

PLANNING AND ZONING COMMISSION AGENDA
COEUR D'ALENE PUBLIC LIBRARY
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702 E. FRONT AVENUE

NOVEMBER 12, 2024

THE PLANNING AND ZONING COMMISSION'S VISION OF ITS ROLE IN THE COMMUNITY

The Planning and Zoning 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, Luttrupp, Coppess, McCracken, Ward

PLEDGE:

APPROVAL OF MINUTES: ***ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.

October 8, 2024 – Planning & Zoning Commission Meeting

PUBLIC COMMENTS:

STAFF COMMENTS:

COMMISSION COMMENTS:

OTHER BUSINESS: ***ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS.

1. Applicant: Azzardo, LLC
Location: 3912 N Schreiber Way
Request: One-year extension request on the Special Use Permit allowing Business Support Services; Professional & Administrative Offices; Business Supply Retail Sales; and Specialty Retail Sales in the LM zoning district **(SP-8-23)**

Presented by: Mike Behary, Associate Planner

2. Applicant: Bear Waterfront LLC
Location: 2165-2211 W Bellerive Lane
Request: Interpretation for a 5' second story deck and roof encroachment into the front setback for Lots 2-4 in the Mahogany Lane Planned Unit Development **(PUD-3-21)**

Presented by: Mike Behary, Associate Planner

PUBLIC HEARINGS: ***ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS.

1. Applicant: Coeur Development LLC
Location: 1221 W Emma Ave
Request: A proposed Special Use Permit within The Trails on 6.016 acres zoned R-8 to develop a minimal care facility to provide five (5) Residential Care Facilities with 16 beds each, 24 Senior Living Cottages to accommodate up to 48 additional residents, and one (1) additional Guest Suite for family QUASI-JUDICIAL, **(SP-4-24)**

Presented by: Tami Stroud, Associate Planner

2. Applicant: JBR Landholdings
Location: 3415 N 15th Street
Request:
- A. A proposed annexation for a 2.12 acre parcel from County Agriculture Suburban to City R-12 (residential at 12 units per acre) QUASI-JUDICIAL, **(A-2-24)**
 - B. A proposed Planned Unit Development (PUD) known as Juniper Ridge QUASI-JUDICIAL, (PUD-4-24)
 - C. A proposed 4-lot, 2-tract Subdivision known as Juniper Ridge QUASI-JUDICIAL, (S-4-24)

Presented by: Sean Holm, Senior Planner

3. Applicant: ignite CDA and Riverfest LLC
Location: Atlas Waterfront 2nd Addition Block 1 Lots 1-16, and Block 14 Lot 14
Request: Atlas Waterfront Planned Unit Development (PUD) Amendment #5 for minor modifications to Development Areas 8, 11 and 20 QUASI-JUDICIAL, **(PUD-4-19m.5)**

Presented by: Hilary Patterson, Community Planning Director

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 Traci Clark at (208)769-2240 at least 72 hours in advance of the meeting date and time.***

****Please note any final decision made by the Planning and Zoning Commission is appealable within 15 days of the decision pursuant to sections [17.09.705](#) through [17.09.715](#) of Title 17, Zoning.***



MINUTES



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**PLANNING AND ZONING COMMISSION
MINUTES
October 8, 2024
City Hall – Conference Room #6
710 E. MULLAN AVENUE**

COMMISSIONERS PRESENT:

Tom Messina, Chairman
Jon Ingalls, Vice-Chair
Lynn Fleming
Sarah McCracken
Mark Coppess
Peter Luttrupp

STAFF MEMBERS PRESENT:

Hilary Patterson, Community Planning Director
Sean Holm, Senior Planner
Randy Adams, City Attorney
Traci Clark, Administrative Assistant

Commissioners Absent:

Phill Ward

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Commissioner McCracken, seconded by Commissioner Fleming, to approve the minutes of the Planning Commission meeting on August 13, 2024. Motion approved.

PUBLIC COMMENTS:

None.

STAFF COMMENTS:

Hilary Patterson, Community Planning Director, provided the following comments:

- The November 12 Planning & Zoning Commission meeting will have an extension request, a Special Use Permit, a combination request for Annexation, a PUD and Subdivision, and a PUD modification.
- Last week was the APA conference in Moscow Idaho, there was about 120 that attended, which was great attendance for a remote location.
- The Planning & Zoning 101 workshop at the conference was a success and had 54 attendees. The training videos were featured, following by discussion. There are 16 videos that have been produced to date by APA Idaho and Association of Idaho Cities.
- City Council Member Kiki Miller received an award for the Planning Tool or Implementation for the Housing Solutions Partnership efforts.
- The Development Agreement Workshop will be on October 15. The Regional Planning & Zoning

Workshop, which is now called Planning Workshop this will be held on November 7th at the County Admin building at 5:00 p.m. Please RSVP for both events if you plan to attend.

COMMISSION COMMENTS:

Commissioner Fleming asked if we have heard anything back from the short term rental folks?

Ms. Patterson replied that Senator Clow from Twin Falls is working on legislation. The City has not done any work on possible code amendments because any legislative change may affect us. Commissioners Fleming and McCracken asked about the timing of the legislation. Ms. Patterson said they expect it would be during the upcoming legislative session, which would begin in January 2025.

Commissioner Fleming asked if the commission has heard anything about the hospital development since it's been handed to CDA Ignite.

Ms. Patterson replied there is nothing to report at this time. Ignite CDA has asked if the City would consider at some point looking at the zoning in that area with the goal of allowing some additional housing types but there is no tax increment financing coming in. There is still no agreement with Kootenai Health for payment in lieu of taxes and no plans to do anything with the roadway realignment. There has been some talk with IDT about 95 and Lincoln and maybe a pedestrian overpass to Kootenai Health, but that would be evaluated in the future. At this time, there is no development within the district.

Commissioner Luttrupp asked about Idaho legislation when items do come up, does the City have a position to report to the committee meetings regarding planning & zoning changes?

City Attorney Randy Adams replied that a lot of people respond to the legislature and we always invite comments from planning & zoning or administration on any legislation. If anyone on the commission would like a letter written to the legislature, we help draft it and it would be signed by the mayor and be sent off to the committee. Post Falls does have a lobbyist, but Coeur d'Alene does not. We can testify in person, which would generally be the mayor. The Association of Idaho City's will also assist on many items as well.

Ms. Patterson replied that APA Idaho and the Resort Cities Coalition also help out with responding to proposed legislation. Even though Coeur d'Alene is not considered a Resort City, the Resort Cities Coalition do keep us in the loop of their efforts. They have a paid lobbyist, and they are tracking their bills and having regular meetings.

Chairman Messina asked if the general public knows about the short term rental bill being drafted up and presented to the legislation in January.

Mr. Adams replied not typically.

Commissioner McCracken asked about the workshops regarding the twin homes and the Special Use Permit for single-family only.

Ms. Patterson replied yes, those items are on her To Do List. She hopes she can set up a workshop when there are not a lot of items on a hearing night.

Commissioner Fleming commented on the multi-generational houses. This has only been brought up once in the last four years. She thinks this will become more popular and should be considered.

PUBLIC HEARINGS: *ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.**

1. Applicant: Kirk Lauer
Location: 2565 E Mountain Vista Dr.
Request: A request for a substantial deviation from the Light Reflective Value (LRV) requirement specified in the Hillside Ordinance (HD-1-24)

Presented by Sean Holm, Senior Planner

Mr. Holm, Senior Planner, provided the following statements:

Does the Planning and Zoning Commission find it acceptable to grant the applicant, Kirk Lauer, approval to deviate from the Hillside Ordinance regarding the exterior color of his residence at 2565 E. Mountain Vista Dr., given that the proposed color, "Classic White (LRV 94)" exceeds the maximum allowable LRV of 40. The request stems from the applicant's need to repaint their home as part of a necessary re-siding project following a paint adhesion failure that occurred six years ago. The home's original cedar siding has been replaced with a more durable and fire-resistant material.

The Copper Ridge subdivision, a 41-lot plat which includes both hillside and hillside exempt parcels, was approved in 2005. It was a multipart request including a zone change from R-1 to R-3, a subdivision, and a Planned Unit Development (PUD) request. Following two denials in 2004, the number of lots proposed was reduced, the PUD was foregone, which resulted in an R-3 zone and a subdivision within the hillside overlay. Note that some of the lots are less than the prerequisite 15% slope, and are thus hillside exempt. The following illustration taken from the Copper Ridge subdivision along Mountain Vista Dr. are marked to show which lots in the immediate area are hillside lots.

The home was constructed in full compliance with the Hillside Overlay Zone (Hillside Ordinance) at the time of its development). The building permit was issued in 2007, with the Certificate of Occupancy following in 2009. The parcel itself spans 0.564 acres, with an average slope of 21.8%, and includes an undisturbed area of 11,494.08 square feet. Significant trees were preserved throughout the construction process as denoted in the tree survey, further adhering to the ordinance's requirements. The home's original design featured natural cedar siding complemented by a rock veneer base, to meet the color limitation of 40 LRV or less. Additionally, the height of the home was built to a compliant 30 feet as measured from average finish grade to the ridgeline (peak).

Even though the code says that Council would choose a pallet of colors to be approved, Council never did limit the actual color. It was just the light reflective value. He did bring some swatches to look at. They removed everything that was over 40 LRV. The applicant did provide a swatch from the company that he would like to purchase the paint from as well. Mr. Holm passed around the paint swatch from the applicant and the paint swatch "color wheel" that staff has with all colors being 40 LRV and below.

Commissioner McCracken asked for confirmation that the color wheel being passed around represents paint colors that are all under 40 LRV.

Ms. Holm replied, that is correct.

The proposed color scheme includes a color that exceeds the LRV limit, with dark brown trim for contrast. The applicant contends that the deviation will not negatively impact the surrounding properties or the hillside's visual integrity for several reasons: the home sits lower on the slope compared to neighboring properties, the lot has a 21.8% slope, and the home is not visible from a distance of over 1,000 feet. Additionally, the applicant notes that similar deviations exist in the neighborhood, including homes with higher LRVs.

In terms of compliance with the City's Hillside Ordinance, the primary intent of the LRV requirement is to reduce visual impacts and blend structures into the natural landscape. Light Reflectance Value (LRV) is a scale that measures how much visible light a surface reflects. It's used by designers and lighting professionals to help with color coordination, mood, and energy efficiency.

Mr. Holm indicated that staff had a discussion regarding #3 and they felt that it would not apply to this item.

Commissioner Ingalls asked where these deviations come from.

Ms. Patterson replied these come from the City Code.

Commissioner Luttrupp asked again what does it mean that #3 would not apply to this item.

Mr. Holm stated because there has been no appeal during the public hearing right now.

Commissioner McCracken asked why does this come before this commission and not the Design Review Commission.

Ms. Patterson replied it has already been built and this is subject to a hillside ordinance, which refers any substantial deviations to the Planning and Zoning Commission.

Commissioner Coppess commented that one of the things that Mr. Holm stated during the presentation was the character of the city's natural environment is not adversely affected. From looking across the city at the hillside and seeing something that isn't mentioned with the rest of the hillside, houses on the hillside are blending in to the natural environment. He asked Mr. Holm if when you were out driving to this home, could you at any point see across the horizon did this home stick out from the from the hillside or could you see the words Tyvek that it is wrapped in now since they took the siding off?

Mr. Holm replied when he went to take the photos for the staff report his goal was to drive around a little bit to spot the home from other areas of the city. He could not see this home at all. There are trees blocking the home.

Commissioner Ingalls commented that this neighborhood is like a garden variety neighborhood as opposed to the Hillside Ordinance that came along when there were threats of more hillside expansion of Fernan Hill, Armstrong Park, Blackwell Island, etc. where you do see those houses like Canfield Mountain. There is a large white house on the hill that you see and there is one that blends in to the hill side. This is different in your opinion, Mr. Holm?

Mr. Holm, replied from a staff's opinion, yes. But this is ultimately the Planning and Zoning Commission's decision to make.

Mr. Adams stated the criteria is set out in the code and does not include the purpose or that overarching effect on the city. The criteria specifically just talks about the physical aspects on adjacent properties.

Substantial deviations may only be granted if all of the following circumstances are found to exist:

1. The deviation is the minimum necessary to alleviate the difficulty.
2. The deviation will result in equal or greater protection of the resources protected under this article.
3. The requested modification was not specifically appealed during the public hearing process.
4. The requested modification will not cause adverse physical impacts on adjacent properties
5. The deviation does not conflict with Idaho Code, the city of Coeur d'Alene Comprehensive plan and zoning ordinance and, in the case of the Fernan Lake planning area, the Fernan watershed management plan.

Commissioner Coppess commented if he is sitting in his house and he lives next door to Mr. Lauer who has painted his house this white color and the sun is shining perfectly in a way that basically hits a wall and shines into his house while he is reading his on his Kindle and the light is so bright on his Kindle that he can no longer read from it, is that what this is referring to?

Mr. Adams replied physical impact is not defined in the code. This is up the commission to decide if that would be considered a physical impact. But, to him, that would seem to qualify as a physical impact.

Commissioner Fleming asked if there was an HOA in this neighborhood?

Mr. Holm replied yes. Staff received no feedback from the HOA and only received one phone call from one neighbor who happened to be an employee of the city and wondered what was happening.

Commissioner McCracken asked if the HOA has color requirements?

Mr. Holm replied that the City does not enforce HOA requirements.

Mr. Adams replied the only issue would be if the deviation from the City's standards would be into question.

Chairman Messina asked if the public notices were all done properly?

Mr. Holm replied yes.

Chairman Messina stated he read in the packet that some homes are over the LRV but they are exempt from this Hillside Ordinance.

Mr. Holm replied yes, they do not have the slope so they are not part of the Hillside Ordinance.

Mr. Holm continued his presentation and said the decision point was for the commission to consider the requested substantial deviation to use the proposed "Classic White" color with a Light Reflective Value (LRV) of 94, which exceeds the maximum allowable LRV of 40, determine if the request would meet the required evaluation criteria, and then make findings to: approve, approve with conditions, deny, or deny without prejudice

Mr. Holm, concluded his presentation.

Public testimony open:

Kirk Lauer introduced himself and was sworn in. He stated he bought this home in 2018. He is the 5th generation here. The home was very run down when they bought it – it was used as a party home, was in horrible disrepair, and he did not know about the paint color. He did have one neighbor tell him about the paint with LRV when the painters were there and someone from the City stopped by and suggested to the painters that they make sure that they were using the correct paint color. The reason why he is even repainting the home is because there was an issue with the siding manufacturer. After two months of painting the siding, it started to bubble. The home had cedar siding that had to be removed and re-roofed. The colors he felt were dated. He said he does understand the use of some colors on hillside lots and having them be an eyesore. He does not want the home to stand out. He does want the home to blend in. He spoke with Sean Holm about the paint color and he does agree in certain areas, for example as someone brought up the side of Canfield Mountain, you would want those houses to blend in because you can see them from the street. He does have a secondary structure behind the home as well. It is a gym. The HOA does require the hillside lots to comply with the LRV and they want the design of the homes to blend in, but they haven't actively enforced it. There are some homes in the neighborhood that have galvanized metal, and the neighbor across the street the home is painted gold and that home is well over the LRV of 40. He has spoken with

every neighbor about the color. Whatever the decision is tonight, he has to start painting tomorrow because he has no rain gutters and the weather is changing.

Commissioner McCracken asked about the HOA. Do they stick with the 40 LRV and under although they are not enforcing it?

Mr. Lauer replied yes. The gentlemen that is two homes down from him, he is the HOA president and he is fully aware of the color he choose.

Commissioner Ingalls stated he has no problem with the color. He sees this as completely different then the primary history of why the Hillside Ordinance was created. He has seen a lot of hillsides with a lot of the houses with very white houses around the city. it is a shame that the County does not have a Hillside Ordinance because you see these houses on the hillsides. This house fits in fine. His challenge is that he has to make findings. It is because of the variance that he struggles with this. But he has to go with the code and the findings.

Chairman Messina stated the commission has to make the findings and follow the code.

Mr. Lauer stated he understands. He understands why they are asking why he picked this color when there are other colors that he can choose from that would meet the minimum requirement.

Commissioner McCracken asked if any of the homes that follow the Hillside Ordinance have white garage doors?

Mr. Lauer replied no.

Commissioner Luttrupp stated the job of the commission is to look at the code that the city council approved and listen to the applicant's presentation. It's not our job to change the code. He feels he cannot support this, but he does sympathize with the owner.

Commissioner Coppess asked the applicant if he was given the option if City Council were to change issue number 1 that allowed an opportunity to better shape the code that we have now, if, in the interim, you would be willing to do a primer paint that was a temporary color that can protect the home until such time maybe until Spring it can allow the final coats of paint on that are either white or an LRV that is less than 40, is that something you can work with?

Mr. Lauer replied the only issue is that he has no rain gutters on the home.

Chairman Messina replied if this has to go in front of City Council to amend the code, this this might take months.

Mr. Adams replied the change of the code would have to go to Planning and Zoning for a recommendation and then to City Council, and there is no guarantee what City Council would do with the code. They don't tend to do code amendments for just one person. This is a mandatory code that has to be followed.

Ms. Patterson clarified the process of amending the code would take two public hearings and have noticing requirements.

Commissioner Coppess commented that if someone were to put an LRV that is higher than 40 as primer, pending future review of code for a final paint color in the Spring, would that be something possible as a temporary primary color that is merely intended to protect the home over the Winter season?

Mr. Adams replied the code does not differentiate between primer and final paint colors; it just says the color of pallet cannot exceed 40 LRV.

Commissioner Ingalls stated that the bottom 3 criteria are not applicable, but asked how applicable is deviation #1? In his view he would like to say yes, it's fine if it's a different neighborhood. This is not Armstrong Park. What he would like to do if number 1 is written for all of those things on the hillside, the slope, banks, rock walls, all of those things are in there. Were these things really conceived around paint? If we approve this based on this is not an Armstrong Park, etc. and someone catches wind of it on Fernan Hill Terrace or Armstrong and then they paint their home white. Would we be able to say no, and that we approved the paint color because yours is different?

Mr. Adams stated you have the latitude in determining what the difficulty is and the latitude in determining what the minimum necessary deviation is to correct that difficulty. His understanding is the difficulty is Mr. Lauer wants to update the look of his house. There is not much interpretation there. The question becomes what is the minimum deviation necessary to do that? That is the decision you will have to make.

Commissioner Ingalls replied if the person on Armstrong Park or Fernan Terrace comes in tomorrow asking for the same LRV and we approve this one, we would have a difficult time saying no to that one as well?

Mr. Adams replied again that the commission needs to evaluate the difficulty. With paint color, there is not much leeway on finding what the difficulty is.

Mr. Lauer asked if it would possible to have a higher LRV maybe 60?

Commissioner Fleming replied she was wondering that as well. Is it Hardy board products? She colors people's houses everywhere. There are a lot of whites in the world, and a lot in the 60 LRV range, she brought two samples herself. Have you looked at other colors, that are less extreme?

Mr. Lauer replied yes.

Commissioner Fleming stated she is not a trendy person, because trends go out really fast. She would like if you have another color to be open to looking, maybe look at a color that is in the 90 LRVs., It's tough on the neighborhood and consistency. She understands that Mr. Lauer is on the cusp but she thinks he has taken it too far. This is not a white farm house; this is not out on the prairie. If you have any other back up colors, we would happy to look at them.

Chairman Messina stated he is not sure the color of the spread between 42, 45 is the issue. The issue is deviation #1 is still going to be there.

Commissioner Fleming replied it says the minimum necessary to alleviate the difficulty. So, if you are getting closer to the 40 LRV standard, she thinks the commission should be open minded rather than to deny it flat out. Things change. She does not want to be the color police.

Commissioner Luttrupp asked Mr. Adams about determining of the commission's minimum latitude of the LRV?

Mr. Adams replied the commission has a great deal of latitude. You will need to justify it. You will need to make your decision based on the evidence.

Commissioner McCracken stated we do get stuck on the code and facts.

Commissioner Ingalls commented the code does not really give us some flexibility to make a more realistic decision where we can use judgment and say this is a different lot and a different kind of a view, it is seen different than other kind of examples up on the hills that we talk about and can that be being the basis for us allowing for a brighter color?

Chairman Messina stated the applicant has the ability to appeal to City Council based on what the decision is tonight. If we deny without prejudice, it does not mean he has to go through the application again.

Mr. Adams stated yes, the application can appeal. But it will not be on October 15. City Council it would be sometime in November.

Public testimony closed.

Commission Discussion:

Commissioner Ingalls will make a motion to deny.

Chairman Messina agrees to make a motion to deny, because of the code.

Motion by Commissioner Ingalls, seconded by Commissioner McCracken, to deny without prejudice item HD-1-24. Motion carried.

ROLL CALL:

Commissioner Fleming	Voted Aye
Commissioner McCracken	Voted Aye
Commissioner Luttrupp	Voted Aye
Chairman Messina	Voted Aye
Commissioner Ingalls	Voted Aye
Commissioner Coppess	Voted Aye

Motion was denied by a 6 to 0 vote.

Commissioner Comments:


Commissioner Luttrupp commented that he would like to invite the commissioners to the Tubbs Hill Winter clean up that will take place this Saturday from 8:30 to 12:00. It is a fun and worthwhile event for the community.

ADJOURNMENT:


Motion by Commissioner Luttrupp, seconded by Commissioner Fleming, to adjourn. Motion carried.

The meeting was adjourned at 6:45 p.m.


Prepared by Traci Clark, Administrative Assistant




PUBLIC HEARING



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STAFF REPORT



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PLANNING AND ZONING COMMISSION STAFF REPORT

FROM: MIKE BEHARY, ASSOCIATE PLANNER

DATE: NOVEMBER 12, 2024

SUBJECT: EXTENSION OF PLANNING AND ZONING COMMISSION APPROVAL OF SP-8-23: A SPECIAL PERMIT FOR MULTIPLE USES IN THE LIGHT MANUFACTURING (LM) DISTRICT.

LOCATION: PROPERTY LOCATED AT 3912 N SCHREIBER WAY

DECISION POINT:

To approve or deny the request of Azzardo, LLC for a one-year extension of an approved Special Use Permit that allowed four (4) activity uses – two (2) service activities and two (2) commercial activities – in the LM (Light Manufacturing) Zoning District.

Service Activities

1. Business Support Services
Activities that include the provision, primarily to firms rather than individuals, of services of a clerical, employment, protective, or minor processing nature, including multicopy and blueprint services; they exclude the printing of books, other than pamphlets and small reports for another firm, and the storage of goods other than samples for sale.
2. Professional & Administrative Offices
Activities that include managerial, clerical, consultation and professional, including medical, services for therapeutic, preventative or corrective personal treatment, typically performed by the following:
 1. Insurance and real estate offices.
 2. Architects, engineers, lawyers and accounting offices.
 3. Planning and educational research service.
 4. Doctors, dentists and other health care practitioners.
 5. Medical testing and analysis services.
 6. Corporate headquarters, branch offices and data storage centers.

Commercial Activities

3. Business Supply Retail Sales
Activities that include the retail sale or rental from the premises of the office equipment and supplies and similar goods primarily to individuals, firms and other organizations utilizing the goods; they exclude the sale or rental of motor vehicles and the sale of materials used in construction of buildings or other structures; such activities are typical of barber equipment and supply firms, and hotel or office equipment and supply firms.

4. Specialty Retail Sales

Activities that include the sale or rental from the premises of particular or predominant types of goods and merchandise primarily for personal or household use; they exclude the sale or rental of motor vehicles, parts and accessories, furniture and major appliances, and materials used in the construction of buildings or other structures; such activities are typical of apparel, antique, camera and flower stores.

PRIOR ACTION:

- On November 14, 2023, the Coeur d'Alene Planning and Zoning Commission held a public hearing on the above special use request and approved it with the following condition.
 1. Wastewater will require an easement over the public sewer line.

DISCUSSION:

The Planning and Zoning Commission may extend an approval of a special use permit for one-year upon the finding that a written request was filed prior to the permit expiration and showing of unusual hardship not caused by the owner or applicant. *(See attached extension request from the applicant.)*

The applicant has submitted a letter requesting the extension with a statement explaining the hardship they are encountering. The applicant has indicated that the hardship that they are incurring is that the current economic and market conditions, with the high estimated construction costs are proving to be a significant barrier in getting the project off the ground. As a result, the applicant is needing more time to consider alternative financing and construction options.

This is the applicant's first such request. The applicant has requested the one year extension in a letter submitted on September 23, 2024. Approval of this extension request would allow the applicant extra time to explore alternative financing and construction options. The applicant's extension request letter is attached.

SITE PHOTO:

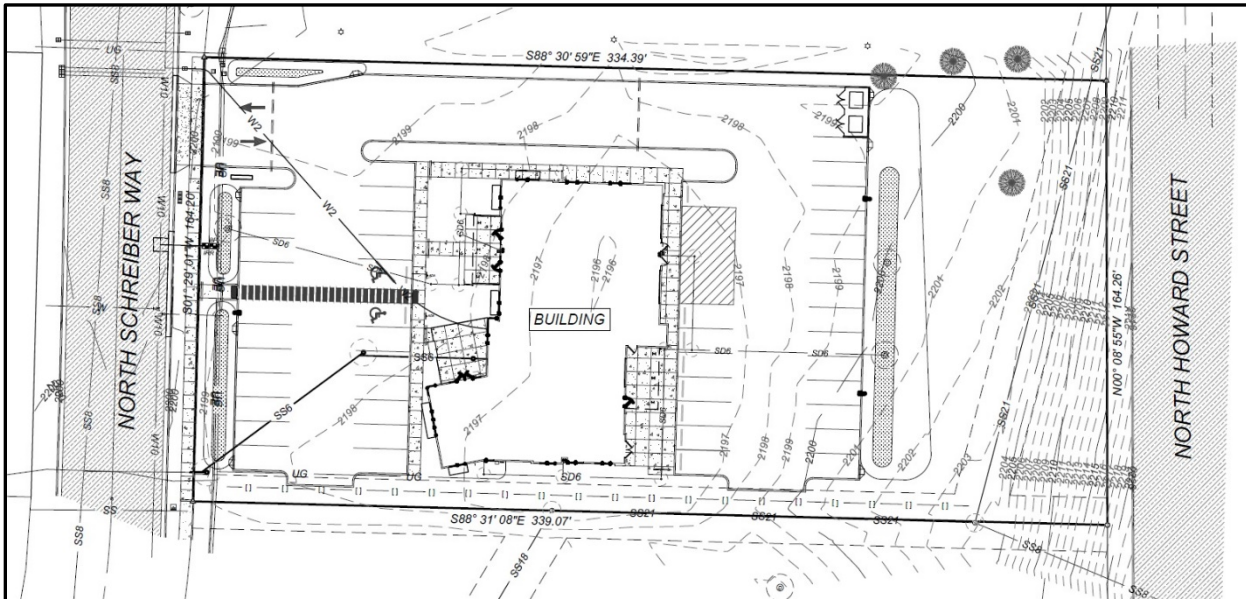


APPROVED SPECAIL USE PROJECT: SP-8-23

The applicant is proposing to build a two-story building containing 3 office suites including (1) large two-story suite and (2) 1,500 SF build-to-suit suites. All tenants would operate under a Special Use Permit in the LM (Light Manufacturing) Zoning District that falls under one or more of the following (4) uses: Business Support Services; Professional & Administrative Offices; Business Supply Retail Sales; and Specialty Retail Sales.

The primary occupant, Exbabylon, which provides computer services, network management and cloud solutions to small and mid-market customers in North Idaho and Eastern Washington, would occupy the two-story suite, while the other two smaller suites would be offered for lease. If a new tenant did not fall under one of these uses, they would be required to apply for a new Special Use Permit.

SITE PLAN:



BUILDING ELEVATION:



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 and Zoning 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.

COMMISSION ALTERNATIVES:

- The Planning and Zoning Commission may, by motion, grant a one-year extension of the approved special use permit to November 13, 2025.
- The Planning and Zoning Commission may, by motion, deny the one- year extension request. If denied, the item expires and the applicant must reapply for another special use permit.

Attachment: Applicant's letter requesting an extension dated September 23, 2024.



**Applicant's
Letter**

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City of Coeur d'Alene
710 E. Mullan Avenue
Coeur d'Alene, ID 83814

September 23, 2024

ATTN: Mike Behary, Associate Planner

RE: Azzardo, LLC Special Use Permit Extension Request

Dear Hilary:

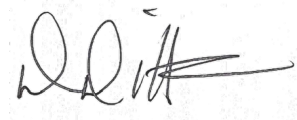
The purpose of this letter is to formally request the extension of **SP-8-24**, the Special Use Permit granted to Azzardo, LLC. The SUP was approved by City Council on November 14, 2023 and was valid for a period of 12 months.

During the past year, Azzardo, LLC has been diligently working to obtain construction bids and secure financing for the new building. However, due to the current economic and market conditions, high estimated construction costs are proving to be a significant barrier in getting the project off the ground. As a result, Azzardo, LLC is considering alternative financing and construction options. It is important to note that despite potential changes to the building design, the activity uses that were unanimously approved by City Council are not proposed to be changed.

Section 17.09.230 of the Coeur d'Alene City Code allows for extensions to be granted upon showing unusual hardship not caused by the owner or applicant. Given Azzardo, LLC's efforts to secure a contractor and financing while simultaneously juggling the need to make building revisions, we believe that we have adequately demonstrated good cause and commitment to moving this project forward and should therefore be granted the 1-year extension of the SUP approval.

Thank you for your time and consideration in this matter. If you have questions regarding any of the above, please feel free to contact me.

Regards,




Drew C. Dittman, PE
Principal Engineer


cc: Alex Stanton, Tina Peralta – Azzardo, LLC



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STAFF REPORT



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PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: MIKE BEHARY, ASSOCIATE PLANNER
DATE: NOVEMBER 12, 2024
SUBJECT: I-1-24: INTERPRETATION OF EXTENSIONS INTO FRONT YARDS ON LOTS 2, 3, AND 4 OF THE "MAHOGANY LANE PUD" (PUD-3-21)
LOCATION: LOCATED AT 2165, 2193, AND 2211 W. BELLERIVE LANE.

APPLICANT/OWNER:

Bear Waterfront, LLC
2936 W. Dakota
Hayden, ID 83835

CONSULTANT:

PLACE Landscape Architecture.
1325 W. First Ave
Spokane, WA 99201

DECISION POINT:

The applicant/owner for Mahogany Lane PUD is requesting an interpretation from the Planning and Zoning Commission on extensions into front yards on Lots 2, 3, and 4.

HISTORY:

In December of 2021, the Planning Commission reviewed and approved the request for a preliminary plat and Planned Unit Development known as "Mahogany Lane" PUD. The PUD consisted of a commercial lot along Beebe Boulevard and residential lots located at the end of Bellerive Lane.

This interpretation is pertaining only to Lots 2, 3, and 4 within the Mahogany Lane PUD. More specially to extensions into front yards and the distance that 2nd story roofs and decks may extend into the front yard. The current zoning code allows the ability of roof eaves to extend two feet into the front yard and there is not a provision for 2nd story decks to extend into the front yard.

As part of the final development plans of the original PUD, the applicant submitted an exhibit that indicated five foot extensions into the front yard. (See Exhibit B on the following page). Exhibit B indicates the applicant's desired extension into front yards as 5 feet, however the table in the applicant's PUD narrative listing all the requested modifications, did not mention any extensions into the front yards for Lots 2, 3, and 4. As part of this interpretation request, the applicant has also submitted building renderings of what the 2nd story decks and roofs would look like from Bellerive Lane. (See applicant's renderings on page 3).

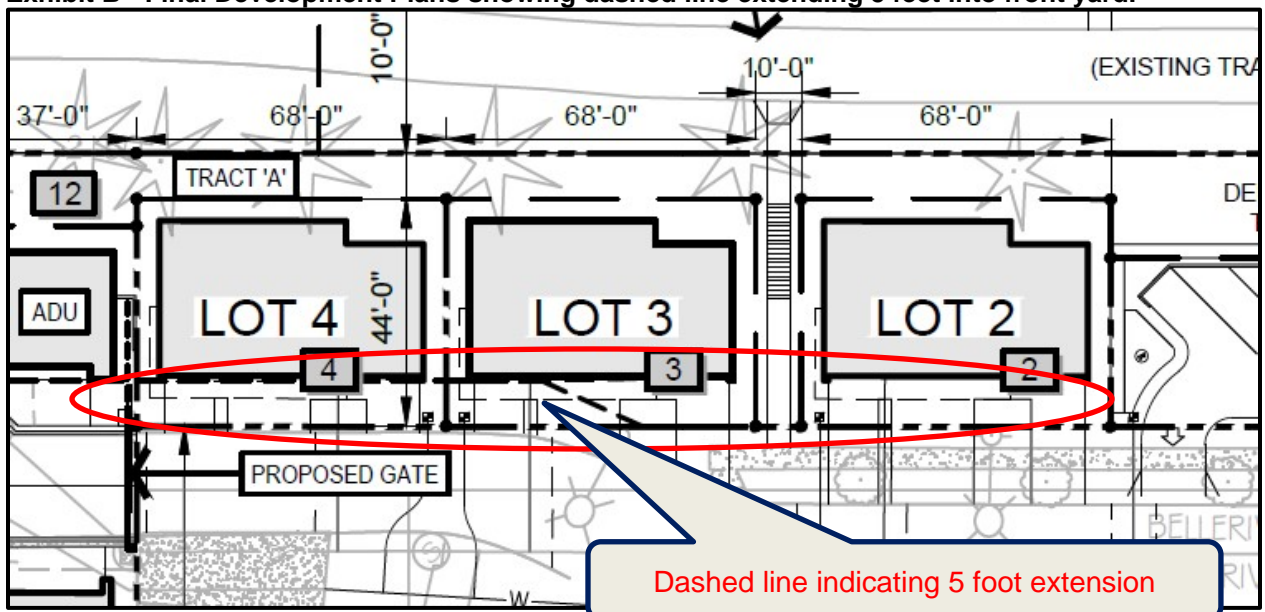
Staff has limited flexibility to allow for minor changes that may be needed if there are issues that come up as building plans are developed and as the site is improved. This change required an interpretation by the Planning and Zoning Commission. Below is Exhibit B from the Final Development Plans and the applicant's proposed site plan that indicates the 2nd story deck and roof extending 5 feet into the front yard. It is to be noted that all the buildings will meet the approved front setback of 10 feet.

APPLICANT'S REQUEST:

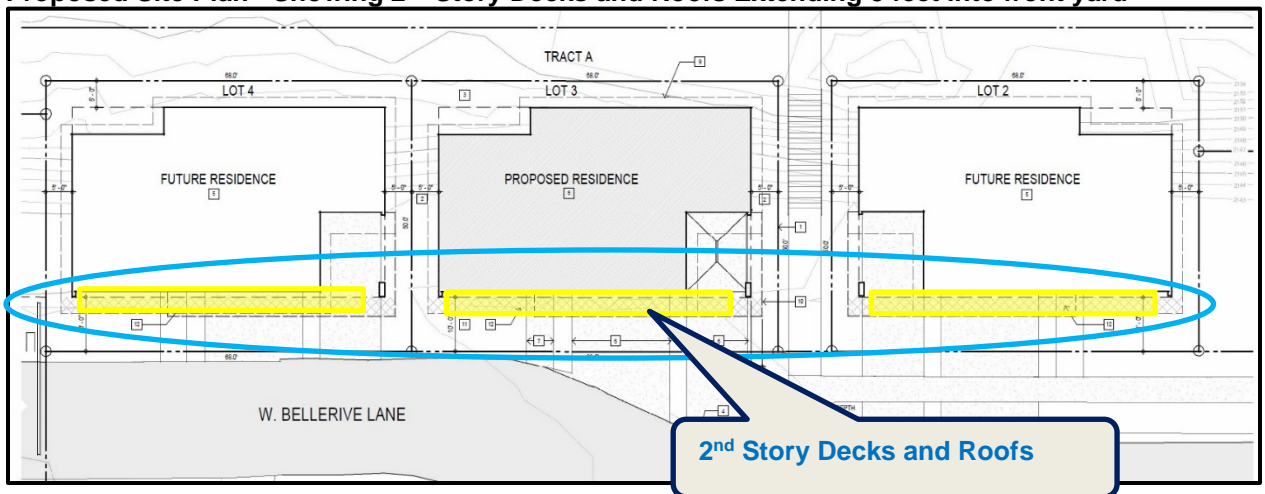
The applicant is requesting an interpretation from the Planning and Zoning Commission to clarify extensions into the front yard. The current zoning code allows a maximum of two feet (2') that may extend into the front yard. Some of the PUD documents that the applicant has submitted indicates 2nd story decks and roofs extending five feet (5') into the front yard.

The applicant has indicated in their narrative that, "Lots 2 thru 4 are also unique in that they are being developed adjacent to the existing private road and pedestrian infrastructure. Aesthetically speaking, Lots 2 and 3 will appear to be farther back and more "open" given the access road meander and public sidewalk. The residential dwellings designed for Lots 2 thru 4, fit within all prescribed building setbacks except the cantilevered roof and decks. We respectfully request that the Commission support this interpretation to allow the second story encroachment of up to 5' into the front yards of Lots 2 thru 4, which is consistent with the original intent of the project and was shown on the exhibits. With the interpretation, all setbacks at the ground level will be met".

Exhibit B - Final Development Plans showing dashed line extending 5 feet into front yard.



Proposed Site Plan - Showing 2nd Story Decks and Roofs Extending 5 feet into front yard



Lots 2, 3, and 4: Rendering – 2nd story decks and roofs looking northwest



Lots 2, 3, and 4: Rendering – 2nd story decks and roofs looking southeast



DECISION POINT RECOMMENDATION:

The Planning and Zoning Commission will need to consider this request and make a decision to approve or deny the interpretation to allow 2nd story decks and roofs to extended up to 5 feet into the front yard setback on Lots 2, 3, and 4 in the Mahogany Lane PUD.

Attachment: Applicant's Narrative



APPLICANT'S APPLICATION

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PLANNING COMMISSION INTERPRETATION APPLICATION

STAFF USE ONLY			
Date Submitted: _____	Received by: _____	Fee paid: _____	Project # _____

REQUIRED SUBMITTALS

Application Fee: \$ 200.00

A **COMPLETE APPLICATION** is required at time of application submittal, as determined and accepted by the Planning Department located at <http://cdaid.org/1105/departments/planning/application-forms>.

- Completed application form**
- Information that may be required to facilitate review (e.g., cover letter, narrative and exhibits)**
- Fee \$200.00**

APPLICATION INFORMATION

PROPERTY OWNER: BEAR WATERFRONT LLC		
MAILING ADDRESS: 2936 W DAKOTA AVE		
CITY: HAYDEN	STATE: ID	ZIP: 83835
PHONE: (208) 457-1034	FAX:	EMAIL: ROBB@STANCRAFT.COM
PROJECT NAME: MAHOGANY LANE PUD		
PROJECT ADDRESS/LOCATION: 2165-2211 W BELLERIVE LANE COEUR D'ALENE, ID		

State below the reason and justification for requesting for an Interpretation by the Planning Commission:

The applicant is seeking an interpretation to allow 2nd story encroachments into the front yard setback for Lots 2-4.
Exhibit B from the Final Development Plan for the Mahogany Lane PUD, dated June 29, 2022, illustrates the proposed building design and placement for Lots 2 thru 4. The exhibit shows a standard lot diagram enlargement that indicates the front yard
with a 10' setback at the ground level and a second story encroachment of 5' into the front yard setback. All setbacks at the ground level will be met.

November 1, 2024

City of Coeur d'Alene
Attn: Hilary Patterson
hpatterson@cdaid.org

RE: MAHOGANY LANE PUD, Front yard Setback Interpretation

Good afternoon, Hillary and Staff

As construction continues in the Mahogany Lane PUD, We respectfully ask the Planning and Zoning Commission to consider our following interpretation request, applicable to Lots 2 thru 4 of the development.

REQUEST:

Allow the second story encroachment of up to 5' into the Front Yard Setback for Lots 2 thru 4.

JUSTIFICATION FOR REQUEST:

When developing the PUD plan, our design team invested significant time to ensure that we were showing "real" architecture and building design (including rooflines, decks, patios, stairs, etc) to ensure that all Open Space and amenities met or exceeded the City's minimum requirements. EXHIBIT B, dated June 29, 2022 illustrates the proposed building design and placement for Lots 2 thru 4. The exhibit clearly shows a standard lot diagram enlargement that indicates the front yard setback as 10' with a dashed shadow line showing the second story encroachment of 5' into the front yard setback.

The residential dwellings designed for Lots 2 thru 4, fit within all prescribed building setbacks EXCEPT the cantilevered roof and decks. There are no connections to the ground (post and footings) that encroach within the building setbacks.

Lots 5 through 10 propose building elements located near the private access road, and allowing this condition to be applied to Lots 2 thru 4, simply continues the existing character of the development.

Lots 2 thru 4 are also unique in that they are being developed adjacent to the existing private road and pedestrian infrastructure. Aesthetically speaking, Lots 2 and 3 will appear to be farther back and more "open" given the access road meander and public sidewalk.

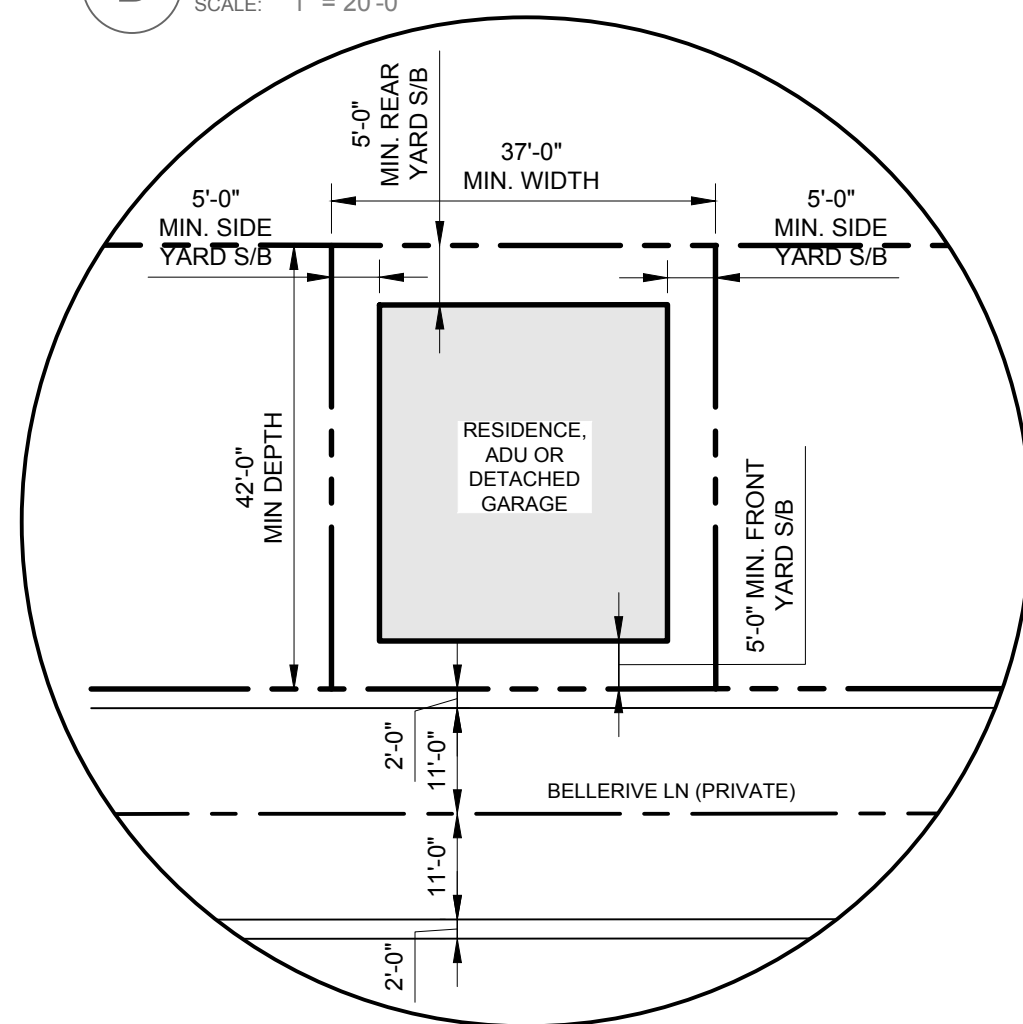
We respectfully request that the Commission support this interpretation to allow the second story encroachment of up to 5' into the front yards of Lots 2 thru 4, which is consistent with the original intent of the project and was shown on the exhibits. With the interpretation, all setbacks at the ground level will be met.

Sincerely,



Joshua Tripp, LLA
Principal Landscape Architect

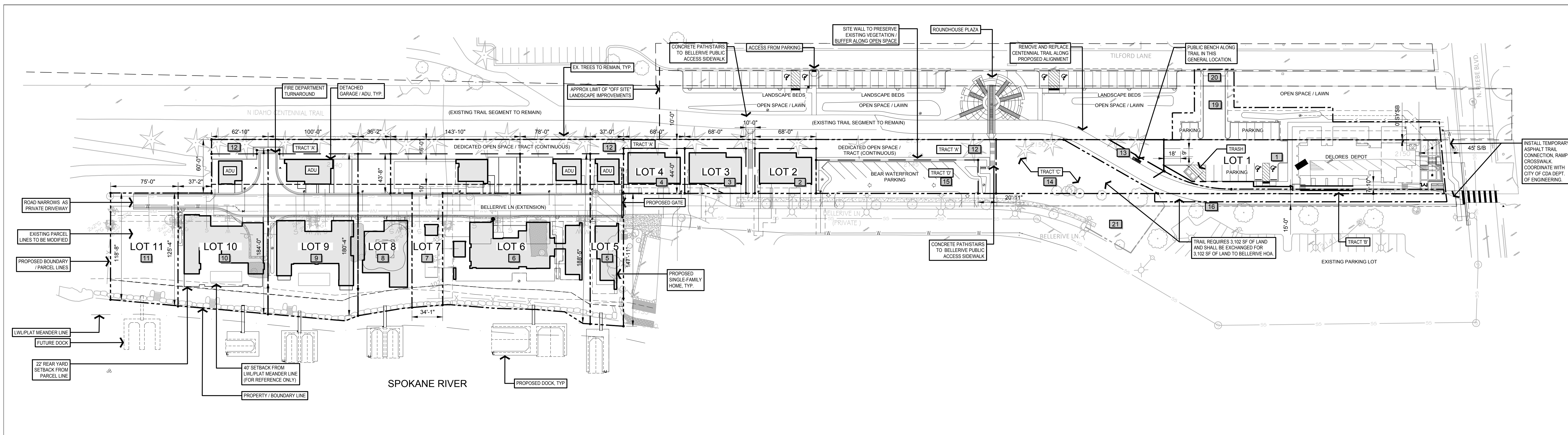
B LOT DIAGRAM ENLARGEMENT
SCALE: 1" = 20'-0"



LAND USE SUMMARY

SYMBOL	DESCRIPTION	QTY		DESCRIPTION	QTY
1	LOT 1 - BEAR WATERFRONT LLC (DELORES DEPOT)	16,458 SF	12	TRACT 'A' - PUBLIC OPEN SPACE	15,043 SF
2	LOT 2 - RESIDENTIAL	3,400 SF	13	TRACT 'B' - OPEN SPACE (NORTH IDAHO CENTENNIAL TRAIL)	5,601 SF
3	LOT 3 - RESIDENTIAL	3,400 SF	14	TRACT 'C' - BELLERIVE HOA OPEN SPACE	7,638 SF
4	LOT 4 - RESIDENTIAL	3,400 SF	15	TRACT 'D' - BEAR WATERFRONT LLC (PARKING)	6,680 SF
5	LOT 5 - RESIDENTIAL	7,049 SF	16	BELLERIVE HOA PROPERTY TO BE DEEDED TO THE TRAILS FOUNDATION AFTER TRAIL RELOCATION IS COMPLETE	2,845 SF
6	LOT 6 - RESIDENTIAL	26,054 SF	19	EASEMENT FROM THE CITY OF CDA REQUIRED FOR ACCESS AND PARKING	9,808 SF
7	LOT 7 - RESIDENTIAL	9,261 SF	20	ACCESS EASEMENT REQUIRED FROM TRAILS FOUNDATION	723 SF
8	LOT 8 - RESIDENTIAL	9,462 SF	21	BIG CREEK LAND COMPANY	3,666 SF
9	LOT 9 - RESIDENTIAL	18,283 SF			
10	LOT 10 - RESIDENTIAL	15,826 SF			
11	LOT 11 - RESIDENTIAL	9,174 SF			

* FINAL PLAT SHALL DICTATE LEGAL LOT SIZES. AREAS SHOWN FOR REFERENCE ONLY. MEASURES HAVE BEEN TAKEN TO ENSURE MAXIMUM ACCURACY WITH CIVIL AND SURVEY TEAM AT TIME OF EXHIBIT PREPARATION.



1 SITE PLAN
SCALE: 1" = 50'-0"



PROPOSAL

Summary Description

This application is for a Planned Unit Development with 11 lots. All residential lots are to be accessed via a private road system. The gross acreage is 3.60 acres of which 0.65 (18.05%) will be dedicated as open space. The open space is directly adjacent to the North Idaho Centennial Trail. Within the PUD boundary, the developer proposes enhancement of a significant natural trees and vegetation, landscaping, pedestrian seating node and sidewalk connections to offsite parking north of the trail. The pedestrian access routes also provide a significantly improved level access to the existing boardwalk.

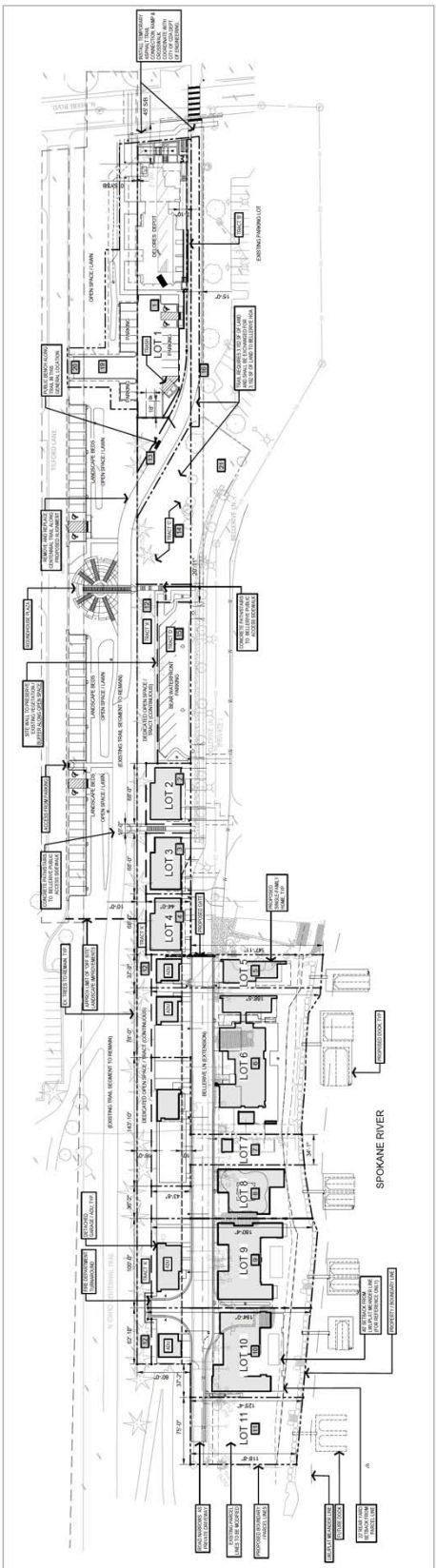
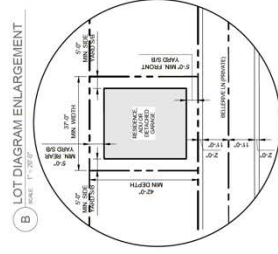
The eastern end of the development features an iconic mixed-use building that will offer services to the community.

Proposed modifications to the City's standards are discussed in the applicable sections below.

Figure 6: Excerpt from the Mahogany Lane PUD Plan

LAND USE SUMMARY

TRACT	DESCRIPTION	CITY	ACRES	SQ FT
TRACT A	PUBLIC OPEN SPACE	14-08F SF	0.65	15,043 SF
TRACT B	11 RESIDENTIAL LOTS	14-08F SF	2.95	66,017 SF
TRACT C	RECREATION/OPEN SPACE	7-03N SF	0.05	1,146 SF
TRACT D	MIXED USE BUILDING	14-08F SF	0.05	1,146 SF



Zone District, Intensity of Use, and Related Standards

This property is zoned R-17. Pursuant to Coeur d’Alene City Code (CCC) 17.05.090.A: “This district is intended as a medium/high residential area that permits a mix of housing types at a density of 17 dwelling units per gross acre.” The owner is proposing a development density of 3.05 residential units per acre, less than 82% of that allowed by the CCC.

Building height restrictions per the CCC are shown in the below table. The owner is proposing a modification to building height restriction for the Residential ADU – described below.

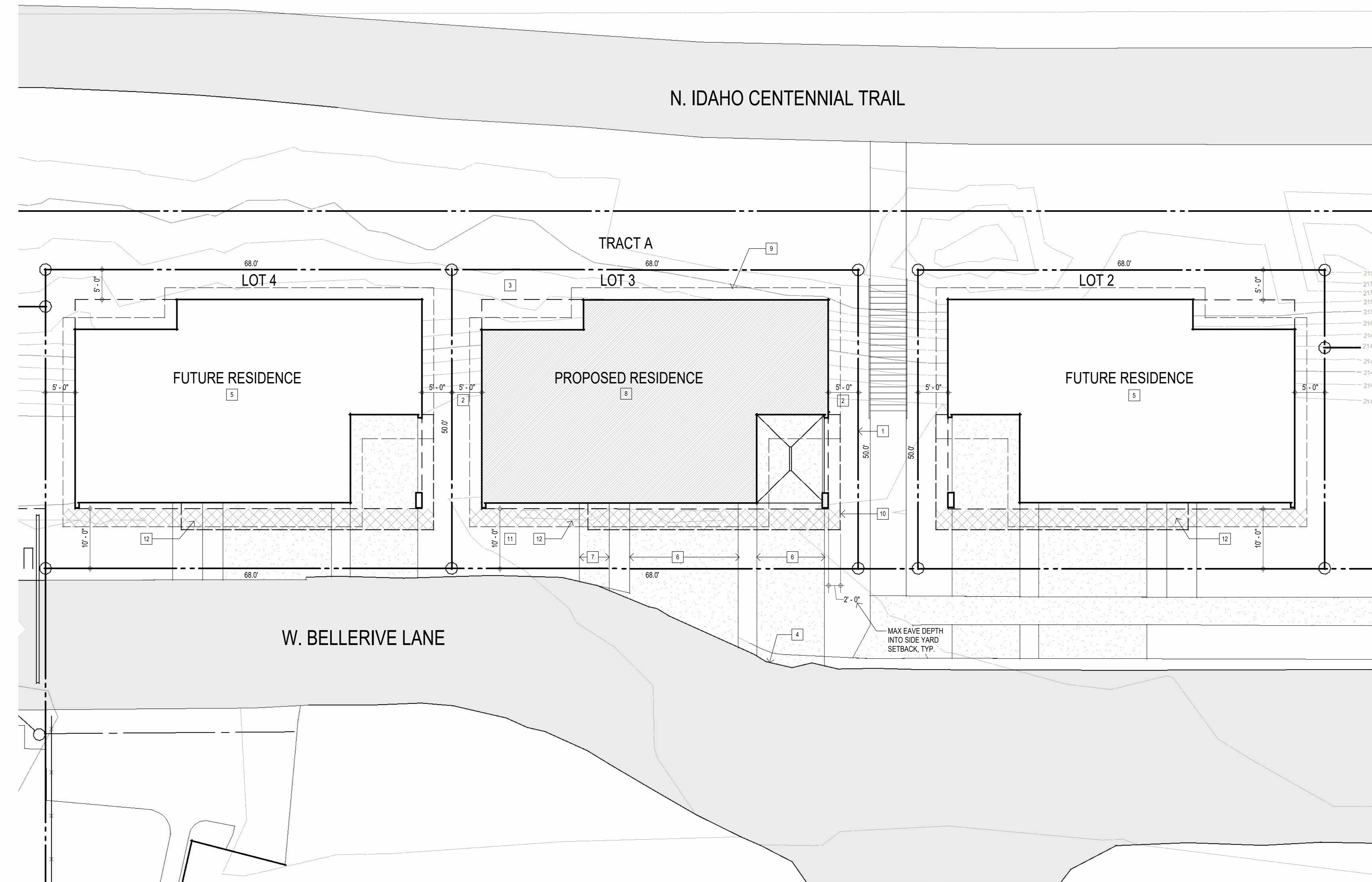
Maximum Structure Heights		
Use	Structure Type	Principal Facilities (In buildable area)
Residential	Principal structure	32’ (2 ½ Stories)
Residential	Detached garages and carports	With low or no scope roof: 14’; with medium to high slope roof: 18’
Residential	ADU	24’ (2 Stories measured from median finish grade).
Commercial	Mixed Use	45’ (3 ½ Stories)

Yard Setbacks		
Use	CCC Standard (FY/SY/Ry)	PUD Modified Setbacks (FY/SY/Ry)
Residential and Commercial	FY 20’ / SY 5’ one side & 10’ the other / 25’ (12 ½’ adjacent Public Open Space) Zero setback side yards are allowed for single family.	
Residential (Lots 2 thru 4)	Principal structure	FY 10’ / SY 5’ both side yards / RY 5’ (adjacent Public Open Space, Tract).
Residential (Lots 5 thru 11)	Principal structure	FY 5’ / SY 5’ both side yards / RY 22’ (adjacent Waterfront, measured from face of existing rock wall)
Residential (Lots 5 thru 11)	ADU w/garage	FY 10’ / SY 5’ both side yards / RY 5’ (adjacent Public Open Space, Tract).
Commercial (Lot 1)	Principal structure	FY 20’ / SY 0’ both side yards / RY 5’

*The front yard is defined as the parcel edge directly adjacent the private street for all lots except Lot 1 where the front yard shall be adjacent to Public Right-of-Way; Beebe Blvd.

KEYED NOTES

- 1 PROPERTY BOUNDARY. SEE SURVEY BY ATS DATED 9/12/22.
- 2 MAHOGANY LANE PUD 5'-0" SIDE SETBACK LINE
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INTERIOR DESIGN
 INTERIORS BY DESIGN
 3000 W. BELLERIVE LANE, SUITE 100
 COEUR D'ALENE, IDAHO 83816
 P: 208-755-7910
 CONTRACTOR: JOHN HARTY

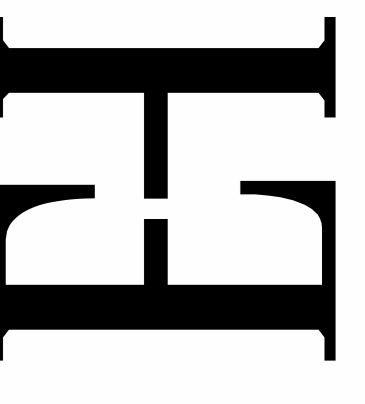
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STRUCTURAL ENGINEER
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CIVIL ENGINEER
 JAMES W. HARTY
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 P: 208-755-7910
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a private residence for
 bear waterfront llc
 mahogany lane p.u.d.
 lot 3, 2193 belleve lane
 coeur d'alene, id 83815

eric hedlund design, llc
 coeur d'alene, idaho 83816
 208-755-7910 phone
 208-265-2946 fax
 info@eh-design.net



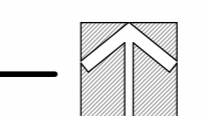
TRI-HOUSES

DATE	ISSUED FOR
07/19/23	PERMIT SET
8/15/23	BLDG. DEPT. REVISIONS
4/15/24	DESIGN REVISIONS
11/1/24	PROPERTY LINE UPDATE

PERMIT SET
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 OR TRANSLATION OF ANY PART OF THIS
 BOOK WITHOUT THE WRITTEN PERMISSION
 OF ERIC HEDLUND DESIGN, LLC IS UNLAWFUL
 AND SUBJECT TO CRIMINAL PROSECUTION.

DATE:	07/19/23
DRAWN:	HD
CHECKED BY:	EH
SHEET NUMBER:	A.1

1 SITE PLAN
 SCALE: 1" = 10'-0"



07/19/23 PERMIT SET

November 1, 2024

City of Coeur d'Alene
Attn: Hilary Patterson
hpatterson@cdaid.org

RE: MAHOGANY LANE PUD, Front yard Setback Interpretation

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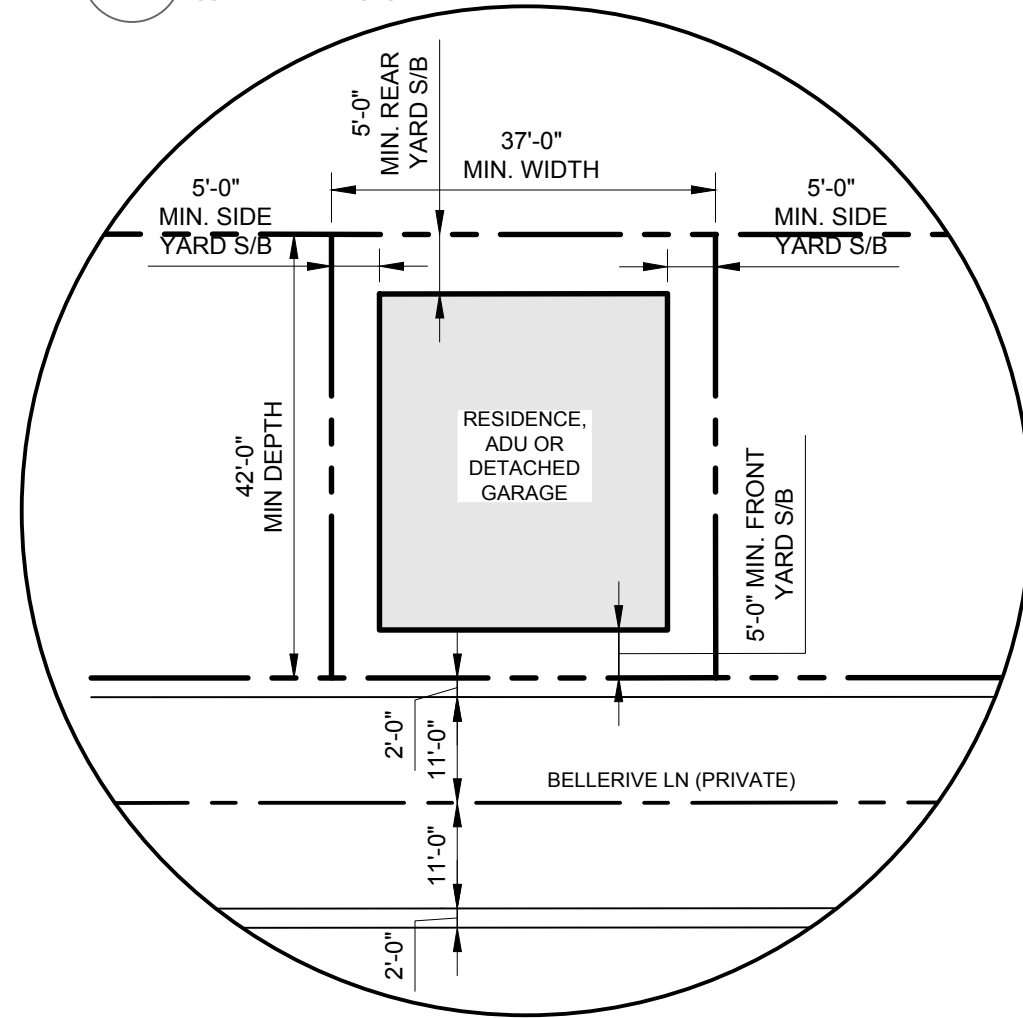
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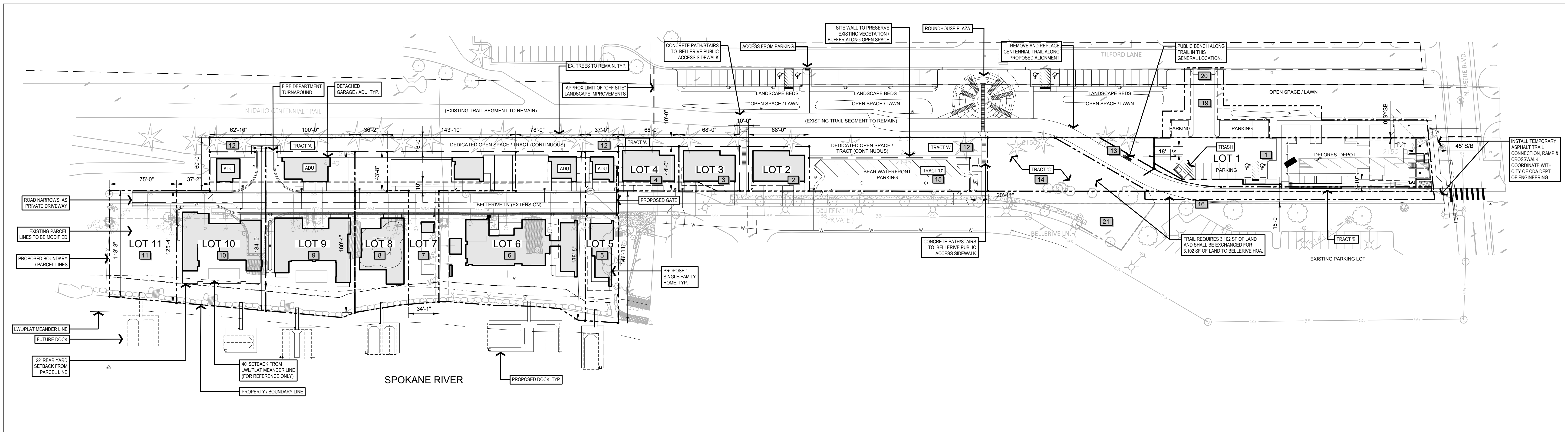
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PROPOSAL

Summary Description

This application is for a Planned Unit Development with 11 lots. All residential lots are to be accessed via a private road system. The gross acreage is 3.60 acres of which 0.65 (18.05%) will be dedicated as open space. The open space is directly adjacent to the North Idaho Centennial Trail. Within the PUD boundary, the developer proposes enhancement of a significant natural trees and vegetation, landscaping, pedestrian seating node and sidewalk connections to offsite parking north of the trail. The pedestrian access routes also provide a significantly improved level access to the existing boardwalk.

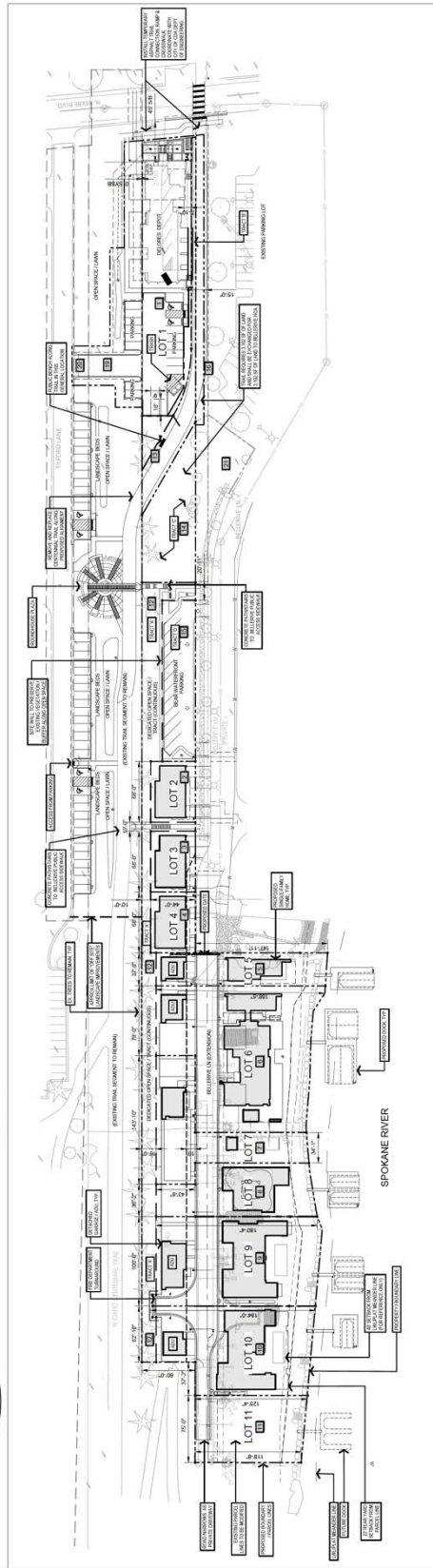
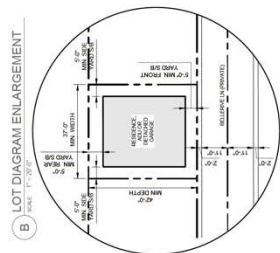
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Figure 6: Excerpt from the Mahogany Lane PUD Plan

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03	TRACT C - BELLERIVE HOA OPEN SPACE	7.639	sq. ft.	14-05B
04	TRACT D - BEAR WATERFRONT LLC	6.680	sq. ft.	14-05B
05	TRACT E - BEAR WATERFRONT LLC	2.841	sq. ft.	14-05B
06	TRACT F - BEAR WATERFRONT LLC	9.865	sq. ft.	14-05B
07	TRACT G - BEAR WATERFRONT LLC	7.23	sq. ft.	14-05B
08	TRACT H - BEAR WATERFRONT LLC	3.696	sq. ft.	14-05B



Zone District, Intensity of Use, and Related Standards

This property is zoned R-17. Pursuant to Coeur d’Alene City Code (CCC) 17.05.090.A: “This district is intended as a medium/high residential area that permits a mix of housing types at a density of 17 dwelling units per gross acre.” The owner is proposing a development density of 3.05 residential units per acre, less than 82% of that allowed by the CCC.

