

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

**MARCH 12, 2013**

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

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

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

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

**APPROVAL OF MINUTES:**

February 12, 2013

**PUBLIC COMMENTS:**

**STAFF COMMENTS:**

Design Review membership

**ADMINISTRATIVE ITEMS:**

1. Applicant: GP Land Company  
Location: Lt 1 Blk 3 Blk, 1 Plat of Pereira 2<sup>nd</sup> Addition  
Request: A preliminary 4-lot plat "Pereira 3<sup>rd</sup> Addition"  
SHORT PLAT, (SS-2-13)
2. Applicant: Dick Stauffer  
Request: Interpretation of PUD-2-07m Detached Housing  
ADMINISTRATIVE, (I-2-13)

**PUBLIC HEARINGS:**

1. Applicant: Winco Foods, LLC C/O Ron Schrieber  
Location: NE. corner of Appleway Avenue and Ramsey Road  
Request: A request for a 7-lot preliminary plat "The Crossroads Subdivision"  
QUASI-JUDICIAL, (S-1-13)

**ADJOURNMENT/CONTINUATION:**

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_,  
to continue meeting to \_\_\_\_\_, \_\_\_, at \_\_\_ p.m.; motion carried unanimously.  
Motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to adjourn meeting; motion carried unanimously.

***\* The City of Coeur d'Alene will make reasonable accommodations for anyone attending this meeting who requires special assistance for hearing, physical or other impairments. Please contact Shana Stuhmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***



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**PLANNING COMMISSION  
MINUTES  
FEBRUARY 12, 2013  
LOWER LEVEL – COMMUNITY ROOM  
702 E. FRONT AVENUE**

**COMMISSIONERS PRESENT:**

Brad Jordan, Chairman  
Heather Bowlby, Vice-Chair  
Amy Evans  
Peter Luttrupp  
Tom Messina  
Lou Soumas  
Grant Conery, Student Rep.  
.

**STAFF MEMBERS PRESENT:**

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

**COMMISSIONERS ABSENT:**

Rob Haneline  
Jennifer Snow, Alt. Student Rep.

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

Motion by Messina, seconded by Luttrupp, to approve the minutes of the Planning Commission meeting on November 13, 2012. Motion approved.

Motion by Messina, Seconded by Evans, to approve the minutes of the Planning Commission meeting on January 8, 2013. Motion approved.  
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**STAFF COMMENTS:**

No comments

**PUBLIC COMMENTS:**

**ADMINISTRATIVE ITEMS:**

1. Applicant: Crystal Creek, LLC  
Location: Lt 1 Block 1, Mill River 2<sup>nd</sup> Addition  
Request: A 2-lot preliminary plat "Mill River 4<sup>th</sup> Addition  
SHORT PLAT (SS-1-13)

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

Commissioner Bowlby inquired what the ingress/egress is for this development.

Mr. Dobler explained that Seltice Way and Grand Mill Boulevard adjoin the northerly and easterly boundaries and will provide ingress/egress to the property.

**Motion by Soumas, seconded by Luttropp, to approve Item SS-1-13. Motion approved.**

**PUBLIC HEARINGS:**

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

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

Commissioner Messina inquired if the building that is proposed will be constructed in the far north corner of the property and feels people who are going to the restaurant will use the parking lot to the south to get to the restaurant. He questioned if the applicant has asked the tenants to the south if that would be acceptable.

Planner Holm explained that the applicant owns those properties.

Commissioner Luttropp inquired if the applicant would have a sufficient number of parking spaces without acquiring a special use permit.

Planner Holm explained that the applicant would have enough parking spaces per the R-17 requirements, but the applicant needs a special use permit because the Fire Department required another access.

Commissioner Luttropp stated a letter was submitted by a citizen who is concerned with the amount of traffic this project will generate. The citizen stated that there is a problem with people using Fruitland Avenue as a shortcut and feels if this application is approved, it will make the problem worse. He questioned if there is something staff can do to eliminate this problem.

Engineering Services Director Dobler stated that staff is aware of the speeding issue on Fruitland Lane and explained that when there is a mix of residential and commercial uses on the street, there will always be a problem with speeding and suggested a placement of additional signs on the street might help.

Commissioner Bowlby stated that she has witnessed a problem with congestion at the Neider and Highway 95 intersection and questioned if staff was aware of this issue. She added that a lot of pedestrians take the bus and suggested a crosswalk placed at the intersection so someone doesn't get hit.

Commissioner Messina inquired with the addition of extra parking would there be enough parking available if a future office building is placed on site.

Planner Holm explained that the amount of parking spaces would be determined by the use of the commercial building.

Commissioner Bowlby inquired if the special use permit is approved, would it include the site plan submitted by the applicant.

Planner Holm explained that this site plan submitted is intended to show parking only and is not the actual site plan used if this is approved. He added that the actual site plan will change once the applicant applies for a building permit.

Commissioner Soumas inquired why the applicant didn't request a zone change for C-17, rather than a special use permit.

Planner Holm stated that option was discussed with the applicant, but the applicant felt because of the timeline for getting the restaurant open, a special use permit would be the quicker choice based on their timeline of the restaurant to be open in June or July this year. He stated a zone change would require two hearings.

Commissioner Soumas inquired if a storm water management plan will be required if approved, as this will be a lot of pavement.

Planner Holm answered once the applicant applies for a building permit, the issue of storm water will be discussed and designed.

Commissioner Evans inquired if the applicant has considered a shared parking agreement with other businesses to eliminate the need for additional parking when not needed. She explained that at a workshop the Planning Commission had a few years ago, they selected various businesses in the city and did a comparison on the peak hours of how many parking spaces were used. She added this might be an option for the applicant to eliminate parking not being used.

Planner Holm stated there is nothing in our code to enforce shared parking.

Chairman Jordan commented that with past projects there have always been concerns by the Commission of not enough parking for a project and is anxious to hear the applicant's explanation.

Commissioner Messina inquired if the special use permit is approved, what is the timeline when the parking lot has to be completed.

Planner Holm answered that the applicant has one year from when the special use permit is approved.

**Public testimony open.**

Mike Delay, applicant, 1719 Rocky Ridge Drive, Spokane, explained since access is not allowed on Highway 95 per the city comprehensive plan, the choice was to put the building on Fruitland Lane.

He commented that the owner of the trailer park and mini storage contacted him regarding this project, concerned how it would affect the people living in the park, including customers using the mini storage. He explained that the lot with the building will be fully landscaped and help beautify the surrounding area. He concurs with the comment from Commissioner Soumas that maybe a zone change to C-17 would be a better approach, but because of the time frame for the restaurant to open in June, a special use permit was chosen. He added that the site plan submitted will change with the additional parking needed for future buildings. He explained that because the city

fire department required another ingress/egress to the site, it made sense to show parking for the entire two lots.

Commissioner Soumas inquired how many parking spaces are required for the upper and lower part of the lot zoned R-17.

Mr. Delay stated that he is not aware of how many parking spaces are required and would have to get that number from his architect.

Commissioner Soumas stated that in the staff report states that the traffic counts are 115 a.m. trips and 157 p.m. trips during the peak hours of 7-9 a.m. and 4-6 p.m. He questioned if the trip report is wrong or are we asked to put in too much parking.

Planner Holm stated that the amount of parking is determined by use.

