

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

MARCH 13, 2012

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

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

5:30 P.M. CALL TO ORDER:

ROLL CALL: Jordan, Bowlby, Evans, Haneline, Luttrupp, Messina, Soumas, Garringer,(Student Rep)

APPROVAL OF MINUTES:

February 14, 2012
February 28, 2012 Workshop

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

ELECTIONS:

Chair/Vice-Chair

DISCUSSION:

Neighborhood Associations

PUBLIC HEARINGS:

1. Applicant: Eric Olson/Ruen – Yeager & Associates
 Location: 1000 W. Garden
 Request: A proposed 58.51 acre annexation from County Industrial
 to City R-17 (Residential at 17 units/acre) zoning district
 QUASI-JUDICIAL, (A-1-12)

2. Applicant: Janhsen Properties, LLC, Herb Janhsen
 Location: W. Pinegrove and Canfield Avenue
 Request: A proposed 46-lot subdivision "Cottage Grove Replat"
 QUASI-JUDICIAL, (S-1-12)

ADJOURNMENT/CONTINUATION:

Motion by _____, seconded by _____ ,
to continue meeting to _____, ___, at ___ p.m.; motion carried unanimously.

Motion by _____,seconded by _____ , to adjourn meeting; motion carried unanimously.

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



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**PLANNING COMMISSION
MINUTES
FEBRUARY 14, 2012
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Amy Evans
Peter Luttrupp
Tom Messina
Jake Garringer, Student Rep.

STAFF MEMBERS PRESENT:

Sean Holm, Planner
Tami Stroud, Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney
Dave Yadon, Planning Director
Renata McLeod, Project Manager
Gordon Dobler, City Engineer

COMMISSIONERS ABSENT:

Heather Bowlby, Vice-Chair
Lou Soumas

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Luttrupp, seconded by Messina, to approve the minutes of the Planning Commission meeting held on January 10, 2012. Motion approved.

COMMISSION COMMENTS:

There were none.

STAFF COMMENTS:

City Engineer Dobler announced that staff has been working on changes to the subdivision ordinance and will bring forward to the Planning Commission for approval upon completion.

Neighborhood Associations – Dave Yadon

Planner Yadon explained that in the Comprehensive Plan, it encourages existing and emerging neighborhoods to join together to form associations. This topic was recently discussed during an Executive Team meeting and that staff felt it was an issue for the Planning Commission to discuss.

He explained that in the past, representatives of different neighborhood associations had approached staff on ways that their association can be empowered when changes are brought forward that would affect their communities and would like suggestions on how the Planning Commission would like to discuss this issue.

He suggested that a workshop could be scheduled on the 4th Tuesday of this month and if the commission would like to appoint a subcommittee or work as a whole commission.

The Planning Commission discussed and would like to schedule the first Neighborhood Association workshop on Tuesday, February 28th at 12:00 p.m. to be held in the Old Council Chambers at City Hall.

PUBLIC COMMENTS:

None

ADMINISTRATIVE ITEMS:

1, Approval of findings for SP-4-12 and ZC-1-12.

Motion by Luttrupp, seconded by Evans, to approve Item SP-4-12. Motion approved.

ROLL CALL:

Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

Motion by Luttrupp, seconded by Evans, to approve Item ZC-1-12. Motion approved.

ROLL CALL:

Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

2. Applicant: Tom Andrel
Request: Amendment to phasing plan for "The Landings at Waterford"
ADMINISTRATIVE (I-1-12)

Planner Yadon presented the staff report and then asked if the Commission had any questions.

Motion by Messina, seconded by Evans, to approve Item 1-1-12. Motion approved.

3. Applicant: City of Coeur d'Alene, Water Department
Location: SW quarter of Section 34, Township 51, N. range 4 W,
Boise Meridian
Request: A proposed 2-lot preliminary plat "Trinity Corners"
SHORT PLAT (SS-2-12)

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

Motion by Messina, seconded by Evans, to approve Item SS-2-12. Motion approved.

4. Applicant: Coeur d'Alene School District No. 271
Location: 2101 N. St. Michelle Drive
Request: A proposed 2-lot preliminary plat "Woodland Corner"
SHORT PLAT (SS-3-12)

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

Commissioner Luttrupp inquired if a sidewalk on lot one will be proposed.

City Engineer Dobler stated that sidewalk installation along the street frontage of lot one will be required prior to final plat approval.

Motion by Evans, seconded by Messina, to approve Item SS-3-12. Motion approved.

PUBLIC HEARINGS:

1. Applicant: Gina and Tom Sampson
Location: 1825 N. Government Way
Request: A Food/Beverage, On/Off site Consumption, special use permit
In C-17L (Commercial Limited) zoning district
QUASI-JUDICIAL (SP-5-12)

Planner Stroud presented the staff report, gave the mailing tally as 0 in favor, 0 opposed, and 2 neutral.

There were no questions for staff.

Public testimony open:

Gina Sampson, applicant, 7815 Highland Drive, commented that staff covered most of the issues for this project and asked if the commission had any questions.

There were no questions for the applicant.

Kim Cooper, 1203 Cherrywood Drive, commented that he is in favor of the project and feels this is a good use for the neighborhood.

Public testimony closed:

Motion by Messina, seconded by Evans, to approve Item SP-5-12. Motion approved.

ROLL CALL:

Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

2. Applicant: Tricksters Brewing Company
Location: 3850 N. Schreiber Way
Request: A Food/Beverage, On/Off site Consumption, special use permit
In the M (Manufacturing) zoning district
QUASI-JUDICIAL (SP-6-12)

Planner Holm presented the staff report, gave the mailing tally as 1 in favor, 0 opposed, and 2 neutral.

There were no questions for staff.

Public testimony open:

Matt Morrow, applicant representative, 3850 N. Schreiber Way, commented that the special use permit is needed to allow the brewery to sell beer. He then asked if the commission had any questions.

Commissioner Luttrupp inquired regarding the name of the beer to be sold at the brewery.

Mr. Morrow answered that they have not chosen a name yet.

Public testimony closed:

Motion by Evans, seconded, by Luttrupp, to approve Item SP-6-12. Motion approved.

ROLL CALL:

Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

3. Applicant: Stu and Callie Cabe
Location: 802 E. Young
Request: A requested zone change from R-12 (Residential at 12 units/acre) to
R-12 DO-E zoning district
QUASI-JUDICIAL (ZC-2-12)

Planner Holm presented the staff report, gave the mailing tally as 3 in favor, 2 opposed, and 3 neutral and answered questions from the Commission.

Chairman Jordan inquired how this zone change would affect the project, if approved.

Planner Holm explained that the applicant wants to put a deck on the second level of the home, which is not allowed because of the height restriction in the R-12 zone.

Commissioner Luttrupp noted when looking at the map in the staff report, that the DOE boundary goes down 8th street and questioned why a portion of the eastside of 8th street was omitted.

Assistant Attorney Wilson explained that a few years ago the East Mullan Neighborhood requested that their area be omitted from the DOE district, because the limitations within that boundary were too dense for their neighborhood.

Public testimony open:

Todd Walker, applicant representative, 10444 Lakeview Drive, designer for the project explained that the owner is requesting this zone change to construct a deck on the second story so the resident living in the top apartment can go outside. He added that the house was built over 100 years ago and still has a carriage entrance in the back of the home that the owner would like to place a deck and lattice work along the existing entry way. The intent of the owner is to clean the property up and restore the home so it will be a better fit in the neighborhood and not an eyesore.

Chairman Jordan commented that he appreciates the applicant's effort, but is concerned that if the owners decide not to do the project that the zone change stays with the property.

Mr. Walker explained that the applicants live down the street from this property and wish to restore the home and not leave the area.

Commissioner Evans inquired if the back deck is constructed, would the people using the deck be able to look in the neighbor's back yard.

Mr. Walker commented that it would be hard to see into the other yard and explained that the grass is tall and level with the back of the house so it would be impossible to see the neighbor's back yard.

Carl Wickman, 810 Young Avenue, commented that he lives next-door to this property and concurs that this property is not a pretty site and appreciates the Cabe's efforts to clean it up. He stated that he is concerned if the zoning is approved, it would allow the owner to be able to put in another apartment. He feels this is a single-family neighborhood and hopes it stays that way.

Commissioner Luttrupp inquired if a variance would be a better choice.

Assistant City Attorney Wilson stated that a variance may be granted only upon showing an undue hardship due to unique site characteristics like a huge rock that needs to be moved. This property does not meet any of those criteria, so a variance would not work.

Commissioner Luttrupp commented that he is struggling with a decision to approve or not and feels from listening to previous testimony from the applicant, that this would be an improvement to the home, but is not comfortable with changing the zone.

Commissioner Evans stated she concurs and is also on the fence about the zone request.

Moria Balsey, 810 E. Pine Avenue, commented that she agrees that the property needs improvement, but is concerned about the potential of having a duplex on the property if the zone change is granted .

Rebuttal:

Mr. Walker explained that the intent of the applicant is to clean the property up by omitting the five existing apartments in the home. Their desire is to restore the home to its original historical features and be a nice addition to the neighborhood. He feels that if the property burned down, the applicants would rebuild the home as it sits on the property today.