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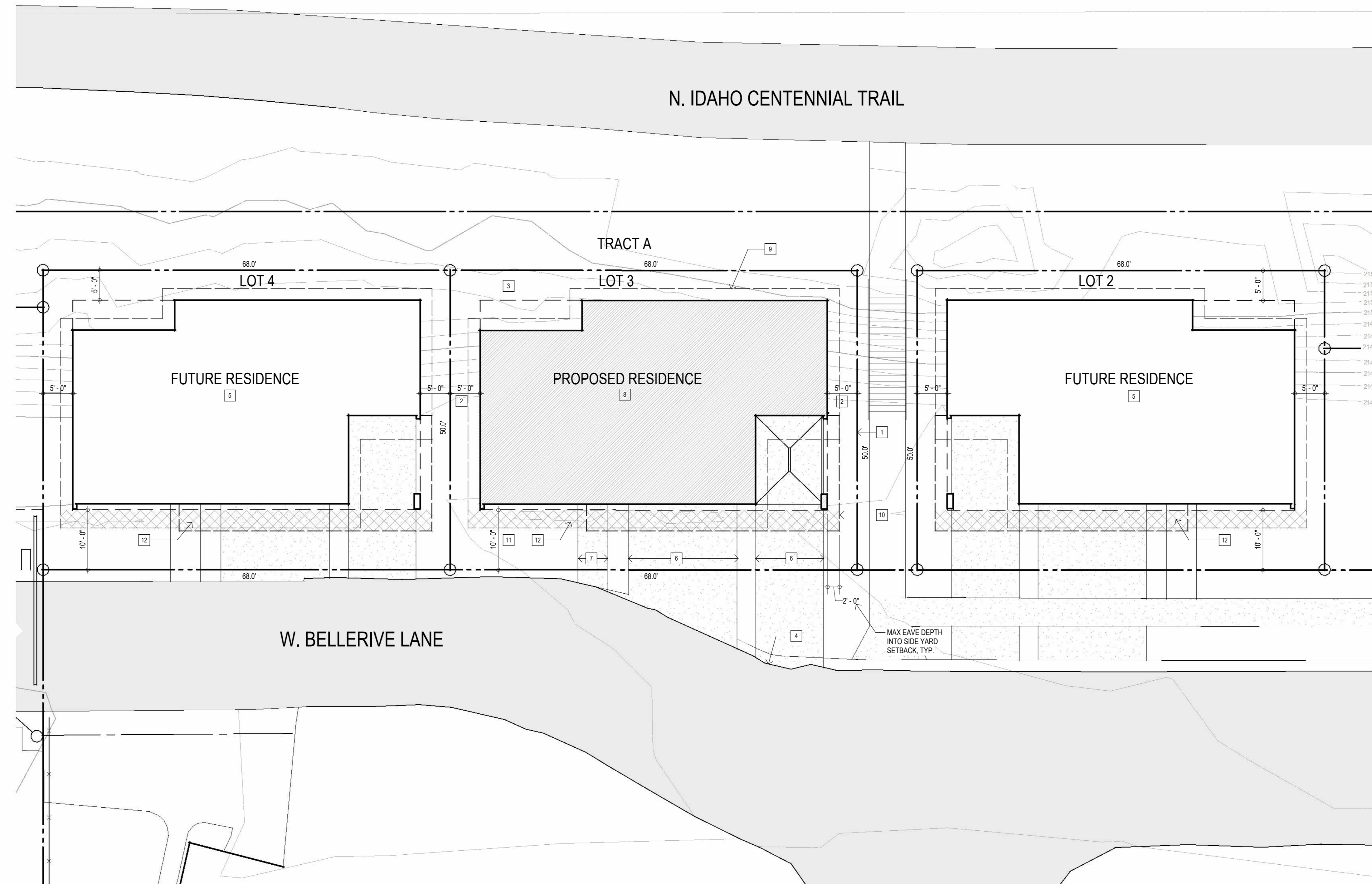
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INTERIOR DESIGN
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 COEUR D'ALENE, ID 83814
 P: 208-755-7910
 CONTRACT: JOHN HARTY

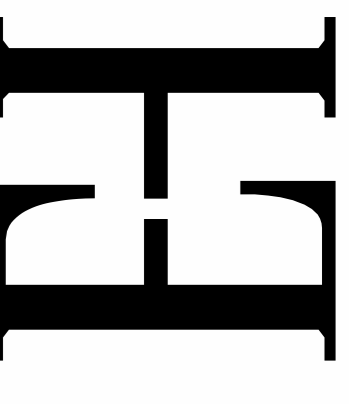
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STRUCTURAL ENGINEER
 JOHN HARTY
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CIVIL ENGINEER
 JOHN HARTY
 200 N. W. 10TH ST. SUITE 100
 COEUR D'ALENE, ID 83814
 P: 208-755-7910
 CONTRACT: JOHN HARTY

a private residence for
 bear waterfront llc
 mahogany lane p.u.d.
 lot 3, 2193 belleve lane
 coeur d'alene, id 83815

eric hedlund design, llc
 coeur d'alene, idaho 83816
 208-755-7910 phone
 208-265-2946 fax
 info@eh-design.com



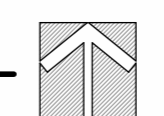
TRI-HOUSES

DATE	ISSUED FOR
07/19/23	PERMIT SET
8/15/23	BLDG DEPT/VE REVISIONS
4/15/24	DESIGN REVISIONS
11/1/24	PROPERTY LINE UPDATE

PERMIT SET
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DATE:	07/19/23
DRAWN:	HD
CHECKED BY:	EH
SHEET NUMBER:	A.1

1 SITE PLAN
 SCALE: 1" = 10'-0"




07/19/23 PERMIT SET

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STAFF REPORT



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**PLANNING AND ZONING COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER

HEARING DATE: NOVEMBER 12, 2024

SUBJECT: SP-4-24, REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A MINIMAL CARE FACILITY IN THE R-8 (RESIDENTIAL AT 8 UNITS/ACRE) ZONING DISTRICT

LOCATION: A +/- 6.016 ACRE PARCEL LOCATED NORTH OF HANLEY AND WEST OF COEUR TERRE BOULEVARD, LOT 2, BLOCK 37, THE TRAILS 6th ADDITION

OWNER:
Coeur Development LLC
1221 W Emma Avenue
Coeur d'Alene Idaho 83814

APPLICANT/ARCHITECT:
Todd Butler
401 S. 18th Street
Coeur d' Alene, ID 83814

DECISION POINT:

The applicant is requesting approval for a special use permit to develop a minimal care facility to provide five (5) Residential Care Facilities with 16 beds each, 24 Senior Living Cottages to accommodate up to 48 additional residents, and one (1) additional Guest Suite for family members/visitors requiring overnight lodging located in the R-8 (Residential at 8 units/acre) Zoning District.

BACKGROUND INFORMATION:

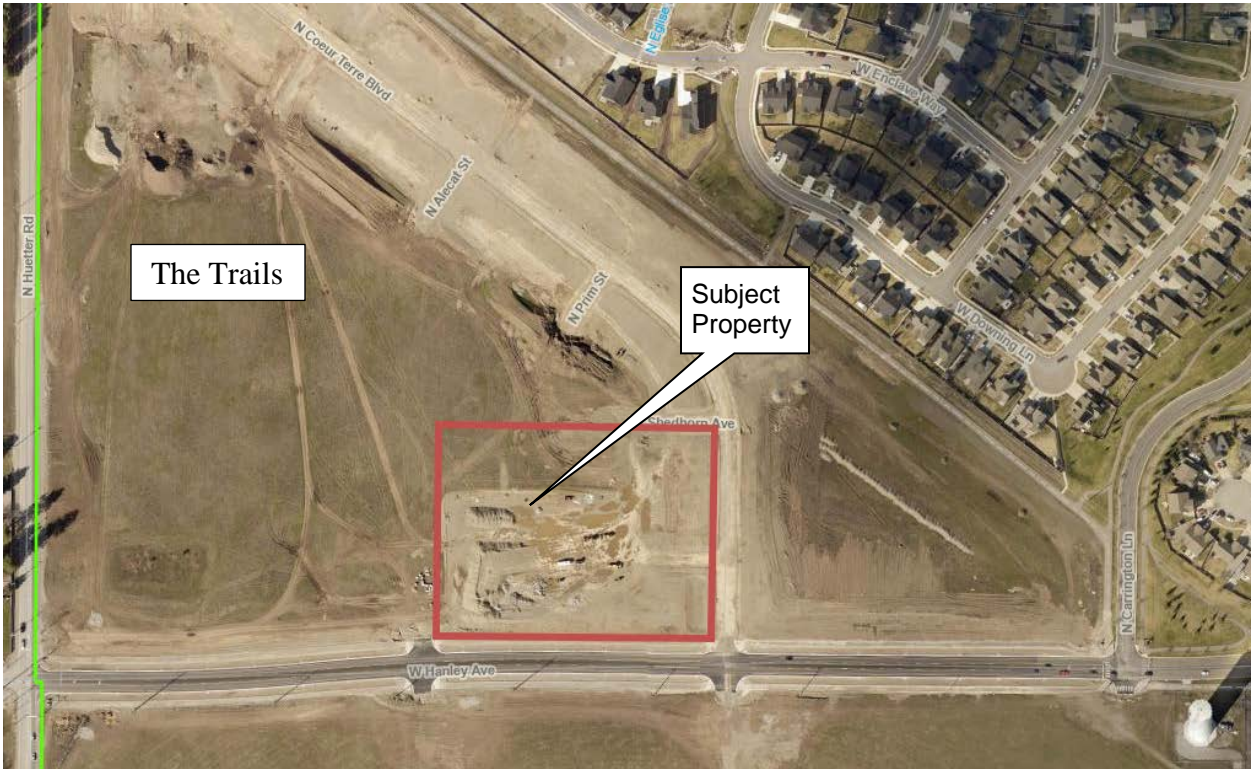
The subject site is located north of Hanley Avenue and West of Coeur Terre Boulevard. The 6.016-acre property is zoned R-8 (Residential at 8 units/acre) zoning district and is currently vacant. The property is described at Lot 2, block 37, at the Trails 6th Addition. The subject property is bordered by four street frontages; Hanley Avenue is directly to the south, Coeur Terre Boulevard is on the east, Shedhorn Avenue is on the north and Alecat Drive to the west of the proposed project. The proposal for the Hemmingson Senior Living @ The Trails (HSL@The Trails) is to provide five (5) Residential Care Facilities with sixteen (16) beds in each home, for up to 80 residents, along with up to 24 Senior Living Cottages (duplexes) with up to 48 additional residents. The maximum number of minimal care residents would not exceed 128 for the +/- 6-acre site and would be developed under the "Minimal Care Facility" SUP. Nonresidential performance standards in the R-8 zoning district would apply.

The Residential Care Homes will provide (24) hour care and include group dining and supervision for physically or mentally handicapped or infirm and who are in need of residential care. The Senior Cottages will be for 55+ residents, capable to taking care of themselves in independent living units, but who prefer personal supervision. These residents would receive daily well checks, cleaning and laundry services, have alarm and monitoring systems that provide access to (24) hour care, and have access to group dining. The project amenities may also include facilities such as a community center that could have a gym, game and activity rooms, and large meeting/gathering rooms. In addition to the residences, a guest suite for family members or visitors requiring overnight lodging is also being proposed.

PROPERTY LOCATION MAP:



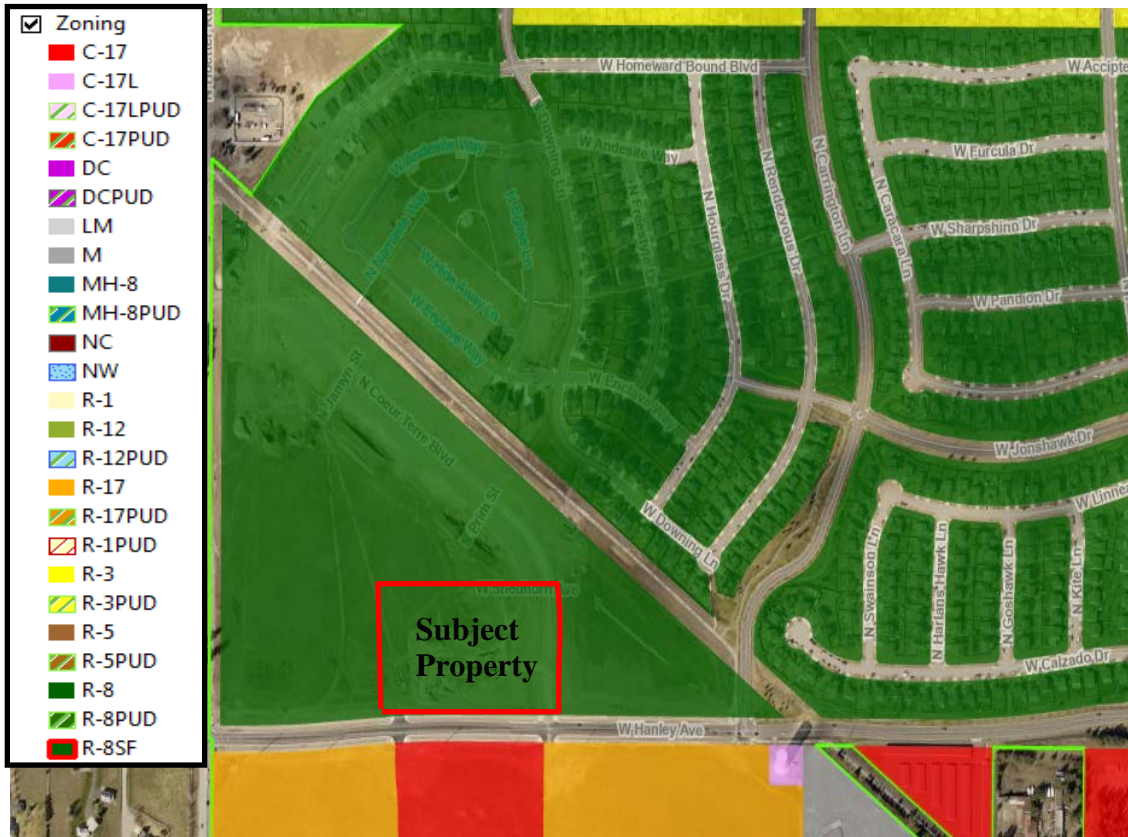
AERIAL PHOTO:



BIRDS EYE AERIAL PHOTO LOOKING NORTH:



ZONING MAP:



As seen in the above Zoning Map, the subject property is zoned R-8 (Residential at 8 units/acre and has R-8 zoning to the west, north and northeast. The property on the south side of Hanley Avenue zoned R-17 and with a portion zoned C-17. The R-8 zoning district allows for Minimal Care Facility (Civic Use) with the approval of a Special Use Permit.

R-8 –RESIDENTIAL AT 8 UNITS/ACRE ZONING DISTRICT:

17.05.090: GENERALLY:

- A. The R-8 district is intended as a residential area that permits a mix of housing types at a density not greater than eight (8) units per gross acre.
- B. In this district a special use permit, as prescribed in section 17.09.205 of this title may be requested by neighborhood sponsor to restrict development for a specific area to single-family detached housing only at eight (8) units per gross acre. To constitute neighborhood sponsor, at least sixty six percent (66%) of the people who own at least sixty six percent (66%) of the property involved must be party to the request. The area of the request must be at least one and one-half (1 ½) acres bounded by streets, alleys, rear lot lines, or other recognized boundary. Side lot lines may be used for the boundary only if it is also the rear lot line of the adjacent property.
- C. In this district a special use permit may be requested by the developer for a two (2) unit per gross acre density increase for each gross acre included in a pocket residential development. This density increase provision is established to reflect the concern for energy and environment conservation.

- D. Project review (see sections 17.07.305 through 17.07.330 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.

17.05.100: PERMITTED USES; PRINCIPAL:

Principal permitted uses in an R-8 district shall be as follows:

- Administrative
- Duplex housing
- Essential service (underground)
- "Home occupation", as defined in this title
- Neighborhood recreation
- Pocket residential development
- Public recreation
- Single-family detached housing

17.05.110: PERMITTED USES; ACCESSORY:

Accessory permitted uses in an R-8 district shall be as follows:

- Accessory dwelling units
- Garage or carport (attached or detached)
- Private recreation facility (enclosed or unenclosed).

17.05.120: PERMITTED USES; SPECIAL USE PERMIT:

Permitted uses by special use permit in an R-8 district shall be as follows:

- A two (2) unit per gross acre density increase
- Boarding house
- Childcare facility
- Commercial film production
- Community assembly
- Community education
- Community organization
- Convenience sales
- Essential service (aboveground)
- Group dwelling - detached housing
- Handicapped or minimal care facility
- Juvenile offenders' facility
- Noncommercial kennel
- Religious assembly
- Restriction to single-family only

17.05.130: SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT:

Maximum height requirements in an R-8 district shall be as follows:

For public recreation, community education, minimal care facility or religious assembly activities: 45 feet

17.05.165: NONRESIDENTIAL SITE PERFORMANCE STANDARDS; MINIMUM YARD:

Minimum yard requirements in an R-8 district shall be as follows:

1. Front: The front yard requirement shall be twenty feet (20') except, when abutting along the side or across the street from a residential district. The front setback shall be equal to the most restrictive front setback thereof.
2. Side, Interior: The interior side yard requirement shall be ten feet (25').
3. Side, Street: The street side yard requirement shall be twenty feet (25').
4. Rear: The rear yard requirement shall be twenty feet (25'). However, the rear yard will be reduced by one-half (1/2) when adjacent to public open space.

THE HEMMINGSON @ THE TRAILS: SITE PLAN:

Assisted Living: 5 homes, Senior Living: 24 units, Community Center (Assisted Living) Activity Center (Senior Living). And, one guest suite.

SEE UPDATED SITE PLAN ON THE FOLLOWING PAGE





The Hemmingson @ The Trails

Coeur d'Alene Idaho

ASSISTED LIVING (Providing 24 hr care through): • 24 hr. In-house, Full-care facilities	COMMUNITY CENTER (Senior Living) • Activity Rooms/Gathering room • Rec. Center/ Gym • Development Office
SENIOR LIVING COTTAGES (Providing 24 hr care through): • Daily well checks • Pendant Monitoring • Pull chords all units • 24 hour onsite monitoring • Weekly Unit cleaning and laundry • Meal Plan Options	GUEST COTTAGE • Guest Suite
	GRASS OR SWALE
	LANDSCAPE AREA
ENTRY FEATURE	CLUSTER MAILBOXES
MONUMENT SIGN/ LANDSCAPE FEATURE	BICYCLE RACKS
DUMPSTER	SWALE AREAS (EXISTING & POTENTIAL)

SITE INFORMATION

ADDRESS: Coeur Terre Boulevard
LEGAL DESCRIPTION: The Trails 6th Addition, Lot 2, Block 37
PARCEL #: [Blank]
LOT SIZE: 262056.96 S.F. 6.016 ACRES
ZONING: COMMERCIAL R-8
ACTIVITY GROUP: SPECIAL USE PERMIT (13. GROUP DWELLING)-MINIMAL CARE FACILITY
DENSITY: [Blank]
SETBACKS: FRONT (F)= 20'
FRONT (S)= 10' 20' FOR GARAGES
SIDE (NO ALLEY) 5' & 10' NON-RESIDENTIAL ACTIVITIES REQUIRE 25' SETBACK
REAR= 25'
HEIGHT: 32 FEET

SPECIAL SITE STANDARDS

LANDSCAPING: ALL FRONT YARD TO BE LANDSCAPED. STREET TREE PLANTING MAY BE REQUIRED. PROVIDED
FENCES: FRONT YARD 4' MAX. SIDE & REAR YARD 6' MAX. PROVIDED
OTHER: 5' SIDEWALKS WITH A 5' TREE LAWN REQUIRED WITH NEW CONSTRUCTION. PROVIDED

PARKING REQUIREMENTS

CDA CITY CODE: CHAPTER 17.44

USE	REQUIREMENTS	MULTIPLIER	REQUIRED	PROPOSED	TABLE 1106.1 ACCESSIBLE PARKING SPACES	REQUIRED MIN. NUMBER OF ACCESSIBLE SPACES
MINIMAL CARE FACILITY (S.L.)	ELDERLY: (5) SPACE PER DUPLEX (2) PER D.U.	20 DWELLING	10-ELDERLY 20 GARAGES	26 TO 50	1	1
MINIMAL CARE FACILITY (A.L.)	1 SPACE FOR EVERY 6 BEDS	5 DWELLING (60 BEDS)	40-DUPLEX 20 DRIVEWAYS	51 TO 75	2	2
EMPLOYEES	(2) PER BUILDING (2) SUPPORT	5 DWELLING		76 TO 100	3	3
GUEST	SENIOR HOUSING & ASS. LIV.	0	101 TO 150	151 TO 200	4	4
TOTAL		56 (UP TO 66)	88	201 TO 300	6	6
ACCESSIBLE	76-100 TOTAL = MIN. 4 SPACES REQ.	4	6	301 TO 400	7	7
				401 TO 500	8	8
				501 TO 1,000	9	9
				1,001 and over	2% of total	2% of total
BICYCLE	2 BIKE SPACES FOR FIRST 10 REQ. STALLS 1 BIKE SPACE FOR EACH ADDITIONAL 10 SPACES	4	12			

R-2 OCCUPANCY: 2% and (1) Minimum for each Accessible or Type A Unit
VAN SPACES: (1) required for every (6) Accessible required

PARKING LOT REQUIREMENTS

STANDARD SPACE	9'-0" WIDE X 20'-0" DEEP	24'-0" DRIVE AISLE
STANDARD SPACE	8'-0" WIDE X 23'-0" DEEP	12'-0" DRIVE AISLE-ONE-WAY
COMPACT SPACE	7'-6" WIDE X 15'-0" DEEP	20'-0" DRIVE AISLE-TWO-WAY
BICYCLE SPACE		21'-0" DRIVE AISLE

• DRIVEWAYS TO BE 5' MIN SETBACK FROM SIDE PROPERTY LINES

LANDSCAPE REQUIREMENTS

112,206 S.F. OF GRASS & LANDSCAPE SHOWN ON S.U.P. CONCEPTUAL SITE PLAN (43% OF SITE)

All required front yards, all street oriented required side yards, and all required corner cutoff areas shall be landscaped, except these areas occupied by authorized accessory uses, or required parking.	17,06,820	PROVIDED
GENERAL LANDSCAPE REGULATIONS: A. Landscape Plan required 1. Amount Of Coverage: All required landscape areas shall be planted so as to achieve seventy five percent (75%) coverage of the area within three (3) years.	17,06,825	TO BE PROVIDED
BUFFER YARD REGULATIONS 4. To conceal outdoor trash receptacles (Application No. 1: min 5'w x 5' h or 5' fence)	17,06,830	PROVIDED
ENVIRONMENTAL LANDSCAPING 3. Environmental Landscaping required for residential lots containing 6 or more spaces. 5. For single-family and duplex housing only street tree requirements shall apply. • Parking Landscaping-The amount of landscaping required is calculated as a percentage of the gross paved areas used for parking spaces. Traffic aisles and driveways are excluded from this calculation. This percentage is based on the number of parking spaces.	17,06,835	5-10 SPACES (8% REQ.) 8840 S.F. PARKING 707 LANDSCAPE REQ. (2) TREES REQ.
(Parking lot landscaping shall consist of, but is not limited to, a mix of deciduous and evergreen trees, shrubs, and ground cover. No parking spaces shall be more than sixty feet (60') from a landscaped area, and there shall be at least one tree for each three hundred (300) square feet of required landscape area.)		PROVIDED
• Street Trees: Spacing requirements: 1. Small trees (25') 2. Medium trees (35') 3. Large trees (45')	12,36,400	PROVIDED
Distance from curb & sidewalk: 1. Small trees (15') 2. Medium trees (25') 3. Large trees (4')	12,36,410	
Distance from streetlights: 1. Small trees (15') 2. Medium trees (25') 3. Large trees (35')	12,36,415	
No street trees other than listed "small trees" shall be planted under or within 10' lateral feet of primary overhead power line	12,36,420	



DRAWN BY: [Blank]
 CHECKED BY: T.O.B.
 ORIGINAL LOT: [Blank]
 CURRENT LOT: 10/28/24

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 architect Todd O. Butler, Architect
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PRELIMINARY
 LICENSED ARCHITECT
 NR-2270
 STATE OF IDAHO

The Hemmingson @ The Trails
 Coeur Terre Boulevard, Coeur d'Alene, Idaho 83815

forte
 architecture & planning inc.
Todd O. Butler Architect
 401 S. 19TH, COEUR D'ALENE, ID 83814 (208) 765-4634

A0.1
 Site

Architectural Site
 SCALE: 1" = 30'

APPLICANT'S FLOOR PLAN: HOUSE ONE- 16 BEDS EACH HOME



MAIN LEVEL SQUARE FOOTAGE (INCLUDING EXTERIOR WALLS)	
Main Level (Assisted Living)	8,517.5 S.F.
Main Level (Office,Salon,Pantry)	1,856.0 S.F.
Level 2 (Offices)	679.5 S.F.
TOTAL	11,053 S.F.

EXTERIOR VIEWS: HOUSE ONE- 16 RESIDENTS (SOUTH VIEW)



EXTERIOR VIEWS: HOUSE ONE- 16 RESIDENTS (SOUTHWEST VIEW)



EXTERIOR VIEWS: HOUSE ONE- 16 RESIDENTS (NORTH VIEW)



N VIEW
SOUTH + 10'



EAST VIEW
SOUTH + 10'

(EAST VIEW)



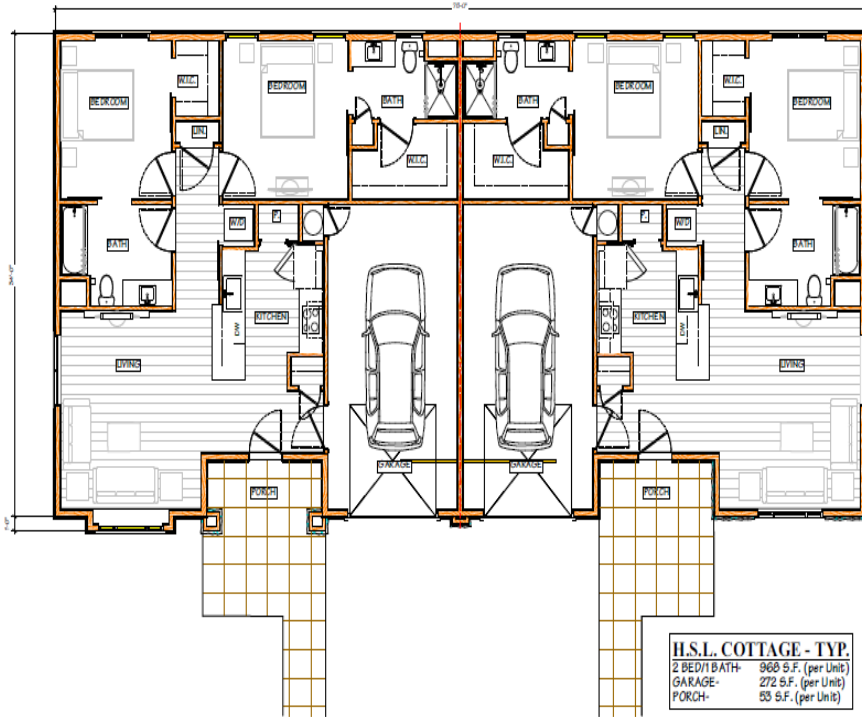
WEST VIEW
SOUTH + 10'

(WEST VIEW)

EXTERIOR VIEWS: TYPICAL COTTAGE FRONT VIEW AND FLOOR PLAN:



Typical Front Views



H.S.L. COTTAGE - TYP.	
2 BED/1 BATH-	968 S.F. (per Unit)
GARAGE-	272 S.F. (per Unit)
PORCH-	53 S.F. (per Unit)

H.S.L. COTTAGE - TYP.	
2 BED/1 BATH-	968 S.F. (per Unit)
GARAGE-	272 S.F. (per Unit)
PORCH-	53 S.F. (per Unit)

SUMMARY OF FACTS:

The following facts align with the facts listed in the draft Findings and Order worksheet for the Planning and Zoning Commission's consideration. These facts can be modified and added to as part of the motion associated with the Findings and Order.

A1. All public hearing notice requirements have been met for item SP-4-24.

- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The notice was published in the Coeur d'Alene Press on October 26, 2024, sixteen days prior to the hearing.
- Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on October 30, 2024, twelve days prior to the hearing.
- Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). Thirty-five (35) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on October 24, 2024.
- Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on October 24, 2024, eighteen days prior to the hearing.
- Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on October 24, 2024.

A2. Public testimony was received at a public hearing on November 12, 2024.

A3. The subject property is currently vacant, along with the surrounding area. It is bordered by city streets on all four sides, with Hanley Avenue abutting the parcel to the south, Coeur Terre Boulevard on the east, Shedhorn Avenue is to the north and Alecat Drive to the west of the proposed project. The subject site is 6.016 acres in aggregate. The property surrounding the subject property is also vacant. The future Coeur Terre development is located south of Hanley Avenue and is vacant and in agricultural use. Residential uses nearby include The Trails development to the north. Hawks Nest development to the east, and further northwest of the subject property is the Landings At Waterford residential development.

- A4.** The +/- 6-acre site is currently zoned Residential at 8 units/acre. The requested minimal care facility is an allowed use by special use permit. The applicant is proposing five (5) Residential Care Facilities with (16) beds in each home, for up to 80 residences, along with up to 24 Senior Living Cottages with up to 48 additional residents. The maximum number of care residents would not exceed 128. Parking for the care facility has been met. The parking ratio for a minimal care facility is 1 space for each 6 beds. A maximum of 128 beds are proposed and the applicant has provided 22 required parking stalls. In addition, 24 garages, and 24 surface spaces are provided for the cottages. The total building square footage is +/- 11,053 SF is a typical size for each of the five (5) homes providing 16 beds each. The cottages are approximately 968 SF per unit. Each cottage includes a single stall garage.
- A5.** The Comprehensive Plan Future Land Use Map designation as Single-Family Neighborhood Place Type. The Comprehensive Plan states that the compatible zoning for the Single-Family Neighborhood Place Type includes: R-1, R-3, R-5, R-8 and MH-8. The subject property abuts R-8 to the north, northwest and east, and the south side of Hanley Avenue, vacant properties are zoned R-17 and C-17.
- A6.** The staff report includes applicable Comprehensive Plan goals and objectives. The commission will determine if there are other applicable goals and objectives to support their decision from the attached Comprehensive Plan goals and objectives worksheet.
- A7.** City departments have indicated the project will be served by existing streets, facilities and services. The project will result in 307 trips per day; fewer trips than would have produced by the previously approved R-8 residential housing. Frontage improvements not already completed under The Trails subdivision shall be completed with this project. Hanley Avenue has the capacity to accommodate the additional traffic. The Water Department has provided standard conditions to address water meter and service conditions. The Fire Department stated that fire hydrants and fire flow are available and can meet city standards. In addition, the Fire Department added a condition requiring the fire flow requirements of the 2018 IFC and fire hydrant spacing requirements.

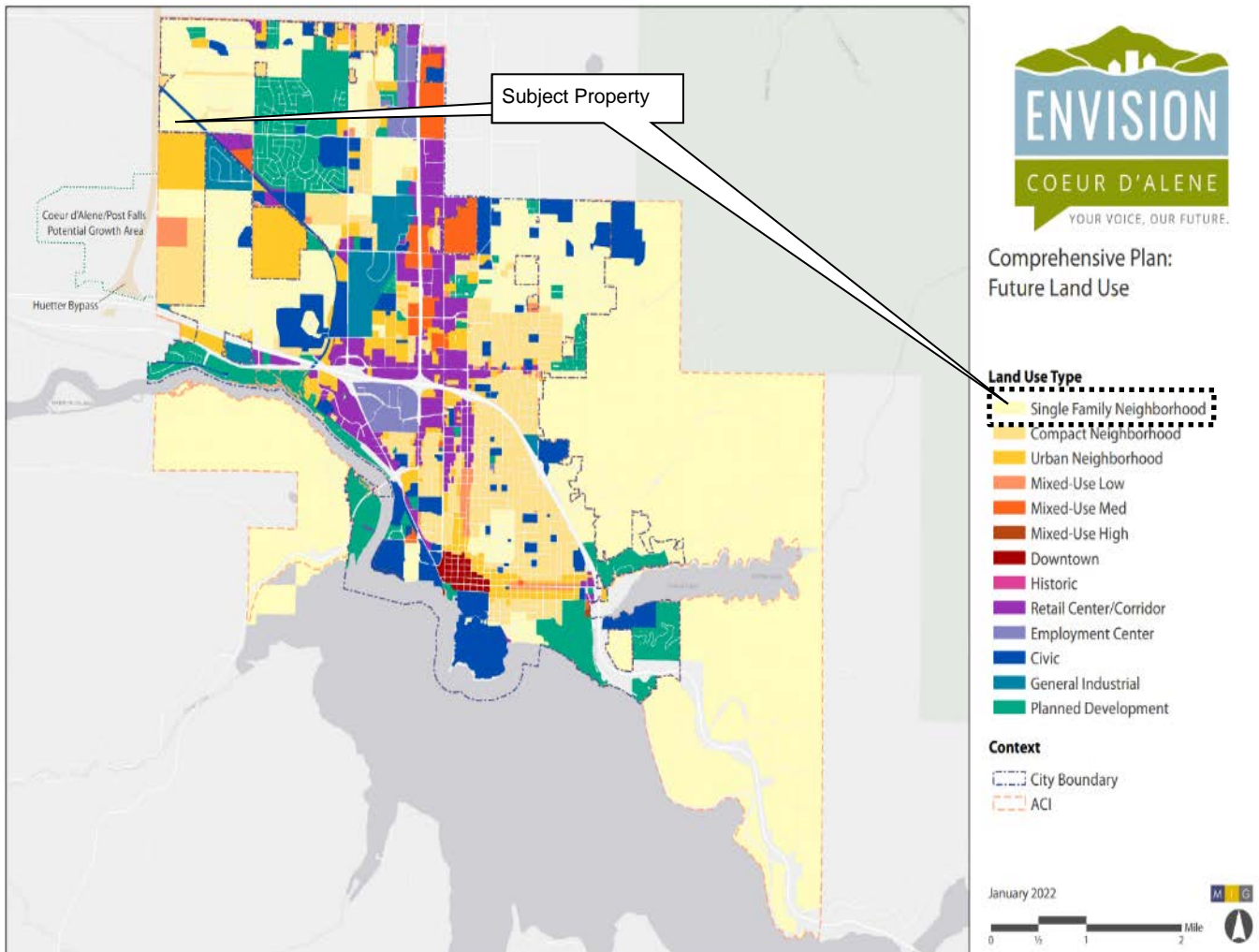
SPECIAL USE PERMIT (SUP) FINDINGS:

Finding B1: That this proposal (is) (is not) in conformance with the Comprehensive Plan.

Use the following information as well as the attached Comprehensive Plan goals and objectives worksheet to make this finding. This corresponds with Statement of Facts **A5 and A6**.

- The subject property is within city limits.
- The City's 2022-2042 Comprehensive Plan categorizes this area **Single Family Neighborhood/ Place Type**.

Future Land Use Map: Single-Family Neighborhood / Place Type

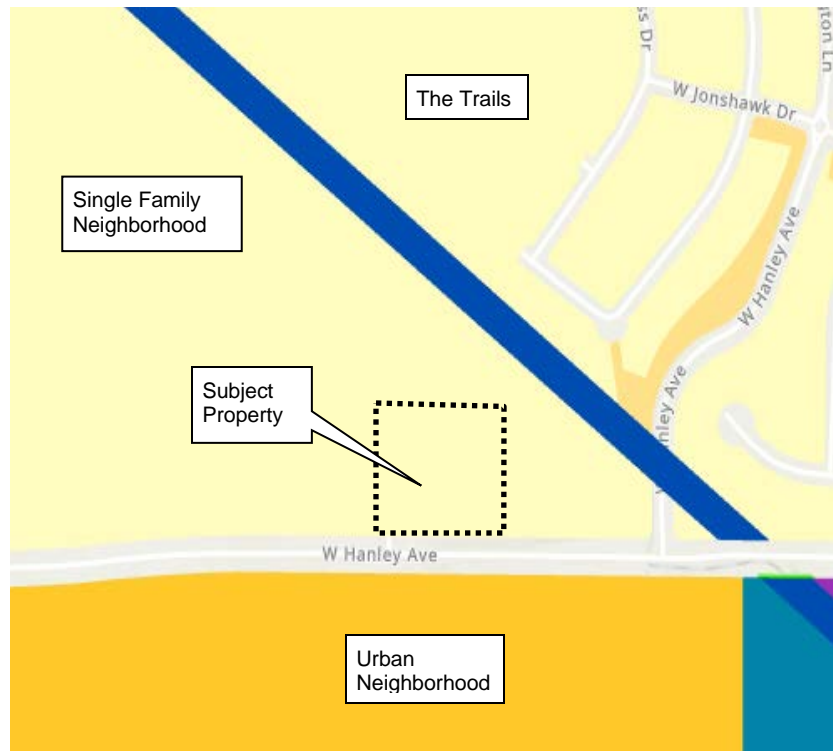


Land Use Type

- Single Family Neighborhood
- Compact Neighborhood
- Urban Neighborhood
- Mixed-Use Low
- Mixed-Use Med
- Mixed-Use High
- Downtown
- Historic
- Retail Center/Corridor
- Employment Center
- Civic
- General Industrial
- Planned Development

Context

- City Boundary
- ACI



Place Types

Place Types represent the form of future development, as envisioned by the residents of Coeur d’Alene. These Place Types provide the policy-level guidance that will inform the City’s Development Ordinance. Each Place Type corresponds to multiple zoning districts that will provide a high-level of detail and regulatory guidance on items such as height, lot size, setbacks, adjacencies, and allowed uses.

Single-Family Neighborhood Single-Family Neighborhood places are the lower density housing areas across Coeur d’Alene where most of the city’s residents live, primarily in single-family homes on larger lots. Supporting uses typically include neighborhood parks and recreation facilities. **Compatible Zoning: R-1, R-3, R-5, R-8 and MH-8;**

Single-Family Neighborhood



Key Characteristics

Single-Family Neighborhood places are the lower density housing areas across Coeur d'Alene where most of the city's residents live, primarily in single-family homes on larger lots. Supporting uses typically include neighborhood parks and recreation facilities connected by trails.

Transportation

- Neighborhood streets for local access connected by collectors

Typical Uses

- Primary: Single-family residential
- Secondary: Civic uses, neighborhood parks and recreation facilities

Building Types

- 1-2 story detached houses

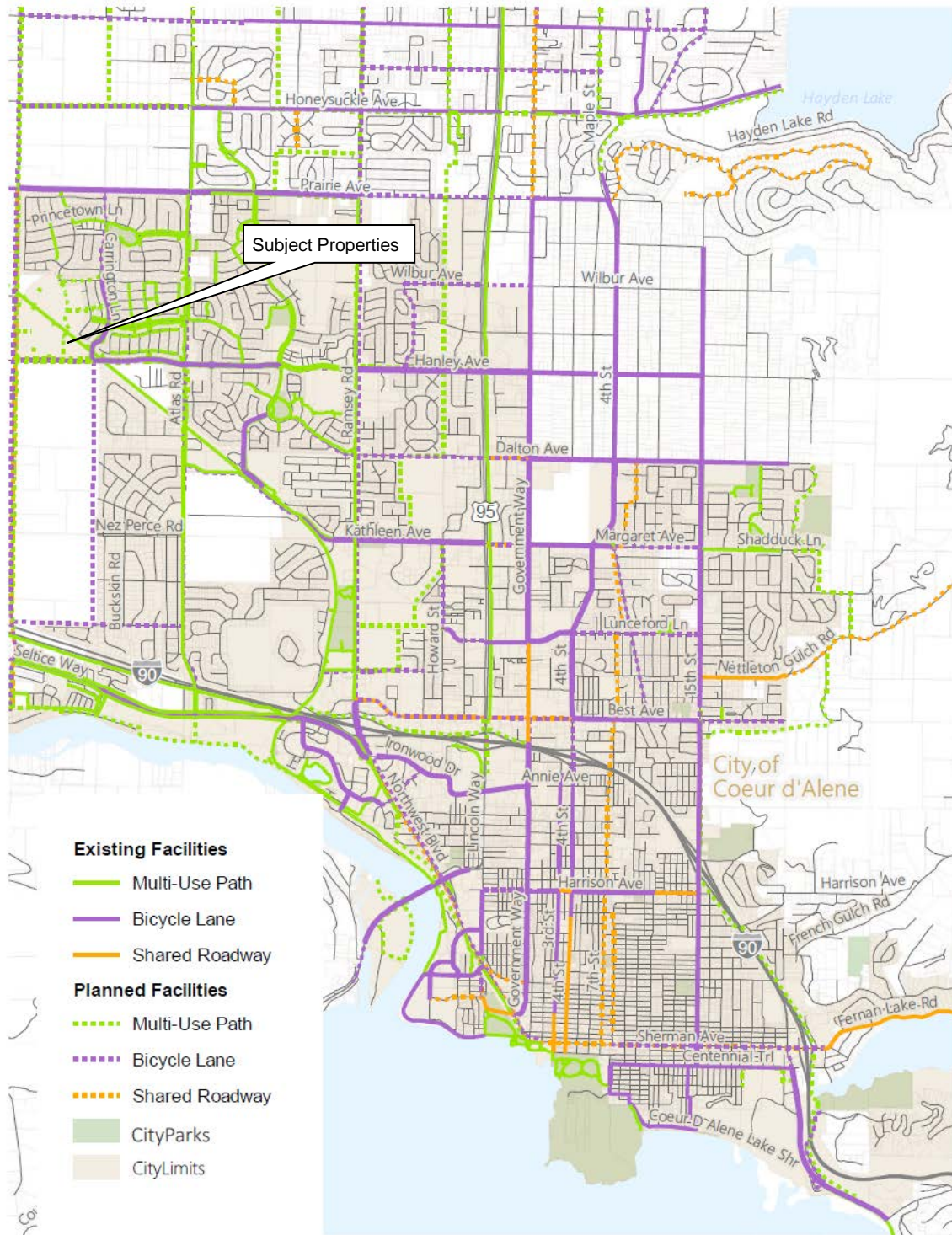
Compatible Zoning

- R-1, R-3, R-5, and R-8; MH-8

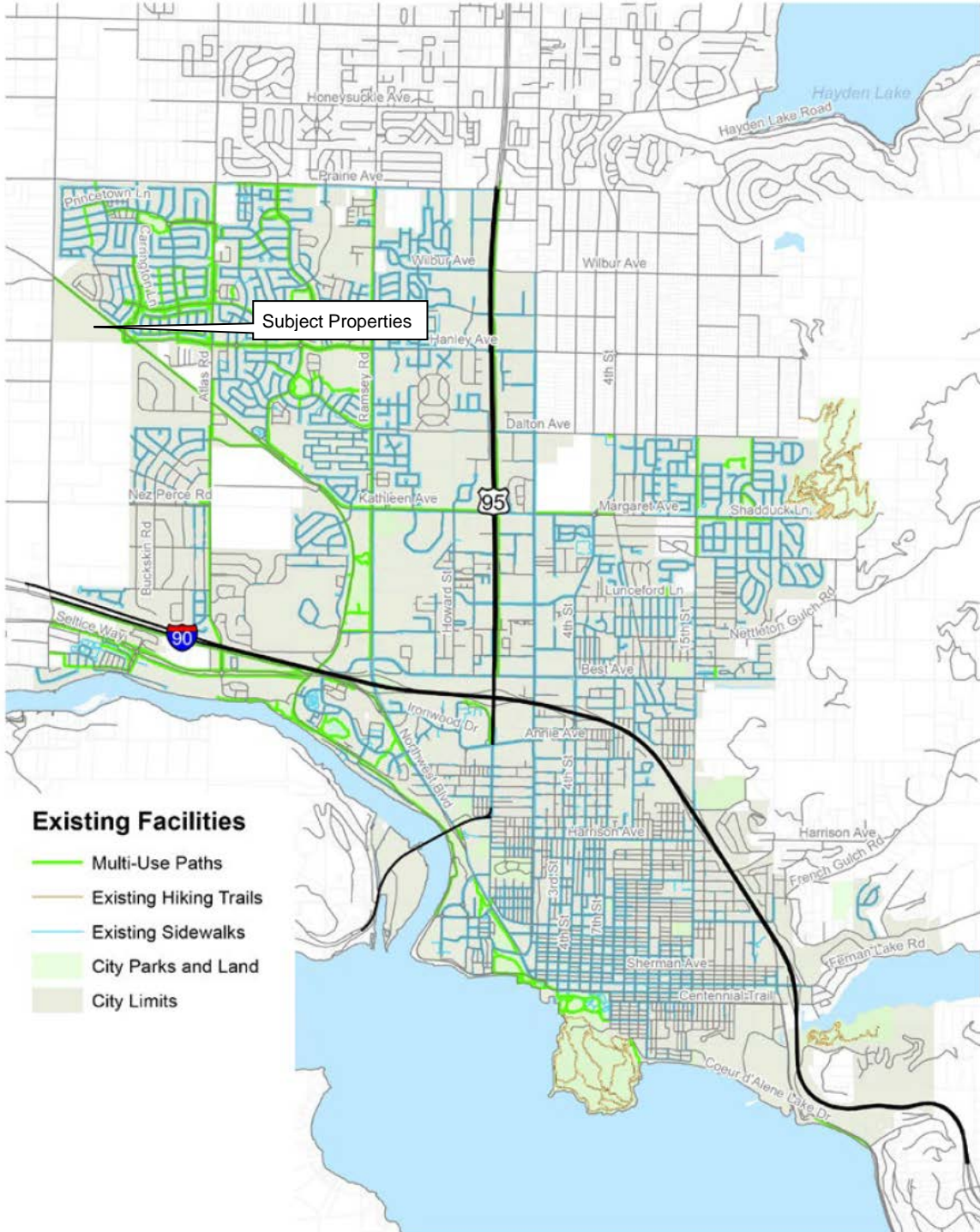


Transportation

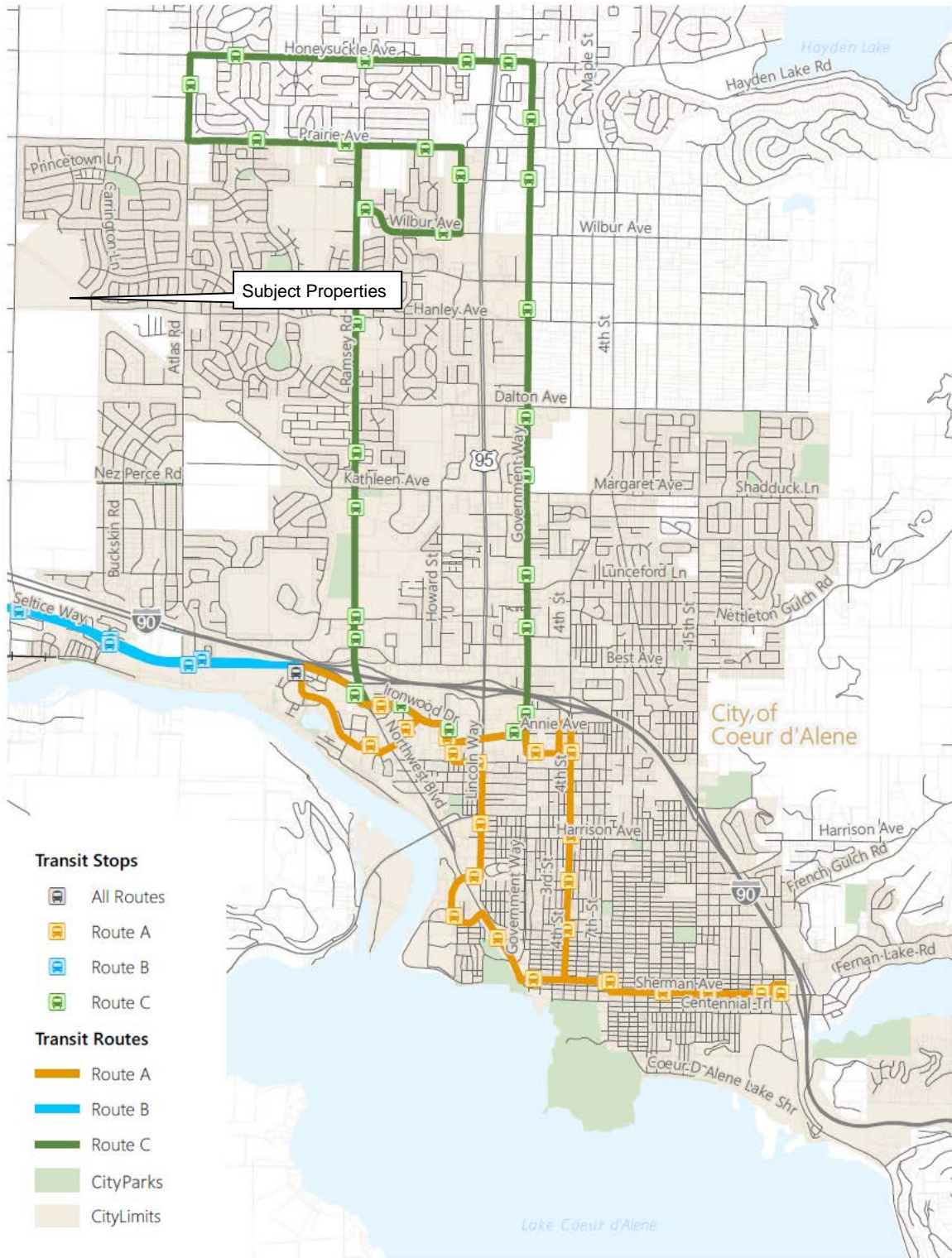
Existing and Planned Bicycle Network:



Existing and Planned Walking Network:



Existing Transit Network:



Comprehensive Plan Policy Framework:

Community & Identity

Goal CI 1: Coeur d'Alene citizens are well informed, responsive, and involved in community discussions.

Objective CI 1.1: Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

Goal CI 2: Maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and visit.

Objective CI 2.1: Maintain the community's friendly, welcoming atmosphere and its small-town feel.

Growth & Development

Goal GD 1: Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

Objective GD 1.3: Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.

Objective GD 1.4: Increase pedestrian walkability and access within commercial development.

Goal GD 2: Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

Objective GD 2.1: Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

Health & Safety

Goal HS 1: Support social, mental, and physical health in Coeur d'Alene and the greater region.

Objective HS 1.2: Expand services for the city's aging population and other at-risk groups that provide access to education, promote healthy lifestyles, and offer programs that improve quality of life.

Jobs & Economy

Goal JE 1: Retain, grow, and attract businesses.

Objective JE 1.1: Actively engage with community partners in economic development efforts.

Objective JE 1.2: Foster a pro-business culture that supports economic growth.

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether the Comprehensive Plan goals, objectives and Future Land Use Map Place Type do or do not support the request. Specific ways in which the goals, objectives and Place Type is or is not supported by this request should be stated in the finding.*

Finding B2: The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.

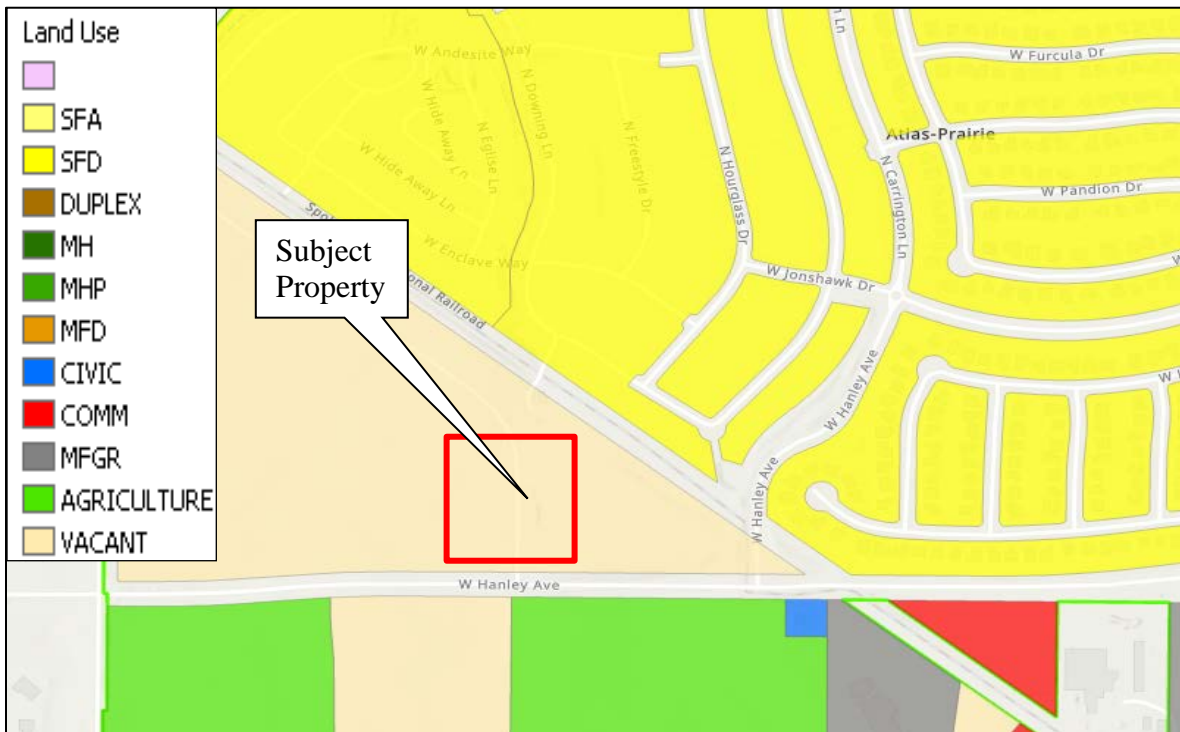
Use the following information as well as testimony from the hearing to make this finding. This corresponds with Statement of Facts **A3 and A4**.

Design & Planning of the Site:

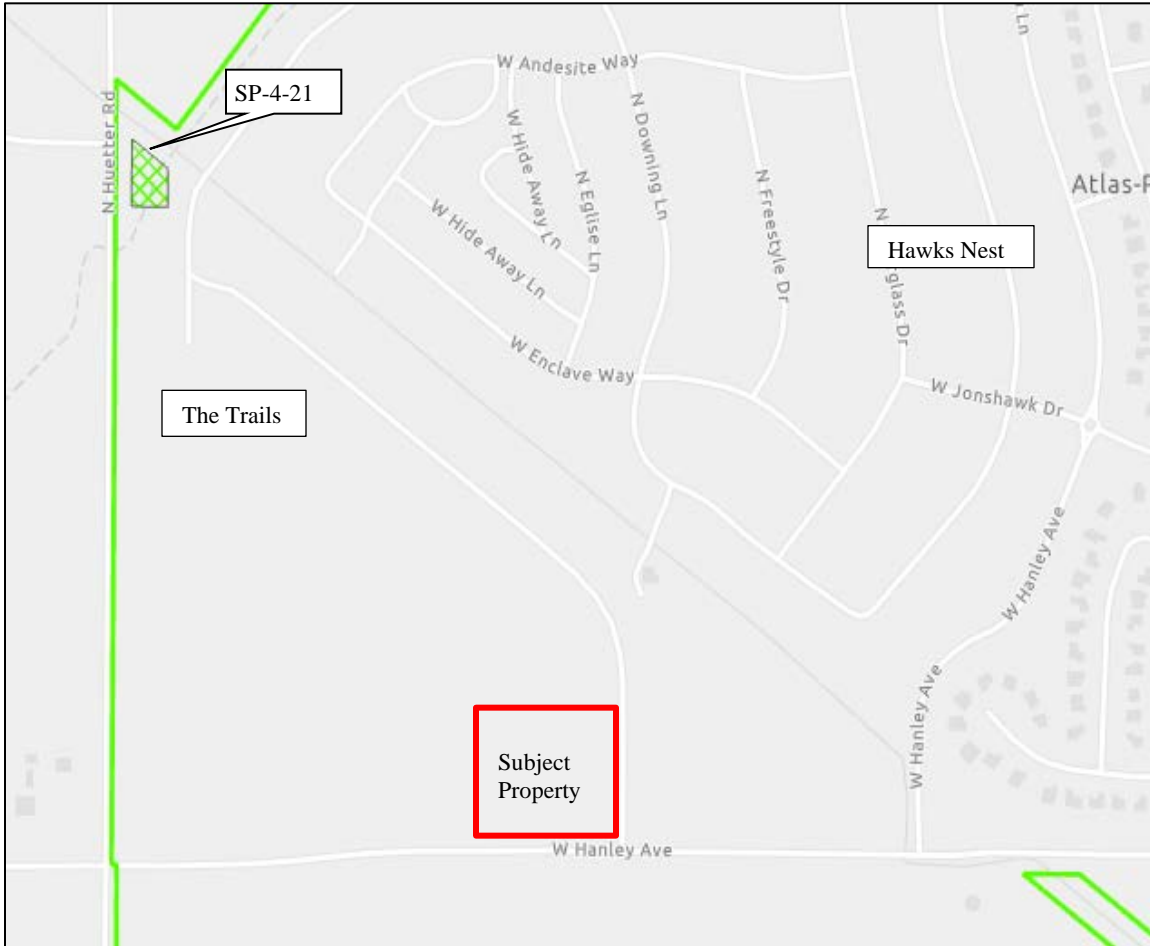
The proposed site will have to meet all the required building setbacks, screening, and maximum building height requirements that are required for non-residential structures in a residential zone. The subject site is south of the Prairie Trail. Property directly to the north, south and east of the subject property is currently vacant land. Further north is the Landings Development, and The Trails development is east of the subject property with anticipated single family uses. The subject property and surrounding properties are currently vacant. The Trails 6th Addition was recently replatted. (See Land Use Map below)

The subject site has frontage on Hanley Avenue, which is an arterial road. The property to the north, west and east is zoned R-8 (Residential at 8 units/acre) zoning district. The property to the south of the subject site is zoned R-17 and C-17. (See Zoning Map on page 4) There have been no special use permit requests in the vicinity of the subject property.

GENERALIZED LAND USE MAP:



SURROUNDING SPECIAL USE LOCATIONS:



There has only been one requested Special Use Permit in the vicinity of the subject property which is located to the northwest of the subject property. A special use permit request was approved for an Essential Service (Above Ground) Special Use Permit from the City of Coeur d’Alene’s Water Department that allowed for the Huetter well site located along the east side of Huetter Road, south of the Landings Development and west of The Trails development.

Special Use Permits:

SP-4-21	Essential Service (above ground)	6-23-2021	Approved
---------	----------------------------------	-----------	----------

SITE PHOTO - 1: View of a portion of the subject property within The Trails 6th Addition, looking north from the bike trail along Hanley Avenue.



SITE PHOTO - 2: View of the subject property looking west toward Huetter Road. Parcels surrounding the project site have not been developed.



SITE PHOTO- 3: View looking west along the bike trail parallel to Hanley Avenue with the subject property on the right in the photo.



SITE PHOTO - 4: View from the southeastern edge of the subject property looking north. The Trails development is in the background.



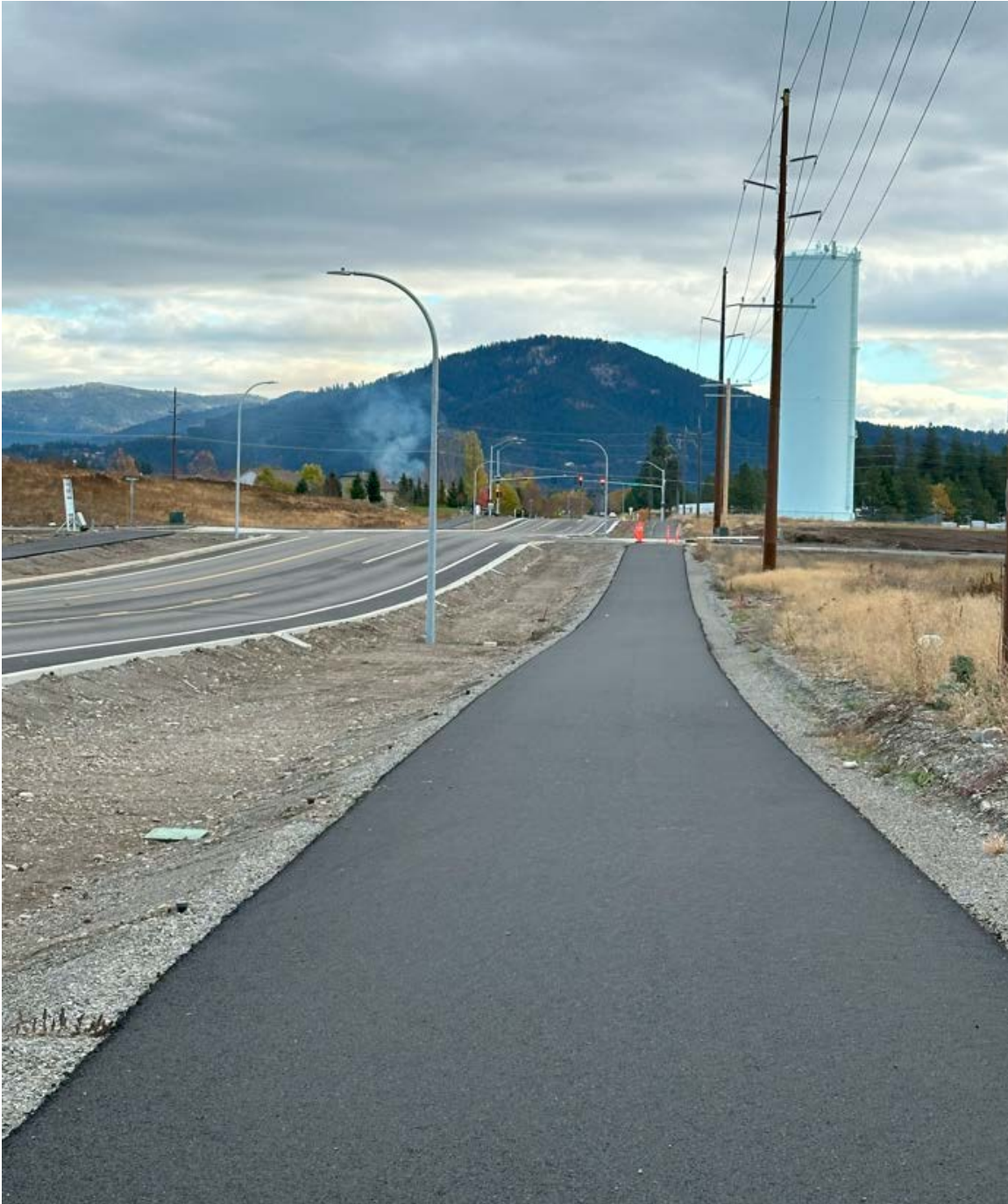
SITE PHOTO - 5: View from the south side of Hanley Avenue looking northeast at a portion of the subject property. The area in the foreground is a neighboring residential development.



SITE PHOTO – 6: View near the interior portion of the subject property looking southwest across Hanley Avenue toward and the vacant property to the south and Huetter Road further west.



SITE PHOTO – 7: View from the south side of Hanley Avenue bike trail looking west along Hanley Avenue. The subject property would be on the left.



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

Finding B3:

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.

Use the following information as well as testimony from the hearing to make this finding. This corresponds with Statement of Facts A7.

STORMWATER:

City Code requires that all storm drainage be retained on site and a stormwater management plan to be submitted and approved prior to any construction activity on the site. This issue will be addressed at the time of site development.

STREETS:

The subject property is bordered by Coeur Terre Boulevard to the east and Hanley Avenue to the south. Frontage improvements not already completed under The Trails subdivision shall be completed with this project.

TRAFFIC:

Using Land Use Codes 251 (Senior Adult Housing – Detached) and 254 (Assisted Living) from the ITE Trip Generation Manual, the proposed housing units are expected to generate approximately 307 trips per day. This is fewer trips than would have been produced by the previously approved R-8 residential housing.

-Submitted by Chris Bosley, City Engineer

WATER:

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

-Submitted by Glen Poelstra, Water Department Assistant Director

PLANNING:

Per Section 17.03.034:E4.b: The maximum number of residents shall be set by Special Use Permit. The applicant is proposing a total of 128 care residents on-site.

The applicant must adhere to the site plan submitted with the Special Use Permit Application.

-Submitted by Tami Stroud, Associate Planner

SEWER:

1. Based on the 2023 Sewer Master Plan (SMP). Since sewer capacity falls under a “1st come 1st served basis”, and while the City presently has the capacity to serve this Special Use.
2. Sewer is available from Coeur Terre Blvd.
3. Sewer Cap Fees will be due at time of Building Permit Process. The Huetter Fee will be charged also.
4. This proposed Special Use will fall under WW Policy # 716 One Parcel, One sewer lateral. Sewer will be private on this lot.
5. Wastewater has no issues with this Special Use.

-Submitted by Larry Parsons, Utility Project Manager

FIRE:

FD has worked with the Water department to ensure fire hydrants and fire flow are available and can meet City standards of coverage.

-Submitted by Craig Etherton, Deputy Fire Marshal

Evaluation: *The Planning and Zoning 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:

PLANNING:

1. The maximum number of residents shall be set by the Special Use Permit.
2. The applicant shall generally adhere to the conceptual layout of the project as shown on the two site plans submitted with the Special Use Permit Application. This includes preserving the vehicular access and ensuring adequate parking throughout, ensuring the open space, landscaping and amenities meet or exceed the conceptual plans, and not exceeding 24 senior living units, five homes, and one guest house.

FIRE:

3. Must meet fire flow requirements of 2018 IFC and fire hydrants spacing requirements.

WATER:

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

WASTEWATER:

6. This proposed Special Use will fall under WW Policy # 716 One Parcel, One sewer lateral.
7. Sewer Cap Fees and the Huetter Fee will be due at time of Building Permit.

The Planning and Zoning 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:

- 2022 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
- 2017 Trails & Bikeways Master Plan

ACTION ALTERNATIVES:

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

Attachments:

Attachment 1 – Applicant’s Application and Narrative

Attachment 2 – Comprehensive Plan Goals and Objectives Worksheet



APPLICANT'S APPLICATION

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SPECIAL USE PERMIT APPLICATION

STAFF USE ONLY

Date Submitted: _____ Received by: TS Fee paid: \$1128 Project # SUP SP-4-24

REQUIRED SUBMITTALS

* Public hearing required with the Planning Commission

Application Fee: \$ 800.00

Publication Fee: \$ 300.00

Mailing Fee (x1): \$ 1.00 per address + \$ 28.00

(The City's standard mailing list has 28 addresses per public hearing)

A COMPLETE APPLICATION is required at time of application submittal, as determined and accepted by the Planning Department located at <http://cdaid.org/1105/departments/planning/application-forms>.

- Completed application form**
- Application, Publication, and Mailing Fees**
- Title Report(s) by an Idaho licensed Title Company:** Title report(s) with correct ownership easements, and encumbrances prepared by a title insurance company. The report(s) shall be a full Title Report and include the Listing Packet.
- Mailing labels provided by an Idaho licensed Title Company:** Owner's list and three (3) sets of mailing labels with the owner's addresses prepared by a title company, using the last known name/address from the latest tax roll of the County records. This shall include the following:
 1. All property owners within 300ft of the external boundaries. * **Non-owners list no longer required***
 2. All property owners within the subject property boundaries. (Including the applicant's property)
 3. A copy of the tax map showing the 300ft mailing boundary around the subject property.
- A written narrative:** Including a description of the request, how the request conforms to the Comprehensive Plan, how the design and planning of the site is compatible with the location, setting, and existing uses on adjacent properties. Explain how the location, design, and size of the proposal will be adequately served by existing street, public facilities and services.
- A legal description:** in MS Word compatible format, together with a meets and bounds map stamped by a licensed Surveyor.
- A plan set map:** A digital site plan with floor plans, and/or building elevations as deemed necessary to demonstrate the characteristics of the proposed use. All plans must be accurately drawn to an acceptable scale and complete with dimensions that show lot size, setbacks, required off-street parking, any landscaping that may be proposed to ensure the compatibility with the abutting properties, and surrounding neighborhood.
- Submittal documents:** Applications will not be accepted unless all application items on the form are submitted both with original documents and an electronic copy.

DEADLINE FOR SUBMITTALS

The Planning Commission meets on the second Tuesday of each month. The completed form and other documents must be submitted to the Planning Department not later than the first working day of the month that precedes the next Planning Commission meeting at which this item may be heard.

PUBLIC HEARING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY

The applicant is required to post a public hearing notice, provided by the Planning Department, on the property at a location specified by the Planning Department. This posting must be done one (1) week prior to the date of the Planning Commission meeting at which this item will be heard. An affidavit testifying where and when the notice

SEP 26 2024

was posted, by whom, and a picture of the notice posted on the property is also required and must be returned to the Planning Department.

