenue and Ramsey Road.

This proposal conforms to the original proposal and consist of four hundred twenty nine (429) single-family lots, three C-17 lots, six C-17L lots and 10 R-17 lots. It is the intent of this proposal to provide a mix of uses. Future market demand will help decide how the commercial and high-density residential areas are developed.

## Residential

This proposal is consistent with previous subdivision request in Coeur d' Alene Place. The single-family lots will be of various sizes with a focus range of 50-70 foot wide lots and mostly consisting of lots 120 feet in depth. There are 12 proposed phases in this request. Coeur d' Alene Place has been developed in smaller phases to allow adaptability to market changes. This also creates a community with more character and diversity.

The R-17 zoned segment of this proposal will allow for some higher density product. Historically in Coeur d' Alene Place this has not meant only Multi-Family. A diversity of higher density product has been constructed in Coeur d' Alene Place. This included Townhomes and Cottage style homes.

This proposal also lends itself to further development of empty nester neighborhoods. To date three of these neighborhoods have been developed in Coeur d' Alene Place. These neighborhoods have been very well received. As the population ages over the next several years, it will be important to offer this type of life style choice.

## Commercial

The areas of Coeur d' Alene Place originally designated for commercial use have seen some recent changes from what was proposed in the original P.U.D. To date there has been minimal commercial development. This has been due in large part to a changing demand for commercial and retail space. Development of commercial properties in this proposal will be dependent on future demand for commercial growth.

### Streets

This proposal is consistent with previously developed areas of Coeur d' Alene Place. Block and street design are based on creating neighborhoods with Character. Streets are designed to slow traffic in neighborhoods and move traffic at higher speeds where appropriate. This proposal will also complete Wilbur Avenue from Ramsey Road to Sunshine Meadows. The completion of Wilbur will provide another east/west connection from highway 95 to Atlas Road.


### Open Space

Three components that have been important design considerations since the inception of Coeur d' Alene Place will continue to be important in this proposal. These include a variety of open space, trails and tree lined streets. Greenstone placed a focus on front loading open space in Coeur d' Alene Place from the beginning of the project. Bluegrass Park, The Soccer Fields and several neighborhood parks were completed early in the project. Three neighborhood parks are part of this proposal. Overall the project will have in excess of eleven percent of open space at build out of Coeur d' Alene Place.


Trails completed with this proposal will finish connectivity to the north along Ramsey Road and to the west into neighboring Sunshine Meadows. A connection to future development on the north will also be provided. In addition to major trail improvements, smaller trail connections will be completed to provide connectivity between neighborhoods and parks. The third design component is providing street trees in numbers that exceed City requirements. Planting of evergreen trees will continue to be an important component in open space area to provide diversity in the tree canopy.

### Conclusion

While there have been minor changes, over the last 20 years, to the original plan, Coeur d' Alene Place has continued to focus on the original philosophy. To provide a place for people to live where a strong sense of community is important. A place where people can live a healthy life style and enjoy a social fabric that leads to a stronger community. This proposal will continue that philosophy and we look forward to continued growth of Coeur d' Alene Place that all the Citizens of Coeur d' Alene can be proud of.



# **FINDINGS**



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

**A. INTRODUCTION**

This matter having come before the Planning Commission on April 10, 2018, and there being present a person requesting approval of ITEM: S-1-18 a request for 448 Single family lots, 3 C-17 lots, 6 C-17L lots, and 10 R-17 lots.

APPLICANT: GREENSTONE-KOOTENAI II

LOCATION: EXISTING UNDEVELOPED PARCELS WEST OF RAMSEY ROAD, EAST OF COURCELLES PARKWAY, SOUTH OF ALPS STREET, AND NORTH OF HANLEY AVENUE.

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

**(The Planning Commission may adopt Items B1-through6.)**

- B1. That the existing land uses are commercial and residential.
- B2. That the zoning is R-8, C-17 and C-17L.
- B3. That the notice of public hearing was published on March 23, 2018, which fulfills the proper legal requirement.
- B4. That the notice was not required to be posted on the property.
- B5. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B6. That public testimony was heard on April 10, 2018.
- B7. Pursuant to Section 16.10.030A.1, Preliminary Plats: In order to approve a preliminary plat, the Planning Commission must make the following findings:



- B7A. That all of the general preliminary plat requirements **(have) (have not)** been met as determined by the City Engineer or his designee. This is based on
- B7B. 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
- B7C. That the proposed preliminary plat **(does) (does not)** comply with all of the subdivision design standards (contained in chapter 16.15) and all of the subdivision improvement standards (contained in chapter 16.40) requirements. This is based on
- B7D. The lots proposed in the preliminary plat **(do) (do not)** meet the requirements of the applicable zoning district. This is based on

**Criteria to consider for B7D:**

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?

**C. ORDER: CONCLUSION AND DECISION**

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

Special conditions applied to the motion are:

**PROPOSED CONDITIONS:**

**Planning:**

1. A creation of a homeowners association will be required to ensure the perpetual maintenance of the open space and other common areas or the applicant can provide documentation that the proposed subdivision will be part of the existing Coeur d'Alene Place HOA.
2. The proposed subdivision will be tied to the Coeur d' Alene Place PUD Site Standards as documented on pages 8 and 9 of this staff report.

**Streets and Engineering:**

3. A traffic study is required to assess the need for a traffic signal at Wilbur Avenue and Ramsey Road
4. Completion of the shared-use path on the west side of Ramsey Road is required.

**Water:**

5. Minimum 8" water distribution mains, individual domestic water services to all residential lots and fire hydrants meeting CDA Fire Department spacing requirements will be required upon final plat approval prior to application for any building permits. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. All service will have cap fees due at building permit time.
6. All water rights will need to be transferred to the City of Coeur d'Alene

**Wastewater:**

7. All public sewer infrastructures shall be designed in conformance with the 2013 City of Coeur d'Alene Wastewater Collection System "Sewer" Master Plan, Sewer Policies and City Standards.
8. All public sewer manholes shall require all-weather vehicular access.
9. All public sewer infrastructures shall be located within an easement dedicated to the City or public Rights-of-Way.
10. A State of Idaho Department of Environmental Quality (IDEQ) or QLPE Approval of the Construction Plans and Specifications shall be required prior to construction.

**Parks Department:**

11. Complete Streets Ordinance will require ped/bike connectivity from some cul-de-sacs to adjacent streets, as discussed previously.
12. There should be a trail in Tract M that continues the one in the original trail drawing shown in Tract J: and there should be a trail in Tract L that connects to the sidewalk in the adjacent subdivision. The city will work with that property owner to change that sidewalk to a trail, so it should connect at the standard trail width and not narrowed down to the width of the sidewalk.
13. Street Trees chosen from the approved street tree list.

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

ROLL CALL:

|                       |             |
|-----------------------|-------------|
| Commissioner Fleming  | Voted _____ |
| Commissioner Ingalls  | Voted _____ |
| Commissioner Luttrupp | Voted _____ |
| Commissioner Mandel   | Voted _____ |
| Commissioner Rumpler  | Voted _____ |
| Commissioner Ward     | Voted _____ |

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

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

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

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CHAIRMAN TOM MESSINA

**PLANNING COMMISSION  
STAFF REPORT**

**FROM:** MIKE BEHARY, PLANNER

**DATE:** APRIL 10, 2018

**SUBJECT:** SP-3-18, REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A DENSITY INCREASE TO R-34 FOR A PROPOSED MULTI-FAMILY APARTMENT COMPLEX IN THE C-17 COMMERCIAL DISTRICT

**LOCATION:** A 0.312 ACRE PARCEL LOCATED AT 401 W GARDEN AVENUE

**APPLICANT/OWNER:**  
Patrick Acuff  
1105 E Sherman Avenue  
Coeur d'Alene, ID 83815

**ARCHITECT:**  
Miller Stauffer  
601 E Front Ave, Suite 201  
Coeur d'Alene, ID 83814

**DECISION POINT:**

Miller Stauffer representing Patrick Acuff is requesting approval of a special use permit to allow a density increase to R-34 that will allow a proposed 8 unit multi-family apartment building in the C-17 commercial zoning district.

**BACKGROUND INFORMATION:**

The applicant has owned this property since 1980. The existing site has three structures that include an eight unit apartment building, a single family dwelling, and a storage building. The applicant is proposing to demolish the existing structures on this site and build a new four story eight unit apartment building. The proposed special use request will allow for a total of ten units on this site. However, the applicant is proposing to allow a total of 8 residential units on the subject site. The current zoning allows for a total of 5 residential units on this size of a parcel. It should be noted that this request will be a net reduction of one unit from what currently exists.

The proposed apartment building will be four stories tall and will be allowed a maximum height of 63 feet in accordance with the proposed R-34 zoning height restrictions for multi-family structures. The applicant has submitted a building elevation of the proposed building indicating how it will look from the street. (See building elevation on page 4 of the staff report)

The subject property has been used for multi-family and single family residential purposes for many years. The applicant has indicated that the current structures on the subject site are outdated and the site is in need of redevelopment. The applicant has submitted a site plan that shows the proposed site layout and the building location on the subject site. (See site plan on page 3 of the staff report)

**PROPERTY LOCATION MAP:**

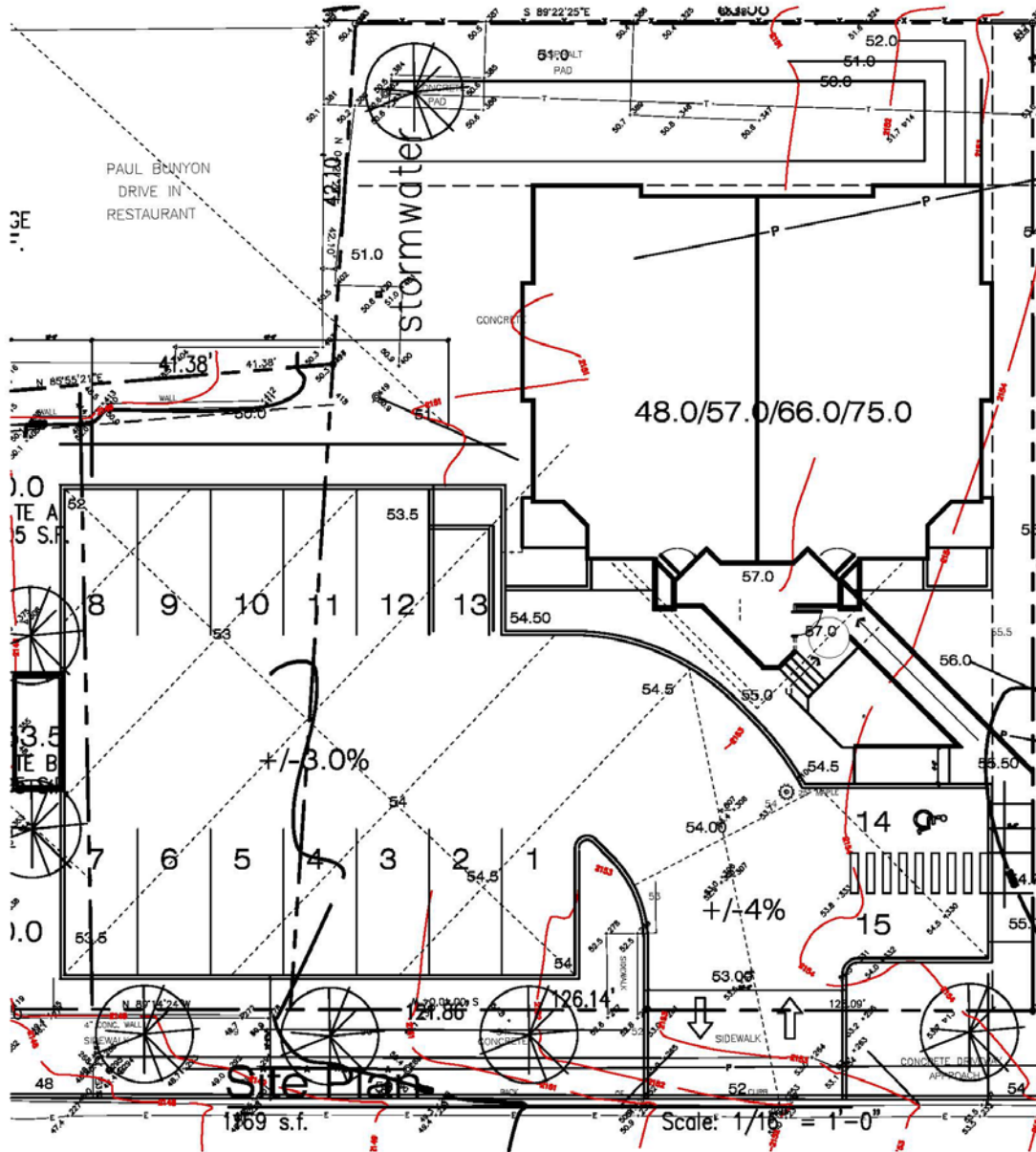


**AERIAL PHOTO:**





APPLICANT'S SITE PLAN:



|   |           |        |
|---|-----------|--------|
| PROJECT                                     | SHEET NO. | DATES  |
| Courthouse Apartments<br>Coeur d Alene, Id. | AA-1      | 2-1-18 |
|   | REF. XXX  |        |

rico-cadv . 118 north 7th street . coeur d'alene, idaho . 208-660-4049 . dick@ricocadv.com



**APPLICANT'S BUILDING ELEVATION :**



**ZONING MAP:**





## **C-17 COMMERCIAL ZONING DISTRICT:**

The C-17 district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre. This district should be located adjacent to arterials; however, joint access developments are encouraged.