Chairman Jordan inquired if the house did burn down under the current zoning, would they be allowed to have a duplex.

Planner Holm explained that he discussed this with staff and that the applicant would have to reduce the number of tenants, but could remain a duplex.

Commissioner Luttrupp stated he could not support this request because of the zone change. And added this is not because of the project or the current owners.

Public testimony closed:

Motion by Messina, seconded by Evans, to approve Item ZC-2-12. Motion approved.

ROLL CALL:

Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Nay

Motion to approve carried by a 2 to 1 vote.

ADJOURNMENT:

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

The meeting adjourned at 7:28 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**PLANNING COMMISSION WORKSHOP
MINUTES
FEBRUARY 28, 2012**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Heather Bowlby, Vice-Chair
Amy Evans
Tom Messina
Lou Soumas
Jake Garringer, Student Rep

STAFF MEMBERS PRESENT:

Renata McLeod, Project Manager
Tami Stroud, Planner
Dave Yadon, Planning Director

COMMISSIONERS ABSENT:

Peter Luttrupp

VISITORS

Deanna Goodlander, City Council
Bob McAdams, Garden District Neighborhood President
Rob Haneline,

CALL TO ORDER:

The meeting was called to order by Chairman Jordan at 12:06 p.m.

WORKSHOP DISCUSSION

Neighborhood Recognition

Planner Yadon explained that City Administrator Wendy Gabriel has asked that the Commission provide some guidance on how to acknowledge neighborhoods as envisioned in the Comprehensive Plan. He noted that a new neighborhood association called the Garden District has formed and has approached the City seeking permission to allow for some distinctive physical features that would identify their unique neighborhood. He further noted that the resolution of this request has not been satisfactory for the city or neighborhood because in part that the city has not defined what or how we accept neighborhoods.

Planner Yadon then provided a review of the Comprehensive Plan statements on neighborhoods. He then reviewed a list of the types of neighborhoods and physical improvements and/or services that have been formally or informally provided by the City. These neighborhoods ranged from the Sherman/Lakeside downtown to the loosely organized East Mullan Historic Neighborhood Association. Project Manager McLeod and Yadon also provided an overview of the Block Watch division of the city.

Commissioner Soumas noted that the newer subdivisions with active homeowner's associations could also be included.

Planner Yadon then provided examples of the range of neighborhood acknowledgement that other communities utilize. This included simple acknowledgement to formalized neighborhood councils with specific rights/opportunities for voting on funding projects. Yadon and McLeod noted that

most of the funding utilized in these other cities came from Community Development Block Grants (CDBG) and other sources that were not available or extremely limited for Coeur d'Alene. Manager McLeod noted that the city only had approximately \$260,000 available in the next CDBG Plan Year. Planner Yadon stated that based on past experience and action, he felt that Coeur d'Alene would likely accept a process that was closer toward the simpler end of the spectrum.

Chairman Jordan acknowledged some of the past work of the Commission and how the city has not wanted to be "top down" on this issue.

Garden District spokesman McAdams provided a concrete example of his neighborhood and the types of improvements that they would like to accomplish over time. Various commissioners asked questions and expressed praise of efforts of the neighborhood. The commissioners also did not have a problem with the small size of this neighborhood. Commissioner Messina stated that it was key to him that this was coming from the neighborhood.

Commissioner Soumas stated that perhaps utilizing something like Bozeman's recognition program might make sense to look at and model.

Commissioner Bowlby stated that over the years she had been involved with looking at neighborhood issues and in her opinion, the city should keep it simple. Chairman Jordan noted that some communities go as far as specific design standards or other requirements. Several commissioners expressed the view that extensive standards are not desired.

Councilmember Goodlander agreed and stated that we need to have a process that acknowledges neighborhoods and allows for expression without being a burden for the neighborhood or city. She further noted that she believes that the council is likely not interested in a program that requires extensive staff time. She recognized that sometimes simple requests like sidewalk stamping can turn out to be not that simple. She then asked Planner Yadon – What do we do?

Planner Yadon suggested that the staff develop a basic recognition process based on one of the simpler examples and bring it back to the commission for review. Such a process will incorporate the K.I.S.S. principle. Yadon and Manager McLeod noted that we would likely include some criteria such as

- Size of association
- Formality
- Number of people involved % of the neighborhood group
- Boundary description
- Description of what makes the neighborhood special
- Description of how the group would want to have the neighborhood recognized or held out as unique

Chairman Jordan asked if this draft might be available for discussion at the March 13th Commission meeting. Yadon (looking at McLeod with stuffy headed glaze) stated they would try. Chairman Jordan asked Mr. McAdams if he was comfortable with this timeline. Mr. McAdams stated that he had no problem with that at all and further stated that it was important for the commission to establish the process.

ADJOURNMENT:

Motion by Messina, seconded by Bowlby,
Motion carried

**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI A. STROUD, PLANNER
DATE: MARCH 13, 2012
SUBJECT: A-1-12 –ZONING PRIOR TO ANNEXATION FROM COUNTY INDUSTRIAL TO THE CITY R-17 (Residential at 17 acres) ZONING DISTRICT.
LOCATION: +/- 58.51 ACRES KNOWN AS NIC BEACH PROPERTY

Applicant/ Ruen-Yeager & Associates
Owner: North Idaho College
1000 W. Garden Avenue
Coeur d’Alene, ID 83814

DECISION POINT:

Ruen-Yeager & Associates on behalf of North Idaho College is requesting approval of Zoning prior to annexation from County Industrial to the City R-17 (Residential at 17 units/acre) zoning district.

SITE PHOTOS:

A. Aerial photo:



B. NIC Beach Property—looking west along Dike Road



NIC Beach Property- looking east



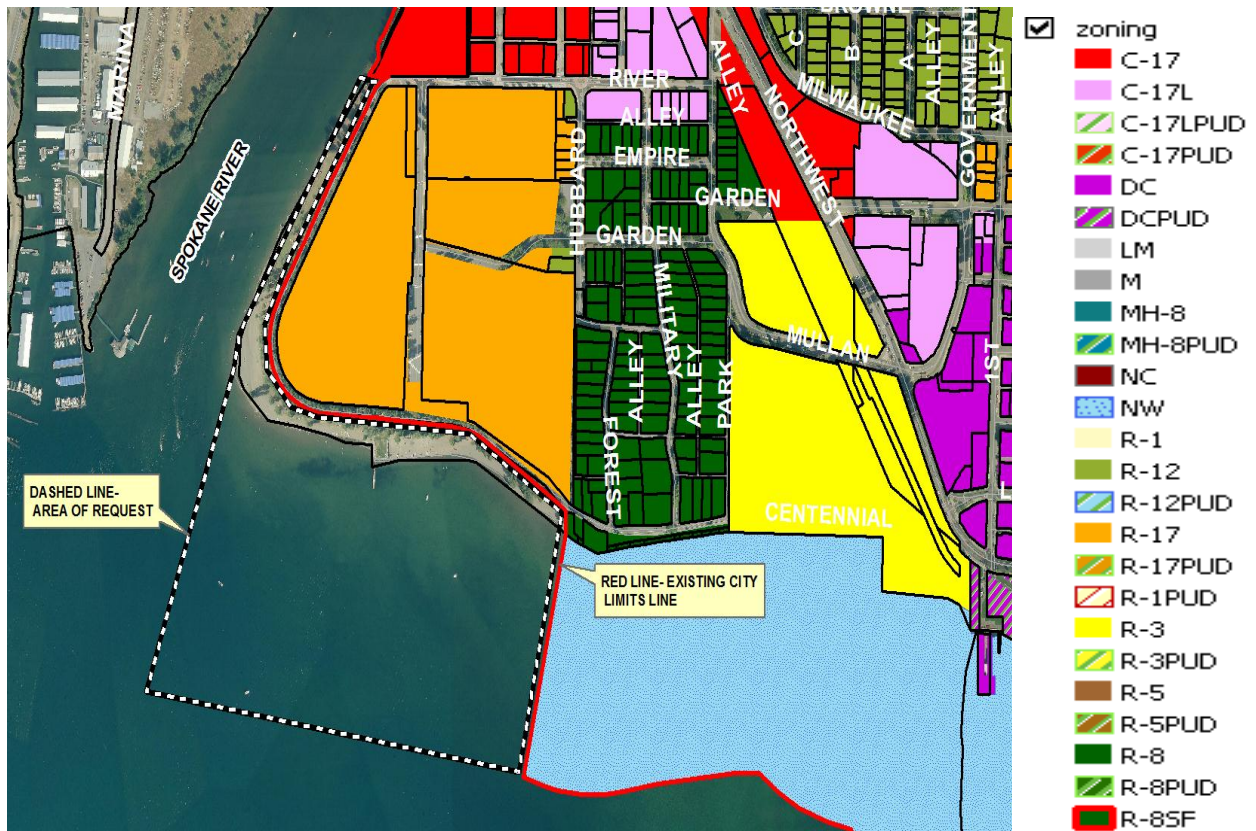
NIC Beach Property- birds-eye views



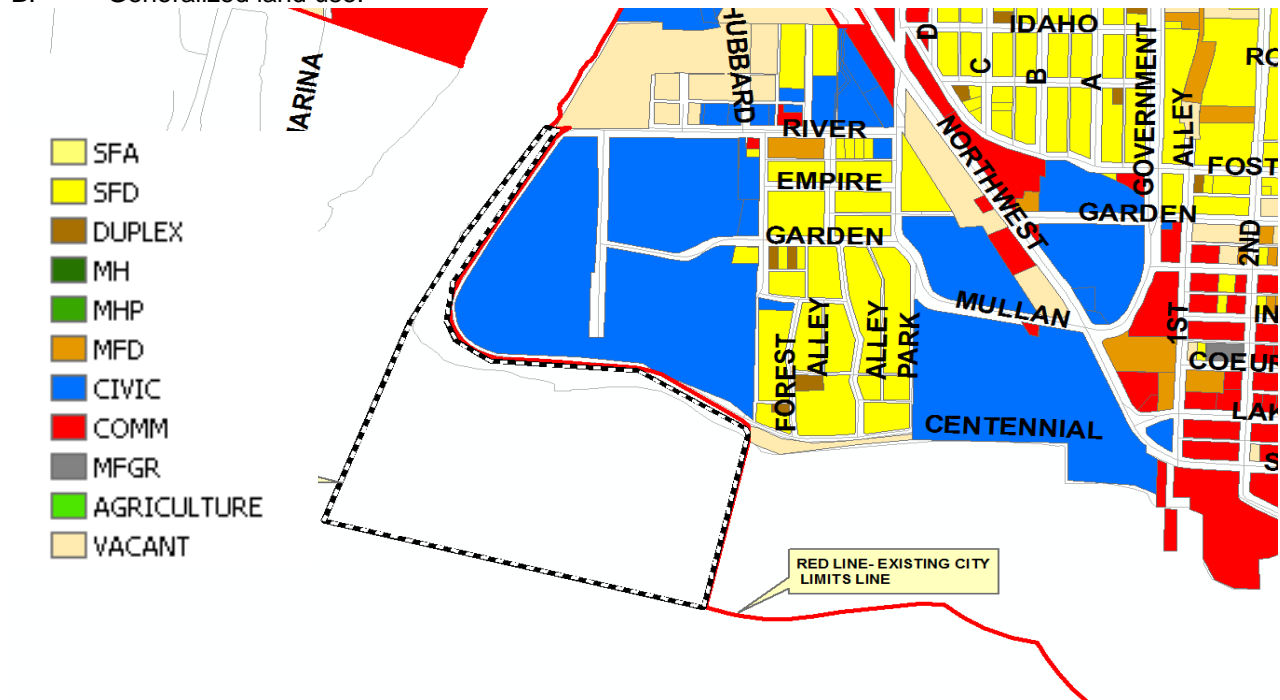


GENERAL INFORMATION:

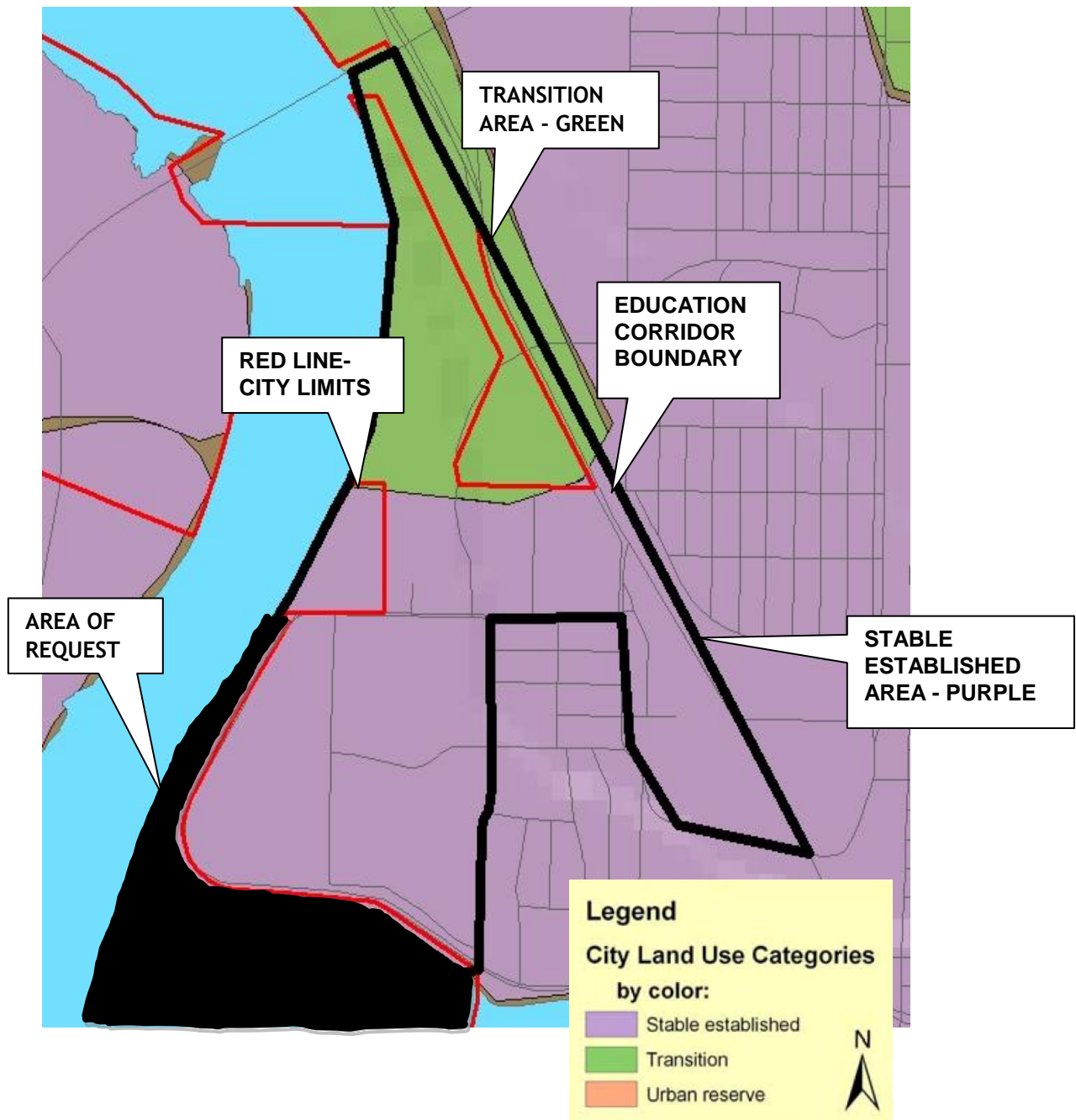
A. Zoning.



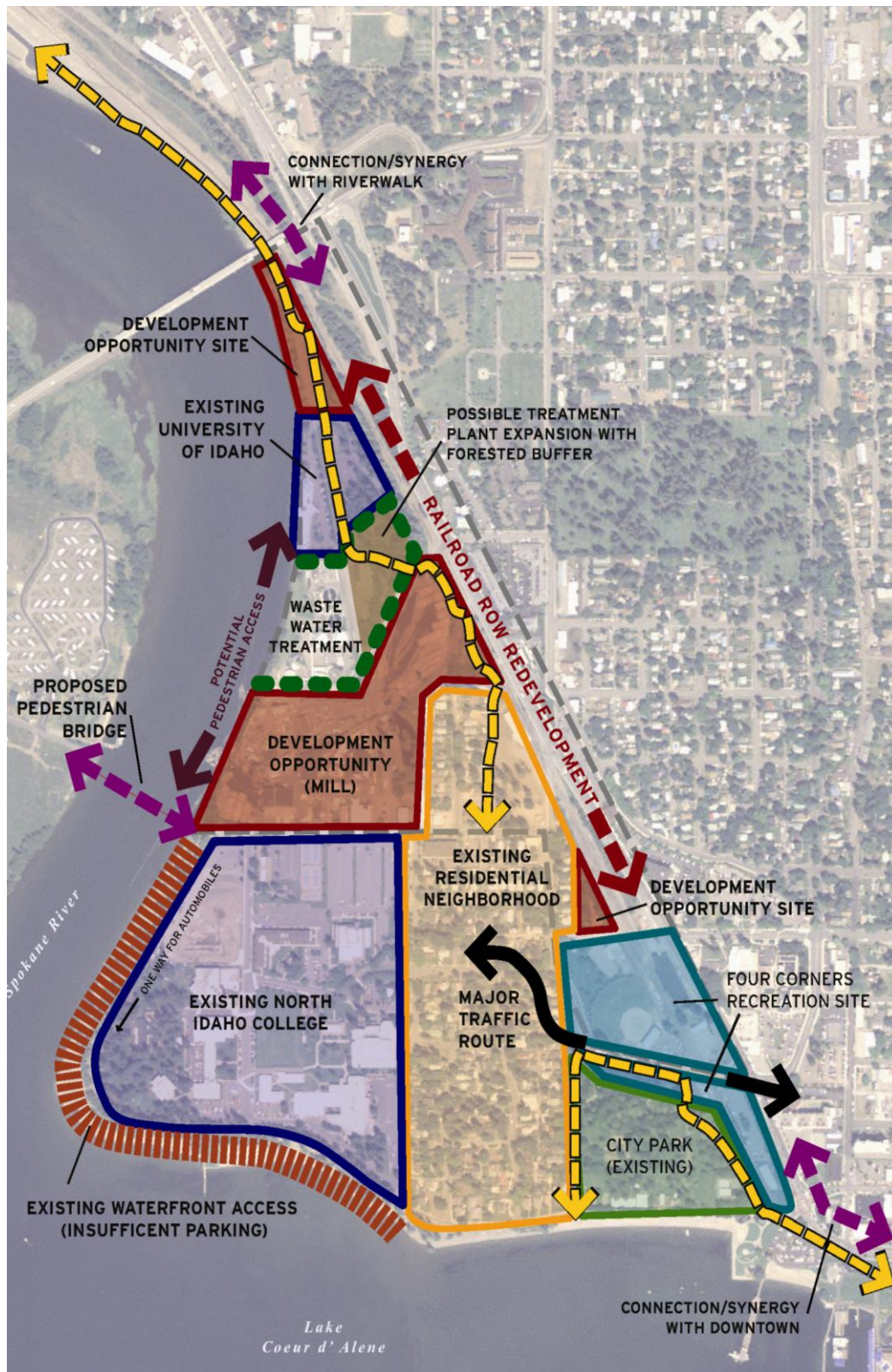
B. Generalized land use.