APPLICATION INFORMATION

PROPERTY OWNER: COEUR DEVELOPMENT LLC		
MAILING ADDRESS: 1221 W EMMA AVE		
CITY: COEUR D ALENE	STATE: ID	ZIP: 83814
PHONE: 208 96A 166A FAX:	EMAIL: VALERIGLAUSER98@YAHOO.COM	
APPLICANT OR CONSULTANT: TEDD O. BUTLER		STATUS: ENGINEER (OTHER)
MAILING ADDRESS: 401 S 18TH		
CITY: COEUR D' ALENE	STATE: ID	ZIP: 83814
PHONE: 208 765-463A FAX:	EMAIL: forteTeddB@frontier.com	

FILING CAPACITY

- Recorded property owner as to of _____
- Purchasing (under contract) as of _____
- The Lessee/Renter as of _____
- Authorized agent of any of the foregoing, duly authorized in writing. (Written authorization must be attached)

SITE INFORMATION:

GENERAL LOCATION OR ADDRESS OF THE PROPERTY: NW CORNER OF HUETTER & COEUR TERRE PLUD - (LOT 2, BLOCK 37)
GROSS AREA/ACRES: 6.016 ACRES
EXISTING CITY ZONING (CHECK ALL THAT APPLY): R-1 <input type="checkbox"/> R-3 <input type="checkbox"/> R-5 <input type="checkbox"/> <input checked="" type="checkbox"/> R-8 <input type="checkbox"/> R-12 <input type="checkbox"/> R-17 <input type="checkbox"/> MH-8 <input type="checkbox"/> NC <input type="checkbox"/> C-17 <input type="checkbox"/> C-17L <input type="checkbox"/> DC <input type="checkbox"/> LM <input type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/>
CURRENT LAND USE: VACANT
DESCRIPTION OF PROJECT/REASON FOR REQUEST: REQUEST FOR MINIMAL CARE FACILITY

CERTIFICATION OF APPLICANT:

I, Todd Butler, being duly sworn, attests that he/she is the applicant of this
(Insert name of applicant)

request and knows the contents thereof to be true to his/her knowledge.

Signed: *Todd Butler*
(applicant)

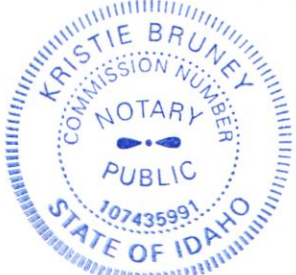
Notary to complete this section for applicant:

Subscribed and sworn to me before this 25th day of September, 2024.

Notary Public for Idaho Residing at: Kootenai County

My commission expires: 6/29/27

Signed: *K Bruney*
(notary)



CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: Melissa Wells Telephone No.: (208) 755-2886

Address: 1221 W. Emma Ave CDA, ID 83814

Signed by Owner: *Melissa Wells*

Notary to complete this section for all owners of record:

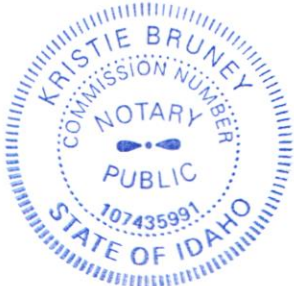
Subscribed and sworn to me before this 25th day of September, 2024.

Notary Public for Idaho Residing at: Kootenai County

My commission expires: 6/29/27

Signed: *K Bruney*
(notary)

For multiple applicants or owners of record, please submit multiple copies of this page.



I (We) the undersigned do hereby make petition for a special use permit of the property described in this petition, and do certify that we have provided accurate information as required by this petition form, to the best of my (our) ability.

Be advised that all exhibits presented will need to be identified at the meeting, entered into the record, and retained in the file.

DATED THIS 26th DAY OF SEPTEMBER 20 21
[Signature]
[Signature]

III. SPECIAL USE PERMIT PROCEDURE

17.09.205: TITLE AND PURPOSE:

The provisions of this article shall be known as the SPECIAL USE PERMIT PROCEDURE. The purpose of these provisions is to prescribe the procedure for the accommodation of uses with special site or design requirements, operating characteristics or potential adverse effects on surroundings, through review and, where necessary, the imposition of special conditions of approval. This procedure shall apply to all proposals for which a special use permit is required by the zoning ordinance. (Ord. 1691 §1(part), 1982)

17.09.210: APPLICATION AND SUBMITTALS:

Application for a special use permit shall be made on a form prescribed by the planning director, and shall be notarized. The application shall be accompanied by information including:

- A. A set of design drawings which shall include a site plan. The planning director or planning commission may require additional submittals such as floor plans and site and/or building elevations as deemed necessary to demonstrate the characteristics of the use being considered;
- B. A narrative depicting the operational characteristics of the use and its impact on the surrounding area, if any;
- C. Other such information as may be required by the planning director; and
- D. The fee referenced in the fee schedule. (Ord. 3127 §19, 2003: Ord. 3025 §18, 2001: Ord. 2314 §5, 1990: Ord. 1691 §1(part), 1982)

17.09.215: PROCEDURE FOR CONSIDERATION:

- A. Public Hearing: A public hearing before the planning commission shall be set for between twenty one (21) and sixty (60) days after formal acceptance, to be held on each application for a special use permit.
- B. Notice: Notice of the hearing shall be as prescribed in subsection 17.09.120B of this chapter. Notices also may be posted within the area of potential influence, if required by the planning director.
- C. Planning Commission Action: The planning commission shall determine whether the proposal conforms to the special use permit criteria and may grant or deny the application for the proposed special use permit or require such changes or impose such reasonable conditions of approval as are in their judgment necessary to ensure conformity of the criteria. They shall make specific written findings to support their decisions. A copy of the planning commission decision shall be mailed to the applicant and property owners who received mailed notice of the public hearing and notice of the decision by the planning commission shall be published in the official newspaper within seven (7) days of the decision. The determination of the planning commission shall be made within forty (40) days after the hearing. It shall become final ten (10) days after the date of written notice of the decision has been published in the official newspaper unless appealed to the city council pursuant to subsection 17.09.125B of this chapter. (Ord. 3127 §20, 2003: Ord. 3121 §5, 2003: Ord. 3025 §19, 2001: Ord. 2901 §4, 1999: Ord. 2886 §4, 1998: Ord. 1844 §6, 1984: Ord. 1691 §1(part), 1982)

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 commission:

- A. The proposal is in conformance with the comprehensive plan.
- B. The design and planning of the site is compatible with the location, setting and existing uses on adjacent properties.
- C. The location, design, and size of the proposal are such that the development will be adequately served by existing streets, public facilities and services. (Ord. 3059 §5, 2002: Ord. 1691 §1(part), 1982)

17.09.225: APPEALS TO THE CITY COUNCIL:

An appeal by an affected person may be taken to the city council in accordance with subsection 17.09.125B of this chapter. In considering the appeal, the city council shall determine whether the proposed use conforms to the applicable special use permit criteria, and may grant or deny a permit or require such changes in the proposed use or impose such reasonable conditions of approval as are in its judgment necessary to ensure conformity to the criteria. (Ord. 1844 §7, 1984: Ord. 1691 §1(part), 1982)

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)

17.09.235: REVOCATION:

In the event of a violation of any of the provisions of the zoning ordinance, or in the event of a failure to comply with any prescribed condition of approval, the planning commission may, after notice and hearing, revoke any special use permit. The determination of the planning commission shall become final ten (10) days after the date of written notice of the decision has been published in the official newspaper, unless appealed to the city council pursuant to subsection 17.09.125B of this chapter. (Ord. 1844 §8, 1984: Ord. 1691 §1(part), 1982)



Hemmingson Senior Living @ The Trails

September 25, 2024

Page 1 of 2

Special Use Permit Narrative

We are requesting a special use permit for Lot 2, Block 37 of The Trails 6th addition located North of Hanley Avenue and West of Coeur Terre Boulevard.

The 6.016 acre property is zoned Residential R-8 and we wish to develop a minimal care facility.

Our proposal for **HSL @ The Trails** is to provide (5) Residential Care Facilities with (16) beds in each home, for up to 80 residents, along with up to 24 Senior Living Cottages housing an additional 48 residents. One additional Guest Suite for family members/visitors requiring overnight lodging is also planned. The maximum number of minimal care residents would not exceed 129 for the 6 acre site.

The Residential Care Homes will provide (24) hour care and include; group dining and supervision for physically or mentally handicapped or infirm and who are in need of residential care.

The Senior Cottages will be for seniors 55+ in age and capable of independent living but in need of supervision and support services for quality of life and peace of mind. These residents would receive daily wellness checks, cleaning & laundry services, alarm/monitoring systems providing access to (24) hour support, group socialization, and meal plan options.

We are currently conducting market studies to research the housing options and services package for the Cottages in the Coeur d' Alene market. Our Senior Cottages may take on different groupings or forms but will not exceed the unit count outlined previously.

In addition to our Community homes our plans include support facilities such as a Community Center that may contain a gym, game & activity room, development office and garage for our community shuttle van. Storage for our assisted living residents and homes may also be included in the community center.

Access will be provided via private driveways with on-site parking for residents as well as staff and guests. The Cottages will be accessed from surrounding streets and internally from private driveways. Each cottage will have a parking space as well as a garage. The overall traffic impact should be minor as residents in the Assisted Care Homes do not drive.

The planned development will conform to the 2022-2042 Comprehensive plan in a number of ways.

• **COMMUNITY & IDENTITY** Our planned development will specifically comply with:

GOAL CI 2: Quality of Life

HSL @ The Trails will provide a high quality of life for residents. With the Senior Living and Assisted Living on the same campus it allows elderly to age in place and identify with a single neighborhood that will provide activities, community, comfort, and care.

• **ENVIRONMENT & RECREATION** Our planned development will specifically comply with:

GOAL ER 2: Diverse Recreation Options

HSL @ The Trails is planned to provide both indoor and outdoor recreational facilities for the tenants, including a gym, activity rooms, sport courts, and walking trails. The site is also adjacent to a planned city park.

• **GROWTH & DEVELOPMENT** Our planned development will specifically comply with:

GOAL GD 1: Mix of Land Use

Objective GD 1.1 - Balanced Housing Product

HSL @ The Trails will provide a housing product that is complimentary to the planned residential development. Senior Living and Assisted Living housing are vital for communities to provide options for residents to remain in the community.

Objective GD 1.4 - Increase Pedestrian Walkability

HSL @ The Trails will provide walking paths and sidewalks throughout the development in addition to meeting city standards for street sidewalks that will connect to future park, residential neighborhoods, schools, churches and commercial developments.

• **HEALTH & SAFETY** Our planned development will specifically comply with:

GOAL HS 1: Support Social, mental, and physical health in the region.

Objective HS 1.2 - Expand Services for the City's Aging

HSL @ The Trails expands the opportunity for up to 130 persons to live or remain in our community.

• **JOBS & ECONOMY** Our planned development will specifically comply with:

GOAL JE 1: Retain, grow and attract businesses

HSL @ The Trails will provide new jobs for caretakers, skilled nursing, and facility management.

The Trails Subdivision is planned for residential development. Our proposed senior living development will be compatible in both its residential use as well as the residential scale of its buildings.

The location of the site will be served by new and existing streets with pedestrian access to the surrounding neighborhood and parks.

It will be served by city sewer and water and will be designed to city standards for on-site refuse pick-up stormwater management, and fire department access.

The Hemmingson - Senior Living Communities are committed to being the facility of choice in each one of our neighborhoods. Our programs, services and facilities are designed to provide impeccable care and the highest quality medical services for our residents.



**Comp
Plan
Goals
&
Objectives**

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COMPREHENSIVE PLAN GOALS AND OBJECTIVES

Community & Identity

- Goal CI 1**
Coeur d'Alene citizens are well informed, responsive, and involved in community discussions.
 - OBJECTIVE CI 1.1**
Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

- Goal CI 2**
Maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and visit.
 - OBJECTIVE CI 2.1**
Maintain the community's friendly, welcoming atmosphere and its smalltown feel.
 - OBJECTIVE CI 2.2**
Support programs that preserve historical collections, key community features, cultural heritage, and traditions.

- Goal CI 3**
Coeur d'Alene will strive to be livable for median and below income levels, including young families, working class, low income, and fixed income households.
 - OBJECTIVE CI 3.1**
Support efforts to preserve existing housing stock and provide opportunities for new affordable and workforce housing.

- Goal CI 4**
Coeur d'Alene is a community that works to support cultural awareness, diversity and inclusiveness.
 - OBJECTIVE CI 4.1**
Recognize cultural and economic connections to the Coeur d'Alene Tribe, acknowledging that this area is their ancestral homeland.
 - OBJECTIVE CI 4.2**
Create an environment that supports and embraces diversity in arts, culture, food, and self-expression.
 - OBJECTIVE CI 4.3**
Promote human rights, civil rights, respect, and dignity for all in Coeur d'Alene.

Education & Learning

- Goal EL 3**
Provide an educational environment that provides open access to resources for all people.
 - OBJECTIVE EL 3.2**
Provide abundant opportunities for and access to lifelong learning, fostering mastery of new skills, academic enrichment, mentoring programs, and personal growth.
 - OBJECTIVE EL 3.3**
Support educators in developing and maintaining high standards to attract, recruit, and retain enthusiastic, talented, and caring teachers and staff.

**Goal EL 4**

Support partnerships and collaborations focused on quality education and enhanced funding opportunities for school facilities and operations.

**OBJECTIVE EL 4.1**

Collaborate with the school district (SD 271) to help identify future locations for new or expanded school facilities and funding mechanisms as development occurs to meet Coeur d'Alene's growing population.

**OBJECTIVE EL 4.2**

Enhance partnerships among local higher education institutions and vocational schools, offering an expanded number of degrees and increased diversity in graduate level education options with combined campus, classroom, research, and scholarship resources that meet the changing needs of the region.

Environment & Recreation**Goal ER 1**

Preserve and enhance the beauty and health of Coeur d'Alene's natural environment.

**OBJECTIVE ER 1.1**

Manage shoreline development to address stormwater management and improve water quality.

**OBJECTIVE ER 1.2**

Improve the water quality of Coeur d'Alene Lake and Spokane River by reducing the use of fertilizers, pesticides, herbicides, and managing aquatic invasive plant and fish species.

**OBJECTIVE ER 1.3**

Enhance and improve lake and river habitat and riparian zones, while maintaining waterways and shorelines that are distinctive features of the community.

**OBJECTIVE ER 1.4**

Reduce water consumption for landscaping throughout the city.

**Goal ER 2**

Provide diverse recreation options.

**OBJECTIVE ER 2.2**

Encourage publicly-owned and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities (both outdoor and indoor), hiking and biking pathways, open space, passive recreation, and water access for people and motorized and non-motorized watercraft.

**OBJECTIVE ER 2.3**

Encourage and maintain public access to mountains, natural areas, parks, and trails that are easily accessible by walking and biking.

**Goal ER 3**

Protect and improve the urban forest while maintaining defensible spaces that reduces the potential for forest fire.

**OBJECTIVE ER 3.1**

Preserve and expand the number of street trees within city rights-of-way.

**OBJECTIVE ER 3.2**

Protect and enhance the urban forest, including wooded areas, street trees, and "heritage" trees that beautify neighborhoods and integrate nature with the city.

**OBJECTIVE ER 3.3**

Minimize the risk of fire in wooded areas that also include, or may include residential uses.

**OBJECTIVE ER 3.4**

Protect the natural and topographic character, identity, and aesthetic quality of hillsides.

- Goal ER 4**
Reduce the environmental impact of Coeur d'Alene.
 - OBJECTIVE ER 4.1**
Minimize potential pollution problems such as air, land, water, or hazardous materials.
 - OBJECTIVE ER 4.2**
Improve the existing compost and recycling program.

Growth & Development

- Goal GD 1**
Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.
 - OBJECTIVE GD 1.1**
Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.
 - OBJECTIVE GD 1.3**
Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.
 - OBJECTIVE GD 1.4**
Increase pedestrian walkability and access within commercial development.
 - OBJECTIVE GD 1.5**
Recognize neighborhood and district identities.
 - OBJECTIVE GD 1.6**
Revitalize existing and create new business districts to promote opportunities for jobs, services, and housing, and ensure maximum economic development potential throughout the community.
 - OBJECTIVE GD 1.7**
Increase physical and visual access to the lakes and rivers.
 - OBJECTIVE GD 1.8**
Support and expand community urban farming opportunities.

- Goal GD 2**
Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.
 - OBJECTIVE GD 2.1**
Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.
 - OBJECTIVE GD 2.2**
Ensure that City and technology services meet the needs of the community.

- Goal GD 3**
Support the development of a multimodal transportation system for all users.
 - OBJECTIVE GD 3.1**
Provide accessible, safe, and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation.
 - OBJECTIVE GD 3.2**
Provide an accessible, safe, efficient multimodal public transportation system including bus stop amenities designed to maximize the user experience.

- Goal GD 4**
Protect the visual and historic qualities of Coeur d'Alene
 - OBJECTIVE GD 4.1**
Encourage the protection of historic buildings and sites.

- Goal GD 5**
Implement principles of environmental design in planning projects.

- OBJECTIVE GD 5.1**
Minimize glare, light trespass, and skyglow from outdoor lighting.

Health & Safety

- Goal HS 1**
Support social, mental, and physical health in Coeur d'Alene and the greater region.

- OBJECTIVE HS 1.1**
Provide safe programs and facilities for the community's youth to gather, connect, and take part in healthy social activities and youth-centered endeavors.

- OBJECTIVE HS 1.2**
Expand services for the city's aging population and other at-risk groups that provide access to education, promote healthy lifestyles, and offer programs that improve quality of life.

- OBJECTIVE HS 1.3**
Increase access and awareness to education and prevention programs, and recreational activities.

- Goal HS 3**
Continue to provide exceptional police, fire, and emergency services.

- OBJECTIVE HS 3.2**
Enhance regional cooperation to provide fast, reliable emergency services.

- OBJECTIVE HS 3.3**
Collaborate with partners to increase one on one services.

Jobs & Economy

- Goal JE 1**
Retain, grow, and attract businesses

- OBJECTIVE JE 1.1**
Actively engage with community partners in economic development efforts.

- OBJECTIVE JE 1.2**
Foster a pro-business culture that supports economic growth.

- Goal JE 3**
Enhance the Startup Ecosystem

- OBJECTIVE JE 3.1**
Convene a startup working group of business leaders, workforce providers, and economic development professionals and to define needs.

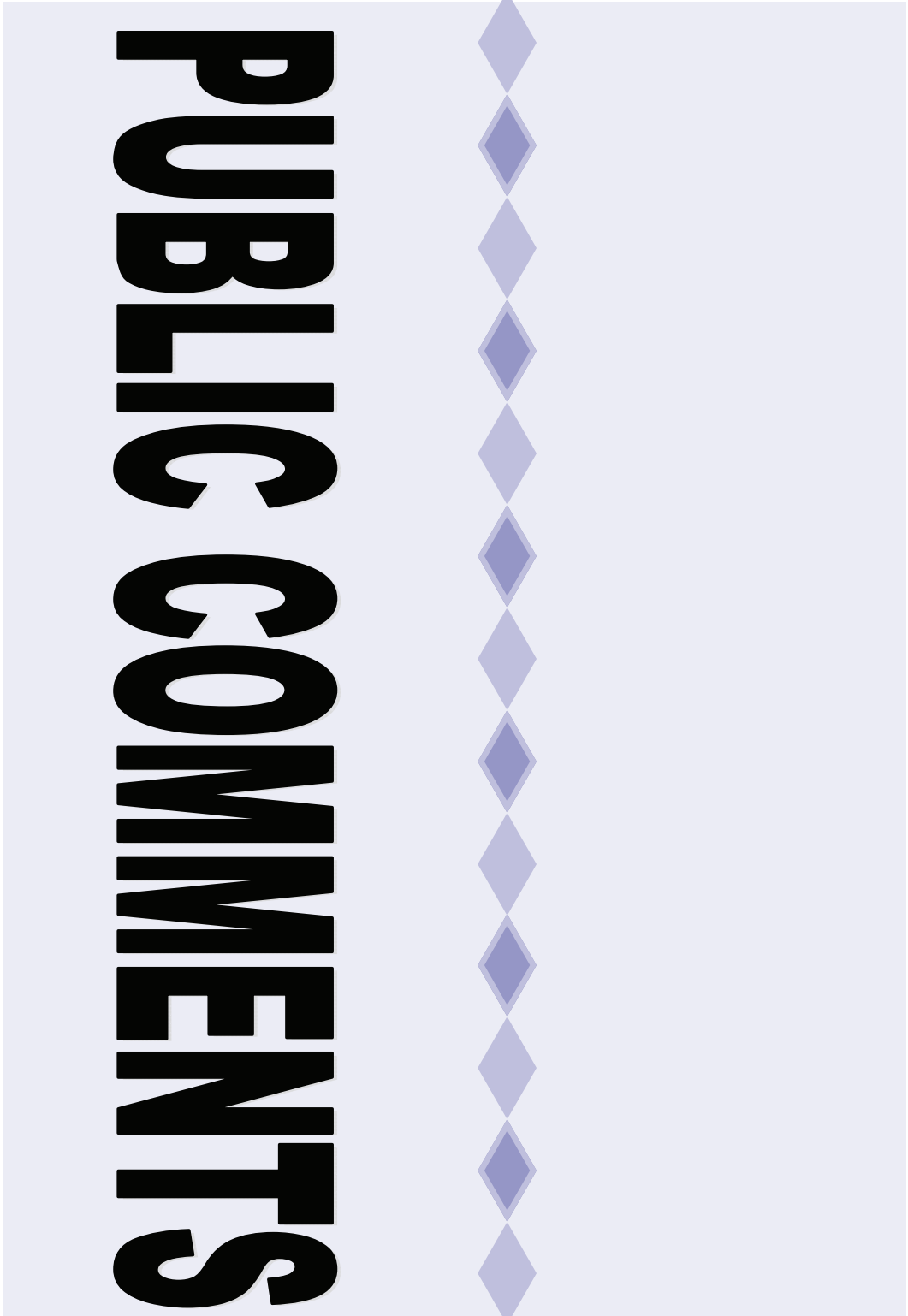
- OBJECTIVE JE 3.2**
Develop public-private partnerships to develop the types of office space and amenities desired by startups.

- OBJECTIVE JE 3.3**
Promote access to the outdoors for workers and workers who telecommute.

- OBJECTIVE JE 3.4**
Expand partnerships with North Idaho College, such as opportunities to use the community maker space and rapid prototyping (North Idaho College Venture Center and Gizmo) facilities.



PUBLIC COMMENTS



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From: Donna Phillips
To: [CLARK, TRACI](#)
Subject: RE: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON NOVEMBER 12, 2024
Date: Monday, October 28, 2024 12:26:07 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning,

The City has no comments with respect to the notices provided here. Thank you for the opportunity to comment on these proposed projects.

Donna

Donna Phillips
Community Development Director
(208)209-2020
dphillips@cityofhaydenid.us

Please check out the City's new Website at <https://www.cityofhaydenid.us/> and let us know what you think. Thank you. 😊

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Thursday, October 24, 2024 3:30 PM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON NOVEMBER 12, 2024

Greetings,

Attached is a copy of the public hearing notices for the next **Planning & Zoning** Meeting on **Tuesday November 12, 2024.**

If you have any comments, please let me know.

Traci Clark
Planning Department, City of Coeur d'Alene
Administrative Assistant

208.769-2240
tclark@cdaid.org



From: Calhoun, Judy
To: [CLARK, TRACI](#)
Cc: [Polak, Chad M](#)
Subject: RE: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON NOVEMBER 12, 2024
Date: Monday, October 28, 2024 1:27:48 PM
Attachments: [image003.png](#)
[A-2-24, PUD-3-24 & S-4-24 public notice .pdf](#)
[SP-4-24 public notice .pdf](#)
[PUD-4-19m.5 public notice .pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Traci,

Based on the locations indicated by the three attached public notices, there is no impact to the YPL ROW and we do not have any questions.

Thank you,

Judy Calhoun
Analyst - Real Estate Services

O: 806-275-5331 | M: 806-676-4720
Address: Borger Pipeline Office | 9095 West Wilson | Borger, TX 79007



From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Thursday, October 24, 2024 5:36 PM
To: CLARK, TRACI <tclark@cdaid.org>
Cc: Calhoun, Judy <Judy.Calhoun@p66.com>
Subject: FW: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON NOVEMBER 12, 2024

Good Afternoon Traci,

Starting tomorrow, send all notices to Judy Calhoun (cc:) - Judy.Calhoun@p66.com as she will be handling these requests going forward. Please remove me from all future notices. Judy will review and respond to the attached 3 requests.

Sincerely,

Chad M. Polak
Sr. Area Specialist
Real Estate Services
O: (+1) 303.376.4363 | M: (+1) 720.245.4683
3960 East 56th Avenue | Commerce City, CO 80022

Phillips 66

From: CLARK, TRACI <TCLARK@cdaid.org>

Sent: Thursday, October 24, 2024 4:30 PM

To: CLARK, TRACI <TCLARK@cdaid.org>

Subject: [EXTERNAL]THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON NOVEMBER 12, 2024

This Message Is From an External Sender

[Report Suspicious](#)

This message came from outside your organization.

Greetings,

Attached is a copy of the public hearing notices for the next **Planning & Zoning** Meeting on **Tuesday November 12, 2024.**

If you have any comments, please let me know.

Traci Clark

Planning Department, City of Coeur d'Alene


Administrative Assistant

208.769-2240


tclark@cdaid.org



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STAFF REPORT



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**PLANNING AND ZONING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, SENIOR PLANNER
DATE: NOVEMBER 12, 2024
SUBJECT: A-2-24: ZONING PRIOR TO ANNEXATION OF 2.12 ACRES FROM
COUNTY AG SUBURBAN TO R-12
LOCATION: PROPERTY IS LOCATED AT 3415 N. 15th STREET

APPLICANT & OWNER:
JBR Landholdings, LLC
1108 N. C Street
Coeur d'Alene, ID 83814

ENGINEER:
Connie Krueger
1859 N. Lakewood Drive, Suite 102
Coeur d'Alene, ID 83814

DECISION POINT:

Should the Planning and Zoning Commission recommend adoption or rejection of the requested R-12 zoning in conjunction with annexation of 2.12 acres from County Agricultural-Suburban to City R-12?

BACKGROUND INFORMATION:

Currently the subject property is located in the unincorporated area of the county and consists of one parcel that has a single-family dwelling located on it. The subject site is 2.12 acres in area and is relatively flat. The site is adjacent to the city limits along its south and west property line.

The property is currently zoned Agricultural-Suburban in the county. As part of the annexation request, the applicant is proposing the R-12 zoning district be applied to the subject site. The subject site is located within the City's Area of City Impact (see ACI Map on page 7).

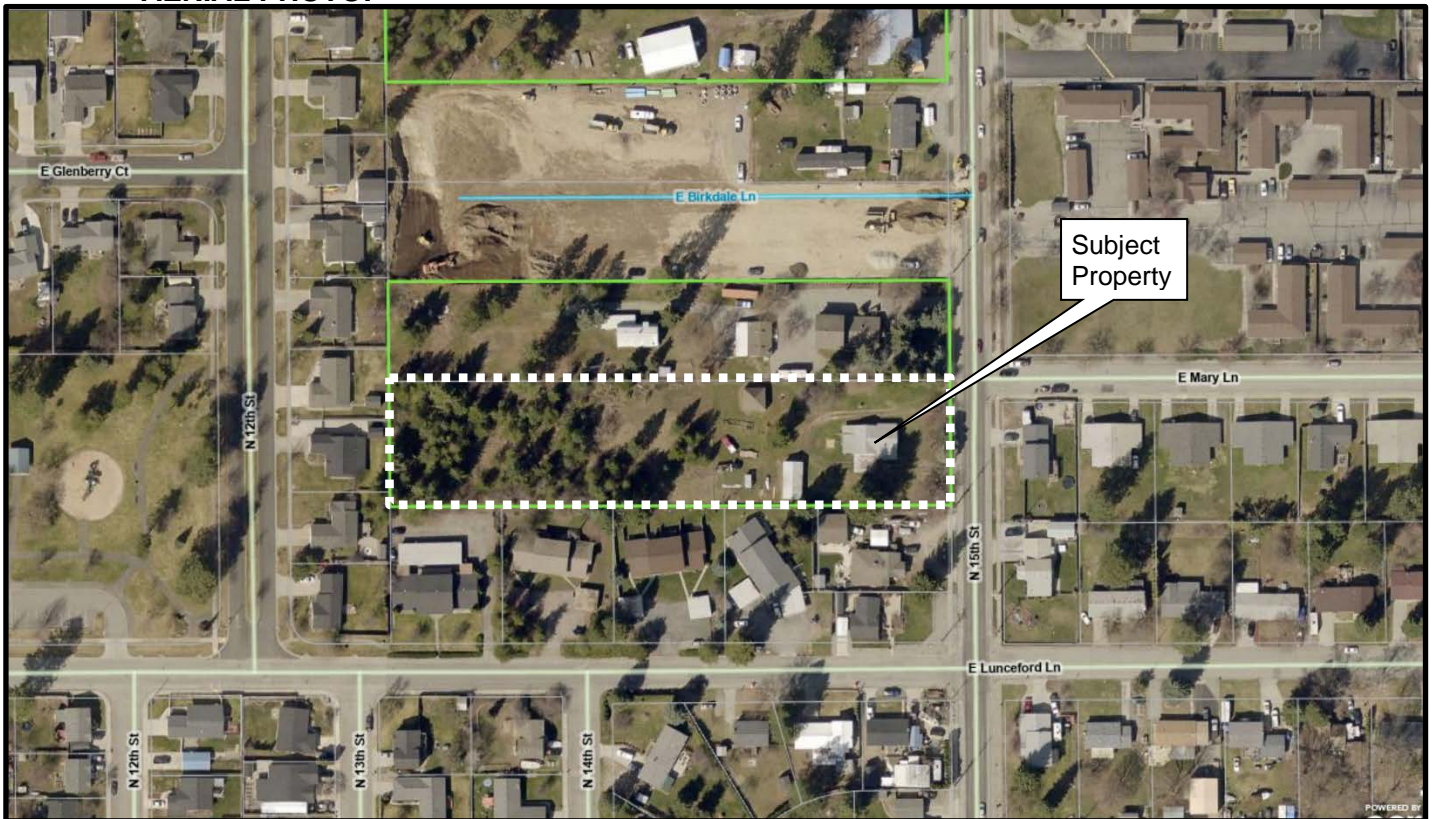
The applicant has submitted an Annexation Map (see page 4) and a narrative as part of this request. See the attached narrative by the applicant at the end of this report for a complete overview of their annexation request.

In tandem with this request, the applicant seeks Planned Unit Development (PUD) and Subdivision approval for the subject property (PUD-3-24 & S-4-24). The Planning & Zoning Commission will hear all three requests tonight and make a recommendation to City Council with R-12 zoning. Since annexation also goes before City Council, staff has split this annexation report from the PUD and Preliminary Plat for efficiency.

PROPERTY LOCATION MAP:



AERIAL PHOTO:



BIRD'S EYE AERIAL:



SUMMARY OF FACTS:

The following facts align with the facts listed in the draft Findings and Order worksheet for the Planning and Zoning Commission's consideration. These facts can be modified and added to as part of the motion associated with the Findings and Order.

- A1.** All public hearing notice requirements have been met for item A-2-24.
- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on October 26, 2024, eighteen days prior to the hearing.
 - Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on October 29, 2024, fifteen days prior to the hearing.
 - Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). Sixty-nine (69) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on October 24, 2024.
 - Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the

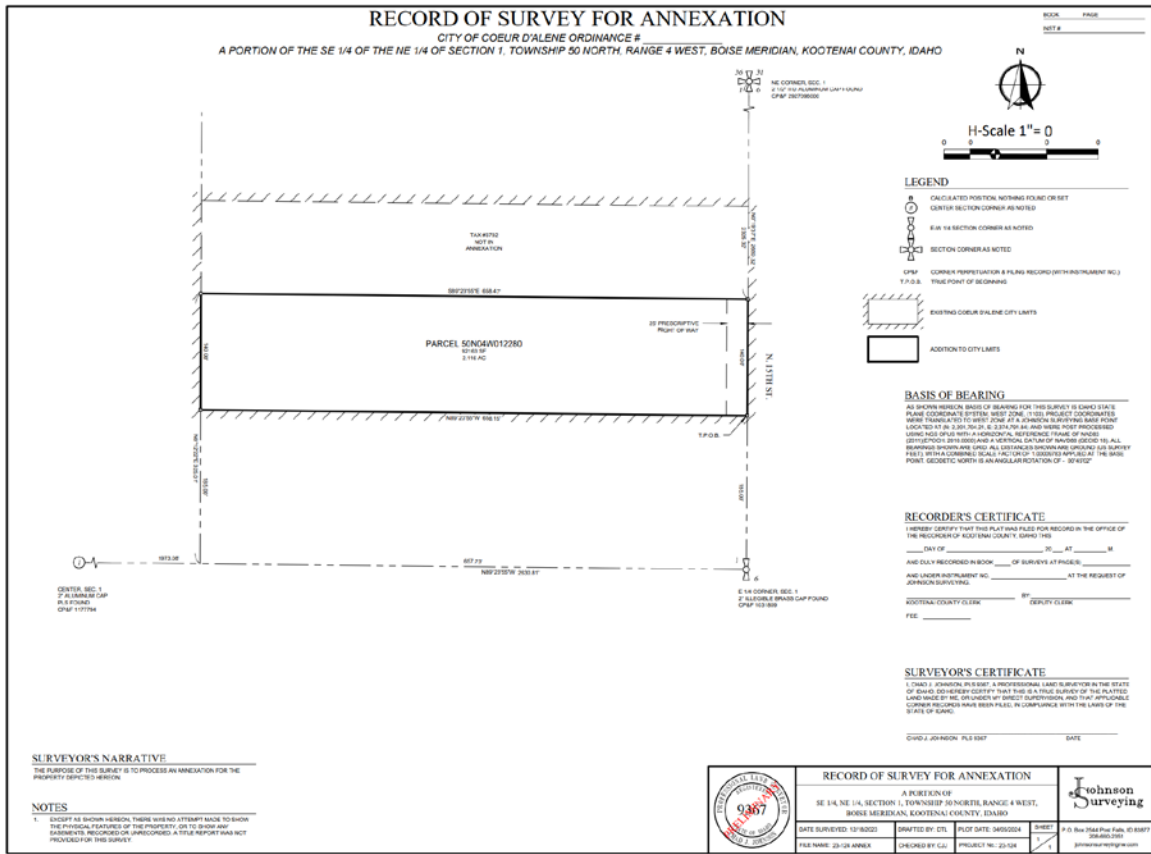
manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on October 24, 2024.

- Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on October 24, 2024.

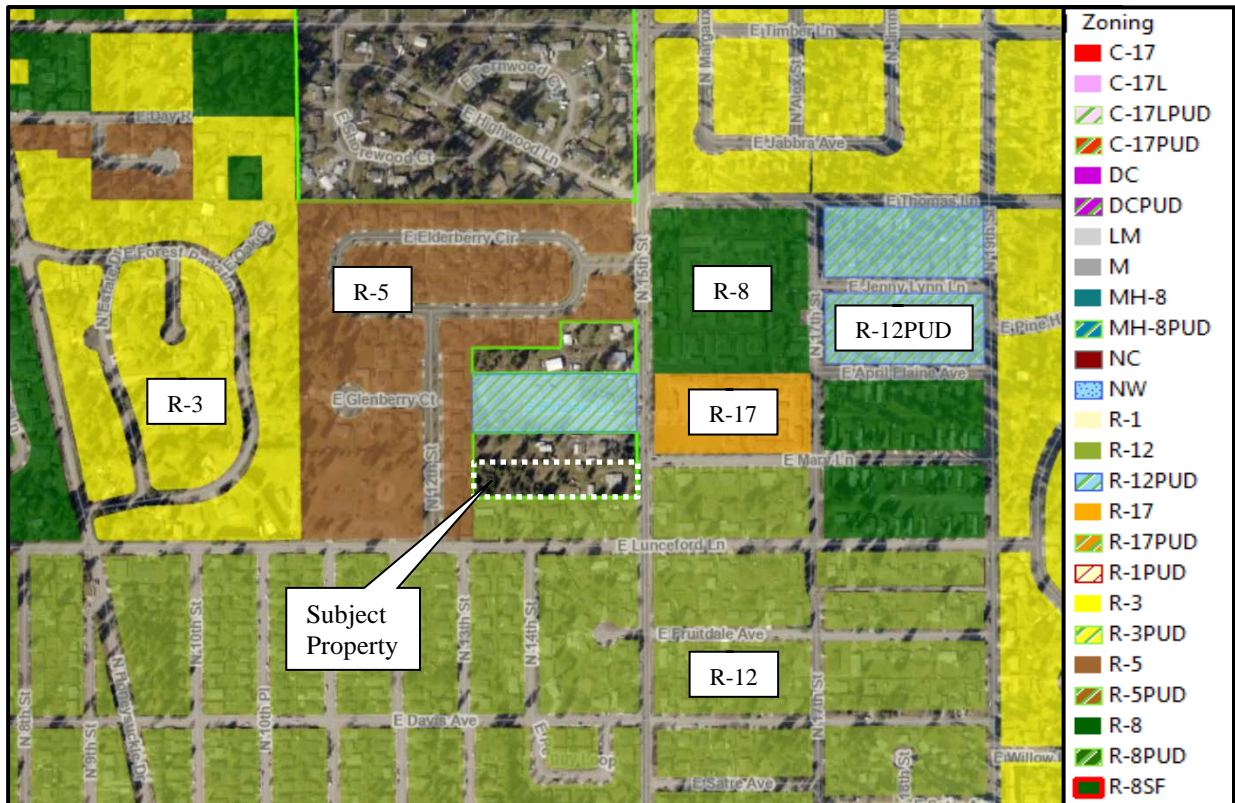
- A2.** The subject site is located in an unincorporated area of Kootenai County, with the total area of the subject property measuring 2.12 acres, and is currently zoned AG-Suburban.
- A3.** The subject property is currently developed as a large lot single family home. If approved, the project would include four (4) six-plexes on four (4) lots and two (2) tracts, one as open space and the other a private street.
- A4.** The Comprehensive Plan Future Land Use Map designation is the Mixed Use-Low. Mixed-Use Low places are highly walkable areas typically up to four-stories. Development types are primarily mixed-use buildings, with retail, restaurants on corners or along the entire ground floor frontage, but could also include townhomes and multifamily housing. Floors above are residential, office, or a combination of those uses. Multifamily residential development provides additional housing options adjacent to mixed-use buildings. This place type is typically developed along a street grid that has excellent pedestrian and bike facilities, with mid-block crossings, as needed, to provide pedestrian access.
- A5.** Staff identified Comprehensive Plan goals and objectives for particular consideration by the Planning and Zoning Commission on pages 10 and 11 of this staff report. See the Attachment 2 for the full list of Comprehensive Plan goals and objectives.
- A6.** The Comprehensive Plan is a guide for annexations and land use decisions, and the Future Land Use Map, in conjunction with the Goals and Policies, shall be used by the Planning and Zoning Commission to make recommendation(s) on zoning in conjunction with annexation.
- A7.** The property is flat and a multitude of residential housing types are located within the vicinity of the subject site. The natural features of the site are consistent with the natural features of the surrounding properties.

- A8. City utilities and facilities are available to serve the project site, if annexed. All departments have indicated the ability to serve the project with the additional conditions as stated at the end of the staff report.
- A9. The subject property is bordered by 15th Street to the east which is a major collector street but is being reclassified as a minor arterial through the Kootenai Metropolitan Planning Organization (KMPO). Using the Land Use Code 231 – Low-Rise Residential Condominium/Townhouse from the ITE Trip Generation Manual, traffic from the four proposed residential lots is estimated to generate approximately 16 trips in the AM peak hour and 19 trips in the PM peak hour. 2018 traffic counts indicate 15th Street experiences an average of 770 PM peak hour trips.

ANNEXATION MAP:



EXISTING ZONING MAP: Subject property zoned AG-Suburban in Kootenai County



The proposed R-12 zoning district is consistent with the existing residential zoning of the surrounding properties in the vicinity of the subject property. Approval of the requested R-12 zoning in conjunction with annexation (+ PUD & Subdivision) would allow the following potential uses of the property subject to: joint approvals, deviations, conditions, and annexation agreement:

Proposed R-12 Zoning District:

The R-12 district is intended as a residential area that permits a mix of housing types at a density not greater of twelve (12) units per gross acre.

17.05.180: PERMITTED USES; PRINCIPAL:

Principal permitted uses in an R-12 district shall be as follows:

- Administrative Office
- Duplex housing
- Essential service
- Home occupation
- Neighborhood recreation
- Public recreation
- Single-family detached housing

17.05.190: PERMITTED USES; ACCESSORY:

Accessory permitted uses in an R-12 district shall be as follows:

- Accessory dwelling unit.
- Garage or carport (attached or detached).
- Private recreation facility (enclosed or unenclosed).

17.05.240: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

Minimum yard requirements for residential activities in an R-12 District shall be as follows:

1. Front: The front yard requirement shall be twenty feet (20').
2. Side, Interior: The interior side yard requirement shall be five feet (5'). If there is no alley or other legal access behind a lot, each lot shall have at least one side yard of ten-foot (10') minimum.
3. Side, Street: The street side yard requirement shall be ten feet (10').
4. Rear: The rear yard requirement shall be twenty-five feet (25'). However, the required rear yard will be reduced by one-half (1/2) when adjacent to public open space

A-2-24 REQUIRED ANNEXATION FINDINGS:

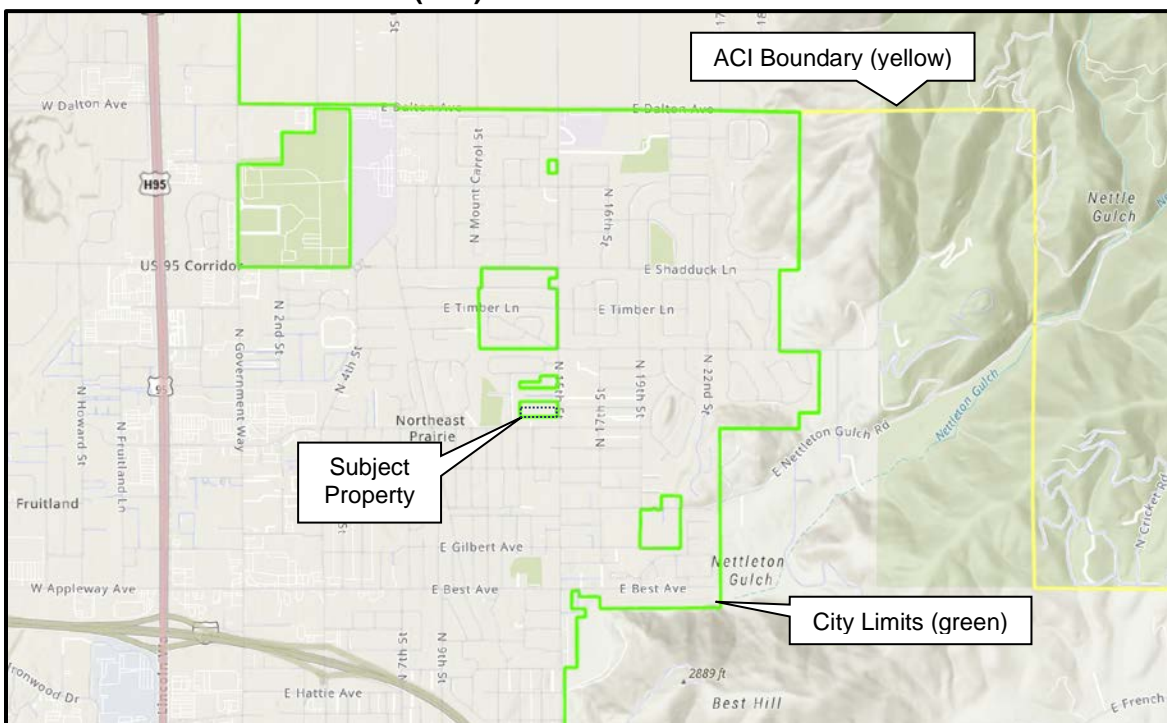
Finding B1: That this proposal (is) (is not) in conformance with the Comprehensive Plan.

Use the following information as well as the attached Comprehensive Plan goals and objectives worksheet to make this finding. This corresponds with Statement of Facts A4, A5, and A6.

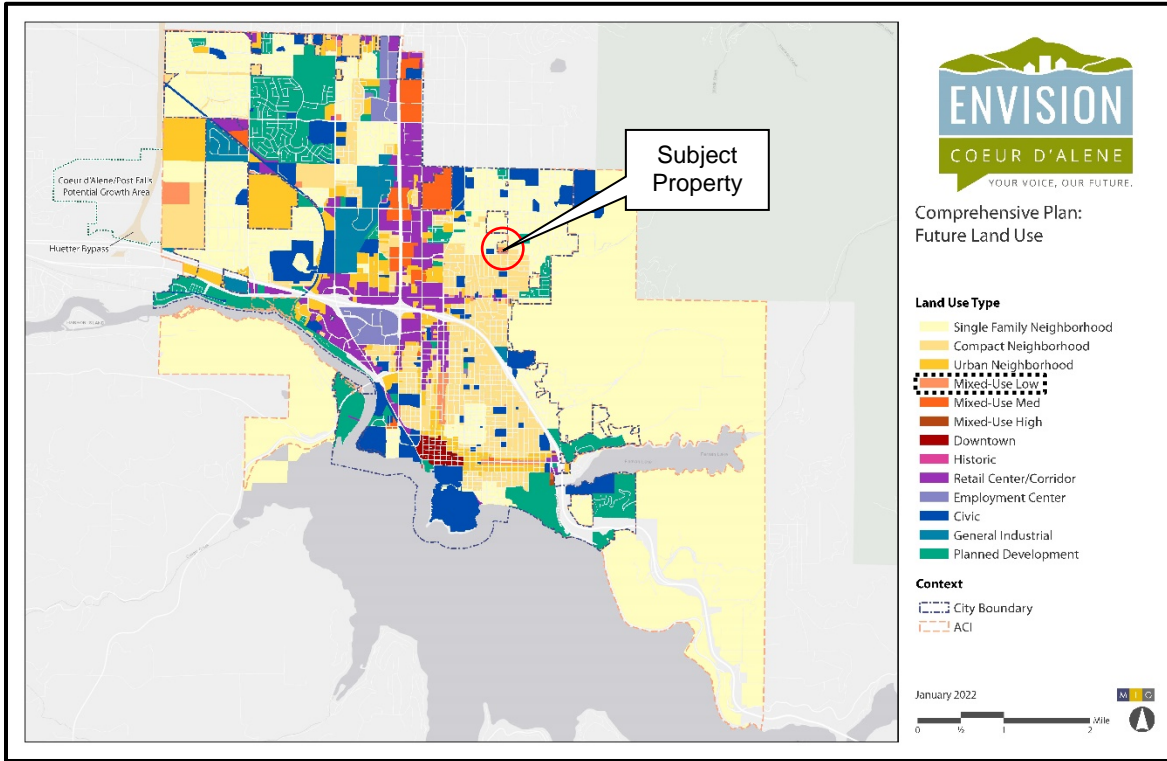
2042 COMPREHENSIVE PLAN LAND USE:

- The subject property is not within the existing city limits.
- The subject site lies within the City’s Area of City Impact (ACI).
- The City’s Comprehensive Plan designates the subject property a Mixed-Use Low place type.

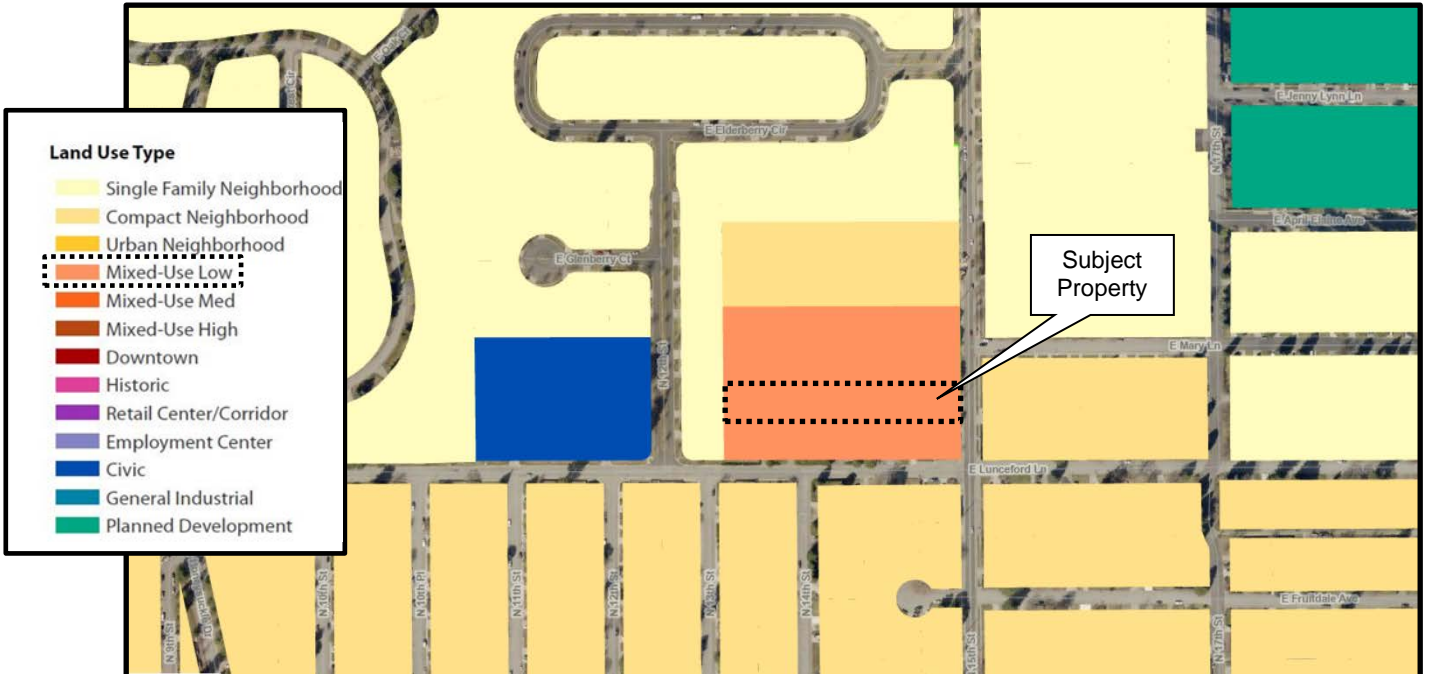
AREA OF CITY IMPACT MAP (ACI):



2042 COMPREHENSIVE PLAN LAND USE MAP:



2042 COMPREHENSIVE PLAN LAND USE MAP: Site Location



2042 Comprehensive Plan Place Types:

The Place Types in this plan represent the form of future development, as envisioned by the residents of Coeur d'Alene. These Place Types will in turn provide the policy level guidance that will inform the City's Development Ordinance. Each Place Type corresponds to multiple zoning districts that will provide a high-level of detail and regulatory guidance on items such as height, lot size, setbacks, adjacencies, and allowed use.

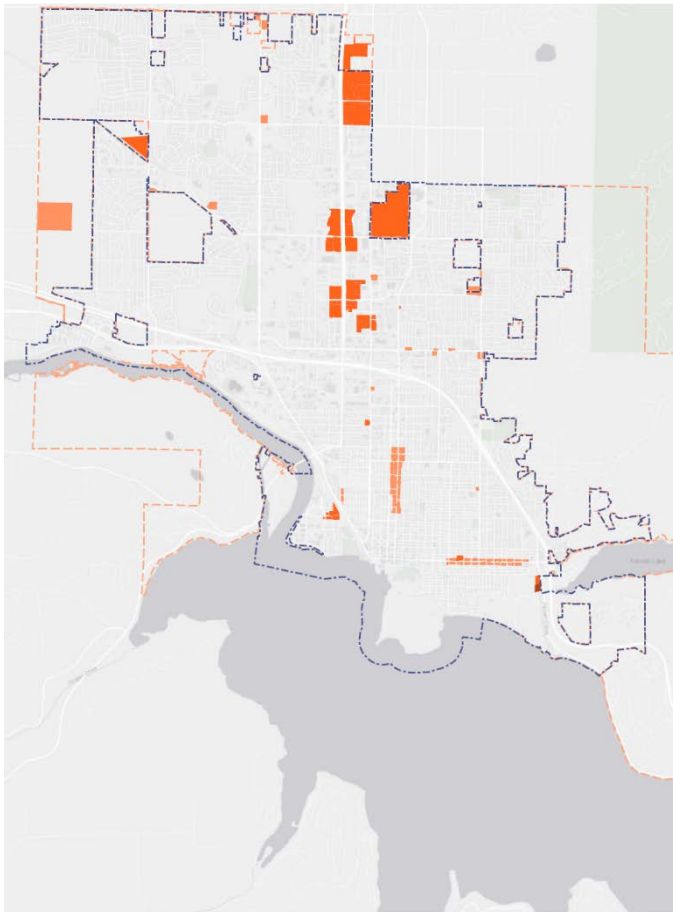
Place Type -1: Mixed-Use Low

Mixed-Use Low places are highly walkable areas typically up to four-stories. Development types are primarily mixed-use buildings, with retail, restaurants on corners or along the entire ground floor frontage, but could also include townhomes and multifamily housing. Floors above are residential, office, or a combination of those uses. Multifamily residential development provides additional housing options adjacent to mixed-use buildings. This place type is typically developed along a street grid that has excellent pedestrian and bike facilities, with mid-block crossings, as needed, to provide pedestrian access.

Compatible Zoning Districts within the "Mixed-Use Low" Place Type:

- C17 and C17L; NC and CC

Key Characteristics of "Mixed-Use Low" Place Type:



Mixed-Use Low



Key Characteristics

Mixed-Use Low places are highly walkable areas typically up to four-stories. Development types are primarily mixed-use buildings, with retail, restaurants on corners or along the entire ground floor frontage, but could also include townhomes and multifamily housing. Floors above are residential, office, or a combination of those uses. Multifamily residential development provides additional housing options adjacent to mixed-use buildings. This place type is typically developed along a street grid that has excellent pedestrian and bike facilities, with mid-block crossings, as needed, to provide pedestrian access.

Transportation

- Gridded main streets and mid-block pedestrian connections
- High ease-of-use pedestrian and bicycle facilities



Typical Uses

- Primary: Retail, commercial, office, restaurant, multifamily residential
- Secondary: Civic uses, parking

Building Types

- Up to four stories, retail and commercial on the ground floor, with residential units above

Compatible Zoning

- C17 and C17L; NC and CC

2042 Comprehensive Goals and Objectives that apply:

Community & Identity (CI)

Goal CI 1

Coeur d'Alene citizens are well informed, responsive, and involved in community discussions.

OBJECTIVE CI 1.1

Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

Goal CI 3

Coeur d'Alene will strive to be livable for median and below income levels, including young families, working class, low income, and fixed income households.

OBJECTIVE CI 3.1

Support efforts to preserve existing housing stock and provide opportunities for new affordable and workforce housing.

Environment & Recreation (ER)

Goal ER 1

Preserve and enhance the beauty and health of Coeur d'Alene's natural environment.

OBJECTIVE ER 1.4

Reduce water consumption for landscaping throughout the city.

Goal ER 2

Provide diverse recreation options.

OBJECTIVE ER 2.2

Encourage publicly-owned and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities (both outdoor and indoor), hiking and biking pathways, open space, passive recreation, and water access for people and motorized and non-motorized watercraft.

OBJECTIVE ER 2.3

Encourage and maintain public access to mountains, natural areas, parks, and trails that are easily accessible by walking and biking.

Growth & Development (GD)

Goal GD 1

Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

OBJECTIVE GD 1.1

Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

OBJECTIVE GD 1.3

Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.

OBJECTIVE GD 1.5

Recognize neighborhood and district identities.

Goal GD 2

Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

OBJECTIVE GD 2.1

Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

OBJECTIVE GD 2.2

Ensure that City and technology services meet the needs of the community.

Goal GD 3

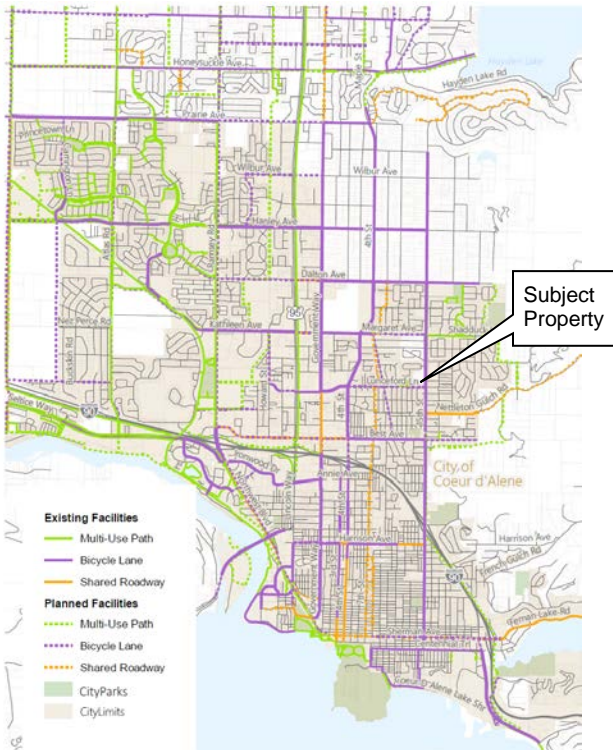
Support the development of a multimodal transportation system for all users.

OBJECTIVE GD 3.1

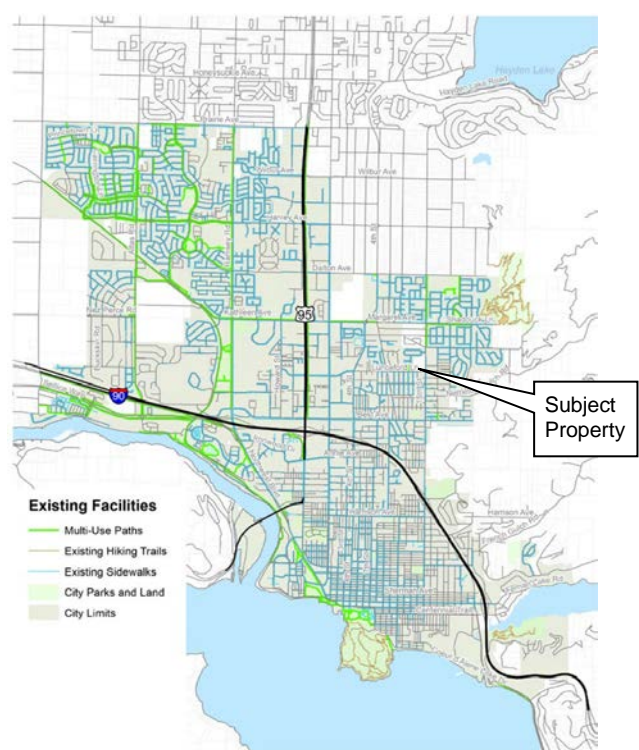
Provide accessible, safe, and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation.

Transportation:

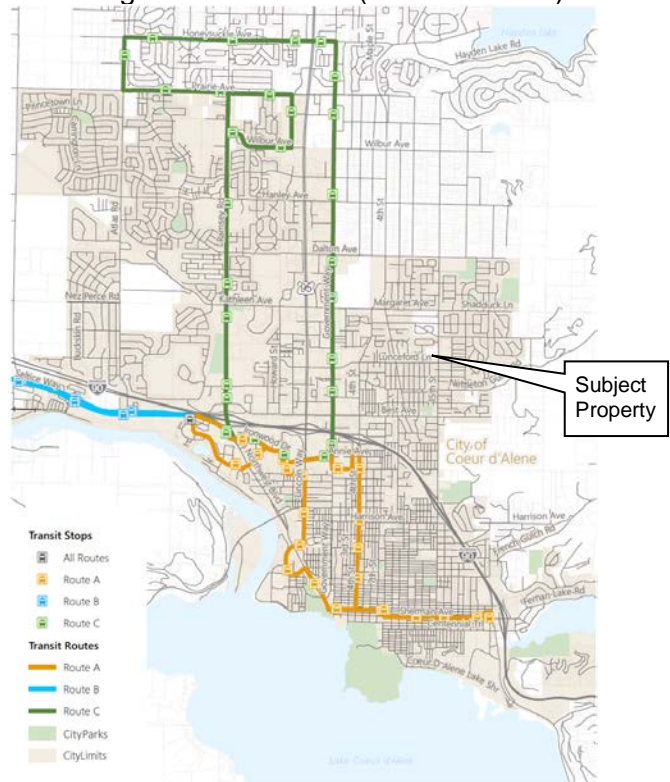
Existing and Planned Bicycle Network:



Existing and Planned Walking Network:



Existing Transit Network (Citilink Routes):



Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether the Comprehensive Plan goals, objectives and Future Land Use Map Place Type do or do not support the request. Specific ways in which the goals, objectives and Place Type is or is not supported by this request should be stated in the finding.*

Finding B2: **That public facilities and utilities (are) (are not) available and adequate for the proposed use.**

Use the following information as well as testimony from the hearing to make this finding. This corresponds with Statement of Facts A9.

STORMWATER:

Stormwater will be addressed as the area proposed for annexation develops. Per City code, 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:

The site has frontage on 15th St. All necessary improvements to the frontages, including the required addition of sidewalk and stormwater swales, will be

addressed during construction. Approximately 10 feet of right-of-way along 15th Street shall be deeded to the City to create the required 40-foot half-width. The on-site sidewalk should be concrete rather than asphalt as it will be poorly defined across the frontages of the garages and is likely to be blocked by parked cars. Additionally, the proposed asphalt surface is more susceptible than concrete to rutting, heaving, and other distortions resulting in accessibility issues.

-Submitted by Chris Bosley, City Engineer

WATER

1. There is adequate capacity in the public water system to support domestic, irrigation and fire flow for this proposed project.
2. There is a 12" AC water main in 15th St.
3. A 1" service with a ¾" meter is currently serving the property.

-Submitted by Glen Poelstra, Water Department Assistant Director

SEWER:

1. Sewer Policy #719 requires an "All-Weather" surface permitting unobstructed O&M access to the public sewer.
2. Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) public sewer connection.
3. Idaho Code §39-118 requires IDEQ or QLPE to review and approve public infrastructure plans for construction.
4. Sewer Policy #719 requires a 20' wide utility easement (30' if shared with Public Water) to be dedicated to the City for all public sewers.
5. Cap any unused sewer laterals at the public main.

-Submitted by Larry Parsons, 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 and can provide services to the subject property.

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.

-Submitted by Craig Etherton, Fire Inspector

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

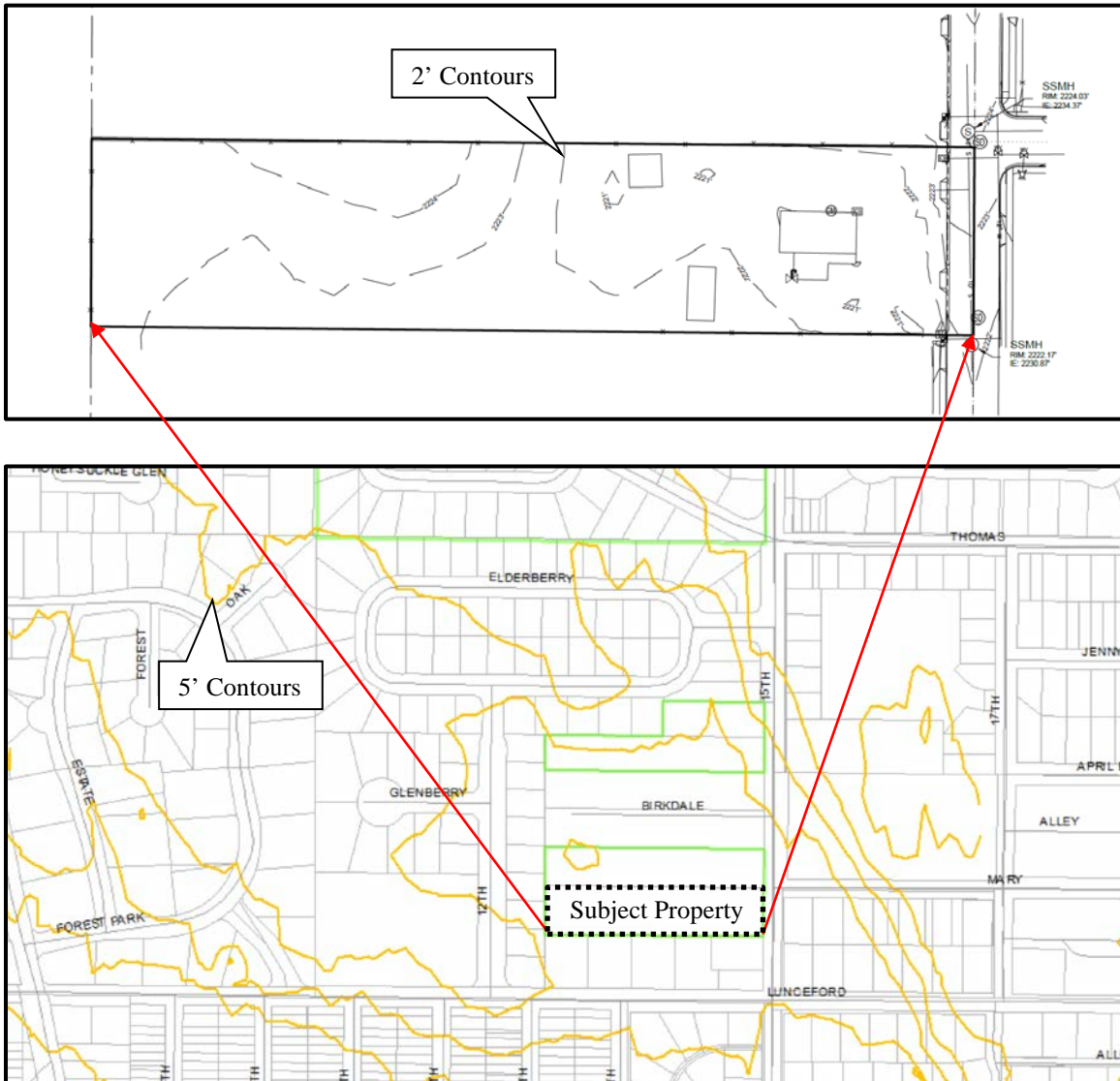
Finding B3: That the physical characteristics of the site (do) (do not) make it suitable for the request at this time.

Use the following information as well as testimony from the hearing to make this finding. This corresponds with Statement of Facts A7.

PHYSICAL CHARACTERISTICS:

The subject site is relatively flat with a treed area to the rear. The site is adjacent to 15th Street along its east property line (see topography map below). There is a single-family dwelling located on the eastern portion of the site. Site photos are provided on the next few pages showing the existing conditions.

TOPOGRAPHIC MAP:



SITE PHOTO - 1: View of the subject property from 15th Street looking west.



SITE PHOTO - 2: Looking southwest at the corner of subject property and the neighboring property to the south along 15th Street.



SITE PHOTO - 3: 15th Street ROW looking north from the southeast corner of subject property.



SITE PHOTO - 4: 15th Street looking north from the northeast corner of subject property.



SITE PHOTO - 5: View from the rear of home looking east towards 15th Street.



SITE PHOTO - 6: View of multifamily property looking south from behind the home.



SITE PHOTO - 7: Looking east down Lunceford Lane toward multifamily units and rear yard of single family that abuts subject property to the south.



Evaluation: *The Planning and Zoning Commission will need to determine, based on the information before them, whether or not the physical characteristics of the site make it suitable for the request at this time.*

Finding B4: **That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.**

*Use the following information as well as testimony from the hearing to make this finding. This corresponds with Statement of Facts **A2, A3, A7, and A9.***

TRAFFIC:

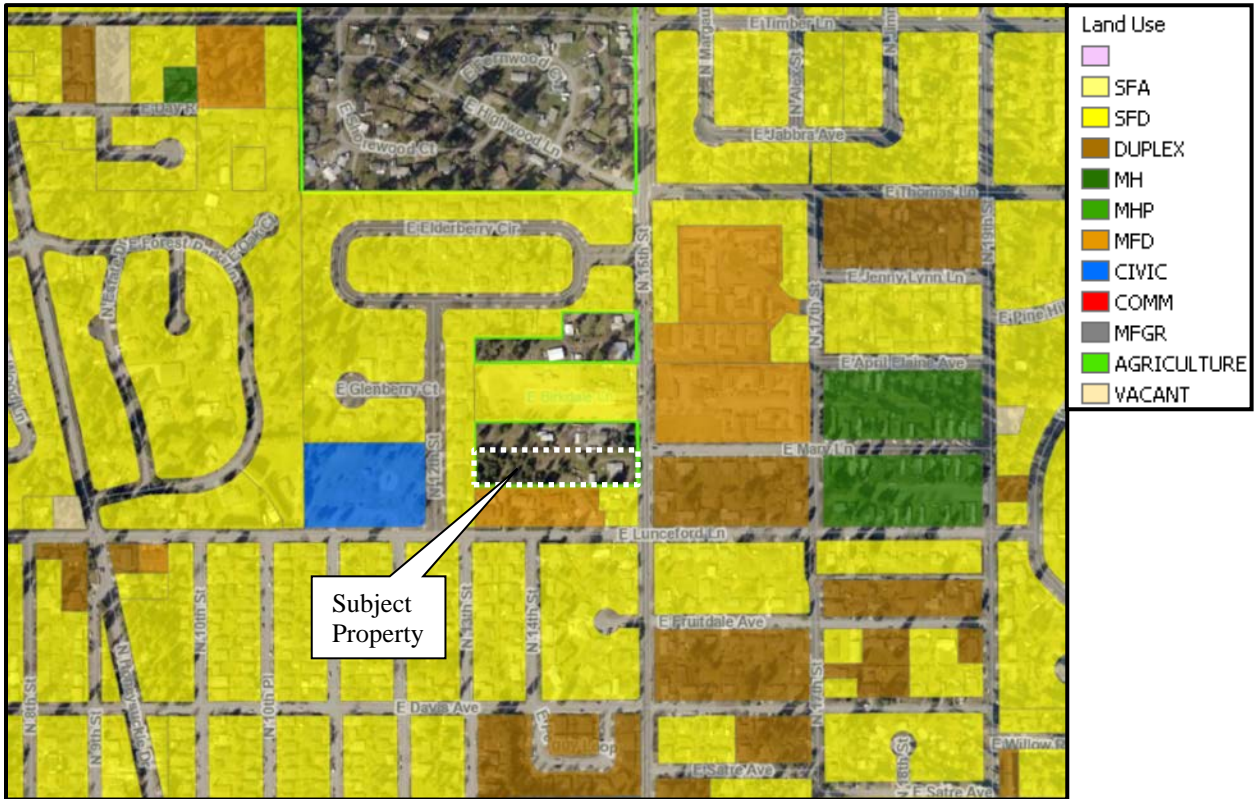
As noted above in finding B9, the subject property is bordered by 15th Street to the east which is a major collector street but is being reclassified as a minor arterial through the Kootenai Metropolitan Planning Organization (KMPO). Using the Land Use Code 231 – Low-Rise Residential Condominium/Townhouse from the ITE Trip Generation Manual, traffic from the four proposed residential lots is estimated to generate approximately 16 trips in the AM peak hour and 19 trips in the PM peak hour. 2018 traffic counts indicate 15th Street experiences an average of 770 PM peak hour trips. This approximately 2.5% increase in traffic can be accommodated by 15th Street. Currently, 15th Street adjacent to the proposed project is only two lanes, but adequate width exists to create a center turn lane during a future chipseal or overlay to accommodate left turns without impacting through traffic.