Commissioner Soumas stated that he would like to see a more accurate traffic report than what is supplied in the staff report because he feels that the information is not right. He stated how can we decide how much parking is required when the use is unknown.

Deputy City Attorney Wilson explained that the decision for approval is based on how this parking lot will impact the neighborhood and what the impact of a parking lot is to the community.

Commissioner Soumas stated he is having a hard time ignoring what is not existing on the lot and to make a decision on this parking lot. He added that what we do have is a drawing showing 200 parking spaces.

Deputy City Attorney Wilson explained that if the application is approved, the parking lot will be changed with the addition of swales and other things that might reduce the number of stalls.

Planner Holm explained that the traffic report was included because of a comment received by a citizen who was concerned with the amount of traffic this project would generate and normally would not have to be included. He stated that when he originally met with the applicant, a zone change was discussed, but because of the timeline, this option was chosen.

Mr. Delay stated that if they decided to not pave the southern parcel, he feels there would be complaints from customers having to drive across dirt to access the business, which would not be appropriate.

Larry Leavitt, 296 Glacier Loop Road, representative for Golden Corral, explained that the restaurant will be an estimated 1,700 sq.ft. and seat 270. He added that with the size of the restaurant, 120 parking spots will be needed especially during holidays. He added that their goal is for the restaurant to be open by June or July.

Commissioner Luttrupp inquired how many parking spaces are needed and how many they currently have.

Mr. Leavitt answered that they need 120 spaces and currently have 80.

Planner Holm stated that this is a conceptual site plan and will probably change when the building is constructed.

Commissioner Luttrupp stated he feels the parking stalls requested are excessive.

Commissioner Soumas stated how hard is to make a decision on a number of parking stalls when you do not know who will be using them. He understands that a decision is made based on what is stated in the record, but it is hard to ignore what is next door. He questioned the intent of the applicant.

Deputy City Attorney Wilson explained that the decision is for approval of a special use permit in the R-17 zone that will allow a parking lot for commercial uses. He stated that in the record is a conceptual site plan where the parking will go and with only a couple more people signed up to testify, he doubts any negative comments will be heard.

Commissioner Soumas stated he is frustrated with the process. He would suggest a workshop in the future to discuss the special use process.

Chairman Jordan commented that he feels that in the future there will be other commercial projects added to the property and understands why additional parking is necessary.

Russell Page, 12906 N. Addison Street, Spokane, stated that the applicant owns the existing commercial buildings on the property and earlier this year was given the opportunity to purchase the other piece of property for the Golden Corral. He added that after a meeting with city staff, they required that another access was needed on the property and why the other property was needed for more parking.

Commissioner Bowlby stated that she now understands the urgency of why a special use permit was chosen rather than a zone change.

Chairman Jordan concurs with Commissioner Bowlby and feels down the road the applicant will come back for a zone change request.

Commissioner Messina inquired if this is approved is the applicant required to build the entire parking lot.

Planner Holm explained that if approved, they intend to pave the lot to the north and not required to construct the entire lot, but met requirements for the special use permit.

Commissioner Evans inquired if approved could a parking garage be built on the property.

Planner Holm answered that the garage would have to meet the height requirements of the R-17 zone.

Deputy City Attorney Wilson stated that the application is for approval for a surface lot.

Commissioner Evans commented that by asking these questions, it will make sure the neighborhood is taken care of.

Chairman Jordan stated that he doubts the developer will pave the entire parking lot and only what is required for the restaurant. He added that this is a tough economy.

**REBUTTAL:**

Mr. Darcy stated Golden Corral wants to build an 8,500 sq. ft. building.

**Public testimony closed.**

**Discussion:**

Commissioner Soumas stated he is struggling with the density and intensity of the project. He stated the record is for 120 parking spaces which is the density for the intensity. He questioned if a condition could be added that restricts a number of parking stalls for the project.

Assistant Deputy City Attorney Wilson stated he would not advise a condition limiting the number of parking stalls for this project because there has not been any negative testimony regarding what a burden this parking lot would be in this area.

Commissioner Soumas stated what we have on the record is a drawing showing 200 parking spaces and told to ignore what is on the property, which is hard to do. He is frustrated by the limitations on how a decision is made and questioned why have a public hearing.

Assistant Deputy City Attorney explained that the process is to mail notices to everyone in the area and on the night of the hearing, if someone shows up and testifies that the parking lot is going to have a negative impact on their property, that testimony is heard. He stated that for this hearing we have not had any evidence or testimony that this parking lot will have a negative impact to the area.

Commissioner Soumas stated that he would be ready to make a motion but would include the following three conditions that are: Surface parking only, meet the minimum landscape standards and set a maximum of 80 spaces and if more is needed, would have to come back to the Planning Commission for approval.

Assistant Deputy City Attorney Wilson stated he would have a hard time with a condition of 80 spaces which was not stated as part of the record.

**Motion by Messina, seconded by Luttrupp, to approve Item SP-1-13. Motion approved.**

**ROLL CALL:**

Commissioner Bowlby	Voted	Aye
Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Soumas	Voted	Nay

Motion to approve carried by a 4 to 1 vote.

**ADJOURNMENT:**

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

The meeting was adjourned at 8:01 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant





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**TO:** Planning Commission  
**FROM:** Christopher H. Bates, Engineering Project Manager  
**DATE:** March 12, 2013  
**SUBJECT:** **SS-2-13, Pereira 3<sup>rd</sup> Addition**

**DECISION POINT**

Approve or deny the applicant's request for a four (4) lot subdivision.

**GENERAL INFORMATION**

1. Applicant: Kris Pereira  
GP Land Company  
3893 N. Schreiber Way  
Coeur d'Alene, ID 83815
  
2. Request: Approval of a four (4) lot subdivision. This request is a replat of Lots 1 & 3 of Block 1, Pereira 2<sup>nd</sup> Addition.
  - a. Lot 1 – 28,928 square feet
  - b. Lot 2 – 28,901 square feet
  - c. Lot 3 - 34,097 square feet
  - d. Lot 4 - 27,098 square feet
  
3. Location: North side of Schreiber Way, south of Kathleen Avenue.

**PERFORMANCE ANALYSIS**

1. Zoning: Existing zoning for the subject property is M (manufacturing), which is intended to include manufacturing, warehousing and industry that is primarily indoors with an on-site operation that has minimal impact on the environment.
  
2. Land Use: The surrounding properties are combination of warehouse, government and small commercial uses.
  
3. Infrastructure: Utilities, Streets, & Storm Water Facilities

**Utilities:** Sewer & Water

There are sewer and water utility main lines existing along the southerly boundary of the subject property, however, there are no lateral services to the proposed lots. The proposed layout will require the extension of sanitary sewer and domestic water main lines to provide service to the development. All utility designs are required to be approved by the City Engineer prior to installation, and, are required to be installed prior to final plat approval. All public utility mains will be required to be placed in twenty foot (20') single, or, thirty foot (30') double utility easements.

**Streets:** Schreiber Way, the adjoining roadway along the southerly boundary, is a fully developed forty foot (40') wide street section with curbside drainage swales and sidewalks, therefore, no alterations or additions will be required.

**Street Access:** Access to the proposed lots will be from Schreiber Way, via an existing thirty foot (30') reciprocal access easement that was granted on the underlying subdivision plat.

**Fire:** Fire hydrant installation may be required for development on the subject lots, however, that issue will be discussed at the time of development when a defined use is being proposed. The City of Coeur d'Alene Fire Inspector will make that determination at the time of development.