C. 2007 Comprehensive Plan designation - Transition and Stable Established – Education Corridor



D. 2007 Comprehensive Plan - Special Area – Education Corridor Conceptual Plan



- E. The subject property is waterfront property and is utilized for recreation which includes beach structures such as shelters, benches and picnic tables primarily used during the summer months. Small boat/watercraft facilities are also on site.
- F. Land uses in the area include civic (North Idaho College), single-family residential and public recreational areas.
- G. The subject property is restricted to recreational uses only under terms of Land and Water Conservation Funding.
- H. The surface water portion of the request will be zoned Navigable Water.
- H. The purpose of the request is to annex the County parcel into the City, making the zoning on the property consistent with NIC's campus to the north and east, which is the R-17 zoning district.

PERFORMANCE ANALYSIS:

R-17 Zoning District:

1. Purpose

The R-17 district is intended as a medium/high density residential district that permits a mix of housing types at a density not greater than seventeen (17) units per gross acre.
2. Uses permitted by right
 - Single-family detached housing
 - Duplex housing
 - Pocket residential development
 - Multi-family.
 - Home occupations.
 - Administrative.
 - Public recreation.
 - Neighborhood recreation.
 - Essential service (underground)
 - Childcare facility.
 - Community education.
3. Uses permitted by Special Use Permit:
 - Automobile parking when the lot is adjoining at least one point of, intervening streets and alleys excluded the establishment which it is to serve; this is not to be used for the parking of commercial vehicles.
 - Boarding house.
 - Commercial film production.
 - Commercial recreation.
 - Community assembly.
 - Community organization.
 - Convenience sales.
 - Group dwelling - detached housing.
 - Handicapped or minimal care facility.
 - Juvenile offenders facility.
 - Ministorage facilities.
 - Mobile home manufactured in accordance with section [17.02.085](#) of this title.
 - Noncommercial kennel.

- Nursing/convalescent/rest homes for the aged.
- Rehabilitative facility.
- Religious assembly.
- Residential density of the R-34 district as specified.
- Three (3) units per gross acre density increase.

NW Navigable Water District

1. Principal permitted uses in an NW district are:
 - All long established uses.
 - All uses that are normal auxiliary uses to the upland property owners adjacent to the shoreline.
 - Facilities related to boating, swimming and other water related activities
4. Evaluation: The R-17 zone allows an increased residential density of 17 units by right, 34 units by special use permit and increased nonresidential uses by special use permit.. The Land and Water Conservation Funding restricts the use to recreational.

The zoning pattern (see zoning map on page 3) in the surrounding area shows R-8, R-17, C-17L, C-17 zoning. However, the North Idaho College property directly to the north and east is zoned R-17 and the City owned property to the north containing the wastewater treatment plant and University of Idaho is zoned C-17. The subject property is currently zoned industrial in the County.

5. The proposed annexation is within the Shoreline Overlay District. The applicant has not requested deviations from the regulations.

B. Finding #B8: THAT THIS PROPOSAL (IS) (IS NOT) IN CONFORMANCE WITH THE COMPREHENSIVE PLAN POLICIES.

1. The subject property is within the Area of City Impact Boundary.
2. The subject property has a land use designation of Stable Established (NIC Beach property) and is entirely within the Education Corridor, as follows:

Transition Areas:

These areas are where the character of neighborhoods is in transition and should be developed with care. The street network, the number of building lots and general land use are expected to change greatly within the planning period.

Stable Established Areas:

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

Education Corridor:

The Education Corridor is becoming an important asset to our community as institutions of higher learning continue to grow in this area. A study looking at future land use patterns in the Education Corridor is currently underway. This study should provide the needed framework to ensure compatibility with the existing neighborhoods, wastewater treatment plant, shoreline, and the planned higher educational uses.

The characteristics of the Education Corridor will include:

- An increasing number of uses related to the provision of higher education that is suitable in scale and density with the existing surrounding uses.
- Ensuring connectivity is maintained and improved throughout the corridor to provide multi-modal transportation options.
- Retaining and increasing trees and landscaping.

3. Special Area – Education Corridor Conceptual Plan

Coeur d'Alene is home to three institutions of higher education: the main campus of North Idaho College (NIC), and branch campuses of the University of Idaho (UI) and Lewis-Clark State College (LCSC). NIC has made its home at the Fort Grounds since it was founded in 1933, and UI and LCSC have been offering classes and services in various locations for many years. In 2002, the City of Coeur d'Alene sold a former restaurant/office building down river from NIC to UI. It is probable that an additional institution, Idaho State University, will also offer programs from this location in the future.

The city recognizes that the continuation and growth of these higher education institutions is crucial for its quality growth. Our vision is that the locations be joined to form an Education Corridor that would extend along Northwest Boulevard and the Spokane River for more than a mile.

Two other entities are currently included in this land mix: the city's Wastewater Treatment Facilities and the DeArmond Lumber Mill, owned and operated by the Stimson Lumber Company. The city's vision is that the treatment facilities remain, but be designed and landscaped to be compatible with a new, more expansive campus.

Policy:

Working in conjunction with LCDC, NIC, UI, LCSC, and private development groups, we will create an education corridor that will connect the existing NIC campus with other higher education institutions.

Methods:

We will support educational institutions in their planning efforts for the Education Corridor.

We will enlarge the wastewater treatment plant, but will design and build it to ensure compatibility of the adjoining land uses.

4. Significant policies:

- 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 1.04 - Waterfront Development:

Provide strict protective requirements for all public and private waterfront developments.

➤ Objective 1.12 - Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl.

➤ Objective 1.13 - Open Space:

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

➤ Objective 1.14 - Efficiency:

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

➤ Objective 1.17 - Hazardous Areas:

Areas susceptible to hazardous conditions (e.g. flooding, landslides, earthquakes, etc.) should be left in a natural state unless impacts are mitigated

➤ 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 2.02 - 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 3.05 - Neighborhoods:

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

➤ Objective 3.06 - Neighborhoods:

Protect the residential character of neighborhoods by allowing residential/commercial/industrial transition boundaries at alleyways or along back lot lines if possible.

➤ Objective 3.12 - Education:

Support quality educational facilities throughout the city, from the pre-school through the university level

➤ Objective 3.16 - Capital Improvements:

Ensure infrastructure and essential services are available prior to approval for properties seeking development.

➤ Objective 4.01 - City Services:

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

➤ 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).

➤ Objective 4.06 - Public Participation:

Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision-making process.

4. Evaluation: The Planning commission must determine, based on the evidence 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.

C. **Finding #B9: THAT PUBLIC FACILITIES AND UTILITIES (ARE) (ARE NOT) AVAILABLE AND ADEQUATE FOR THE PROPOSED USE.**

SEWER: Wastewater has no comments concerning this proposed annexation.

Comments submitted by Jim Remitz, Utility Project Manager

WATER: Water had no comments.

Comments submitted by Terry Pickel, Assistant Superintendent

STORMWATER:

The Engineering Department had no comments.

Submitted by Chris Bates, Engineering Project Manager

FIRE: The Fire Department had no issues with this request.

Submitted by Bryan Halverson, Fire Inspector

D. **Finding #B10: THAT THE PHYSICAL CHARACTERISTICS OF THE SITE (MAKE) (DO NOT MAKE) IT SUITABLE FOR THE REQUEST AT THIS TIME.**

The subject property is typical of beach property. The area of request gradually slopes to the shoreline of the Spokane River and extends out 1000 feet from the high water mark into navigable water.