-Submitted by Chris Bosley, City Engineer

NEIGHBORHOOD CHARACTER:

There is a single-family dwelling with accessory buildings on the subject site. To the east, across 15th Street, are multi-family apartments and duplex housing units. To the south are four multi-family units as well as single family dwellings. To the west are single family dwellings. There are existing residential uses that surround the subject site on all sides. (see existing land use map located below).

GENERALIZED LAND USE PATTERN:



Evaluation: *The Planning and Zoning Commission will need to determine, based on the information before them, whether or not the proposal would adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and)/(or) existing land uses.*

ORDINANCES & STANDARDS USED FOR EVALUATION:

- 2042 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 (MUTCD)
- 2017 Coeur d'Alene Trails Master Plan
- 2021 Parks Master Plan

RECOMMENDATIONS FOR ITEMS TO INCLUDE ANNEXATION AGREEMENT:

Engineering:

1. Approximately 10 feet of right-of-way along 15th Street shall be deeded to the City to create the required 40-foot half-width.
2. The on-site sidewalk should be concrete rather than asphalt as it will be poorly defined across the frontages of the garages and is likely to be blocked by parked cars. Additionally, the proposed asphalt surface is more susceptible than concrete to rutting, heaving, and other distortions resulting in accessibility issues.

Fire:

3. Must meet fire flow requirements of 2018 IFC and fire hydrants spacing requirements.
4. FD access minimum 20'. Minimum at fire hydrant locations is 26'.
5. Proposed turn around appears to meet fire code requirements.
6. All other Fire policies will be met at time of building permit.

Planning:

7. The creation of a homeowner's association (HOA) will be required to ensure the perpetual maintenance of the open space, all other common areas, the private street, stormwater maintenance, and snow removal.
8. The open space must be completed, or bonded for (150%), prior to recordation of the plat. The open space areas shall be consistent with this approval and include the same or better amenities and features. If bonded for, the open space must be completed prior to the first certificate of occupancy.
9. The applicant's requests for subdivision, PUD, and annexation run concurrently. The subdivision and PUD designs are reliant upon one another. If the PUD is approved and in the future subject to expiration due to non-performance, the city may de-annex the subject property.
10. An access/utility easement over the private road will be required to allow for automobile circulation for all residents of the future vehicular connection on the north stub. In turn, staff will request the same treatment on the property to the north if developed similarly, with the goal of creating a looped system.

Wastewater:

11. Sewer Policy #719 requires a 20' wide "All-Weather" surface permitting unobstructed O&M access in a utility easement (30' if shared with Public Water) to be dedicated to the city for all city sewers.
12. An unobstructed City approved "all-weather" access shall be required over all city sewers.
13. This PUD shall be required to comply with Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) city sewer connection. "One Lot, One Lateral".
14. City sewer shall be run to and through this project and installed to all city specifications and standards.
15. Idaho Code §39-118 requires IDEQ or QLPE to review and approve public infrastructure plans prior to construction.
16. WW would ask that sewer lateral for Lot #4 be installed into dead-end manhole.
17. Cap any unused sewer laterals at the city main(In 15th St.)

Water:

18. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional service will have cap fees due at building permit.
19. Any unused water services currently serving this property must be abandoned.

NOTE: These recommended items are also conditions proposed for the PUD & Subdivision. If approved, staff will work with the Legal Dept. to ensure these items are memorialized as needed.

ACTION ALTERNATIVES:

The Planning and Zoning Commission will need to consider this request for R-12 zoning in conjunction with annexation and make findings to recommend that the City Council adopt the requested R-12 zoning with or without conditions to be included in the Annexation Agreement, or reject the requested R-12 zoning.

Attachments:

*Applicant's Application and Narrative
Comprehensive Plan Worksheet*



APPLICANT'S APPLICATION

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PAID

ANNEXATION APPLICATION

SEP 25 2024
CITY OF COEUR D'ALENE

\$ PUD \$ SUB-DIV

STAFF USE ONLY
 Date Submitted: 9/25/24 Received by: [Signature] Fee paid: 6934⁰⁰ Project # TBD A-2-24

REQUIRED SUBMITTALS

**Public Hearing with the Planning Commission and City Council required*

Application Fee: \$ 2,000.00

Publication Fee: \$ 300.00

Mailing Fee (x2): \$ 1.00 per address + \$ 28.00

(The City's standard mailing list has 28 addresses per public hearing)

A **COMPLETE APPLICATION** is required at time of application submittal, as determined and accepted by the Planning Department located at <http://cdaid.org/1105/departments/planning/application-forms>.

- ✓ **Completed application form** - *NEED OWNERS SIG*
- ✓ **Application, Publication, and Mailing Fees**
- ✓ **Map:** Conforming to State of Idaho requirements (see attached example), and legal description of the property for which annexation is requested. Once approved by the City Surveyor, and City Council approval of the annexation, two (2) additional copies will be required. The map may be drawn from record information (existing plats/survey). If in the opinion of the City Surveyor, the record information is not adequate, a new record of survey may be required. **(*the record of survey must show bearings and distances for the exterior boundaries, the existing city limits, the proposed city limits, and a narrative description of the property boundaries taken from the Record of Survey).**
- ✓ **Letter:** Addressed to the Mayor and City Council stating that you are requesting annexation into the City of Coeur d'Alene, and that you understand there are annexation fees and an annexation agreement that will be negotiated. ****Please note that a mutually acceptable annexation agreement must be negotiated and executed within six (6) months from the date of City Council approval of the zoning designation, or any previous approvals will be null and void.**
- ✓ **Title Report(s) by an Idaho licensed Title Company:** Title report(s) with correct ownership easements, and encumbrances prepared by a title insurance company. The report(s) shall be a full Title Report and include the Listing Packet.
- ✓ **Mailing labels provided by an Idaho licensed Title Company:** Owner's list and three (3) sets of mailing labels with the owner's addresses prepared by a title company, using the last known name/address from the latest tax roll of the County records. This shall include the following:
 1. All property owners within 300ft of the external boundaries. *** Non-owners list no longer required***
 2. All property owners within the subject property boundaries. (Including the applicant's property)
 3. A copy of the tax map showing the 300ft mailing boundary around the subject property.
- ✓ **A written narrative:** Including zoning, how proposal relates to the 2022-2042 Comprehensive Plan Category, Neighborhood Area, applicable Special Areas and appropriate Goals and Policies, and how they support your request.
- ✓ **A legal description:** in MS Word compatible format, together with a meets and bounds map stamped by a licensed Surveyor.
- ✓ **A vicinity map:** To scale, showing property lines, thoroughfares, existing and proposed zoning, etc.
- ✓ **Record of Survey:** showing bearings/distances for the exterior boundaries including any linkages needed for contiguity. The existing city limits, the proposed city limits, city limits of nearby cities, when appropriate and a narrative description of the property boundaries taken for the Record of Survey.
- ✓ **Submittal documents:** Applications will not be accepted unless all application items on the form are submitted both with original documents and an electronic copy.

PAID

DEADLINE FOR SUBMITTALS

The Planning Commission meets on the second Tuesday of each month. The completed form and other documents must be submitted to the Planning Department not later than the first working day of the month that precedes the next Planning Commission meeting at which this item may be heard.

PUBLIC HEARING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY:

The applicant is required to post a public hearing notice, provided by the Planning Department, on the property at a location specified by the Planning Department. This posting must be done one (1) week prior to the date of the Planning Commission meeting at which this item will be heard. An affidavit testifying where and when the notice was posted, by whom, and a picture of the notice posed on the property is also required and must be returned to the Planning Department.

APPLICATION INFORMATION

PROPERTY OWNER: JBR Landholdings		
MAILING ADDRESS: 1108 N C St		
CITY: Coeur d'Alene	STATE: ID	ZIP: 83814
PHONE: 208-699-9268	FAX:	EMAIL: bradhobson72@gmail.com
APPLICANT OR CONSULTANT: Connie Krueger		STATUS: ENGINEER <input type="radio"/> OTHER <input type="radio"/>
MAILING ADDRESS: 1859 N Lakewood Dr, Suite 102		
CITY: Coeur d'Alene	STATE: ID	ZIP: 83814
PHONE: 208-500-9268	FAX:	EMAIL: ckrueger@stonehenge-us.com

FILING CAPACITY

- Recorded property owner as to of _____
- Purchasing (under contract) as of _____
- The Lessee/Renter as of _____
- Authorized agent of any of the foregoing, duly authorized in writing. (*Written authorization must be attached*)

SITE INFORMATION:

PROPERTY LOCATION OR ADDRESS OF PROPERTY: 3415 N 15th St, Coeur d'Alene, ID
EXISTING ZONING (CHECK ALL THAT APPLY): Ag. Zone <input type="checkbox"/> AS <input checked="" type="checkbox"/> RR <input type="checkbox"/> C <input type="checkbox"/> LI <input type="checkbox"/> I <input type="checkbox"/> M <input type="checkbox"/> R <input type="checkbox"/> HDR <input type="checkbox"/>
PROPOSED CITY ZONING (CHECK ALL THAT APPLY): R-1 <input type="checkbox"/> R-3 <input type="checkbox"/> R-5 <input type="checkbox"/> R-8 <input checked="" type="checkbox"/> R-12 <input checked="" type="checkbox"/> R-17 <input type="checkbox"/> MH-8 <input type="checkbox"/> NC <input type="checkbox"/> C-17 <input type="checkbox"/> C-17L <input type="checkbox"/> DC <input type="checkbox"/> LM <input type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/>

TAX PARCEL #: 54N04W-01-2290	EXISTING ZONING: Agricultural Suburban	ADJACENT ZONING: R-12, R-17, R-5
GROSS AREA/ACRES: 2.12 acres	CURRENT LAND USE: Single-family residential	ADJACENT LAND USE: Single and multi-family residential
DESCRIPTION OF PROJECT/REASON FOR REQUEST:		
The owner is proposing annexation with R-12 zoning to construct four, six-unit townhome buildings with open space amenities and a private road tract		

COMPREHENSIVE PLAN DESIGNATIONS:

PROPERTY NOT CURRENTLY LOCATED WITHIN THE CITY PLANNING AREA MUST RECEIVE A 2022-2042 COMPREHENSIVE PLAN DESIGNATION ALONG WITH THE NEW ZONING CLASSIFICATION.
CITY COMPREHENSIVE PLAN CATEGORY (PAGE 43): Mixed-Use Low
NEIGHBORHOOD AREA (PAGES 44-53): Mixed-Use Low
SPECIAL AREAS (PAGES 61-68) N/A

Note: The 2022-2042 Comprehensive Plan is available
https://www.cdavid.org/files/Planning/2042CompPlan/Coeur%20d'Alene_2042CompPlan.pdf

CERTIFICATION OF APPLICANT:

I, Connie Krueger, being duly sworn, attests that he/she is the applicant of this
(Insert name of applicant)

request and knows the contents thereof to be true to his/her knowledge.

Signed: Connie Krueger
(applicant)

Notary to complete this section for applicant:

Subscribed and sworn to me before this 25th day of September, 2024.

Notary Public for Idaho Residing at: Coeur d' Alene, Idaho



My commission expires: 6-7-28

Signed: Cynthia L Thomas
(notary)

CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: Brad Hobson Telephone No.: 208-699-0988

Address: 1108 N C Street, Coeur d'Alene, ID 83814

Signed by Owner: _____

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this _____ day of _____, 20____.

Notary Public for Idaho Residing at: _____

My commission expires: _____

Signed: _____
(notary)

For multiple applicants or owners of record, please submit multiple copies of this page.

CERTIFICATION OF APPLICANT:

I, Connie Krueger, being duly sworn, attests that he/she is the applicant of this
(Insert name of applicant)

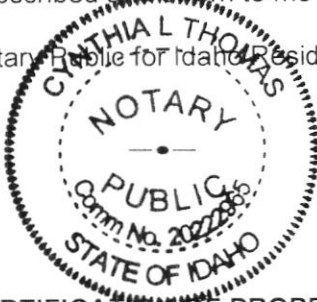
request and knows the contents thereof to be true to his/her knowledge.

Signed: *Connie Krueger*
(applicant)

Notary to complete this section for applicant:

Subscribed and sworn to me before this 25th day of September, 2024.

Notary Public for Idaho Residing at: Coeur d' Alene, Idaho



My commission expires: 6-7-28

Signed: *Cynthia L Thomas*
(notary)

CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: Brad Hobson Telephone No.: 208-699-0988

Address: 1108 N C Street, Coeur d'Alene, ID 83814

Signed by Owner: *Brad Hobson*

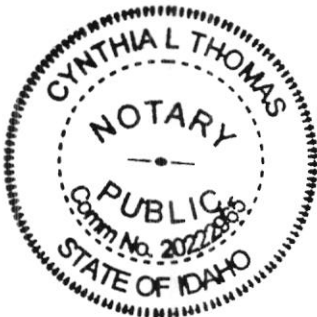
Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 26th day of September, 2024.

Notary Public for Idaho Residing at: Coeur d' Alene, ID

My commission expires: 6-7-28

Signed: *Cynthia L Thomas*
(notary)

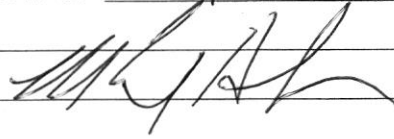


*For multiple applicants or owners of record, please submit multiple copies of this page.

I (We) the undersigned do hereby make petition for annexation and zone classification of the property described in this petition, and do certify that we have provided accurate information as required by this petition form, to the best of my (our) ability.

Be advised that all exhibits presented will need to be identified at the meeting, entered into the record, and retained in the file.

DATED THIS 26th DAY OF September 20 24



NOTIFICATION OF ADDITIONAL FEES:

The cost to prepare certain documents necessary to obtain annexation approval and the actual cost of the land surveyor's review of the legal description and map will be billed to the applicant/owner.

The legal preparation fee for Annexation Agreement will a base fee of \$800.00 and actual labor costs, if needed.

An annexation fee will be negotiated as part of the Annexation Agreement – the fee is based on \$1,133.00/dwelling unit or equivalency.

I (We) the undersigned do hereby make petition for annexation and zone classification of the property described in this petition, and do certify that we have provided accurate information as required by this petition form, to the best of my (our) ability.

Be advised that all exhibits presented will need to be identified at the meeting, entered into the record, and retained in the file.

DATED THIS _____ DAY OF _____ 20 _____

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The legal preparation fee for Annexation Agreement will a base fee of \$800.00 and actual labor costs, if needed.

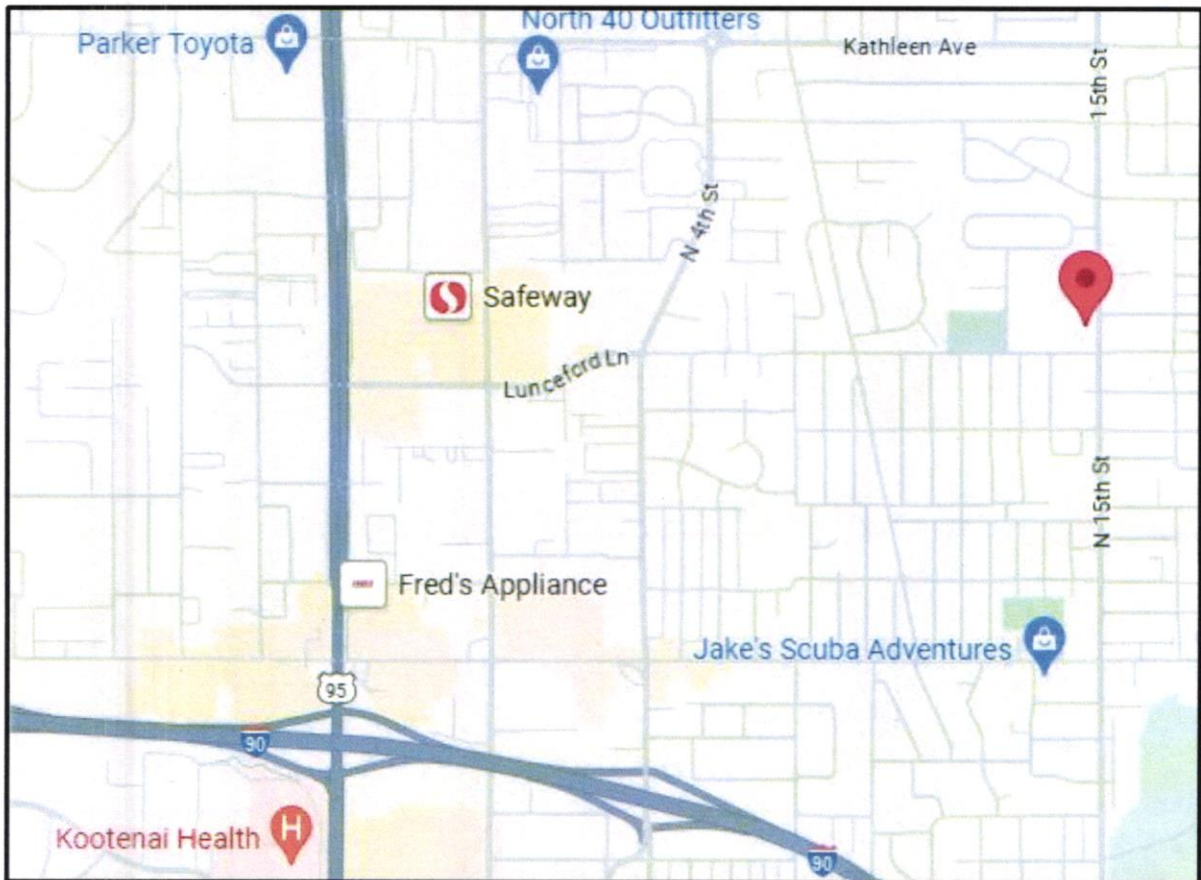
An annexation fee will be negotiated as part of the Annexation Agreement – the fee is based on \$1,133.00/dwelling unit or equivalency.

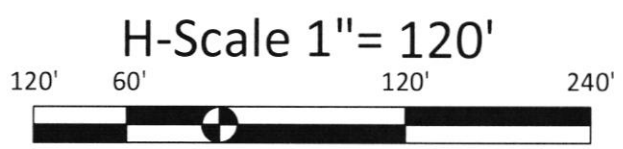
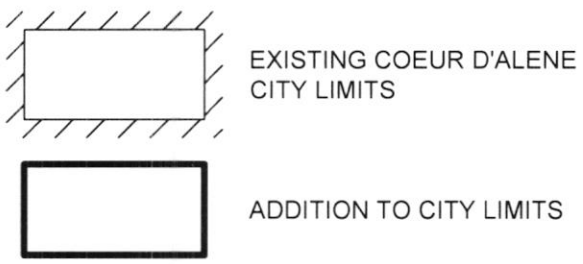
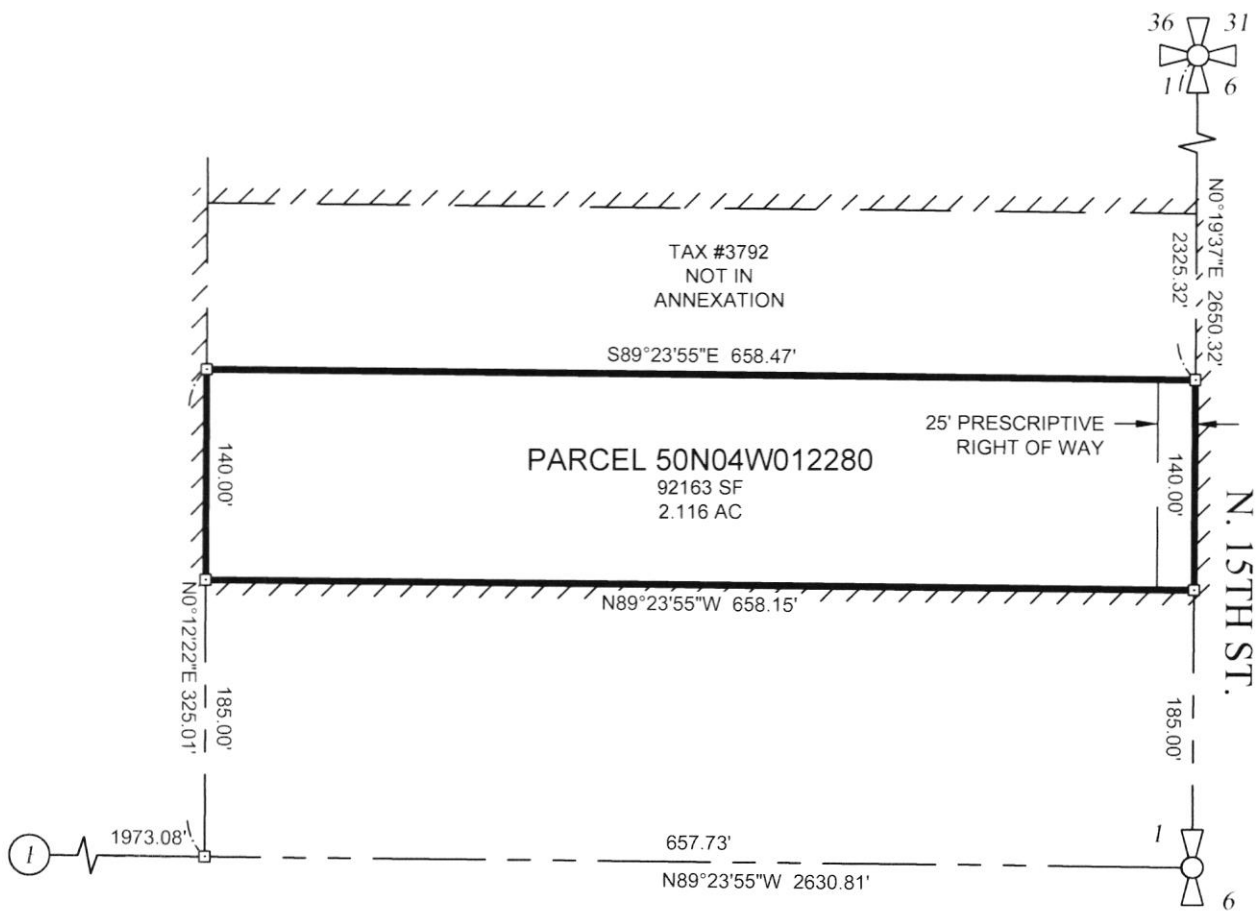
Vicinity Map

15th Street Annexation, PUD, and Major Subdivision

3415 N 15th Street

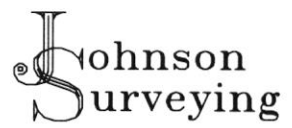
Coeur d'Alene, ID 83814





ANNEXATION EXHIBIT "B"

SE 1/4, NE 1/4, SECTION 1, TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

DATE SURVEYED: 12/18/2023	DRAFTED BY: DTL	PLOT DATE: 04/05/2024	SHEET 1 / 1
FILE NAME: 23-124 ANNEX	CHECKED BY: CJJ	PROJECT No.: 23-124	

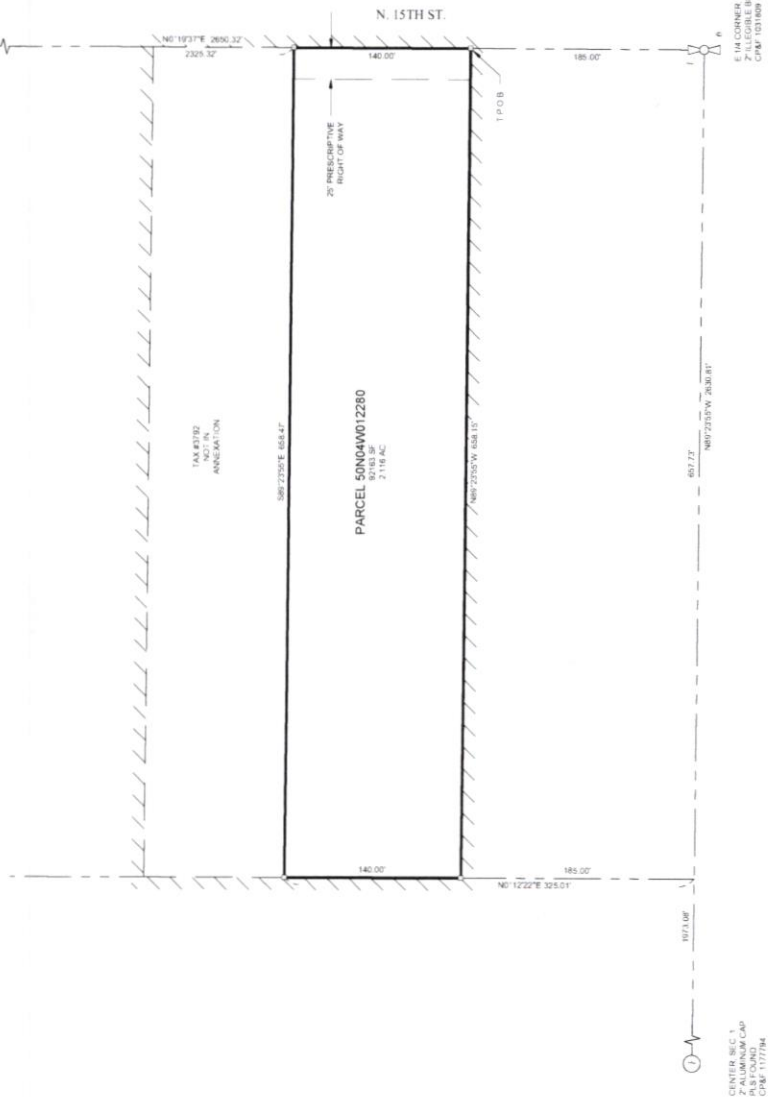
RECORD OF SURVEY FOR ANNEXATION

CITY OF COEUR D'ALENE ORDINANCE #
 A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

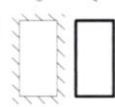
BOOK PAGE
 AND #



NE CORNER, SEC. 1,
 T. 50 N., R. 4 W.,
 CAP FOUND
 C.M.F. 292708000



- LEGEND**
- CALCULATED POSITION, NOTHING FOUND OR SET
 - CENTER SECTION CORNER AS NOTED
 - E 1/4 SECTION CORNER AS NOTED
 - SECTION CORNER AS NOTED
 - C.M.P. CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)
 - T.P.O.B. TRUE POINT OF BEGINNING



BASIS OF BEARING
 ALL BEARINGS FOR THIS SURVEY AS SHOWN HAVE BEEN TRANSLATED TO WEST ZONE AT A JOHNSON SURVEYING BASE POINT USING NGS OPUS WITH A HORIZONTAL REFERENCE FRAME OF NAD83 (2011 EPOCH), 2010 0000 AND A VERTICAL DATUM OF NAVD83 (GEOID 99). ALL BEARINGS AND DISTANCES WERE MEASURED IN THE FIELD WITH A COMBINED SCALE FACTOR OF 1.0000763 APPLIED AT THE BASE POINT. GEODETIC NORTH IS AN ANGULAR ROTATION OF -00.4507°

RECORDER'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO THIS _____ DAY OF _____ 20__ AT _____ M _____ AND DULY RECORDED IN BOOK _____ OF SURVEYS AT PAGES _____ AND UNDER INSTRUMENT NO. _____ AT THE REQUEST OF JOHNSON SURVEYING BY _____ KOOTENAI COUNTY CLERK _____ DEPUTY CLERK _____ FEE _____

SURVEYOR'S CERTIFICATE
 I, CHAD J. JOHNSON, IS SERVEY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATED PARCEL AND THAT THE SAME IS IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

CHAD J. JOHNSON, PLS 5087 _____ DATE _____

SURVEYOR'S NARRATIVE
 THE PURPOSE OF THIS SURVEY IS TO PROCESS AN ANNEXATION FOR THE PROPERTY DEPICTED HEREON.

NOTES
 1. EXCEPT AS SHOWN HEREON, THERE WAS NO ATTEMPT MADE TO SHOW EASEMENTS RECORDED OR UNRECORDED A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY.



RECORD OF SURVEY FOR ANNEXATION

ANNEXATION OR
 SE 1/4 NE 1/4 SECTION 1, TOWNSHIP 50 NORTH, RANGE 4 WEST,
 BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

DATE SURVEYED 12/18/2023	PLAT DATE 04/05/2024	SHEET 1
FILE NAME 23-12-ANNEX	PROJECT NO. 23-124	1

JOHNSON SURVEYING
 P.O. Box 2544 Post Falls, ID 83857
 208-682-2051
 jps@johnsonsurveying.com

ANNEXATION LEGAL DESCRIPTION

THE SOUTH 325 FEET, LESS THE SOUTH 185 FEET, OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 00°19'37" EAST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 185.00 FEET TO THE CURRENT COUER D'ALENE CITY LIMITS AND THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID CITY LIMITS NORTH 89°23'55" WEST 658.15 FEET; THENCE NORTH 00°12'22" EAST 140.00 FEET; THENCE DEPARTING SAID CITY LIMITS SOUTH 89°23'55" EAST 658.47 FEET TO THE CURRENT COUER D'ALENE CITY LIMITS AND THE EAST LINE OF SAID SECTION 1; THENCE SOUTH 00°19'37" WEST, ALONG SAID CITY LIMITS, 140.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2.116 ACRES, MORE



JBR Landholdings
2205 S Whitetail Crossing Ct
Coeur D Alene, ID 83814

September 24, 2024

City of Coeur d'Alene
710 E Mullan Avenue
Coeur d'Alene, ID 83814

Re: JBR Landholdings Annexation

Dear Mayor and City Council Members:

We write today to request the annexation and R-12 zoning of property located at 3415 N 15th St. We have also submitted Planned Unit Development and Major Subdivision applications for this property.

We look forward to this opportunity to integrate into the incorporated City limits and appreciate the opportunity to develop our property in a manner that is more appropriate than the current Agricultural-suburban County Zoning.

We recognize that there are annexation fees and that a mutually accepted annexation agreement must be negotiated and executed within six months from the date of City Council approval of the zoning designation.

Thank you for this opportunity and for your time and consideration of our application.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Hobson', written in a cursive style.

Brad Hobson
Representing JBR Landholdings, LLC
On behalf of myself, Roger C Dunteman, and Josh Meyer

Juniper Ridge Annexation, Planned Unit Development, and Subdivision

JBR Landholdings, LLC
| Coeur d’Alene, ID|

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Property Information

JBR Landholdings LLC (JBR) is the owner of a 2.12-acre property located at 3415 N 15th St. JBR is requesting annexation of this property into the City of Coeur d'Alene with the R-12 zoning designation. JBR is also requesting approval of a major subdivision.

The tax parcel number is 50N04W-01-2290 and the AIN is 144084. The property is currently zoned under Kootenai County Code as Agricultural-Suburban.



Figure 1 KC Earth GIS Image of Property

Existing Conditions

There is a single-family residence with residential accessory buildings on the property. The property is in an urbanized area of Coeur d'Alene with nearby public services in terms of schools, emergency responders, and medical services. Water, sewer, power, and dry utilities are present and serving the property. There are no known environmental constraints in terms of wetlands, floodplains, riparian areas, unstable soils, contaminated soils, or the like.

Development Process

This application is for annexation with a Planned Unit Development and Preliminary Plat. The plat will have four lots with two tracts--a road tract (Tract A) and an open space tract (Tract B).

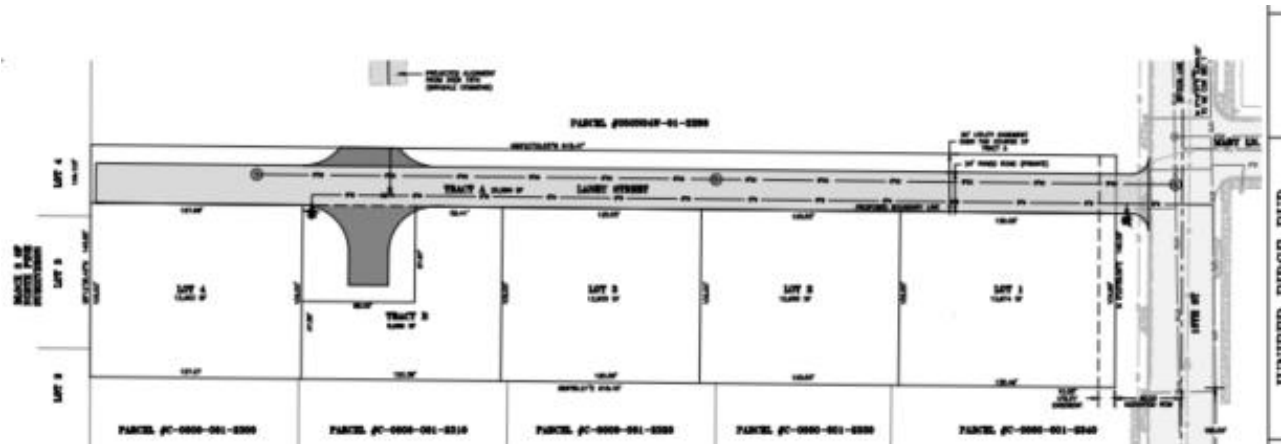


Figure 2 Proposed Preliminary Plat Design

The anticipated development process is as follows:

Permitting/Entitlements:

- Combined Planned Unit Development, Annexation, and Preliminary Plat Application
- Engineered plans for subdivision infrastructure
- Final Plat Application
- Final Townhome Plat Application following construction of the townhome units

Construction Phasing

- Clearing, grubbing, site grading (entire site, one phase)
- Utility and private drive construction, 15th St frontage improvements, and site amenity construction (entire site, one phase)
- Construction of townhome buildings, beginning with internal lots, possibly retaining existing home on east until later or last phase

Development Features

The owner is interested in retaining the existing residence at the east end of the property while progressively constructing four buildings containing six townhome units per building. Each six-unit building will be on an individual lot. An approach to 15th St. will be constructed on the north end of the property to align with E Mary Lane on the east side of 15th St.

Each townhome will have a single car garage. Additionally, two external parking spaces will be provided for each townhome unit. The parking spaces will be accessed from a 24' wide private road on the north side of the property.



Figure 3 Photos of Buttercup Townhomes in Hayden, ID (constructed by the owner of this 15th St property)

Each unit will have a covered patio with greenspace (south facing). There will also be a common area open space tract (Tract B) between Lot 3 and Lot 4, with a bench, picnic table, and fenced pet area. The site is designed for potential future cross connectivity to the north.

The PUD layout is below.

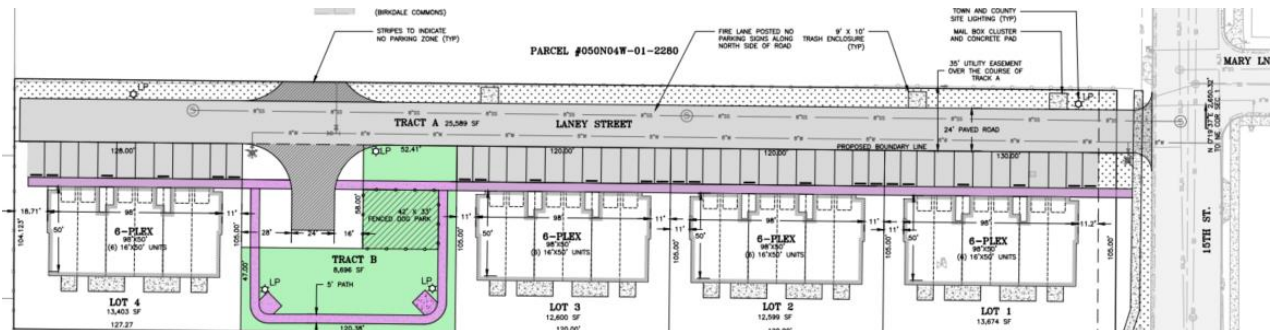


Figure 4 Proposed Planned Unit Development

Infrastructure Improvements

Transportation Infrastructure

- 15th St frontage improvements:
 - Concrete curb and gutter
 - Concrete sidewalk
 - Park strip or grassy swales as required by City
 - Street trees

- Internal transportation infrastructure improvements:
 - Asphalt drive 24' wide
 - Asphalt parking stalls, 9' wide x 20' long (12 stalls per building, two per townhome unit)
 - Asphalt fire turn-around, 24' wide
 - Asphalt apron for future northern connection/circulation
 - No-parking signs
 - Asphalt sidewalk, 5' wide, located between the front of the townhome buildings and the head of the asphalt parking area

Utility and service infrastructure

- Sewer main—8 "
 - Manholes
 - Service lines
- Water main—8"
- Service lines
- Fire hydrants
- Trash enclosures
- Mailbox (cluster) on concrete pad
- Lights

Parks and Open Space infrastructure

- Common open space (Tract B) with community amenities as follows:
 - Bench on concrete pad
 - Picnic table on concrete pad
 - Fenced pet park
 - Pet waste receptacle
- Yards at south side of townhomes
 - Covered concrete patios
 - Turf grass
 - Trees
 - Shrubs

Design Deviations

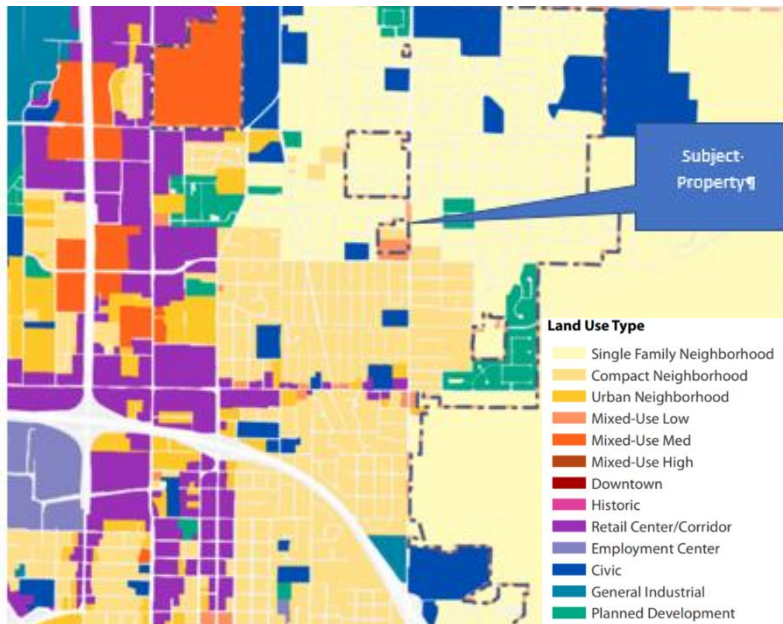
Pursuant to Coeur d'Alene City Code 16.25.040: Deviations, the owner is requesting the following deviations from City Code and/or adopted design standards:

- Transportation infrastructure:
 - Private road instead of a public road within the boundaries of the PUD
 - Reduction of the required right-of-way width for the private road from 55' to 35'
 - 5' wide asphalt pedestrian walkway at the head of the parking stalls in lieu of a concrete sidewalk
- 120' of lot frontage on the private road in lieu of 50' minimum frontage on a public right-of-way

Comprehensive Plan Analysis to Support Zoning Request

This property is designated as Low-Density Mixed Use in the City of Coeur d'Alene's Comprehensive Plan. This is infill development and annexation of an island of unincorporated property, as such this is orderly development.

There are other R-12 zoned lands and similar lands uses to the south and the east



Mixed-Use Low

Mixed-Use Low places are highly walkable areas typically up to four-stories. Development types are primarily mixed-use buildings, with retail, restaurants on corners or along the entire ground floor frontage, but could also include townhomes and multifamily housing. Floors above are residential, office, or a combination of those uses. Multifamily residential development provides additional housing options adjacent to mixed-use buildings. This place type is typically developed along a street grid that has excellent pedestrian and bike facilities, with mid-block crossings, as needed, to provide pedestrian access.

Compatible Zoning: C17 and C17L; NC and CC

Figure 5 Excerpt from City of Coeur d'Alene's Comprehensive Plan

This proposal is consistent with the following goals and objectives of the Comprehensive Plan.

Goals	Objectives
<p>Goal C1 3 Coeur d'Alene will strive to be livable for medium and below income levels, including young families, working class, low income, and fixed income households.</p>	<p>Objective C1 3.1 Support efforts to preserve existing housing stocks and provide opportunities for new affordable and workforce housing.</p>
<p>Goal ER 3 Protect and improve the urban forest while maintaining defensible spaces that reduce the potential for forest fire.</p>	<p>Objective ER 3.1 Preserve and expand the number of street trees within city rights-of-way.</p>
<p>Goal GD 1 Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.</p>	<p>Objective GD 1.1 Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.</p> <p>Objective GD 1.4</p>

	Increase pedestrian walkability and access within commercial development. Objective GD 1.5 Recognize neighborhood and district identities.
Goal GD 2 Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.	Objective GD 2.1 Ensure appropriate, high quality infrastructure to accommodate growth and redevelopment.
Goal GD 3 Support the development of a multi-modal transportation system for all users.	Objective GD 3.1 Provide accessible, safe, and efficient traffic circulation for motorized, bicycle, and pedestrian modes of transportation.

Coeur Housing
Coeur Housing is a proposed Infill Housing code that staff has been working on with an advisory committee and community input that will allow additional housing units in appropriate areas of the city that area quality in design. The concept of Middle Housing includes housing product types that have been missing in our community that fall in between single-family detached housing and mid-rise apartments. It includes townhomes, triplexes, fourplexes, live/work units, cottage courts, courtyard apartments, and multi-plexes that are house-scale and generally on individual lots. Coeur Housing will also include stacked triplexes and tiny house courts. Coeur Housing intends for these housing types to be allowed in areas of the city that are near jobs, employment, services, the downtown, public transportation, and walking/biking trails. It is anticipated that Coeur Housing will primarily be new housing units constructed on vacant on underutilized lots in existing neighborhoods.

Growth and Development
Coeur d’Alene is a desirable place to live and work. Future growth is focused on improving our city’s livability by planning for a mix of land uses that are walkable, access attainable housing options, employment opportunities, healthcare, quality schools, and recreation. Neighborhoods include a variety of housing options and services where residents can walk or bike to cafes, shops, services, jobs, and open spaces. Existing and futre development is connected by an extensive multi-modal transportation system that incorporates public transit, automobiles, and safe and convenient pedestrian and bicycle routes.

Health and Safety
Coeur d’Alene will strive to be one of the safest and healthiest cities in the nation. Our focus is on continually improving mental and physical health, as well as providing exceptional healthcare and emergency services. Convenient access to trails, parks, open spaces, community gardens and other public spaces provides residents with the opportunity to lead active lifestyles and participate in safe, healthy social activities. Police, fire, and emergency services in Coeur d’Alene are fast, reliable, and trusted by the community. They are highly trained, with excellent equipments and facilities. Our government, businesses, and community groups collaborate to provide programs and services for our at-risk and vulnerable populations.

Coeur d'Alene City Code (CCC) Analysis for Consistency with Planned Unit Development Criteria

Below are the City requirements to establish a Planned Unit Development in the R-12 Zone District.

CCC 17.07.205: Title and Purpose

- A. The provisions of this article shall be known as the planned unit development regulations, and the limited design planned unit development regulations.
- B. The purposes of the planned unit development regulations are to permit the development of tracts of land to allow comprehensive planning and to provide flexibility in the application of certain regulations in a manner consistent with the general purpose of the zoning ordinance.
- D. For parcels of land meeting the ownership requirements of section [17.07.220](#) of this chapter and greater than one and one-half (1^{1/2}) acres in size, the parcel(s) may be developed in accordance with the municipal code sections applicable to planned unit developments.

The net acreage of the property is two acres, exceeding the minimum parcel size for a Planned Unit Development. This long and narrow parcel shape lends itself to a townhome style development.

CCC 17.07.220: Ownership and Division of Land

For all planned unit developments and limited design planned unit developments, the tract or tracts of land included in such developments must be under one ownership or control or be the subject of a joint application by the owners of all property included. Unless otherwise provided as a condition for approval of a planned unit development, the applicant may transfer units of any development for which approval has been granted; provided, that the transferee shall complete, use, and maintain each such unit, in strict conformance with the approved development plan.

This property is one parcel of land under one ownership

CCC 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 commission:

- A. The proposal is in conformance with the comprehensive plan.
The proposal is consistent with the comprehensive plan as analyzed herein.
- B. The design and planning of the site are compatible with the location, setting and existing uses on adjacent properties.
There are nearby developments on 15th St with similar design.
- C. The proposal is compatible with the natural features of the site and adjoining properties. In the case of property located within the hillside overlay zone, does not create soil erosion, sedimentation of lower slopes, slide damage, or flooding problems; prevents surface water degradation, or severe cutting or scarring; reduces the risk of catastrophic wildfire in the wildland urban interface; and complements the visual character and nature of the city

The property is relatively flat with no slopes, floodplains, high water tables, or similar environmental constraints. The property is in an urbanized area and not a rural natural setting.

- D. The location, design, and size of the proposal are such that the development will be adequately served by existing streets, public facilities and services.
The property is accessed through an existing and long-established street and utility network. There are a variety of existing services within the City of Coeur d'Alene such as library, public safety, emergency response, education, and similar public services. There are also nearby restaurants, retail, and service businesses.
- E. The proposal provides adequate private common open space area, as determined by the commission, no less than ten percent (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.
The development contains a private common open space area (Tract B), which is free of buildings, streets, driveways, and parking areas. This provides for 10% open space.
- F. Off-street parking provides parking sufficient for users of the development.
Each townhome unit will have an interior garage parking space along with two exterior parking spaces.
- G. The proposal provides for an acceptable method for the perpetual maintenance of all common property.
A property owners' association will be established for the perpetual maintenance of all common infrastructure and property.

CCC 17.07.235: Public Services and Maintenance of Open Space

The planning commission or the city council may, as a condition of approval of planned unit developments, require that suitable areas for schools, parks, or playgrounds be set aside, and negotiated for public use, or be permanently reserved for the owners, residents, employees, or patrons of the development. Whenever private common open space is provided, the commission or the city council may require that an association of owners or tenants be created and incorporated for the purpose of maintaining such open space. The association shall be created in such a manner that owners of property shall automatically be members and shall be subject to assessments levied to maintain said open space for the purposes intended. The period of existence of such association shall be perpetual unless a majority vote of the members and consent of the city council terminate it.

A property owners' association will be established for the perpetual maintenance of all common infrastructure and property. The owner has recently created a similar development in Hayden and has established similar mechanisms with that development.

CCC 17.07.245: Development Standards

The maximum allowable density for planned unit developments and limited design planned unit developments shall be based on the overall gross deeded land area and shall be equal to or less than the overall density and density bonuses permitted by the applicable zoning district in which the planned unit development is proposed.

The R-12 Zone District allows for 12 dwelling units per acre. The planned density is 12 dwelling units per acre.

In order to achieve the purposes of these provisions, the following standards may be modified:

B. Planned Unit Development

1. Any provision pertaining to site performance standards including, but not limited to, height, bulk, setback or maximum dimensions of any facility.

There are no known height, bulk, setback, or maximum dimension regulation modifications needed. The existing home has been reviewed and if retained after filing the final plat, it will meet required setbacks. An exhibit demonstrating this is included with this application.

2. Any provision establishing buffering, landscaping or other similar requirements pertaining to site design.

There are no known buffering or landscaping regulation modifications needed.

3. Any provision pertaining to the minimum or maximum dimensions of any lot(s).

The owner is proposing lot sizes that meet minimum standards. Note that each lot will contain a six-unit townhome structure

4. Any provision pertaining to the type of facility allowed (i.e., multi-family residential versus single-family detached).

The owner is proposing a Planned Unit Development to allow for single-family attached townhomes.

5. Any provision pertaining to sign regulations.

There are no known sign regulation modifications needed

6. Any provision in titles 12 and 16 of this code regarding streets and sidewalks.

The owner is proposing the following design deviations:

- *Transportation infrastructure:*
 - *Private road instead of a public road within the boundaries of the PUD*
 - *Reduction of the required road right-of-way width from 55' to 35'*
 - *5' wide asphalt pedestrian walkway at the head of the parking stalls in lieu of a concrete sidewalk*
- *120' of lot frontage on the private road in lieu of 50' minimum frontage on a public right-of-way*

7. Any provision pertaining to off-street parking and loading except that required parking spaces shall be located within two hundred feet (200') of the building containing the living units.

All parking is located within two hundred feet of the building containing the living units utilizing the parking.

17.07.250: Distribution Of Improvements Without Reference to Lot or Block Lines

All improvements for planned unit developments and limited design planned unit developments including off street parking and loading spaces, usable open space, and landscaping, buffering and screening may be located within the development without reference to the lot lines or blocks, except that required parking spaces serving residential activities shall be located within two hundred feet (200') of the building containing the living units served.

All parking, open space, and landscaping is located within the property. All parking is located within two hundred feet of the building containing the living units served by the parking.

City Code Analysis for Consistency with the R-12 Zoning District Criteria

Below are the City requirements to establish a Planned Unit Development as they relate to the R-12 Zone District.

CCC 17.05.170: Generally

- A. The R-12 District is intended as a residential area that permits a mix of housing types at a density not greater than twelve (12) units per gross acre.

This development is designed for 12 units per gross acre.

- C. Project review (see 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.

This development will have individual lots containing townhome buildings with six units in each building

- D. A maximum of two (2) dwelling units are allowed per lot provided the lot meets the minimum lot square footage for two (2) units and each dwelling unit meets the minimum yard (setback) requirements.

The owner is applying for a Planned Unit Development to address the desired six-unit townhome buildings.

1. For the purposes of this section, the term "two dwelling units" shall mean two (2) single family dwelling units, one single family dwelling unit and one accessory dwelling unit (ADU), or one duplex.

The owner is applying for a Planned Unit Development to address the desired six-unit townhome buildings.

CCC 17.05.200: Permitted Uses; Special Use Permit

Permitted uses by special use permit in an R-12 District shall be as follows:

Restriction to single-family only.

The owner is applying for a Planned Unit Development to address the desired six-unit townhome buildings

Two (2) unit per gross acre density increase.

The owner is not applying for a density increase.

CCC 17.05.210: Site Performance Standards; Maximum Height

Maximum height requirements in an R-12 District shall be as follows:

Structure Type	Structure Location	
	In Buildable Area for Principal Facilities	In Rear Yard
Principal structure	32 feet ¹	n/a
For public recreation, community education or religious assembly activities	45 feet ¹	n/a
Detached accessory building including garages and carports	32 feet ¹	With low or no slope roof: 14 feet With medium to high slope roof: 18 feet

The proposed buildings will not exceed two stories in height and therefore will be compliant with this height limit.

CCC 17.05.230: Site Performance Standards; Minimum Lot

Minimum lot requirements in an R-12 District shall be as follows:


- A. Three thousand five hundred (3,500) square feet per unit except for single-family detached housing.
Each unit will have an average land area of 3840 sq. ft.

- B. All buildable lots must have fifty feet (50') of frontage on a public street, unless an alternative is approved by the City through the normal subdivision procedure or unless a lot is nonconforming.
The owner is applying for a Planned Unit Development to address this frontage requirement. Given the long and narrow shape of the lot, the owner is proposing for access to be from a 24' wide private drive with a 5' asphalt sidewalk on one side.


CCC 17.05.240: Site Performance Standards; Minimum Yard

- A. Minimum yard requirements for residential activities in an R-12 District shall be as follows:
1. Front: The front yard requirement shall be twenty feet (20').
The townhome buildings are located 25' from the edge of the private road section.
 2. Side, Interior: The interior side yard requirement shall be five feet (5'). If there is no alley or other legal access behind a lot, each lot shall have at least one side yard of ten-foot (10') minimum.
The townhome buildings are more than 10' from each side yard
 3. Side, Street: The street side yard requirement shall be ten feet (10').
The easternmost townhome building is located approximately 21.2' from the east property line.
 4. Rear: The rear yard requirement shall be twenty-five feet (25'). However, the required rear yard will be reduced by one-half ($\frac{1}{2}$) when adjacent to public open space (see section [17.06.480](#) of this title).
The townhome buildings are located 25' from the rear yard. Each townhome will have a shared common yard area. The townhomes will also have access to the open space in Tract A and B.
- C. There will be no permanent structures erected within the corner cutoff areas.
The townhome buildings are in an area that is setback sufficient distance from the corner cut-off where the new private street will be located.
- D. Extensions into yards are permitted in accordance with section [17.06.495](#) of this title.
The are no known extensions into required yards, but if there are they will be in accordance with this section.


Prepared by:


Connie Krueger, AICP

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STAFF REPORT



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**PLANNING AND ZONING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, SENIOR PLANNER
DATE: NOVEMBER 12, 2024
SUBJECT: PUD-3-24: A RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD) TO BE KNOWN AS "JUNIPER RIDGE"
S-4-24: A 4-LOT, 2-TRACT PRELIMINARY PLAT REQUEST FOR "JUNIPER RIDGE"
LOCATION: 2.12 ACRE PROPERTY LOCATED AT 3415 N 15th STREET

APPLICANT:
JBR Landholdings, LLC
1108 N. C Street
Coeur d'Alene, ID 83814

ENGINEER:
Connie Krueger
1859 N. Lakewood Drive, Suite 102
Coeur d'Alene, ID 83814

DECISION POINT:

Should the Planning and Zoning Commission approve of the following two decision points?

1. A residential Planned Unit Development (PUD) that would allow for four (4) townhome lots and two (2) tracts with the following modifications:
 - Allow for multi-family construction product type (six-plexes).
 - Private road instead of a public road within the boundaries of the PUD.
 - 120' of lot frontage on the private road in lieu of 50' minimum frontage on a public right-of-way.
 - Reduction of the required right-of-way width for the private road from 55' to 35'.
 - 5' wide asphalt pedestrian walkway at the head of the parking stalls in lieu of a concrete sidewalk(s).
2. A 4-lot, 2-tract preliminary plat to be known as Juniper Ridge.

BACKGROUND INFORMATION:

The subject site is relatively flat with a treed area to the rear. The site is adjacent to 15th Street along its east property line.

The applicant is requesting a PUD and subdivision on 2.12 gross acres. This PUD will consist of four (4) lots, and two (2) tracts. Three of the lots will have frontage on the private road that is part of the Juniper Ridge subdivision/PUD, with the easternmost lot

having frontage on both 15th Street and the private road. All parking areas are accessed from the private road with sufficient maneuvering area to exit the PUD in a forward fashion onto the public street. In anticipation of future development, there is a stubbed private vehicular connection to the lot on the northern property line. This abutting parcel is currently located in Kootenai County and will remain that way until a formal request is made to the city.

In recent years, there have been two annexations and R-12PUD approvals in the immediate area, commonly known as “Birkdale Commons” and “Birkdale Commons North” in 2022 and 2023, respectively.

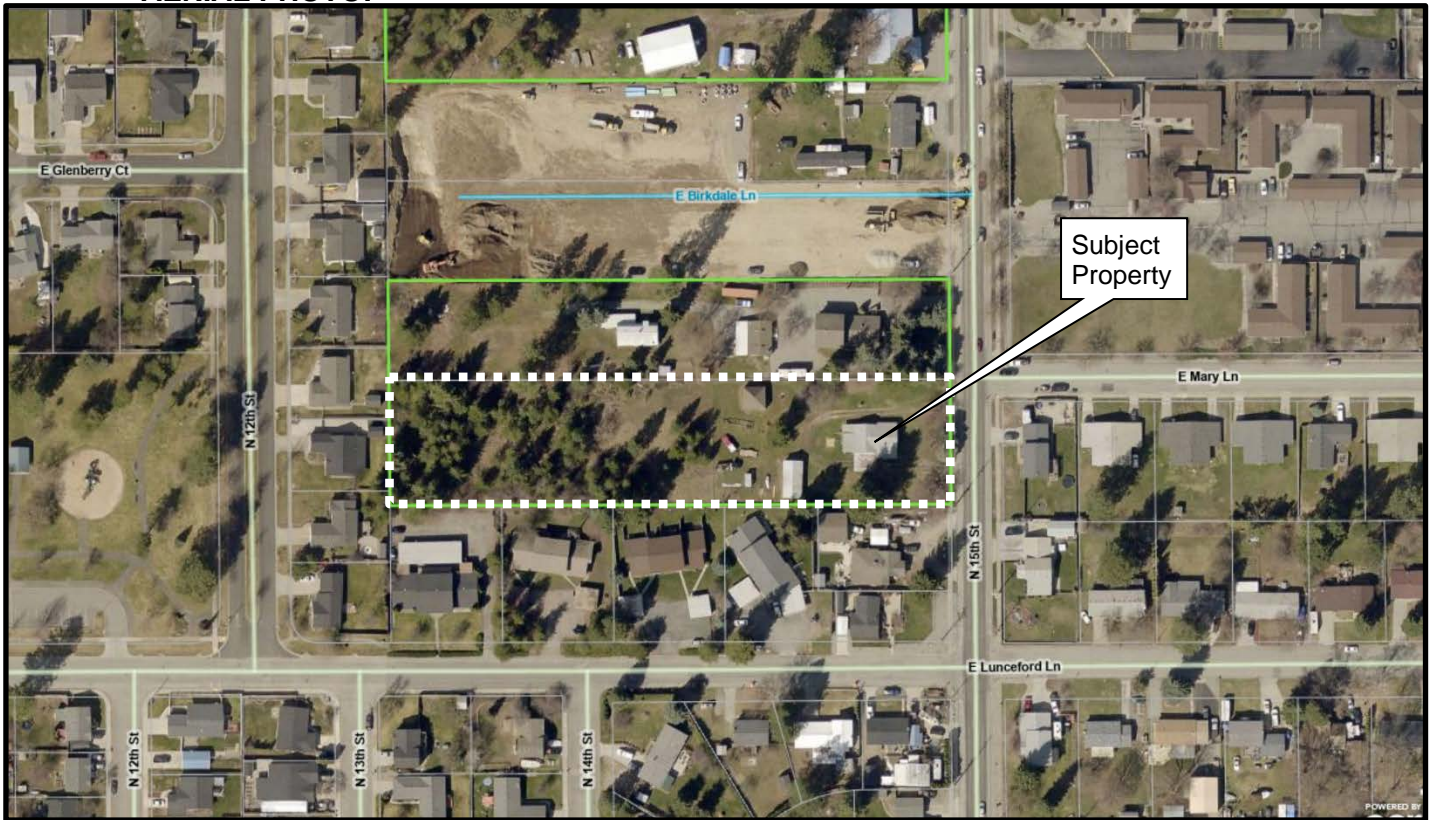
The applicant specified that this project will be completed in one phase that may include saving the existing home on the easternmost lot and would be removed/replaced with a six-plex toward the end of the project timeline.

In tandem with this request, the applicant seeks annexation of the subject property (A-2-24). The Planning & Zoning Commission will hear all three requests tonight and make a recommendation to City Council with R-12 zoning. Since annexation also goes before City Council, staff has split the annexation report from the PUD and Preliminary Plat for efficiency.

PROPERTY LOCATION MAP:



AERIAL PHOTO:



BIRD'S EYE AERIAL:



PUD SUMMARY OF FACTS:

The following facts align with the facts listed in the draft Findings and Order worksheet for the Planning and Zoning Commission's consideration. These facts can be modified and added to as part of the motion associated with the Findings and Order.

- A1.** All public hearing notice requirements have been met for items PUD-3-24.
- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on October 26, 2024, eighteen days prior to the hearing.
 - Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on October 29, 2024, fifteen days prior to the hearing.
 - Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). Sixty-nine (69) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on October 24, 2024.
 - Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on October 24, 2024.
 - Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on October 24, 2024.
- A2.** The total area of the subject property is 2.12 acres and is currently located in Kootenai County, zoned AG-Suburban.
- A3.** The subject property is currently developed as a large lot single family home. If approved, the project would include four (4) six-plexes on four (4) lots and an open space tract along a private street.
- A4.** The 2042 Comprehensive Plan Future Land Use Map designation is Mixed Use-Low. Mixed-Use Low places are described as highly walkable areas typically up to four-stories. Development types are primarily mixed-use buildings, with retail, restaurants on corners or along the entire ground floor frontage, but could also include townhomes and multifamily housing. Floors above are residential, office, or a

combination of those uses. Multifamily residential development provides additional housing options adjacent to mixed-use buildings. This place type is typically developed along a street grid that has excellent pedestrian and bike facilities, with mid-block crossings, as needed, to provide pedestrian access.

- A5** Staff identified Comprehensive Plan goals and objectives for particular consideration by the Planning and Zoning Commission on pages 8 and 9 of this staff report. See the Attachment 2 for the full list of Comprehensive Plan goals and objectives.
- A6.** The subject property is bound by a large lot single-family home to the north, single-family homes to the west, and predominately multi-family units to the south with two single-family homes on the corner of 15th Street and Lunceford Lane. East of 15th Street are a mix of single-family, duplexes, and multi-family units.
- A7.** The property is flat and a multitude of residential housing types are located within the vicinity of the subject site. The natural features of the site are consistent with the natural features of the surrounding properties.
- A8.** The requested modifications would not impact the City's ability to serve the project with facilities and services. All departments have indicated the ability to serve the project with the additional conditions as stated at the end of the staff report.
- A9.** The project provides 10% private open space for its users, comprised of 8,696 square feet of open grassy area, a fenced dog park, pathway, bench, picnic table, and landscaping.
- A10.**The project would provide parking sufficient for users of the development. The applicant is not requesting a reduction in the parking requirement for multi-family housing. The required parking stalls for this project, per city code, is forty-eight (48) based on residential multi-family parking standards. Seventy-two (72) parking spaces are proposed.
- A11.**The applicant/owners of the property are responsible for providing perpetual maintenance of all common property.

PUD-3-24 PLANNED UNIT DEVELOPMENT: “Juniper Ridge”

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 commission:

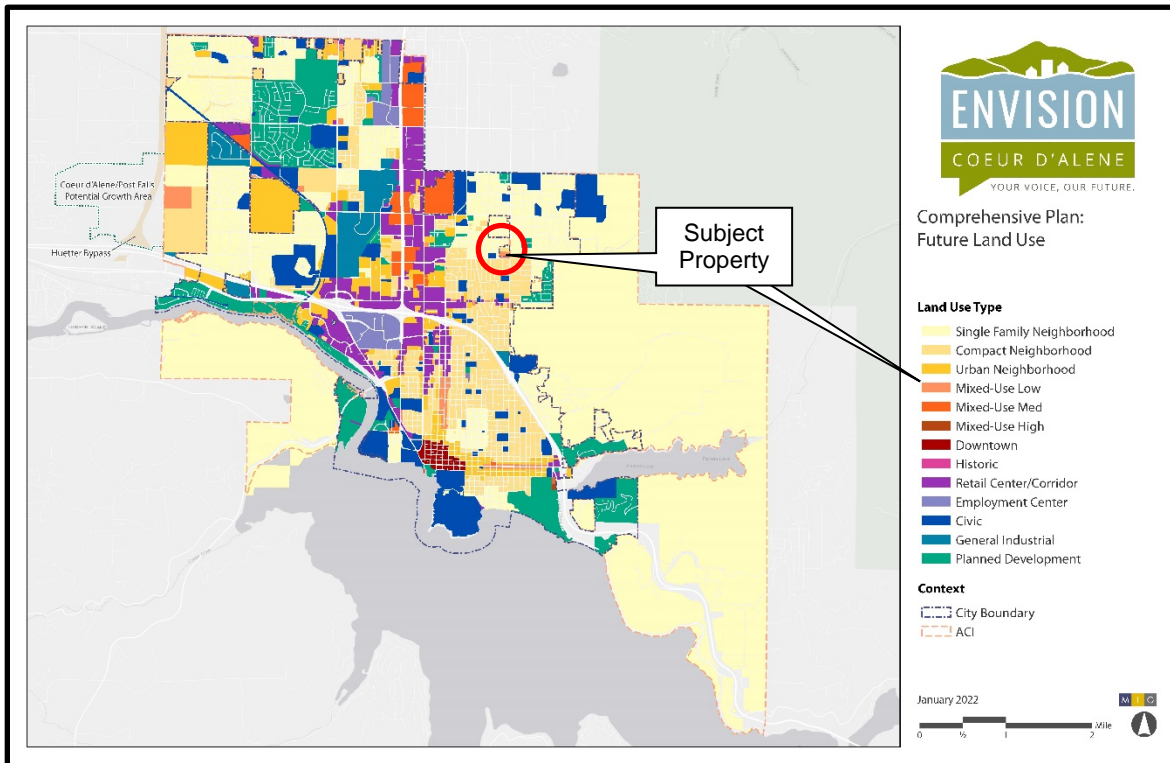
Finding B1: The proposal (is) (is not) in conformance with the Comprehensive Plan.

Use the following information as well as testimony from the hearing to make this finding. This corresponds with PUD Statement of Facts **A4 and A5**.

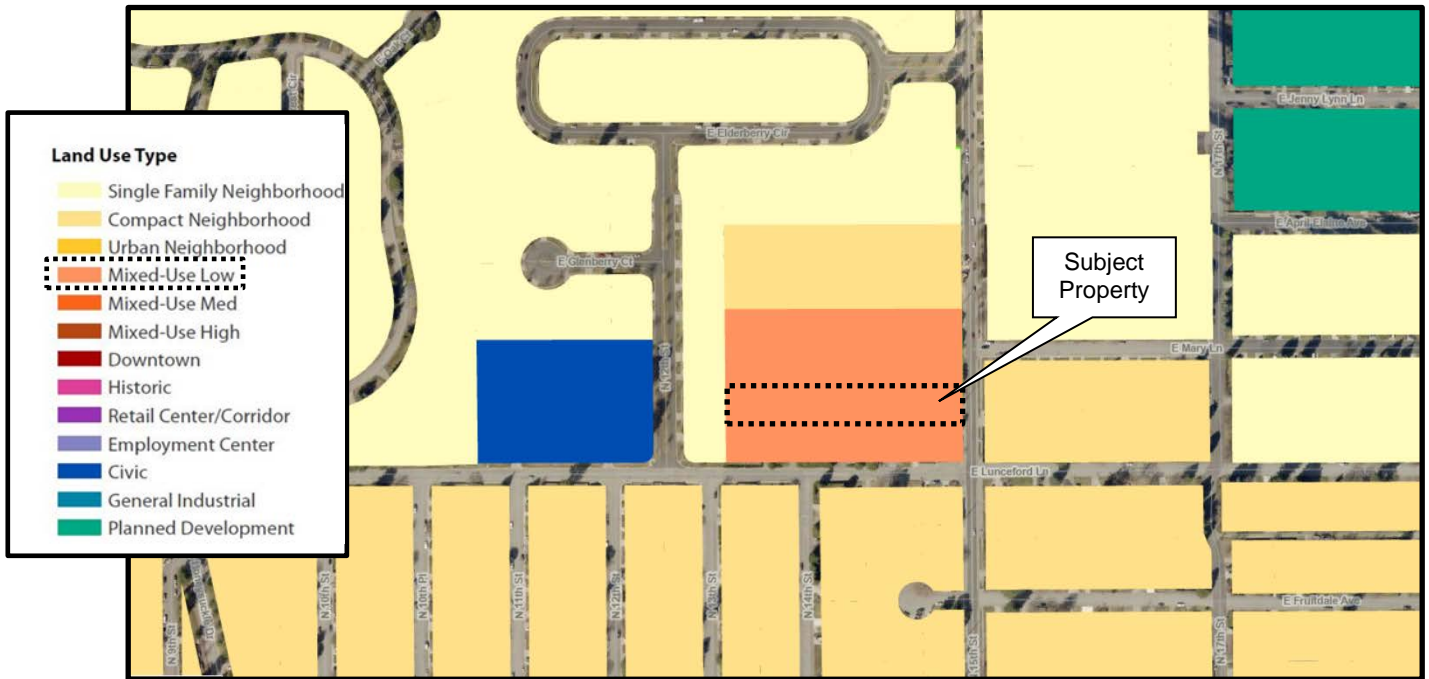
2042 COMPREHENSIVE PLAN LAND USE:

- The subject property is being considered for annexation into city limits. (A-2-24)
- The City’s Comprehensive Plan designates the subject property within the Mixed-Use Low.

2042 COMPREHENSIVE PLAN: FUTURE LAND USE MAP



2042 COMPREHENSIVE PLAN LAND USE MAP: Site Location



2042 Comprehensive Plan Place Types:

The Place Types in this plan represent the form of future development, as envisioned by the residents of Coeur d’Alene. These Place Types will in turn provide the policy level guidance that will inform the City’s Development Ordinance. Each Place Type corresponds to multiple zoning districts that will provide a high-level of detail and regulatory guidance on items such as height, lot size, setbacks, adjacencies, and allowed use.

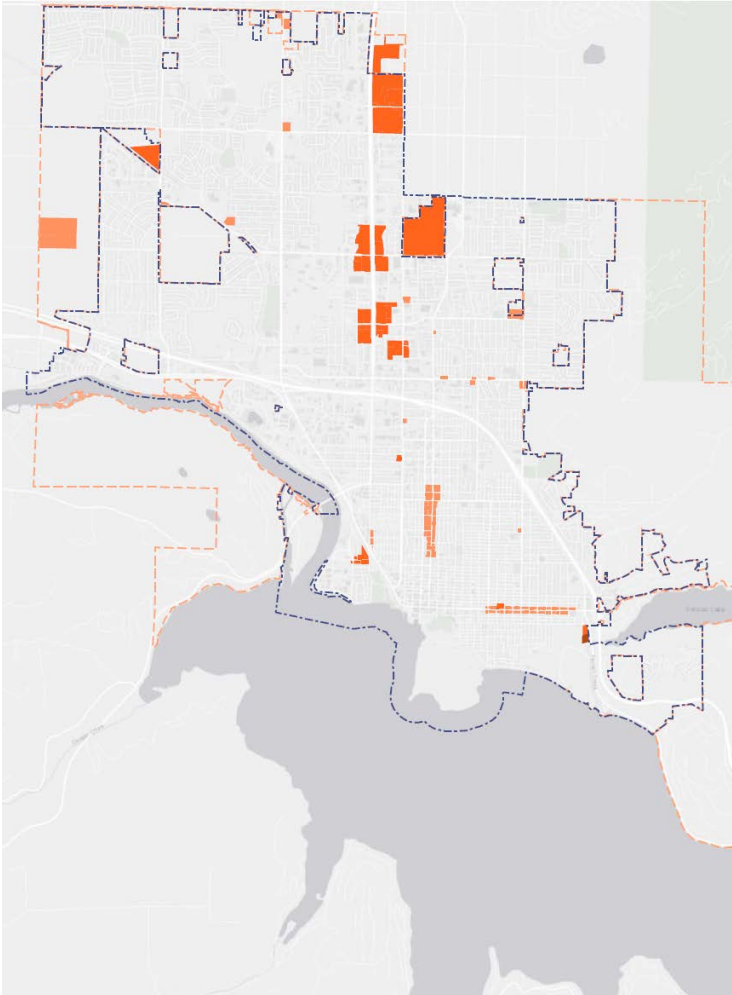
Place Type -1: Mixed-Use Low

Mixed-Use Low places are highly walkable areas typically up to four-stories. Development types are primarily mixed-use buildings, with retail, restaurants on corners or along the entire ground floor frontage, but could also include townhomes and multifamily housing. Floors above are residential, office, or a combination of those uses. Multifamily residential development provides additional housing options adjacent to mixed-use buildings. This place type is typically developed along a street grid that has excellent pedestrian and bike facilities, with mid-block crossings, as needed, to provide pedestrian access.

Compatible Zoning Districts within the “Mixed-Use Low” Place Type:

- C17 and C17L; NC and CC

Key Characteristics of “Mixed-Use low” Place Type:



Mixed-Use Low



Key Characteristics

Mixed-Use Low places are highly walkable areas typically up to four-stories. Development types are primarily mixed-use buildings, with retail, restaurants on corners or along the entire ground floor frontage, **but could also include townhomes and multifamily housing.** Floors above are residential, office, or a combination of those uses. Multifamily residential development provides additional housing options adjacent to mixed-use buildings. This place type is typically developed along a street grid that has excellent pedestrian and bike facilities, with mid-block crossings, as needed, to provide pedestrian access.

Transportation

- Gridded main streets and mid-block pedestrian connections
- High ease-of-use pedestrian and bicycle facilities



Typical Uses

- Primary: Retail, commercial, office, restaurant, multifamily residential
- Secondary: Civic uses, parking

Building Types

- Up to four stories, retail and commercial on the ground floor, with residential units above

Compatible Zoning

- C17 and C17L; NC and CC

2042 Comprehensive Goals and Objectives that apply:

Community & Identity (CI)

Goal CI 1

Coeur d'Alene citizens are well informed, responsive, and involved in community discussions.

OBJECTIVE CI 1.1

Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

Goal CI 3

Coeur d'Alene will strive to be livable for median and below income levels, including young families, working class, low income, and fixed income households.

OBJECTIVE CI 3.1

Support efforts to preserve existing housing stock and provide opportunities for new affordable and workforce housing.

Environment & Recreation (ER)

Goal ER 1

Preserve and enhance the beauty and health of Coeur d'Alene's natural environment.

OBJECTIVE ER 1.4

Reduce water consumption for landscaping throughout the city.

Goal ER 2

Provide diverse recreation options.

OBJECTIVE ER 2.2

Encourage publicly-owned and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities (both outdoor and indoor), hiking and biking pathways, open space, passive recreation, and water access for people and motorized and non-motorized watercraft.

OBJECTIVE ER 2.3

Encourage and maintain public access to mountains, natural areas, parks, and trails that are easily accessible by walking and biking.

Growth & Development (GD)

Goal GD 1

Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

OBJECTIVE GD 1.1

Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

OBJECTIVE GD 1.3

Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.

OBJECTIVE GD 1.5

Recognize neighborhood and district identities.

Goal GD 2

Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

OBJECTIVE GD 2.1

Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

OBJECTIVE GD 2.2

Ensure that City and technology services meet the needs of the community.

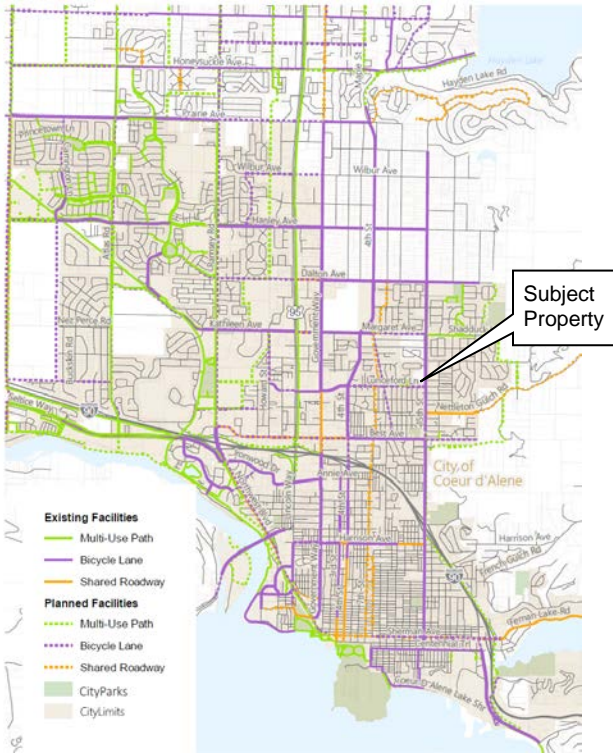
Goal GD 3

Support the development of a multimodal transportation system for all users.

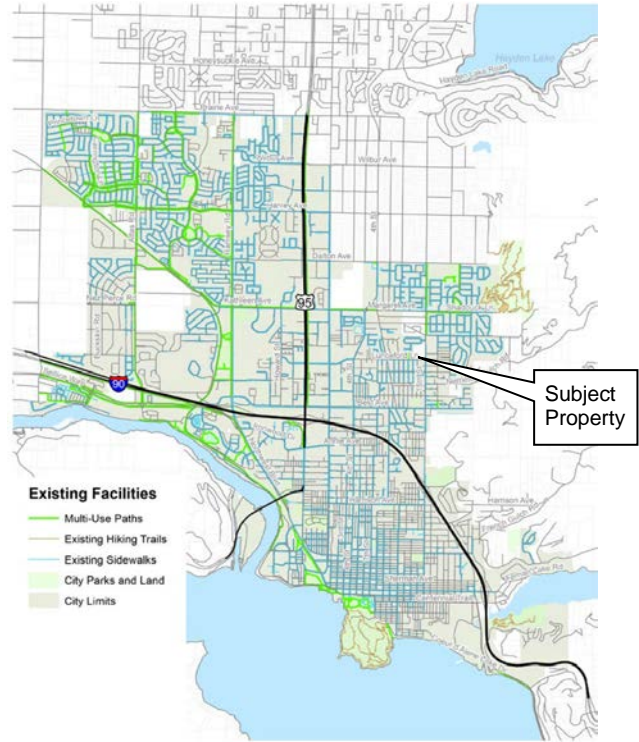
OBJECTIVE GD 3.1

Provide accessible, safe, and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation.

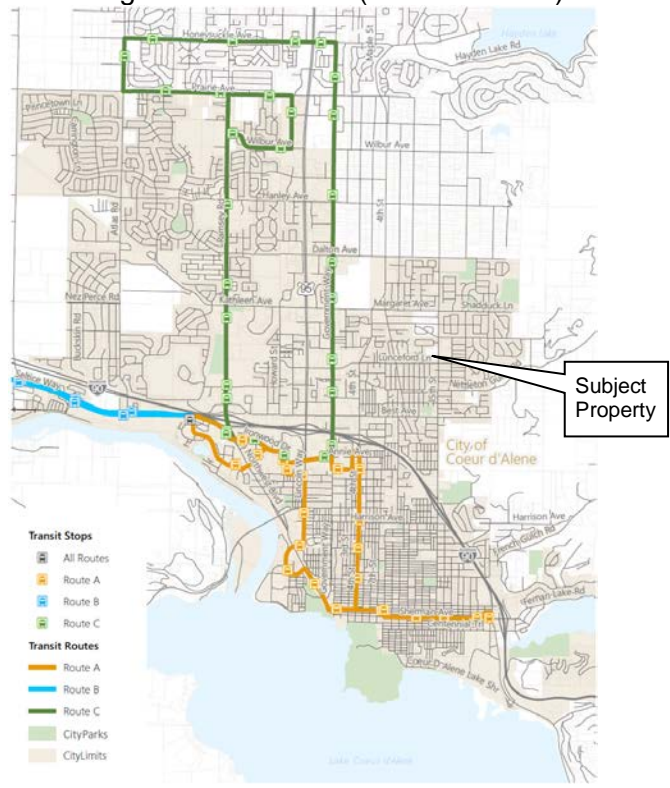
Transportation:
Existing and Planned Bicycle Network:



Existing and Planned Walking Network:



Existing Transit Network (Citilink Routes):



Evaluation: *The Planning and Zoning 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.*

Finding B2: **The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.**

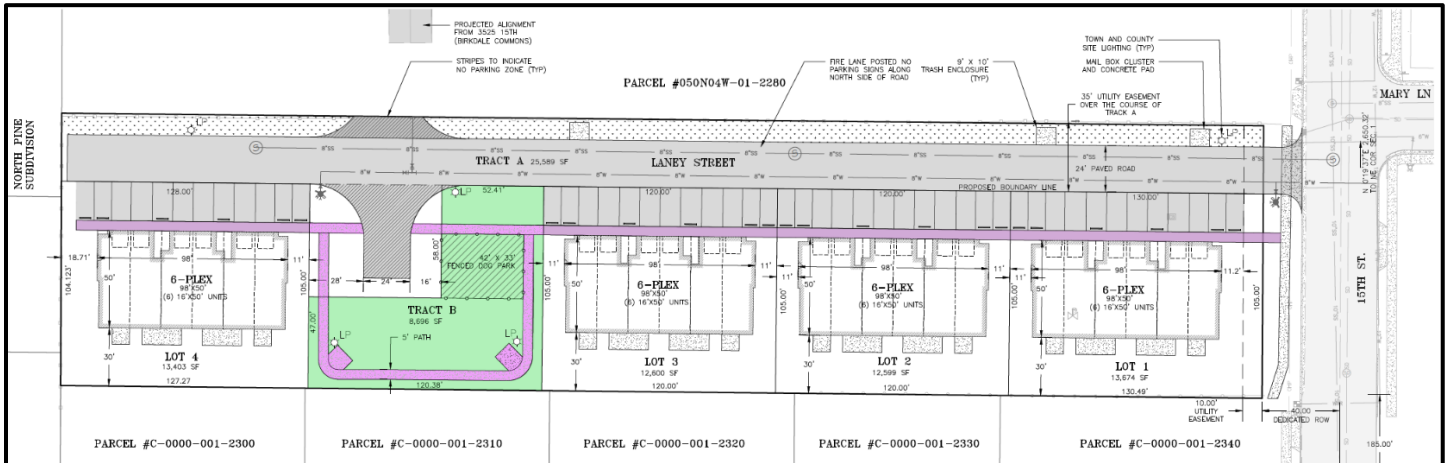
Use the following information as well as testimony from the hearing to make this finding. This corresponds with PUD Statement of Facts A6.

LOCATION, SETTING, AND EXISTING USES:

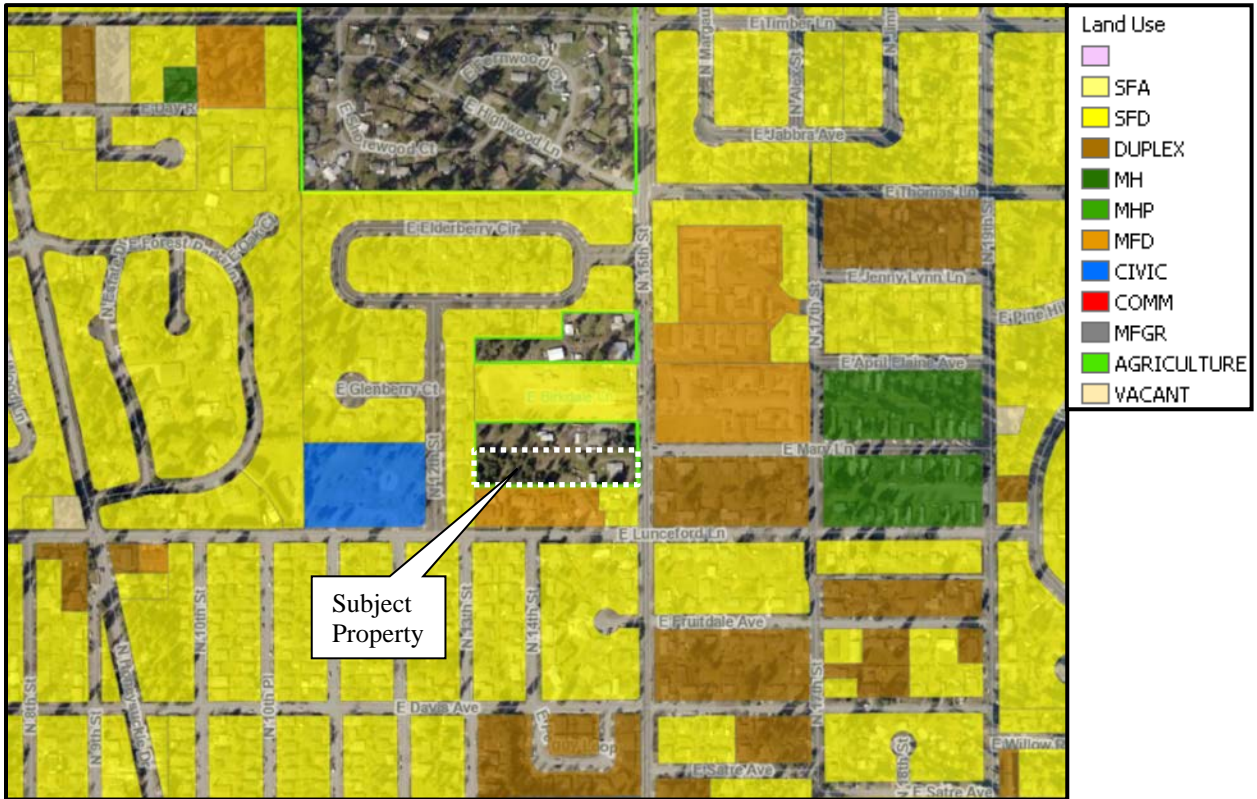
The site is generally flat and the western portion of the lot is covered with trees. There is a single-family dwelling with accessory buildings on the subject site. To the east, across 15th Street, are multi-family apartments and duplex housing units. To the south are four multi-family units as well as single family dwellings. To the west are single family dwellings. There are existing residential uses that surround the subject site on all sides.

There are no topographical or other physical constraints that would make the subject property unsuitable for the proposed planned unit development.

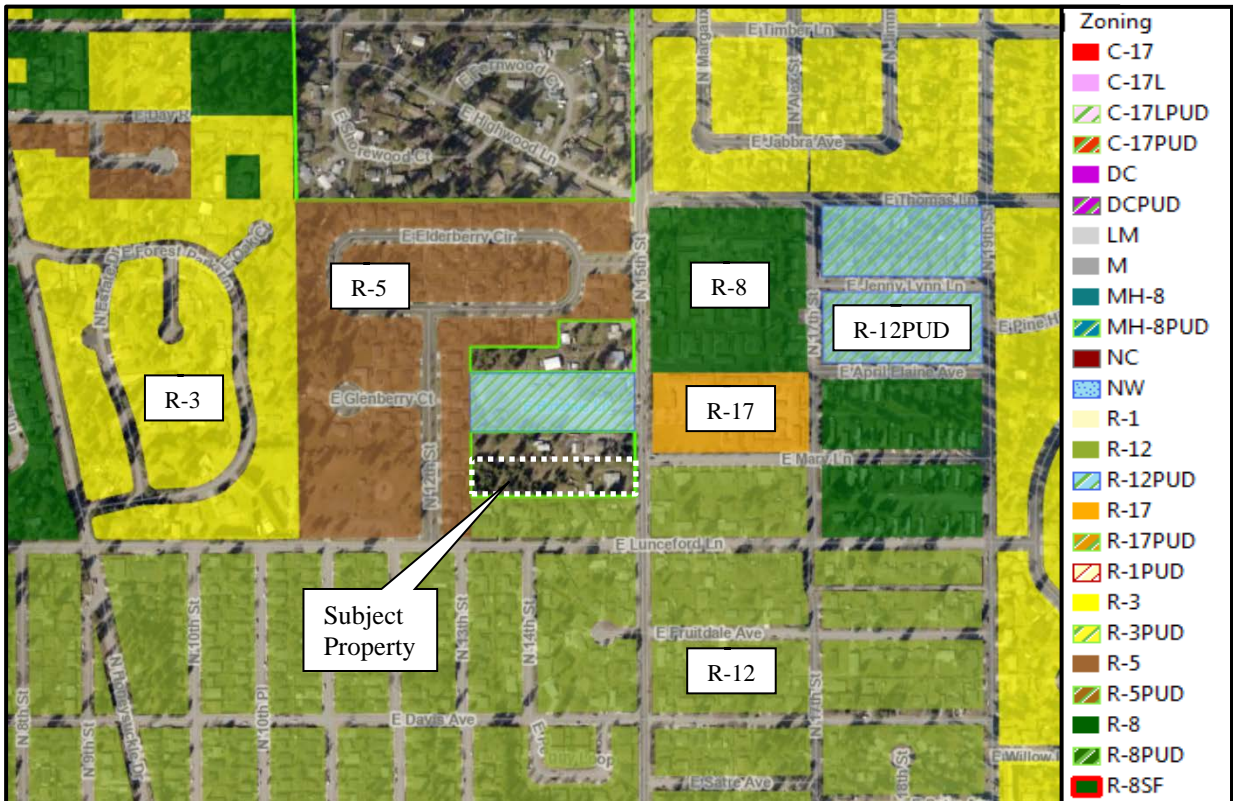
PUD SITE PLAN MAP:



GENERALIZED LAND USE MAP:



EXISTING CITY ZONING:



SITE PHOTO - 1: View of the subject property from 15th Street looking west.



SITE PHOTO - 2: Looking southwest at the corner of subject property and the neighboring property to the south along 15th Street.



SITE PHOTO - 3: 15th Street ROW looking north from the southeast corner of subject property.



SITE PHOTO - 4: 15th Street looking north from the northeast corner of subject property.



SITE PHOTO - 5: View from the rear of home looking east towards 15th Street.



SITE PHOTO - 6: View of multifamily property looking south from behind the home.



SITE PHOTO - 7: Looking east down Lunceford Lane toward multifamily units and rear yard of single family that abuts subject property to the south.



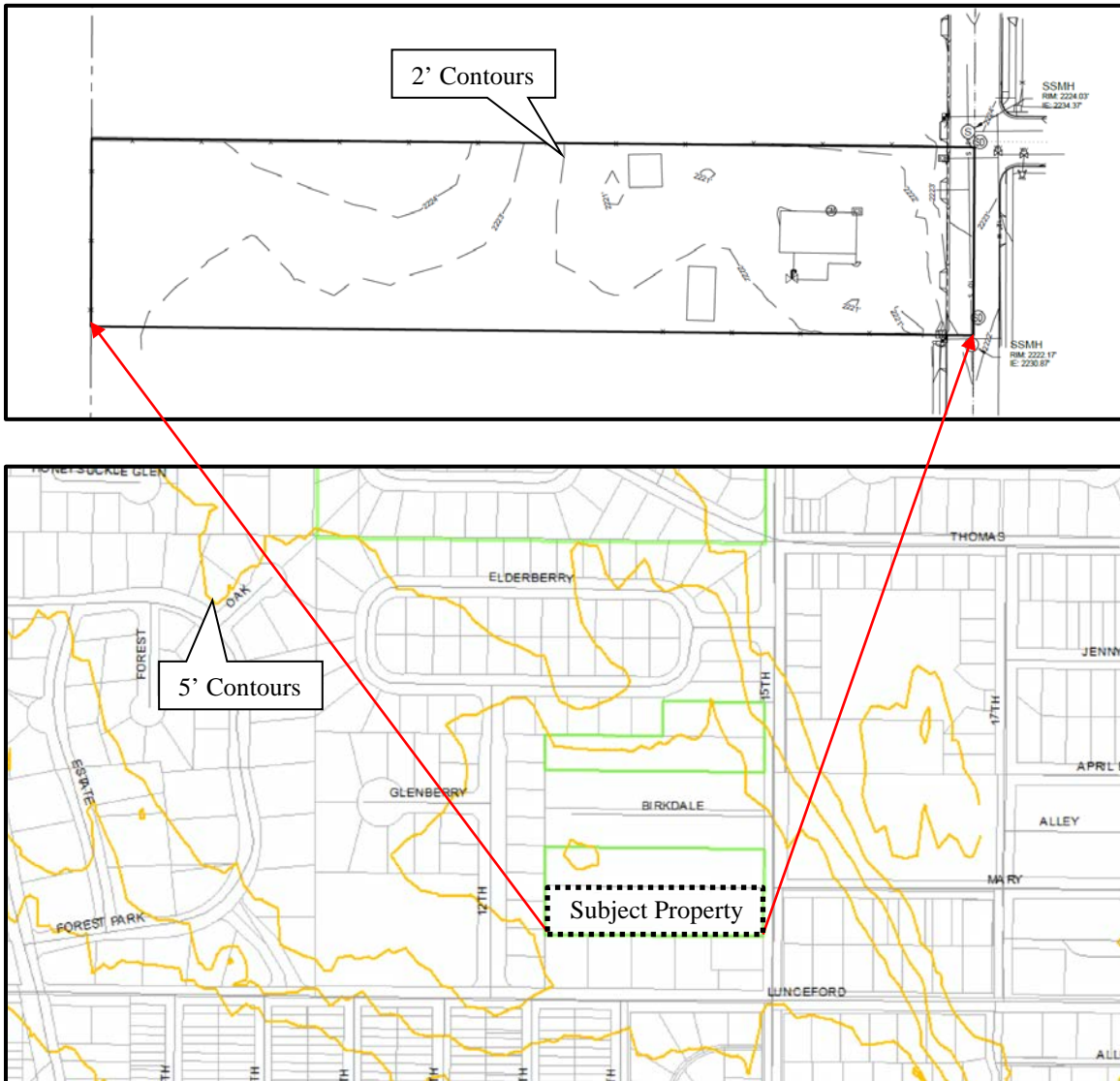
Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the design and planning of the site is compatible with the location, setting and existing uses on adjacent properties.*

Finding B3: **The proposal (is) (is not) compatible with natural features of the site and adjoining properties.**

*Use the following information as well as testimony from the hearing to make this finding. This corresponds with PUD Statement of Facts **A7**.*

The property is flat and a multitude of residential housing types are located within the vicinity of the subject site. The natural features of the site are consistent with the natural features of the surrounding properties, including the residential subdivision to the west and east.

EXISTING CONDITIONS: Topography & Existing Structures

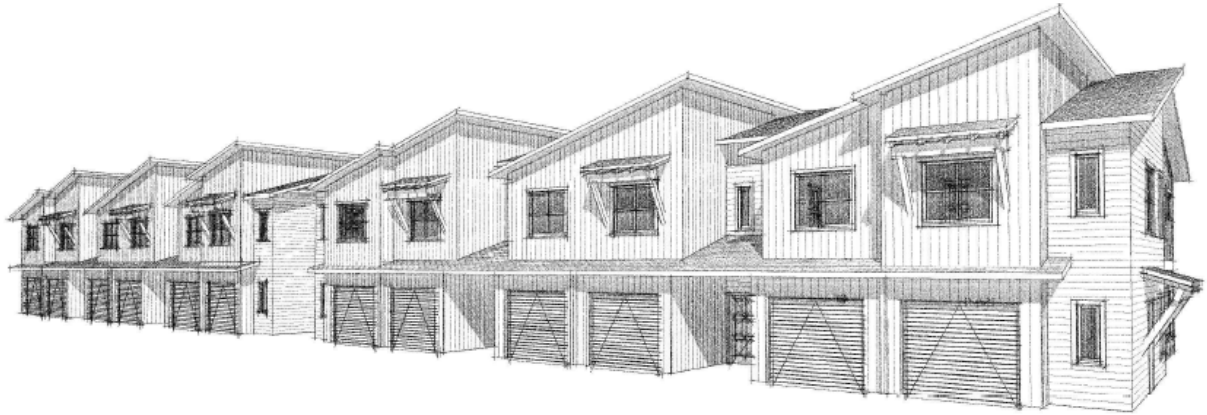


Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the proposal is compatible with natural features of the site and adjoining properties.*

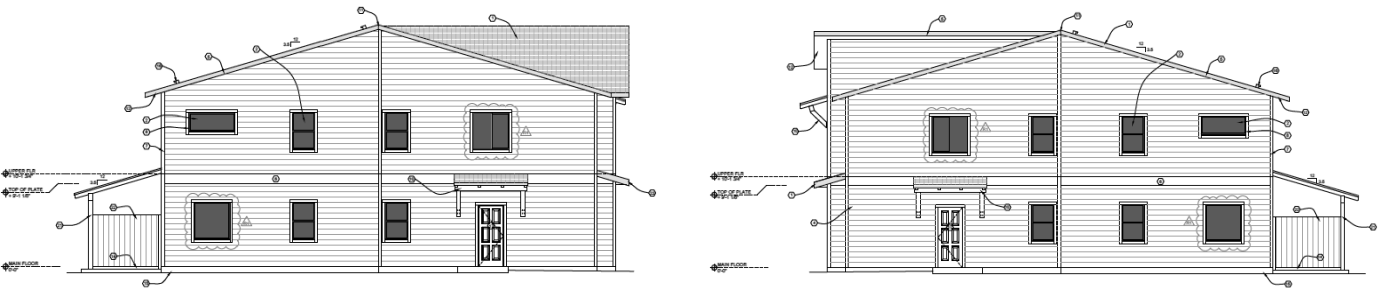
Finding B4: **The location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing public facilities and services.**

Use the following information as well as testimony from the hearing to make this finding. This corresponds with PUD Statement of Facts A8.

APPLICANT'S BUILDING ELEVATION: Front Elevations



APPLICANT'S BUILDING ELEVATION: Side/Rear Elevations



STORMWATER:

Stormwater will be addressed as the area proposed for annexation develops. Per City code, 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.

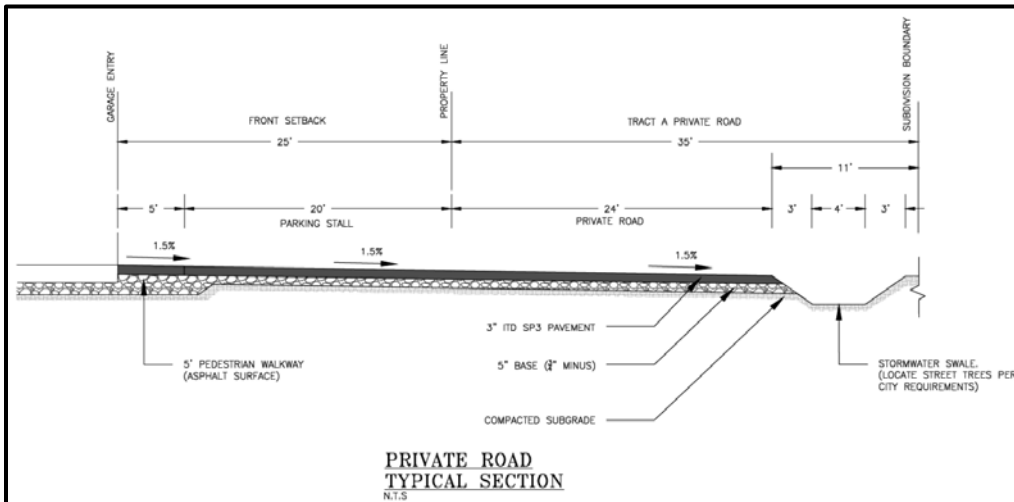
-Submitted by Chris Bosley, City Engineer

STREETS:

The site has frontage on 15th St. All necessary improvements to the frontages, including the required addition of sidewalk and stormwater swales, will be addressed during construction. Approximately 10 feet of right-of-way along 15th Street shall be deeded to the City to create the required 40-foot half-width. The on-site sidewalk should be concrete rather than asphalt as it will be poorly defined across the frontages of the garages and is likely to be blocked by parked cars. Additionally, the proposed asphalt surface is more susceptible than concrete to rutting, heaving, and other distortions resulting in accessibility issues.

-Submitted by Chris Bosley, City Engineer

Private Roadway Section:



TRAFFIC:

As noted above, the subject property is bordered by 15th Street to the east which is a major collector street but is being reclassified as a minor arterial through the Kootenai Metropolitan Planning Organization (KMPO). Using the Land Use Code 231 – Low-Rise Residential Condominium/Townhouse from the ITE Trip Generation Manual, traffic from the four proposed residential lots is estimated to generate approximately 16 trips in the AM peak hour and 19 trips in the PM peak hour. 2018 traffic counts indicate 15th Street experiences an average of 770 PM peak hour trips. This approximately 2.5% increase in traffic can be accommodated by 15th Street. Currently, 15th Street adjacent to the proposed project is only two lanes, but adequate width exists to create a center turn lane during a future chipseal or overlay to accommodate left turns without impacting through traffic.

-Submitted by Chris Bosley, City Engineer

WATER:

1. There is adequate capacity in the public water system to support domestic, irrigation and fire flow for this proposed project.
2. There is a 12" AC water main in 15th St.
3. A 1" service with a ¾" meter is currently serving the property.

-Submitted by Glen Poelstra, Water Department Assistant Director

WASTEWATER:

1. Sewer Policy #719 requires an "All-Weather" surface permitting unobstructed O&M access to the public sewer.
2. Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) public sewer connection.
3. Idaho Code §39-118 requires IDEQ or QLPE to review and approve public infrastructure plans for construction.
4. Sewer Policy #719 requires a 20' wide utility easement (30' if shared with Public Water) to be dedicated to the City for all public sewers.
5. Cap any unused sewer laterals at the public main.

-Submitted by Larry Parsons, 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 and can provide services to the subject property.

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.

-Submitted by Craig Etherton, Fire Inspector

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the location, design, and size of the proposal are such that the development will be adequately served by existing public facilities and services.*

Finding B5:

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.

Use the following information as well as testimony from the hearing to make this finding. This corresponds with PUD Statement of Facts A9.

The applicant is proposing ten percent (10%) open space that will be located in one tract. The private open space amenities will include: an asphalt trail, a picnic table, a bench, and a dog park. The applicant has indicated that the open space area will be landscaped and maintained by the HOA (see open space exhibits below). Below is an exert from the applicant’s narrative in regards to the proposed open space.

“A property owner’s association will be established for the perpetual maintenance of all common infrastructure and property”

OPEN SPACE: SITE PLAN

AMENITY FOR DOG RUN

7' X 11' CONCRETE PAD WITH BENCH

10' X 10' CONCRETE PAD WITH PICNIC TABLE

LANDSCAPE PLAN:

PLANT LEGEND						
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	GG	QUERCUS BRANCHEDENS NERANS	"WHITE" SHAGBARK HICKORY	2" GAL	7	
	AC	HEXIS WATLE ACER CAMPESTRIS	HEXIS WATLE	2" GAL	7	
	JS	JUNIPERUS OCCIDENTALIS	ROCKY MOUNTAIN JUNIPER	2" GAL	4	
	CR	CORNUS X RUBRA	CONSTELLATION FLOWERING DOGWOOD	2" GAL	5	
		RELOCATE EXISTING SAVING FROM ELSEWHERE OR-SITE. CONSULT W/ ARCHITECT PRIOR TO CONSTRUCTION.			12	

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the proposal provides adequate private common open space area, 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.*

Finding B6: **Off-street parking (does) (does not) provide parking sufficient for users of the development.**

Use the following information as well as testimony from the hearing to make this finding. This corresponds with PUD Statement of Facts A10.

There was no request made to change the City’s off-street parking requirements through the PUD process. Multifamily unit parking requirements are defined in Title 17.44 of city code and governed by number of bedrooms per unit:

17.44.030: RESIDENTIAL USES:

Unless otherwise allowed by the relevant zoning or overlay district, the following off street parking is required for all residential uses:

	Residential Uses	Requirement
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

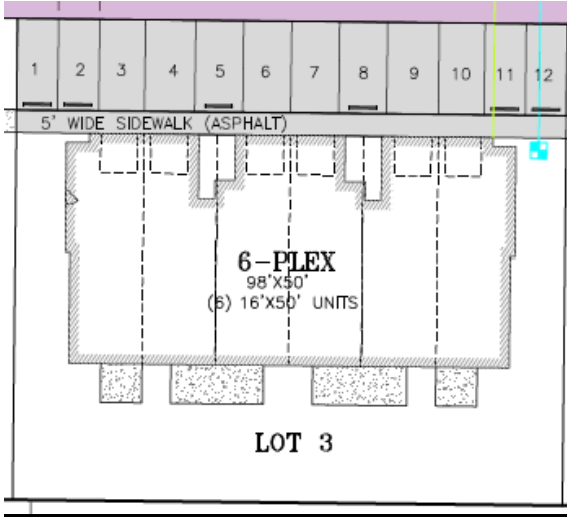
Per the applicant’s narrative:

“Each townhome will have a single car garage. Additionally, two external parking spaces will be provided for each townhome unit. The parking spaces will be accessed from a 24’ wide private road on the north side of the property.”

Parking analysis:

The four (4) proposed six-plexes are a mix of two- and three-bedroom units, requiring a minimum of forty-eight (48) stalls. The applicant has indicated there will be eighteen (18) stalls per six-plex, for a grand total of seventy-two (72) parking stalls within the project. This represents an additional twenty-four (24) stalls above the minimum parking standard for multi-family homes as required by 17.44.030D(3-4) above.

Typical six-plex parking layout showing surface and garage parking stalls:



Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the off-street parking provides parking sufficient for users of the development.*

Finding B7: **That the proposal (does) (does not) provide for an acceptable method for the perpetual maintenance of all common property.**

Use the following information as well as testimony from the hearing to make this finding. This corresponds with PUD Statement of Facts A11.

The HOA will be responsible for continued maintenance of the private infrastructure, roads, and all open space areas that serve the residential lots of this PUD. The applicant/owner and their design team will be required to work with the City of Coeur d'Alene Legal department on language for the CC&Rs, Articles of Incorporation and Bylaws, and any language that will be required to be placed on the final subdivision plat in regard to maintenance of all private infrastructure.

Per the applicant's narrative:

"A property owners' association will be established for the perpetual maintenance of all common infrastructure and property."

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the proposal provides for an acceptable method for the perpetual maintenance of all common property.*

S-4-24 SUBDIVISION: “Juniper Ridge”

Refer to **BACKGROUND INFORMATION** on pages 1-3 of this staff report for context of the site, which apply to both the PUD and Subdivision requests.

SUBDIVISION SUMMARY OF FACTS:

The following facts align with the facts listed in the draft Findings and Order worksheet for the Planning and Zoning Commission’s consideration. These facts can be modified and added to as part of the motion associated with the Findings and Order.

- A1.** All public hearing notice requirements have been met for item S-4-24.
- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on October 26, 2024, eighteen days prior to the hearing.
 - Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on October 29, 2024, fifteen days prior to the hearing.
 - Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). Sixty-nine (69) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on October 24, 2024.
 - Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on October 24, 2024.
 - Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on October 24, 2024.
- A2.** As attested by the City Engineer, the preliminary plans submitted contain all of the general preliminary plat elements required by the Municipal Code.
- A3.** Staff has reviewed and provided comments concerning the adequacy of provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire

protection, planting, drainage, pedestrian and bicycle facilities, and utilities for particular consideration by the Planning and Zoning Commission.

- A4. The City Engineer has indicated that for the purposes of the preliminary plans, both subdivision design standards and improvement standards comply with municipal code, subject to the approval of the PUD deviations requested by the applicant.
- A5. Planning staff has reviewed the applicable zoning district (anticipated R-12) for the lots proposed in the preliminary plat. Subject to the approval of the requested PUD deviations and the annexation in conjunction with zoning request (by City Council), the lots would meet the minimum standards of municipal code.

REQUIRED SUBDIVISION FINDINGS:

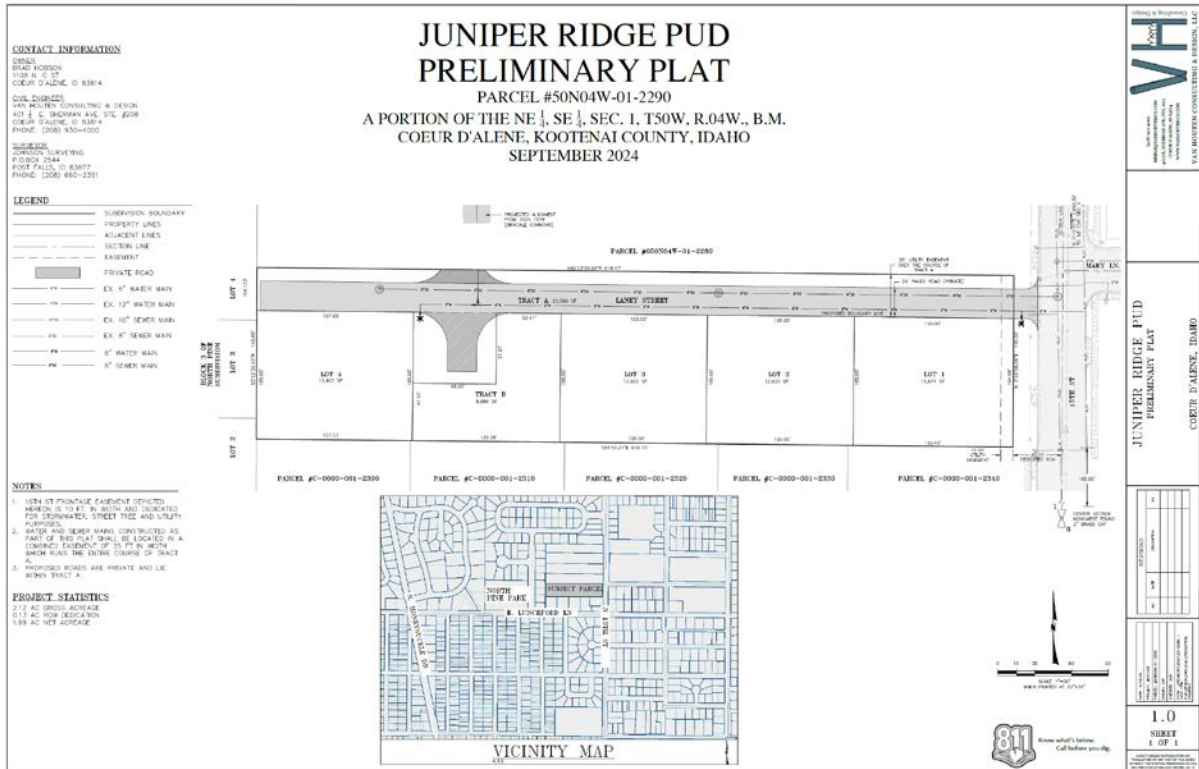
Finding B1: That all of the general preliminary plat requirements (have) (have not) been met as attested to by the City Engineer.

Use the following information as well as testimony from the hearing to make this finding. This corresponds with Subdivision Statement of Facts A2.

The preliminary plans submitted contains all of the general preliminary plat elements required by the Municipal Code.

-Submitted by Chris Bosley, City Engineer

PRELIMINARY PLAT FOR "JUNIPER RIDGE":



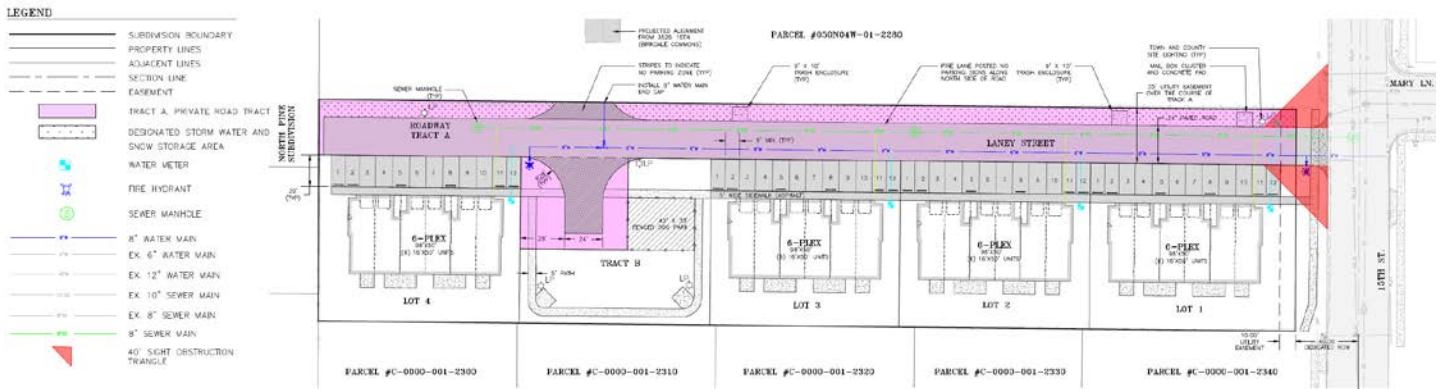
Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not all of the general preliminary plat requirements have been met as attested to by the City Engineer.*

Finding B2: **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.**

Use the following information as well as testimony from the hearing to make this finding. This corresponds with Subdivision Statement of Facts A3.

See proposed design and staff comments which can be found in PUD Finding B2 & B4.

WATER & SEWER: In Proposed Private Laney Street



The condition for dedication of 10' along 15th Street will provide for enough area to install public pedestrian sidewalk and space for street tree(s), as required by Streets & Engineering and Parks/Urban Forestry.

Per the applicant's request, a continuous internal asphalt pedestrian sidewalk is proposed in front of the six-plexes, and connects to both the open space pathway, as well as the public sidewalk. A street side linear swale, which also contains dumpsters, is proposed on the north side of Laney Street. Bicycle rack(s) will be required at the time of permitting, per code.

The on-site sidewalk should be concrete rather than asphalt as it will be poorly defined across the frontages of the garages and is likely to be blocked by parked cars. Additionally, the proposed asphalt surface is more susceptible than concrete to rutting, heaving, and other distortions resulting in accessibility issues.
-Submitted by Chris Bosley, City Engineer

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

Finding B3: 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, including any deviations approved through the PUD process.

Use the following information as well as testimony from the hearing to make this finding. This corresponds with Subdivision Statement of Facts A4.

Per engineering review, for the purposes of the preliminary plans, both subdivision design standards (Chapter 16.15) and improvement standards (Chapter 16.40) have been vetted for compliance considering the deviations proposed through the PUD request.

-Submitted by Chris Bosley, City Engineer

Evaluation: *The Planning and Zoning 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 B4: The lots proposed in the preliminary plat (do) (do not) meet the requirements of the applicable zoning district, including any deviations approved through the PUD process.

Use the following information as well as testimony from the hearing to make this finding. This corresponds with Subdivision Statement of Facts A5.

The proposed R-12 zoning district in conjunction with the PUD and annexation request requires that each unit has a minimum of 3,500 square feet of area within the project, which is above the typical standard of 2,500 square feet per unit for multi-family in an R-17. The reason this is the case is because a PUD may allow for dimensional and product type alterations within the subject property on approval, but does not change the underlying allowable zoning district density. A PUD does however allow for the entire site to be used for the density calculation, including circulation areas and open space. Thus, a PUD allows for flexibility in lot size, location, frontage, and allows for private streets, etc., but the density is based on R-12. In this particular request, the PUD would allow for a smaller lot size, but the difference is made up elsewhere in the site as described above.

17.05.230: SITE PERFORMANCE STANDARDS; MINIMUM LOT:

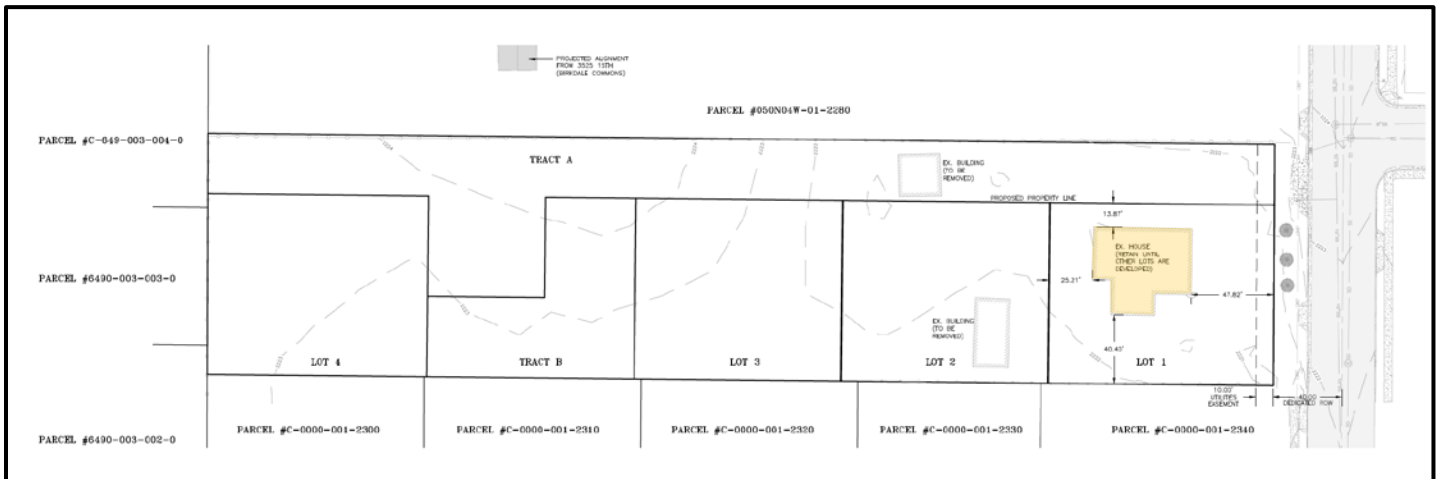
Minimum lot requirements in an R-12 District shall be as follows:

- A. 1. Three thousand five hundred (3,500) square feet per unit except for single-family detached housing.

The subject property is 1.99 acres (after 10' dedication) and the R-12 zoning district

would allow up to a maximum of twenty-four (24) units on this site. The applicant is proposing four (4) six-plexes, each individually located on its own lot, for a grand total of twenty-four (24) dwelling units.

The applicant specified that this project will be completed in one phase that may include saving the existing home on the easternmost lot and would be removed/replaced with a six-plex toward the end of the project timeline (see yellow highlighted home below):



The proposed subdivision is in conformance with the requested modifications that are in conjunction with PUD-3-24.

Evaluation: *The Planning and Zoning 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.*

ORDINANCES & STANDARDS USED FOR EVALUATION:

- 2042 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 (MUTCD)
- 2017 Coeur d'Alene Trails Master Plan
- 2021 Parks Master Plan

PROPOSED PUD AND SUBDIVISION CONDITIONS:

Engineering:

1. Approximately 10 feet of right-of-way along 15th Street shall be deeded to the City to create the required 40-foot half-width.
2. The on-site sidewalk should be concrete rather than asphalt as it will be poorly defined across the frontages of the garages and is likely to be blocked by parked cars. Additionally, the proposed asphalt surface is more susceptible than concrete to rutting, heaving, and other distortions resulting in accessibility issues.

Fire:

3. Must meet fire flow requirements of 2018 IFC and fire hydrants spacing requirements.
4. FD access minimum 20'. Minimum at fire hydrant locations is 26'.
5. Proposed turn around appears to meet fire code requirements.
6. All other Fire policies will be met at time of building permit.

Planning:

7. The creation of a homeowner's association (HOA) will be required to ensure the perpetual maintenance of the open space, all other common areas, the private street, stormwater maintenance, and snow removal.
8. The open space must be completed, or bonded for (150%), prior to recordation of the plat. The open space areas shall be consistent with this approval and include the same or better amenities and features. If bonded for, the open space must be completed prior to the first certificate of occupancy.
9. The applicant's requests for subdivision, PUD, and annexation run concurrently. The subdivision and PUD designs are reliant upon one another. If the PUD is approved and in the future subject to expiration due to non-performance, the city may de-annex the subject property.
10. An access/utility easement over the private road will be required to allow for automobile circulation for all residents of the future vehicular connection on the north stub. In turn, staff will request the same treatment on the property to the north if developed similarly, with the goal of creating a looped system.

Wastewater:

11. Sewer Policy #719 requires a 20' wide "All-Weather" surface permitting unobstructed O&M access in a utility easement (30' if shared with Public Water) to be dedicated to the city for all city sewers.
12. An unobstructed City approved "all-weather" access shall be required over all city sewers.
13. This PUD shall be required to comply with Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) city sewer connection. "One Lot, One Lateral".
14. City sewer shall be run to and through this project and installed to all city specifications and standards.
15. Idaho Code §39-118 requires IDEQ or QLPE to review and approve public infrastructure plans prior to construction.
16. WW would ask that sewer lateral for Lot #4 be installed into dead-end manhole.
17. Cap any unused sewer laterals at the city main (In 15th Street)

Water:

18. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional service will have cap fees due at building permit.
19. Any unused water services currently serving this property must be abandoned.

ACTION ALTERNATIVES:

Planning and Zoning Commission will need to consider these two requests and make separate findings to approve, approve with conditions, deny, or deny without prejudice. The findings worksheets are attached.

Attachment(s):

*Applicant's Application and Narrative
Comprehensive Plan Worksheet*

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APPLICANT'S APPLICATION

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PLANNED UNIT DEVELOPMENT APPLICATION

ANNEXATION
PUD, SUB-DIV

STAFF USE ONLY
 Date Submitted: 9/25/24 Received by: [Signature] Fee paid: 6934⁰⁰ Project # TBD PUD-3-24

REQUIRED SUBMITTALS

*Public Hearing with the Planning Commission required

Application Fee: \$ 2,400.00

Publication Fee: \$ 300.00

Mailing Fee (x1): \$ 1.00 per address + \$ 28.00

(The City's standard mailing list has 28 addresses per public hearing)

A COMPLETE APPLICATION is required at time of application submittal, as determined and accepted by the Planning Department located at <http://cdaid.org/1105/departments/planning/application-forms>.

- Completed application form**
- Application, Publication, and Mailing Fees**
- Title Report(s) by an Idaho licensed Title Company:** Title report(s) with correct ownership easements, and encumbrances prepared by a title insurance company. The report(s) shall be a full Title Report and include the Listing Packet.
- Mailing labels provided by an Idaho licensed Title Company:** Owner's list and three (3) sets of mailing labels with the owner's addresses prepared by a title company, using the last known name/address from the latest tax roll of the County records. This shall include the following:
 1. All property owners within 300ft of the external boundaries. * **Non-owners list no longer required***
 2. All property owners within the subject property boundaries. (Including the applicant's property)
 3. A copy of the tax map showing the 300ft mailing boundary around the subject property.
- A written narrative:** Including an overall description of the location and intensity of proposed uses/activities, public and private open spaces. (SEE PG. 4-5 FOR DETAILED LIST)
- A legal description:** map stamped by a licensed Surveyor.
- A plan set map:** Providing PUD request, development plans and a phasing schedule. The respective elements of the development plans that will affect such items as the existing and proposed infrastructure, improvements, building, and landscaping and drawings fully conveying the project.
- Submittal documents:** Applications will not be accepted unless all application items on the form are submitted both with original documents and an electronic copy.

DEADLINE FOR SUBMITTALS

The Planning Commission meets on the second Tuesday of each month. The completed form and other documents must be submitted to the Planning Department not later than the first working day of the month that precedes the next Planning Commission meeting at which this item may be heard.

PUBLIC HEARING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY:

The applicant is required to post a public hearing notice, provided by the Planning Department, on the property at a location specified by the Planning Department. This posting must be done one (1) week prior to the date of the Planning Commission meeting at which this item will be heard. An affidavit testifying where and when the notice was posted, by whom, and a picture of the notice posted on the property is also required and must be returned to the Planning Department.

PAID

APPLICATION INFORMATION

PROPERTY OWNER: JBR Landholdings		
MAILING ADDRESS: 1108 N C St		
CITY: Coeur d'Alene	STATE: ID	ZIP: 83814
PHONE: 208-699-0988	FAX:	EMAIL: bradhobson72@gmail.com
APPLICANT OR CONSULTANT: Connie Krueger		STATUS: ENGINEER <input type="radio"/> OTHER <input checked="" type="radio"/>
MAILING ADDRESS: 1859 N Lakewood Dr Suite 102		
CITY: Coeur d'Alene	STATE: ID	ZIP: 83814
PHONE: 208-500-9268	FAX:	EMAIL: ckrueger@stonehenge-us.com

FILING CAPACITY

- Recorded property owner as to of _____
- Purchasing (under contract) as of _____
- The Lessee/Renter as of _____
- Authorized agent of any of the foregoing, duly authorized in writing. *(Written authorization must be attached)*

SITE INFORMATION:

PROPERTY LOCATION OR ADDRESS OF PROPERTY: 3415 N 15th St, Coeur d'Alene ID		
EXISTING CITY ZONING (CHECK ALL THAT APPLY): R-1 <input type="checkbox"/> R-3 <input type="checkbox"/> R-5 <input type="checkbox"/> R-8 <input type="checkbox"/> R-12 <input checked="" type="checkbox"/> R-17 <input type="checkbox"/> MH-8 <input type="checkbox"/> NC <input type="checkbox"/> C-17 <input type="checkbox"/> C-17L <input type="checkbox"/> DC <input type="checkbox"/> LM <input type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/>		
PROPOSED OPEN SPACE/ACRES: .20 acre	TOTAL NET AREA (LAND EXCLUSIVE OF PROPOSED/EXISTING PUBLIC STREETS): 1.99 acres	TOTAL NUMBER OF LOTS: 4 lots, 2 tracts
GROSS AREA/ACRES: 2.12 acres	CURRENT LAND USE: Single-family residential	PROPOSED RESIDENTIAL DENSITY/PER DWELLING UNIT: 12 units/acre
DESCRIPTION OF PROJECT/REASON FOR REQUEST: The owner is proposing four, six-unit townhome buildings with a small PUD-style development with open space amenities and a private road tract		
PROPOSED USES AND ACTIVITIES: Residential lifestyle, common space with a bench, picnic table, and a pet area		

PHYSICAL LAND ALTERATION REQUIRED BY DEVELOPMENT:
Clearing, grubbing, grading; utility, roadway, and building construction

CERTIFICATION OF APPLICANT:

I, Connie Krueger, being duly sworn, attests that he/she is the applicant of
(Insert name of applicant)

this request and knows the contents thereof to be true to his/her knowledge.

Signed: *Connie Krueger*
(applicant)

Notary to complete this section for applicant:

Subscribed and sworn to me before this 25th day of September, 2024.

Notary Public for Idaho Residing at: Coeur d' Alene, ID

My commission expires: 6-7-28

Signed: *Cynthia L Thomas*
(notary)



CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: Brad Hobson Telephone No.: 208-699-0988

Address: 1108 N C St. Coeur d' Alene, ID 83814

Signed by Owner: *Brad Hobson*

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 26th day of September, 2024

Notary Public for Idaho Residing at: Coeur d' Alene, ID

My commission expires: 6-7-28


Signed: *Cynthia L Thomas*
(notary)



I (We) the undersigned do hereby make petition a planned unit development of the property described in this petition, and do certify that we have provided accurate information as required by this petition form, to the best of my (our) ability.

Be advised that all exhibits presented will need to be identified at the meeting, entered into the record, and retained in the file.

DATED THIS 26th DAY OF September 20 24



APPLICATION NARRATIVE/SITE MAPS INCLUDE:

1. Application and narrative containing:

- The legal description of the property.
- An overall description of the location and intensity of proposed uses and activities, including public and private open spaces.
- A physical description of proposed facilities, including types of buildings, structures and landscape and circulation elements.
- A general designation of utilities.
- A general statement on the form of management proposed in areas of common ownership.
- A statement detailing the relationship of the proposed development project with major public development programs, including but not limited to freeways, highways, parks, trails, open spaces, utility transmission lines and other major public facilities.

2. A set of scaled drawings of the entire development prepared by an Engineer/Architect/Landscape Architect and indicating the following:

- Perimeter boundaries of the site.
- Streets and driveways, sidewalks and pedestrian-ways, off-street parking and loading areas.
- Location and dimension of buildings and structures.
- Utilization of buildings and structures, including activities and number of living units.
- Reservations for public uses, including schools, parks, playgrounds, and other open spaces.
- Major landscaping features and preliminary location of water sewage and drainage facilities.
- Artists or architectural renderings sufficient to clearly establish the scale, character and general appearance of the development.

3. Preliminary development schedule indicating:

- Anticipated timing for commencement and completion of each phase of development.
- The total number of acres in each phase.
- The percentage of acreage to be devoted to particular uses.
- The proposed number and type of dwelling units for each phase of development.
- The average residential density per gross acre for each phase of development.

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**Comp
Plan
Goals
&
Objectives**

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COMPREHENSIVE PLAN GOALS AND OBJECTIVES

Community & Identity

- Goal CI 1**
Coeur d’Alene citizens are well informed, responsive, and involved in community discussions.
 - OBJECTIVE CI 1.1**
Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

- Goal CI 2**
Maintain a high quality of life for residents and businesses that make Coeur d’Alene a great place to live and visit.
 - OBJECTIVE CI 2.1**
Maintain the community’s friendly, welcoming atmosphere and its smalltown feel.
 - OBJECTIVE CI 2.2**
Support programs that preserve historical collections, key community features, cultural heritage, and traditions.

- Goal CI 3**
Coeur d’Alene will strive to be livable for median and below income levels, including young families, working class, low income, and fixed income households.
 - OBJECTIVE CI 3.1**
Support efforts to preserve existing housing stock and provide opportunities for new affordable and workforce housing.

- Goal CI 4**
Coeur d’Alene is a community that works to support cultural awareness, diversity and inclusiveness.
 - OBJECTIVE CI 4.1**
Recognize cultural and economic connections to the Coeur d’Alene Tribe, acknowledging that this area is their ancestral homeland.
 - OBJECTIVE CI 4.2**
Create an environment that supports and embraces diversity in arts, culture, food, and self-expression.
 - OBJECTIVE CI 4.3**
Promote human rights, civil rights, respect, and dignity for all in Coeur d’Alene.

Education & Learning

- Goal EL 3**
Provide an educational environment that provides open access to resources for all people.
 - OBJECTIVE EL 3.2**
Provide abundant opportunities for and access to lifelong learning, fostering mastery of new skills, academic enrichment, mentoring programs, and personal growth.
 - OBJECTIVE EL 3.3**
Support educators in developing and maintaining high standards to attract, recruit, and retain enthusiastic, talented, and caring teachers and staff.



Goal EL 4

Support partnerships and collaborations focused on quality education and enhanced funding opportunities for school facilities and operations.



OBJECTIVE EL 4.1

Collaborate with the school district (SD 271) to help identify future locations for new or expanded school facilities and funding mechanisms as development occurs to meet Coeur d'Alene's growing population.



OBJECTIVE EL 4.2

Enhance partnerships among local higher education institutions and vocational schools, offering an expanded number of degrees and increased diversity in graduate level education options with combined campus, classroom, research, and scholarship resources that meet the changing needs of the region.

Environment & Recreation



Goal ER 1

Preserve and enhance the beauty and health of Coeur d'Alene's natural environment.



OBJECTIVE ER 1.1

Manage shoreline development to address stormwater management and improve water quality.



OBJECTIVE ER 1.2

Improve the water quality of Coeur d'Alene Lake and Spokane River by reducing the use of fertilizers, pesticides, herbicides, and managing aquatic invasive plant and fish species.



OBJECTIVE ER 1.3

Enhance and improve lake and river habitat and riparian zones, while maintaining waterways and shorelines that are distinctive features of the community.



OBJECTIVE ER 1.4

Reduce water consumption for landscaping throughout the city.



Goal ER 2

Provide diverse recreation options.



OBJECTIVE ER 2.2

Encourage publicly-owned and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities (both outdoor and indoor), hiking and biking pathways, open space, passive recreation, and water access for people and motorized and non-motorized watercraft.



OBJECTIVE ER 2.3

Encourage and maintain public access to mountains, natural areas, parks, and trails that are easily accessible by walking and biking.



Goal ER 3

Protect and improve the urban forest while maintaining defensible spaces that reduces the potential for forest fire.



OBJECTIVE ER 3.1

Preserve and expand the number of street trees within city rights-of-way.



OBJECTIVE ER 3.2

Protect and enhance the urban forest, including wooded areas, street trees, and "heritage" trees that beautify neighborhoods and integrate nature with the city.



OBJECTIVE ER 3.3

Minimize the risk of fire in wooded areas that also include, or may include residential uses.



OBJECTIVE ER 3.4

Protect the natural and topographic character, identity, and aesthetic quality of hillsides.

- Goal ER 4**
Reduce the environmental impact of Coeur d’Alene.
 - OBJECTIVE ER 4.1**
Minimize potential pollution problems such as air, land, water, or hazardous materials.
 - OBJECTIVE ER 4.2**
Improve the existing compost and recycling program.

Growth & Development

- Goal GD 1**
Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d’Alene a great place to live.
 - OBJECTIVE GD 1.1**
Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.
 - OBJECTIVE GD 1.3**
Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.
 - OBJECTIVE GD 1.4**
Increase pedestrian walkability and access within commercial development.
 - OBJECTIVE GD 1.5**
Recognize neighborhood and district identities.
 - OBJECTIVE GD 1.6**
Revitalize existing and create new business districts to promote opportunities for jobs, services, and housing, and ensure maximum economic development potential throughout the community.
 - OBJECTIVE GD 1.7**
Increase physical and visual access to the lakes and rivers.
 - OBJECTIVE GD 1.8**
Support and expand community urban farming opportunities.

- Goal GD 2**
Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.
 - OBJECTIVE GD 2.1**
Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.
 - OBJECTIVE GD 2.2**
Ensure that City and technology services meet the needs of the community.

- Goal GD 3**
Support the development of a multimodal transportation system for all users.
 - OBJECTIVE GD 3.1**
Provide accessible, safe, and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation.
 - OBJECTIVE GD 3.2**
Provide an accessible, safe, efficient multimodal public transportation system including bus stop amenities designed to maximize the user experience.

- Goal GD 4**
Protect the visual and historic qualities of Coeur d’Alene
 - OBJECTIVE GD 4.1**
Encourage the protection of historic buildings and sites.

- Goal GD 5**
Implement principles of environmental design in planning projects.

- OBJECTIVE GD 5.1**
Minimize glare, light trespass, and skyglow from outdoor lighting.

Health & Safety

- Goal HS 1**
Support social, mental, and physical health in Coeur d'Alene and the greater region.

- OBJECTIVE HS 1.1**
Provide safe programs and facilities for the community's youth to gather, connect, and take part in healthy social activities and youth-centered endeavors.

- OBJECTIVE HS 1.2**
Expand services for the city's aging population and other at-risk groups that provide access to education, promote healthy lifestyles, and offer programs that improve quality of life.

- OBJECTIVE HS 1.3**
Increase access and awareness to education and prevention programs, and recreational activities.

- Goal HS 3**
Continue to provide exceptional police, fire, and emergency services.

- OBJECTIVE HS 3.2**
Enhance regional cooperation to provide fast, reliable emergency services.

- OBJECTIVE HS 3.3**
Collaborate with partners to increase one on one services.

Jobs & Economy

- Goal JE 1**
Retain, grow, and attract businesses

- OBJECTIVE JE 1.1**
Actively engage with community partners in economic development efforts.

- OBJECTIVE JE 1.2**
Foster a pro-business culture that supports economic growth.

- Goal JE 3**
Enhance the Startup Ecosystem

- OBJECTIVE JE 3.1**
Convene a startup working group of business leaders, workforce providers, and economic development professionals and to define needs.

- OBJECTIVE JE 3.2**
Develop public-private partnerships to develop the types of office space and amenities desired by startups.

- OBJECTIVE JE 3.3**
Promote access to the outdoors for workers and workers who telecommute.

- OBJECTIVE JE 3.4**
Expand partnerships with North Idaho College, such as opportunities to use the community maker space and rapid prototyping (North Idaho College Venture Center and Gizmo) facilities.



APPLICANT'S APPLICATION

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SEP

SUBDIVISION APPLICATION

CITY OF C

STAFF USE ONLY
Date Submitted: 9/25/24 Received by: [Signature] Fee paid: 6934⁰⁰ Project # TBD S-4.24

REQUIRED SUBMITTALS

**Public hearing required with the Planning Commission*

Application Fee: \$ 2,000.00 (up to 5 lots)
+ \$ 100.00 (per lot above 5)

Publication Fee: \$ 300.00

Mailing Fee (x1): \$ 1.00 per address + \$ 28.00

(The City's standard mailing list has 28 addresses per public hearing)

Complete Pre-Application Meeting: Six weeks prior to the formal submittal of a subdivision application, you must apply for and attend a pre-application meeting which will provide an opportunity to receive feedback from city staff. Prior to the meeting a sketch plan map and a written description of the project will need to be provided. Note: that the six weeks begins on the date of your initial pre-application meeting. Once you have completed the pre-application process you may submit a subdivision application.

A COMPLETE APPLICATION is required at time of application submittal, as determined and accepted by the Planning Department located at <http://cdaid.org/1105/departments/planning/application-forms>.

- Completed application form** *OWNER'S SIG*
- Application, Publication, and Mailing Fees**
- Title Report(s) by an Idaho licensed Title Company:** Title report(s) with correct ownership easements, and encumbrances prepared by a title insurance company. The report(s) shall be a full Title Report and include the Listing Packet.
- Mailing labels provided by an Idaho licensed Title Company:** Owner's list and three (3) sets of mailing labels with the owner's addresses prepared by a title company, using the last known name/address from the latest tax roll of the County records. This shall include the following:
 1. All property owners within 300ft of the external boundaries. *** Non-owners list no longer required***
 2. All property owners within the subject property boundaries. (Including the applicant's property)
 3. A copy of the tax map showing the 300ft mailing boundary around the subject property.
- A written narrative:** describing the proposal.
- A legal description:** map stamped by a licensed Surveyor.
- A vicinity map:** see City of Coeur d' Alene subdivision ordinance for specific information required.
- A map:** One (1) tentative platting map (see attached checklist for specific information required): and an electronic map that can be scaled to an 8 1/2 X 11" format.
- A map:** inclusion of plat map showing street names approved and stamped by the Kootenai County Planning department. *✓✓ get this*
- Submittal documents:** Applications will not be accepted unless all application items on the form are submitted both with original documents and an electronic copy.

Preparation of certain documents necessary to obtain Final Plat approval, if prepared by the City Legal Department, will be billed to the Applicant at a rate of \$150.00 per hour.

PAID

PAID

SEP

SEP 25 2024

DEADLINE FOR SUBMITTALS

The Planning Commission meets on the second Tuesday of each month. The completed form and other documents must be submitted to the Planning Department not later than the first working day of the month that precedes the next Planning Commission meeting at which this item may be heard.