**Storm Water:** Drainage must be retained on the respective lots and cannot drain to any adjoining lots or roadways.

**Proposed Conditions:**

1. Installation of sanitary sewer and water main lines will be required prior to final plat approval. All designs must be submitted and approved by the City Engineer prior to construction. Twenty and thirty foot utility easements are required for any main lines and appurtenances not situated within the public right-of-way.
2. Fire hydrant installation will be required at any/all locations deemed necessary by the City Fire Inspector.
3. All site drainage is required to be contained on the respective lots and cannot drain off site.

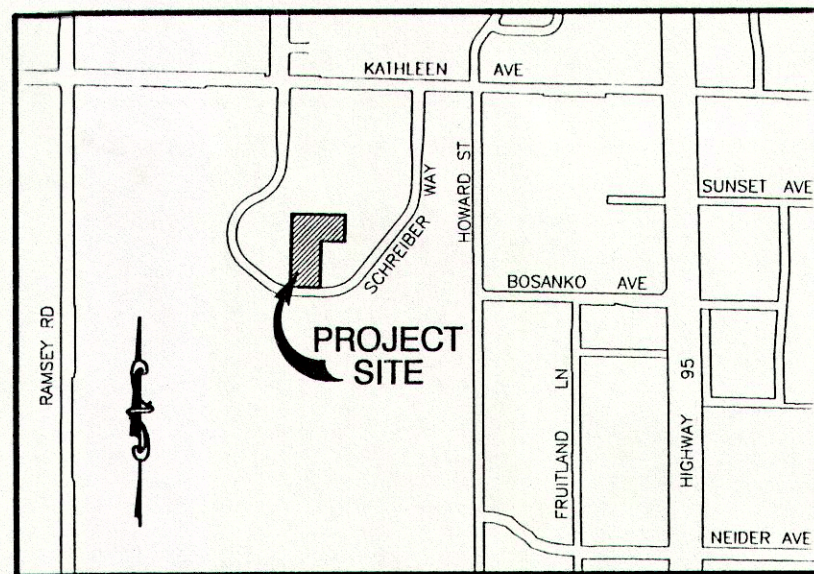
**DECISION POINT RECOMMENDATION**

Approve the subdivision as submitted with the attached conditions.



# Pereira 3rd Addition

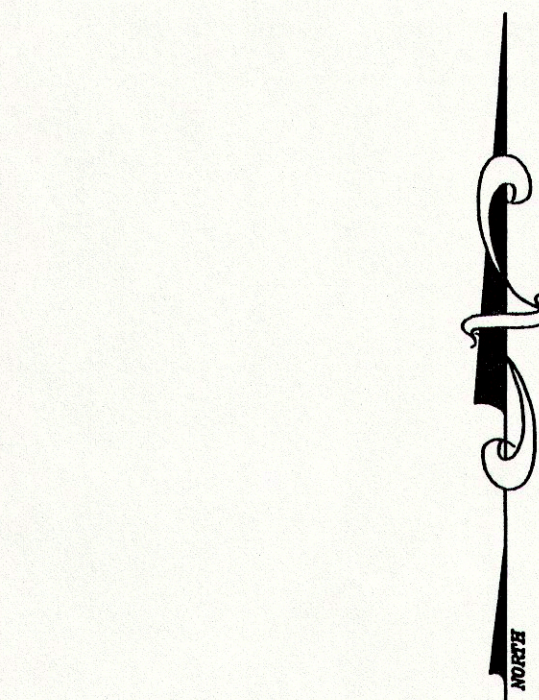
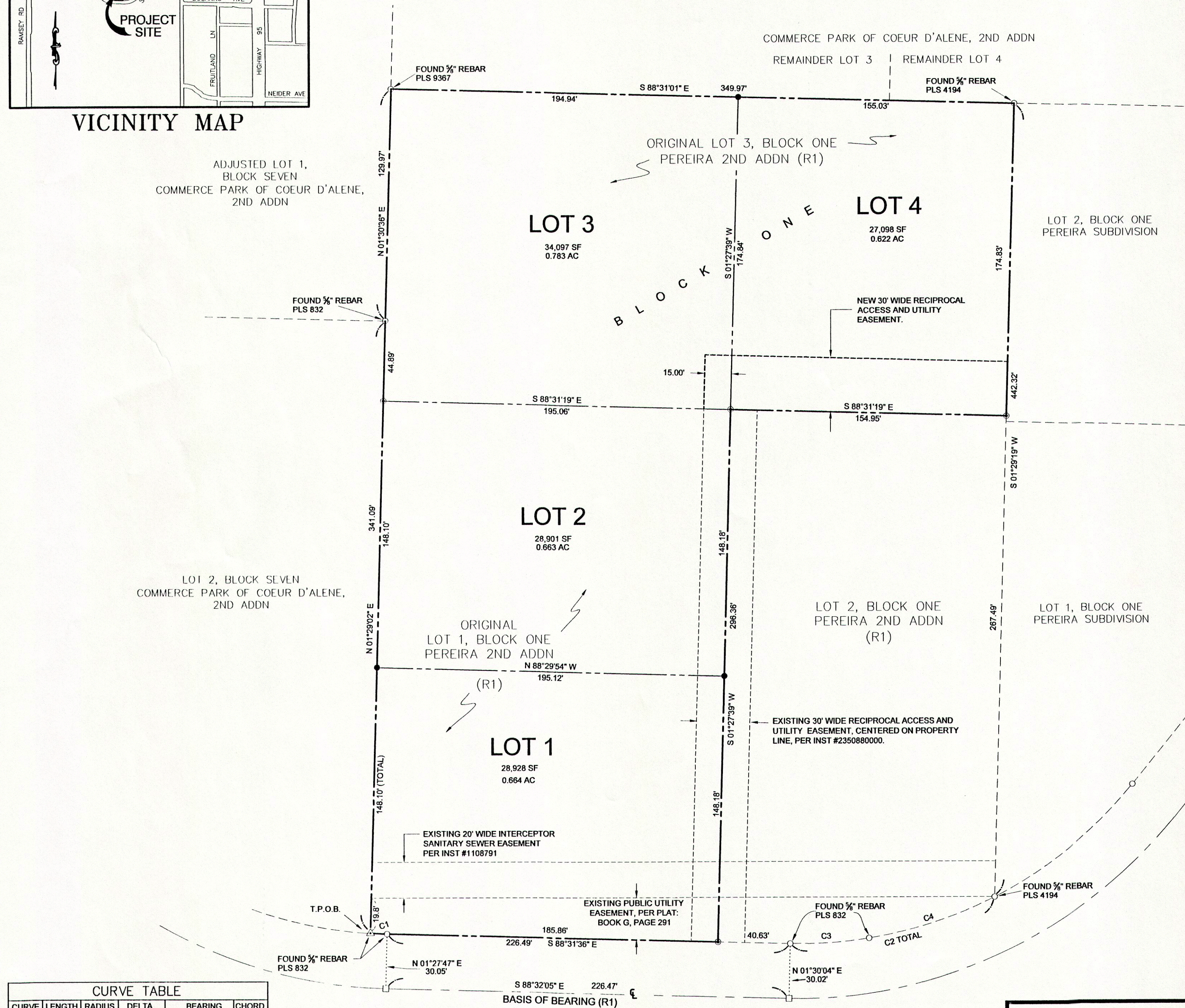
A REPLAT OF LOTS 1 AND 3, BLOCK ONE, PEREIRA 2nd ADDITION,  
IN SEC. 2, T.50N., R.4W., B.M.,  
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