The subject property is within a FEMA designated Flood Hazard Area and also contains a portion of a dike that protects the main North Idaho College campus and Fort Grounds area from flooding.

- Evaluation: The Planning commission must determine, based on the evidence before them, whether the physical characteristics of the site make it suitable for annexation at this time.

- F. **Finding #B11: THAT THE PROPOSAL (WOULD) (WOULD NOT) ADVERSELY AFFECT THE SURROUNDING NEIGHBORHOOD WITH REGARD TO TRAFFIC, NEIGHBORHOOD CHARACTER, (AND) (OR) EXISTING LAND USES.**

The proposed R-17 zone will have less of an impact on the surrounding area than the present County Industrial zone and will continue to allow North Idaho College to utilize the property as a recreation area for students, residents and visitors to the City.

- G. Items recommended for an Annexation Agreement:

None.

- H. Ordinances and Standards Used In Evaluation:

Comprehensive Plan - 2007.

Municipal Code.

Idaho Code.

Wastewater Treatment Facility Plan.

Water and Sewer Service Policies.

Urban Forestry Standards.

Transportation and Traffic Engineering Handbook, I.T.E.

Manual on Uniform Traffic Control Devices.

ACTION ALTERNATIVES:

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

JUSTIFICATION

Please use this space to state the reason(s) for the requested annexation and include comments on the 2007 Comprehensive Plan Category, Neighborhood Area, and applicable Special Areas and appropriate goals and policies and how they support your request.

North Idaho College wishes to annex its beach parcel into the City of Coeur d'Alene in order to improve their ability to work with the City in planning and development of the Education Corridor. The parcel is currently zoned industrial and is a strip of unincorporated property between the City and the lake. Rather than try to overcome the hurdles of working with the County in this restrictive zoning, it makes more sense to annex the parcel into the City.

This is a logical annexation. The parcel is in the Area of City Impact. NIC is already working with the City on the Education Corridor, street maintenance, and levee/floodwall maintenance. The City supplies water and sewer service to two bathrooms on the parcel already.

This unique shoreline parcel is used as recreation space by students, residents, and visitors to the City. It is an invaluable asset to the college and the Education Corridor. NIC is committed to maintaining existing vegetation and recreational amenities including the beach, volleyball courts, boat rentals, and picnic areas. They will enhance these areas as opportunities arise. Examples of this are recent boulder slope stabilization, planned ADA beach access, and working with the City on improving levee encroachments.

NIC's current use of the beach parcel is compliant with Comprehensive Plan policies such as protecting and enhancing the urban forest, public access to river and lake shorelines, and protection and continuity along shorelines. By annexing the parcel the City can help implement another policy by helping with the planning efforts of this educational institution.

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

A. INTRODUCTION

This matter having come before the Planning Commission on March 13, 2012, and there being present a person requesting approval of ITEM A- 1-12, a request for Zoning prior to annexation from County Industrial to the City R-17 (Residential at 17 units/acre) zoning district.

APPLICANT: RUEN-YEAGER & ASSOCIATES

LOCATION: +/- 58.51 ACRES KNOWN AS NIC BEACH PROPERTY

**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 civic – North Idaho College – single-family and multi-family and recreational areas.
- B2. That the Comprehensive Plan Map designation is Transition and Stable Established
- B3. That the zoning is County Industrial.
- B4. That the notice of public hearing was published on February 25, 2012 , which fulfills the proper legal requirement.
- B5. That the notice of public hearing was not required to be posted, which fulfills the proper legal requirement.
- B6. That 21 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on February 24, 2012.
- B7. That public testimony was heard on March 13, 2012.

B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as follows:

B9. That public facilities and utilities **(are) (are not)** available and adequate for the proposed use.
This is based on

Criteria to consider for B9:

1. Can water be provided or extended to serve the property?
2. Can sewer service be provided or extended to serve the property?
3. Does the existing street system provide adequate access to the property?
4. Is police and fire service available to the property?

B10. That the physical characteristics of the site **(do) (do not)** make it suitable for the request at this time because

Criteria to consider for B10:

1. Topography.
2. Streams.
3. Wetlands.
4. Rock outcroppings, etc.
5. vegetative cover.

B11. That the proposal **(would) (would not)** adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, **(and) (or)** existing land uses because

Criteria to consider for B11:

1. Traffic congestion.
2. Is the proposed zoning compatible with the surrounding area in terms of density, types of uses allowed or building types allowed?
3. Existing land use pattern i.e. residential, commercial, residential w churches & schools etc.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **RUEN-YEAGER AND ASSOCIATES** for zoning prior to annexation, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Suggested provisions for inclusion in an Annexation Agreement are as follows:

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Evans	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Soumas	Voted _____
Commissioner Haneline	Voted _____
Chairman Jordan	Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

**PLANNING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER
DATE: MARCH 13, 2012
SUBJECT: S-1-12 – “COTTAGE GROVE” - 46-LOT PRELIMINARY PLAT SUBDIVISION
LOCATION: +/- 10 ACRE IN THE VICINITY OF THE NE CORNER OF WEST PINEGROVE DRIVE AND CANFIELD AVE.

APPLICANT/OWNER:
Janhsen Properties, LLC
Herb Janhsen
515 E. Cedar Lane
Priest River, ID 83856

DECISION POINT:
Janhsen Properties, LLC is requesting the approval of "Cottage Grove" a 46-lot Preliminary Plat Subdivision in a C-17L PUD (Residential & Commercial at 17 units/acre) zoning district.

SITE PHOTOS:

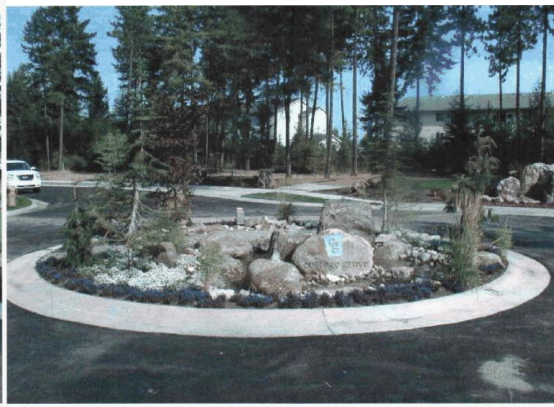
A. Aerial photo:



B. Photos of site:



GATE BETWEEN RESIDENTIAL AND COMMERCIAL AREAS



TURN AROUND



ENTRY OFF OF PINEGROVE



TURN AROUND



TURN AROUND LOOKING WEST



CENTER WATER FEATURE



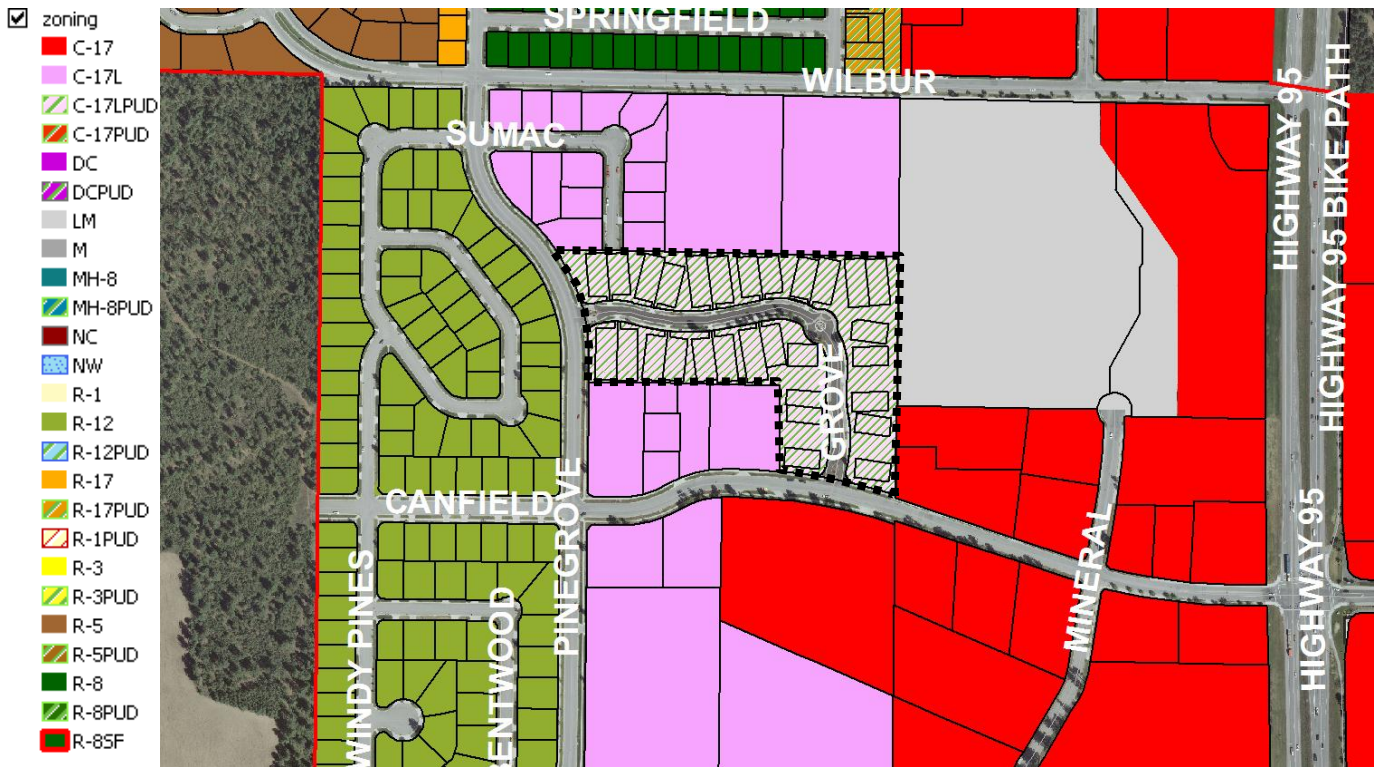
ENTRY OFF OF CANFIELD



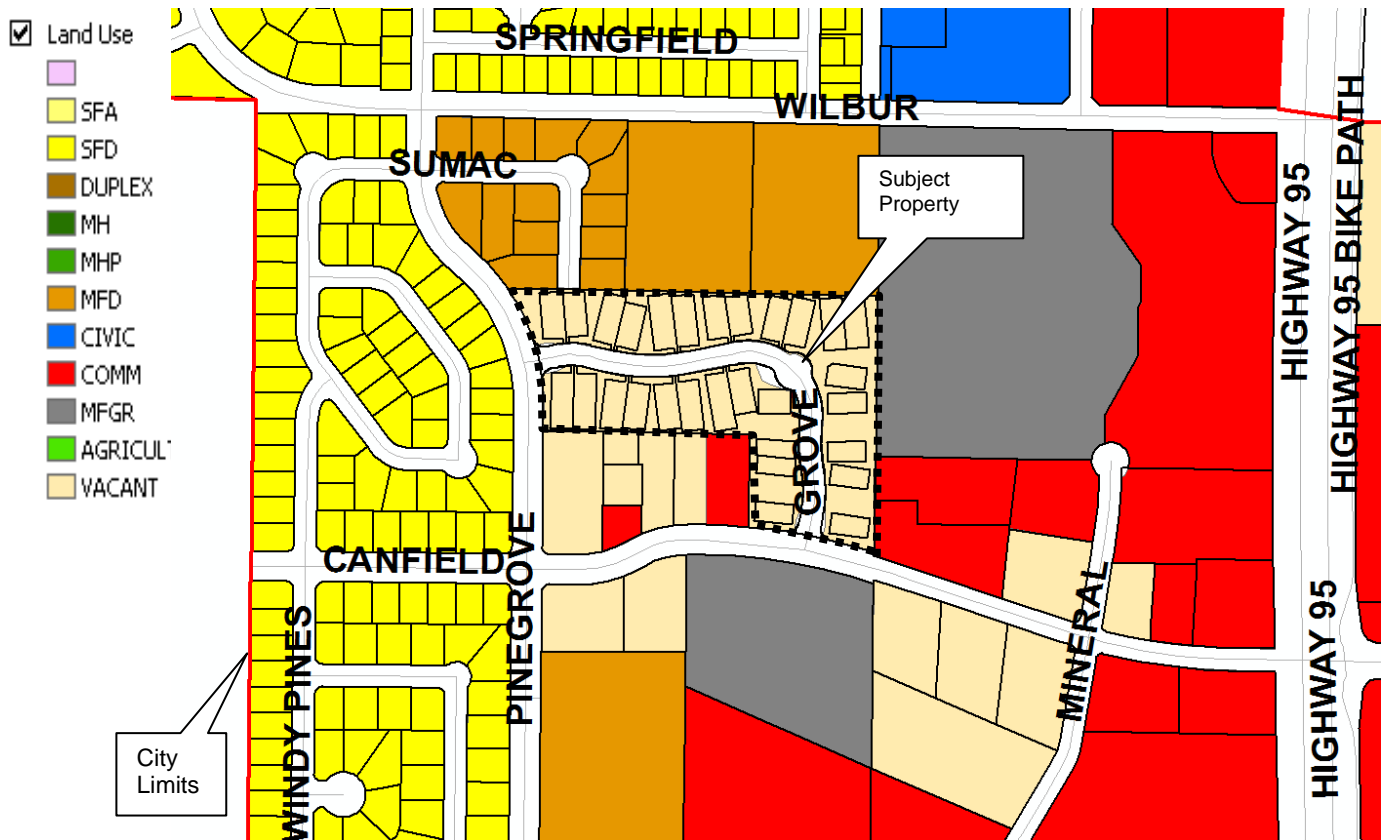
STAMPED CONCRETE ROADSIDE PARKING AREA

GENERAL INFORMATION:

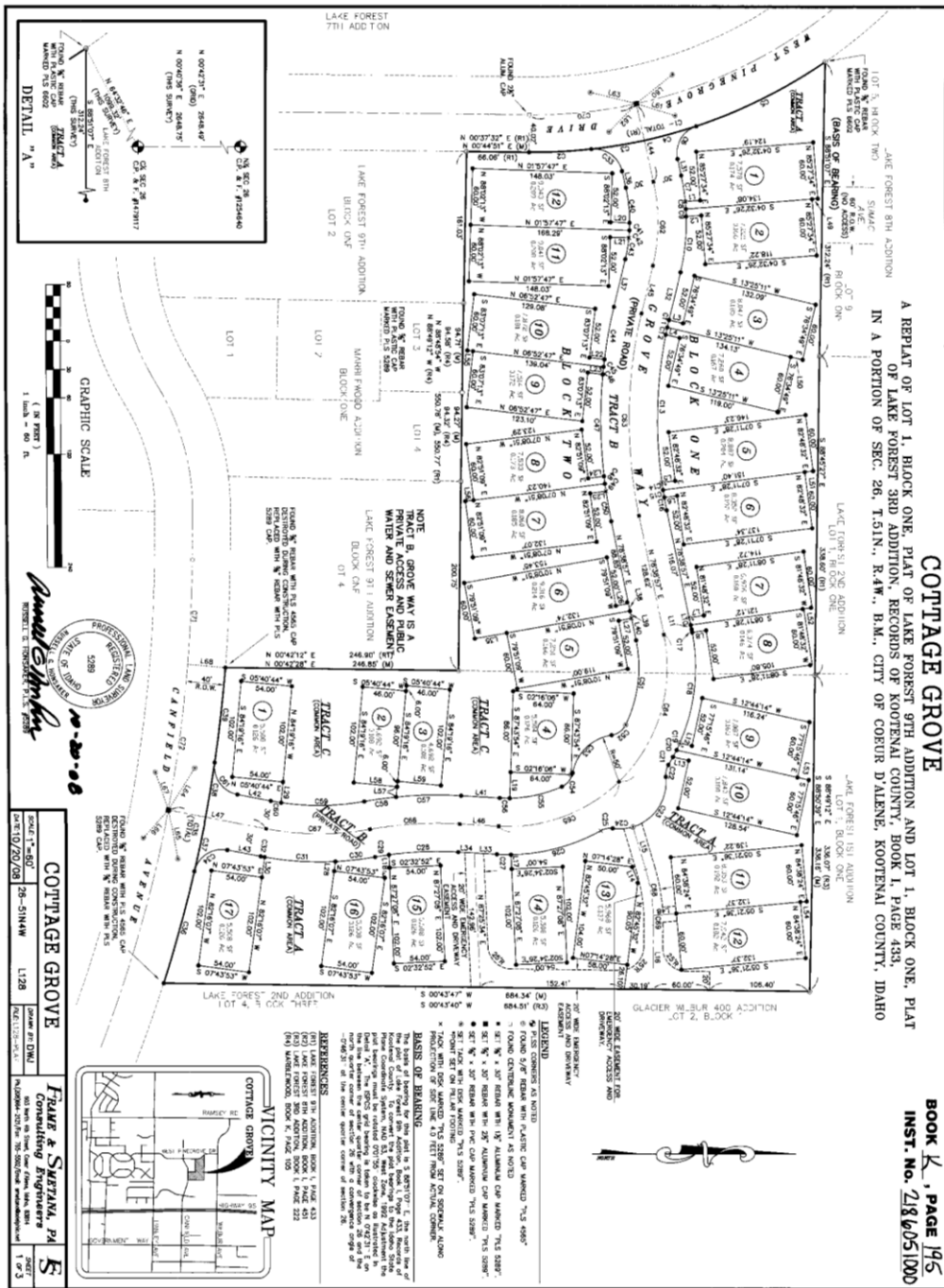
A. Zoning:



B. Generalized land use pattern:



C. Existing "Cottage Grove" Plat:



D. 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.

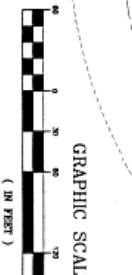
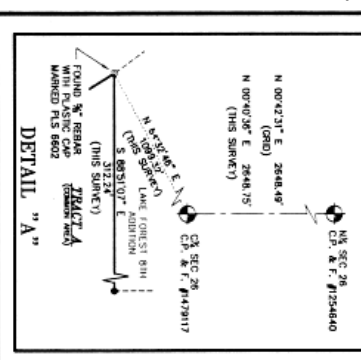
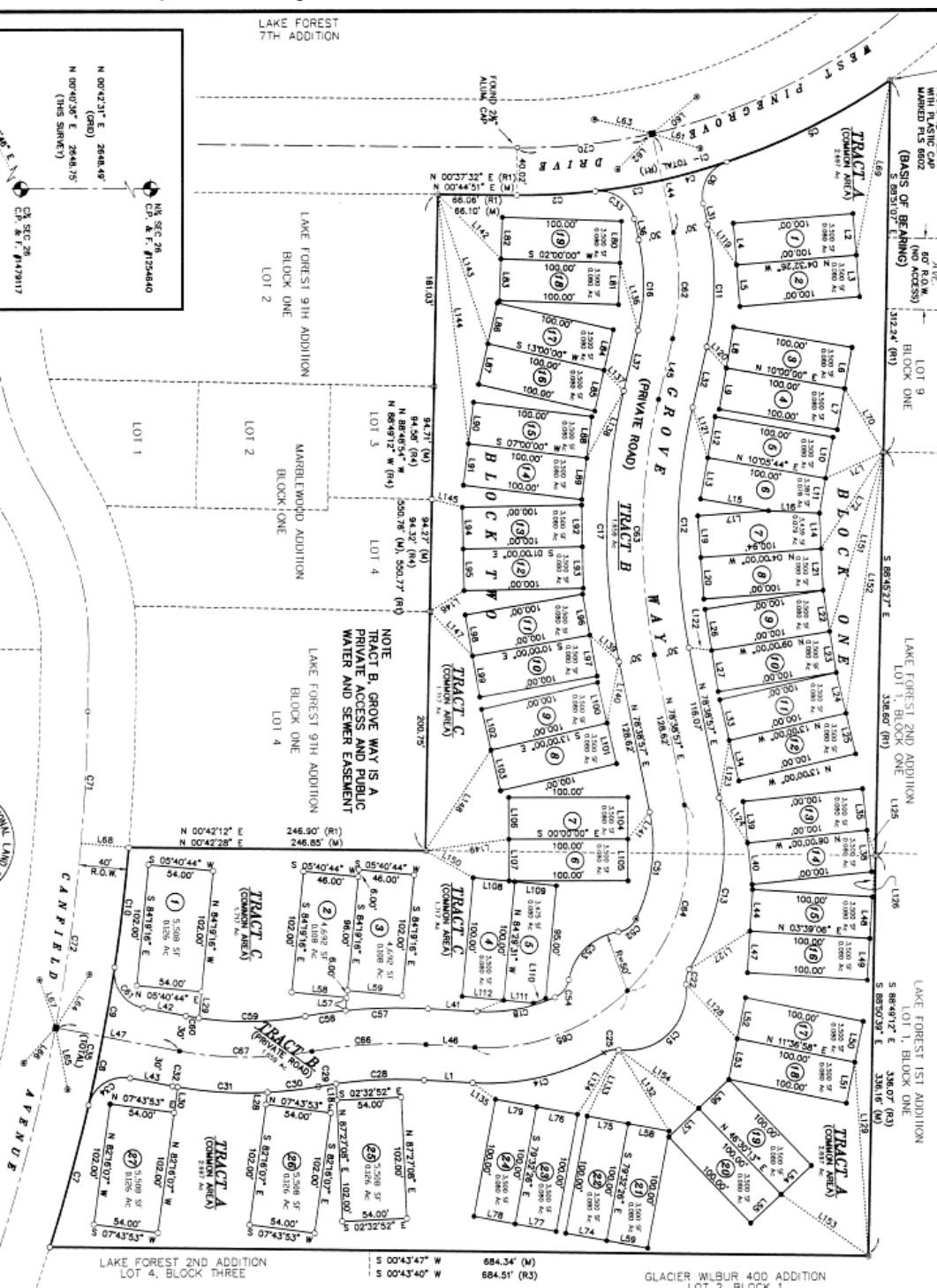
1. Per Gordon Dabler, City Engineer, the preliminary plat submitted contains all of the general information required by Section 16.12.020 of the Municipal Code, General Requirements.

2. Proposed "Cottage Grove" Plat:

COTTAGE GROVE REPLAT

A REPLAT OF COTTAGE GROVE, RECORDS OF KOOTENAI COUNTY, BOOK K, PAGE 195, IN A PORTION OF SEC. 26, T.51N., R.4W., B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK _____, PAGE _____
INST. NO. _____



COTTAGE GROVE REPLAT

DATE: 12/01/11

SCALE: 1" = 60'

26"-51N-4W L128

FORMED BY: DWU

PROJECT: 128-BEPLAT

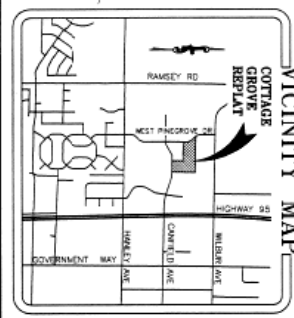
FRANK & SUTTANA, PA

Consulting Engineers

800 West 40 Street, Coeur d'Alene, Idaho 83814

PH: (208)-766-7070 FAX: (208)-766-7071

SHEET 1 OF 3



- LEGEND**
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "15S 5685"
 - FOUND 3/8" REBAR WITH PLASTIC CAP MARKED "15S 5685"
 - FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "15S 5685"
 - FOUND 3/4" REBAR WITH PLASTIC CAP MARKED "15S 5685"
 - FOUND 1" REBAR WITH PLASTIC CAP MARKED "15S 5685"
 - FOUND 1 1/2" REBAR WITH PLASTIC CAP MARKED "15S 5685"
 - FOUND 2" REBAR WITH PLASTIC CAP MARKED "15S 5685"
 - FOUND 2 1/2" REBAR WITH PLASTIC CAP MARKED "15S 5685"
 - FOUND 3" REBAR WITH PLASTIC CAP MARKED "15S 5685"
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 - FOUND 27" REBAR WITH PLASTIC CAP MARKED "15S 5685"
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 - FOUND 28" REBAR WITH PLASTIC CAP MARKED "15S 5685"
 - FOUND 28 1/2" REBAR WITH PLASTIC CAP MARKED "15S 5685"

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: Existing public facilities and services are available/currently provided to the Cottage Grove PUD in adequate supply.

Currently the lots are all served from mains in the street with individual services. To add additional lots, new services through tapping the mains directly will need to be provided, by the developer.

Changes to the plat to increase units and modify lot locations would require the developer to re/connect lots according to city policy. Existing services cannot be split per city policy and cannot serve more than one lot.

-Submitted by Terry Pickel, Assistant Water Superintendent

SEWER: Adequate wastewater facilities are available for the proposed subdivision.

-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.

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/property owners association for the subdivision. If there is no homeowners association, all stormwater maintenance will be the responsibility of the individual lot owners.

TRAFFIC: The ITE Trip Generation Manual estimates the 40 unit townhouse residential portion of the project may generate approximately 18 trips per day during the A.M. peak hours and 21 trips per day during the P.M. peak hour periods. The commercial aspect may generate 7 to 8 trips during the A.M./P.M. peak hour periods.

The adjacent and connecting streets should accommodate the additional traffic volumes. There are numerous routes that can provide access into and out of the area of the development, as well as the fact that all of the adjacent major intersections are signalized, thus regulating traffic flow volumes.

STREETS: The proposed subdivision is bordered by West Pinegrove Drive and Canfield Avenue which are public streets, and, Grove Way which is a private street that bisects the development.

Both of the public roadways have sufficient right-of-way (r/w) and are fully developed to City standards. No alterations will be required to them. Grove Way, the private street is a twenty nine foot (29') wide road section situated in a sixty foot (60') r/w, with curb adjacent "off street" parking located behind the mountable curb line. There is no indication that the "off street" parking will change with the reconfiguration of the subdivision, and, there are no changes required to the private roadway.

The proposed development anticipates utilizing rear entry access via a fifteen foot (15'), one-way paved travel lane. The travel way is required to be minimum fifteen feet in width per the approved modification to the Cottage Grove PUD (Aug. 9, 2011).

The paved access for the rear entry access will be required to be placed into a non-buildable tract, and the maintenance of it will be the responsibility of the homeowners/property owners association. The connection to the street will be required to be a standard City type approach, and the travel way will need to have "one-way" signage installed directing the directional flow of traffic. Design of the roadways will be required to direct all stormwater runoff into drainage swales for treatment, per City Code, and will be required to be managed, and maintained by the homeowners/property owners association for the development. Stormwater will not be allowed to flow on to the adjoining residential lots from the paved drive lane.