APPLICATION INFORMATION

PROPERTY OWNER: JBR Landholdings		
MAILING ADDRESS: 1108 N C St		
CITY: Coeur d'Alene	STATE: ID	ZIP: 83814
PHONE: 208-500-9268	FAX:	EMAIL: ckrueger@stonehenge-us.com
APPLICANT OR CONSULTANT: Connie Krueger, AICP		STATUS: ENGINEER <input type="radio"/> OTHER <input checked="" type="radio"/>
MAILING ADDRESS: 1859 N Lakewood Dr Suite 102		
CITY: Coeur d' Alene	STATE: ID	ZIP: 83814
PHONE: 208-500-9268	FAX:	EMAIL: ckrueger@stonehenge-us.com

FILING CAPACITY

- Recorded property owner as to of _____
- Purchasing (under contract) as of _____
- The Lessee/Renter as of _____
- Authorized agent of any of the foregoing, duly authorized in writing. *(Written authorization must be attached)*

SITE INFORMATION:

PROPERTY LOCATION OR ADDRESS OF PROPERTY: 3415 N 15th St, Coeur d'Alene, ID 83814		
EXISTING CITY ZONING (CHECK ALL THAT APPLY): R-1 <input type="checkbox"/> R-3 <input type="checkbox"/> R-5 <input type="checkbox"/> R-8 <input type="checkbox"/> R-12 <input checked="" type="checkbox"/> R-1 <input type="checkbox"/> MH-8 <input type="checkbox"/> NC <input type="checkbox"/> C-17 <input type="checkbox"/> C-17L <input type="checkbox"/> DC <input type="checkbox"/> LM <input type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/>		
TAX PARCEL #: 54N04W-01-2290	EXISTING ZONING: Agricultural Suburban	TOTAL NUMBER OF LOTS: 4 lots, 2 tracts
GROSS AREA/ACRES: 2.12 Acres	CURRENT LAND USE: Single family residential	PROPOSED RESIDENTIAL DENSITY/PER DWELLING UNIT: 12 DU/Acre
DESCRIPTION OF PROJECT/REASON FOR REQUEST: The owner is proposing four, six-unit townhome buildings within a small PUD-style development with open space amenities and a private road tract.		

PHYSICAL LAND ALTERATION REQUIRED BY DEVELOPMENT:
Clearing, grubbing, grading; utility, roadway, and building construction

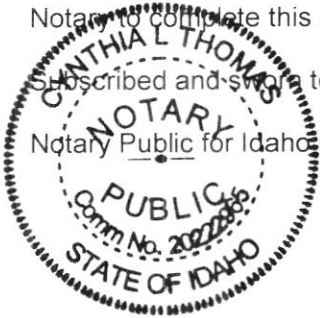
CERTIFICATION OF APPLICANT:

I, Connie Krueger, being duly sworn, attests that he/she is the applicant of
(Insert name of applicant)

this request and knows the contents thereof to be true to his/her knowledge.

Signed: *Connie Krueger*
(applicant)

Notary to complete this section for applicant:



Subscribed and sworn to me before this 25th day of September, 2024.

Notary Public for Idaho Residing at: Coeur d' Alene, ID

My commission expires: 6-7-28

Signed: *Cynthia L. Thomas*
(notary)

CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: Brad Hobson Telephone No.: 208-699-0988

Address: 1108 N C St, Coeur d' Alene, ID 83814

Signed by Owner: *Brad Hobson*

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 26th day of September, 2024

Notary Public for Idaho Residing at: Coeur d' Alene, ID

My commission expires: 6-7-28

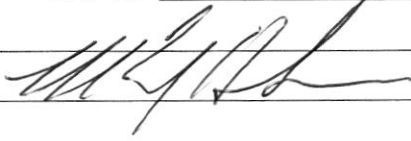
Signed: *Cynthia L. Thomas*
(notary)



I (We) the undersigned do hereby make petition a planned unit development of the property described in this petition, and do certify that we have provided accurate information as required by this petition form, to the best of my (our) ability.

Be advised that all exhibits presented will need to be identified at the meeting, entered into the record, and retained in the file.

DATED THIS 26th DAY OF September 20 24



APPLICATION NARRATIVE/SITE MAPS INCLUDE:

1. Application and narrative containing:

- The legal description of the property.
- An overall description of the location and intensity of proposed uses and activities, including public and private open spaces.
- A physical description of proposed facilities, including types of buildings, structures and landscape and circulation elements.
- A general designation of utilities.
- A general statement on the form of management proposed in areas of common ownership.
- A statement detailing the relationship of the proposed development project with major public development programs, including but not limited to freeways, highways, parks, trails, open spaces, utility transmission lines and other major public facilities.

2. A set of scaled drawings of the entire development prepared by an Engineer/Architect/Landscape Architect and indicating the following:

- Perimeter boundaries of the site.
- Streets and driveways, sidewalks and pedestrian-ways, off-street parking and loading areas.
- Location and dimension of buildings and structures.
- Utilization of buildings and structures, including activities and number of living units.
- Reservations for public uses, including schools, parks, playgrounds, and other open spaces.
- Major landscaping features and preliminary location of water sewage and drainage facilities.
- Artists or architectural renderings sufficient to clearly establish the scale, character and general appearance of the development.

CERTIFICATION OF INTEREST HOLDER: Mortgagee and all other persons having an interest in the land under consideration for platting must consent to the filing of this application.

I have read and consent to the filing of this application as an interest holder of record of the area being considered in this application.

Interest Holder #1:

Name: Brad Hobson 

Company: JBR Landholdings

Address: 1108 N C St

Coeur d'Alene, ID 83814

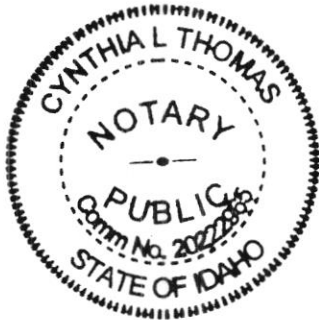
STATE OF Idaho)

County of Kootenai) ss.)

On this 26th day of Sept., 2024 before me, a Notary Public, personally appeared

Brad Hobson, known to me to be the person whose name is subscribed herein, and who executed the foregoing instrument on behalf of said corporation and acknowledged to me that said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.



Cynthia L. Thomas
Notary Public for: Cynthia L. Thomas
Residing at: Coeur d'Alene
My Commission Expires: 6-7-24

CONTACT INFORMATION

OWNER
BRAD HOBSON
1108 N. C. ST
COEUR D'ALENE, ID 83814

CIVIL ENGINEER
VAN HOUTEN CONSULTING & DESIGN
401 1/2 E. SHERMAN AVE. STE #208
COEUR D'ALENE, ID 83814
PHONE: (208) 930-4000

SURVEYOR
JOHNSON SURVEYING
P.O. BOX 2544
POST FALLS, ID 83877
PHONE: (208) 660-2351

JUNIPER RIDGE PUD PRELIMINARY PLAT

PARCEL #50N04W-01-2290

A PORTION OF THE NE 1/4, SE 1/4, SEC. 1, T50W, R.04W., B.M.
COEUR D'ALENE, KOOTENAI COUNTY, IDAHO
SEPTEMBER 2024

LEGEND

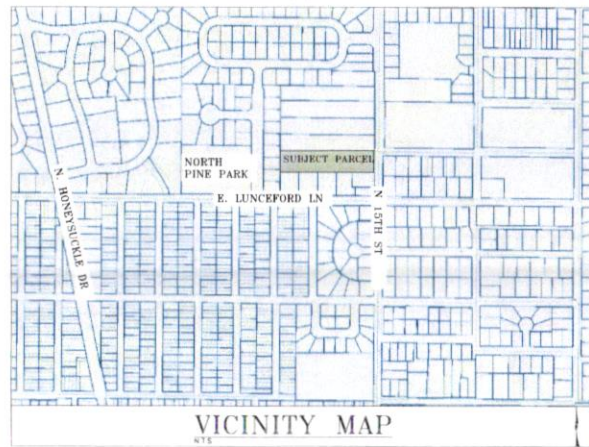
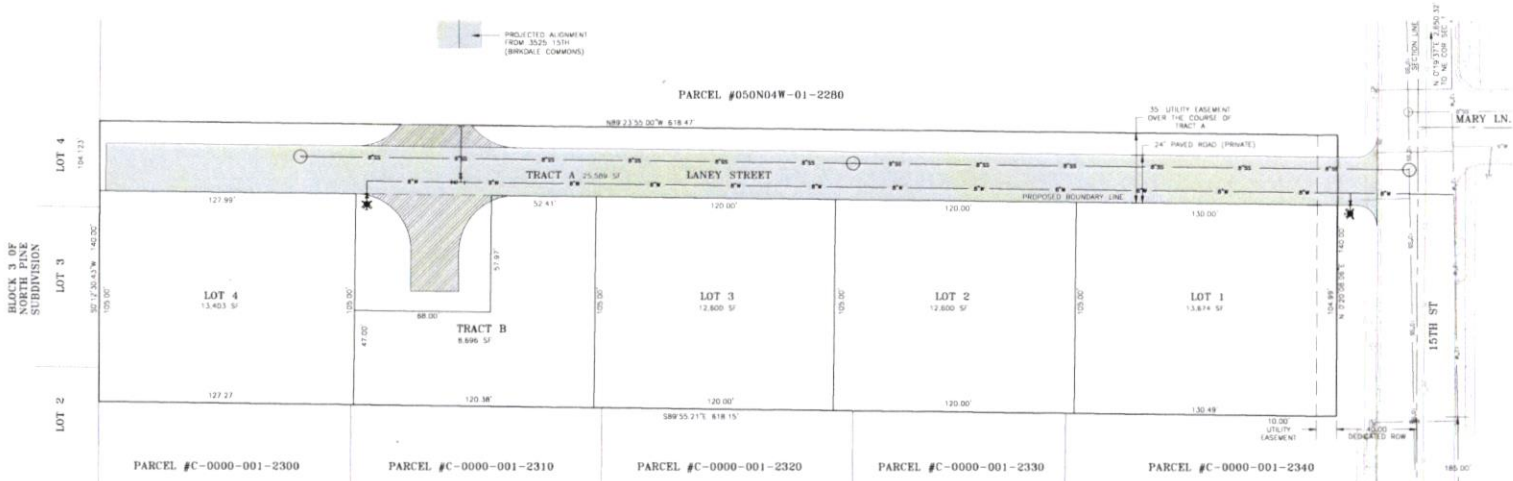
- SUBDIVISION BOUNDARY
- PROPERTY LINES
- ADJACENT LINES
- SECTION LINE
- EASEMENT
- PRIVATE ROAD
- EX 6" WATER MAIN
- EX 12" WATER MAIN
- EX 10" SEWER MAIN
- EX 8" SEWER MAIN
- 8" WATER MAIN
- 8" SEWER MAIN

NOTES

- 1 15TH ST FRONTAGE EASEMENT DEPICTED HEREON IS 10 FT. IN WIDTH AND DEDICATED FOR STORMWATER, STREET TREE AND UTILITY PURPOSES.
- 2 WATER AND SEWER MAINS CONSTRUCTED AS PART OF THIS PLAT SHALL BE LOCATED IN A COMBINED EASEMENT OF 35 FT. IN WIDTH WHICH RUNS THE ENTIRE COURSE OF TRACT A.
- 3 PROPOSED ROADS ARE PRIVATE AND LIE WITHIN TRACT A.

PROJECT STATISTICS

2.12 AC GROSS ACREAGE
0.13 AC ROW DEDICATION
1.99 AC NET ACREAGE

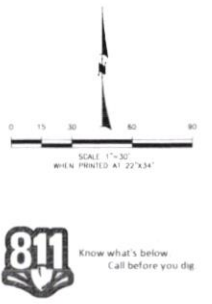


**JUNIPER RIDGE PUD
PRELIMINARY PLAT**
 COEUR D'ALENE, IDAHO

NO.	REVISION

DATE: 8/28/24	PROJECT: 811-208
DRAWN: JPH	CHECKED: JPH
SCALE: AS SHOWN	DATE PLOTTED: 8/28/24
VAN HOUTEN CONSULTING & DESIGN, LLC 401 1/2 E. SHERMAN AVE. STE #208 COEUR D'ALENE, IDAHO 83814	

1.0
SHEET
1 OF 1



EXISTING CONDITIONS

A PORTION OF THE _____ OF SECTION _____ TOWNSHIP _____ N. RANGE _____ W. BOISE MERIDIAN _____ COUNTY, IDAHO

BOOK PAGE
SHEET #



LEGEND

- FOUND 3/4" REBAR WITH YELLOW PLASTIC CAP P.L.S. 9987 OR AS NOTED
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP P.L.S. 9987
- FOUND 5/8" REBAR WITH 1 1/2" ALUMINUM CAP P.L.S. 9987
- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP P.L.S. 9987
- SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP P.L.S. 9987
- SET 5/8" x 24" REBAR WITH 1 1/2" ALUMINUM CAP P.L.S. 9987
- SET CONCRETE NAIL WITH BRASS TAG MARKED P.L.S. 9987
- CALCULATED POSITION (NOTHING FOUND OR SET)
- ⊕ THE SECTION CORNER AS NOTED
- ⊖ THE SECTION CORNER AS NOTED
- ⊕ E.W. 1/4 SECTION CORNER AS NOTED
- ⊖ E.W. 1/4 SECTION CORNER AS NOTED
- ⊕ N. 1/4 SECTION CORNER AS NOTED
- ⊖ N. 1/4 SECTION CORNER AS NOTED
- ⊕ SECTION CORNER AS NOTED
- ⊖ SECTION CORNER AS NOTED
- ⊕ C.P.M. CORNER POINT LOCATION & PLUMB RECORD (WITH INSTRUMENT NO.)
- ⊖ C.P.M. CORNER POINT OR BEARING
- ⊕ P.O.B. POINT OF BEGINNING
- ⊖ P.O.B. POINT OF BEGINNING
- ⊕ RIGHT-OF-WAY
- ⊖ RIGHT-OF-WAY
- ⊕ NOTE
- ⊖ NOTE

NOTES

1. EXCEPT AS SHOWN HEREON, THERE WAS NO UTILITY LOCATED TO SHOW THE PREVIOUS E.T.A. UNDER 5' OF THE SURFACE AND TO SHOW ANY DEPTH VARIATION THEREON. THE DEPTH INDICATED ON THIS DRAWING IS APPROXIMATE TO THE SURFACE.

TITLE DOCUMENTS

- THE SEPARATE DOCUMENTS IN THIS RECORD COMMENTARY SHOULD BE REFERENCED TO THE RECORD FOR THE INFORMATION OF THE SURVEYOR. THIS INFORMATION IS NOT TO BE USED AS A BASIS FOR THE SURVEY.
1. BEARINGS AND DISTANCES, BEARING DESCRIPTION, DEPARTURE, SKEWLET, AND SKEW CORRECTION

REFERENCES

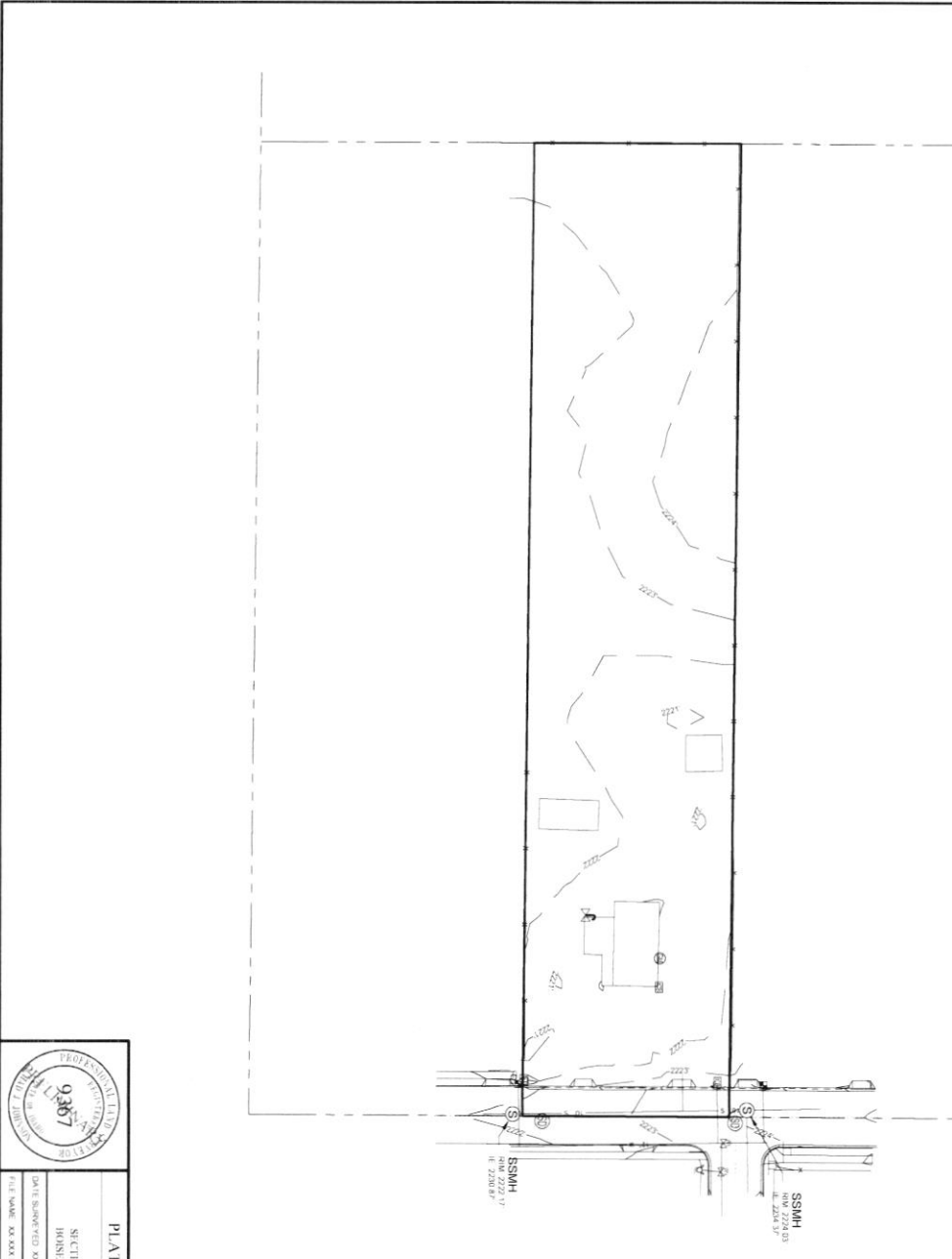
- IN RECORDS OF ADJACENT COUNTY: GARDON COUNTY
- R-1 RECORD OF SURVEY BY ADOTT W. GARDON IN & GARDON COUNTY RECORDS IN BOOK 207 OF SURVEYS AT PAGE 13 UNDER INSTRUMENT NO. 198007

BASIS OF BEARING

AS SHOWN HEREON, BEARINGS OF BEARINGS FOR THIS SURVEY'S COMMON STATE PLANE COORDINATE SYSTEM WAS SET FROM THE 1983 PROJECT COORDINATE SYSTEM. THE BEARINGS WERE DERIVED FROM THE 1983 PROJECT COORDINATE SYSTEM USING THE 1983 PROJECT COORDINATE SYSTEM. THE BEARINGS WERE DERIVED FROM THE 1983 PROJECT COORDINATE SYSTEM USING THE 1983 PROJECT COORDINATE SYSTEM. THE BEARINGS WERE DERIVED FROM THE 1983 PROJECT COORDINATE SYSTEM USING THE 1983 PROJECT COORDINATE SYSTEM.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADOPT THE PROPERTY CORNERS FOR THE PARCEL DESCRIBED IN THE DEED TO WHICH THIS SURVEY IS REFERRED. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.



PLAT NAME - EXISTING CONDITIONS	
LOCATION: SECTION XX, TOWNSHIP XX NORTH, RANGE X WEST, COUNTY, IDAHO	SHEET # OF # SHEETS DATE SURVEYED: XXX 201X CHECKED BY: C.E.L. DRAWN BY: K.M. PROJECT NO. #

CONTACT INFORMATION

OWNER
BRAD HOBSON
1108 N. C. ST.
COEUR D'ALENE, ID 83814

CIVIL ENGINEER
VAN HOUTEN CONSULTING & DESIGN
401 1/2 E. SHERMAN AVE.
STE #208
COEUR D'ALENE, ID 83814
PHONE: (208) 930-4000

SURVEYOR
JOHNSON SURVEYING
P.O. BOX 2544
POST FALLS, ID 83877
PHONE: (208) 660-2551

SHEET INDEX

- C1.0 PUD OVERVIEW
- C2.0 PRIVATE ROAD AND UTILITIES PLAN
- C3.0 CONCEPTUAL LANDSCAPE PLAN

JUNIPER RIDGE PUD OVERVIEW

PARCEL #50N04W-01-2290

A PORTION OF THE NE 1/4, SE 1/4, SEC. 1, T50W, R.04W., B.M.

COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

SEPTEMBER 2024

LEGEND

- SUBDIVISION BOUNDARY
- PROPERTY LINES
- ADJACENT LINES
- SECTION LINE
- EASEMENT
- PROPOSED ASPHALT
- QUALIFYING DESIGNATED OPENSACE
- DESIGNATED STORM AND SNOW STORAGE AREA
- PEDESTRIAN PATHWAY
- 6" WATER MAIN
- 8" SEWER MAIN
- EX. 6" WATER MAIN
- EX. 12" WATER MAIN
- EX. 10" SEWER MAIN
- EX. 8" SEWER MAIN

PROJECT STATISTICS

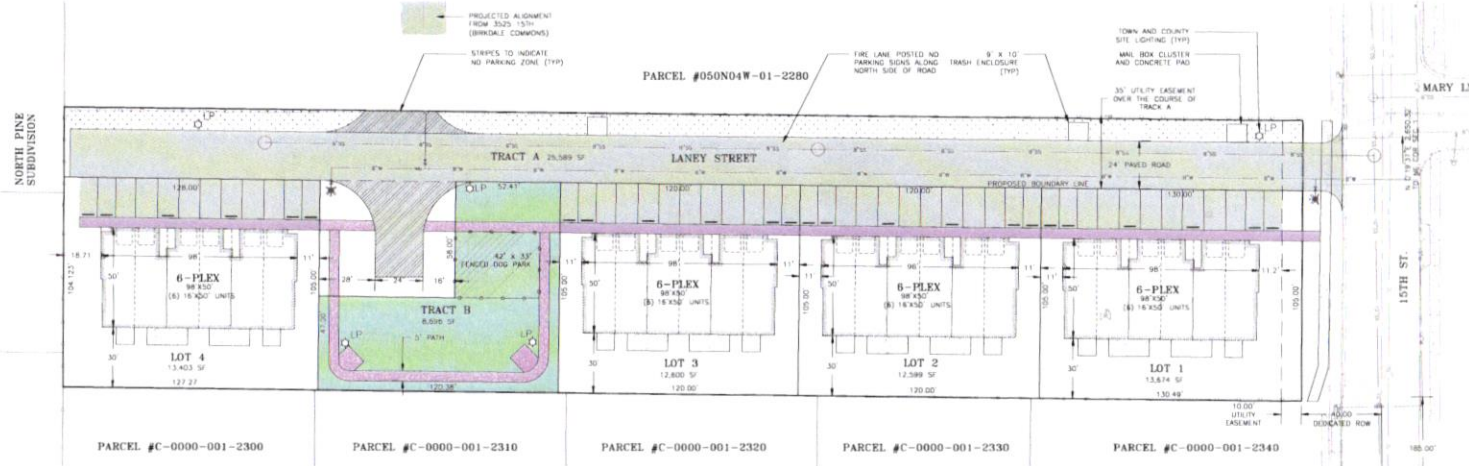
ZONE: R-12
LOTS: 4
TRACTS: 2
GROSS AREA: 92,163 SF (2.12 AC)
15TH ST ROW DEDICATION: 0.13 AC (40' WIDTH)
NET AREA: 1.99 AC
TOTAL DEDICATED OPEN SPACE: 8,696 SF (0.20 AC)
QUALIFYING OPEN SPACE AREA: 8,696 SF (0.20 AC)
TOTAL RESIDENTIAL AREA: 52,277 SF (1.20 AC)
AVERAGE LOT SIZE: 13,069 SF
SMALLEST LOT SIZE: 12,599 SF
LARGEST LOT SIZE: 13,675 SF
DENSITY: 11.2 UNITS/GROSS ACRE
3,840 SF/UNIT

PROJECT OVERVIEW

- ZONE: R-12 PUD
1. ALL DWELLINGS SHALL BE SIX-PLEX TOWNHOUSE UNITS.
 2. OPEN SPACE TRACT B SEE THIS SHEET FOR OPEN SPACE DETAILS.
 3. THE NORTH SIDE OF THE PRIVATE ROAD WILL BE STATED WITH NO PARKING SIGN DEDICATING A FIRE LANE.
 4. ALL TOWNHOMES WILL BE EQUIPPED WITH 130 STYLE FIRE SPRINKLER SYSTEM PER CITY FIRE DEPARTMENT.

NOTES

1. 15TH ST FRONTAGE EASEMENT DEPICTED HEREON IS 10 FT IN WIDTH AND DEDICATED FOR STORMWATER, STREET TREE AND UTILITY PURPOSES.
2. WATER AND SEWER MAINS CONSTRUCTED AS PART OF THIS PLAT SHALL BE LOCATED IN A COMBINED EASEMENT OF 35 FT IN WIDTH WHICH RUNS THE ENTIRE COURSE OF TRACT A.
3. PROPOSED ROADS ARE PRIVATE AND LIE WITHIN TRACT 1.



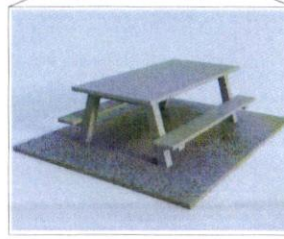
PROJECT DEVIATIONS

- THE FOLLOWING DEVIATIONS FROM EXISTING STANDARDS ARE REQUESTED.
1. PRIVATE STREET WITHIN THE PUD DEVELOPMENT.
 2. REDUCTION IN THE REQUIRED RIGHT-OF-WAY WIDTH FROM 55' ON A PUBLIC ROAD TO 35' ON A PRIVATE ROAD.
 3. 5' WIDE ASPHALT PEDESTRIAN WALKWAY AT HEAD OF PARKING STALLS IN LIEU OF 5' CONCRETE SIDEWALK.
 4. 120' OF LOT FRONTAGE ON A PRIVATE ROAD IN LIEU OF 50' MINIMUM FRONTAGE ON A PUBLIC R-O-W.

R-12 ZONING	
MINIMUM BUILDING SETBACKS	
FRONT	30'
STREET SIDE	10'
INTERIOR SIDE	5'/10'
REAR	25'
MINIMUM LOT SIZE	
3,500 SF/UNIT	



7' X 11' CONCRETE PAD WITH BENCH

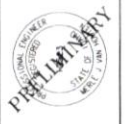
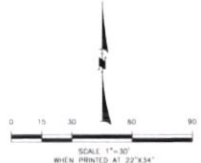


10' X 10' CONCRETE PAD WITH PICNIC TABLE

OPEN SPACE DETAILS



AMENITY FOR DOG RUN



JUNIPER RIDGE PUD OVERVIEW

NO.	REVISIONS

DATE: 9/24/24
PROJECT: JUNIPER RIDGE PUD
DRAWN BY: BRAD HOBSON
CHECKED BY: VAN HOUTEN CONSULTING & DESIGN, LLC
SCALE: AS SHOWN

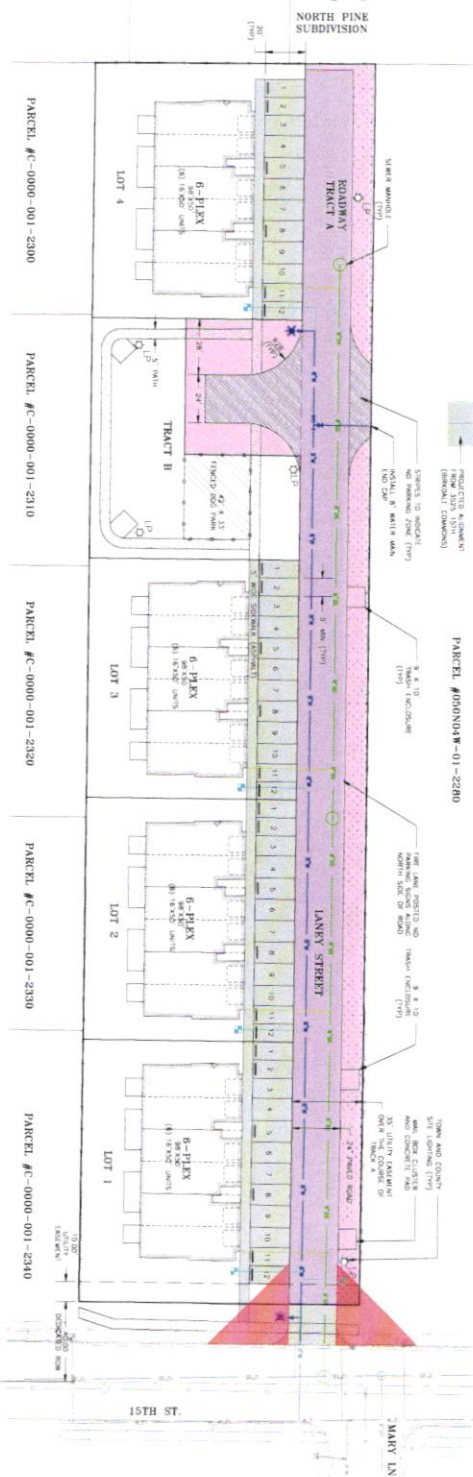
C1.0
SHEET
1 OF 3



Know what's below. Call before you dig.

LEGEND

- SUBDIVISION BOUNDARY
- PROPERTY LINES
- ADJACENT LIMITS
- SECTION LINE
- EASEMENT
- TRACT A PRIVATE ROAD
- DESIGNATED STORM WATER AND SNOW STORAGE AREA
- WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- 8" WATER MAIN
- 6" WATER MAIN
- 12" WATER MAIN
- 10" SEWER MAIN
- 8" SEWER MAIN
- 40' SIGN OBSTRUCTION TRIANGLE



ROADWAY OVERVIEW

- 1 ALL INTERIOR ROADS WILL BE PRIVATELY OWNED AND MAINTAINED.
- 2 PRIVATE ROADS WILL BE POSTED WITH NO PARKING SIGNS DEDICATING A FIRE LANE.
- 3 ALL UNITS WILL BE PROVIDED WITH 2 CAR SPACES.

ROADWAY DEVIATIONS

- 1 THE FOLLOWING DEVIATIONS FROM EXISTING STANDARDS WILL BE REQUIRED:
 1. PRIVATE STREET WITHIN THE PAD DEVELOPMENT.
 2. REDUCTION IN THE REQUIRED RIGHT-OF-WAY ON A PRIVATE ROAD TO 35 FT WIDE ASPHALT PEDESTRIAN WALKWAY AT HEAD OF PARKING STALLS IN LIEU OF 5' CONCRETE SIDEWALK.

BASEMENT INFORMATION

- 1 LOT FRONTAGE EASEMENT DEPICTED HEREON IS TO FIT IN WIDTH AND DEDICATED FOR STORMWATER, STREET TREE AND UTILITY.
- 2 WATER AND SEWER MAINS CONSTRUCTED AS PART OF THIS PLAT SHALL BE LOCATED IN A COMMON EASEMENT OF 35 FT IN WIDTH WHICH RUNS THE ENTIRE COUNSEL OF TRACT A.

UTILITY OVERVIEW

- 1 WASTE WATER WILL BE GRAVITY FED THROUGH AN 8" DIA MAIN TO EAST OF THE DEVELOPMENT WHERE IT WILL BE POSTED WITH NO PARKING SIGNS DEDICATING A FIRE LANE.
- 2 DOMESTIC USE WILL BE SUPPLIED VIA AN 8" DIA MAIN RUNNING UNDER LANEY STREET CONNECTION TO THE EXISTING WATER MAIN WILL BE MADE IN TRACT B.
- 3 BOTH OVERHEAD AND UNDERGROUND DRY UTILITIES SERVICE TO THE DEVELOPMENT.

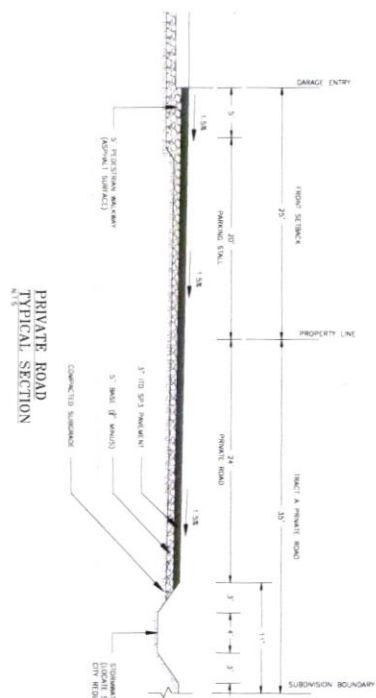
UTILITY PURVEYORS

WATER DEPARTMENT
 CITY OF COEUR D'ALENE
 WATER DEPARTMENT
 1500 W. HUBBARD AVE
 COEUR D'ALENE, ID 83814
 PHONE: (208) 769-2270

SEWER DEPARTMENT
 CITY OF COEUR D'ALENE
 WASTE WATER DEPARTMENT
 765 W. HUBBARD AVE
 COEUR D'ALENE, ID 83814
 PHONE: (208) 769-2268

POWER & GAS
 AVISTA UTILITIES
 1735 N 15TH ST
 COEUR D'ALENE, ID 83814
 PHONE: (208) 665-1972

SEWER INVO	BE IN	BE OUT	LENGTH	GRADE
8662-026	7227.91	2771.62	2179.00	3.4-5
8662-027	7212.80	5174.61	2011.12	3.4-5
8662-028	2122.16	2122.16	212.26	3.4-5



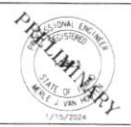
PRIVATE ROAD TYPICAL SECTION



Know what's below. Call before you dig.

JUNIPER RIDGE PUD PRIVATE ROAD AND UTILITIES PLAN

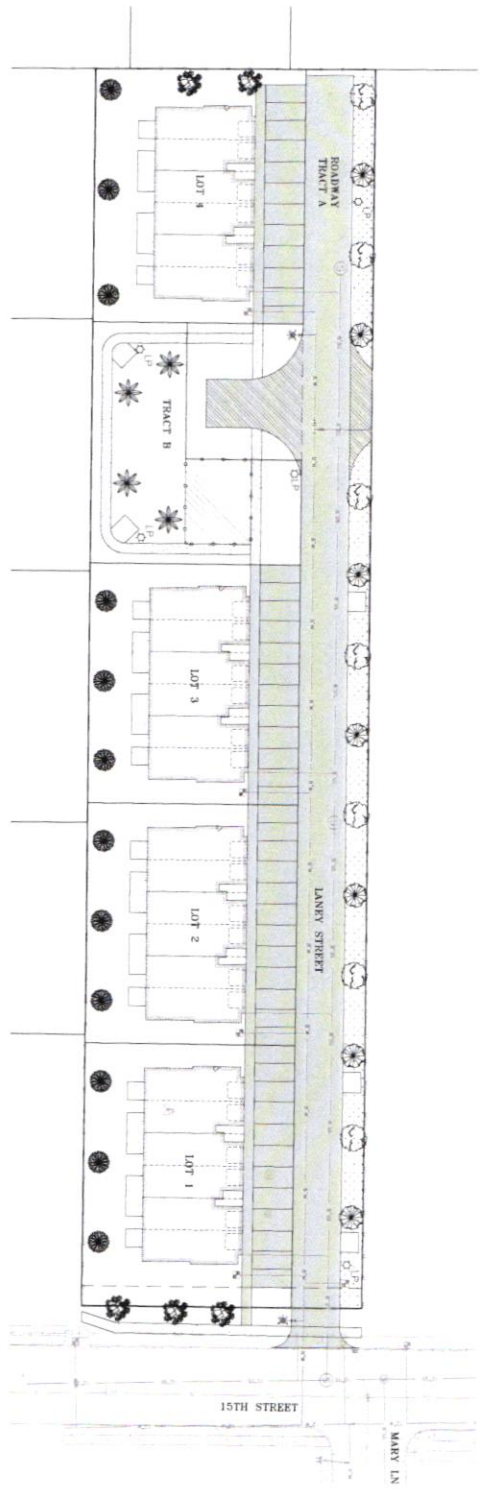
COEUR D'ALENE, IDAHO



Van Houten Consulting & Design, LLC
 401 E. BISHOP AVENUE, STE. 400
 COEUR D'ALENE, IDAHO 83814
 WWW.VANHOUTENCD.COM

DATE	BY	REVISIONS

C2.0
 SHEET
 2 OF 3



LEGEND

- ASPHALT | SEE CIVIL PLANS
- CONCRETE | SEE CIVIL PLANS
- BLUEGRASS SEED (HYDROSEED)
- GRASSED SMALL AREA
- LP LIGHT POST

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	05	ELIPTICA (HAWKWOOD) NERDS	SWEET SPINE HONEY LOCUST	2" DIA	7
	06	WEDGE WOOD KEEPER	HEDGE WOOD	2" DIA	7
	07	JANET'S SCOPULOIDES	ROCKY MOUNTAIN JEWEL	2" DIA	4
	08	CONIUM X. BILBOE	CONSTITUTION FLEMING DOGWOOD	2" DIA	5
	RESIDENT TREES/SHRUBS SPACING FROM EXISTING OR NEW EXISTING W/ ADJUSTMENT FROM TO CONSTRUCTION				12

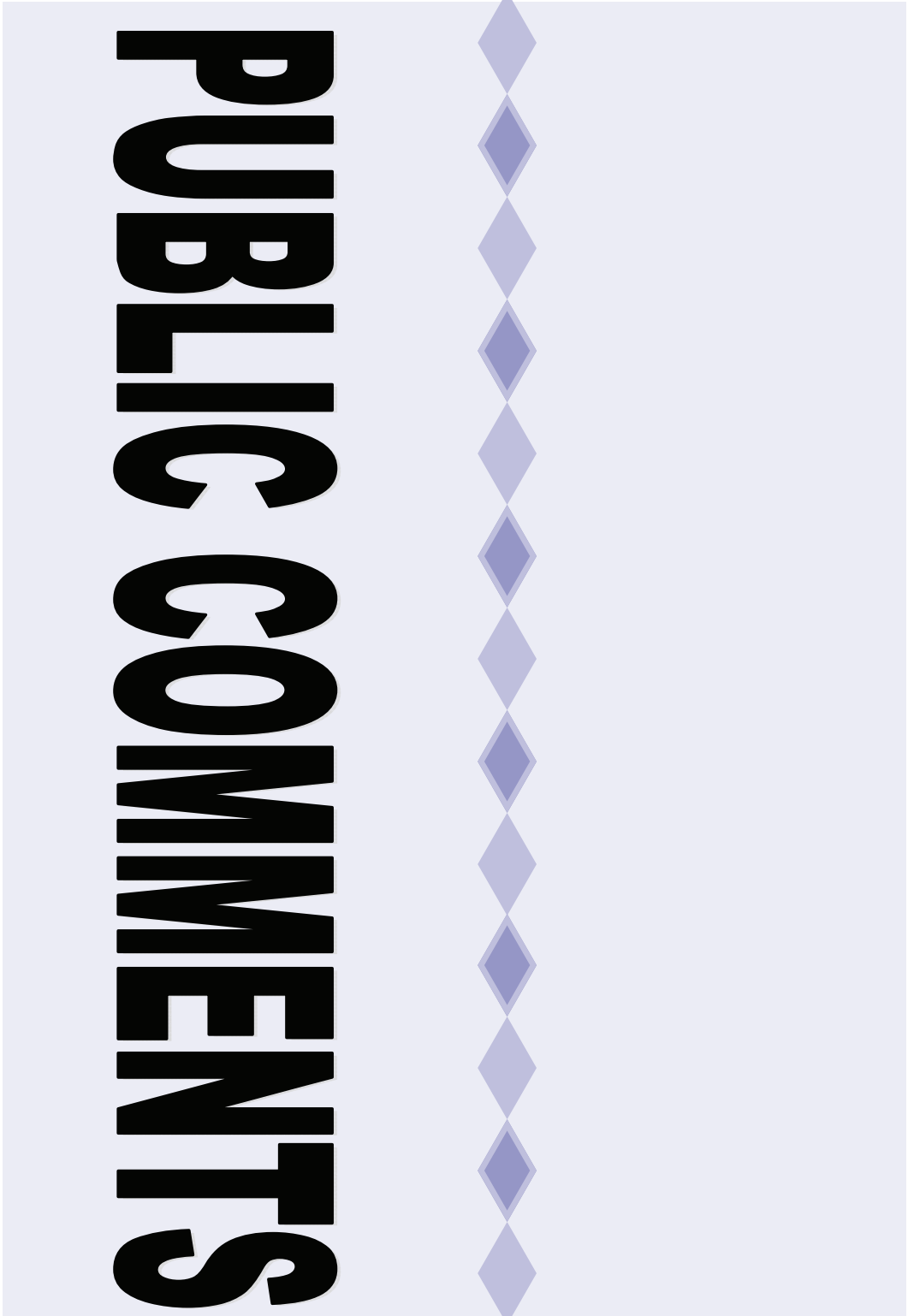


811
Know what's below.
Call before you dig.

<p>DATE: 08/08/2010 PROJECT: #03-008 PROJECT: JUNIPER RIDGE PUD SHEET: 3 OF 3</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	#	DATE	DESCRIPTION				<p>JUNIPER RIDGE PUD CONCEPTUAL LANDSCAPE PLAN</p> <p>COEUR D'ALENE, IDAHO</p>	<p>© 2010 VAN HOUTEN CONSULTING & DESIGN, LLC 1000 W. BROADWAY AVENUE, SUITE 200 COEUR D'ALENE, IDAHO 83801 WWW.VANHOUTENCD.COM</p>
#	DATE	DESCRIPTION							



PUBLIC COMMENTS



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Please cut here

would like to send in a comment, please use this portion of the
and return to the Planning Department office before
November 11, 2024

or visit our office (769-2240) with your concerns or questions

your comments to: tclark@cdaid.org

to the public hearing.

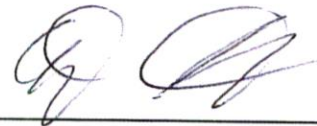
ITEMS: A-2-24, PUD-3-24, & S-4-24

Coeur d'Alene Planning Department
710 E. Mullan Avenue
Coeur d'Alene, Idaho 83814

Comments:

While I do believe this parcel should lie within the cities jurisdiction rather than the county, the R12 designation is overzealous. The city should keep to its "Black Line-zoning and not plant a higher density ZAC tract in a contiguous area of R4.

I strongly oppose this "curb-cut" parcel and parcel spread of this parcel proposed variation.



Please cut here



83814-995810

Coeur d'Alene Planning Dept
710 E. Mullan Ave
Coeur d'Alene, ID 83814

28 OCT 2

SPOK

AJ MacVittie
3292 N. 13th St.
Coeur D'Alene, ID 83815



From: Donna Phillips
To: [CLARK, TRACI](#)
Subject: RE: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON NOVEMBER 12, 2024
Date: Monday, October 28, 2024 12:26:07 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning,

The City has no comments with respect to the notices provided here. Thank you for the opportunity to comment on these proposed projects.

Donna

Donna Phillips
Community Development Director
(208)209-2020
dphillips@cityofhaydenid.us

Please check out the City's new Website at <https://www.cityofhaydenid.us/> and let us know what you think. Thank you. 😊

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Thursday, October 24, 2024 3:30 PM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON NOVEMBER 12, 2024

Greetings,

Attached is a copy of the public hearing notices for the next **Planning & Zoning** Meeting on **Tuesday November 12, 2024.**

If you have any comments, please let me know.

Traci Clark
Planning Department, City of Coeur d'Alene
Administrative Assistant

208.769-2240
tclark@cdaid.org



From: Calhoun, Judy
To: [CLARK, TRACI](#)
Cc: [Polak, Chad M](#)
Subject: RE: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON NOVEMBER 12, 2024
Date: Monday, October 28, 2024 1:27:48 PM
Attachments: [image003.png](#)
[A-2-24, PUD-3-24 & S-4-24 public notice .pdf](#)
[SP-4-24 public notice .pdf](#)
[PUD-4-19m.5 public notice .pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Traci,

Based on the locations indicated by the three attached public notices, there is no impact to the YPL ROW and we do not have any questions.

Thank you,

Judy Calhoun
Analyst - Real Estate Services

O: 806-275-5331 | M: 806-676-4720
Address: Borger Pipeline Office | 9095 West Wilson | Borger, TX 79007



From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Thursday, October 24, 2024 5:36 PM
To: CLARK, TRACI <tclark@cdaid.org>
Cc: Calhoun, Judy <Judy.Calhoun@p66.com>
Subject: FW: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON NOVEMBER 12, 2024

Good Afternoon Traci,

Starting tomorrow, send all notices to Judy Calhoun (cc:) - Judy.Calhoun@p66.com as she will be handling these requests going forward. Please remove me from all future notices. Judy will review and respond to the attached 3 requests.

Sincerely,

Chad M. Polak
Sr. Area Specialist
Real Estate Services
O: (+1) 303.376.4363 | M: (+1) 720.245.4683
3960 East 56th Avenue | Commerce City, CO 80022

Phillips 66

From: CLARK, TRACI <TCLARK@cdaid.org>

Sent: Thursday, October 24, 2024 4:30 PM

To: CLARK, TRACI <TCLARK@cdaid.org>

Subject: [EXTERNAL]THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON NOVEMBER 12, 2024

This Message Is From an External Sender

[Report Suspicious](#)

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Greetings,

Attached is a copy of the public hearing notices for the next **Planning & Zoning** Meeting on **Tuesday November 12, 2024.**

If you have any comments, please let me know.

Traci Clark

Planning Department, City of Coeur d'Alene

Administrative Assistant

208.769-2240

tclark@cdaid.org



From: RC Walker
To: [CLARK, TRACI](#)
Subject: JBR Landholdings proposed development at 3415 N 15th Street
Date: Tuesday, November 5, 2024 4:50:30 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.


Hello and thank you for reviewing some concerns on the proposed residential additions at 3415 N 15th Street 83815. My friend and I just drove E Lunceford from 15th last night and noted the lack of lighting and sidewalks along Lunsford Street, as well as, the abundance of cars, trucks, and trailers parked near the road.

E Lunceford is a main, but unimproved arterial from this proposed development area toward Government Way and I-95.


The new development on E Birkdale Ln just to the North of this proposed development will add additional traffic I would request investment by the developer or city taxpayers to make the area more safe for pedestrians and bike riders by adding sidewalks, street lights and bike lanes to North 15th as well as E Lunceford.

Thank You
Richard Walker
Coeur d Alene, ID

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STAFF REPORT



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PLANNING AND ZONING COMMISSION STAFF REPORT

FROM: HILARY PATTERSON, COMMUNITY PLANNING DIRECTOR

HEARING DATE: NOVEMBER 12, 2024

SUBJECT: ATLAS WATERFRONT PUD AMENDMENT #5 (PUD-4-19m.5)

LOCATION: ATLAS WATERFRONT 2ND ADDITION BLOCK 1 LOTS 1-16, AND
BLOCK 14 LOT 14. DEVELOPMENT AREAS 8, 11 AND 20.

OWNERS:
ignite cda
105 N 1st Street
Coeur d'Alene, ID 83814

APPLICANT / PROJECT ENGINEER:
Phil Boyd, P.E., Welch Comer Engineers
330 E. Lakeside Avenue
Coeur d'Alene, ID 83814

Riverfest LLC
Ann Beutler
1836 Northwest Boulevard
Coeur d'Alene, ID 83814

DECISION POINT:

Should the Planning and Zoning Commission approve Amendment #5 to the Atlas Waterfront Planned Unit Development to include minor changes in Development Areas 8 (north of the alley), 11 and 20?

READER'S NOTE:

This staff report is largely unchanged from the versions that the Planning and Zoning Commission has seen with the initial request and subsequent amendments. It is noted below where there are changes or no changes to the information and/or analysis. See highlighted text.

PUD AMENDMENT OVERVIEW:

PUD Amendment #5 **NEW**

The PUD Amendment #5 for the Atlas Waterfront project would revise the final Development Standards for the project to incorporate minor changes to make the setbacks more consistent in Area 8 (north of the alley) with the rest of the project, and to respond to market conditions, community needs and soil conditions for Areas 11 and 20.

This information is also found in table form, supplemental exhibits, and amended pages of the Development Standards in Attachment 1.

Area 8:

- For rear-loaded condition, reduce building side setbacks to 5'.
- For both front and rear-loaded conditions, change side separation between buildings to 10' minimum if there is no property line.
- Reduce the front yard setback from 15' to 10' minimum and reduce the front porch setback from 9' to 4' minimum.

Justification:

- The builders proposed a similar unit width to Area 14 and 15, where 5' setbacks were allowed for an identical product type. Side setbacks of 5' are also the minimum from City Code for single-family.
- Most Atlas front yard lot lines are located 6" behind the sidewalk. Area 8 lot lines were originally located 5.5' behind the sidewalk to accommodate Avista utilities when Area 8 had front loaded lots. Area 8 was converted to alley loaded and Avista installed their utilities in the alley. Reducing the front yard setbacks will allow the front wall to sidewalk relationship to be consistent with the other homes in Atlas.

Area 11:

- Reduce side yard setback from 6' to 5'.
- Allow Fire Station Civic Use north of Top Saw Lane
- Add performance standards for rear loaded TH, SF and MF.
- Reduce MF front yard setback from 15' to 10'.

Justification:

- Maintain consistency with the other Atlas development areas and City standards.
- Provide flexibility in the event the City desires a fire station at this location.
- The site topography caused an area of non-structural soils in Area 20, and the availability of import structural soils necessitated the addition of rear loaded housing types.

Area 20:

- Add Cottage Court lot category with 30' wide x 80' deep dimensions.
- Reduce SF rear yard to 10' at Prairie Trail.
- Clarify land uses to also include rear loaded single family homes and twin homes.
- Reduce cottage court rear yard setback from 15' to 10'.
- Revisions to Area 20 land use description since new layout will have garages facing streets and the pedestrian route and park removed.

Justification:

- Existing nonstructural soils dictated the cottage court layout which requires garages facing Top Saw Lane and existing pedestrian routes on Heartwood and the Prairie Trail provide adequate pedestrian routes reducing the need for the hill climb originally envisioned to connect to a park area.
- Existing minimum single-family lot dimensions are 32'x90'. Increased density is desired and reducing Cottage Court lots to 30'x80' and Prairie Trail rear yard setback to 10' will allow increased density.
- Development standards are not sufficiently clear to allow this configuration.

- Cottage Court homes will benefit from the greenspace and the reduced setback will allow a 20' front yard setback on the 80' deep lots.

Note: *The new total unit count anticipated is up to 602 residential units (9.2 units/acre), as reflected in PUD Amendment #5. This is an increase of six (6) units in Development Areas 11 and 20. This is well below the number of units that the project could have supported under the C-17 zoning district at 17 units per acre, which would have allowed as many as 1,113 units. Both ignite cda and the City representative believe these PUD amendments will provide for a more desirable neighborhood, while meeting the original PUD goals. See Residential Dwelling Units Map below.*

HISTORY:

In 2018, the City of Coeur d'Alene, in collaboration with ignite cda, purchased the Atlas Mill site which had operated as a lumber mill for more than 100 years and which had closed in 2005. The mill site was annexed into the City in 2017 and assigned as a C-17 (Commercial at 17 units/acre) zoning district. In 2017/18 the mill site was master planned to determine the financial feasibility of the property being included in an urban renewal district (URD). Considerable public input was solicited for the public spaces. The intent of the City and ignite cda is to transfer blocks of development in phases over the next couple years as site development efforts progress, instead of selling the property all at once.

The Atlas Waterfront project is intended to create a unique and desirable neighborhood with a significant waterfront public open space. The City acquired the parcel to achieve two objectives: 1. Preserve the waterfront for the community; and 2. Stimulate private investment on a former mill site that has been vacant for more than a decade. The PUD will allow the higher densities necessary to make the project financially feasible, while protecting the most valuable real-estate, the waterfront, from development and preserving it for the public.

BACKGROUND INFORMATION:

The subject site is located to the west of Riverstone and south of Seltice Way, flanking the north bank of the Spokane River with the River's Edge development bordering the property to the west. The subject property associated with PUD Amendment #5 is specific to Areas 8, 11 and 20.

The approximately 64-acre site is actively under construction in phases 1 and 2. The former railroad right-of-way that runs through the property was acquired by and annexed into the City in 2015 to provide opportunities for parkland, a trail, and public access through to the waterfront. The project will be developed under the C-17 (Commercial at 17 units/acre) zoning district with the "Atlas Waterfront Neighborhood Development Standards" in place for the development of residential uses including single-family dwellings, townhomes, commercial, and multi-family units. The Atlas Waterfront project will be primarily residential with opportunities for office/retail on the western edge and near

Seltice Way. In addition, two “commercial only” nodes are located adjacent to the waterfront park as both locations are desirable restaurant locations.

The Atlas Waterfront PUD development will include three different frontage types: Residential fronting Riverfront Drive (rear-loaded); Residential fronting interior streets (rear-loaded); and Residential fronting interior streets (front-loaded), with additional frontage options based upon lot circumstances, as noted in the Development Standards.

The “Development Areas Key Plan” notes the area of development on the Atlas Mill Site property and the standards that apply to each of those areas including the use, building types, lots (width, depth, area) for the townhouses and duplexes, setbacks, and building height showing different ways that buildings and lots can be configured to meet the design intent and development standards.

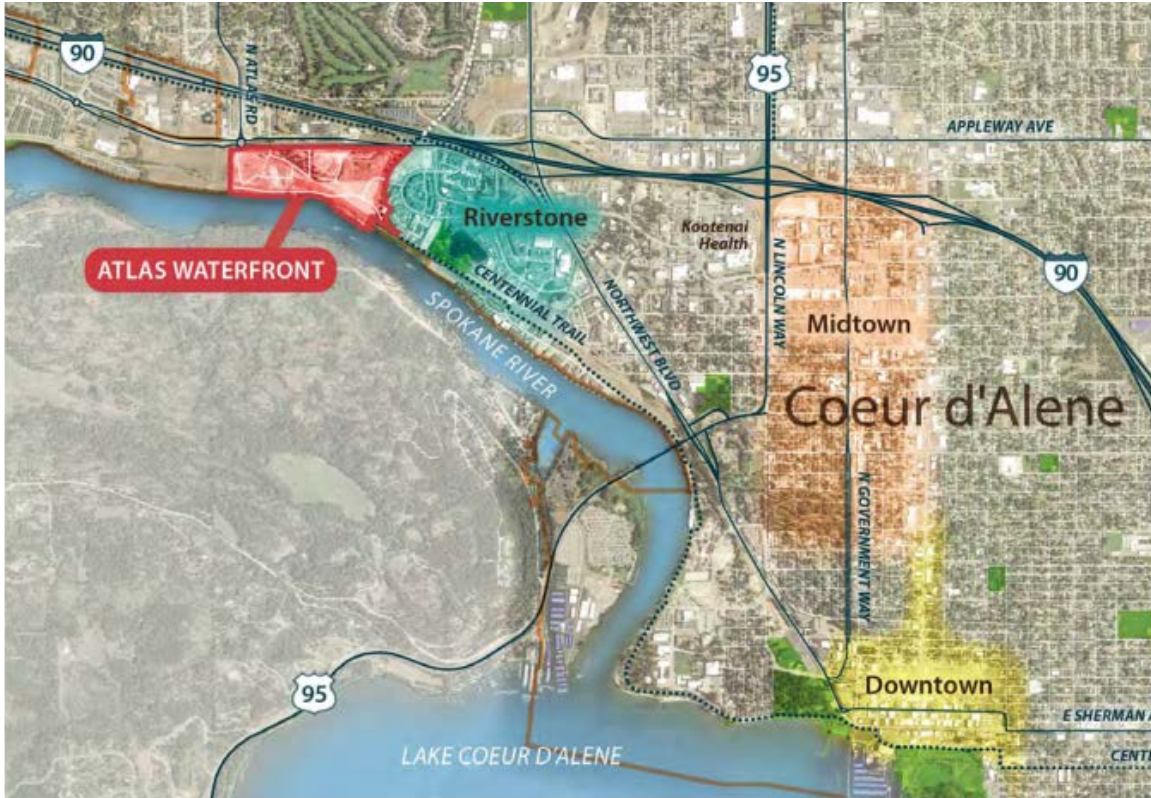
The development currently has dedicated the entire waterfront to the public including a 12-acre waterfront park. The waterfront park provides a grassy open play area, playground, picnic shelter, food truck parking, separate pedestrian and bicycle waterfront trails, a water dog park, ADA accessible swim area and kayak launch and several other water access points. The project also includes upland open spaces to provide pedestrian circulation routes in addition to sidewalks.

The project will be developed in phases. The property is being sold by ignite CDA, the urban renewal district, through a request for proposal (RFP) process, in partnership with the City of Coeur d’Alene. The intent of the City and ignite is to transfer areas of land for development in phases over the next couple of years as site development efforts progress. Development is occurring within Areas 1, 2, 3, 4, 5B, 6, 8, 14 and 15. Development is complete in Areas 10 and 12. Areas 13 has been purchased but no development activity has commenced. Areas 9, 16, 17, 18 and 19 have been sold and development is commencing. Areas 5A, 7, 11 and 20 are part of phase 3 of the project. See *Project Status Map on page 8, which shows the current status of each development area and the associated developers.* **UPDATED**

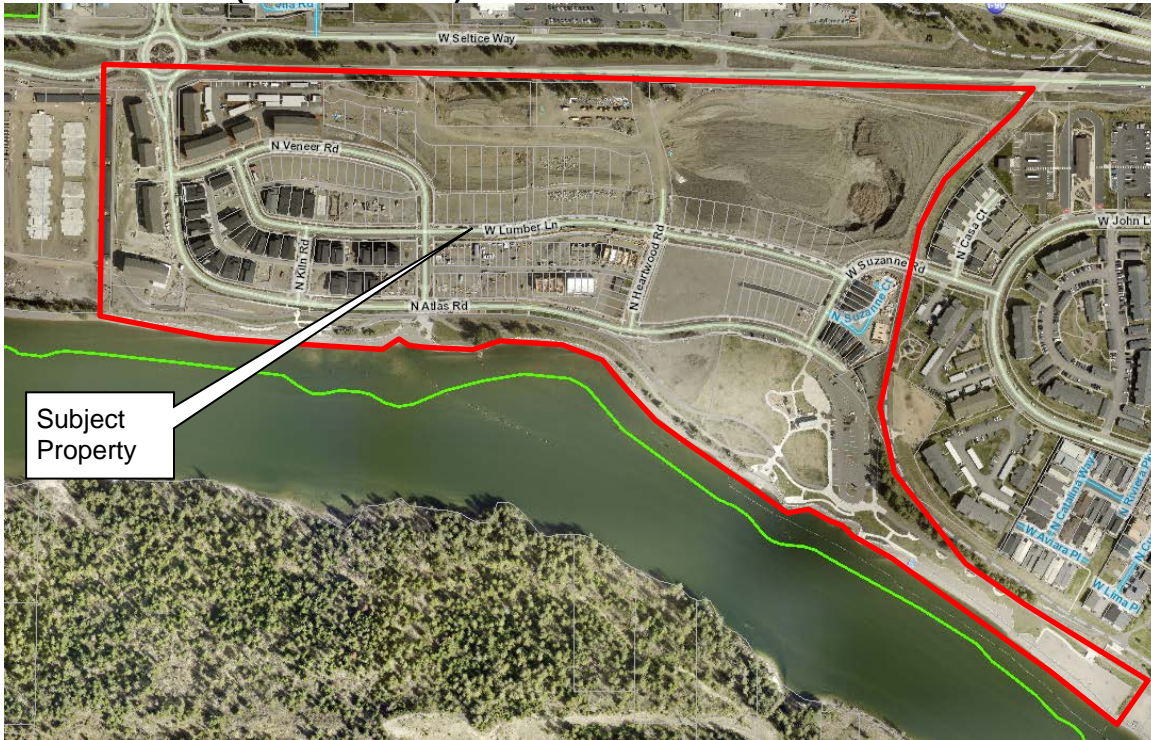
The Planning Commission approved the PUD and Preliminary Plat in November 2019 and approved the first PUD amendment and an interpretation in May 2020. It also approved an amendment to the PUD and preliminary plat in February 2021.

Ignite cda contracted with T. LaRiviere for the Waterfront Park and shoreline stabilization, which is now complete and open to public use. Many of the infrastructure improvements for phase one are complete and the first phase of residential and mixed-used development began in 2021. Development of Phase 1 infrastructure and the park improvements were largely completed by the end of December 2020.

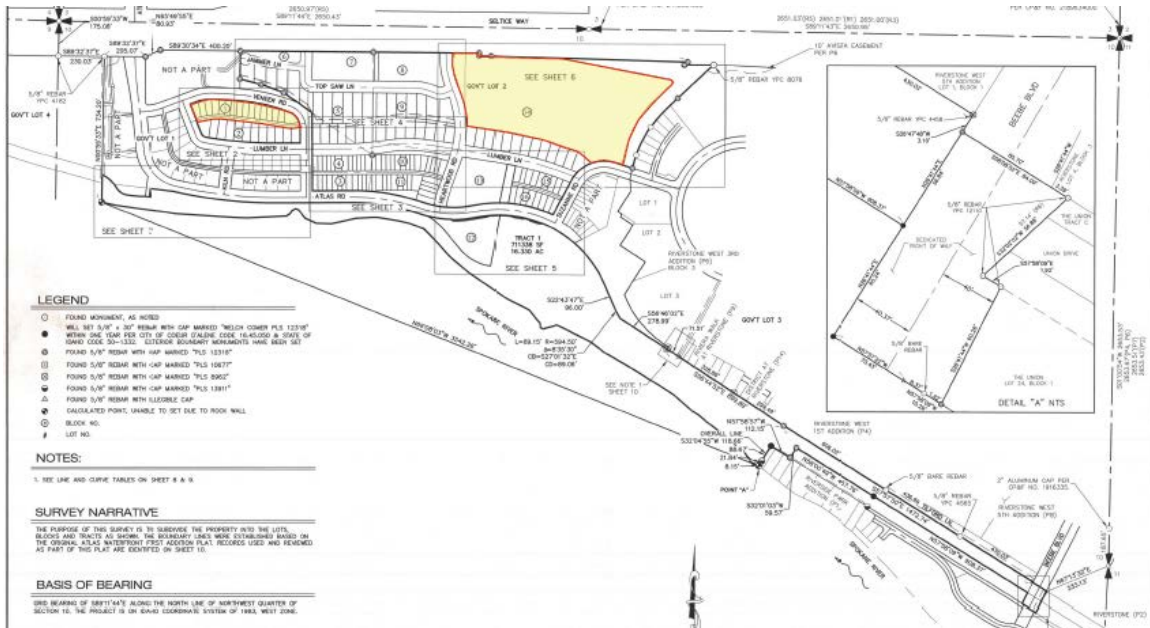
LOCATION MAP:



AERIAL PHOTO (2023 IMAGERY):



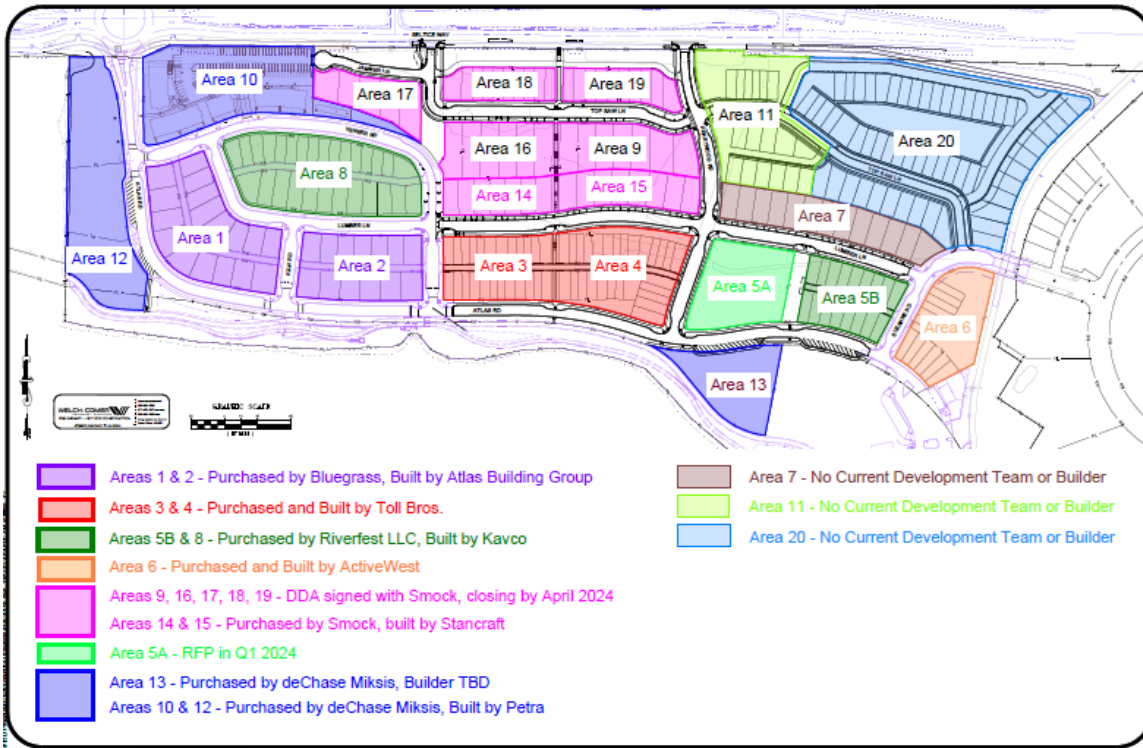
PUD AMENDMENT EXHIBIT: NEW



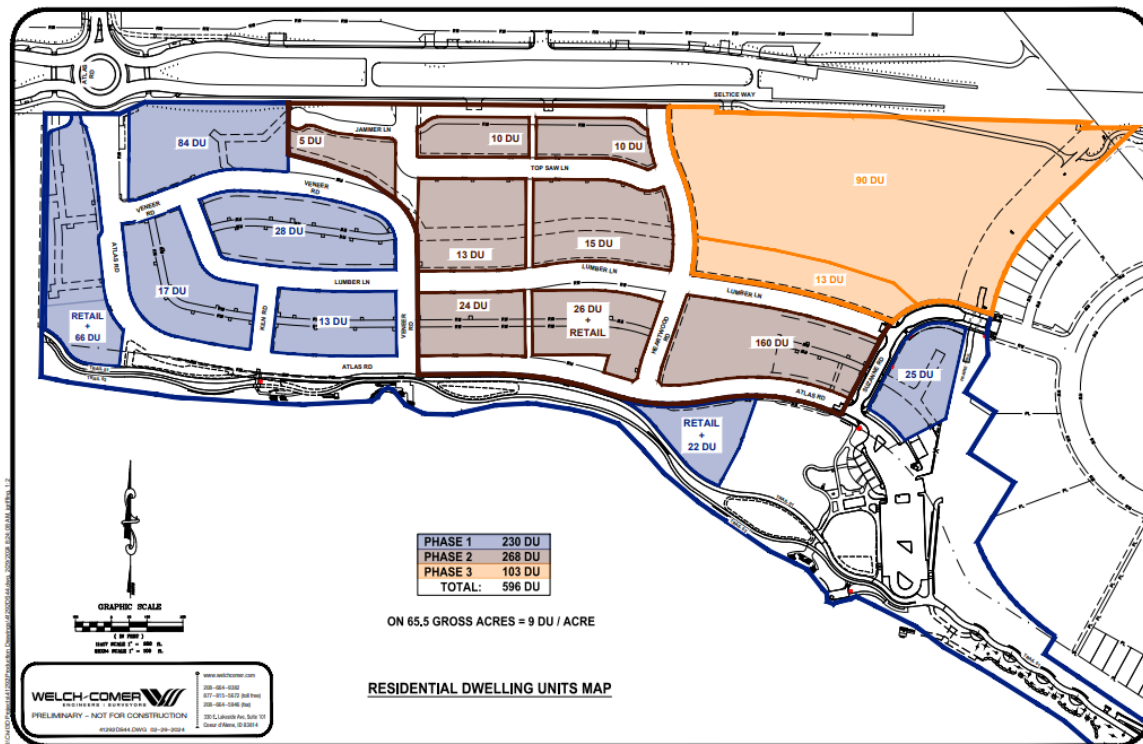
ATLAS MILL SITE ILLUSTRATIVE PLAN: NEW



PROJECT STATUS MAP: NEW



DWELLING UNIT COUNT & RETAIL AREAS



DEVELOPMENT AREAS KEY PLAN: NEW

Note: Development areas affected by this PUD amendment are shown in blue below.



PLANNED UNIT DEVELOPMENT AMENDMENT REQUESTS:

As noted above, the requested PUD Amendment #5 for the Atlas Waterfront project would revise the final Development Standards for a portion of development area 8 (north of the alley) to provide consistency with other development areas, and help respond to market conditions, community needs and soil conditions in development areas 11 and 20.

The proposed amendments, if approved, would be integrated into the Development Standards and a new version would be incorporated into the project approval.

SUMMARY OF FACTS: UPDATED

The following facts align with the facts listed in the draft Findings and Order worksheet for the Planning and Zoning Commission’s consideration. These facts can be modified and added to as part of the motion associated with the Findings and Order.

- A1.** All public hearing notice requirements have been met for item PUD-4-19m.5.
- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on October 26, 2024, seventeen days prior to the hearing.
 - Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on October 29, 2024, fourteen days prior to the hearing.
 - Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). One hundred nineteen (119) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on October 24, 2024.

- Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on October 24, 2024, nineteen days prior to the hearing.
 - Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on October 24, 2024.
- A2.** The total Atlas Waterfront project site is approximately 64 acres that is zoned C-17 PUD. Atlas Waterfront is a mixed-use neighborhood with a mix of housing types, commercial nodes and open space.
- A3.** The property that is the subject of this PUD amendment includes Development Area 8 (north of the alley), 11 and 20. The portion of Area 8 south of the alley is nearly built out with a few lots still under construction. The portion of Area 8 north of the alley is vacant. Areas 11 and 20 are vacant and undergoing site development work.
- A4.** The Comprehensive Plan Future Land Use Map designation is the Planned Development Place Type. Planned Development Place Types are locations that have completed the planned unit development application process. As part of the process, the City and the applicant have agreed to a determined set of complementary land uses that can include a number of Place Types. Large scaled Planned Developments often have a determined phasing and development plan and may include land uses such as housing, recreation, commercial centers, civic, and industrial parks, all within one contained development or subdivision. Building design and scale, transportation, open space, and other elements are approved through the PUD evaluation process. The requested PUD amendment is consistent with the Comprehensive Plan Planned Development Place Type and the project has been approved and amended previously through the City's PUD process.
- A5.** Staff identified Comprehensive Plan goals and objectives for particular consideration by the Planning and Zoning Commission on pages 16 and 17 of this staff report. The commission will determine if there are other applicable goals and objectives to support their decision from the attached Comprehensive Plan goals and objectives worksheet.
- A6.** The Atlas Waterfront property is bound by the Spokane River to the south, Seltice Way to the north, Riverstone to the east, and the River's Edge apartments to the west. Surrounding land uses include multi-family, single-family, open space, recreation, and commercial, as well as the Transit Center. The project amendments to the PUD would be compatible with surrounding uses on adjacent properties.
- A7.** The natural features of the site and adjoining properties would not be negatively impacted by the requested PUD amendment.

- A8.** The requested modifications to Development Areas 8, 11 and 20 would not impact the City's ability to serve the project with facilities and services. All departments have indicated the ability to serve the project. There are three new conditions for wastewater, and a previous wastewater condition has been satisfied with the installation of the emergency generator.
- A9.** The PUD amendment #5 would not impact the total open space area, which is 25% and exceeds the required 10% open space requirement.
- A10.** The project would provide parking sufficient for users of the development. This PUD amendment does not change parking.
- A11.** The Atlas Waterfront Master Association would be responsible for providing perpetual maintenance of all common property.

PLANNED UNIT DEVELOPMENT FINDINGS

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 commission.

REQUIRED FINDINGS (PUD):

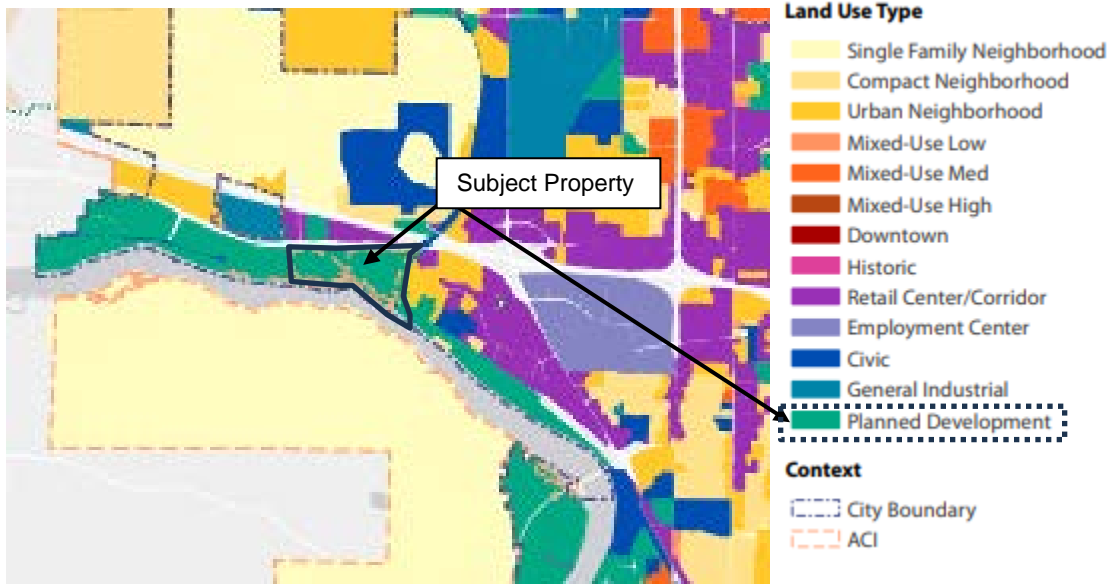
Finding B1: This proposal (is) (is not) in conformance with the Comprehensive Plan.

*Use the following information as well as the attached Comprehensive Plan goals and objectives worksheet to make this finding. This corresponds with Statement of Facts **A4 and A5.***

2022-2042 COMPREHENSIVE PLAN- LAND USE CATEGORY:

- The subject property is within the existing city limits.
- The Future Land Use Map designates this area as Planned Development.

Future Land Use Map (Neighborhood Context):



Place Types

The Place Types in this plan represent the form of future development, as envisioned by the residents of Coeur d'Alene. These Place Types will in turn provide the policy level guidance that will inform the City's Development Ordinance. Each Place Type corresponds to multiple zoning districts that will provide a high-level of detail and regulatory guidance on items such as height, lot size, setbacks, adjacencies, and allowed uses. See Page 55 for summaries of each Place Type and development assumptions.

Planned Development Neighborhood Map & Key Characteristics



Planned Development



Key Characteristics

Planned Development places are locations that have completed the planned unit development application process. As part of that process the City and the applicant have agreed to a determined set of complementary land uses that can include a number of Place Types. Planned development also often has a determined phasing and development plan and can include land uses such as housing, recreation, commercial centers, and industrial parks, all within one contained development or subdivision. Building design and scale, and transportation, public space and other elements are determined by the City of Coeur d'Alene's PUD evaluation process.

Transportation

- Dependent on PUD approvals it large lots. Access should include pedestrian and bicycle facilities

Typical Uses

- Primary: Dependant on PUD approval agreements
- Secondary: Not applicable

Building Types

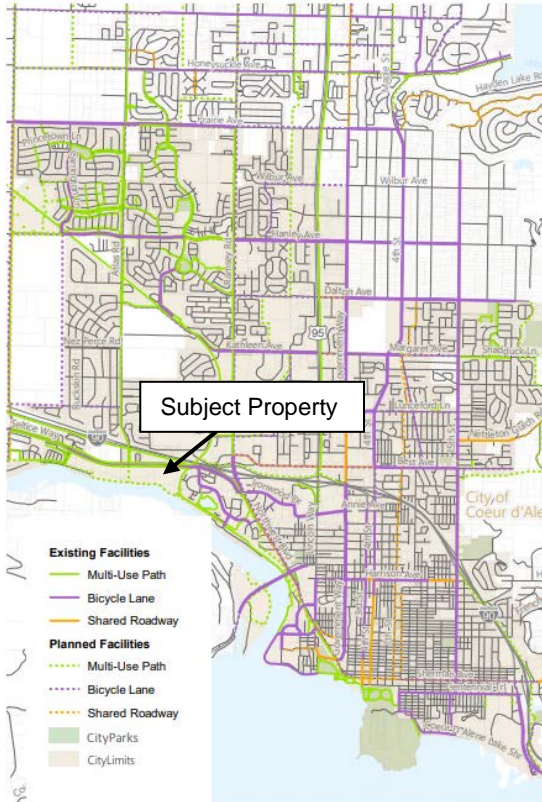
- Varies by PUD

Compatible Zoning

- Not applicable. Planned Development may occur within any Place Type (1.5 acre minimum).

Transportation Exhibits

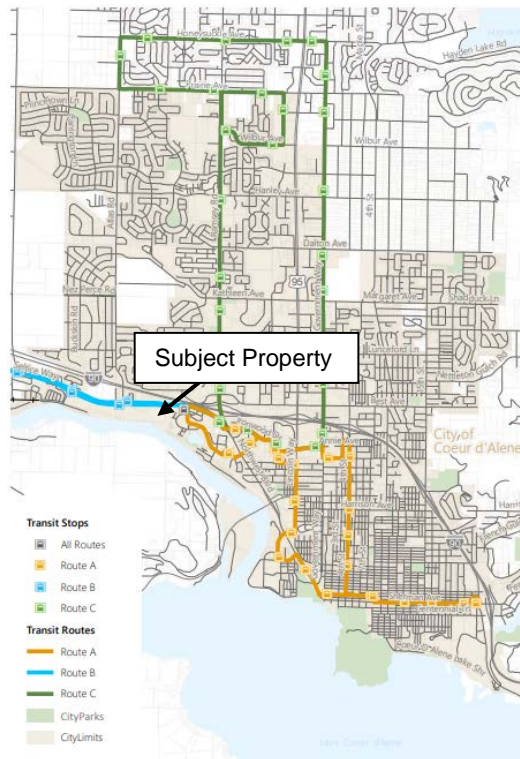
Existing & Planned Bicycle Network



Existing & Planned Walking Network



Existing Transit Network



Comprehensive Plan Policy Framework:

The following is staff's assessment of applicable goals and objectives. For a complete list of possible goals and objectives, see **Attachment 2**.

Goal CI 2

Maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and visit.

OBJECTIVE CI 2.1

Maintain the community's friendly, welcoming atmosphere and its smalltown feel.

Goal ER 1

Preserve and enhance the beauty and health of Coeur d'Alene's natural environment.

OBJECTIVE ER 1.1

Manage shoreline development to address stormwater management and improve water quality.

Goal ER 2

Provide diverse recreation options.

OBJECTIVE ER 2.2

Encourage publicly-owned and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities (both outdoor and indoor), hiking and biking pathways, open space, passive recreation, and water access for people and motorized and non-motorized watercraft.

OBJECTIVE ER 2.3

Encourage and maintain public access to mountains, natural areas, parks, and trails that are easily accessible by walking and biking.

Goal GD 1

Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

OBJECTIVE GD 1.1

Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

OBJECTIVE GD 1.3

Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.

OBJECTIVE GD 1.4

Increase pedestrian walkability and access within commercial development.

OBJECTIVE GD 1.5

Recognize neighborhood and district identities.

OBJECTIVE GD 1.7

Increase physical and visual access to the lakes and rivers.

Goal GD 2

Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

OBJECTIVE GD 2.1

Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

Goal GD 3

Support the development of a multimodal transportation system for all users.

OBJECTIVE GD 3.1

Provide accessible, safe, and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation.

Goal GD 4

Protect the visual and historic qualities of Coeur d'Alene

Goal JE 1

Retain, grow, and attract businesses

OBJECTIVE JE 1.2

Foster a pro-business culture that supports economic growth.

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether the Comprehensive Plan goals, objectives and Future Land Use Map Place Type do or do not support the request. Specific ways in which the goals, objectives and Place Type is or is not supported by this request should be stated in the finding.*

Finding B2: **The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.**

Use the following information as well as testimony from the hearing to make this finding. This corresponds with Statement of Facts A6.

To the South:

The subject site is adjacent to the Spokane River on its southern boundary. The Spokane River is primarily used for recreational activities and has the Navigable Water Zoning District designation.

To the North:

The subject site is adjacent to Seltice Way on its northern boundary. Seltice Way is an arterial road that has been recently rebuilt as a complete street. The site plan indicates that there will be two access points onto Seltice Way. The properties along the north side of Seltice Way have residential and commercial uses on them with commercial zoning that is in the County.

To the East:

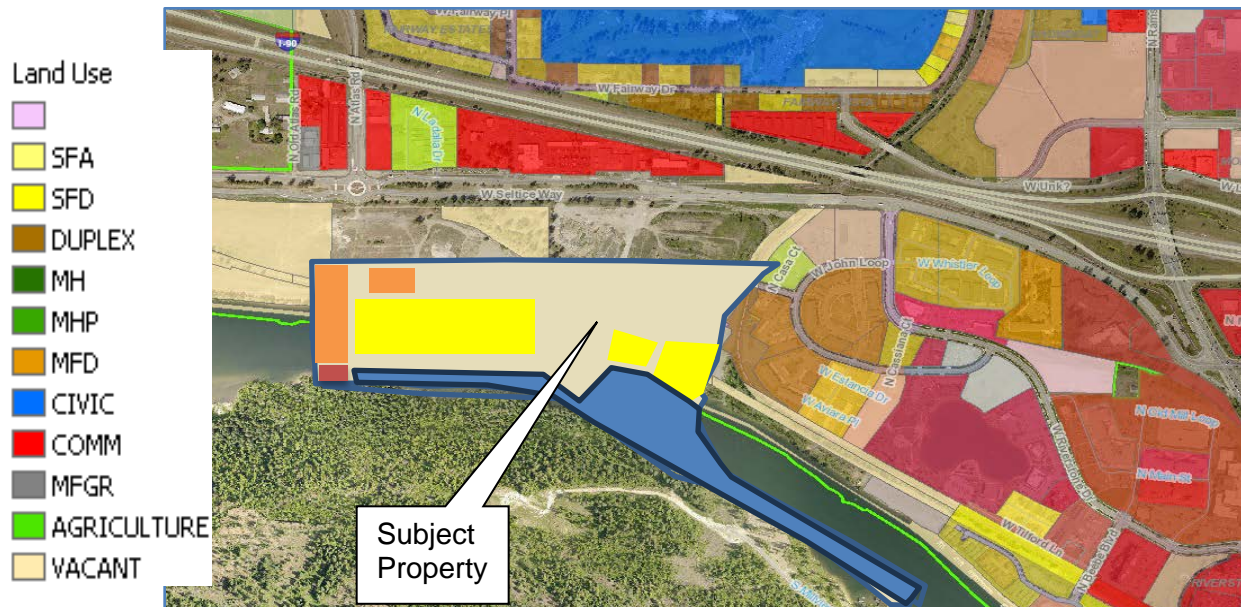
To the east of the subject site are the Riverstone and the Bellerive subdivisions, as well as the Centennial Trail and an existing dog park. Uses within Riverstone include multi-family apartments, a retirement community, single family dwellings, restaurants, a mixed-use village with retail uses, and other commercial and professional office uses. The Transit Center is located just east of the project off of Suzanne.

To the West:

To the west of the subject site is the 22-acre site owned by Lanzce Douglass which is under construction. City Council recently approved a development agreement and zone change that would permit up to six hundred eighty (680) apartments with a multiuse path along the river known as “Rivers Edge”. **UPDATED**

Further to the west beyond the Rivers Edge project are single family dwellings and a commercial office space that is used as a call center. The properties to the west that have single family dwellings on them are zoned R-8PUD. The commercial call center property is zoned C-17LPUD. There is also a vacant undeveloped property west of the Rivers Edge property, formerly a railroad right-of-way, owned by the City that will be developed with a 12-foot-wide multi-use trail in partnership with future developers. See *Generalized Land Use Map* below.

GENERALIZED LAND USE MAP:



Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the design and planning of the site is compatible with the location, setting and existing uses on adjacent properties.*

Finding B3: **The proposal (is) (is not) compatible with natural features of the site and adjoining properties. UPDATED**

*Use the following information as well as testimony from the hearing to make this finding. This corresponds with Statement of Facts **A3 and A7**.*

The subject property is higher along Seltice Way and slopes downward toward the Spokane River to the south. The pre-existing grade had an approximately forty-five-foot (45') elevation drop on the subject site as shown on the Topographic Map. Significant grading work has been done on the site to prepare it for development and remove pits that existed from the previous mill operations. The grade changes across the site will be advantageous to providing more views of the river and shoreline. There are no topographical or other physical constraints that would make the subject property unsuitable for the PUD request. Atlas Waterfront Phase 3 (formerly known as Mt. Hink) has had ~97% of unsuitable soils removed. Ignite cda and the City have been working with ITD to bring in structural soils and remove unsuitable soils for the Phase 3 earthwork. The goal has been to find creative ways to expedite infrastructure construction, and ultimately speed up the timeline to get sellable property in Phase 3, which contains development areas 11 and 20. Areas 11 and 20 are vacant and undergoing site development work. The portion of Area 8 north of the alley is already prepped for development with all utilities and frontage improvements completed. The portion of Area 8 south of the alley is nearly built out with a few lots still under construction. Area 10 is built out with apartments that are occupied. Areas 16 and 17 to the north/northeast of Area 8 are not under construction yet. The requested setbacks are consistent with development throughout the project.

SITE PHOTO 1 – Development Areas 11 and 20 (former Mt. Hink site) looking north from Suzanne Road:



SITE PHOTO 2 – Development Areas 11 and 20 (former Mt. Hink site) looking north from Suzanne Road:



SITE PHOTO 3: Development Area 20 looking east from the intersection of Lumber Lane and Heartwood Road



SITE PHOTO 4: Development Area 11 looking north along Heartwood Road



SITE PHOTO 5: Development Area 8 north of the alley looking east from the intersection of Veneer Road and Lumber Lane



SITE PHOTO 6: Development Area 8 south of the alley looking north from Kiln Road (houses fronting Lumber Lane)



SITE PHOTO 7: Development Areas 1, 2, 8, 10 and 12 Looking North



SITE PHOTO 8: Townhouse Construction on Development Areas 3, 4, and 5B and Vacant Areas 5A and 13



SITE PHOTO 9: Looking northwest toward Development Areas 5B, 6, 7, 11 and 20



Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the proposal is compatible with natural features of the site and adjoining properties.*

Finding B4: **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.**

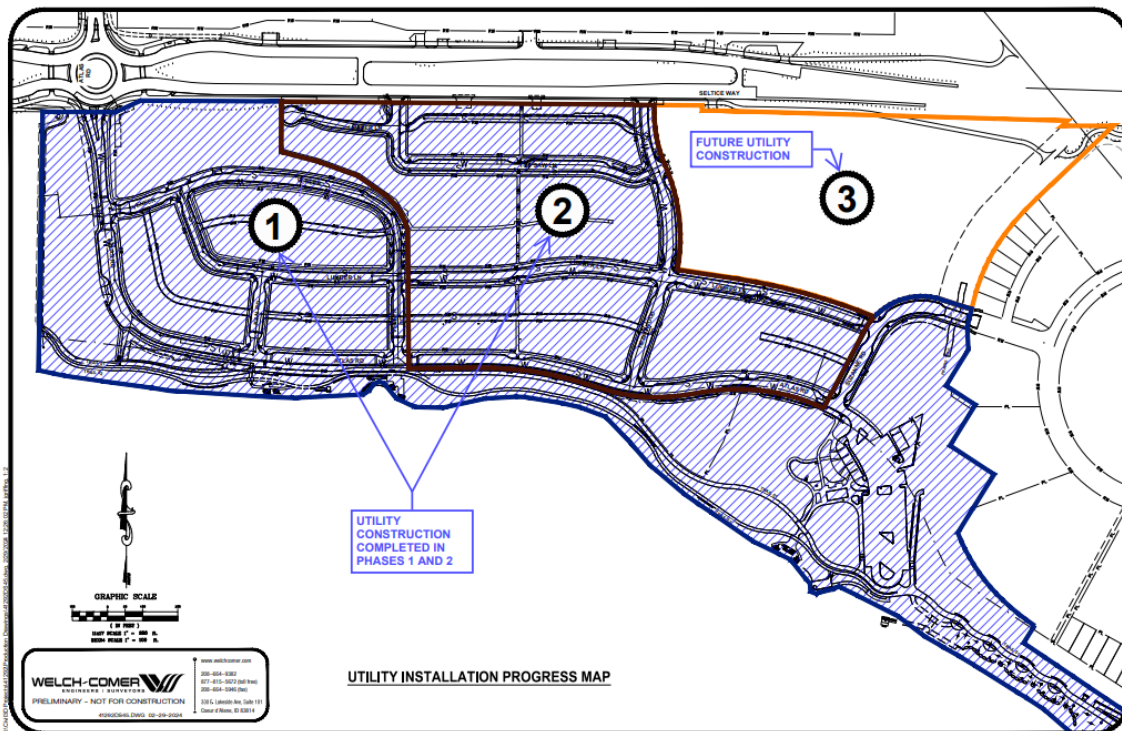
Use the following information as well as testimony from the hearing to make this finding. This corresponds with Statement of Facts A8.

Utility Information:

Prior to construction within the PUD, utilities did not exist at the site. There have been two phases of infrastructure completed to date (the Waterfront Park and Phase 1) with Phase 2 approaching completion in summer 2024. Installed utility infrastructure includes public water, sewer, and stormwater, and private utilities such as gas, power, phone, and fiber in some areas. Future phases of infrastructure construction will provide for public and private utilities to the remaining areas of the PUD.

The map attached shows the areas where utilities have been installed and future phases.

UTILITY MAP: NO CHANGES



Street and parking lot stormwater will be collected by a piped collection system and conveyed to stormwater treatment facilities. This will consist of combinations of roadside

treatment (roadside swales, rain gardens, underground storage/treatment facilities) or centralized swales located in the waterfront parks space or other specified areas designated for stormwater treatment. Power, gas, telecom, fiber optic will be buried.

STORMWATER: NO CHANGES

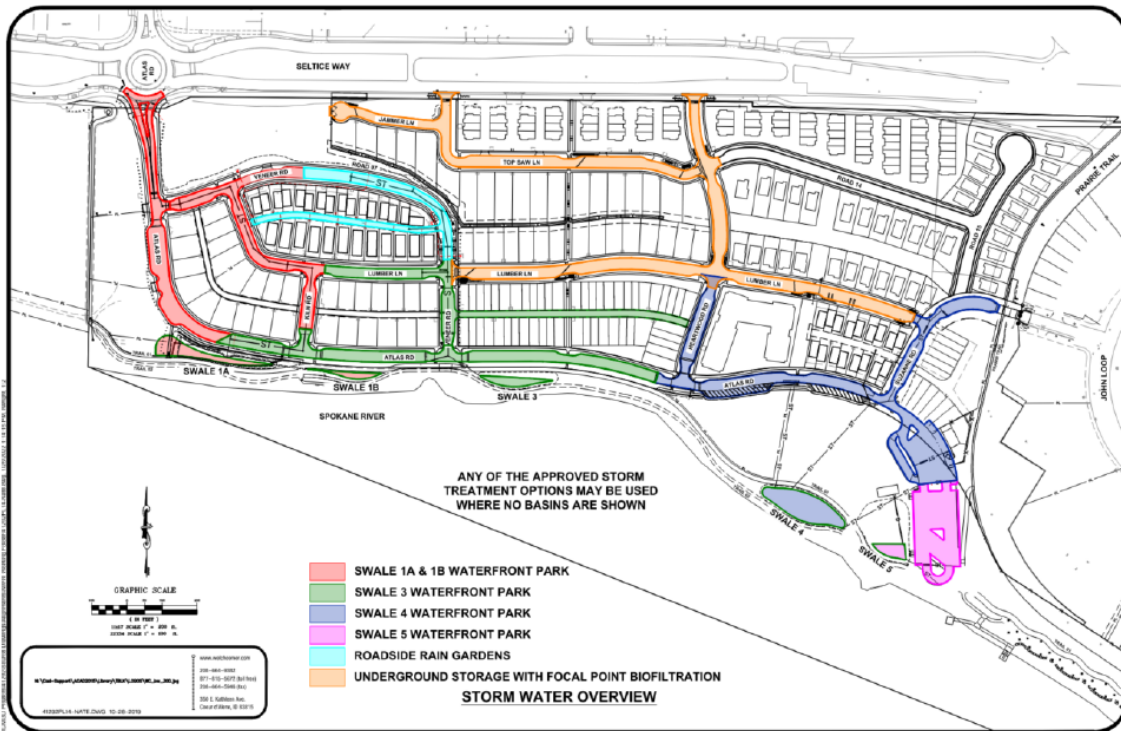
The proposed PUD amendment has been reviewed by the Streets and Engineering Department. We have no comments or objections to the proposed amendment.

-Submitted by Chris Bosley, City Engineer

See stormwater overview map on the next page.

STORMWATER OVERVIEW MAP: NO CHANGES

(Shows locations of various stormwater treatment, storage, and conveyance amendments in multiple areas.)



STREETS: NO CHANGES

The proposed PUD amendment has been reviewed by the Streets and Engineering Department. We have no comments or objections to the proposed amendment.

-Submitted by Chris Bosley, City Engineer

TRAFFIC: UPDATED

The proposed PUD amendment has been reviewed by the Streets and Engineering Department. The small increase in density as a result of this PUD modification is unlikely to have a noticeable impact on traffic.

PREVIOUS COMMENT:

A traffic study was completed for this property by Welch Comer and Associates in January 2019. The addition of this property to the overall development plan is expected to have little impact since the higher density development previously proposed for that site was taken into consideration in the traffic study. Additionally, a recommended mitigation measure proposed in the traffic study was to optimize traffic signal timing on the Northwest Boulevard/Ramsey Road corridor near I-90. The City entered into an agreement with the Idaho Transportation Department to upgrade those six traffic signals in the corridor and give control to the City. Work was completed in early 2020 and has improved traffic flow in the corridor. Streets and Engineering has no objections to the proposed PUD.

-Submitted by Chris Bosley, City Engineer

WATER: NO CHANGES

There is adequate capacity in the public water system as a whole to support domestic, irrigation and fire flow for the project, including the addition of the triangle parcel. The 12" main extension to the east that was previously anticipated and required when the apartment project was slated for the triangle parcel will now be abandoned because it won't be necessary to serve the proposed single-family and townhouse uses on the 4.6 acres. A thorough review of the recently supplied hydraulic study will likely confirm that current and planned improvements should support the project.

-Submitted by Kyle Marine, Assistant Water Superintendent and Terry Pickel, Water Department Director

WASTEWATER: UPDATED

Welch Comer previously provided an updated Sewer Basin Letter summarizing the changes in density of the project and how wastewater will be handled, including an updated Sewer Basin Map. The initial density was based on max densities outlined in the PUD and the original layout allowed for up to 630 dwelling units. The actual number of units is less than planned. Welch Comer is now estimating the total number of Equivalent Residential Units (ERU's) 544. This includes a reduction of density in some areas, the addition of new areas, and increased density in other areas.

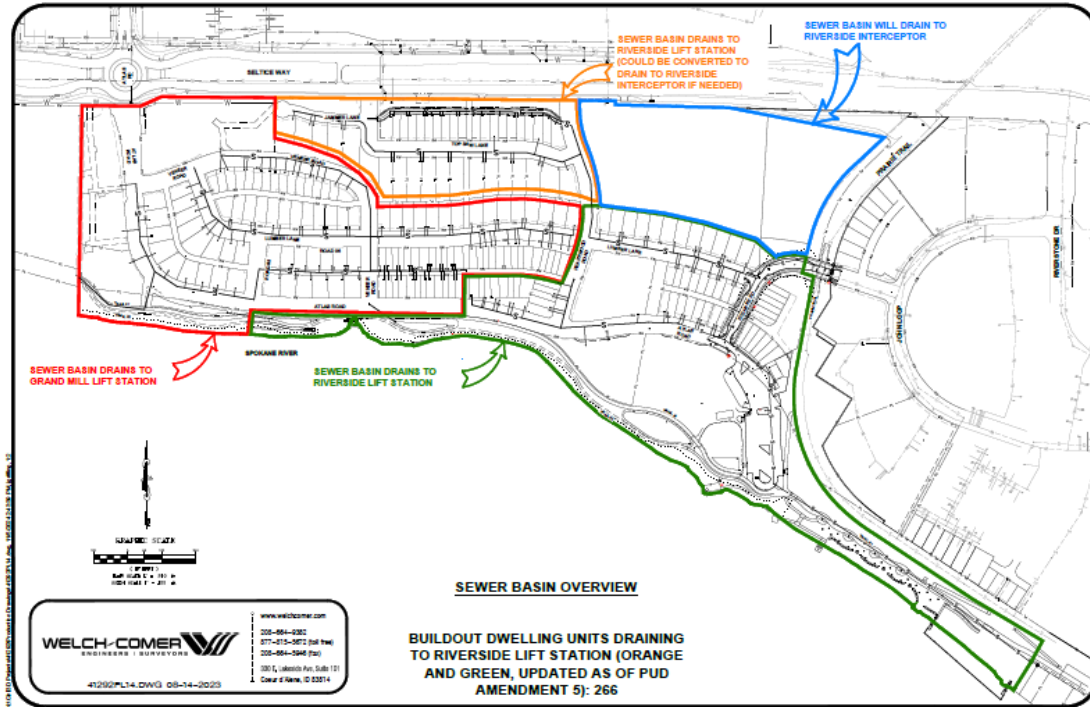
Comments:

1. Sewer Policy #719 requires an "All-Weather" surface permitting unobstructed O&M access to the public sewer.
2. City Resolution 14-025 requires all EDUs discharging wastewater within the Mill River Lift Station Sewer Service Area to pay into the capacity system upgrades to the Mill River Lift Station.
3. Sewer Policy #716 requires all legally recognized parcels within the City to individually connect and discharge into (1) public sewer connection.

4. Idaho Code §39-118 requires IDEQ or QLPE to review and approve public infrastructure plans for construction.
5. As stated in the March 2, 2020 Atlas Proposed PUD Amendment No. 1, the Wastewater Department concurs that the Riverside Pump Station has the potential capacity to serve up to 390 Atlas Dwelling Units (DU's). However, per Welch Comer's August 27, 2020 Riverside Pump Station Capacity Report, the build-out sewer flows from the aforementioned 390 Atlas DU's when combined with the Bellerive Development flows would have exceeded the City's mandatory standby storage response time. In the event the Riverside Pump Station would have experienced a power outage, an emergency standby generator with automatic transfer switch and related operational controls would be necessary operate the pump station during power outages until the City crews arrive. The new emergency generator has been installed to mitigate this potential concern. A new study will be needed if 390 DU's of residential sewer flow to the Riverside Lift Station is exceeded, which is not expected with the project design.
6. The previous pumps had reached their useful life and the Wastewater Department has replaced the pumps. The new pumps, rated at 345 gallons per minute (gpm) plus or minus, will pump into the existing 4" force main at nearly 7.4 feet per second (fps). Due to the abrasive nature of sewer, higher velocities tend to shorten the life of the force mains. Typically, design velocities range 4 to 5 fps.
7. The Subject Property is within the City of Coeur d'Alene Area of City Impact (ACI) and in accordance with the 2022 Sewer Master Plan and the aforementioned evaluation; the City's Wastewater Utility presently has the wastewater system capacity, willingness and intent to serve this PUD Amendment No. 5 as proposed. Any further increase in density may require additional hydraulic modeling the sewer flows acceptable to the Wastewater Utility and upsizing of public sewer.

-Submitted by Larry Parsons, Utility Project Manager

SEWER BASIN MAP:



FIRE: UPDATED

There is a potential need by the Coeur d'Alene Fire Department, for a 1- 1.5-acre lot close to Seltice Way for a future fire station. Since the platting of this project, we have thought that a fire station lot near area 11 may meet our response needs. A recent Impact fee study indicated 1.3 acres would be needed for a new fire station. We are about to embark on a fire station and staffing study which should provide insight into the best locations for additional proposed future fire stations in the City of CDA based on response times and national firefighter staffing guidelines.

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

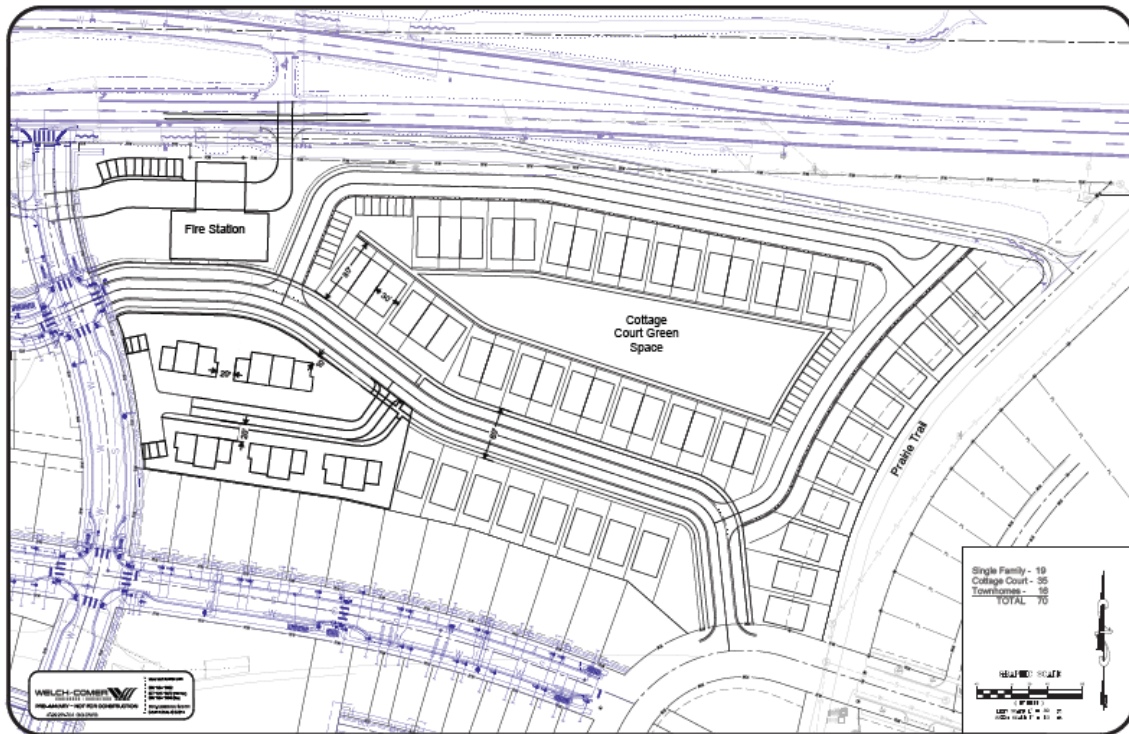
Fire department access to the site (road widths, surfacing, maximum grade, turning radiuses, no parking-fire lanes, snow storage and gate access), in addition to fire protection (size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation or during the Site Development and Building Permit process, utilizing the currently adopted International Fire Code (IFC) for compliance.

-Submitted by Craig Etherton, Deputy Fire Marshal

The proposed revisions to the Development Standards for the project include the option for a future fire station as an allowed civic use within Area 11. The site is only 1-acre in size. See exhibit below showing the option with a future fire station. The design of the potential future fire station site is purely conceptual and would need to be further evaluated and redesigned to ensure adequate access and maneuverability for fire

trucks if this is determined to be the best use of the property.

- *Planning Department*



POLICE: NO CHANGES

PD does not have any issues with the development.

-Submitted by Lee White, Police Chief

PARKS: NO CHANGES

The Parks Department requires a 12-foot wide shared-use path, with sections up to 16 feet wide at the Southeast end, and an 8-foot-wide gravel walking path along the waterfront for this development.

The asphalt mix used in the trail should have 3/8-inch rock instead of the typical 3/4-inch. This is referred to as driveway mix and provides a smoother surface for bicycles, wheelchairs, skateboards, rollerblades and strollers. Our standards require 4 inches of compacted gravel and 2 inches of asphalt. It is also helpful to sterilize the surface under where the trail will go to prevent weeds from growing through and damaging the trail.

-Submitted by Monte McCully, Trails Coordinator

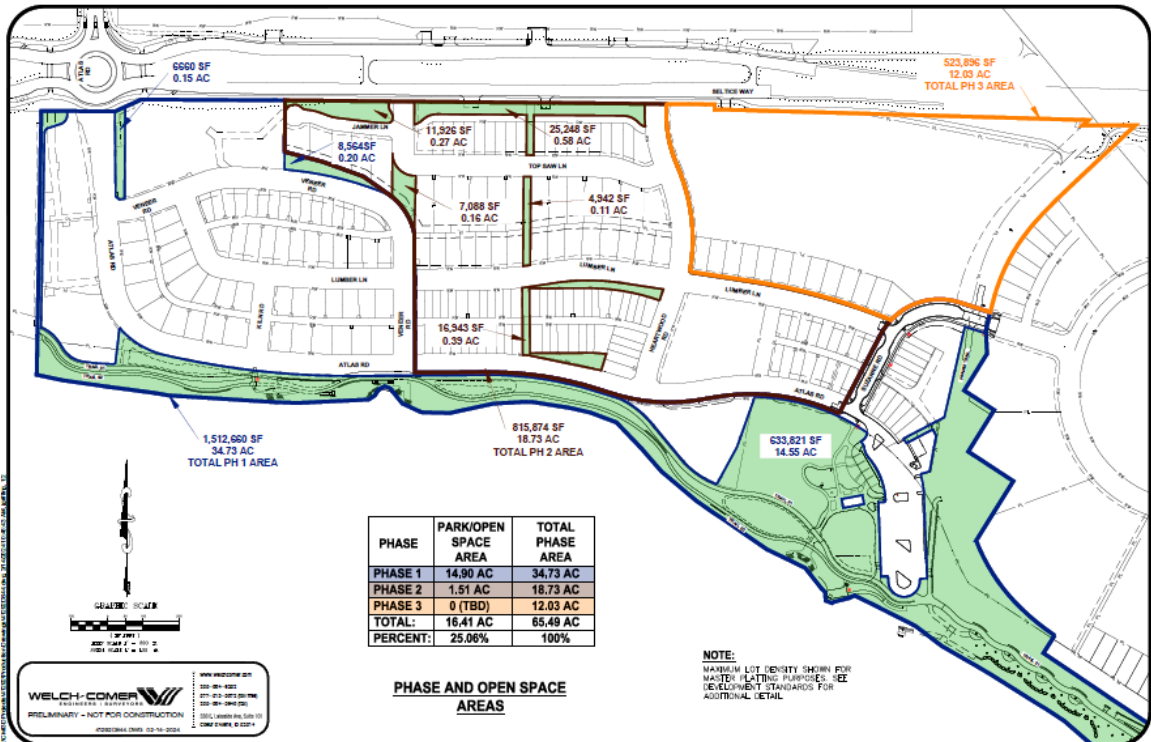
Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the location, design, and size of the proposal are such that the development will be adequately served by existing public facilities and services.*

Finding B5: 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. **NO CHANGES**

Use the following information as well as testimony from the hearing to make this finding. This corresponds with Statement of Facts A9.

The project includes 16.41 total acres of open spaces, which equates to 25%. This includes 14.55 acres of open space along the waterfront to include a waterfront park, pathways, trails and 1.86 acres of upland open spaces to provide pocket parks, pedestrian circulation routes as part of the hill climbs and other green areas. The waterfront park provides a grass open play area, playground, picnic shelter, food truck parking, separate pedestrian and bicycle waterfront trails, a water dog park, ADA accessible swim area and kayak launch and several other water access points. The upland areas would account for the remaining open space as shown in the exhibit below.

OPEN SPACE EXHIBIT



Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the proposal provides adequate private common open space area, 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.*

Finding B6: **Off-street parking (does) (does not) provide parking sufficient for users of the development. NO CHANGES**

Use the following information as well as testimony from the hearing to make this finding. This corresponds with Statement of Facts A10.

The approved Atlas Waterfront PUD is consistent with the City Code parking requirements for land uses in the project with some flexibility with parking requirements for food/beverage uses by allowing up to 50% of the required parking for food and beverage sales (on-site consumption) over 1,000 square feet to be provided in the public realm. PUD Amendment #2 allowed for a few additional deviations for commercial/retail parking requirements within Areas 12 and 13, and residential condominium parking in Area 13. It allowed for up to 15% of the on-street parking fronting Area 12 to count towards satisfying the commercial/retail parking requirements. It also allowed up to seven on-street parking spaces fronting the parcel to count towards satisfying the Area 13 commercial/retail parking requirement if the Area 13 owner funds construction of 12-14 diagonal parking spaces fronting Atlas Waterfront Park, and allows for tandem parking within a building for residential condominium units. The other parking requirements would remain unchanged. Those approved changes to parking for Areas 12 and 13 would make the desired commercial/retail uses required by the project be more viable and encourage parking for residential condominium uses in Area 13 to be within the building or below grade rather than taking up valuable surface property. The approved PUD Amendment #2 also adjusted the road right-of-way to accommodate additional on-street parking and parking along the frontage for Area 13. PUD Amendment #3 did not change off-street parking. PUD Amendment #4 included a slight reduction in the off-street parking for Area 5A to utilize the downtown north (DO-N) parking requirements for uses other than commercial and hotels. This PUD amendment would not modify off-street parking that has been previously approved.

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, which alternative for the off-street parking provides parking sufficient for users of the development.*

Finding B7: That the proposal (does) (does not) provide for an acceptable method for the perpetual maintenance of all common property. **NO CHANGES**

Use the following information as well as testimony from the hearing to make this finding. This corresponds with Statement of Facts A11.

The common, privately owned property will be maintained by a Master Association controlled by the City/ignite CDA until such time that the ignite CDA districts sunset (River District 2027 and Atlas District 2038) and/or the private land ownership exceeds 80% of the for-sale land area, at which time the private property owners will assume control of the Master Association. The City/ignite CDA will have the ability, at their sole discretion, to transfer the Master Association control to private parties if they determine it is the best interest of the City/ignite CDA.

Evaluation: *The Planning and Zoning Commission must determine, based on the information before them, whether or not the proposal provides for an acceptable method for the perpetual maintenance of all common property.*

CONDITIONS: **UPDATED**

Please Note: conditions 6-8 are new and the previous condition 6 requiring an emergency generator has been removed because the generator has been installed. The numbering on conditions 9-18 has changed with the addition of the new conditions, but the language of the conditions remains from previous approvals.)

- 1) Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional service will have cap fees due at building permits.
- 2) An unobstructed City approved "all-weather" access shall be required over all public sewers.
- 3) Mill River Lift Station Surcharge Fees will be required on all EDUs discharging sewer into the Mill River Service Area during the building permit process.
- 4) This Project shall be required to comply with the City's One Lot-One Lateral Rule.
- 5) All public sewer plans require IDEQ or QLPE Approval prior to construction.
- 6) A new wastewater study will be needed if 390 DU's of residential sewer flow to the Riverside Lift Station is exceeded.
- 7) Wastewater would require the sewer generated in Areas 11 and 20 be discharged into the Riverside Interceptor directly, and not into the Riverside LS Basin.
- 8) Further increase in density will require additional hydraulic modeling the sewer flows acceptable to the Wastewater Utility and upsizing public sewer.
- 9) The minimum width of the cul-de-sac on Jammer Ln. shall not be less than 96 feet.
- 10) Single access road over 150 feet requires a FD approved turn-around.
- 11) Turning radiuses for FD is 25' interior and 50' exterior.

- 12) Minimum street width for FD access is 20' with no parking allowed on both sides of the street. 20' to 26' width – no parking on one side of the street.
- 13) Fire hydrant placement is based on the required minimum fire flow. Maximum distance between fire hydrants is 600 feet.
- 14) Building address numbers shall face the street that they are addressed to.
- 15) Over 30 single family residents on a single fire department access road requires a secondary FD egress road (20' minimum).
- 16) Build a 12-foot shared-use path and an adjacent 8-foot gravel path along the waterfront.
- 17) Use 'Driveway Mix' asphalt in the construction of the paved trail.
- 18) Sterilize the ground with herbicide before laying down gravel and asphalt.

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 Master Plan

ACTION ALTERNATIVES:

The Planning and Zoning Commission will need to consider the Atlas Waterfront PUD Amendment #5 to include minor changes to Development Areas 8 (north of the alley), 11 and 20 in the Development Standards, and make findings to approve, deny, or deny without prejudice.

The findings worksheet is attached.

Attachments:

Attachment 1 – Atlas Waterfront Requested Deviations Table, Exhibits and revised pages of the Development Standards (PUD Amendment #5) **NEW**

Attachment 2 – Comprehensive Plan Goals and Objectives Worksheet

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APPLICANT'S APPLICATION

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PAID

OCT 01 2024



PLANNED UNIT DEVELOPMENT AMENDMENT APPLICATION

STAFF USE ONLY
 Date Submitted: 10/1/24 Received by: TS Fee paid: \$706.⁰⁰ Project # PUD-4-19m.5

REQUIRED SUBMITTALS

Application Fee: \$400.00
Publication Fee: \$300.00
Mailing Fee: \$6.00 per hearing

**Public Hearing with the Planning Commission required*

A **COMPLETE APPLICATION** is required at time of application submittal, as determined and accepted by the Planning Department located at <http://cdaid.org/1105/departments/planning/application-forms>.

- Completed application form**
- Application, Publication, and Mailing Fees**
- A report(s) by an Idaho licensed Title Company:** Owner's list and three (3) sets of mailing labels with the owner's addresses prepared by a title company, using the last known name/address from the latest tax roll of the County records. This shall include the following:
 1. All property owners within 300ft of the external boundaries. *** Non-owners list no longer required***
 2. All property owners with the property boundaries.
- A report(s) by an Idaho licensed Title Company:** Title report(s) with correct ownership easements, and encumbrances prepared by a title insurance company and a copy of the tax map showing the 300ft mailing boundary around the subject property. -
- A written narrative:** Including the development name (*original PUD*), description of modification proposed, and the reason for the modification.
- A legal description:** in MS Word compatible format, together with a meets and bounds map stamped by a licensed Surveyor.
- A plan set map:** Providing sufficient information to identify how the proposed modification differs from the previously submitted/approved PUD request and development plans and a phasing schedule. The respective elements of the development plans that will affect such items as the existing and proposed infrastructure, improvements, building, and landscaping.

DEADLINE FOR SUBMITTALS

The Planning Commission meets on the second Tuesday of each month. The completed form and other documents must be submitted to the Planning Department not later than the first working day of the month that precedes the next Planning Commission meeting at which this item may be heard.

PUBLIC HEARING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY:

The applicant is required to post a public hearing notice, provided by the Planning Department, on the property at a location specified by the Planning Department. This posting must be done one (1) week prior to the date of the Planning Commission meeting at which this item will be heard. An affidavit testifying where and when the notice was posted, by whom, and a picture of the notice posted on the property is also required and must be returned to the Planning Department.

APPLICATION INFORMATION

PROPERTY OWNER: Coeur d'Alene Urban Renewal Agency (ignite CDA) and Riverfest, LLC		
MAILING ADDRESS: ignite CDA 105 N. 1st Street, Ste. 100 and Riverfest 1836 NW Blvd,		
CITY: Coeur d'Alene	STATE: ID	ZIP: 83814
PHONE: 208.292.1630	FAX:	EMAIL: tonyb@ignitecda.org
APPLICANT OR CONSULTANT: Phil Boyd, PE / Welch Comer Engineers		STATUS: ENGINEER OTHER
MAILING ADDRESS: 330 E Lakeside Avenue Suite 101		
CITY: Coeur d'Alene	STATE: ID	ZIP: 83814
PHONE: 208.664.9382	FAX: 208.664.5946	EMAIL: pboyd@welchcomer.com

FILING CAPACITY

- Recorded property owner as to of _____
- Purchasing (under contract) as of _____
- The Lessee/Renter as of _____
- Authorized agent of any of the foregoing, duly authorized in writing. *(Written authorization must be attached)*

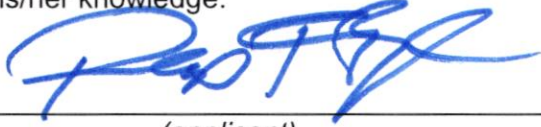
SITE INFORMATION:

GENERAL LOCATION OR ADDRESS OF THE PROPERTY: 2755 E. Seltice Way, Coeur d'Alene and several other parcels as shown in the original PUD
DEVELOPMENT NAME (ORIGINAL PUD): Atlas Waterfront
DESCRIPTION OF PROJECT/REASON FOR REQUEST: Several minor amendments to the PUD to facilitate development such as modifications of setbacks and lot sizes. Adding Fire Station civic land use.

CERTIFICATION OF APPLICANT:

I, Philip Boyd, P.E., being duly sworn, attests that he/she is the applicant of this
(Insert name of applicant)

request and knows the contents thereof to be true to his/her knowledge.

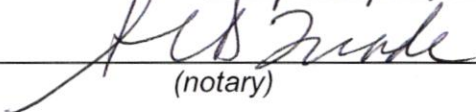
Signed: 
(applicant)

Notary to complete this section for applicant:

Subscribed and sworn to me before this 30th day of September, 2024.

Notary Public for Idaho Residing at: Coeurd'Alene, ID

My commission expires: 11/24/27

Signed: 
(notary)

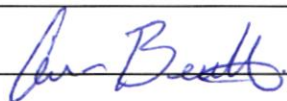


CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: Ann Beutler Telephone No.: 208-660-1366

Address: 1836 NW Blvd CDA, ID 83814

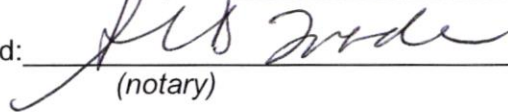
Signed by Owner: 

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 30th day of September, 2024.

Notary Public for Idaho Residing at: Coeurd'Alene, ID

My commission expires: 11/24/27

Signed: 
(notary)



*For multiple applicants or owners of record, please submit multiple copies of this page.

CERTIFICATION OF APPLICANT:

I, Philip Boyd, P.E., being duly sworn, attests that he/she is the applicant of this
(Insert name of applicant)

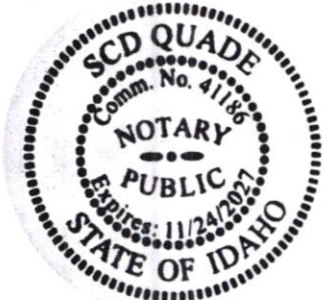
request and knows the contents thereof to be true to his/her knowledge.

Signed: 
(applicant)

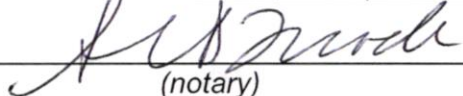
Notary to complete this section for applicant:

Subscribed and sworn to me before this 30th day of September, 2024.

Notary Public for Idaho Residing at: Coeur d'Alene, ID



My commission expires: 11/24/27

Signed: 
(notary)

CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: Tony Berns Telephone No.: 208-292-1630

Address: 105 N 1st Street, CDA, ID 83814

Signed by Owner: 

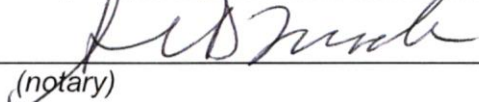
Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 30th day of September, 2024.

Notary Public for Idaho Residing at: Coeur d'Alene, ID



My commission expires: 11/24/27

Signed: 
(notary)

*For multiple applicants or owners of record, please submit multiple copies of this page.

I (We) the undersigned do hereby make petition for an amendment to the original planned unit development of the property described in this petition, and do certify that we have provided accurate information as required by this petition form, to the best of my (our) ability.

Be advised that all exhibits presented will need to be identified at the meeting, entered into the record, and retained in the file.

DATED THIS 29th DAY OF September 2024
 Ann Beutler, Riverfest, LLC
 Tony Berns, ignite CDA

November 6, 2024

Mrs. Hilary Patterson
Community Planning Director
City of Coeur d'Alene
710 E. Mullan Avenue
Coeur d'Alene, ID 83814

RE: Atlas Waterfront PUD Amendment No. 5

Dear Mrs. Patterson:

On behalf of ignite CDA and Riverfest, LLC the following amendments are proposed to the Atlas Waterfront PUD, as summarized in the following table.

AREA(S)	PROPOSED AMENDMENT	JUSTIFICATION
8	For rear-loaded condition, reduce building side setbacks to 5'. For both front and rear-loaded conditions, change side separation between buildings to 10' minimum if there is no property line.	The builders proposed a similar unit width to Area 14 & 15, where 5' setbacks were allowed for an identical product type. Side setbacks of 5' are also the minimum from City code for single family.
	Reduce the front yard setback from 15' to 10' min. and front porch setback from 9' to 4' min.	Most Atlas front yard lot lines are located 6" behind the sidewalk. Area 8 lots lines were originally located 5.5' behind the sidewalk to accommodate Avista utilities when Area 8 had front load lots. Area 8 was converted to alley loaded and Avista installed their utilities in the alley. Reducing the front yard setbacks will allow the front wall to sidewalk relationship to be consistent with other homes in Atlas. See the attached figure.
	Add planters constructed as part of a porch for front yard setback with flatwork only. Planter setback shall be 2' minimum.	Maintain consistency with the other Atlas development areas by creating a small privacy barrier between private porches and public space.
11	Reduce side yard setback from 6' to 5'.	Maintain consistency with the other Atlas development areas and City standards.
	Allow Fire Station Civic Use north of Top Saw Lane.	Provide flexibility in the event the City desires a fire station at this location.
	Add performance standards for rear loaded TH, SF and MF. Reduce MF front yard setback from 15' to 10'.	The site topography caused an area of non-structural soils in Area 20, and the availability of import structural soils necessitated the addition of rear loaded housing types.

AREA(S)	PROPOSED AMENDMENT	JUSTIFICATION
20	Revisions to Area 20 land use description since new layout will have garages facing streets and the pedestrian route and park removed.	Existing non-structural soils dictated the cottage court layout which requires garages facing Top Saw Lane and existing pedestrian routes on Heartwood and the Prairie trail provide adequate pedestrian routes reducing the need for the hill climb originally envisioned to connect to a park area.
	Add a Cottage Court Lot category with 30' wide x 80' deep dimensions. Reduce SF rear yard to 10' at Prairie Trail.	Existing Min Single Family lot dimensions are 32'x90'. Increased density is desired and reducing Cottage court lots to 30'x80' and Prairie trail lot rear yard setback to 10' will allow increased density.
	Clarify land use to also include rear loaded single family homes and twin homes.	Development standards are not sufficiently clarified to allow this configuration.
	Reduce cottage court rear yard setback from 15' to 10'.	Cottage court homes will benefit from the cottage court greenspace and the reduced setback will allow a 20' front yard setback on the 80' deep lot.

The proposed ignite CDA amendments in Areas 11 and 20 will allow a higher density development and help ignite CDA pursue their objective of providing 50% of the lots for attainable housing (120% of AMI). The proposed Riverfest amendments in Area 8, north of the alley will result in the front and side yard setbacks match other areas in Atlas Waterfront.

Sincerely,



Philip F. Boyd, P.E.
President, Principal Engineer

PFB/jrg

Enclosure: PUD Amendment Application; Development Standard Amendment

**Atlas Waterfront 2nd Addition
Lots 1 through 16 - Block 1
LEGAL DESCRIPTION**

Lots 1 through 16, Block 1 of Atlas Waterfront Second Addition as recorded in Book L of Plats, Pages 708 through 708K, records of Kootenai County, Idaho.

**Atlas Waterfront 2nd Addition
Lot 14-Block 14
LEGAL DESCRIPTION**

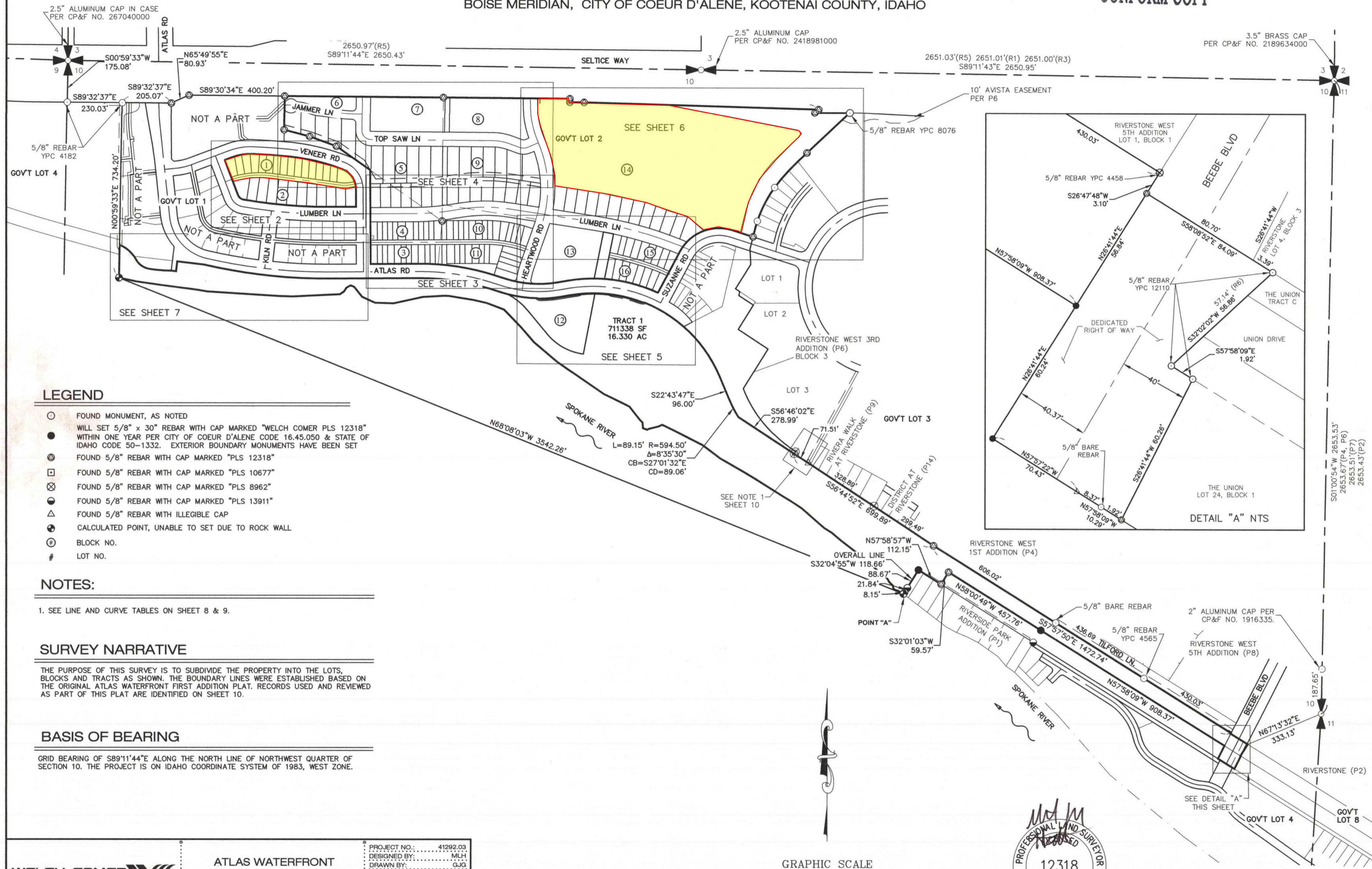
Lot 14, Block 14 of Atlas Waterfront Second Addition as recorded in Book L of Plats, Pages 708 through 708K, records of Kootenai County, Idaho.

ATLAS WATERFRONT SECOND ADDITION

INSTRUMENT No. 28916986000

A REPLAT OF BLOCKS 5, 8, 9, 10, 11, 12 AND TRACT 1 OF ATLAS WATERFRONT FIRST ADDITION AND A PORTION OF GOV'T LOTS 1 AND 2, ALL LOCATED WITHIN SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

CONFORM COPY



- LEGEND**
- FOUND MONUMENT, AS NOTED
 - WILL SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318" WITHIN ONE YEAR PER CITY OF COEUR D'ALENE CODE 16.45.050 & STATE OF IDAHO CODE 50-1332. EXTERIOR BOUNDARY MONUMENTS HAVE BEEN SET
 - ⊙ FOUND 5/8" REBAR WITH CAP MARKED "PLS 12318"
 - ⊠ FOUND 5/8" REBAR WITH CAP MARKED "PLS 10677"
 - ⊗ FOUND 5/8" REBAR WITH CAP MARKED "PLS 8962"
 - FOUND 5/8" REBAR WITH CAP MARKED "PLS 13911"
 - △ FOUND 5/8" REBAR WITH ILLEGIBLE CAP
 - ⊙ CALCULATED POINT, UNABLE TO SET DUE TO ROCK WALL
 - ⊙ BLOCK NO.
 - # LOT NO.

NOTES:

- SEE LINE AND CURVE TABLES ON SHEET 8 & 9.

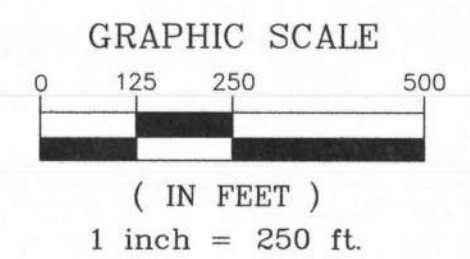
SURVEY NARRATIVE

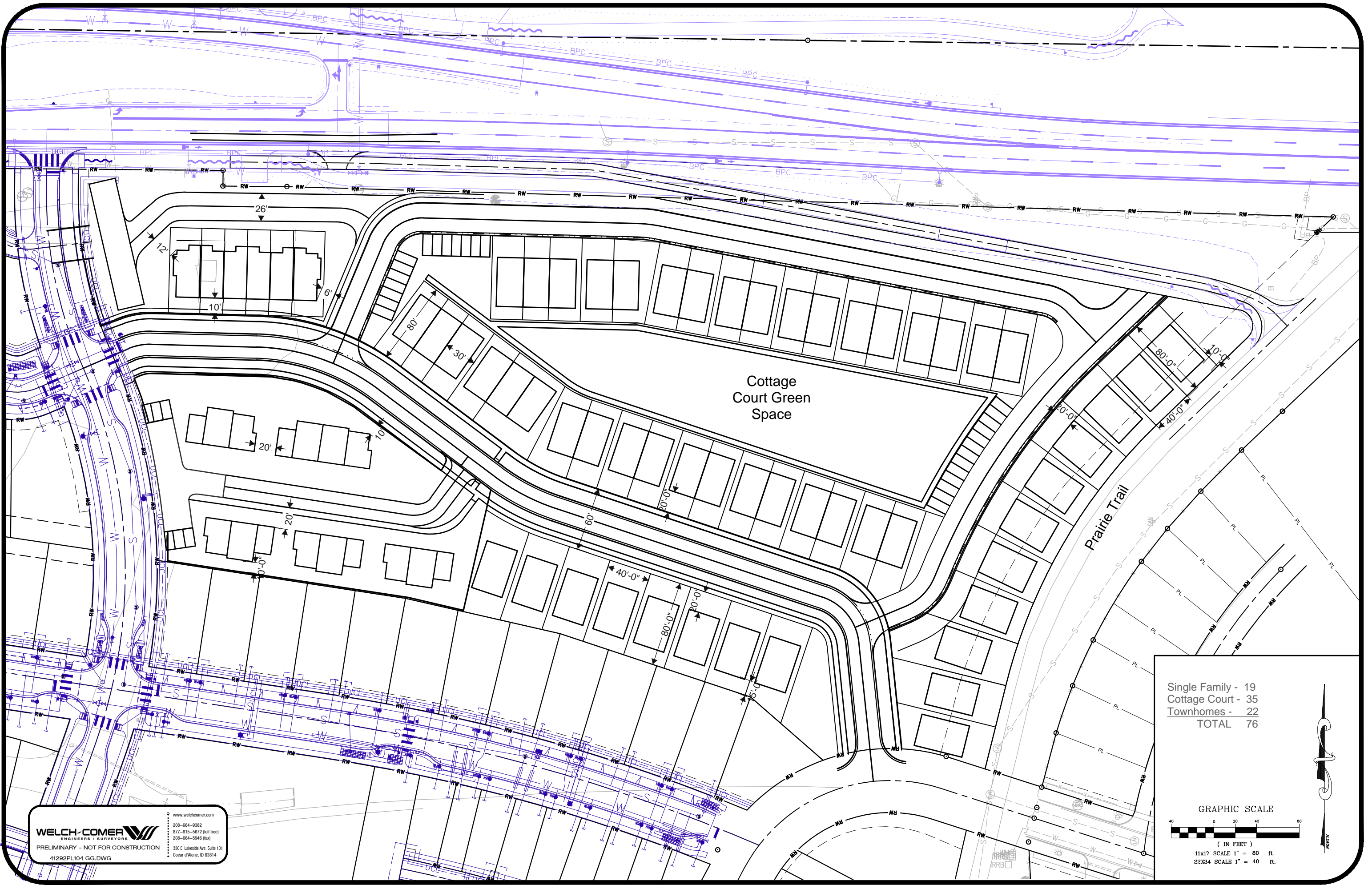
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY INTO THE LOTS, BLOCKS AND TRACTS AS SHOWN. THE BOUNDARY LINES WERE ESTABLISHED BASED ON THE ORIGINAL ATLAS WATERFRONT FIRST ADDITION PLAT. RECORDS USED AND REVIEWED AS PART OF THIS PLAT ARE IDENTIFIED ON SHEET 10.

BASIS OF BEARING

GRID BEARING OF S89°11'44"E ALONG THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 10. THE PROJECT IS ON IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE.