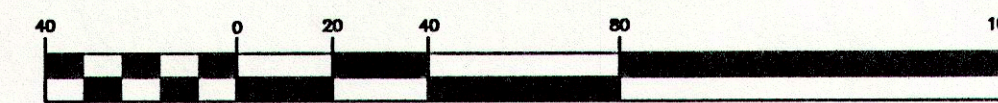
VICINITY MAP

ADJUSTED LOT 1,  
BLOCK SEVEN  
COMMERCE PARK OF COEUR D'ALENE,  
2ND ADDN

LOT 2, BLOCK SEVEN  
COMMERCE PARK OF COEUR D'ALENE,  
2ND ADDN



GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

### BASIS OF BEARING

THE BASIS OF BEARING IS TAKEN TO BE THE CENTERLINE TANGENT BEARING OF S 88°32'05" E OF SCHREIBER WAY PER THE PLAT OF COMMERCE PARK OF COEUR D'ALENE, BOOK G, PAGE 291. ADJACENT TO LOTS 1 AND 2, BLOCK ONE OF THIS PLAT. THIS BEARING IS ON THE CITY OF COEUR D'ALENE NAD83 IDAHO STATE PLANE COORDINATE SYSTEM. THE CONVERGENCE ANGLE IS -0°46'58" AT THE NORTHWEST CORNER OF S 2, T50N, R4W, B.M.

### LEGEND

- FOUND SURVEY PINS AS NOTED.
- FOUND 2" ALUMINUM CAP MARKED "PLS 832" IN CITY MONUMENT CASE.
- SET 5/8" x 30" REBAR WITH PVC CAP MARKED "PLS 5289".
- ⊙ FOUND 1/2" REBAR WITH PVC CAP MARKED "PLS 5289", RESET WITH 5/8" x 30" REBAR WITH PVC CAP MARKED "PLS 5289"
- △ T.P.O.B.

### REFERENCES

(R1) PLAT OF PEREIRA 2ND ADDITION- BOOK K, PAGE 228



**RGH 1-18-13**  
RUSSELL G. HONSAKER, P.L.S. #5289

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
*C1	9.33	240.00	2°13'39"	N 87°23'27" W	9.33
*C2	118.99	240.00	28°24'24"	S 77°17'12" W	117.77
*C3	44.43	240.00	10°36'20"	S 86°11'14" W	44.36
*C4	74.56	240.00	17°48'04"	S 71°59'02" W	74.27

\*NON-TANGENT

SCHREIBER WAY

### Pereira 3rd Addition

SCALE: 1"=40'  
DATE: 01/16/13

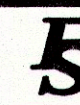
2-50N-4W

C357-III

DRAWN BY: DWJ  
FILE: C357-PLAT 3rd

**FRAME & SMETANA, PA**  
Consulting Engineers

603 North 4th Street, Coeur d'Alene, Idaho, 83814  
Ph.(208)684-2121/Fac: 785-5502/Email: smetana@adelphia.net



SHEET  
1 OF 2



**УЗО-ТАТЕНТ-**



## MEMORANDUM

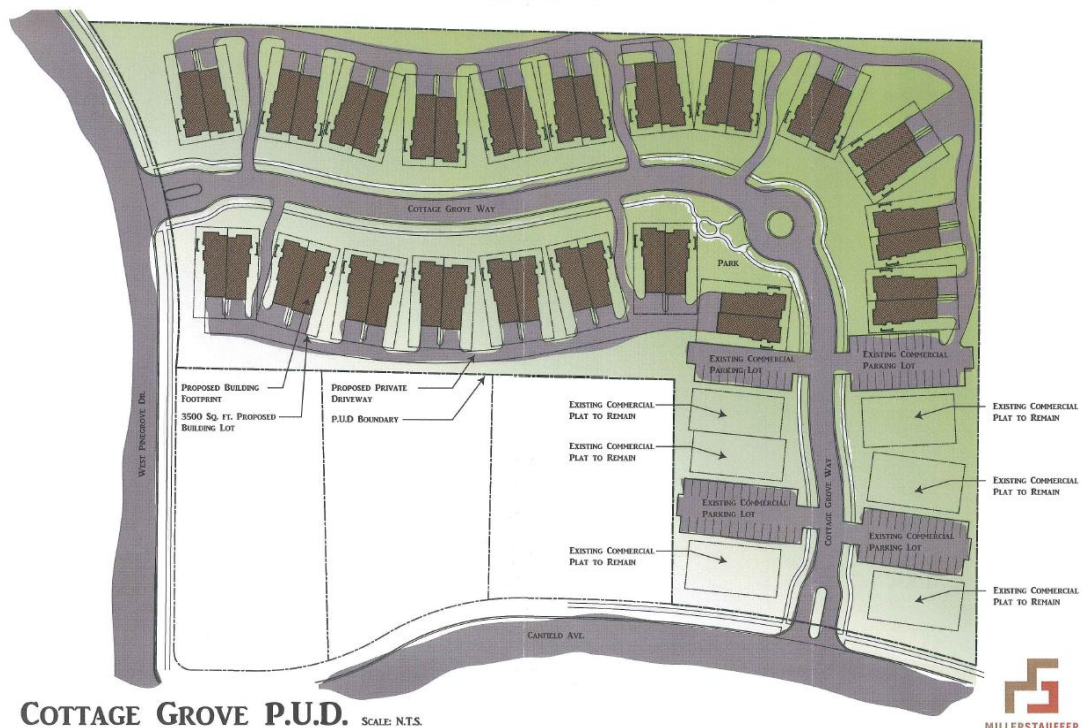
DATE: March 12, 2013  
TO: Planning Commission  
FROM: Planning Director  
RE: **I-2-13 INTERPRETATION OF PUD-2-07m Detached housing**

### DECISION POINT:

Determine whether development of either single family detached or attached housing (townhomes) is consistent with the Planning Commission's approval.

### HISTORY:

In August 2011 the Planning Commission approved a modification of the Cottage Grove Planned Unit Development located on an approximately 10-acre parcel in the vicinity of West Pinegrove Dr. and Canfield Avenue. That approval provided for 20 townhome lots (40-units total), the ability to change the current configuration/location of lots, access units through the rear via alley, and change two designated commercial lots to residential. This PUD included a required narrative and map that provided for the layout and development standards for the development. Following Commission approval, the Final Development Plan was submitted by the applicant and is currently being reviewed by staff.



It has since been determined by the applicant that there is interest in having detached as well as attached housing within the development. The applicant is seeking Commission permission to have that flexibility. This request does not change any other aspect of the development. The density would remain as a maximum of 40 units.

Please see attached letter for additional information.

**PERFORMANCE ANALYSIS:**

The staff has determined that the Planning Commission may interpret if the request is consistent with the original approval.

**DECISION POINT RECOMMENDATION:**

Determine whether the provision of single family detached homes is consistent with the Planning Commission's approval.