### **17.05.500: PERMITTED USES; PRINCIPAL**

Principal permitted uses in a C-17 district shall be as follows:

- Administrative offices
- Agricultural supplies and commodity sales
- Automobile and accessory sales
- Automobile parking when serving an adjacent business or 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 (as specified by the R-12 district)
- Essential service
- Farm equipment sales
- Finished goods wholesale
- Food and beverage stores, on/off site consumption
- 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 (as specified by the R-17 district)
- Neighborhood recreation
- Noncommercial kennel
- Nursing/convalescent/rest homes for the aged
- Personal service establishments
- Pocket residential development (as specified by the R-17 district)
- Professional offices
- Public recreation
- Rehabilitative facility
- Religious assembly
- Retail gasoline sales
- Single-family detached housing (as specified by the R-8 district)
- Specialty retail sales
- Veterinary office

### **17.05.510: PERMITTED USES; ACCESSORY**

Accessory permitted uses in a C-17 district shall be as follows:

- Accessory dwelling units.
- Apartment for resident caretaker watchman.
- Outside area or buildings for storage and/or preparation of merchandise or goods necessary for and incidental to the principal use.
- Private recreation (enclosed or unenclosed).
- Residential accessory uses as permitted by the R-17 district

### **17.05.520: PERMITTED USES; SPECIAL USE PERMIT**

Permitted uses by special use permit in a C-17 district shall be as follows:

- 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 - wholesale
- Veterinary hospital
- Warehouse/storage
- Wireless communication facility

### **R-34 RESIDENTIAL ZONING DISTRICT:**

The R-34 district is intended as a high density residential district, permitting thirty four (34) units per gross acre that the city has the option of granting, through the special use permit procedure, to any property zoned R-17, C-17, C-17L or LM. To warrant consideration, the property must in addition to having the R-17, C-17, C-17L or LM designation meet the following requirements:

1. Be in close proximity to an arterial, as defined in the Coeur d'Alene transportation plan, sufficient to handle the amount of traffic generated by the request in addition to that of the surrounding neighborhood; and the project and accessing street must be designed in such a way so as to minimize vehicular traffic through adjacent residential neighborhoods.
2. Be in close proximity to shopping, schools and park areas (if it is an adult only apartment complex, proximity to schools and parks is not required).

This district is appropriate as a transition between R-17 and commercial/industrial. Single-family detached and duplex housing are not permitted in this district. Project review (chapter 17.07, article IV of this title) is required for all subdivisions and for all residential, civic, commercial, service and industry uses except residential uses for four (4) or fewer dwellings

### **17.05.340: PERMITTED USES; PRINCIPAL:**

Principal permitted uses in an R-34 district shall be as follows:

- Essential service.
- Multiple-family housing.
- Neighborhood recreation.
- Public recreation.

### **17.05.350: PERMITTED USES; ACCESSORY:**

Accessory permitted uses in an R-34 district shall be as follows:

- Accessory dwelling units.
- Garage or carport (attached or detached).
- Mailroom or common use room for pocket residential or multiple-family development.
- Outside area or building for storage when incidental to the principal use.
- Private recreation facility

**17.05.360: PERMITTED USES; SPECIAL USE PERMIT:**

Permitted uses by special use permit in an R-34 district shall be as follows:

- Automobile parking when the lot is adjoining at least one point of, intervening streets and alleys excluded, the establishment which it is to serve; this is not to be used for the parking of commercial vehicles.
- Commercial recreation.
- Community assembly.
- Community education.
- Convenience sales.
- Four (4) unit per gross acre density increase.
- Group dwelling - detached housing.
- Hotel/motel.
- Noncommercial kennel.
- Religious assembly.

**17.05.370: SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT:**

Maximum height requirements in an R-34 district shall be as follows:

- 63 feet for multiple-family and nonresidential structures.

**17.05.370: SITE PERFORMANCE STANDARDS; MINIMUM YARD:**

Minimum yard requirements for multi-family housing in the C-17 zoning district defers the R-17 district standards, which are as follows:

1. Front: The front yard requirement shall be twenty feet (20').
2. Side, Interior: The interior side yard requirement shall be ten feet (10').
3. Side, Street: The street side yard requirement shall be twenty feet (20').
4. Rear: The rear yard requirement shall be twenty feet (20'). However, the rear yard will be reduced by one-half (1/2) when adjacent to public open space.

**17.06.425: MINIMUM SETBACK AT REAR AND SIDE LOT LINES:**

All accessory structures must be set back at least five feet (5') from side and rear yard lot lines unless the structure's roof slopes toward the interior of the lot or is otherwise constructed in a manner that prevents snow and runoff from crossing the property line.

**17.44.030: OFF STREET PARKING - RESIDENTIAL USES:**

|    |                          |                     |
|----|--------------------------|---------------------|
| D. | Multiple-family housing: |                     |
|    | 1. Studio units          | 1 space per unit    |
|    | 2. 1 bedroom units       | 1.5 spaces per unit |
|    | 3. 2 bedroom units       | 2 spaces per unit   |
|    | 4. 3 bedroom units       | 2 spaces per unit   |
|    | 5. More than 3 bedrooms  | 2 spaces per unit   |

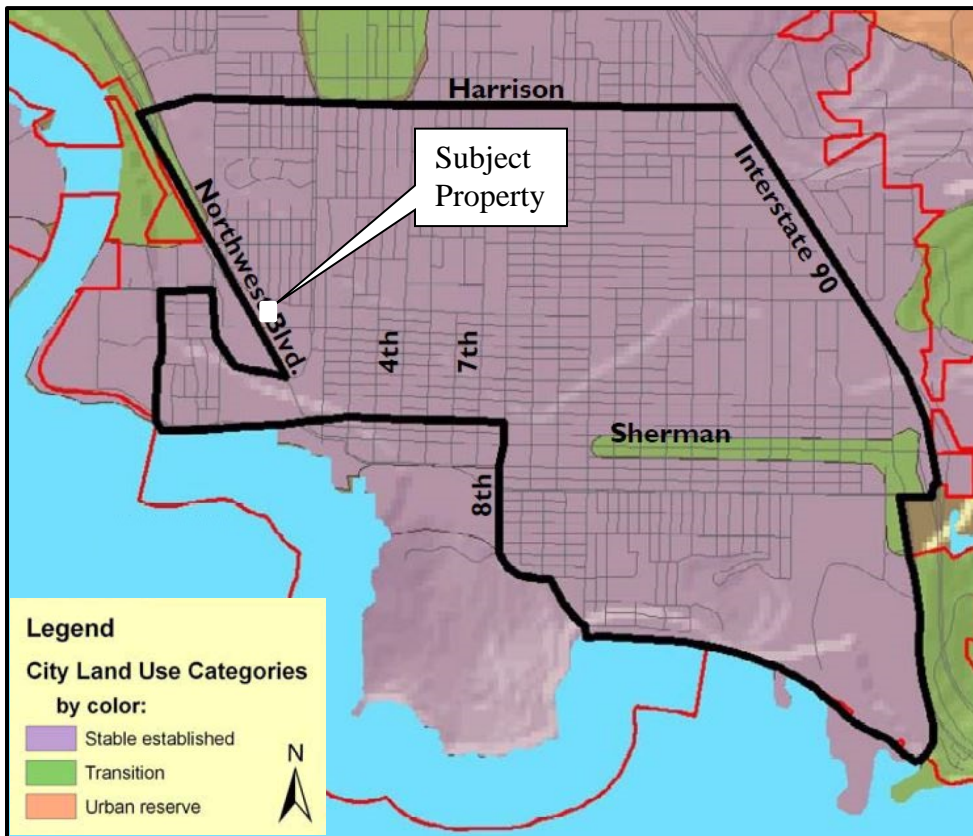
**REQUIRED FINDINGS FOR SPECIAL USE PERMITS:**

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:

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

- The subject property is within the existing city limits.
- The City Comprehensive Plan Map designates this area as Historical Heart, Stable Established:

**COMPREHENSIVE PLAN MAP: HISTORICAL HEART**



**Stable Established Areas:**

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

**Historical Heart Today:**

The historical heart of Coeur d' Alene contains a mix of uses with an array of historic residential, commercial, recreational, and mixed uses. A traditional, tree-lined, small block, grid style street system with alleys is the norm in this area. Neighborhood schools and parks exist in this location and residents have shown support for the long term viability of these amenities. Focusing on multimodal transportation within this area has made pedestrian travel enjoyable and efficient.

Widely governed by traditional zoning, there are pockets of infill overlay zones that allow development, based on Floor Area Ratio (FAR). Many other entities and ordinances serve this area to ensure quality development for generations to come. Numerous residential homes in this area are vintage and residents are very active in local policy-making to ensure development is in scale with neighborhoods.

**Historical Heart Tomorrow:**

Increased property values near Lake Coeur d'Alene have intensified pressure for infill, redevelopment, and reuse in the areas surrounding the downtown core. Stakeholders must work together to find a balance between commercial, residential, and mixed use development in the Historic Heart that allows for increased density in harmony with long established neighborhoods and uses. Sherman Avenue, Northwest Boulevard, and I-90 are gateways to our community and should reflect a welcoming atmosphere.

Neighborhoods in this area, Government Way, Foster, Garden, Sanders Beach, and others, are encouraged to form localized groups designed to retain and increase the qualities that make this area distinct.

**The characteristics of Historical Heart neighborhoods will be:**

- That infill regulations providing opportunities and incentives for redevelopment and mixed use development will reflect the scale of the existing neighborhoods while allowing for an increase in density.
- Encouraging growth that complements and strengthens existing neighborhoods, public open spaces, parks, and schools while providing pedestrian connectivity.
- Increasing numbers of, and retaining existing street trees.
- That commercial building sizes will remain lower in scale than in the downtown core.

**2007 Comprehensive Plan Goals and Objectives that apply:**

**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 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 3.16**

**Capital Improvements:**

Ensure Infrastructure and essential services are available for properties in development.

**Objective 4.01**

**City Services:**

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

**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.**

The proposed building will have to meet all the required building setbacks and maximum building height requirements that are required for multi-family structures. The property to the west of the subject site has a restaurant use located on it. To the east is the County's parking lot and facilities building. To the south is a gas station. The property to the north is an office use.