<p>www.welchcomer.com 330 E. Lakeside Ave, Suite 101 Coeur d'Alene, ID 83814</p>	<p>208-664-9382 (toll free) 877-815-5672 (fax) 208-664-5946</p>	<p>PROJECT NO.: 41292.03 DESIGNED BY: MLH DRAWN BY: GJG CHECKED BY: MLH NAME: 41292PLAT-PH2.DWG DATE: JANUARY, 2022 SCALE: 1" = 250' SHEET NO:</p>
		<p>ATLAS WATERFRONT SECOND ADDITION</p> <p>IN GOVT LOTS 1, 2, 3 & 4 & THE NE 1/4 OF SECTION 10, T 50 N, R 4 W, B.M., COEUR D'ALENE, KOOTENAI CO., ID</p> <p>1 OF 12</p>

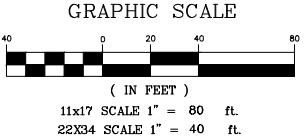




Cottage Court Green Space

Prairie Trail

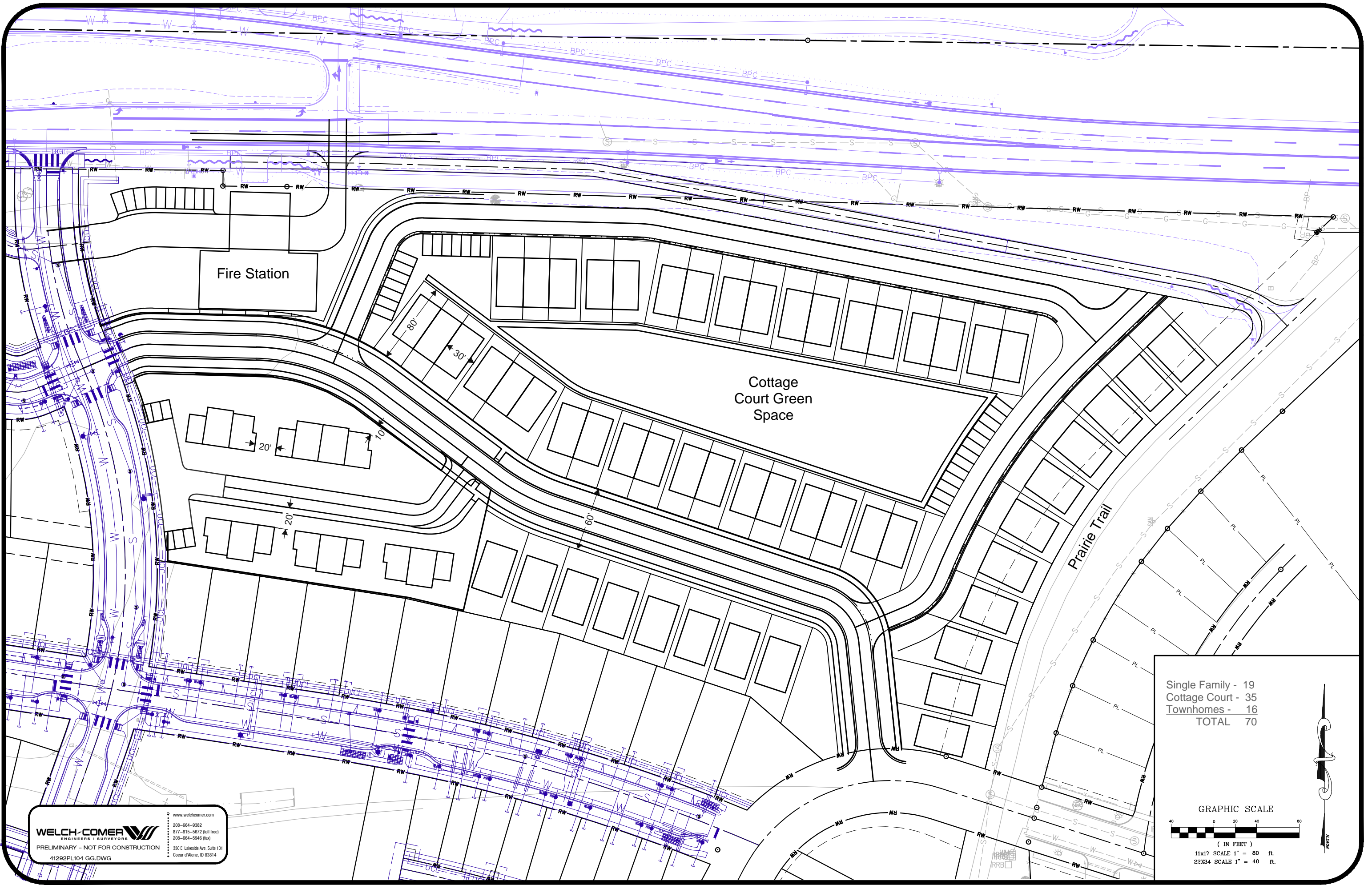
Single Family - 19
 Cottage Court - 35
 Townhomes - 22
 TOTAL 76



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 877-815-5672 (toll free)
 208-664-5946 (fax)
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 Coeur d'Alene, ID 83814

WELCH-COMER
 ENGINEERS & SURVEYORS

PRELIMINARY - NOT FOR CONSTRUCTION
 41292PL104 GG.DWG

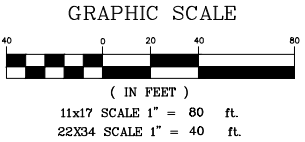


Fire Station

Cottage Court Green Space

Prairie Trail

Single Family - 19
 Cottage Court - 35
 Townhomes - 16
 TOTAL 70



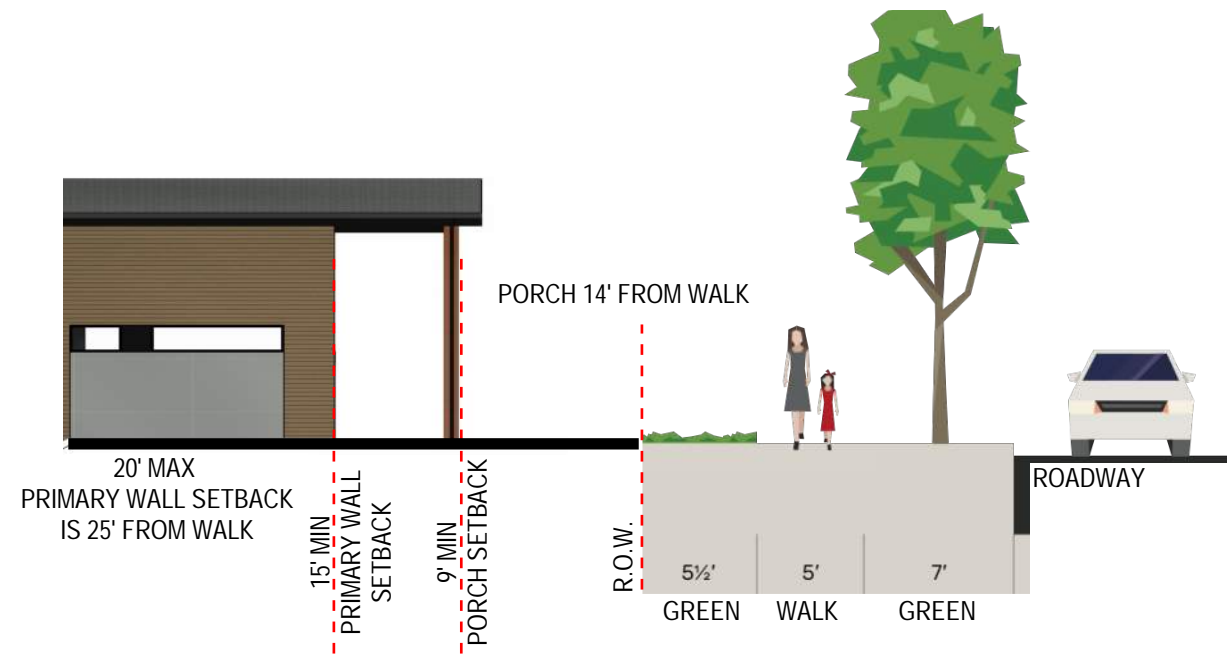
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 ENGINEERS & SURVEYORS

PRELIMINARY - NOT FOR CONSTRUCTION
 41292PL104 GG.DWG

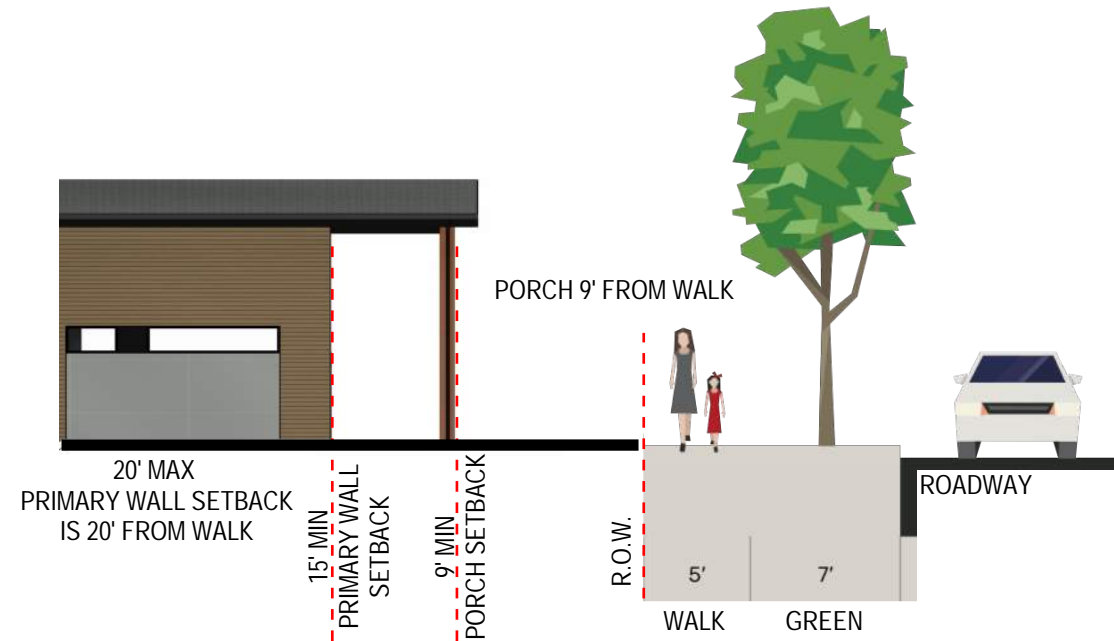
Existing Veneer Rd Frontage

- BUILDING PRIMARY WALL AND FRONT PORCH IS REQUIRED TO BE 5' FUTHER AWAY FROM WALK THAN THE REST OF ATLAS WATERFRONT



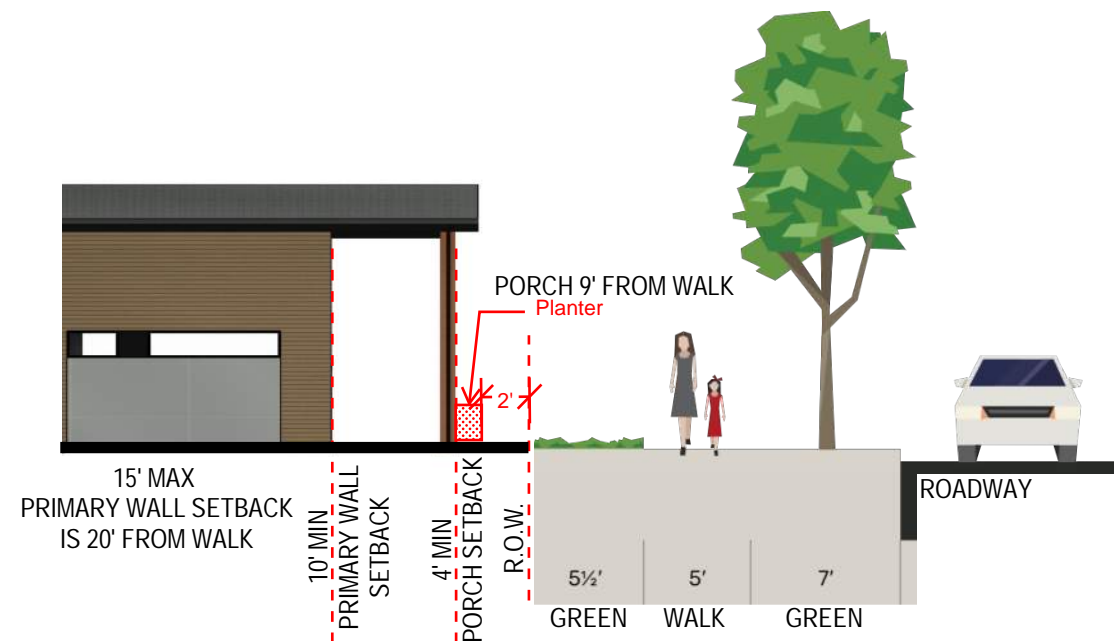
Existing Atlas Waterfront Frontage

- BUILDING PRIMARY WALL AND FRONT PORCH IS REQUIRED TO BE 5' CLOSER TO WALK THROUGHOUT THE REST OF ATLAS WATERFRONT

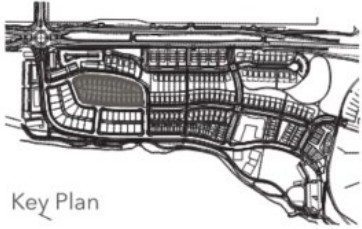


Proposed Veneer Rd Frontage

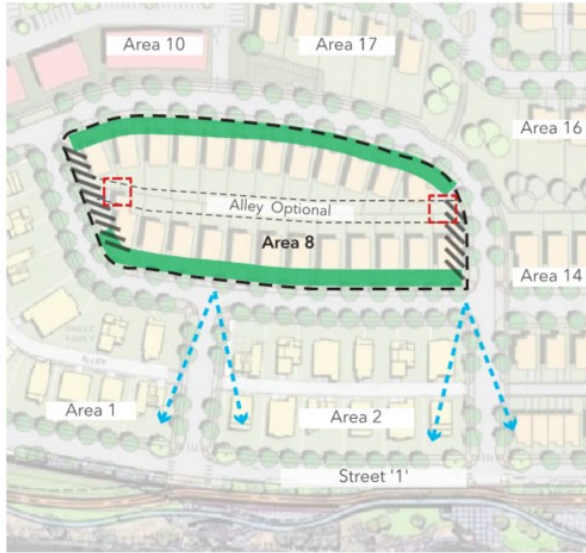
- PROPOSE TO MOVE SETBACKS 5' TOWARDS WALK TO MATCH THE REST OF ATLAS WATERFRONT



DEVELOPMENT AREA 8 | STANDARDS



Key Plan



and planters constructed as part of a porch

Introduction

- Area 8 is a residential area that could be developed with or without an alley.
- If developed without an alley, then all front-loaded buildings and lot configurations shall be designed to minimize the visual impact of garages facing the street.

Use

- Residential

Building Types

- Single Family front-loaded and rear-loaded
- Duplexes front-loaded and rear-loaded
- Townhouses rear-loaded only

Lots - Townhouses and Duplexes

- Width: 20' min. - 36' max.
- Depth: 60' min.
- Area: 1600 sf min.

Lots - Single Family

- Width: 32' min. - 75' max.
- Depth: 80' min.
- Area: 2500 sf min.

Corner Lots

- Buildings on corner lots shall physically address both public exposures. One of these facades may be considered primary and the other secondary, and the design response may reflect this hierarchy.
- A building's primary (front) facade may be orientated to the side street.

- Buildings on corner lots may have wrapped porches or other architectural projections that extend beyond the typical footprint toward the side street. As such, corner lots should have an appropriate width to accommodate these conditions, along with the required setback.

Setbacks (Minimum Yard) - Rear-Loaded Condition

- Front - to primary building wall: 15' min. - 20' max.
- Front - to porches and projections: 9' min. Flatwork only 2' min.
- Side: 5' min. 4'
- Side separation between buildings if there is no property line: 10' min. 10'
- Rear: 2' min. (from alley, which is required for vehicular access to garages or parking stalls)

Setbacks (Minimum Yard) - Front-Loaded Condition

- Front - garage door: 20' min. (measured from back of sidewalk)
- Front - ground-level porches and projections: Any building that has a garage on the front facade is required to have a ground-level projection or porch that extends at least 4' beyond the garage, toward the street.

The width of the projection or porch shall be equal to or greater than half the width of the garage door.

- Side: 5' min.
- Side separation between buildings if there is no property line: 10' min.
- Rear: 15' min.

Building Height

- Maximum: 35'

Off-Street Parking (quantity and dimensions)

- See Coeur d'Alene City Code - Chapter 17.44

Alley (optional)

- If an alley is provided, it will be delineated within a 20'-wide tract and have a 16'-wide, center-aligned, paved driving lane.
- If an alley is provided, all buildings and lots along it shall be configured so that vehicular access to off-street parking is from the alley.
- Where an alley meets a street at the end of an area, screening is required between parking and the sidewalk to fully or partially hide alley parking from public view. Screening may be a garage or vegetation.

Perimeter Streets

- If no alley is provided, then individual driveway curb-cuts are allowed on all streets surrounding the block.
- For front-loaded development, ensure that the layout of lots, buildings and driveways allows for street trees to be planted at regularly spaced intervals along the street.

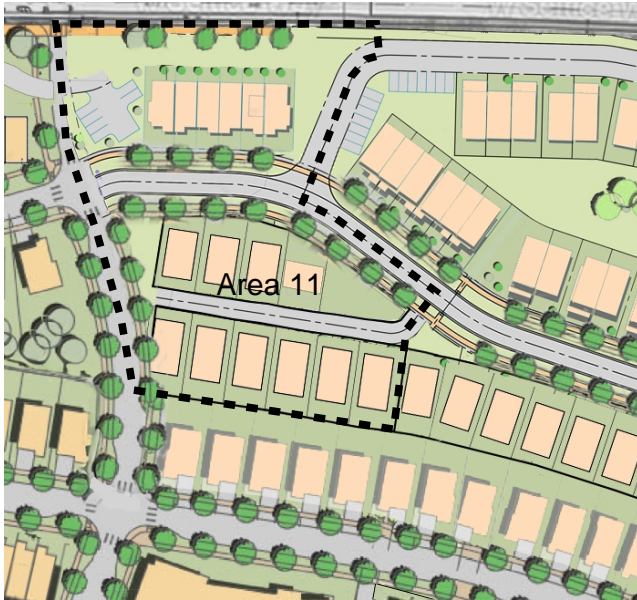
*Requires vision triangle approval from City Engineer.

- Primary Building Orientation
- Frontage Type C, if developed without an alley
- Frontage Type B, if developed with an alley
- //// Corner Lots
- Waterfront View
- Alley Parking Screening






DEVELOPMENT AREA 11 | STANDARDS



Key Plan



Area 11

-  Frontage Type C
-  Similar to Frontage Type B
Applies only to residential development.
Within Area 11, any residential buildings placed adjacent or near Street '2' shall have a front or side orientation to the street.
-  Potential vehicle access to Area 11
-  Required pedestrian walkway
-  Retain existing trees where possible

Introduction

- Area 11 occupies an upland plateau that has visibility from W Seltice Way. Compared to most other blocks within the Atlas Waterfront Neighborhood, Area 11 has a wider range of potential uses and layouts.
- Due to topography and the boundary of development due to soil conditions, vehicle access to Area 11 is limited to the northwest and north sides of the site. Access may be provided from Street '2' and W Seltice Way.
- Area 11 should have link to the pedestrian walkway / hillclimb that runs through Development Areas 7 and 5 and connects the Upland Park to the Waterfront Park.

Use & Building Types

- Residential
 - Single family
 - Duplexes (both front and rear-loaded)
 - Multiple family
- Cottage Court (cottage-style twin-homes or single family) on individual lots or condo platted.
- Front and rear-loaded townhomes
- Civic
 - Child care facility
 - Community assembly, education and organization
 - Handicapped or minimal care facility
 - Hospital / health care
 - Nursing / convalescent homes
 - Neighborhood recreation
 - Public recreation
 - Religious assembly
 - Fire Station
- Sales
 - Food & beverage sales (on & off site consumption)
 - Specialty retail sales
- Service activities
 - Administrative & professional offices
 - Commercial recreation
 - Group assembly

Lots - Single Family & Duplexes

- Width: 32' min. - 75' max.
- Depth: 60' min.
- Area: 2500 sf min.

Lots - Multiple Family

- No minimum or maximum size requirements

Lots - Non-Residential Uses

- No minimum or maximum size requirements

Corner Lots (Applies only to Residential)

- Buildings on corner lots shall physically address both public exposures. One of these facades may be considered primary and the other secondary, and the design response may reflect this hierarchy.
- Buildings on corner lots may have wrapped porches or other architectural projections that extend beyond the typical footprint toward the side street. As such, corner lots should have an appropriate width to accommodate these conditions along with the required setback.

Setbacks (Minimum Yard)

Residential - Duplexes, Single Family

- Front - garage door: 20' min. (measured from back of sidewalk)
- Front - ground-level porches and projections: Any building that has a garage on the front facade is required to have a ground-level projection or porch that extends at least 4' beyond the garage, toward the street.
The width of the projection or porch shall be equal to or greater than half the width of the garage door.
- Side: ~~6' min.~~ **5' min.**
- Side separation between buildings if there is no property line: ~~12' min.~~ **10' min.**
- Rear: 15' min.

UPDATED 3/8/2022 AMENDMENT NO. 3

UPDATED 11/12/2024 AMENDMENT NO. 5

DEVELOPMENT AREA 11 | STANDARDS

Setbacks (Minimum Yard) Residential - Multiple Family

- Front (to primary building wall) 15' min. - 25' max.
- Front (to porches and projections): 8' min.
- Side (interior): 10' min.
- Side (facing street): 15' min.
- Side separation between buildings if there is no property line: 20' min.
- Rear (to primary building wall): 13' min.
- Rear (to porches and projections): 6' min. .



Setbacks (Minimum Yard) - Non-Residential Uses

- Front: 5' min.
- Side & Rear:
 - 0' min. except as required by life safety or uniform building codes
 - see Coeur d'Alene City Code Chapter 17.05.560.C for full description

Building Height

- Maximum: 45'

Off-Street Parking - Quantity and Dimensions

- See Coeur d'Alene City Code - Chapter 17.44
- Exception - parking for food and beverage sales (on-site consumption) over 1000 sf:
 - minimum quantity = 1 space per 250 sf of floor area
 - upto 50% of required parking may be provided in the public realm, which includes:
 - public streets,
 - the parking lot associated with the waterfront park,
 - other public spaces that may be built as part of this development

Perimeter Streets

- Vehicular access to Area 11 may only be provided from Street '2' and Seltice Way.
- On-street parking is accommodated on Street '2' at the west side of this site.
- Cottage courts can be served by an alley or public street. Alley-loaded dwellings in cottage courts do not require frontage on a public or private street.

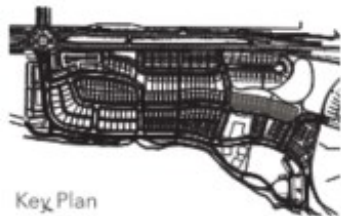
Setbacks (Minimum Yard) - rear-loaded Townhouses, Duplexes, Single Family

- Front - to primary building wall: 10' min. - 20' max.
- Front - to porches and projections: 5' min. (Livable space allowed above porches in homes north of alley)
- Side: 6' min.
- Side separation between buildings if there is no property line: 12' min.
- Rear: 2' min. (from alley, which would be required for vehicular access to garages or parking stalls)
- Side setback allowance- fireplace and enclosures and chimneys may extends upto 1.5' into side setback.

UPDATED 3/8/2022 AMENDMENT NO. 3

UPDATED 11/12/2024 AMENDMENT NO. 5

DEVELOPMENT AREA 20 | STANDARDS



Key Plan



← → Required Pedestrian Walkway

and rear loaded houses and twin homes.

Introduction

- Hillside block that will be developed with front-loaded houses or duplexes
- Buildings and lot configurations shall be designed to minimize the visual impact of garages facing the street
- The north side of area 7 abuts the southern edge and lower slopes of the upland nature park.
- Area 7 must contain a public corridor that roughly bisects the block. It is intended to create a view corridor and provide pedestrian connectivity between the upland and riverfront parks
- The specific location of the public corridor is flexible, but it must fall within the middle 1/3 of the overall block length. It also must be aligned with the same corridor through Area 5.

Use

- Residential

Allowed Building Types

- Single family front-loaded
- Duplex front-loaded and rear-loaded
- Multifamily (parking within building)
- Front and rear-loaded townhomes
- Cottage Court (cottage-style twin-homes, duplex, or single family) on individual lots or condo platted.

Lots

- Width: 32' min. - 75' max.
- Depth: 100' min. 90' min
- Area: 3200 sf min
- Cottage Court Lots
Width: 30' min
Depth: 80' min
Area: 2,400 sf min

Corner Lots & Building Side Expression

- Buildings on corner lots shall physically address both public exposures. One of these facades may be considered primary and the other secondary, and the design response may reflect this hierarchy.
- A building's primary (front) facade may be orientated to the side street.
- Buildings on corner lots may have wrapped porches or other architectural projections that extend beyond the typical footprint toward the side street. As such, corner lots should have an appropriate width to accommodate these conditions, along with the required setback.

Setbacks & Building Separation - Single Family

- Front - garage: 20' min. (measured from back of side walk)
- Front - ground-level porches and projections: Any building that has a garage on the front facade is required to have, at a minimum, a ground-level projection or porch that extends 4' beyond the garage, toward the street.

The width of the projection or porch shall be equal to or greater than half the width of the garage door.

- Side - facing street or public corridor: 5' min.
- Side - separation between buildings: Single Family and Duplexes: 10' min.
- Rear: 15' min. Cottage Court & Prairie Trail: 10' when front loaded
- Cottage Court front yard setback: 5' min when alley loaded

Setbacks (Minimum Yard) - Multiple Family

- Front (to primary building wall): 15' min. - 20' max.
- Front (to porches and projections): 9' min.
- Side (interior): 10' min.
- Side separation between buildings if there is no property line: 20' min.
- Side (facing street): 13' min.
- Rear: 7' min.

Building Height

- Maximum: 35' Single Family (SF) and Duplexes
- Maximum 45' Multifamily (MF)

Off-Street Parking (quantity and dimensions)

- See Coeur d'Alene City Code - Chapter 17.44

Perimeter Streets

- On-street parking adjacent to Area 7 is allowed on Street '2' and Suzanne Rd.
- Driveway curb-cuts are allowed on the street south of the block. See Building Types for requirements that ensure the provision of regularly spaced street trees.
- Cottage courts can be served by an alley or public street. Alley-loaded dwellings in cottage courts do not require frontage on a public or private street.



**Comp
Plan
Goals
&
Objectives**

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COMPREHENSIVE PLAN GOALS AND OBJECTIVES

Community & Identity

- Goal CI 1**
Coeur d’Alene citizens are well informed, responsive, and involved in community discussions.
 - OBJECTIVE CI 1.1**
Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

- Goal CI 2**
Maintain a high quality of life for residents and businesses that make Coeur d’Alene a great place to live and visit.
 - OBJECTIVE CI 2.1**
Maintain the community’s friendly, welcoming atmosphere and its smalltown feel.
 - OBJECTIVE CI 2.2**
Support programs that preserve historical collections, key community features, cultural heritage, and traditions.

- Goal CI 3**
Coeur d’Alene will strive to be livable for median and below income levels, including young families, working class, low income, and fixed income households.
 - OBJECTIVE CI 3.1**
Support efforts to preserve existing housing stock and provide opportunities for new affordable and workforce housing.

- Goal CI 4**
Coeur d’Alene is a community that works to support cultural awareness, diversity and inclusiveness.
 - OBJECTIVE CI 4.1**
Recognize cultural and economic connections to the Coeur d’Alene Tribe, acknowledging that this area is their ancestral homeland.
 - OBJECTIVE CI 4.2**
Create an environment that supports and embraces diversity in arts, culture, food, and self-expression.
 - OBJECTIVE CI 4.3**
Promote human rights, civil rights, respect, and dignity for all in Coeur d’Alene.

Education & Learning

- Goal EL 3**
Provide an educational environment that provides open access to resources for all people.
 - OBJECTIVE EL 3.2**
Provide abundant opportunities for and access to lifelong learning, fostering mastery of new skills, academic enrichment, mentoring programs, and personal growth.
 - OBJECTIVE EL 3.3**
Support educators in developing and maintaining high standards to attract, recruit, and retain enthusiastic, talented, and caring teachers and staff.



Goal EL 4

Support partnerships and collaborations focused on quality education and enhanced funding opportunities for school facilities and operations.



OBJECTIVE EL 4.1

Collaborate with the school district (SD 271) to help identify future locations for new or expanded school facilities and funding mechanisms as development occurs to meet Coeur d'Alene's growing population.



OBJECTIVE EL 4.2

Enhance partnerships among local higher education institutions and vocational schools, offering an expanded number of degrees and increased diversity in graduate level education options with combined campus, classroom, research, and scholarship resources that meet the changing needs of the region.

Environment & Recreation



Goal ER 1

Preserve and enhance the beauty and health of Coeur d'Alene's natural environment.



OBJECTIVE ER 1.1

Manage shoreline development to address stormwater management and improve water quality.



OBJECTIVE ER 1.2

Improve the water quality of Coeur d'Alene Lake and Spokane River by reducing the use of fertilizers, pesticides, herbicides, and managing aquatic invasive plant and fish species.



OBJECTIVE ER 1.3

Enhance and improve lake and river habitat and riparian zones, while maintaining waterways and shorelines that are distinctive features of the community.



OBJECTIVE ER 1.4

Reduce water consumption for landscaping throughout the city.



Goal ER 2

Provide diverse recreation options.



OBJECTIVE ER 2.2

Encourage publicly-owned and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities (both outdoor and indoor), hiking and biking pathways, open space, passive recreation, and water access for people and motorized and non-motorized watercraft.



OBJECTIVE ER 2.3

Encourage and maintain public access to mountains, natural areas, parks, and trails that are easily accessible by walking and biking.



Goal ER 3

Protect and improve the urban forest while maintaining defensible spaces that reduces the potential for forest fire.



OBJECTIVE ER 3.1

Preserve and expand the number of street trees within city rights-of-way.



OBJECTIVE ER 3.2

Protect and enhance the urban forest, including wooded areas, street trees, and "heritage" trees that beautify neighborhoods and integrate nature with the city.



OBJECTIVE ER 3.3

Minimize the risk of fire in wooded areas that also include, or may include residential uses.



OBJECTIVE ER 3.4

Protect the natural and topographic character, identity, and aesthetic quality of hillsides.

- Goal ER 4**
Reduce the environmental impact of Coeur d'Alene.
 - OBJECTIVE ER 4.1**
Minimize potential pollution problems such as air, land, water, or hazardous materials.
 - OBJECTIVE ER 4.2**
Improve the existing compost and recycling program.

Growth & Development

- Goal GD 1**
Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.
 - OBJECTIVE GD 1.1**
Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.
 - OBJECTIVE GD 1.3**
Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.
 - OBJECTIVE GD 1.4**
Increase pedestrian walkability and access within commercial development.
 - OBJECTIVE GD 1.5**
Recognize neighborhood and district identities.
 - OBJECTIVE GD 1.6**
Revitalize existing and create new business districts to promote opportunities for jobs, services, and housing, and ensure maximum economic development potential throughout the community.
 - OBJECTIVE GD 1.7**
Increase physical and visual access to the lakes and rivers.
 - OBJECTIVE GD 1.8**
Support and expand community urban farming opportunities.
- Goal GD 2**
Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.
 - OBJECTIVE GD 2.1**
Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.
 - OBJECTIVE GD 2.2**
Ensure that City and technology services meet the needs of the community.
- Goal GD 3**
Support the development of a multimodal transportation system for all users.
 - OBJECTIVE GD 3.1**
Provide accessible, safe, and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation.
 - OBJECTIVE GD 3.2**
Provide an accessible, safe, efficient multimodal public transportation system including bus stop amenities designed to maximize the user experience.
- Goal GD 4**
Protect the visual and historic qualities of Coeur d'Alene
 - OBJECTIVE GD 4.1**
Encourage the protection of historic buildings and sites.

- Goal GD 5**
Implement principles of environmental design in planning projects.

- OBJECTIVE GD 5.1**
Minimize glare, light trespass, and skyglow from outdoor lighting.

Health & Safety

- Goal HS 1**
Support social, mental, and physical health in Coeur d’Alene and the greater region.

- OBJECTIVE HS 1.1**
Provide safe programs and facilities for the community’s youth to gather, connect, and take part in healthy social activities and youth-centered endeavors.

- OBJECTIVE HS 1.2**
Expand services for the city’s aging population and other at-risk groups that provide access to education, promote healthy lifestyles, and offer programs that improve quality of life.

- OBJECTIVE HS 1.3**
Increase access and awareness to education and prevention programs, and recreational activities.

- Goal HS 3**
Continue to provide exceptional police, fire, and emergency services.

- OBJECTIVE HS 3.2**
Enhance regional cooperation to provide fast, reliable emergency services.

- OBJECTIVE HS 3.3**
Collaborate with partners to increase one on one services.

Jobs & Economy

- Goal JE 1**
Retain, grow, and attract businesses

- OBJECTIVE JE 1.1**
Actively engage with community partners in economic development efforts.

- OBJECTIVE JE 1.2**
Foster a pro-business culture that supports economic growth.

- Goal JE 3**
Enhance the Startup Ecosystem

- OBJECTIVE JE 3.1**
Convene a startup working group of business leaders, workforce providers, and economic development professionals and to define needs.

- OBJECTIVE JE 3.2**
Develop public-private partnerships to develop the types of office space and amenities desired by startups.

- OBJECTIVE JE 3.3**
Promote access to the outdoors for workers and workers who telecommute.

- OBJECTIVE JE 3.4**
Expand partnerships with North Idaho College, such as opportunities to use the community maker space and rapid prototyping (North Idaho College Venture Center and Gizmo) facilities.



PUBLIC COMMENTS



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From: Donna Phillips
To: [CLARK, TRACI](#)
Subject: RE: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON NOVEMBER 12, 2024
Date: Monday, October 28, 2024 12:26:07 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning,

The City has no comments with respect to the notices provided here. Thank you for the opportunity to comment on these proposed projects.

Donna

Donna Phillips
Community Development Director
(208)209-2020
dphillips@cityofhaydenid.us

Please check out the City's new Website at <https://www.cityofhaydenid.us/> and let us know what you think. Thank you. 😊

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Thursday, October 24, 2024 3:30 PM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON NOVEMBER 12, 2024

Greetings,

Attached is a copy of the public hearing notices for the next **Planning & Zoning** Meeting on **Tuesday November 12, 2024.**

If you have any comments, please let me know.

Traci Clark
Planning Department, City of Coeur d'Alene
Administrative Assistant

208.769-2240
tclark@cdaid.org



From: Calhoun, Judy
To: [CLARK, TRACI](#)
Cc: [Polak, Chad M](#)
Subject: RE: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON NOVEMBER 12, 2024
Date: Monday, October 28, 2024 1:27:48 PM
Attachments: [image003.png](#)
[A-2-24, PUD-3-24 & S-4-24 public notice .pdf](#)
[SP-4-24 public notice .pdf](#)
[PUD-4-19m.5 public notice .pdf](#)

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Traci,

Based on the locations indicated by the three attached public notices, there is no impact to the YPL ROW and we do not have any questions.

Thank you,

Judy Calhoun
Analyst - Real Estate Services

O: 806-275-5331 | M: 806-676-4720
Address: Borger Pipeline Office | 9095 West Wilson | Borger, TX 79007



From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Thursday, October 24, 2024 5:36 PM
To: CLARK, TRACI <tclark@cdaid.org>
Cc: Calhoun, Judy <Judy.Calhoun@p66.com>
Subject: FW: THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON NOVEMBER 12, 2024

Good Afternoon Traci,

Starting tomorrow, send all notices to Judy Calhoun (cc:) - Judy.Calhoun@p66.com as she will be handling these requests going forward. Please remove me from all future notices. Judy will review and respond to the attached 3 requests.

Sincerely,

Chad M. Polak
Sr. Area Specialist
Real Estate Services
O: (+1) 303.376.4363 | M: (+1) 720.245.4683
3960 East 56th Avenue | Commerce City, CO 80022

Phillips 66

From: CLARK, TRACI <TCLARK@cdaid.org>

Sent: Thursday, October 24, 2024 4:30 PM

To: CLARK, TRACI <TCLARK@cdaid.org>

Subject: [EXTERNAL]THERE WILL BE 3 PUBLIC NOTICES FOR THE P&Z MEETING ON NOVEMBER 12, 2024

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[Report Suspicious](#)

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Greetings,

Attached is a copy of the public hearing notices for the next **Planning & Zoning** Meeting on **Tuesday November 12, 2024.**

If you have any comments, please let me know.

Traci Clark

Planning Department, City of Coeur d'Alene

Administrative Assistant

208.769-2240

tclark@cdaid.org



From: Timothy Good
To: [CLARK, TRACI](#)
Subject: PUD-4-19M.5
Date: Tuesday, October 29, 2024 10:45:46 AM
Attachments: [image001.png](#)
Importance: High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

As an owner at 2860 W. Lumber Lane, my wife and I OPPOSE this set back variance in areas 8, 11 and 20.

This development is way overcrowded as it is and if we would have known how many homes would be "literally smashed together" we would have never built a home here.

Enough is enough.

Please deny the setback requests as there are way too many homes here now!

Thank you!

Timothy B. Good, TRS. CPIA.
President



20 Trinity Drive, Suite 300
Leola, PA. 17540
Phone Number – 717-575-7776
Email – tim.good@remprog.com

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

SP-4-24

INTRODUCTION

This matter came before the Planning and Zoning Commission on November 12, 2024, to consider SP-4-24, a request for approval of a Special Use Permit to allow a minimal care facility in the R-8 zoning district to provide five residential care facilities with 16 beds each, 24 senior living cottages with up to 48 additional residents, and one guest suite for family.

LOCATION: A +/- 6.016 ACRE PARCEL LOCATED NORTH OF HANLEY AND WEST OF COEUR TERRE BOULEVARD, LOT 2, BLOCK 37, THE TRAILS 6th ADDITION

OWNERS: Coeur Development LLC

APPLICANT: Todd Butler

A. FINDINGS OF FACT:

The Planning and Zoning Commission finds that the following facts, A1 through A7, have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing.

- A1. All public hearing notice requirements have been met for item SP-4-24.
- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The notice was published in the Coeur d'Alene Press on October 26, 2024, sixteen days prior to the hearing.
 - Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on October 30, 2024, twelve days prior to the hearing.
 - Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). Thirty-five (35) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on October 24, 2024.
 - Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on October 24, 2024, eighteen days prior to the hearing.
 - Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on October 24, 2024.
- A2. Public testimony was received at a public hearing on November 12, 2024.

- A3. The subject property is currently vacant, along with the surrounding area. It is bordered by city streets on all four sides, with Hanley Avenue abutting the parcel to the south, Coeur Terre Boulevard on the east, Shedhorn Avenue is to the north and Alecat Drive to the west of the proposed project. The subject site is 6.016 acres in aggregate. The property surrounding the subject property is also vacant. The future Coeur Terre development is located south of Hanley Avenue and is vacant and in agricultural use. Residential uses nearby include The Trails development to the north. Hawks Nest development to the east, and further northwest of the subject property is the Landings at Waterford residential development.
- A4. The +/- 6-acre site is currently zoned Residential at 8 units/acre. The requested minimal care facility is an allowed use by special use permit. The applicant is proposing five (5) Residential Care Facilities with (16) beds in each home, for up to 80 residences, along with up to 24 Senior Living Cottages with up to 48 additional residents. The maximum number of care residents would not exceed 128. Parking for the care facility has been met. The parking ratio for a minimal care facility is 1 space for each 6 beds. A maximum of 128 beds are proposed and the applicant has provided 22 required parking stalls. In addition, 24 garages, and 24 surface spaces are provided for the cottages. The total building square footage is +/- 11,053 SF is a typical size for each of the five (5) homes providing 16 beds each. The cottages are approximately 968 SF per unit. Each cottage includes a single stall garage.
- A5. The Comprehensive Plan Future Land Use Map designation as Single-Family Neighborhood Place Type. The Comprehensive Plan states that the compatible zoning for the Single-Family Neighborhood Place Type includes: R-1, R-3, R-5, R-8. The subject property abuts R-8 to the north, northwest and east, and the south side of Hanley Avenue, vacant properties are zoned R-17 and C-17.
- A6. The staff report includes applicable Comprehensive Plan goals and objectives. The commission will determine if there are other applicable goals and objectives to support their decision from the attached Comprehensive Plan goals and objectives worksheet.

Goal CI 1: Coeur d'Alene citizens are well informed, responsive, and involved in community discussions.

Objective CI 1.1: Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

Goal CI 2: Maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and visit.

Objective CI 2.1: Maintain the community's friendly, welcoming atmosphere and its small-town feel.

Goal GD 1: Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

Objective GD 1.3: Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.

Objective GD 1.4: Increase pedestrian walkability and access within commercial development.

Goal GD 2: Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

Objective GD 2.1: Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

Goal HS 1: Support social, mental, and physical health in Coeur d'Alene and the greater region.

Objective HS 1.2: Expand services for the city's aging population and other at-risk groups that provide access to education, promote healthy lifestyles, and offer programs that improve quality of life.

Goal JE 1: Retain, grow, and attract businesses.

Objective JE 1.1: Actively engage with community partners in economic development efforts.

Objective JE 1.2: Foster a pro-business culture that supports economic growth.

(The commission should remove or add other goals and objectives here as it finds applicable. The Comp Plan goals and objectives are also included in their entirety as an attachment to the staff report.)

- A7.** City departments have indicated the project will be served by existing streets, facilities and services. The project will result in 307 trips per day, fewer trips than would have produced by the previously approved R-8 residential housing. Frontage improvements not already completed under The Trails subdivision shall be completed with this project. Hanley Avenue has the capacity to accommodate the additional traffic. The Water Department provided standard conditions to address water meter and service conditions. The Fire Department stated that fire hydrants and fire flow are available and can meet city standards. In addition, the Fire Department added a condition requiring the fire flow requirements of the 2018 IFC and fire hydrant spacing requirements.

(The commission should add other facts here which it finds are relevant to its decision.)

B. CONCLUSIONS OF LAW:

Based on the foregoing Findings of Fact, the Planning and Zoning Commission makes the following Conclusions of Law.

- B1.** The proposal **(is) (is not)** in conformance with the Comprehensive Plan.
- B2.** The design and planning of the site **(is) (is not)** compatible with location, setting, and existing uses on adjacent properties.
- B3.** 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.

C. DECISION

The Planning and Zoning Commission, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the proposed special use permit request for a Special Use Permit for minimal care facility in the R-8 Zoning District **(does) (does not)** comply with the required evaluation criteria, and the special use permit request should be **(approved) (approved with conditions) (denied) (denied without prejudice)**.

Recommended conditions include:

PLANNING:

- 1. The maximum number of residents shall be set by the Special Use Permit.
- 2. The applicant must adhere to the site plan submitted with the Special Use Permit Application.

FIRE:

- 3. Must meet fire flow requirements of 2018 IFC and fire hydrants spacing requirements

WATER:

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

WASTEWATER:

- 6. This proposed Special Use will fall under WW Policy # 716 One Parcel, One sewer lateral.
- 7. Sewer Cap Fees and the Huetter Fee will be due at time of Building Permit.

(The commission may include additional conditions.)

Motion by _____, seconded by _____, to adopt the foregoing Findings and Order and (approve) (approve with conditions) (deny) (deny without prejudice) the request.

ROLL CALL:

COMMISSION MEMBER INGALLS	Voted	(Aye) (Nay)
COMMISSION MEMBER LUTTROP	Voted	(Aye) (Nay)
COMMISSION MEMBER WARD	Voted	(Aye) (Nay)
COMMISSION MEMBER FLEMING	Voted	(Aye) (Nay)
COMMISSION MEMBER MCCRACKEN	Voted	(Aye) (Nay)
COMMISSION MEMBER COPPESS	Voted	(Aye) (Nay)

Chairman Messina was absent.

Motion to (approve)(approve with conditions)(deny)(deny without prejudice) carried by a _____ to _____ vote.

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

A-2-24

INTRODUCTION

This matter came before the Planning and Zoning Commission on November 12, 2024, to consider A-2-24, a request for zoning prior to annexation of 2.12 acres from County Ag Suburban to City Residential R-12.

APPLICANT: Connie Krueger

OWNER: JBR Landholdings

LOCATION: 3415 N 15th St, Coeur d'Alene, ID 83815

A. FINDINGS OF FACT:

The Planning & Zoning Commission finds that the following facts, A1 through A9 have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing.

- A1.** All public hearing notice requirements have been met for item A-2-24.
- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on October 26, 2024, eighteen days prior to the hearing.
 - Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on October 29, 2024, fifteen days prior to the hearing.
 - Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). Sixty-nine (69) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on October 24, 2024.
 - Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on October 24, 2024.
 - Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on October 24, 2024.

- A2.** The subject site is located in an unincorporated area of Kootenai County, with the total area of the subject property measuring 2.12 acres, and is currently zoned AG-Suburban.
- A3.** The subject property is currently developed as a large lot single family home. If approved, the project would include four (4) six-plexes on four (4) lots and two (2) tracts, one as open space and the other a private street.
- A4.** The Comprehensive Plan Future Land Use Map designation is the Mixed Use-Low. Mixed-Use Low places are highly walkable areas typically up to four-stories. Development types are primarily mixed-use buildings, with retail, restaurants on corners or along the entire ground floor frontage, but could also include townhomes and multifamily housing. Floors above are residential, office, or a combination of those uses. Multifamily residential development provides additional housing options adjacent to mixed-use buildings. This place type is typically developed along a street grid that has excellent pedestrian and bike facilities, with mid-block crossings, as needed, to provide pedestrian access.
- A5.** Staff identified Comprehensive Plan goals and objectives for particular consideration by the Planning and Zoning Commission. The commission will determine if there are other applicable goals and objectives to support their decision from the attached Comprehensive Plan goals and objectives worksheet.

Community & Identity

Goal CI 2

Maintain a high quality of life for residents and businesses that make Coeur d’Alene a great place to live and visit.

Objective CI 2.1

Maintain the community’s friendly, welcoming atmosphere and its smalltown feel.

Education & Learning

Goal EL 3

Provide an educational environment that provides open access to resources for all people.

Objective EL 3.2

Provide abundant opportunities for and access to lifelong learning, fostering mastery of new skills, academic enrichment, mentoring programs, and personal growth.

Growth & Development

Goal GD 1

Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d’Alene a great place to live.

Objective GD 1.4

Increase pedestrian walkability and access within commercial development.

Objective GD 1.5

Recognize neighborhood and district identities.

Goal GD 2

Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

Objective E GD 2.1

Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

Jobs & Economy

Goal JE 1

Retain, grow, and attract businesses.

Objective JE 1.2

Foster pro-business culture that supports economic growth.

(The Commission may adopt these and/or other Plan Goals and Objectives as findings – see attached worksheet)

- A6.** The Comprehensive Plan is a guide for annexations and land use decisions, and the Future Land Use Map in conjunction with the Goals and Policies shall be used by the Planning and Zoning Commission to make a recommendation on zoning in conjunction with annexation.
- A7.** The property is flat and a multitude of residential housing types are located within the vicinity of the subject site. The natural features of the site are consistent with the natural features of the surrounding properties.
- A8.** City utilities and facilities are available to serve the project site, if annexed. All departments have indicated the ability to serve the project with the additional conditions as stated at the end of the staff report.
- A9.** The subject property is bordered by 15th Street to the east which is a major collector street but is being reclassified as a minor arterial through the Kootenai Metropolitan Planning Organization (KMPO). Using the Land Use Code 231 – Low-Rise Residential Condominium/Townhouse from the ITE Trip Generation Manual, traffic from the four proposed residential lots is estimated to generate approximately 16 trips in the AM peak hour and 19 trips in the PM peak hour. 2018 traffic counts indicate 15th Street experiences an average of 770 PM peak hour trips.

(The commission should add other facts here which it finds are relevant to its decision.)

B. CONCLUSIONS OF LAW:

Based on the foregoing Findings of Fact, the Planning Commission makes the following Conclusions of Law.

- B1.** That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies.
- B2.** That public facilities and utilities **(are) (are not)** available and adequate for the proposed use.
- B3.** That the physical characteristics of the site **(do) (do not)** make it suitable for the request at this time.
- B4.** That the proposal **(would) (would not)** adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, **(and) (or)** existing land uses.

C. DECISION

The Planning and Zoning Commission, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the requested zoning **(does) (does not)** comply with the required evaluation criteria and recommends that the City Council **(adopt the R-12 zoning with the following conditions to be included in an Annexation Agreement) (reject the R-12 zoning)** if Council approves the annexation:

Recommendations for conditions in the annexation agreement:

Engineering:

1. Approximately 10 feet of right-of-way along 15th Street shall be deeded to the City to create the required 40-foot half-width.
2. The on-site sidewalk should be concrete rather than asphalt as it will be poorly defined across the frontages of the garages and is likely to be blocked by parked cars. Additionally, the proposed asphalt surface is more susceptible than concrete to rutting, heaving, and other distortions resulting in accessibility issues.

Fire:

3. Must meet fire flow requirements of 2018 IFC and fire hydrants spacing requirements.
4. FD access minimum 20'. Minimum at fire hydrant locations is 26'.
5. Proposed turn around appears to meet fire code requirements.
6. All other Fire policies will be met at time of building permit.

Planning:

7. The creation of a homeowner's association (HOA) will be required to ensure the perpetual maintenance of the open space, all other common areas, the private street, stormwater maintenance, and snow removal.
8. The open space must be completed, or bonded for (150%), prior to recordation of the plat. The open space areas shall be consistent with this approval and include the same or better amenities and features. If bonded for, the open space must be completed prior to the first certificate of occupancy.
9. The applicant's requests for subdivision, PUD, and annexation run concurrently. The subdivision and PUD designs are reliant upon one another. If the PUD is approved and in the future subject to expiration due to non-performance, the city may de-annex the subject property.
10. An access/utility easement over the private road will be required to allow for automobile circulation for all residents of the future vehicular connection on the north stub. In turn, staff will request the same treatment on the property to the north if developed similarly, with the goal of creating a looped system.

Wastewater:

11. Sewer Policy #719 requires a 20' wide "All-Weather" surface permitting unobstructed O&M access in a utility easement (30' if shared with Public Water) to be dedicated to the city for all city sewers.
12. An unobstructed City approved "all-weather" access shall be required over all city sewers.
13. This PUD shall be required to comply with Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) city sewer connection. "One Lot, One Lateral".
14. City sewer shall be run to and through this project and installed to all city specifications and standards.
15. Idaho Code §39-118 requires IDEQ or QLPE to review and approve public infrastructure plans prior to construction.
16. WW would ask that sewer lateral for Lot #4 be installed into dead-end manhole.
17. Cap any unused sewer laterals at the city main(In 15th St.)

Water:

- 18. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional service will have cap fees due at building permit.
- 19. Any unused water services currently serving this property must be abandoned.

(The commission may include additional conditions.)

Motion by commissioner , seconded by commissioner , to adopt the foregoing Findings and Order and recommend (adoption of the R-12 zoning (with conditions)(without conditions)) (rejection of the R-12 zoning) in conjunction with the requested annexation.

ROLL CALL:

COMMISSION MEMBER INGALLS	Voted (Aye) (Nay)
COMMISSION MEMBER LUTTROP	Voted (Aye) (Nay)
COMMISSION MEMBER WARD	Voted (Aye) (Nay)
COMMISSION MEMBER FLEMING	Voted (Aye) (Nay)
COMMISSION MEMBER MCCRACKEN	Voted (Aye) (Nay)
COMMISSION MEMBER COPPESS	Voted (Aye) (Nay)

Chairman Messina was absent.

Motion to recommend (adoption (with conditions)(without conditions))(rejection) carried by a to vote.

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

PUD-3-24

INTRODUCTION

This matter came before the Planning and Zoning Commission on November 12, 2024, to consider PUD-3-24, Planned Unit Development, known as "Juniper Ridge."

APPLICANT: JBR Landholdings

OWNER: Connie Krueger

LOCATION: 3415 N 15th St, Coeur d'Alene ID 83815

A. FINDINGS OF FACT:

The Planning and Zoning Commission finds that the following facts, A1 through A11, have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing.

A1. All public hearing notice requirements have been met for items PUD-3-24.

- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on October 26, 2024, eighteen days prior to the hearing.
- Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on October 29, 2024, fifteen days prior to the hearing.
- Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). Sixty-nine (69) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on October 24, 2024.
- Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on October 24, 2024.
- Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on October 24, 2024.

- A2. The subject site is located in an unincorporated area of Kootenai County, with the total area of the subject property measuring 2.12 acres, and is currently zoned AG-Suburban.
- A3. The subject property is currently developed as a large lot single family home. If approved, the project would include four (4) six-plexes on four (4) lots and an open space tract along a private street.
- A4. The 2042 Comprehensive Plan Future Land Use Map designation is the Mixed Use-Low. Mixed-Use Low places are highly walkable areas typically up to four-stories. Development types are primarily mixed-use buildings, with retail, restaurants on corners or along the entire ground floor frontage, but could also include townhomes and multifamily housing. Floors above are residential, office, or a combination of those uses. Multifamily residential development provides additional housing options adjacent to mixed-use buildings. This place type is typically developed along a street grid that has excellent pedestrian and bike facilities, with mid-block crossings, as needed, to provide pedestrian access.
- A5. Staff identified Comprehensive Plan goals and objectives for particular consideration by the Planning and Zoning Commission. The staff report includes applicable Comprehensive Plan goals and objectives. The commission will determine if there are other applicable goals and objectives to support their decision from the attached Comprehensive Plan goals and objectives worksheet.

Goal CI 2

Maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and visit.

OBJECTIVE CI 2.1

Maintain the community's friendly, welcoming atmosphere and its smalltown feel.

Goal ER 1

Preserve and enhance the beauty and health of Coeur d'Alene's natural environment.

OBJECTIVE ER 1.1

Manage shoreline development to address stormwater management and improve water quality.

Goal ER 2

Provide diverse recreation options.

OBJECTIVE ER 2.2

Encourage publicly-owned and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities (both outdoor and indoor), hiking and biking pathways, open space, passive recreation, and water access for people and motorized and non-motorized watercraft.

OBJECTIVE ER 2.3

Encourage and maintain public access to mountains, natural areas, parks, and trails that are **easily accessible by walking and biking.**

Goal GD 1

Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

OBJECTIVE GD 1.1

Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

OBJECTIVE GD 1.3

Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.

OBJECTIVE GD 1.4

Increase pedestrian walkability and access within commercial development.

OBJECTIVE GD 1.5

Recognize neighborhood and district identities.

OBJECTIVE GD 1.7

Increase physical and visual access to the lakes and rivers.

Goal GD 2

Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

OBJECTIVE GD 2.1

Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

Goal GD 3

Support the development of a multimodal transportation system for all users.

OBJECTIVE GD 3.1

Provide accessible, safe, and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation.

Goal GD 4

Protect the visual and historic qualities of Coeur d'Alene

Goal JE 1

Retain, grow, and attract businesses

OBJECTIVE JE 1.2

Foster a pro-business culture that supports economic growth.

(The commission should remove or add other goals and objectives here as it finds applicable. The Comp Plan goals and objectives are also included in their entirety as an attachment to the staff report.)

- A6.** The subject property is bound by a large lot single-family home to the north, single-family homes to the west, and predominately multi-family units to the south with two single-family homes on the corner of 15th Street and Lunceford Lane. East of 15th Street are a mix of single-family, duplexes, and multi-family units.
- A7.** The property is flat and a multitude of residential housing types are located within the vicinity of the subject site. The natural features of the site are consistent with the natural features of the surrounding properties.
- A8.** The requested modifications would not impact the City's ability to serve the project with facilities and services. All departments have indicated the ability to serve the project with the additional conditions as stated at the end of the staff report.
- A9.** The project provides 10% private open space for its users, comprised of 8,696 square feet of open grassy area, a fenced dog park, pathway, bench, picnic table, and landscaping.
- A10.** The project would provide parking sufficient for users of the development. The applicant is not requesting a reduction in the parking requirement for multi-family housing. The required parking stalls for this project, per city code, is forty-eight (48) based on residential multi-family parking standards. Seventy-two (72) parking spaces are proposed.
- A11.** The applicant/owners of the property are responsible for providing perpetual maintenance of all common property.

(The commission should add other facts here which it finds are relevant to its decision.)

B. CONCLUSIONS OF LAW:

Based on the foregoing Findings of Fact, the Planning and Zoning Commission makes the following Conclusions of Law.

- B1. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies.
- B2. That the design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.
- B3. That the proposal **(is) (is not)** compatible with natural features of the site and adjoining properties.
- B4. That 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.
- B5. That the proposal **(does) (does not)** provide adequate private common open space area, as determined by the Commission, no less than 10% 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.
- B6. That off-street parking **(does) (does not)** provide parking sufficient for users of the development.
- B7. That the proposal **(does) (does not)** provide for an acceptable method for the perpetual maintenance of all common property.

C. DECISION

The Planning and Zoning Commission, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the requested PUD **(does) (does not)** comply with the required evaluation criteria and should be **(approved) (approved with conditions) (denied) (denied without prejudice)**.

Recommended conditions:

Engineering:

1. Approximately 10 feet of right-of-way along 15th Street shall be deeded to the City to create the required 40-foot half-width.
2. The on-site sidewalk should be concrete rather than asphalt as it will be poorly defined across the frontages of the garages and is likely to be blocked by parked cars. Additionally, the proposed asphalt surface is more susceptible than concrete to rutting, heaving, and other distortions resulting in accessibility issues.

Fire:

3. Must meet fire flow requirements of 2018 IFC and fire hydrants spacing requirements.
4. FD access minimum 20'. Minimum at fire hydrant locations is 26'.
5. Proposed turn around appears to meet fire code requirements.
6. All other Fire policies will be met at time of building permit.

Planning:

7. The creation of a homeowner's association (HOA) will be required to ensure the perpetual maintenance of the open space, all other common areas, the private street, stormwater maintenance, and snow removal.
8. The open space must be completed, or bonded for (150%), prior to recordation of the plat. The open space areas shall be consistent with this approval and include the same or better amenities and features. If bonded for, the open space must be completed prior to the first certificate of occupancy.
9. The applicant's requests for subdivision, PUD, and annexation run concurrently. The subdivision and PUD designs are reliant upon one another. If the PUD is approved and in the future subject to expiration due to non-performance, the city may de-annex the subject property.
10. An access/utility easement over the private road will be required to allow for automobile circulation for all residents of the future vehicular connection on the north stub. In turn, staff will request the same treatment on the property to the north if developed similarly, with the goal of creating a looped system.

Wastewater:

11. Sewer Policy #719 requires a 20' wide "All-Weather" surface permitting unobstructed O&M access in a utility easement (30' if shared with Public Water) to be dedicated to the city for all city sewers.
12. An unobstructed City approved "all-weather" access shall be required over all city sewers.
13. This PUD shall be required to comply with Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) city sewer connection. "One Lot, One Lateral".
14. City sewer shall be run to and through this project and installed to all city specifications and standards.
15. Idaho Code §39-118 requires IDEQ or QLPE to review and approve public infrastructure plans prior to construction.
16. WW would ask that sewer lateral for Lot #4 be installed into dead-end manhole.
17. Cap any unused sewer laterals at the city main (In 15th Street)

Water:

18. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional service will have cap fees due at building permit.
19. Any unused water services currently serving this property must be abandoned.

The commission may include additional conditions.

Motion by commissioner , seconded by commissioner , to adopt the foregoing Findings and Order and (approve) (approve with conditions) (deny) (deny without prejudice) the request.

ROLL CALL:

COMMISSION MEMBER INGALLS	Voted (Aye) (Nay)
COMMISSION MEMBER LUTTROP	Voted (Aye) (Nay)
COMMISSION MEMBER WARD	Voted (Aye) (Nay)
COMMISSION MEMBER FLEMING	Voted (Aye) (Nay)
COMMISSION MEMBER MCCRACKEN	Voted (Aye) (Nay)
COMMISSION MEMBER COPPESS	Voted (Aye) (Nay)

Chairman Messina was absent.

Motion to (approve)(approve with conditions)(deny)(deny without prejudice) carried by a to vote.

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

S-4-24

INTRODUCTION

This matter came before the Planning and Zoning Commission on November 12, 2024, to consider S-4-24 a request for approval of a 4-lot, 2-tract preliminary plat known as “Juniper Ridge.”

APPLICANT: Connie Krueger

OWNER: JBR Landholdings

LOCATION: 3415 N 15th St, Coeur d’Alene, ID 83815

A. FINDINGS OF FACT:

The Planning and Zoning Commission finds that the following facts, A1 through A5, have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing.

A1. All public hearing notice requirements have been met for items S-4-24.

- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on October 26, 2024, eighteen days prior to the hearing.
- Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on October 29, 2024, fifteen days prior to the hearing.
- Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). Sixty-nine (69) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on October 24, 2024.
- Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on October 24, 2024.
- Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on October 24, 2024.

- A2. As attested by the City Engineer, the preliminary plans submitted contain all of the general preliminary plat elements required by the Municipal Code.
- A3. Staff has reviewed and provided comments concerning the adequacy of provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities for particular consideration by the Planning and Zoning Commission.
- A4. The City Engineer has indicated that for the purposes of the preliminary plans, both subdivision design standards and improvement standards comply with municipal code, subject to the approval of the PUD deviations requested by the applicant.
- A5. Planning staff has reviewed the applicable zoning district (anticipated R-12) for the lots proposed in the preliminary plat. Subject to the approval of the requested PUD deviations and the annexation in conjunction with zoning request (by City Council), the lots would meet the minimum standards of municipal code.

(The commission should add other facts here which it finds are relevant to its decision.)

B. CONCLUSIONS OF LAW:

Based on the foregoing Findings of Fact, the Planning and Zoning Commission makes the following Conclusions of Law.

- B1. That all of the general preliminary plat requirements **(have) (have not)** been met as attested to by the City Engineer.
- B2. That the provision for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities **(are) (are not)** adequate.
- B3. 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, including any deviations approved through the PUD process.
- B4. The lots proposed in the preliminary plat **(do) (do not)** meet the requirements of the applicable zoning district, including any deviations approved through the PUD process.

C. DECISION

The Planning and Zoning Commission, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the proposed preliminary plat **(does) (does not)** comply with the required evaluation criteria **(with conditions) (without conditions)**, and the request should be **(approved) (approved with conditions) (denied) (denied without prejudice)**.

Recommended conditions:

Engineering:

- 1. Approximately 10 feet of right-of-way along 15th Street shall be deeded to the City to create the required 40-foot half-width.
- 2. The on-site sidewalk should be concrete rather than asphalt as it will be poorly defined across the

frontages of the garages and is likely to be blocked by parked cars. Additionally, the proposed asphalt surface is more susceptible than concrete to rutting, heaving, and other distortions resulting in accessibility issues.

Fire:

3. Must meet fire flow requirements of 2018 IFC and fire hydrants spacing requirements.
4. FD access minimum 20'. Minimum at fire hydrant locations is 26'.
5. Proposed turn around appears to meet fire code requirements.
6. All other Fire policies will be met at time of building permit.

Planning:

7. The creation of a homeowner's association (HOA) will be required to ensure the perpetual maintenance of the open space, all other common areas, the private street, stormwater maintenance, and snow removal.
8. The open space must be completed, or bonded for (150%), prior to recordation of the plat. The open space areas shall be consistent with this approval and include the same or better amenities and features. If bonded for, the open space must be completed prior to the first certificate of occupancy.
9. The applicant's requests for subdivision, PUD, and annexation run concurrently. The subdivision and PUD designs are reliant upon one another. If the PUD is approved and in the future subject to expiration due to non-performance, the city may de-annex the subject property.
10. An access/utility easement over the private road will be required to allow for automobile circulation for all residents of the future vehicular connection on the north stub. In turn, staff will request the same treatment on the property to the north if developed similarly, with the goal of creating a looped system.

Wastewater:

11. Sewer Policy #719 requires a 20' wide "All-Weather" surface permitting unobstructed O&M access in a utility easement (30' if shared with Public Water) to be dedicated to the city for all city sewers.
12. An unobstructed City approved "all-weather" access shall be required over all city sewers.
13. This PUD shall be required to comply with Sewer Policy #716 requires all legally recognized parcels within the City to be assigned with a single (1) city sewer connection. "One Lot, One Lateral".
14. City sewer shall be run to and through this project and installed to all city specifications and standards.
15. Idaho Code §39-118 requires IDEQ or QLPE to review and approve public infrastructure plans prior to construction.
16. WW would ask that sewer lateral for Lot #4 be installed into dead-end manhole.
17. Cap any unused sewer laterals at the city main (In 15th Street)

Water:

18. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional service will have cap fees due at building permit.
19. Any unused water services currently serving this property must be abandoned.

The commission may include additional conditions.

Motion by commissioner , seconded by commissioner , to adopt the foregoing Findings and Order and (approve) (approve with conditions) (deny) (deny without prejudice) the request.

ROLL CALL:

COMMISSION MEMBER INGALLS	Voted (Aye) (Nay)
COMMISSION MEMBER LUTTROPP	Voted (Aye) (Nay)
COMMISSION MEMBER WARD	Voted (Aye) (Nay)
COMMISSION MEMBER FLEMING	Voted (Aye) (Nay)
COMMISSION MEMBER MCCRACKEN	Voted (Aye) (Nay)
COMMISSION MEMBER COPPESS	Voted (Aye) (Nay)

Chairman Messina was absent.

Motion to (approve)(approve with conditions)(deny)(deny without prejudice) carried by a to vote.

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

PUD-4-19m5

INTRODUCTION

This matter came before the Planning and Zoning Commission on November 12, 2024, to consider PUD-4-19m5, a request for minor modifications to the approved Planned Unit Development for Atlas Waterfront for Development Areas 8, 11 and 20.

APPLICANT: Phil Boyd, PE, Welch-Comer Engineers

OWNER: ignite cda and Riverfest LLC

LOCATION: Atlas Waterfront 2nd Addition Block 1 Lots 1-16, and Block 14 Lot 14

A. FINDINGS OF FACT:

The Planning and Zoning Commission finds that the following facts, A1 through A11, have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing.

A1. All public hearing notice requirements have been met for item PUD-4-19m.5.

- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on October 26, 2024, seventeen days prior to the hearing.
- Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on October 29, 2024, fourteen days prior to the hearing.
- Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). One hundred nineteen (119) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on October 24, 2024.
- Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on October 24, 2024, nineteen days prior to the hearing.
- Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies

providing services within 1,000 feet of the subject property on October 24, 2024.

- A2.** The total Atlas Waterfront project site is approximately 64 acres that is zoned C-17 PUD. Atlas Waterfront is a mixed-use neighborhood with a mix of housing types, commercial nodes and open space.
- A3.** The property that is the subject of this PUD amendment includes Development Area 8 (north of the alley), 11 and 20. The portion of Area 8 south of the alley is nearly built out with a few lots still under construction. The portion of Area 8 north of the alley is vacant. Areas 11 and 20 are vacant and undergoing site development work.
- A4.** The Comprehensive Plan Future Land Use Map designation is the Planned Development Place Type. Planned Development Place Types are locations that have completed the planned unit development application process. As part of the process, the City and the applicant have agreed to a determined set of complementary land uses that can include a number of Place Types. Large scaled Planned Developments often have a determined phasing and development plan and may include land uses such as housing, recreation, commercial centers, civic, and industrial parks, all within one contained development or subdivision. Building design and scale, transportation, open space, and other elements are approved through the PUD evaluation process. The requested PUD amendment is consistent with the Comprehensive Plan Planned Development Place Type and the project has been approved and amended previously through the City's PUD process.
- A5.** Staff identified Comprehensive Plan goals and objectives for particular consideration by the Planning and Zoning Commission on pages 16 and 17 of the staff report and the full list of Comprehensive Plan goals and objectives has been provided in the worksheet attached to the staff report. The Commission will need to consider the Comprehensive Plan goals and objectives to make their recommendation.

Goal CI 2

Maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and visit.

OBJECTIVE CI 2.1

Maintain the community's friendly, welcoming atmosphere and its smalltown feel.

Goal ER 1

Preserve and enhance the beauty and health of Coeur d'Alene's natural environment.

OBJECTIVE ER 1.1

Manage shoreline development to address stormwater management and improve water quality.

Goal ER 2

Provide diverse recreation options.

OBJECTIVE ER 2.2

Encourage publicly-owned and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities (both outdoor and indoor), hiking and biking pathways, open space, passive recreation, and water access for people and motorized and non-motorized watercraft.

OBJECTIVE ER 2.3

Encourage and maintain public access to mountains, natural areas, parks, and trails that are **easily accessible by walking and biking.**

Goal GD 1

Develop a mix of land uses throughout the city that balance housing and employment while preserving

the qualities that make Coeur d'Alene a great place to live.

OBJECTIVE GD 1.1

Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

OBJECTIVE GD 1.3

Promote mixed use development and small-scale commercial uses to ensure that neighborhoods

have services within walking and biking distance.

OBJECTIVE GD 1.4

Increase pedestrian walkability and access within commercial development.

OBJECTIVE GD 1.5

Recognize neighborhood and district identities.

OBJECTIVE GD 1.7

Increase physical and visual access to the lakes and rivers.

Goal GD 2

Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

OBJECTIVE GD 2.1

Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

Goal GD 3

Support the development of a multimodal transportation system for all users.

OBJECTIVE GD 3.1

Provide accessible, safe, and efficient traffic circulation for motorized, bicycle and pedestrian **modes of transportation.**

Goal GD 4

Protect the visual and historic qualities of Coeur d'Alene

Goal JE 1

Retain, grow, and attract businesses

OBJECTIVE JE 1.2

Foster a pro-business culture that supports economic growth.

(The commission should remove or add other goals and objectives here as it finds applicable. The Comp Plan goals and objectives are also included in their entirety as an attachment to the staff report.)

- A6.** The Atlas Waterfront property is bound by the Spokane River to the south, Seltice Way to the north, Riverstone to the east, and the River's Edge apartments to the west. Surrounding land uses include multi-family, single-family, open space, recreation, and commercial, as well as the Transit Center. The project amendments to the PUD would be compatible with surrounding uses on adjacent properties.
- A7.** The natural features of the site and adjoining properties would not be negatively impacted by the requested PUD amendment.
- A8.** The requested modifications to Development Areas 8, 11 and 20 would not impact the City's ability to serve the project with facilities and services. All departments have indicated the ability to serve the project. There are three new conditions for wastewater, and a previous wastewater condition has been satisfied with the installation of the emergency generator.
- A9.** The PUD amendment #5 would not impact the total open space area, which is 25% and exceeds the required 10% open space requirement.

- A10.** The project would provide parking sufficient for users of the development. This PUD amendment does not change parking.
- A11.** The Atlas Waterfront Master Association would be responsible for providing perpetual maintenance of all common property.

(The commission should add other facts here which it finds are relevant to its decision.)

B. CONCLUSIONS OF LAW:

Based on the foregoing Findings of Fact, the Planning and Zoning Commission makes the following Conclusions of Law.

- B1. This proposal **(is) (is not)** in conformance with the Comprehensive Plan Goals, Objectives, and Future Land Use Map Place Type.
- B2. The design and planning of the site **(is) (is not)** compatible with the location, setting and existing uses on adjacent properties.
- B3. The proposal **(is) (is not)** compatible with natural features of the site and adjoining properties.
- B4. 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.
- B5. 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.
- B6. Off-street parking **(does) (does not)** provide parking sufficient for users of the development.
- B7. That the proposal **(does) (does not)** provide for an acceptable method for the perpetual maintenance of all common property.

C. DECISION

The Planning and Zoning Commission, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the requested PUD amendment **(does) (does not)** comply with the required evaluation and should be **(approved) (approved with conditions) (denied) (denied without prejudice)**.

Recommended conditions:

- 1) Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional service will have cap fees due at building permits.
- 2) An unobstructed City approved “all-weather” access shall be required over all public sewers.
- 3) Mill River Lift Station Surcharge Fees will be required on all EDUs discharging sewer into the Mill River Service Area during the building permit process.
- 4) This Project shall be required to comply with the City’s One Lot-One Lateral Rule.
- 5) All public sewer plans require IDEQ or QLPE Approval prior to construction.
- 6) A new wastewater study will be needed if 390 DU’s is exceeded.
- 7) Wastewater would require the sewer generated in Areas 11 and 20 be discharged into the Riverside Interceptor directly, and not into the Riverside LS Basin.
- 8) Further increase in density will require additional hydraulic modeling the sewer flows acceptable to the Wastewater Utility and upsizing public sewer.
- 9) The minimum width of the cul-de-sac on Jammer Ln. shall not be less than 96 feet.
- 10) Single access road over 150 feet requires a FD approved turn-around.
- 11) Turning radiuses for FD is 25’ interior and 50’ exterior.
- 12) Minimum street width for FD access is 20’ with no parking allowed on both sides of the street. 20’ to 26’ width – no parking on one side of the street.
- 13) Fire hydrant placement is based on the required minimum fire flow. Maximum distance between fire hydrants is 600 feet.
- 14) Building address numbers shall face the street that they are addressed to.
- 15) Over 30 single family residents on a single fire department access road requires a secondary FD egress road (20’ minimum).
- 16) Build a 12-foot shared-use path and an adjacent 8-foot gravel path along the waterfront.
- 17) Use ‘Driveway Mix’ asphalt in the construction of the paved trail.
- 18) Sterilize the ground with herbicide before laying down gravel and asphalt.

Motion by _____, seconded by _____, to adopt the foregoing Findings and Order **(with conditions) (without conditions) and (approve) (deny) (deny without prejudice)** the request.

ROLL CALL:

COMMISSION MEMBER INGALLS	Voted	(Aye) (Nay)
COMMISSION MEMBER LUTTROP	Voted	(Aye) (Nay)
COMMISSION MEMBER WARD	Voted	(Aye) (Nay)
COMMISSION MEMBER FLEMING	Voted	(Aye) (Nay)
COMMISSION MEMBER MCCRACKEN	Voted	(Aye) (Nay)
COMMISSION MEMBER COPPESS	Voted	(Aye) (Nay)

Chairman Messina was absent.

Motion to (approve)(deny)(deny without prejudice) carried by a to vote.