February 26, 2013

Dave Yadon, Planning Director  
City of Coeur d'Alene  
710 Mullan Avenue  
Coeur d'Alene, ID 83814

Re: Cottage Grove Subdivision  
Request for interpretation

Dave,

Pursuant to our recent conversations, the developers of Cottage Grove Subdivision, are seeking an interpretation of the Agreement pertaining to the residential structures proposed for this development. The approved PUD specifically proposes individually owned, duplex style units straddling a common property line. The developer has received interest in stand alone single family units of similar style and layout. The lot size and layout would support this opportunity without any adjustment to the subdivision. Design character, rear access garages and overall density would remain unchanged. The developer would like the option to pursue both styles of construction within the development.

Cottage Grove sits between commercial properties and multi-family properties and this minor deviation would have no impact on the neighborhood.

Your assistance in soliciting this interpretation from the planning commission is appreciated.

Thank you,

A handwritten signature in black ink, appearing to read "R. Stauffer", written over a horizontal line.

Richard M. Stauffer  
Miller Stauffer Architects

Cc: Josh Beebe



**PLANNING COMMISSION  
STAFF REPORT**

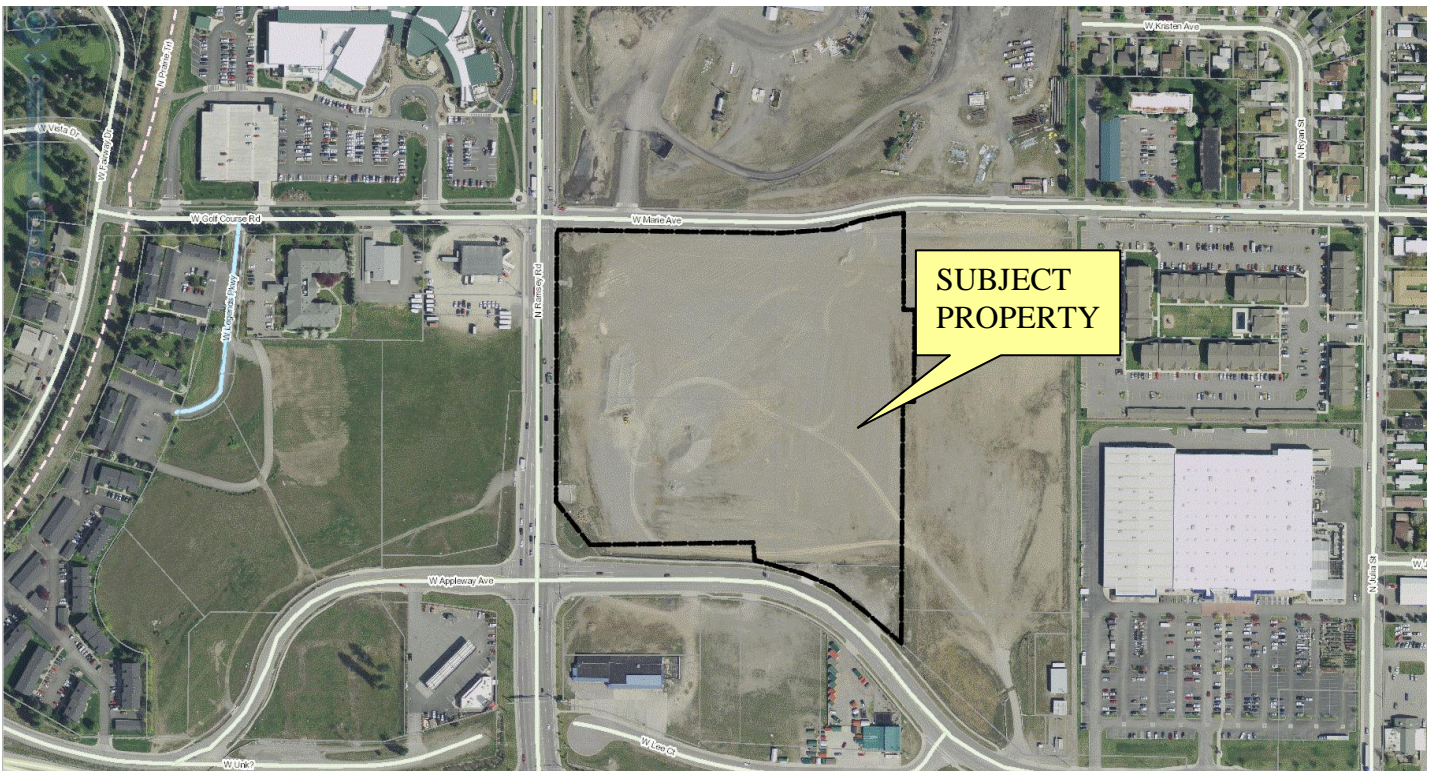
**FROM:** TAMI A. STROUD, PLANNER  
**DATE:** MARCH 12, 2013  
**SUBJECT:** S-1-13 – “The Crossroads Subdivision” - 7-LOT PRELIMINARY PLAT  
**LOCATION:** +/- 16.40 ACRE SITE ON THE NE CORNER OF APPLEWAY AVENUE AND  
RAMSEY ROAD

**APPLICANT/OWNER:**  
WinCo Foods, LLC  
650 N. Armstrong Place  
Boise, ID 83704

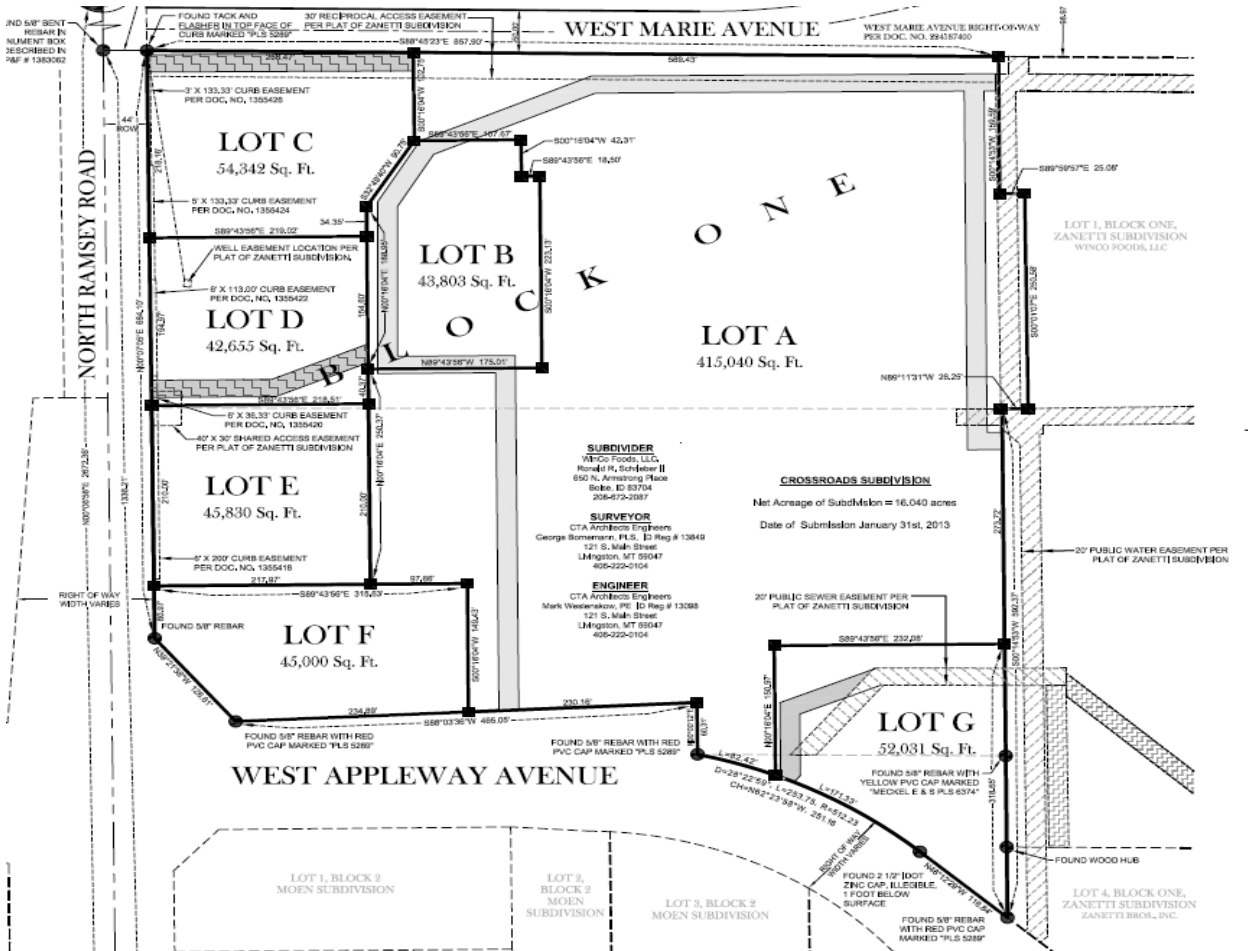
**DECISION POINT:**  
WinCo Foods, LLC is requesting the approval of "The Crossroads Subdivision" a 7-lot re-plat of the existing Zanetti & Moen Subdivisions. The subject property is located in the C-17(Commercial at 17 units/acre) zoning district.

**SITE PHOTOS:**

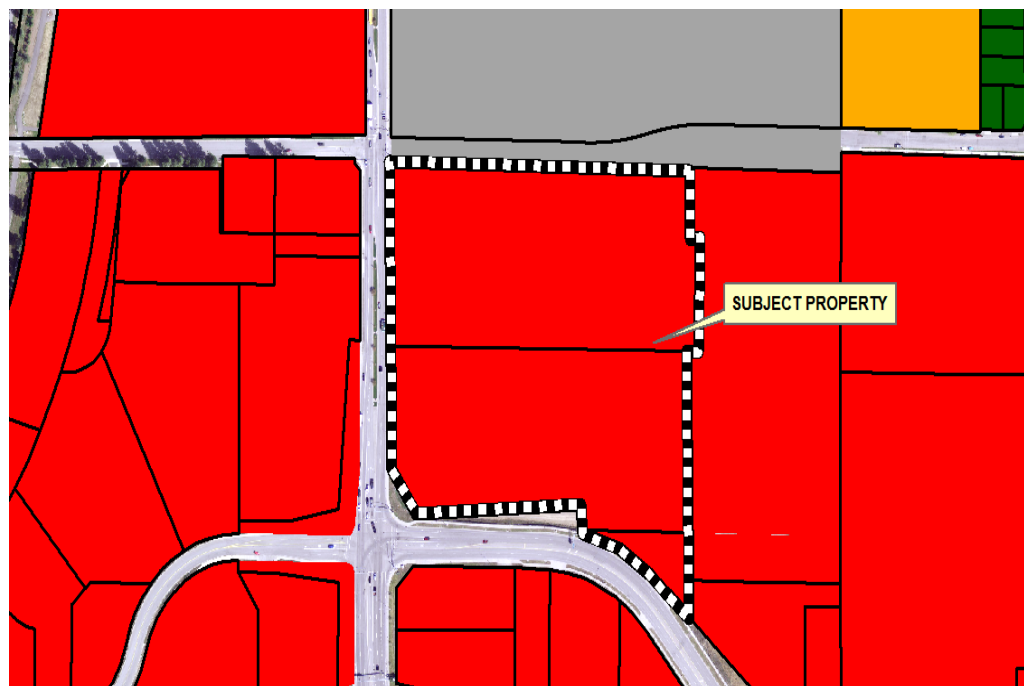
A. Aerial photo:



**PROPOSED 7-LOT PRELIMINARY PLAT:**

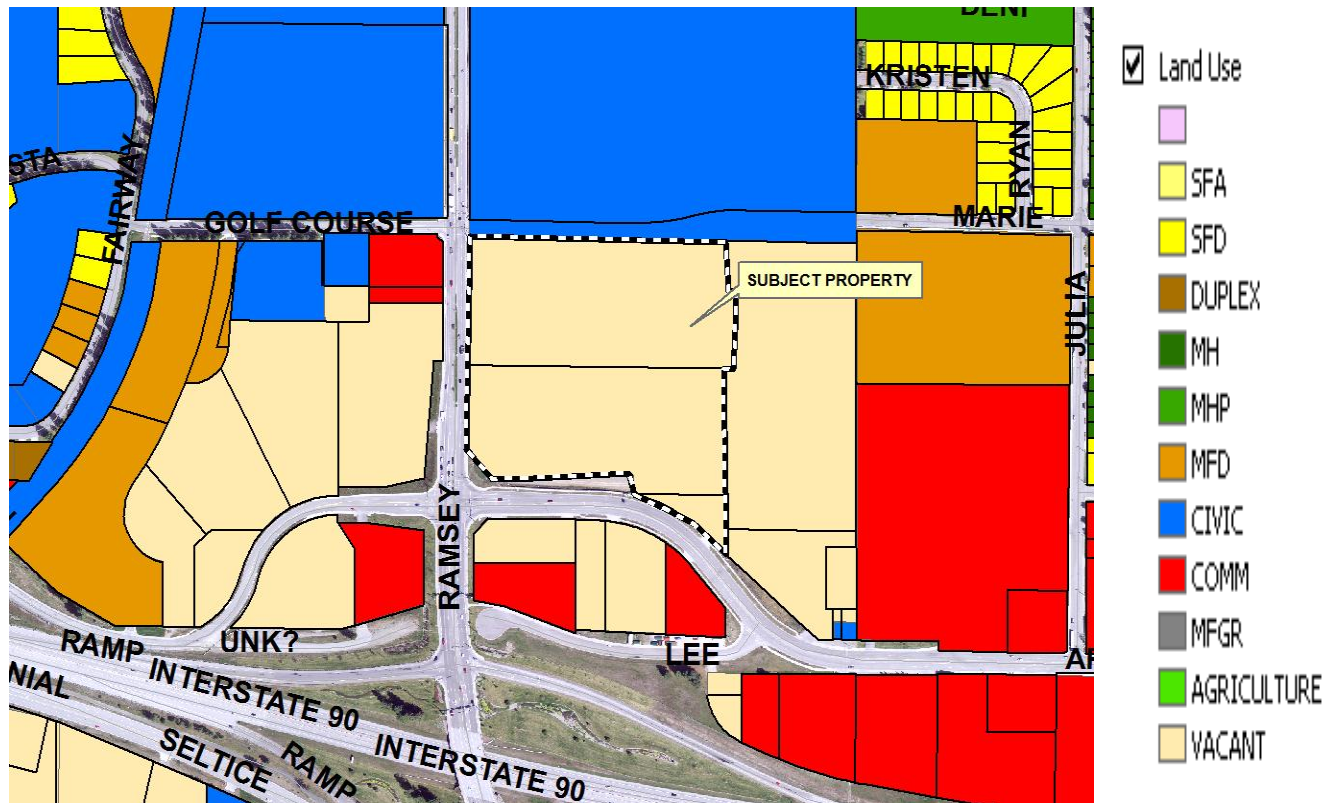


**ZONING:**



- zoning
- C-17
- C-17L
- C-17LPUD
- C-17PUD
- DC
- DCPUD
- LM
- M
- MH-8
- MH-8PUD
- NC
- NW
- R-1
- R-12
- R-12PUD
- R-17
- R-17PUD
- R-1PUD
- R-3
- R-3PUD
- R-5
- R-5PUD
- R-8
- R-8PUD
- R-85F

**B. GENERALIZED LAND USE PATTERN:**



**C. Proposed “Crossroads Subdivision” Preliminary Plat:**

**GENERAL INFORMATION:**

The subject property is currently vacant with infrastructure improvements.

**REQUIRED FINDINGS:**

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

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

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

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



**WATER:**

The proposed lot for the WinCo Foods will require a water main extension in a dedicated public utility easement to supply adequate fire flow to the structure, as specified by the fire suppression system engineer, as no main currently exists in this section of Marie Ave. Any proposed lots that do not have street frontage on Ramsey or Appleway will be required to have direct frontage on a water main for services. Services are not permitted to cross one private lot to serve another. Any proposed lots with street frontage that currently do not have water services will be required to install services at time of building permit from the adjacent street frontage

*-Submitted by Terry Pickel, Assistant Water Superintendent*

**SEWER:**

Wastewater has no objection to this proposed plat. Wastewater has adequate collection and treatment capacity for this proposed development.

*-Submitted by Jim Remitz, Utility Project Manager*

**STORMWATER:**

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

**Evaluation:**

The stormwater management plan, with swale location, sizing and justifications, is required to be a component of any infrastructure plan submittal for the subject property. All swale upkeep and maintenance will be the responsibility of the homeowners/business/property owners association for the subdivision. If there is no association, all stormwater maintenance will be the responsibility of the individual lot owners. City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site.

**TRAFFIC:**

Given the size of the proposed development and the variety of types of development that could possibly be situated on the site, it is not possible to arrive at traffic estimates that the completed project may generate. However, peak hour estimates for the proposed WinCo supermarket may amount to 700 – 800 ATD's per two hour peak period.

**Evaluation**

The adjacent streets are all controlled with signalized intersections; therefore, traffic flows can be regulated to and from the subject property. It may be possible to adjust signal timing, and sequencing in order to maintain an acceptable service level for traffic utilizing the adjoining and adjacent streets, should the developed levels present congestion issues. Also, there are multiple points of ingress/egress to the subject property which should allow for greater dispersion of traffic at the site.

**STREETS:**

The proposed subdivision is bordered by W. Appleway to the south, Marie Avenue to the north and Ramsey Road to the west. The right-of-way, and, developed street widths, both meet City standards.

**Evaluation:**

Two (2) of the noted streets (W. Appleway, Ramsey) are five (5) lane sections with either center turn lanes or protected turn pockets. This type of street section can carry between 18,000 and 24,000 vehicle trips before traffic levels start to move into the "D/E" level of service category. The latest vehicle counts (June 2012) at the Ramsey/Appleway intersection were in the 13,200 ADT range which falls within an "A" level of service.

2. Ramsey Road adjoining the subject property contains a hard median which would prohibit left/southbound turning movements from the site.

*Evaluation:*

This median will not be allowed to be breached, thus requiring all southbound traffic movements on Ramsey Road to utilize either the signalized intersection at the Appleway or Golf Course/Marie Avenue intersections.

There are a number of existing curb drop access points along the Ramsey Road frontage that will be required to be removed as part of the project. Removal of the points of access can occur at site development or issuance of the initial building permit for the site.

**SUBDIVISION REQUIREMENTS:**

The subdivision developer will be installing new utility service mains to serve some of the newly proposed lots, and in doing so, will be abandoning portions of existing mains that were installed to serve lots in the underlying subdivision. Those mains were situated within dedicated easements on the previous subdivision plat, and therefore, they will be required to be "vacated" per Idaho State Code Section 50-1306A, otherwise, no construction will be allowed within their specified boundaries.

*-Submitted by Chris Bates, Engineering Project Manager*

**FIRE:**

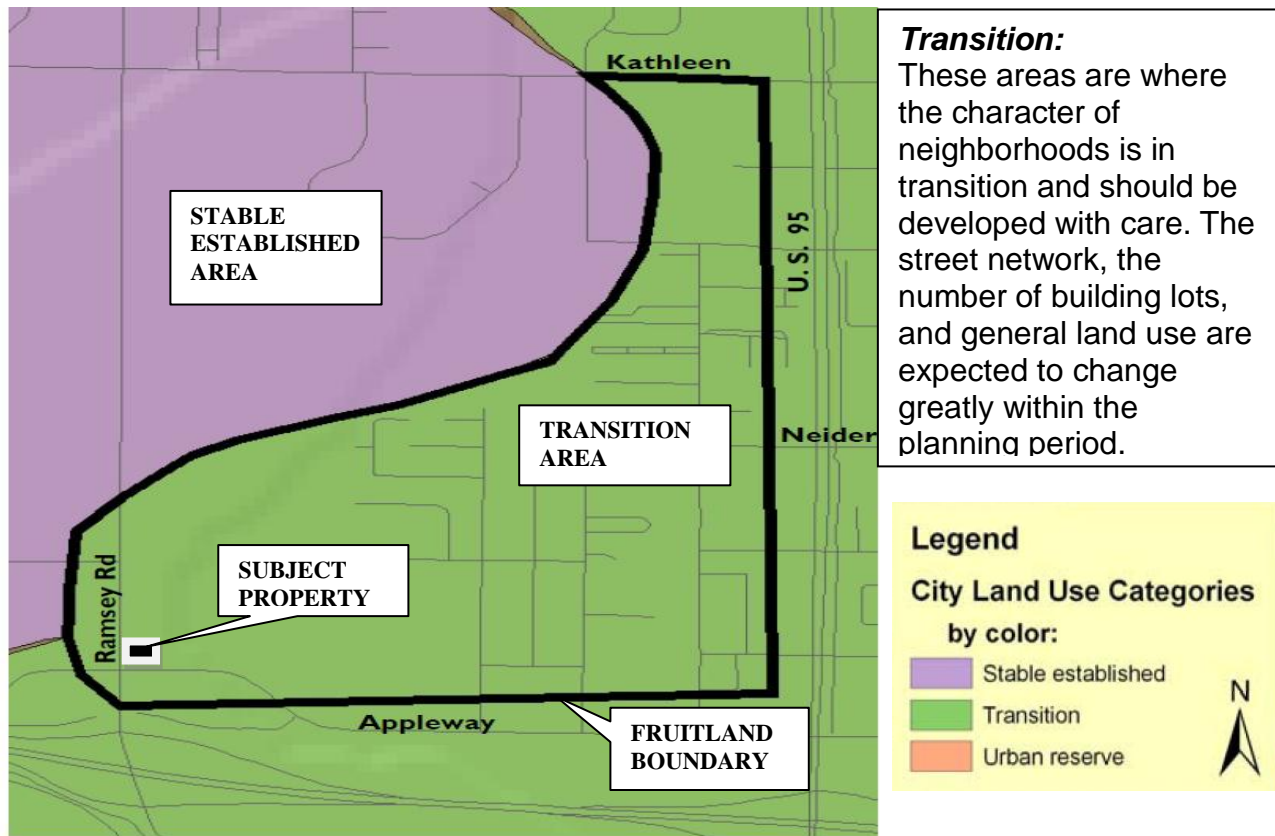
The Fire Dept. has no comments for the submitted plans. Access and water supply is acceptable for the proposed plans but additional fire hydrants will be required as development of future buildings are added to the site.

*-Submitted by Bobby Gonder, Fire Inspector*

**Evaluation:** *The Planning Commission must determine, based on the information before them, whether the provisions for streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, and utilities are or are not adequate.*

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

**COMPREHENSIVE PLAN DESIGNATION: FRUITLAND-TRANSITION:**



**Fruitland- Fruitland Tomorrow**

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

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

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

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

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

**Significant 2007 Comprehensive Plan policies for your consideration:**

- Objective 1.01-Environmental Quality:  
Minimize potential pollution problems such as air, land, water, or hazardous materials.
- Objective 1.02 - Water Quality:  
Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.

- Objective 1.05-Vistas:  
Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d'Alene unique.
- Objective 1.11- Community Design:  
*Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.*
- Objective 1.12 - Community Design:  
*Support the enhancement of existing urbanized areas and discourage sprawl.*
- Objective 1.14 - Efficiency:  
*Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.*
- Objective 1.16-Connectivity:  
Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.
- Objective 2.01  
Business Image & Diversity:  
Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.
- Objective 2.04-Downtown & Neighborhood Service Nodes:  
Prioritize a strong, vibrant downtown and compatible neighborhood service nodes throughout the city.
- Objective 2.02 - Economic & Workforce Development:  
*Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.*
- Objective 2.05 - Pedestrian & Bicycle Environment:  
*Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances*
- Objective 3.01 - Managed Growth:  
*Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.*
- Objective 3.03-Managed Growth:  
Direct development of large chain warehouse ("big box") business outlets to zones that will protect neighborhoods.
- Objective 3.05 - Neighborhoods:  
*Protect and preserve existing neighborhoods from incompatible land uses and developments.*
- Objective 3.10 - Affordable & Workforce Housing:  
*Support efforts to preserve and provide affordable and workforce housing.*
- Objective 3.16 - Capital Improvements:  
*Ensure infrastructure and essential services are available prior to approval for properties seeking development.*
- Objective 4.02 - City Services:  
*Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling and trash collection).*

**Evaluation:**    *The Planning Commission must determine, based on the information before*

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

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

The subject property is within the corporate limits and will create a 7-lot subdivision and will provide opportunities for commercial development along Appleway Avenue & Ramsey Road, a major arterial and developing commercial corridor.

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

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

A preliminary plat and utility design was submitted indicating that all subdivision code design standards and improvement requirements have been met and approved by the City Engineer.

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

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

The underlying subdivision is currently zoned C-17 (Commercial). The lots, as proposed, meet the requirements of the C-17 zoning district. This district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial, and in addition, residential uses.

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

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

The subject property is zoned C-17 and will not change with this request. Development in the area consists of a mix of commercial, multi-family, civic and single family residential units. The adjacent and connecting streets will accommodate the additional traffic volume (See "Street" comments under Finding #B8B provided by Chris Bates- Engineering Project Manager).

**2007 Comprehensive Plan designation – Transition- Fruitland Land Use Area:**

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



**Evaluation:** *The Planning Commission must determine, based on the information before them, whether the proposal would or would not adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character, and existing land uses.*

**APPLICABLE CODES AND POLICIES:**

**UTILITIES**

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

**STREETS**

5. An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.

**STORMWATER**

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

**FIRE PROTECTION**

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

**GENERAL**

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

**PROPOSED CONDITIONS:**

Engineering:

1. The stormwater management plan, with swale location, sizing and justifications, is required to be a component of any infrastructure plan submittal for the subject property.
2. The Ramsey Road median will not be allowed to be breached to allow vehicle movements through it. All traffic movements must utilize the adjacent signalized intersections, with the exception of any constructed right in/right out points of access.
3. The unused curb drops along the Ramsey Road frontage will be required to be removed at the time of site development, or, issuance of the initial building permit, whichever comes first.
4. "Vacation" per IC Section 50-1306A of all portions of dedicated easements that contain utility main lines that are being abandoned. Failure to do so will inhibit the issuance of building permits on adjacent lots.

**ORDINANCES AND STANDARDS USED IN 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.
- 2010 Trails and Bikeways Master Plan

**ACTION ALTERNATIVES:**

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

**PROPERTY INFORMATION**

- 1. Gross area: (all land involved): 16,040 acres, and/or 698,701 sq.ft.
- 2. Total Net Area (land area exclusive of proposed or existing public street and other public lands): 16,040 acres, and/or 698,701 sq. ft.
- 3. Total length of street frontage: 2,565 ft., and/or 0.49 miles.
- 4. Total number of lots included: 7
- 5. Average lot size included: 99,814 sq. ft.  
minimum lot size: 42,655 sq. ft.  
maximum lot size: 415,040 sq. ft.
- 6. Existing land use: vacant / commercial

**SEWER AND WATER REIMBURSEMENT POLICY**

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

**PROJECT DESCRIPTION:**

Please describe the concept of the proposed subdivision:

Re-subdivision of 3 commercial lots into 7 lots. Full-service supermarket on larger lot with various smaller businesses on other lots.

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

**A. INTRODUCTION**

This matter having come before the Planning Commission on March 12, 2013, and there being present a person requesting approval of ITEM: S-1-13 a request for preliminary plat approval of "The Crossroads Subdivision" a 7-lot Preliminary Plat Subdivision in a C-17(Commercial at 17 units/acre) zoning district.

APPLICANT: WINCO FOODS, LLC

LOCATION: +/- 16.40 ACRE SITE ON THE NE CORNER OF APPLEWAY AVENUE AND  
RAMSEY ROAD

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

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

- B1. That the existing land uses are: a mix of commercial, multi-family, civic and single family residential units.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is C-17.
- B4. That the notice of public hearing was published on February 23, 2013, which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. That 10 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on February 22, 2013.
- B7. That public testimony was heard on March 12, 2013.

B8. Pursuant to Section 16.10.030A.1, Preliminary Plats: In order to approve a preliminary plat, the Planning Commission must make the following findings:

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

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

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

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

**Criteria to consider for B8D:**

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

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

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

**Criteria to consider for B8F:**

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

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

**Criteria to consider for B9:**

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

**C. ORDER: CONCLUSION AND DECISION**

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

Special conditions applied to the motion are:

**Engineering:**

1. The storm water management plan, with swale location, sizing and justifications, is required to be a component of any infrastructure plan submittal for the subject property.
2. The Ramsey Road median will not be allowed to be breached to allow vehicle movements through it. All traffic movements must utilize the adjacent signalized intersections, with the exception of any constructed right in/right out points of access.
3. The unused curb drops along the Ramsey Road frontage will be required to be removed at the time of site development, or, issuance of the initial building permit, whichever comes first.
4. "Vacation" per IC Section 50-1306A of all portions of dedicated easements that contain utility main lines that are being abandoned. Failure to do so will inhibit the issuance of building permits on adjacent lots.

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

**ROLL CALL:**

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

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

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

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

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CHAIRMAN BRAD JORDAN