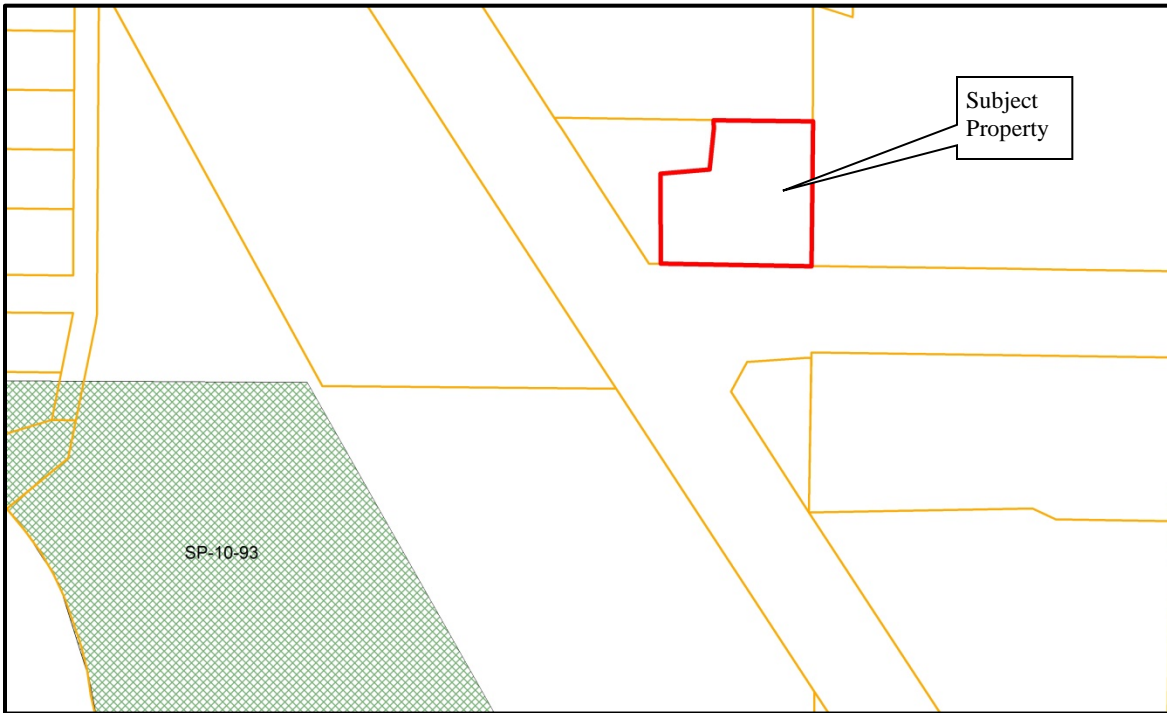
The properties to the north, west, and south of the subject site are zoned Commercial (C-17). The property to the east is and zoned Commercial (C-17L) (as shown on the zoning map on page 4).

There is one special use permit in the vicinity of the subject property. The Planning Commission approved a special use request for a skate park (SP-10-93) west of the subject property in 1993 as shown in the map provided below.

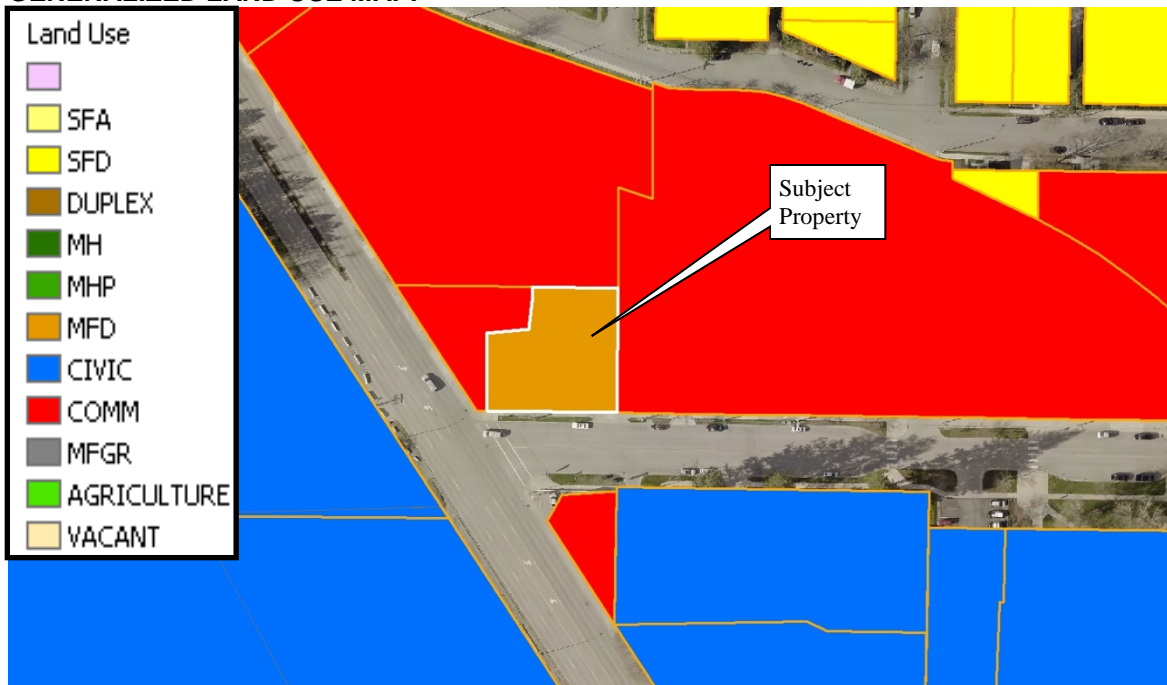
The subject site is located directly northeast of the intersection of Northwest Boulevard and Garden Avenue. Northwest Boulevard is an Arterial Road. The subject site has frontage along Garden Avenue and the site plan indicates that there will be one access point onto Garden Avenue.

The property is located one block east of Memorial Park and Centennial Trail, which offers a variety of passive and active recreational activities. The subject property is also located approximately 6 blocks to the north of the commercial activity associated with the downtown core, such as shops and restaurants.

**SURROUNDING SPECIAL USE LOCATIONS:**



**GENERALIZED LAND USE MAP:**





**SITE PHOTO - 1:** View from the south side of Garden Avenue looking northwest.



**SITE PHOTO - 2:** View from the southeast corner of property looking west.





**SITE PHOTO - 3:** View from the north part of property looking west.



**SITE PHOTO - 4:** View from the center part of property looking west.



**SITE PHOTO - 5:** View from the south side of Garden Avenue looking north.



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

- 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.**

**PLANNING:**

Currently the subject property is a legal non-conforming use. It should be noted that although the applicant is requesting a density increase, this request will actually lead to a net reduction of one unit from what currently exists.

*-Submitted by Mike Behary, Planner*

**STORMWATER:**

Stormwater treatment and containment will be addressed during development and constructed on the subject property. The City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site.

**STREETS:**

The subject property is bordered by Garden Avenue to the south. The current right-of-way width's meet the City standards. No alterations to the street sections will be required.

**TRAFFIC:**

With the proposal of 8 units on the subject property, utilizing an average peak hour ADT of 0.67, the ITE Trip Generation Manual estimates that approximately 5.4 trips may be generated during the peak hour (evening). The street fronting the subject property has the capacity to handle the traffic from the proposed development, but the driveway approach will need to be located as far from the Northwest Boulevard traffic signal as practical. The Engineering Department has no objection to the special use permit as proposed.

*-Submitted by Chris Bosley, City Engineer*

**WATER:**

There is adequate capacity in the public water system to support domestic, irrigation and fire flow for the proposed density increase to R-34 for 401 W Garden Avenue. There is an existing 12" water main that abuts the parcel on W Garden Avenue. The subject parcel has a 1" inch service and a ¾ inch service with cap fees current. The Water Department has no objection to the proposed special use permit as proposed.

*-Submitted by Kyle Marine, Water Assistant Superintendent*

**SEWER:**

The Wastewater Utility has no objections to SP-3-18. The Wastewater Utility presently has the wastewater system capacity and willingness to serve this Special Use as proposed.

*-Submitted by Mike Becker, Utility Project Manager*

**PARKS:**

The Parks Department has no requirements for this development. The Parks Department has no objection to the proposed special use permit as proposed.

*-Submitted by Monte McCully, Trails Coordinator*

**FIRE:**

The Fire Department works with the Engineering and Water Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents.

Fire department access to the site (road widths, surfacing, maximum grade, and turning radiuses), in addition to, fire protection (size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to building permit or site development, utilizing the currently adopted International Fire Code (IFC) for compliance. The City of Coeur d'Alene Fire Department can address all concerns at site and building permit submittals. The Fire Department has no objection to this special use permit as proposed.

*-Submitted by Bobby Gonder, Fire Inspector*

**Evaluation:** *Planning Commission must determine if the location, design, and size of the proposal are such that the development will or will not be adequately served by existing streets, public facilities and services.*

## **PROPOSED CONDITIONS:**

### **Water:**

1. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense.
2. Any additional service will have cap fees due at building permitting.

### **Streets and Engineering:**

3. The driveway approach will need to be located as far from the Northwest Boulevard traffic signal as practical

### **Planning**

4. The applicant will need to meet the parking requirement for residential uses per 17.44.030 of the Zoning Code. Sixteen parking spaces are required for an eight unit two bedroom per unit apartment building.

*The Planning Commission may, as a condition of approval, establish reasonable requirements to mitigate any impacts that would adversely affect the surrounding neighborhood. Please be specific, when adding conditions to the motion.*

## **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.

### **Attachment:**

Applicant's Narrative



A decorative border composed of a grid of purple diamonds in two shades, surrounding a central light purple rectangular area.

**APPLICANT'S  
NARRATIVE**



# Special Use Narrative

---

Micheal Walker, Principal  
Miller Stauffer Architects  
601 E. Front Ave. Ste 201  
Coeur d'Alene, Idaho 83814  
Ph (208) 664-1773

To whom it may concern,

The .312-acre subject property is at the center of a fully developed C-17 and C-17L district on the corner of Garden Ave. and Northwest Blvd. The adjacent uses include a drive-in restaurant, a four-story office, Kootenai County's ancillary services, and across garden avenue is a gas station and the Kootenai County Campus. The subject property also has proximity to Northwest Blvd, which has both passive and active park uses.

The current parcel has 3 outdated structures, that includes a 2-story apartment building with 8 units, a single-family house, and storage building with an informal parking area around the three structures.

The existing commercial setting and adjacent large-scale buildings would welcome additional office space or high density residential development.

The property has some territorial views to the west over Northwest Boulevard to newly redeveloped memorial park and field. Ease of access from Northwest boulevard, proximity to downtown Couer d'alene, memorial and city park, and direct access to the new commuter trail on the west side of northwest boulevard make this parcel an ideal candidate for a Multi-family residential project.

A special use permit authorizing R-34 residential development would allow up to 10 units on this parcel. The preliminary proposal accompanying this application shows 8 units in a 4-story structure with 15 on grade parking spaces.

A development of this type and density would be appropriate in this setting, due to its proximity to arterials, pedestrian and bike access, and the surrounding land use. Along with providing a redevelopment to a parcel, which needs redevelopment.

Professionally,

A handwritten signature in black ink, appearing to be "Micheal Walker", followed by a horizontal line extending to the right.

Micheal Walker, Principal / Owners Representative





# Special Use Narrative

---

Micheal Walker, Principal  
Miller Stauffer Architects  
601 E. Front Ave. Ste 201  
Coeur d'Alene, Idaho 83814  
Ph (208) 664-1773

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A development of this type and density would be appropriate in this setting, due to its proximity to arterials, pedestrian and bike access, and the surrounding land use. Along with providing a redevelopment to a parcel, which needs redevelopment.


Professionally,

A handwritten signature in black ink, consisting of a stylized 'M' and 'W' followed by a horizontal line.

Micheal Walker, Principal / Owners Representative



# **FINDINGS**



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

**A. INTRODUCTION**

This matter having come before the Planning Commission on April 10, 2018, and there being present a person requesting approval of ITEM: SP-3-18 a request for an R-34 Density Increase Special Use Permit in the C-17 zoning district.

APPLICANT: MILLER STAUFFER

LOCATION: A .312 ACRE PARCEL LOCATED AT 401 W GARDEN AVENUE

**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 and Residential.
- B2. That the Comprehensive Plan Map designation Stable Established.
- B3. That the zoning is C-17.
- B4. That the notice of public hearing was published on, March 23, 2018, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on March 27, 2018, which fulfills the proper legal requirement.
- B6. That the notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B7. That public testimony was heard on April 10, 2018.
- 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:

**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 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 3.16**

**Capital Improvements:**

Ensure Infrastructure and essential services are available for properties in development.

**Objective 4.01**

**City Services:**

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

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 MILLER STAUFFER for a special use permit, as described in the application should be **(approved)** **(denied)** **(denied without prejudice)**.

Special conditions applied are as follows:

**Water:**

1. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense.
2. Any additional service will have cap fees due at building permitting.

**Streets and Engineering:**

3. The driveway approach will need to be located as far from the Northwest Boulevard traffic signal as practical

**Planning**

4. The applicant will need to meet the parking requirement for residential uses per 17.44.030 of the Zoning Code. Sixteen parking spaces are required for an eight unit two bedroom per unit apartment building.

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

ROLL CALL:

|                       |             |
|-----------------------|-------------|
| Commissioner Fleming  | Voted _____ |
| Commissioner Ingalls  | Voted _____ |
| Commissioner Luttrupp | Voted _____ |
| Commissioner Mandel   | Voted _____ |
| Commissioner Rumpler  | Voted _____ |
| Commissioner Ward     | Voted _____ |

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

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

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

---

CHAIRMAN TOM MESSINA

**PLANNING COMMISSION  
STAFF REPORT**

**FROM:** TAMI STROUD, PLANNER  
**DATE:** APRIL 10, 2018  
**SUBJECT:** PUD-2-07m.1 – MODIFICATIONS TO “COTTAGE GROVE PUD”  
PLANNED UNIT DEVELOPMENT  
**LOCATION:** +/- 10 ACRE PARCEL IN THE VICINITY OF WEST PINEGROVE  
DRIVE AND CANFIELD AVENUE

**OWNER:**

Dennis Crowley, Paramount Enterprises, LLC  
240 Northwest Blvd. #203  
Coeur d' Alene, ID 83814

**APPLICANT'S REPRESENTATIVE:**

Russ Helgeson  
Frame & Smetana

**DECISION POINT:**

Frame and Smetana on behalf of Paramount Enterprises, LLC is requesting modification to the Cottage Grove PUD, an existing 46--lot subdivision (with additional tracts for open space/road) on a private street in the C-17L PUD (Commercial Limited at 17 units/acre) zoning district.

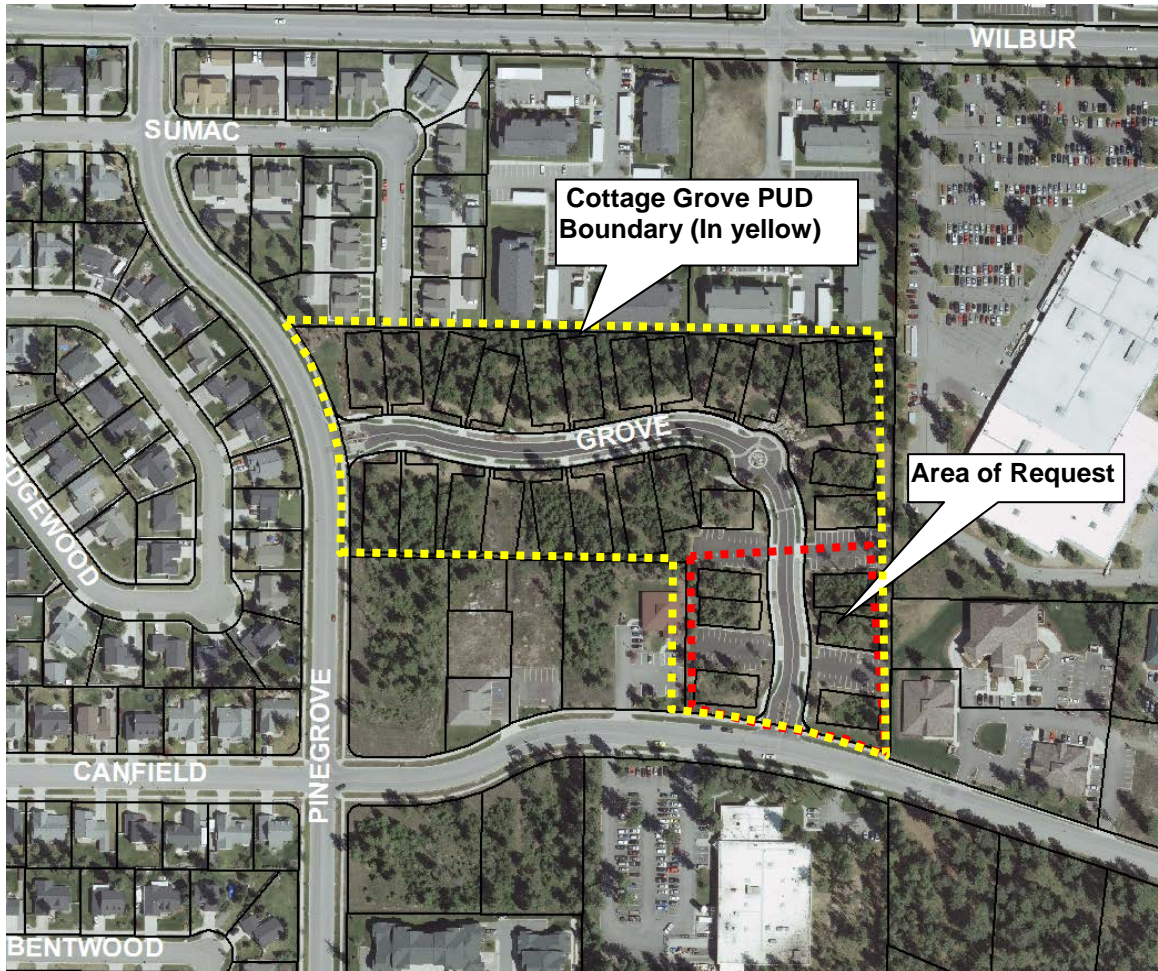
This request seeks approval of a modified PUD conceptual site plan that would increase density from 6 commercial pad sites known as “Cottage Grove” commercial lots, to 5 townhome lots (27 residential units) and provide the ability to change the current configuration and consolidate two lots into one townhome lot.

**GENERAL INFORMATION:**

- Land uses in the area include residential - single-family, duplex, commercial - sales and service, civic, and vacant property.
- The subject property is vacant and is relatively flat.
- Zoning: C-17L PUD



**AERIAL PHOTO:**



**SITE PHOTOS:** *See following pages*

Looking north toward entry gates of the "Cottage Grove" PUD along Grove Way



Looking northwest at the single-family residences in "Cottage Grove" at the gated entry





Looking northeast at the single-family residences in “Cottage Grove” near the gated entry



Looking northwest toward the “Cottage Grove” entrance at the existing commercial pads





Looking northwest toward the “Cottage Grove” entrance at the commercial pad site

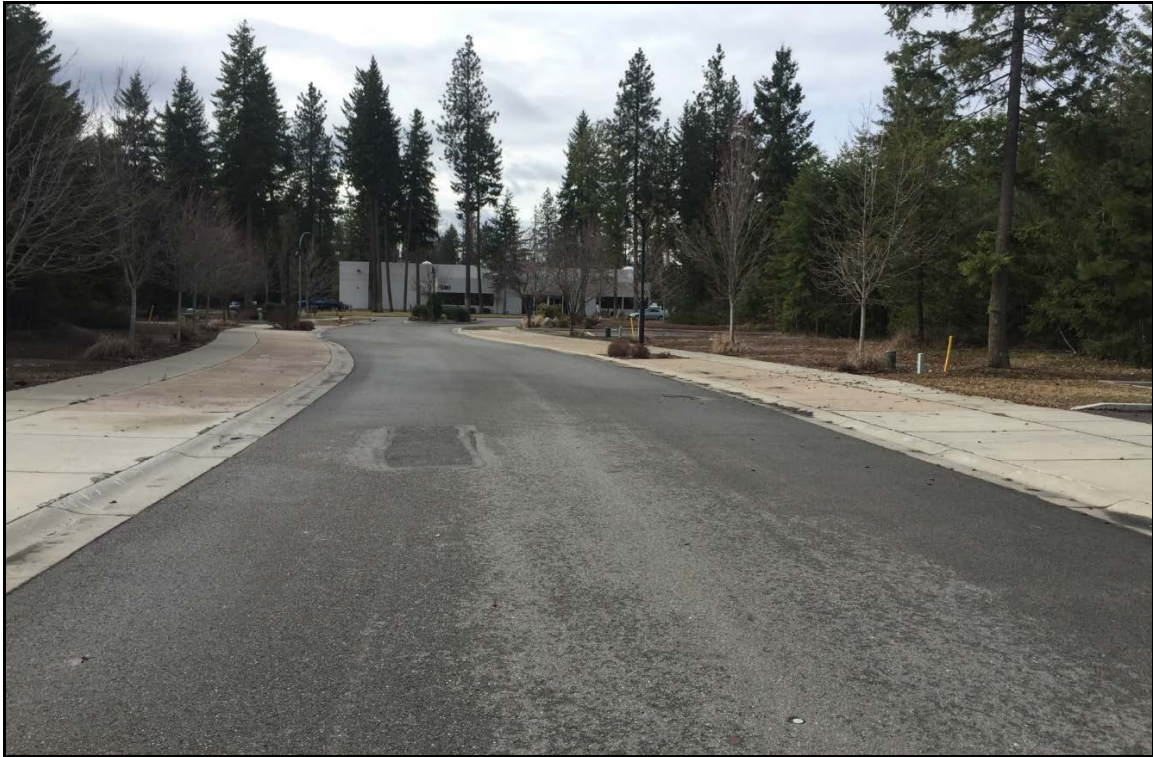


Looking northwest toward the “Cottage Grove” entrance at a commercial pad site

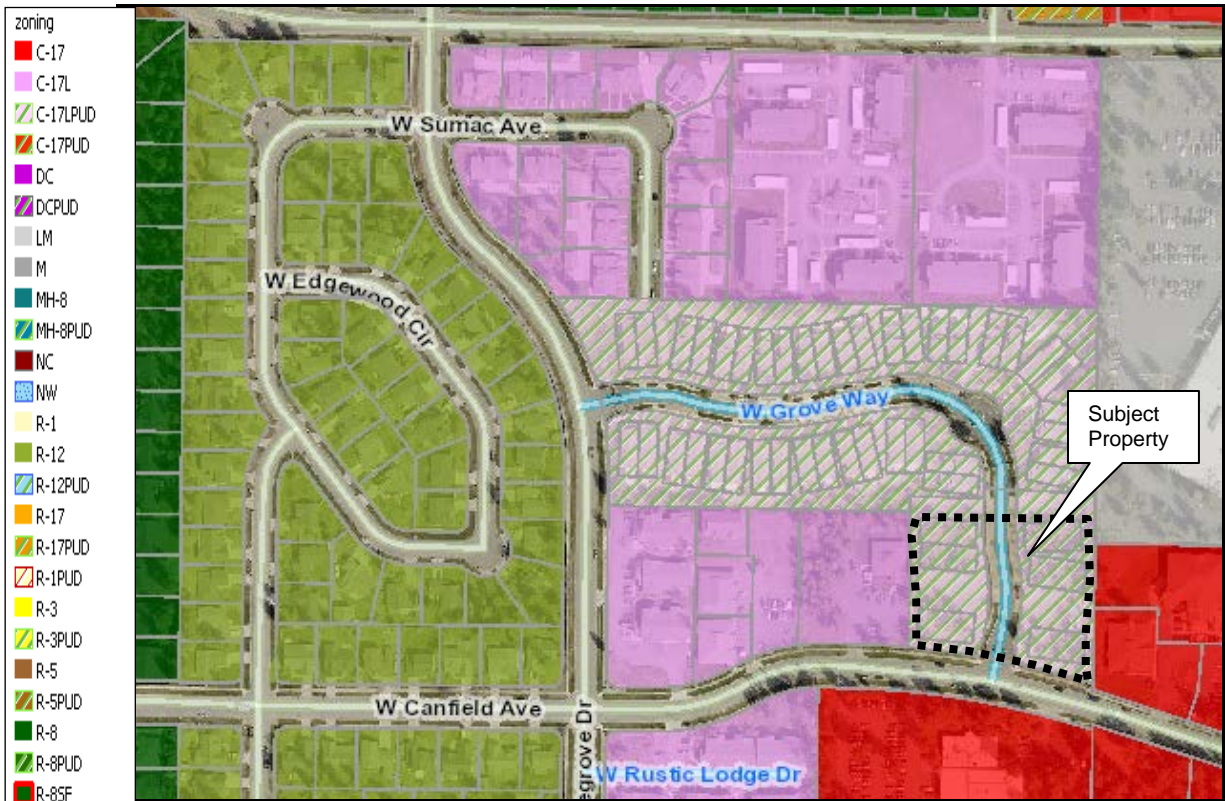




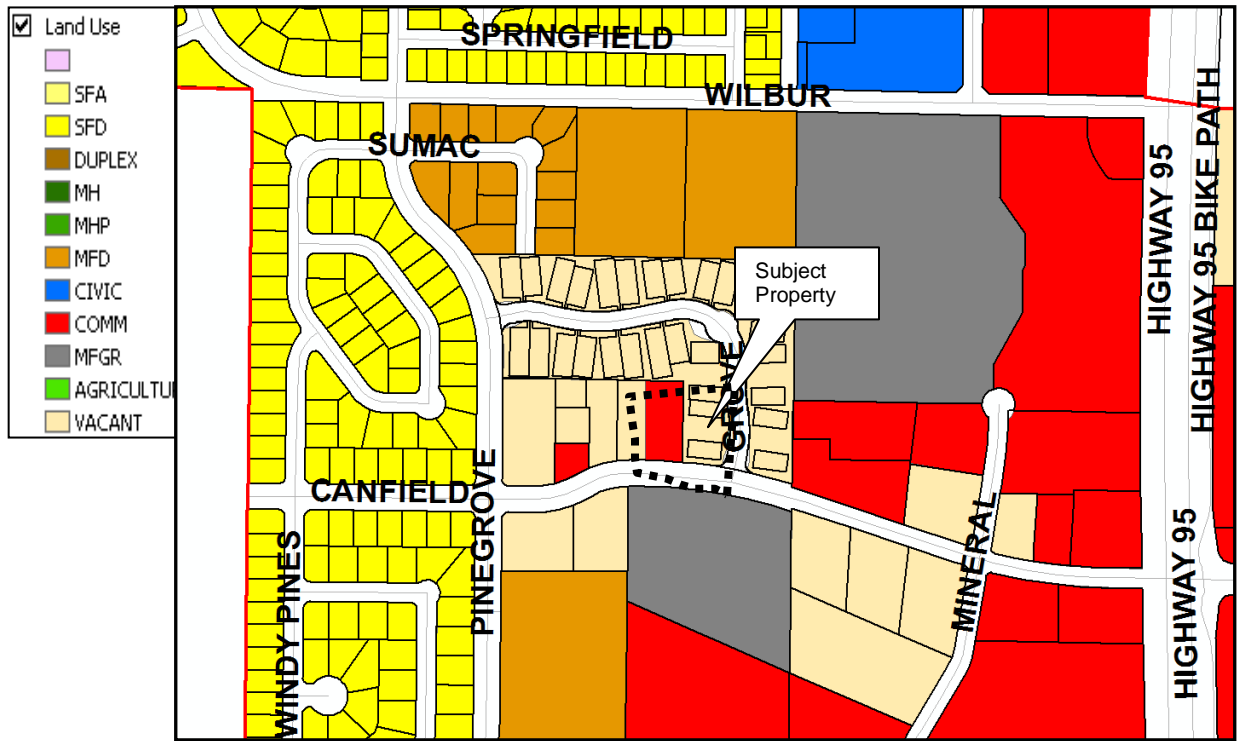
Looking south from the gated entrance of "Cottage Grove" along Grove Way, toward Canfield Avenue



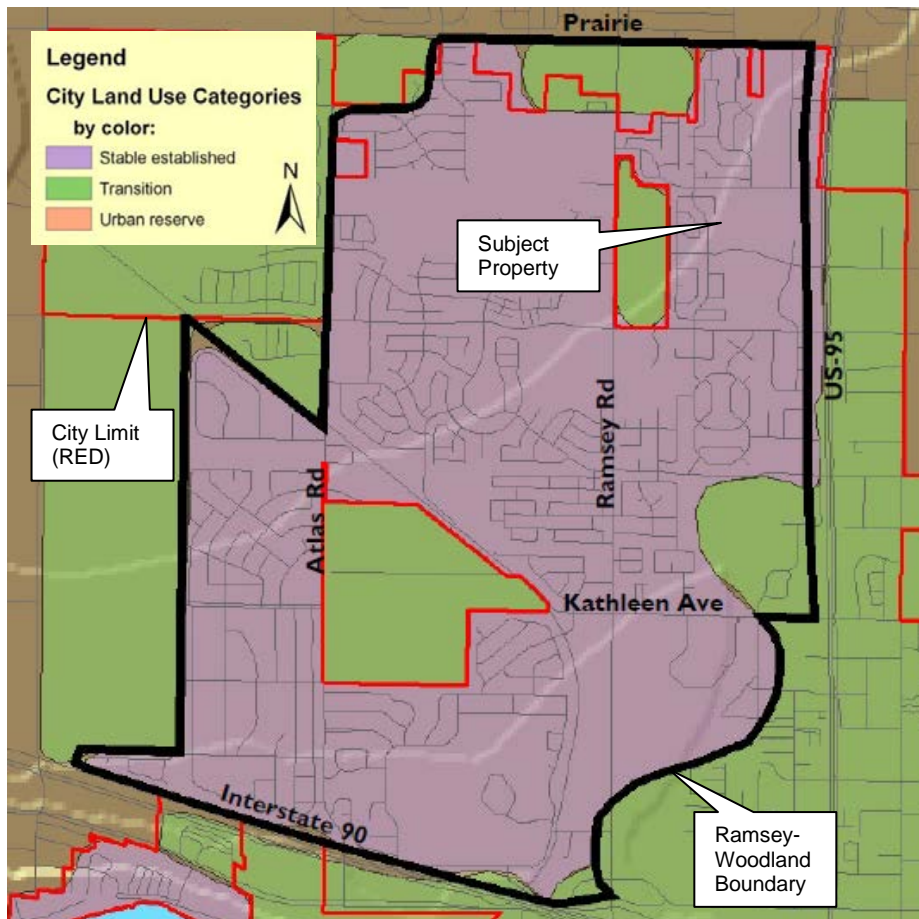
**ZONING MAP:**



**LAND USE:**



**2007 COMPREHENSIVE PLAN DESIGNATION- RAMSEY-WOODLAND – STABLE ESTABLISHED:**



**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.

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

#### **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 1.16 –**

##### **Connectivity:**

Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks and trail systems.

#### **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 3.04 – Neighborhoods:**

Encourage the formation of active neighborhood associations and advocate their participation in the public process.



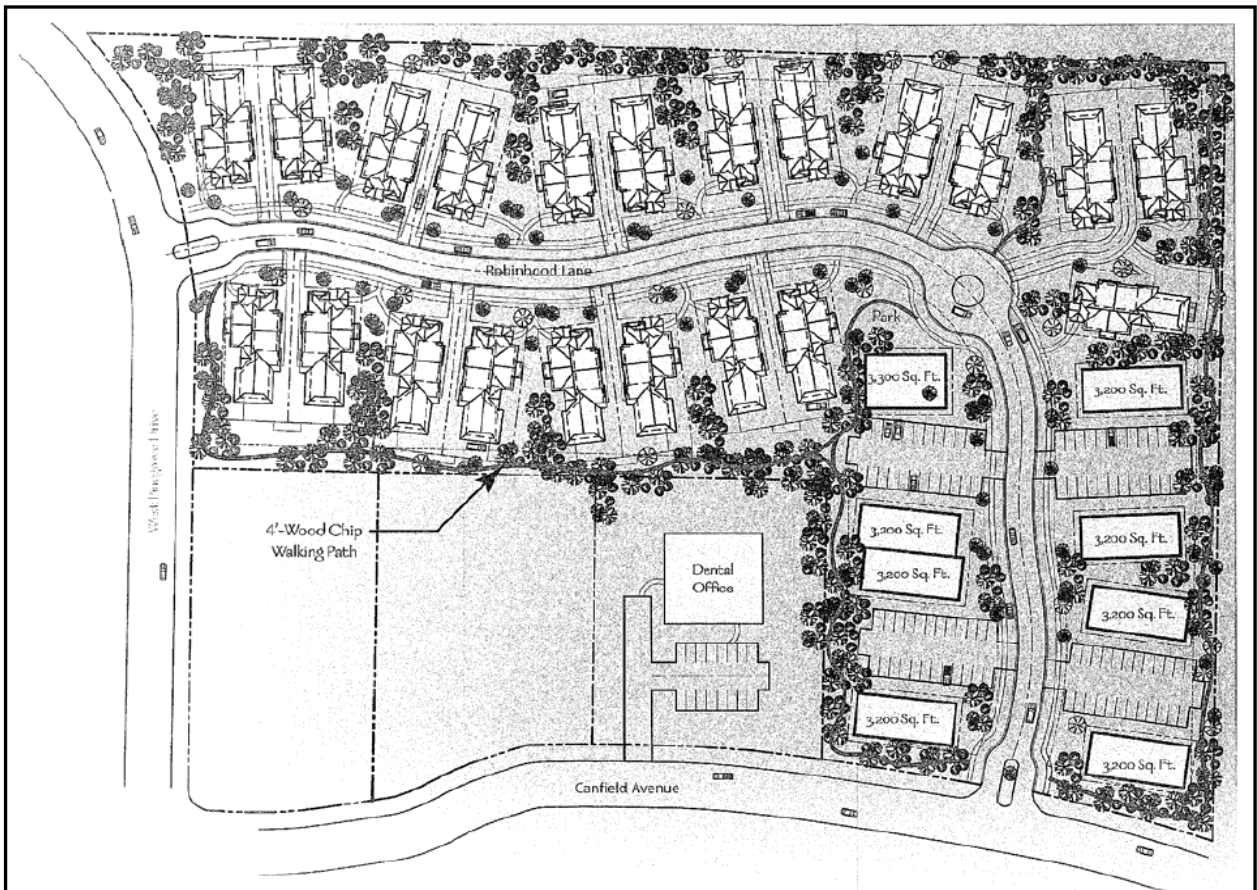
**Objective 3.05 – Neighborhoods:**  
Protect and preserve existing neighborhoods from incompatible land uses and developments.

**Objective 3.07 – Neighborhoods:**  
Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.

**Objective 3.08 – Housing:**  
Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.

**Objective 3.09 – Housing:**  
Establish incentives and proscriptive ordinances to ensure the beauty, safety, and value of our neighborhoods.

**Original "Cottage Grove" PUD concept:**

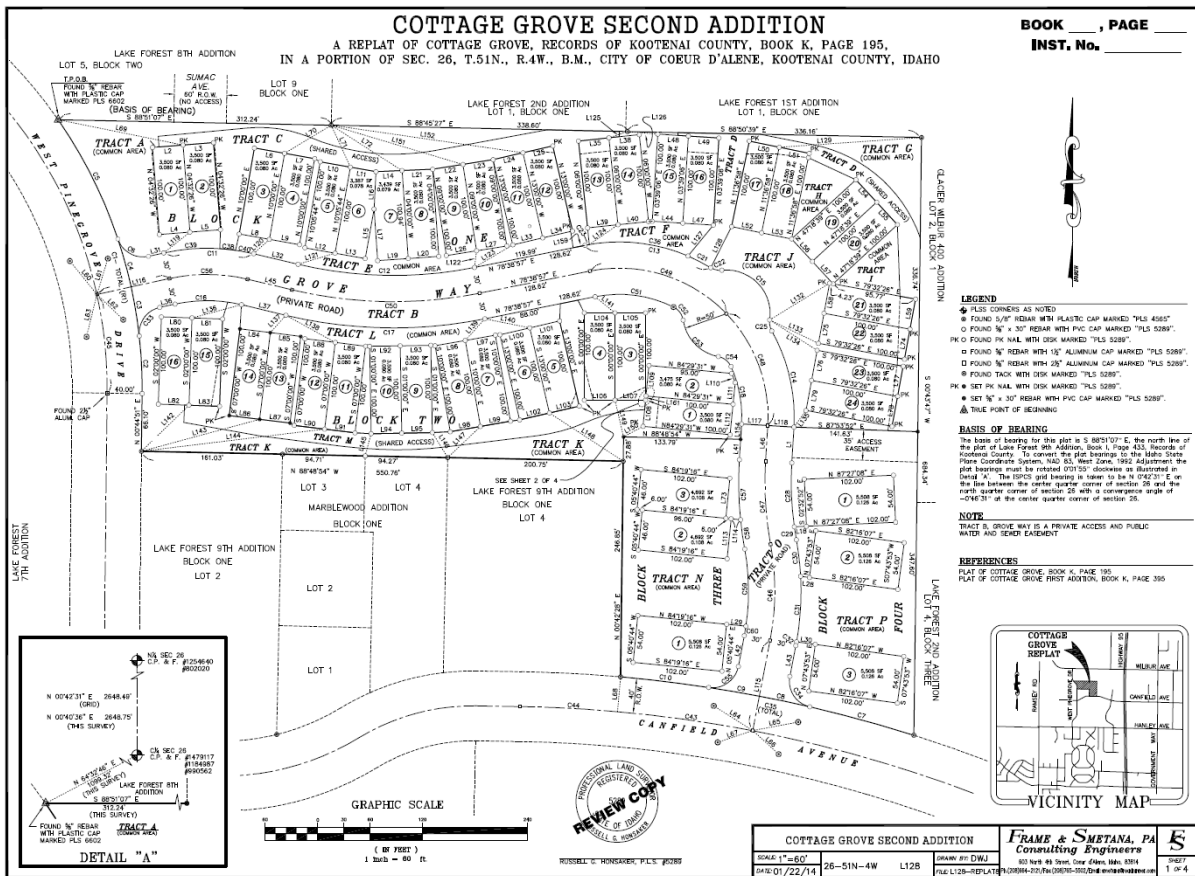


## Description of the current Cottage Grove PUD:

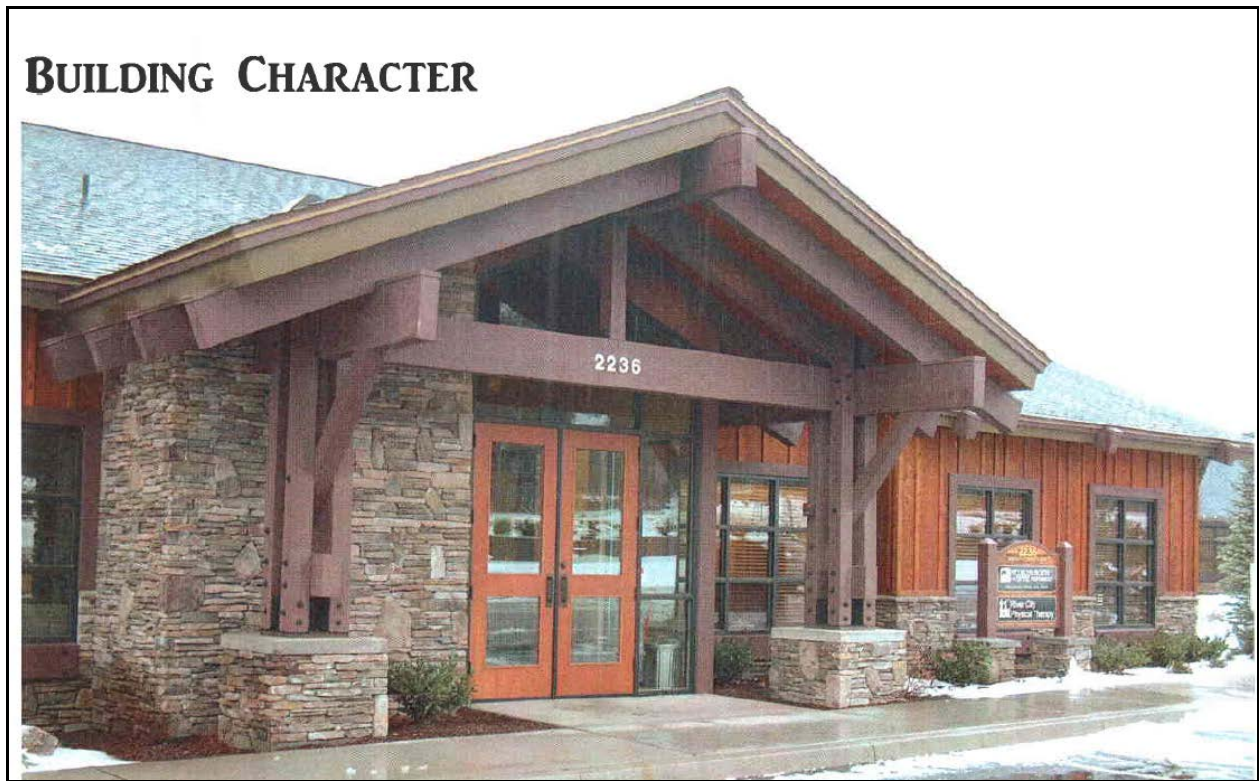
The Cottage Grove subdivision is currently zoned C-17L PUD. The approval of the original PUD allowed specific deviations from traditional zoning standards with regard to lot frontage, a private street, parking arrangements, etc. The PUD was originally envisioned to be a 21 single-family development with 8 commercial lots, however; the PUD was modified in February 2007, August 2011, March 2012, and February of 2014, creating 40 single-family residential lots and six limited commercial lots with surrounding open space tracts.

The site is fully-improved with a private street (W. Grove Way), sidewalks, fences, gates street lighting, water features, and common area landscaping which were completed after approval of PUD-2-07 & S-4-07 (See photos above). A total of 3.95 acres (+/- 39% of the gross area of the 10 acre subject property) of open space was an element of the approval currently defined by tracts. W. Grove Way (The private street) is contained within a tract as well. A homeowner's association was created to manage, control, and maintain the use of all common areas.

## Current "Cottage Grove" PUD and 46-Lot Subdivision:



## EXISTING COMMERCIAL OFFICE PADS: BUILDING CHARACTER



Included in the applicant's narrative from a previously approved PUD modification (2011), it was noted that the future "Cottage Grove" commercial structures located on the existing pad sites were planned to have the construction reflect the rustic character of the Pacific Northwest. The facilities, both residential and commercial, will be detailed with timbers, stone and shingle roofing.

### **Description of the requested modification for the Cottage Grove PUD:**

1. Change the designated commercial pads to allow for residential use for townhomes.(see conceptual site plan)
2. Change the configuration of two existing lots through a forthcoming Boundary Line Adjustment, or Short Subdivision.
3. Increase the approved PUD density by allowing 5 townhome lots (27-units) within the "Cottage Grove" PUD development. There are 40 existing single-family dwelling units. This request yields 6.7 residential units per acre.

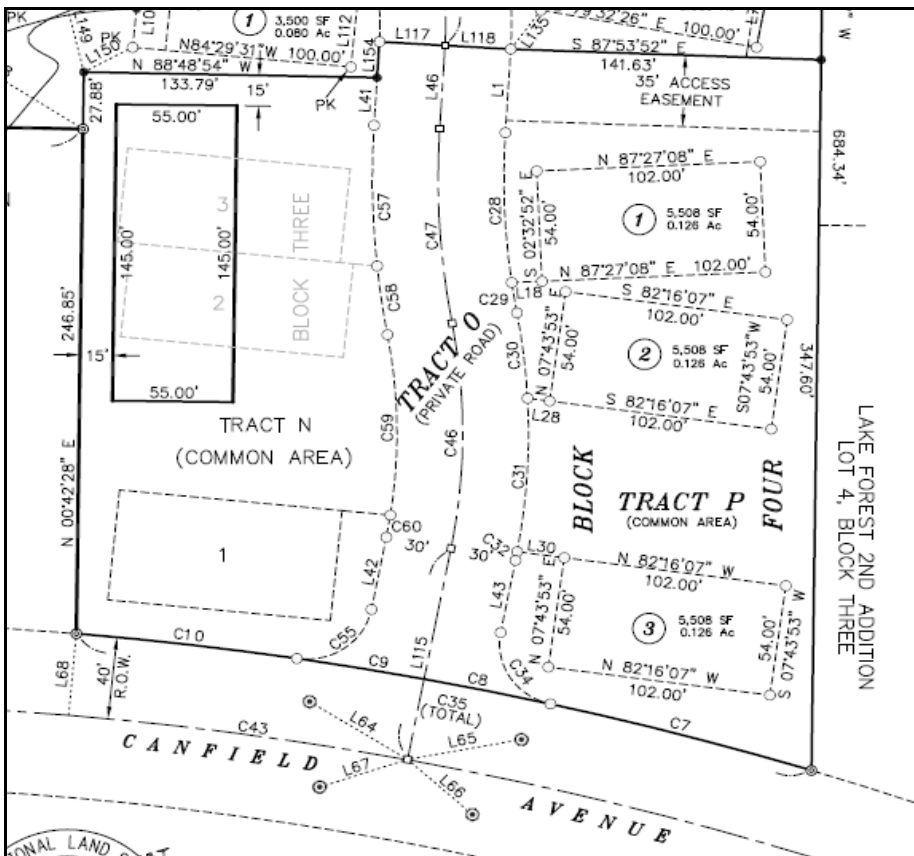
**NOTE: The above deviations are the only ones requested. All other zoning and subdivision ordinance requirements apply.**

*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.*

*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.*

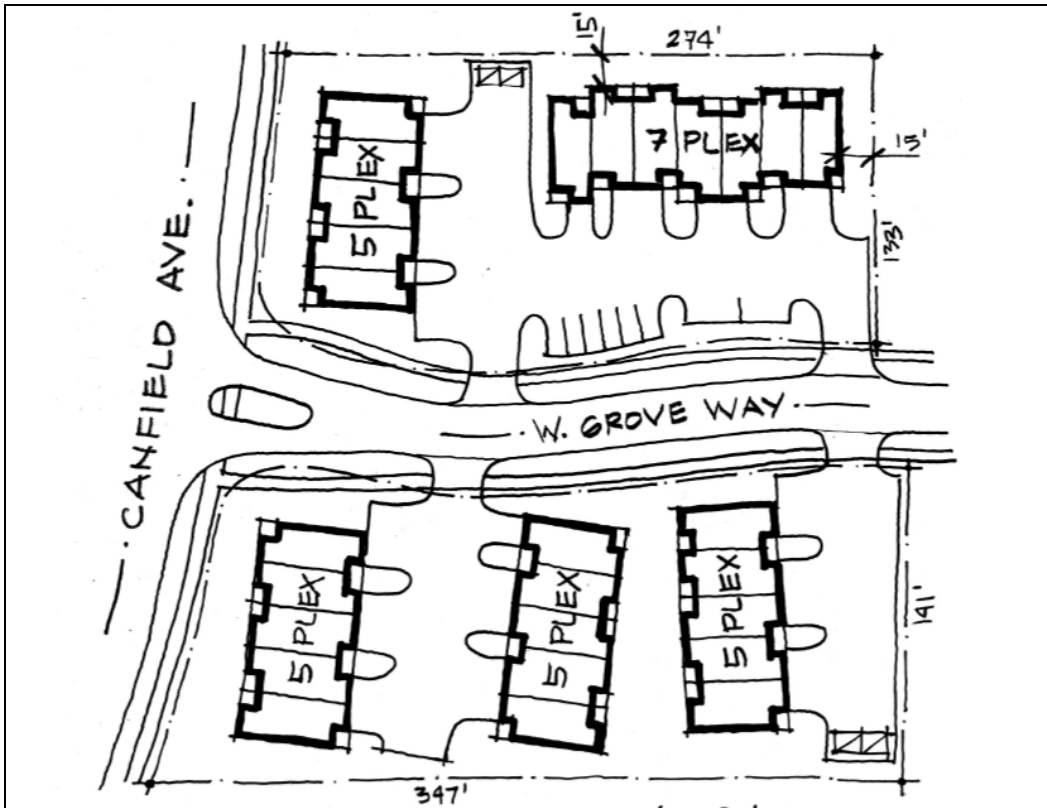
**CONCEPTUAL LAYOUT AND SITE PLAN:**

**Proposed Conceptual Layout: Five (5) proposed townhomes**





Proposed "Cottage Grove" Townhome Site Plan:



Proposed "Cottage Grove" Townhome Rendering:



**Proposed “Cottage Grove” Townhome Rendering:**



**PERFORMANCE ANALYSIS:**

**Planned Unit Development Findings:**

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

Review of the 2007 Comprehensive Plan elements above which include:

- Map
- Significant Comp Plan Policies
- Ramsey-Woodland Tomorrow

*Evaluation:    The Planning Commission must determine, based on the record before them, that the request is compatible with the Comprehensive Plan.*

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

The proposed modification would allow for five (5) townhome buildings in the “Cottage Grove” development, consisting of 27 townhome units. The townhomes will be utilizing the existing commercial pads sites. Some modification to the existing parking areas will need to be made. Access to the townhomes will be through the common areas,

Commercial zoning (C-17 & C-17L), residential zoning (R-12), as well as light manufacturing (LM) are adjacent to the subject property.

Review map elements above which include:

- Zoning
- Current land uses

*Evaluation: The Planning Commission must determine, based on the record before them, that the request is compatible with uses on adjacent properties.*

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

The subject property is relatively flat. There are existing trees and open space surrounding the proposed pad sites.

*Evaluation: The Planning Commission must determine, based on the record before them, that the request is compatible with natural features of the site and adjoining properties.*

**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 adequate capacity in the public water system to support domestic, irrigation and fire flow for the proposed PUD.

There is an existing 8" water main that abuts the parcels on W Grove Way. And the parcel already has three 1" services.

*-Submitted by Kyle Marine, Assistant Superintendent*

**FIRE:**

The Fire Department works with the Engineering, Water and Building Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents:

Fire department access to the site (Road widths, surfacing, maximum grade and turning radiuses), in addition to, fire protection (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation or during the Site Development and Building Permit, utilizing the currently adopted International Fire Code (IFC) for compliance. The CD'A FD can address all concerns at site and building permit submittals with the corrections to the below conditions.

*-Submitted by Bobby Gonder, Fire Inspector*

**WASTEWATER:**

The Wastewater Utility does not have any conditions or comments for the request to modify the "Cottage Grove" PUD.

*-Submitted by Mike Becker, Utility Project Manager*



**ENGINEERING:**

The existing Canfield Avenue and Grove Way have the available capacity for the anticipated traffic from the proposed development. The proposed development is actually expected to generate less traffic than the previously approved commercial lots.

*-Submitted by Chris Bosley, City Engineer*

*Evaluation: The Planning Commission must determine that the proposed development can be adequately served by existing public facilities and services.*

**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.**

Per the narrative provided by the applicant’s consultant, there would be more than 1.21 acres of the 2.37 acre area within the amended portion of the PUD qualifying as open space accessible to all users. The open space areas will be available as a passive private park. There is currently a mature evergreen forest covering the site, surrounding the commercial pad sites.

The applicant/owner will be required to provide the City with documentation that the proposed townhomes have been included in the “Cottage Grove” HOA, or an additional HOA that has been formed. A copy of the CC&R’s that include detailed maintenance responsibilities of all private infrastructures (roads, drainage structures, street lighting, and all open space areas etc.) must be provided to staff for review.

*Evaluation: The Planning Commission must determine that the open space is accessible to all users of the development and usable for open space and recreational purposes.*

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

With the commercial component of the “Cottage Grove” PUD being modified for five (5) townhomes, multi-family parking requirements would apply. Existing parking pads will be slightly modified and utilized to meet the multi-family parking requirements.

The residential off street parking requirement would be met through garages built to the front of the townhomes which are accessed through the common areas, Tracts N and P which have developed parking lots.

*Evaluation: Compliance with the parking requirement is accomplished at the time of building permit issuance through the development review process.*

**Finding #B8H:**      **That the proposal (would) (would not) adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character (and) (or) existing land uses.**

The “Cottage Grove” PUD has been modified several times following the initial approval. Should the proposed request for modification be approved, the development would consist of residential uses.

*Evaluation:    The Planning Commission based on the evidence in the record must determine what affect the request will have on the surrounding area.*

**PROPOSED CONDITIONS:**

**PLANNING:**

1. The applicant/owner will be required to provide the City with documentation that the proposed townhomes have been included in the “Cottage Grove” HOA, or any additional HOA that has been formed. A copy of the CC&R’s that include detailed maintenance responsibilities of all private infrastructures (roads, drainage structures, street lighting, and all open space areas etc.) must be included.

**WATER:**

2. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. All service will have cap fees due at building permit time

**FIRE:**

3. Additional fire hydrants may be required due to final conception. The Fire Department will work with the developer to determine the amount and locations of such additional hydrants

**Ordinances and Standards Used In Evaluation:**

Comprehensive Plan - Amended 2007.  
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.



**APPLICANT'S  
NARRATIVE**

NARRATIVE FOR AMENDING PUD  
TO MODIFYING THE USE OF  
LOTS 1-3, BLOCK THREE,  
LOTS 1-3, BLOCK FOUR, TRACTS N, O AND P,  
COTTAGE GROVE 2<sup>ND</sup> ADDITION

The existing subdivision, Cottage Grove 2<sup>nd</sup> Addition, was platted in June 2014 in Kootenai County Records, Book K, Page 456.

1 Application and narrative

Legal description - Exhibit A attached

Acreage totals for area included in amended portion of the PUD:

|             |             |
|-------------|-------------|
| Development | 2.371 acres |
| Road        | 0.438 acres |
| Lots        | 0.720 acres |
| Open space  | 1.213 acres |

The current Cottage Grove PUD development is located approximately ½ miles west of US 95 on Canfield Avenue. The 10 acre site is currently platted as Cottage Grove 2<sup>nd</sup> Addition. In 2014 the site was re-subdivided into 40 single-family residential lots and six limited commercial lots with surrounding open space tracts. The PUD was modified at that time to separate the open spaces between the residential side and the commercial side of the development. An existing private road, Grove Way, approximately 1200 lineal feet long, winds through the development connecting to West Pinegrove Drive on the west and Canfield Avenue on the south.

The purpose of this request to modify the existing PUD is to change the use of the six commercial lots to residential townhouses containing 27 units within five buildings. Access to the townhouses will be through the common areas, Tracts N and P which currently have developed parking lots. As much as possible the existing parking lots will be used additional parking. There will need to be some modification to the existing parking as shown of the Proposed PUD Master Plan included with this application. Also proposed to be modified is the consolidation of Lots 2 and 3, Block Three, Cottage Grove 2<sup>nd</sup> Addition into a single lot to fit one of the townhouse units. The open space is also available as a passive private park for the residents of the development to walk. There will be no playground styled equipment in the open space. The roadside frontage of the open space has been landscaped while the open space areas away from the road will be left in native vegetation. The future townhouse homeowners association will be charged with maintaining the open space.

Buildings will be wood framed of not more than two stories. The commercial lots share parking lots. Existing landscaping is at either entrance into Cottage Grove along with a rock water

feature near the center roundabout. Street side parking will be allowed on the stamped concrete areas between the curb and sidewalk in both the residential and commercial areas.

The existing utility infrastructure is provided by:

- 1) Sanitary sewer by the City of Coeur d'Alene
- 2) Electricity by Avista Utilities
- 3) Municipal water by the City of Coeur d'Alene
- 4) Natural gas by Avista Utilities
- 5) Telecommunications by Frontier
- 6) Cable television by Spectrum

Areas in common ownership within the townhouse development will be managed by an association of the owners pursuant to CC&R's and by-laws to be established.

2. Drawings of development:

- a. The boundary is shown on the attached proposed Record of Survey for Cottage Grove.
- b. Proposed PUD Master Plan for area being modified.
- c. Cottage Grove Townhome Concept layout.
- d. Cottage Grove Townhome Concept building elevations.

3. Preliminary development schedule

- a. The townhome development will be constructed in a single phase.
- b. The single phase of development of the area covered by the amended PUD is 2.37 acres.
- c. Percentage of acreage devoted to different uses of the entire Cottage Grove PUD are:
  - 1) Single family residential 32%
  - 2) Townhome residential 7%
  - 3) Road Right-of-way 17%
  - 4) Private open space 44%

COTTAGE GROVE HOMEOWNER'S ASSOCIATION  
C/O A+ Property Managers  
1924 Northwest Blvd.  
Coeur d'Alene, ID 83814

February 27, 2018

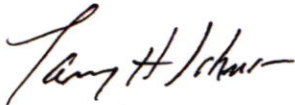
Sean Holm, Senior Planner  
City of Coeur d'Alene  
710 E. Mullan Ave.  
Coeur d'Alene, ID 83814

RE: Cottage Grove PUD modification proposed by Dennis Crowley

Dear Mr. Holm:


The Cottage Grove Homeowner's Association for the residential side of the Cottage Grove development has reviewed the proposed changes for developing approximately 27 townhouses on the lots that have been referred to as the Cottage Grove commercial lots. The Cottage Grove Homeowner's Association supports the modified PUD application based on the attached renderings sent to us by Russ Helgeson at Frame & Smetana Engineers from Momentum Architecture to change the commercial lots to residential townhouse lots.

Sincerely,




Tammy Johnson  
President, Cottage Grove Homeowner's Association

Cc: Russ Helgeson, Frame & Smetana Engineers



# **FINDINGS**





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

**A. INTRODUCTION**

This matter having come before the Planning Commission on April 10, 2018, and there being present a person requesting approval for: PUD-2-07m.1 a request for a modification to a planned unit development known as "Cottage Grove PUD".

APPLICANT: RUSS HELGESON, FRAME & SMETANA

LOCATION: +/- 10 ACRE PARCEL IN THE VICINITY OF WEST PINEGROVE DRIVE  
AND CANFIELD AVENUE

**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 March 24, 2018, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on March 22, 2018, which fulfills the proper legal requirement.
- B6. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B7. That public testimony was heard on April 10, 2018
- 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:

**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 1.16 – Connectivity:**

Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks and trail systems.

**Objective 1.12 – Community Design:**

Support the enhancement of existing urbanized areas and discourage sprawl.

**Objective 2.05 – Pedestrian & Bicycle Environment:**

Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.

**Objective 1.13 – Open Space:**

Encourage all participants to make open space a priority with every development and annexation.

**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 1.14 – Efficiency:**

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

**Objective 3.04 – Neighborhoods:**

Encourage the formation of active neighborhood associations and advocate their participation in the public process.

**Objective 3.05 – Neighborhoods:**

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

**Objective 3.07 – Neighborhoods:**

Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.

**Objective 3.08 – Housing:**

Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.

**Objective 3.09 – Housing:**

Establish incentives and proscriptive ordinances to ensure the beauty, safety, and value of our neighborhoods.

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 RUSS HELGESON for approval of the planned unit development, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are:

**PLANNING:**

1. The applicant/owner will be required to provide the City with documentation that the proposed townhomes have been included in the "Cottage Grove" HOA, or any additional HOA that has been formed. A copy of the CC&R's that include detailed maintenance responsibilities of all private infrastructures (roads, drainage structures, street lighting, and all open space areas etc.) must be included.

**WATER:**

2. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. All service will have cap fees due at building permit time.

**FIRE:**

3. Additional fire hydrants may be required due to final conception. The Fire Department will work with the developer to determine the amount and locations of such additional hydrants.

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

ROLL CALL:

|                       |             |
|-----------------------|-------------|
| Commissioner Fleming  | Voted _____ |
| Commissioner Ingalls  | Voted _____ |
| Commissioner Luttrupp | Voted _____ |
| Commissioner Mandel   | Voted _____ |
| Commissioner Rumpler  | Voted _____ |
| Commissioner Ward     | Voted _____ |

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

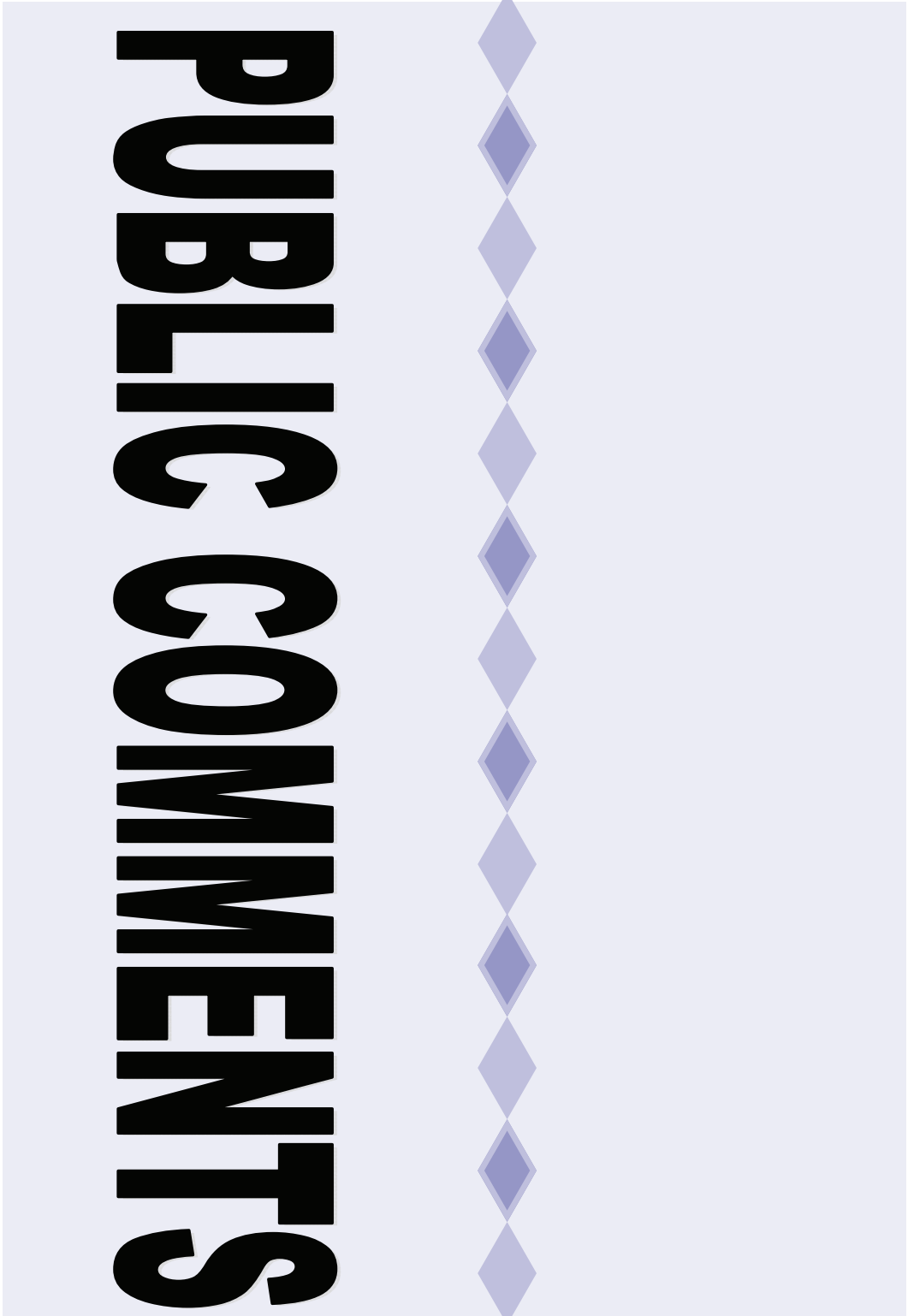
Commissioners \_\_\_\_\_ were absent.

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

\_\_\_\_\_  
CHAIRMAN TOM MESSINA



# **PUBLIC COMMENTS**



**From:** sandy rustad  
PUBLIC COMMENT FOR S-1-18

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Good Morning,

This is in regards to the Public Hearing Notice that I received to develop additional land for CDA place. I live on Calispel Drive and according to the notice Greenstone is requesting approval to expand CDA Place behind my house. I've been able to enjoy the great view of the mountains from my backyard for 16 years and hate to see this go away.

I would like to express some request/concerns. If houses are built directly in back of my house I request that they would be single story homes with no tall garages and no apartments please. I also request that a through street not be added at the end of Calispel Drive. With that many additional homes in the area there will be much more traffic. Canfield Street between Calispel and Ramsey is already in bad shape and sometimes it is hard to get onto Ramsey from Canfield so I would like to know what the plan is for that intersection. Please take the requests I've made into consideration.

Thank you for letting me voice my opinions and I will be attending the meeting on April 10th.

Thank you,  
Sandy Rustad



Comments

PLEASE DON'T DESTROY +

ME ANT MY MOM + MA DAD LIKE FOR DE + MEBIK  
AS NO WA KARRP DORS

Lia M. Hill

H. F. I. D.

Comments + Fax S-1-18

**From:** Cheri C. Bloom  
**RE:** Public Comment for Item:  
PUD-2-07m.1

---

Shana-

I am writing in regards to the upcoming public hearing for the property adjacent to my dental office on Canfield Ave., which is the Cottage Grove area. Legally tracts N, O,P, Lots 1,2,3 Block three and four of Cottage Grove Second Addition. I will be unable to attend the meeting on April 10<sup>th</sup>, but would like to voice my concerns. Can we be sure the property owner carries the fence up property line to match existing fence on North side of my property? I would also like to request landscaping to replace the natural barrier that is currently there and that I was under the impression would be there had it proceeded forward with commercial development. Thank you for seriously considering and adhering to these suggestions. Please let me know responses to these requests after the meeting. Thank you.

Cheri C. Bloom, DDS  
815 W. Canfield Ave.  
Coeur d'Alene, ID 83815  
(208)762-2544  
[chericbloom@frontier.com](mailto:chericbloom@frontier.com)

April 3, 2018

Attn: Coeur d'Alene Planning Commission fax 208-769-2284

Re: Request for a modification to "Cottage Grove PUD from Frame & Smetana to allow for Five Town Home Buildings

I, Janeen Lawson, would like to thank Tami Stroud of the CDA Planning Commission for her patience and thoroughness in responding to my many questions.

I do have concerns regarding this project, it is my hope that the planning commission will address these concerns and provide solutions prior to completing and approving this project.

1. Will the Cottage Grove Community have an opportunity to respond to new solutions?
2. When considering two cars per household, parking does not appear adequate?
3. Will parking be permitted on the street of Grove Way?
4. Will parking be permitted on the stamped concrete?
5. Will Parking be permitted on the north side of Canfield Avenue?
6. Currently, parking on the northside of Canfield Avenue by the employees of the Sunshine Mint Company has created a dangerous intersection. Twice a representative from Cottage Grove has gone to the Mint Company to request their employees not park on the north side of Canfield Avenue. For a time, the parking will improve but slowly reverts. I request that a more permanent solution be considered, such as signs and enforcement.
7. As the proposed townhouse neighborhood is somewhat of an extension of the Cottage Grove neighborhood I would like to request that a cottage design and a similar color palate from our neighborhood be considered be adopted for the exterior of the townhouses.
- 8 I would like to request that trees and foliage be preserved as much as possible and that new landscaping also reflect a similar woodsy style as our Cottage Grove neighborhood.
- 9 I would like to see a buffer of landscape on the northside of the proposed project be established to protect the privacy of two CG homes closest to the exit gate.
- 10 Should the HOA of Cottage Grove considered locking the exit gate, would that action be acceptable to the CDA Planning Commission?
- 11 Will the proposed townhouse community have an HOA.
  - a. If so, will the Bylaws and CC&R's work in conjunction with the Cottage Grove Bylaws and CC&R's?

Thank for your consideration,

Janeen and Richard Lawson

1123 W. West Grove Way

Coeur d'Alene, Idaho

**From:** Helen Fox  
**Subject:** PUBLIC COMMENT FOR ITEM: PUD-2-07m.1

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Attention: Shana

Folks,

I am a resident of Cottage Grove, and I have the following concerns:

1. The 27 townhomes that Frame & Smetana, Russ Helgeson suggested on the 2.371 acre property located North of Intersection of Canfield Avenue and Grove Way, do not compliment the rest of the neighborhood in design or color.
  - They style of the current homes and office buildings in the surrounding all compliment each other. The suggested plans by Frame & Smetana, Russ Helgeson will stand out like a sore thumb with their hideous color scheme and ultramodern design.
  - We already have a problem with marking on Canfield Avenue, and adding these townhomes (with only one car garage) will only make matters worse.
    - *Note: Most people use their garages as a storage unit instead of parking their cars in it.*
    -
  - The townhome owners might be forced to park on Grove Way (which is the main exit for the Cottage Grove neighborhood) due to lack of parking, this will also impact FedEx, UPS, Post Office, etc. trying to enter or exit the new townhomes.

Suggestions:

- Design the townhomes to compliment the Cottage Grove neighborhood and surrounding office buildings in style and color.
- Build fewer townhomes, and add a parking lot for the townhomes to accommodate the overflow of vehicles.

- No boats or RV's should be allowed on the properties.
- Landscaping should be the same as Cottage Grove, and must be maintained by a professional landscaper.
- Townhome owners should follow the Cottage Grove CC&Rs.

Thank you for your consideration in this matter.

Helen Fox  
1188 W Grove Way,  
Coeur d'Alene, ID 83815

(208) 635-5407

**From:** Susan Williamson  
**Subject:** Public comments for PUD-2-07m.1

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Shana- I'm one of the owners in  
Gated W Grove Way. I am aware  
Of the proposed townhouses which  
I much prefer to apartments, etc  
BUT I don't think the architectural  
Concept fits into the existing  
Environment. Even if just the  
Color scheme was changed to adapt to the area it would be a plus  
It isn't just Grove Way, ALL the area  
Buildings have tried to blend in  
Not scream out against the quiet  
Wooded area.  
This is my opinion.  
Susan Williamson  
1224 W Grove Way

Sent from my iPhone

In addition to my previous comments I believe there will be a  
Problem with parking and traffic as this is not a wide street or adequate area for that many houses OR  
Vehicles.  
Most households today own more than one vehicle and with single car  
Garages where but in the road  
Will the second vehicle park?  
I hope our concerns will be carefully  
Considered by the builders as it  
Reflects the opinions of most of  
The Grove Way residents.  
Susan Williamson  
1224 W Grove Way



## STUHMILLER, SHANA

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To: Susan Williamson  
Subject: RE: Upcoming Hearing

### COMMENTS FOR PUD-2-07m.1

Susan Williamson

I have numerous concerns regarding the proposed plan for  
The exit gate area of Grove Way.  
Objections include the design  
of the townhouses as well as the  
exterior colors neither of which are compatible with ANY other  
buildings in the surrounding areas.  
Also the parking problems that  
will ensue from lack of adequate  
space for vehicles with the  
excessive number of units that are currently planned for the  
available space.

Susan Williamson  
1224 W Grove Way

Sent from my iPhone

## STUHMILLER, SHANA

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**To:** Sandra Deveney  
**Subject:** RE: Concerns

### PUBLIC COMMENTS FOR PUD-2-07m.1

We won't be able to attend the meeting, but Vince has a couple of concerns.

- 1) Regarding the existence of easements that allow for the egress of our property on to Canfield.
- 2) Are there any contingencies placed on parking and maintenance of the access from Canfield.

If you have any questions for him regarding this, feel free to call him at 208-635-5779.

Thanks,  
Sandy

## STUHMILLER, SHANA

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**To:** Tammy Johnson  
**Subject:** RE: Cottage Grove PUD

**From:** Tammy Johnson [<mailto:wildwoodranch@gmail.com>]  
**Sent:** Thursday, April 05, 2018 9:57 AM  
**To:** STUHMILLER, SHANA  
**Subject:** Cottage Grove PUD

Along with a lot of other people in our Cottage Grove community, I do have a couple concerns regarding the proposed townhouses-

Will there be adequate parking for their residents and guests? The street is fairly short and narrow so street parking maybe a problem.

Will they allow street parking?

We've already noticed a problem with parking on Canfield from the adjacent business. If they park too close to the corner of Canfield and Grove Way you can't see oncoming traffic very well. No parking signs on Canfield should be posted for a safe distance.

I know it's not up to us what design style the townhouses will have. Since it's part of the overall Cottage Grove, it would be nice if the color palette was more closely in line with our community. Also, Cottage Grove has been admired for its landscaping which was originally continued into the proposed area. It would be nice if that continued.

Thank you for your consideration,

Tammy Johnson