SUBDIVISION IMPROVEMENTS: Lot frontages on Grove Way are less than the minimum required. A deviation was approved through the original PUD request in 2007.

-Submitted by Chris Bates, Engineering Project Manager

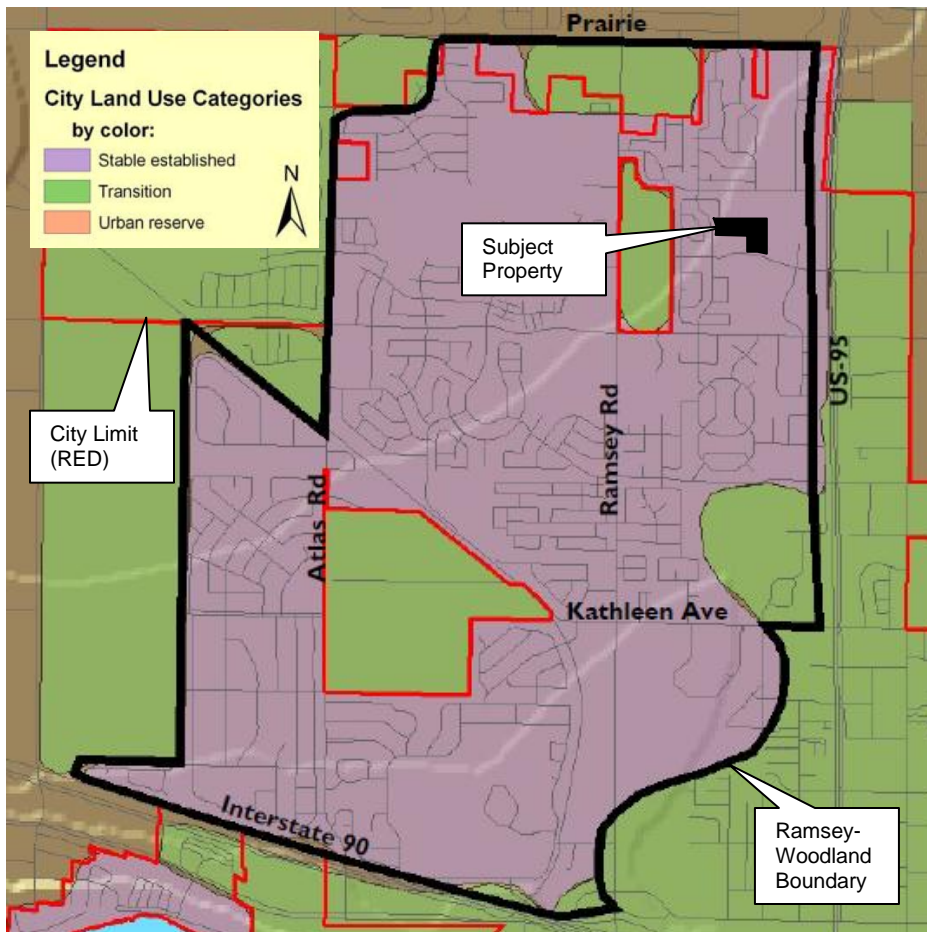
FIRE: No issues with the request. The subdivision is currently served with water and hydrants have been installed.

-Submitted by Brian Keating, 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:

1. The subject property is within the existing city limits.
2. The City Comprehensive Plan Map designates the subject property as Stable Established – Ramsey-Woodland, as follows:



Stable Established:

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

Ramsey - Woodland Tomorrow

Characteristics of the neighborhoods have, for the most part, been established and should be maintained. Development in this area will continue to grow in a stable manner. Lower density zoning districts will intermingle with the existing Coeur d'Alene Place Planned Unit Development (PUD) providing a variety of housing types. The northern boundary is the edge of the community, offering opportunities for infill.

The characteristics of Ramsey – Woodland neighborhoods will be:

- That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Pedestrian and bicycle trails.
- Parks just a 5-minute walk away.
- Neighborhood service nodes where appropriate.
- Multi-family and single-family housing units.

Significant 2007 Comprehensive Plan policies for your consideration:

- Objective 1.11- Community Design:
Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.
- Objective 1.12 - Community Design:
Support the enhancement of existing urbanized areas and discourage sprawl.
- Objective 1.13 - Open Space:
Encourage all participants to make open space a priority with every development and annexation.
- Objective 1.14 - Efficiency:
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

- Objective 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 3.05 - Neighborhoods:
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- Objective 3.08 - Housing:
Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.
- Objective 3.10 - 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 46-lot subdivision and will provide an alternative form of housing for the Coeur d'Alene area.

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 Cottage Grove subdivision is currently zoned C-17L PUD. The approval of the original PUD allowed specific deviations from traditional zoning standards with regard to lot frontage, a private street, parking arrangements, etc.

The lots, as proposed, meet the requirements of the C-17L PUD zoning district approved by Planning Commission in February 2007 and modified in August 2011.

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-17L PUD and will not change with this request. Development in the area consists of a mix of commercial, multi-family, manufacturing, 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 - Land Use: Ramsey - Woodland Today:

The development pattern in this area is mixed with established subdivisions, such as Coeur d'Alene Place, that are continuing to expand to the north. Passive and active parks have also been provided for the residents of these housing developments. Industrial uses are prominent to the west of Atlas Road with a mix of residential zoning on the south side of Hanley Avenue.

Neighborhood service nodes can be found throughout the Ramsey-Woodland area.

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: All required utility easements shall be dedicated on the final plat.

STREETS: Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.

All required street improvements shall be constructed prior to issuance of building permits.

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

STORMWATER: 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.

GENERAL: The final plat shall conform to the requirements of the City.

The Covenants, Conditions, and Restrictions and/or Articles of Incorporation of the homeowners association shall be subject to review for compliance with the conditions herein by the City Attorney.

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. All swale upkeep and maintenance will be the responsibility of the homeowners/property owners association for the subdivision. If there is no homeowners association, all stormwater maintenance will be the responsibility of the individual lot owners.
2. The paved access for the rear entry access will be required to be fifteen feet (15') in width, placed into a non-buildable tract, and, the maintenance of it will be the responsibility of the homeowners/property owners association. The connection to the street will be required to be a standard City type approach, and the travel way will need to have "one-way" signage installed directing the directional flow of traffic. Design of the roadways will be required to direct all storm water runoff into drainage swales for treatment, per City Code, and, will be required to be managed and maintained by the homeowners/property owners association for the development. Storm water will not be allowed to flow on to the adjoining residential lots from the paved drive lane.
3. A thirty foot (30') wide easement will be required to be dedicated to the City and shown over the existing sewer & water utility mains and fire hydrants.

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): 10.00 acres, and/or _____ sq.ft.
- 2. Total Net Area (land area exclusive of proposed or existing public street and other public lands): 10.00 acres, and/or _____ sq. ft.
- 3. Total length of street frontage: _____ ft., and/or _____ miles.
- 4. Total number of lots included: 46.00
- 5. Average lot size included: 3,722.00
minimum lot size: 3,387.00
maximum lot size: 5,508.00
- 6. Existing land use: Platted subdivision

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:

The concept of the proposed subdivision is to create 40 single-family residential lots along with 6 limited commercial lots over-laying the existing platted subdivision of Cottage Grove that has 21 single-family residential lots and 8 limited commercial lots. All of the lots are surrounded by common open area that can be used as a passive park, for shared driveway access to the back of the residential lots and for common parking lots for the commercial 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 13, 2012, and there being present a person requesting approval of ITEM: S-1-12 a request for preliminary plat approval of "Cottage Grove" a 46-lot Preliminary Plat Subdivision in a C-17L PUD (Residential & Commercial at 17 units/acre) zoning district.

APPLICANT: JANHSEN PROPERTIES, LLC

LOCATION: +/- 10 ACRE IN THE VICINITY OF THE NE CORNER OF WEST PINEGROVE DRIVE AND CANFIELD AVE.

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

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

- B1. That the existing land uses are residential - single-family, duplex, commercial - sales and service, civic, and vacant property.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is C-17L PUD.
- B4. That the notice of public hearing was published on February 25, 2012, which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. That 61 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on February 24, 2012.
- B7. That public testimony was heard on March 13, 2012.
- 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 **JANHSEN PROPERTIES** 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 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/property owners association for the subdivision. If there is no homeowners association, all stormwater maintenance will be the responsibility of the individual lot owners.
2. The paved access for the rear entry access will be required to be fifteen feet (15') in width, placed into a non-buildable tract, and, the maintenance of it will be the responsibility of the homeowners/property owners association. The connection to the street will be required to be a standard City type approach, and the travel way will need to have "one-way" signage installed directing the directional flow of traffic. Design of the roadways will be required to direct all storm water runoff into drainage swales for treatment, per City Code, and, will be required to be managed and maintained by the homeowners/property owners association for the development. Storm water will not be allowed to flow on to the adjoining residential lots from the paved drive lane.
3. A thirty foot (30') wide easement will be required to be dedicated to the City and shown over the existing sewer & water utility mains and fire hydrants.

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

ROLL CALL:

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

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN