

PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS

SEPTEMBER 12, 2006

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: Bruning, Bowlby, George, Jordan, Rasor, Messina, Souza, Annie McCloskey, (Student Representative)

APPROVAL OF MINUTES:

August 8, 2006

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

ADMINISTRATIVE ITEMS:

1. Applicant: Norton Karno
Location: Lt B Showboat Addition
Request: A proposed 48 unit Condominium plat "Trails End"
SHORT PLAT, (SS-22-06)
2. Applicant: Blackrock
Request: Required change to phasing plan for "Bellerive PUD"
ADMINISTRATIVE, (I-4-06)
3. Applicant: City of Coeur d'Alene
Request: Determination of spacing for the landscaping plan
for the Lake City Community Church
ADMINISTRATIVE, (LS-1-06)

PUBLIC HEARINGS:

1. Applicant: Lake City Community Church
Location: 6000 N. Ramsey Road

Request: A proposed Religious Assembly special use permit
in the R-12 (Residential at 12 units/acre) zoning district
QUASI-JUDICIAL, (SP-11-98m)

2. Applicant: SMS Investments
Location: 7677 N. Ramsey Road
Request: A proposed annexation for a 4.96 acre parcel
from County Agricultural to City R-3
(Residential at 3 units/acre)
QUASI-JUDICIAL, (A-5-06)

3. Applicant: City of Coeur d'Alene
Request: Cluster housing Regulations
LEGISLATIVE, (O-3-06)

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
AUGUST 8, 2006
CITY COUNCIL CHAMBERS**

COMMISSIONERS PRESENT

John Bruning, Chairman
Heather Bowlby
Melinda George
Tom Messina
Mary Souza

STAFF MEMBERS PRESENT

John Stamos, Associate Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney
Gordon Dobler, Engineering Services Director

COMMISSIONERS ABSENT

Scott Rasor
Brad Jordan

CALL TO ORDER:

Chairman Bruning called the meeting to order at 5:30 p.m.

APPROVAL OF MINUTES:

Commissioner Souza noted a change on page seven of the minutes for July 11, 2006. She commented that she did not attend the dedication ceremony for the park and wanted that change reflected in the paragraph.

Motion by Messina, seconded by George, to approve the amended minutes of the Planning Commission Meeting on July 11, 2006. Motion approved.

COMMISSION COMMENTS:

Commissioner George commented that she noticed that the swales on 15th Street are not maintained and questioned if it is the homeowner's responsibility to maintain them.

Assistant Deputy Attorney Wilson commented that staff is working with the neighborhood to try and establish a Homeowner's Association to address those issues.

Commissioner George commented that she feels these are a disgrace and would support any efforts from the neighborhood to clean up the street.

STAFF COMMENTS:

Assistant Deputy Attorney Wilson announced that in the future he would like to present mini learning modules to the Commission from various cases around the area in hopes that that may pertain to issues in our area. He then passed out a case to the Commission to be discussed in the future.

PUBLIC COMMENTS:

None.

ADMINISTRATIVE ITEMS:

1. Applicant: Kris Pereira
Location: 3819 Schreiber Way
Request: Proposed 2-lot preliminary plat "Pereira Subdivision"
SHORT PLAT (SS-18-06)

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

There were no questions for staff.

Motion by Souza, seconded by Bowlby, to approve Item SS-18-06. Motion approved.

2. Applicant: Johnny Clark
Location: Tract 55 Fruitlands Addition
Request: Proposed 7-unit Condominium Plat
"Aspen Creek Village Condominiums"
SHORT PLAT (SS-19-06)

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

There were no questions for staff.

Motion by Souza, seconded by Bowlby, to approve Item SS-18-06. Motion approved.

3. Applicant: Linden Project, LLC
Location: 1351 Linden Street
Request: Proposed 24-unit Condominium Plat
"Linden Court Condominiums"
SHORT PLAT (SS-20-06)

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

There were no questions for staff.

Motion by Souza, seconded by Bowlby, to approve Item SS-18-06. Motion approved.

4. Applicant: City of Coeur d'Alene, Parks Department
Request: Establish parking requirements for Riverstone West Park

Doug Eastwood, City Parks Director, presented a brief overview of the project and then asked if the Commission had any questions.

Commissioner Bowlby inquired regarding the size of the amphitheater and questioned how many people the facility will seat.

Mr. Eastwood commented that the theater is small, with the capacity to seat 50 to 100 people. He explained that the amphitheater is not designed for major concerts, and if large numbers request to use this facility, they will be directed to City Park.

Commissioner Bowlby questioned if the public will be allowed to swim in the proposed lake.

Mr. Eastwood explained that this is a passive use park with signs that will be posted stating swimming is not allowed.

Commissioner Messina inquired regarding the width of the proposed walkway and questioned how far the walkway will be from the water's edge.

Mr. Eastwood answered that he would estimate the walkway to be ten feet in width and that the path will be at least eight to ten feet from the water. He added that bikes will be prohibited to use the walkway and that signs will be posted in the future if this becomes a problem.

Motion by Souza, seconded by George, to approve 51 stalls as the parking requirement for Riverstone West Park. Motion approved.

PUBLIC HEARINGS:

1. Applicant: Active West Development
Location: Howard Street and Bosanko Avenue
Request: A.) A proposed zone change from M (Manufacturing) to R-17 (Residential at 17 units/acre) and C-17 (Commercial at 17 units/acre) QUASI-JUDICIAL (ZC-6-06)
B.) A proposed PUD "Meadow Ranch" QUASI-JUDICIAL (PUD-3-06)
C.) A proposed 55-lot preliminary plat "Meadow Ranch" QUASI-JUDICIAL (S-9-06)
D.) A proposed special use permit to allow a 3 unit per gross acre density increase for cluster housing QUASI-JUDICIAL (SP-11-06)

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

Commissioner Souza questioned how much of the 32 feet of street width will be useable as noted on page seven of the staff report under condition number seven.

Engineering Services Director Dobler explained that all of the 32 feet is useable to allow parking on one side of the street.

Commissioner George inquired if the developer is responsible for the cost of a traffic study as noted in the staff report under condition number four.

Engineering Services Director Dobler replied that the developer would be responsible for the cost of a traffic study as done by previous projects such as Fred Meyer.

Commissioner Bowlby commented that in the past, she has been concerned with the number of private streets that the City has approved, and questioned if these streets are inherited in the future, will they be a problem to maintain.

Engineering Services Director Dobler commented that he appreciates the Commission's concerns and commented that the number of private streets in the City is minimal, and that if the City inherits them, it is not a problem to maintain them. He noted as an example, Coeur d'Alene Place has 32-foot wide streets and they have not been a problem to maintain.

Commissioner Souza inquired if the Fire Department is satisfied with 32-foot wide streets.

Engineering Services Director Dobler answered that he is aware that the Fire Department is satisfied with a minimum of 26-foot wide streets without a hydrant, so they are satisfied with 32-feet.

Public testimony is open.

Dennis Cunningham, applicant, P.O. Box 3398, Coeur d'Alene, presented an overview of the project and how it will look on the property. He commented that America has a need for this type of housing, targeted at people without children, baby boomers and single people, and found through research this type of project is being done, and is quite successful. He commented that he has received numerous e-mails from people inquiring if the barn will be removed, and explained that the barn will stay, but moved to a different location and designed as part of the project.

Commissioner Bowlby commented that a letter was received from the Kootenai County Solid Waste Department transfer station asking the Commission to deny this request as this development is incompatible with other uses in the area and that noise and odors are a concern. Commissioner Bowlby questioned if the applicant has seen a copy of this letter.

Mr. Cunningham answered that he has seen a copy of the letter and commented that if noise is a concern, there are ways to mitigate the problem by using forms of vegetative buffers to help reduce the levels. He commented that odors can be seasonally affected by winds and tough to control, but is confident with studies, these issues can be addressed.

Commissioner Souza inquired if these issues could affect this project.

Mr. Cunningham commented that they are not concern because recent noise studies were done on the property and that the levels did not exceed the standard. He commented that he has visited the site numerous times and is not aware of any odors. He explained that the project is 1,500 feet from the transfer station and feels that this should not be a problem for people who live in the development.

Commissioner Messina commented that he feels that this project may not be compatible and is concerned that, if approved, eventually there will be complaints from people who live in this area. He commented that buyers would need to be informed when purchasing homes in this development.

Commissioner Bowlby explained that it is not uncommon in an industrial area where alarms go off in the middle of the night and feels that a residential community is not a compatible use for this area.

Commissioner Souza commented that she concurs and feels that another manufacturing business would be desirable and compatible with the other existing businesses in the area and feels that this project is a great idea but not for this area. She questioned if the applicant could explain how the parking will be designed for single-family homes.

Mr. Cunningham answered that two parking spaces are required and if additional parking is needed visitors will be allowed to park on one side of the street.

Commissioner Messina noted in the staff report that the applicant has requested reduced setbacks on the side and questioned if the applicant could explain why those reductions are needed.

Mr. Cunningham explained that by reducing the side setbacks, it would allow for a studio or garage to be constructed on the site if needed.

Commissioner Messina questioned if this request is approved, will the approval also include the design the applicant has submitted.

Associate Planner Stamosos answered that if the Planning Commission approves this request, the design is included in the approval, and if any changes are made in the future, it will have to come back to the Planning Commission for approval.

Commissioner George inquired about the reasons for the additional height needed for the single-family homes.

Mr. Cunningham explained that the additional height is required for the design of the project. He explained that the roof pitch is higher to keep with the ranch theme of the project. He added that this design is not set in stone and that they are flexible with the design if this is a problem.

Commissioner Souza inquired how many stories are the multi-family homes.

Mr. Cunningham explained that the multi-family homes would be designed to have four stories with a partially subterranean garage placed beneath the home.

Commissioner George commented that since this community is intended for people 55 or older, a three-story home with stairs might be an inconvenience to a buyer.

Mr. Cunningham commented that these homes are designed with elevators inside the home to provide buyers with the convenience of pulling into their garage and getting into an elevator to go upstairs. He commented that he is aware of several people who are older than 55 who still like to climb stairs.

Commissioner George inquired if the barn will be relocated to another place on the property.

Mr. Cunningham explained that the barn would be placed on a foundation with hopes of possibly converting it into an office, community space, or storage. He added that the barn is a regional icon and will not be removed.

Commissioner Souza inquired what is the height of the barn.

Mr. Cunningham answered that the barn is 40 feet.

Commissioner Souza questioned if the barn is part of the theme, would the design of the buildings on the property look balanced if the condominiums are taller.

Mr. Cunningham commented that there have been numerous discussions regarding the design of the project and commented that the design is not out of character with the other buildings and showed various graphics explaining how the buildings will look on the property.

Public testimony:

Roger Saterfiel, Kootenai County Solid Waste Director, 3650 N. Ramsey Road, Coeur d'Alene, commented that he is not opposed to the project, only the location. He explained that the problem is not just about odors, but back-up alarms that go off in the middle of the night that can be disturbing to surrounding neighbors. He added that the perception of a transfer station is garbage - and garbage stinks and when people smell it we get complaints. He continued that methane gas is a concern and that the method for containment is not 100% foolproof. He added that gas migrates and when the earth is

disturbed, gas rises.

He commented that he does not want to be an alarmist but things happen. He continued that if this request is approved, the applicant should notify all potential buyers of the hazards associated living next door to this property.

Commissioner Souza inquired if Mr. Saterfiel would concur that another commercial business would be a more compatible use for this property.

Mr. Saterfiel concurred and explained that the existing businesses understand the noise associated with a commercial or manufacturing business and are understanding.

Commissioner Messina inquired if there have been any complaints from other residential neighborhoods in the area.

Mr. Saterfiel explained that there have not been any complaints, but reminded the Commission that the manufactured home park is down-wind, so the smell will not be as strong.

Commissioner Bowlby inquired how far the transfer station is located from this piece of land.

Mr. Saterfiel commented that he would estimate the distance to be 1,000 feet away from the property.

Commissioner Messina inquired if there are any plans for future growth of the transfer station.

Mr. Saterfiel commented that they are currently looking at a site in Post Falls, but for now, will have to maximize what they can do on the current site.

Don Keil, Assistant Director of Compost Facility, 710 Mullan Avenue, Coeur d'Alene, commented that previous testimony has answered many of the concerns that he has had with this project and that he would concur that a commercial business would be a better fit. He added that they have always strived to be good neighbors and established a positive working relationship with the existing neighbors. He commented that when he designed the work-yard, they took the industrial area to the core of the property so it would mitigate the noise and not disturb area residents.

Commissioner Souza inquired how far is the compost facility from the applicant's property.

Mr. Keil answered that the compost factory borders the property to the south.

Kimber Gates, 5743 Dalton, Coeur d'Alene, commented she is the owner of a local winery in the area and commented that she is neutral to the request, and then read a letter to the Commission stating her concerns for the project. She explained that sometimes during the wine processing, there is a lot of noise and feels that a commercial business would be a better fit for the area.

Rebuttal:

Dennis Cunningham commented that he feels that this project is not any different than the other mixed developments such as Riverstone and the Stimson Mill. He commented that issues such as noise can be dealt with through technology and regulated through performance standards. He added that just a handful of units will see the transfer station and appreciates the suggestions from Mr. Saterfiel, which are helpful and will be considered. He continued that their intent is to be a good neighbor and will do everything necessary to make this development a comfortable fit for the community. He concluded that he has been working on this idea for twelve months with the City and feels that this will benefit the City by providing affordable housing for the community that has been needed for a long time.

Commissioner Messina inquired if a condition can be added that would state that the applicant would work

with the transfer station to guarantee that they will not get any calls from the neighborhood.

Deputy City Attorney Wilson explained that a condition would not prevent people from calling when they smell odors. He would encourage that the developers and community work together on ways to mitigate the problems.

Mr. Cunningham commented that he is aware, from talking with his neighbors that people living in this development have to understand the trade-off for having the convenience of close-by facilities so there must be a balance.

Commissioner Messina commented that he is trying to get a comfort level on how noise and odor will affect potential homebuyers living in this development. He added that people expect to get a good product and will like to guarantee that their needs are met first.

Commissioner Souza noted that there are still a number of vacant parcels located in the Commerce Park and if the applicant is aware that another manufacturing business could be located on one of those lots, which will be a disturbance for the development.

Public testimony closed.

DISCUSSION:

Commissioner Bowlby commented that she feels portions of this project could be tweaked but feels that she is not comfortable putting people in an area surrounded by various commercial and manufacturing businesses and this is not a good fit and would have to deny this project.

Commissioner George concurs and added that from hearing previous testimony that the community does not want this project.

Commissioner Souza commented that this is a tough decision because the project has a lot of benefits but feels the location for the project is not compatible with the area. She added that noise and odors are a concern and feels that we have to protect the existing businesses in the area. She commented that she is also concerned about the integrity of the neighborhood. She commented that this is a good project but not the right location.

Commissioner Messina commented that he concurs and also feels that the existing businesses need to be protected. He commented that he is not comfortable and would have to deny this request.

Chairman Bruning commented that the idea to provide affordable housing is a great idea, but would have to agree with the other Commissioners that this is the wrong area. He added that a long time ago this property was zoned commercial, but does not remember the reason and feels that the current zoning should not change.

Deputy City Attorney Wilson suggested that if the Commission denies the zone change the whole project is denied and findings will not be necessary for the subdivision, PUD and special use permit.

Motion by Bowlby, seconded by George, to deny Item ZC-6-06. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner George	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Souza	Voted	Aye

Motion to deny carried by a 4 to 0 vote.

Motion by Bowlby, Seconded by George, to deny Items PUD-3-06, S-9-06, and SP-11-06. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner George	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Souza	Voted	Aye

Motion to deny carried by a 4 to 0 vote.

Chairman Bruning announced that for the Commission to continue past 10:00 p.m. a motion is needed and if not approved, Item V-2-06 will be continued to the next Planning Commission meeting to be held on August 22, 2006.

Motion by Souza, seconded by George, to continue Item V-2-06 to the next Planning Commission meeting held on August 22, 2006, starting at 6:00 p.m. Motion approved.

2. Applicant: Bonnie J. Ford/Murray Elliott
Location: 2802 & 2802 ½ N. 4th Street
Request: Proposed zone change from R-12 (Residential at 12 units/acre) to R-17 (Residential at 17 units/acre)
QUASI-JUDICIAL (ZC-7-06)

Associate Planner Stamos presented the staff report, gave the mailing tally as 0 in favor, 4 opposed, 4 neutral, and answered questions from the Commission.

Commissioner George inquired if the applicant could build a mini-storage on the property if the zone change is approved.

Associate Planner Stamos replied that they could by special use permit.

Murray Elliott, applicant, 2802 N. 4th Street, Coeur d'Alene, explained that he intends to live in the residence when he retires. He explained that he does not intend to rent the other units and that he wants various family members to move into the residence because of health care issues. He assured the Commission that his intentions are not to develop what is allowed in the R-17 zoning district but needs the density allowed by the R-17 zone in order to build a third dwelling unit on the property in order to care for sick relatives. He commented that he recently started doing a remodel but was issued a stop-work by the City for replacing a breaker box.

Commissioner Souza questioned how long the applicant has lived in the residence.

Mr. Elliott answered that he has lived in the residence for two years.

Commissioner Souza questioned why the applicant needed to replace the existing electrical box and if the box were replaced would that eliminate the problem.

Mr. Elliott explained that the existing electrical box could not handle the additional units so another box was needed to handle the overflow.

Public testimony closed.

Commissioner Souza commented that she sympathizes with the applicant but being part of the Commission, it is her responsibility to protect neighborhoods old and new and feels that this property should stay an R-12.

Commissioner George concurred.

Commissioner Bowlby commented that she feels this request is spot zoning and is not good planning and would have to deny the request.

Motion by Souza, seconded by Bowlby, to deny Item ZC-7-06. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner George	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Souza	Voted	Aye

Motion to deny carried by a 4 to 0 vote. Motion approved.

- 3. Applicant: Lela Wilson
- Location: 3615 N. Fruitland
- Request: Proposed zone change from MH-8 (Manufactured Home) to R-12 (Residential at 12 units/acre) QUASI-JUDICIAL (ZC-8-06)

Associate Planner Stamosos presented the staff report, gave the mailing tally as 1 in favor, 0 opposed, and 3 neutral, and answered questions from the Commission.

Public testimony open:

Steve Syrcle, applicant representative, 3712 Stack Road, Coeur d’Alene, explained the overview of the project and that the intent of the applicant is to provide affordable housing that will help enhance the character of the property. He then asked if the Commission had any questions.

Commissioner Souza inquired if these will be single-family homes.

Mr. Syrcle answered that these homes will be a combination of duplexes and tri-plexes designed with larger floor plans that will be attractive for potential buyers.

Commissioner Bowlby inquired if these homes will be rental properties.

Mr. Syrcle explained that these homes would be sold as condominiums.

Commissioner Bowlby questioned if any of the surrounding residents have complained of odors in this area.

Mr. Syrcle commented that he has not heard any complaints but added that currently there are horses on the property.

Eddie Keith, 3849 S. Stack Road, Coeur d'Alene, commented that he has been working on this project and that part of their vision is to provide a high quality condominium project that will still be affordable. He commented that he has known the owners of the property for 12 years and that it is their desire to build homes that will benefit the community.

Public testimony closed.

Motion by Bowlby, seconded by Souza, to approve Item ZC-8-06. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner George	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Souza	Voted	Aye

Motion to approve carried by a 4 to 0 vote. Motion approved.

ADJOURNMENT:

Motion by Souza, seconded by George, to adjourn the meeting. Motion approved.

The meeting was adjourned at 10:00 p.m.

Respectfully submitted by John Stamos, Associate Planner

Prepared by Shana Stuhlmiller, Public Hearing Assistant



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TO: Planning Commission
FROM: Christopher H. Bates, Project Manager
DATE: September 12, 2006
SUBJECT: **SS-22-06, Trails End – A Condominium**

DECISION POINT

Approve or deny the applicant's request for a one (1) lot, forty eight (48) unit residential condominium subdivision.

GENERAL INFORMATION

1. Applicant: Norton Karno
16255 Ventura Boulevard
Suite 1200
Encino, CA 91436
2. Request: Approval of a one (1) lot, forty eight (48) unit residential condominium subdivision.
3. Location: Westerly end of Golf Course Road at W. Fairway Drive.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is C-17 which is intended to be a broad spectrum commercial district that includes limited service, wholesale/retail and heavy commercial in addition to allowing residential development at 17 units/acre.
2. Land Use: The subject property is an existing apartment complex that is being reconfigured into condominiums.

Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

Sewer and water service is available and all units are connected to the utilities. The existing water mains and fire hydrants, and a portion of sanitary sewer do not have specific easements in which they are located, therefore, a twenty foot (20') easement will need to be dedicated over the existing water line that will include the fire hydrant locations. A schematic map will need to be submitted detailing the location of the lines and hydrants and included on with plat document. Also, there is a portion of sanitary sewer main along the southerly boundary of the subject property that will also be required to be placed in an easement to the City.

Streets: The public streets adjoining the subject property are fully developed.

Fire: There are existing fire hydrants on the subject property that meet the criteria of the City Fire Department.

Storm Water: Street drainage is managed by the existing stormwater facilities in the adjoining street and the buildings drain into the on-site landscaping and parking lot drainage swales.

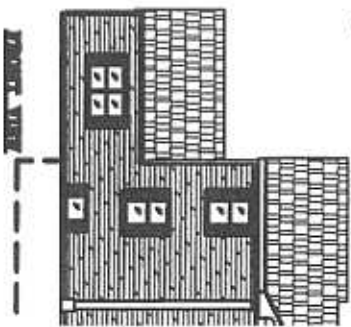
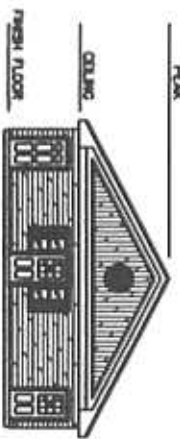
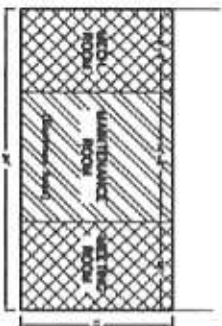
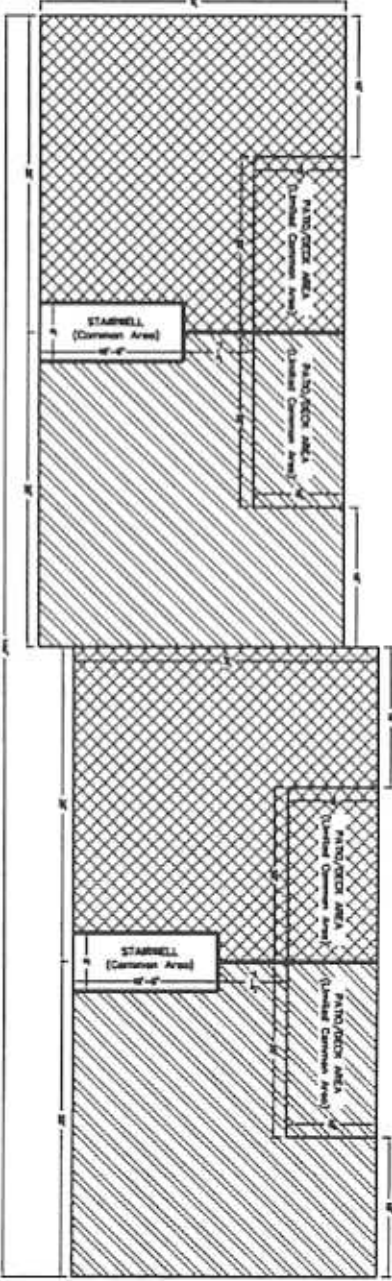
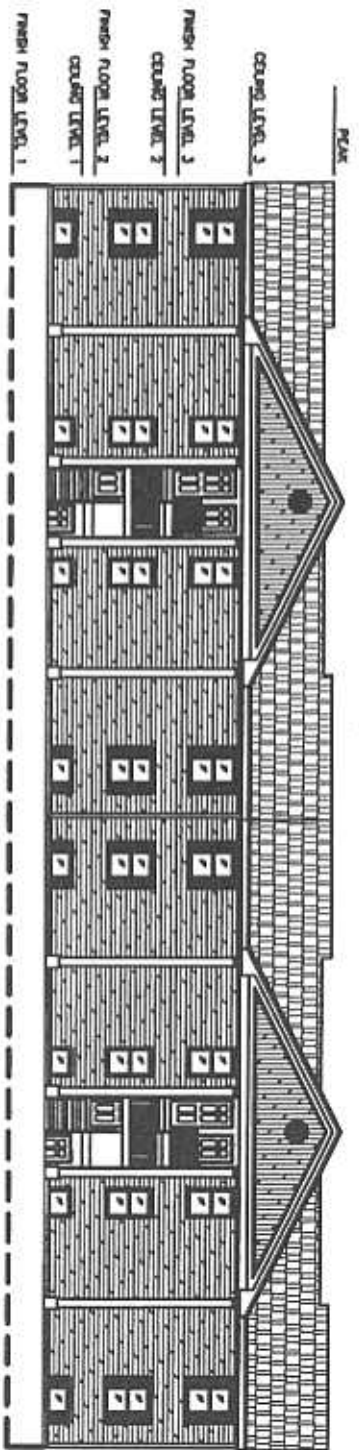
Proposed Conditions:

1. A twenty foot (20') easement will need to be dedicated to the City over the existing water line that will include the fire hydrant locations, and, the sanitary sewer main located along the southerly boundary of the subject property. A schematic map will need to be a component of the subdivision plat showing the location of the utilities relative to the buildings.

DECISION POINT RECOMMENDATION

Approve the proposed subdivision plat in its submitted configuration with the attached condition.

TRAILS END - A CONDOMINIUM
 LOT B, SHOWBOAT ADDITION, IN THE SE 1/4 OF SEC. 3, T.50N., R.4W., B.M.,
 CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



TYPICAL FOOTPRINT OF UNITS 1, 2 AND 3
 (4 buildings, 4 units per level, 807 sq.ft.± per unit)

REAR VIEW
 (878 sq.ft.± total area)

FRESH FLOOR LEVEL 1*	2178.85
CEILING LEVEL 1*	2183.85
FRESH FLOOR LEVEL 2*	2183.51
CEILING LEVEL 2*	2188.51
FRESH FLOOR LEVEL 3*	2183.31
CEILING LEVEL 3*	2188.31
PEAK	2213.87
FRESH FLOOR LEVEL 1*	2173.95
CEILING LEVEL 1*	2178.95
FRESH FLOOR LEVEL 2*	2183.41
CEILING LEVEL 2*	2188.41
FRESH FLOOR LEVEL 3*	2183.21
CEILING LEVEL 3*	2188.21
PEAK	2213.77
FRESH FLOOR LEVEL 1*	2173.85
CEILING LEVEL 1*	2178.85
FRESH FLOOR LEVEL 2*	2183.31
CEILING LEVEL 2*	2188.31
FRESH FLOOR LEVEL 3*	2183.11
CEILING LEVEL 3*	2188.11
PEAK	2213.67
FRESH FLOOR LEVEL 1*	2173.75
CEILING LEVEL 1*	2178.75
FRESH FLOOR LEVEL 2*	2183.21
CEILING LEVEL 2*	2188.21
FRESH FLOOR LEVEL 3*	2183.01
CEILING LEVEL 3*	2188.01
PEAK	2213.57

ELEVATION DATA

BE ELEVATION POINT ON THE SHIPYARD AVE. ON THE SHIPYARD, GEORGE VIKTOR, OWNER OF THE PROPERTY, HAS BEEN ASKED TO PROVIDE THE CITY OF COEUR D'ALENE WITH A COPY OF HIS RECORDS. THE CITY OF COEUR D'ALENE HAS BEEN ASKED TO PROVIDE THE CITY OF COEUR D'ALENE WITH A COPY OF HIS RECORDS. THE CITY OF COEUR D'ALENE HAS BEEN ASKED TO PROVIDE THE CITY OF COEUR D'ALENE WITH A COPY OF HIS RECORDS.



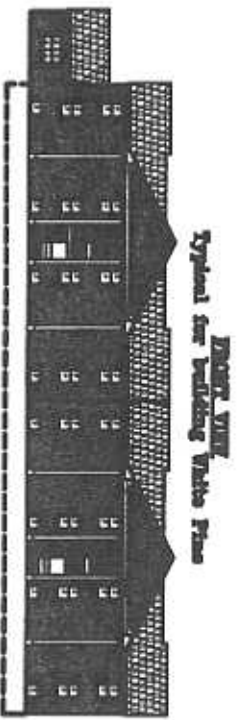
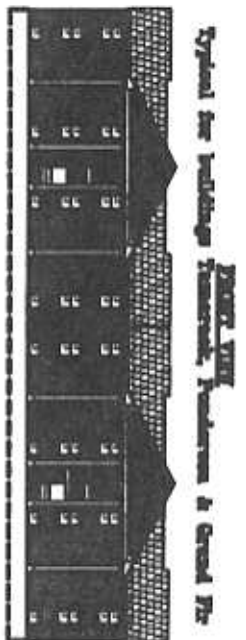
DAVID E. GUMBINER, P.E. 11119

TRAILS END - A CONDOMINIUM
 LOT B, SHOWBOAT ADDITION, IN THE SE 1/4 OF SEC. 3, T.50N., R.4W., B.M.,
 CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

DATE: MAY 27, 2004
 SHEET: 2 OF 3
 DRAWN BY: JHM
 CHECKED BY: JHM
 DESIGNED BY: JHM
 PROJECT NO.: 04-0001

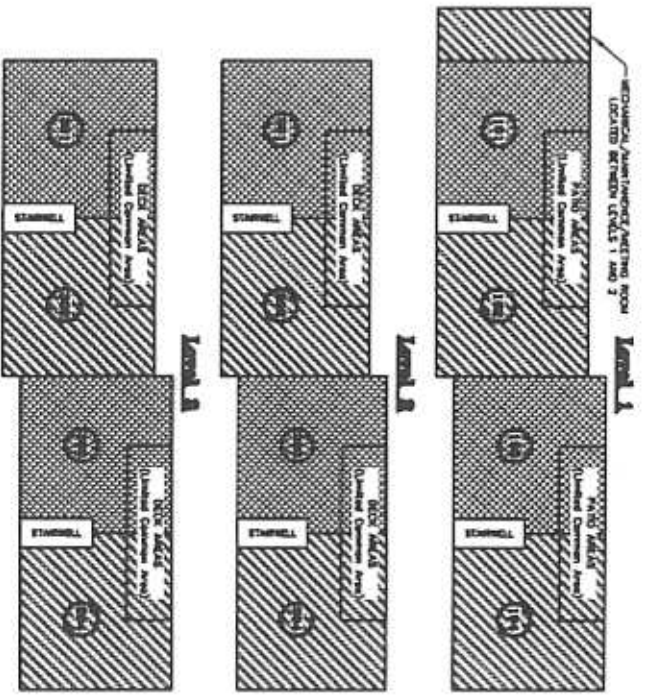
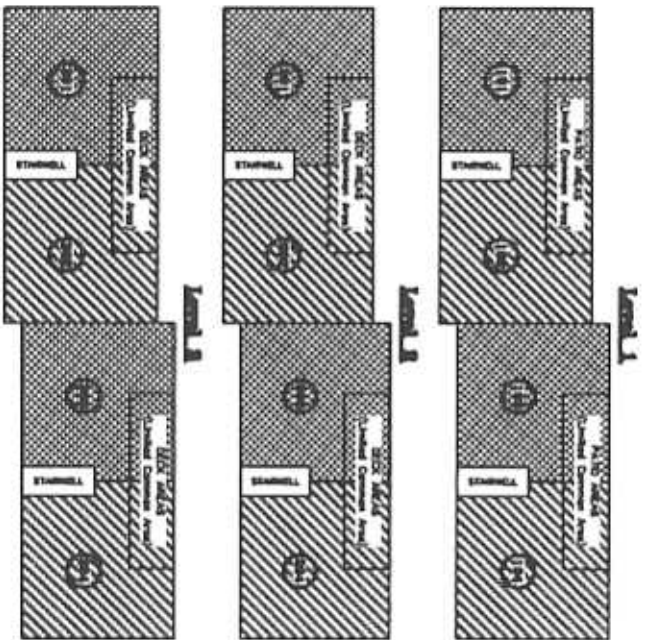
MERCATEL ENGINEERING & SURVEYING
 201 N. 10th St., Coeur d'Alene, ID 83814
 (208) 765-1111

TRAILS END - A CONDOMINIUM
 LOT B, SHOWBOAT ADDITION, IN THE SE 1/4 OF SEC. 3, T.50N., R.4W., B.M.,
 CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



FRONT VIEW

FRONT VIEW



NOTES
 SEE SHEET 2 OF 3 FOR FLOORPLAN DETAILS AND FINISHES.



SHEET 3 OF 3	DATE: JAN 21, 2008	DESIGNER: JAV	CHECKED:
		DATE OF COMMENCEMENT AND PLAN COMPLETION	DATE OF REVISION

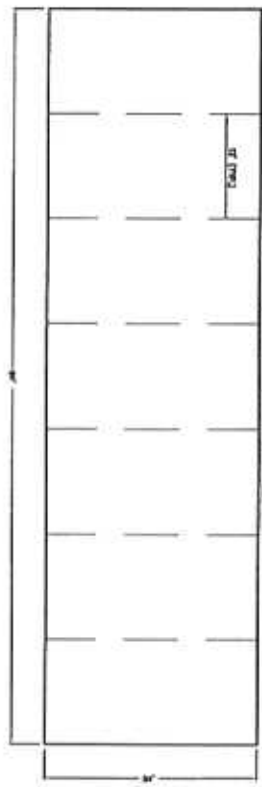
MEASURE
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TRAILS END - A CONDOMINIUM
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 CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

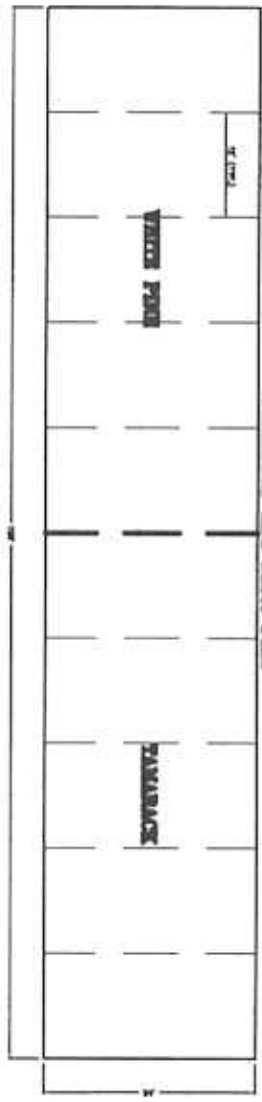
TRAILS END - A CONDOMINIUM
 LOT B, SHOWBOAT ADDITION, IN THE SE 1/4 OF SEC. 3, T.50N., R.4W., B.M.,
 CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK _____ PAGE _____

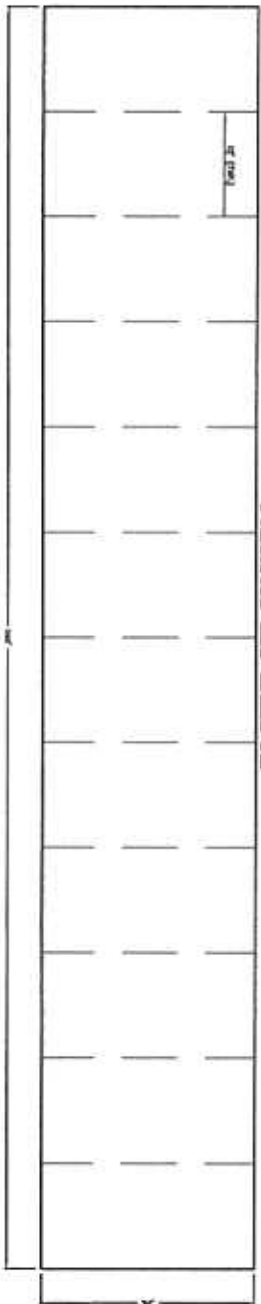
PARTIAL GARAGE TYPICAL VIEW
 7 stalls - typical for buildings
 Tumeroak and Yuba Pkwy



PARTIAL GARAGE TYPICAL VIEW
 10 stalls - 600 sq ft for buildings
 Tumeroak and Yuba Pkwy



PARTIAL GARAGE TYPICAL VIEW
 15 stalls - typical for buildings
 Pendoreen and Grand Pr



FRESH FLOOR ELEV. =	2117.00
TOTAL SQ. FT. =	2076
FRESH FLOOR ELEV. =	2117.41
TOTAL SQ. FT. =	2076
FRESH FLOOR ELEV. =	2117.00
TOTAL SQ. FT. =	2076
FRESH FLOOR ELEV. =	2117.00
TOTAL SQ. FT. =	2076
FRESH FLOOR ELEV. =	2117.41
TOTAL SQ. FT. =	2076



NOTES
 1. SET SHEET 1 OF 3 FOR MISSING GARAGE LOCATIONS.
 2. ALL GARAGES AND RELATED COMMON AREA SPACING TO BE LEFT OWNERS AS SHOWN ON SHEET 1 OF 3.

OWNER: B. ORGANIZER, P.L.S. 11119



SHEET 4 OF 5	DATE: JULY 27, 2004	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
LOT B, SHOWBOAT ADDITION, IN THE SE 1/4 OF SEC. 3, T.50N., R.4W., B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO			



I-4-06

**WILL BE HANDED
OUT AT HEARING**

**PLANNING COMMISSION
STAFF REPORT**

FROM: PLANNING STAFF
DATE: **SEPTEMBER 12, 2006**
SUBJECT: LS-1-06 – DETERMINE AMOUNT AND SPACING OF PARKING LOT LANDSCAPING
FOR LAKE CITY COMMUNITY CHURCH .
LOCATION – 6000 NORTH RAMSEY, ACROSS FROM LAKE CITY HIGH SCHOOL

DECISION POINT:

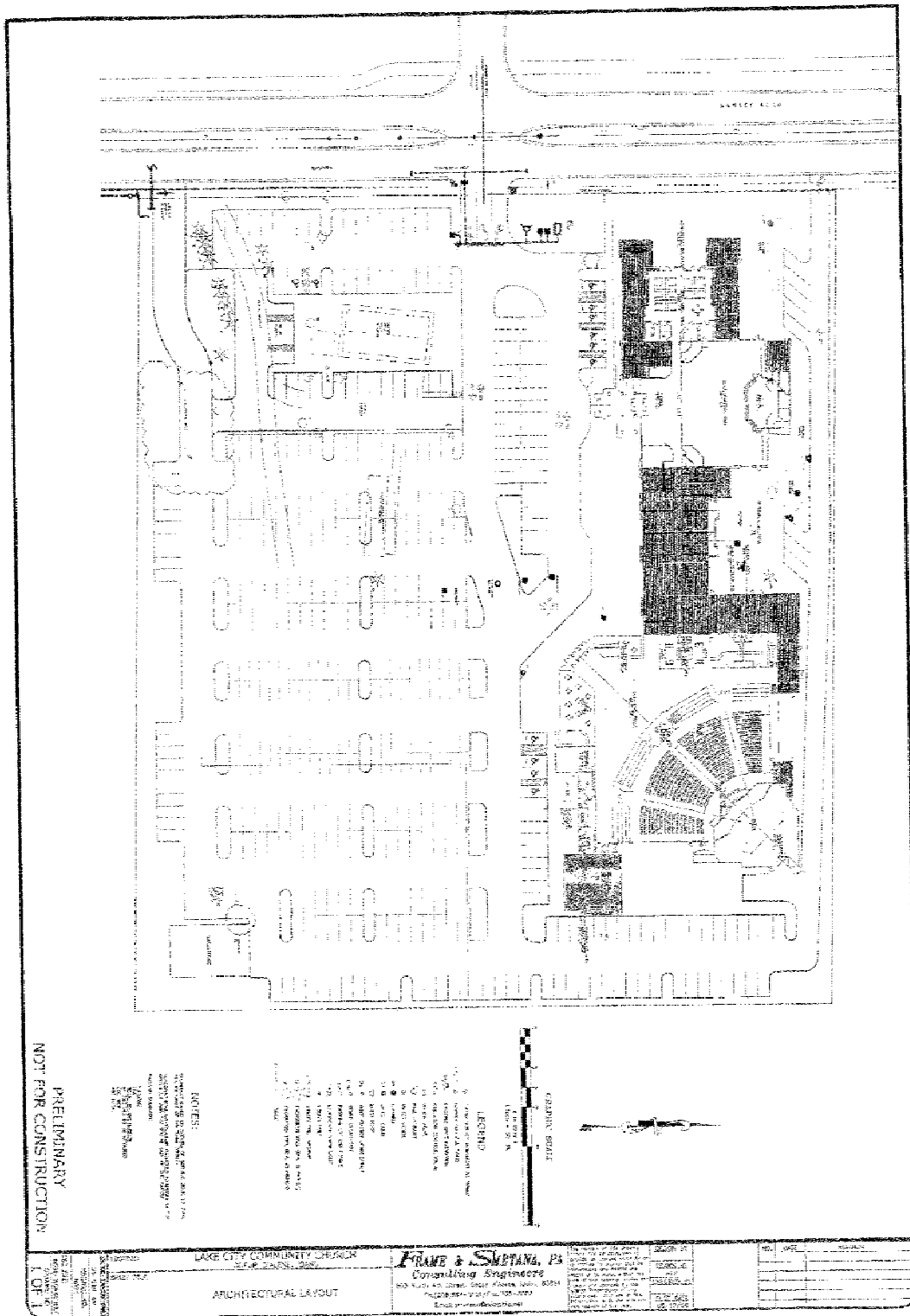
Lake City Community Church is requesting Planning Commission approval of the amount and spacing of landscaping for a parking lot in excess of 300 spaces, pursuant to Section 17.06.835E of the Zoning Ordinance (environmental landscaping, requirements for parking lots).

GENERAL INFORMATION:

- A. Site photo



B. Site plan:



- C. Applicant: Lake City Community Church
6000 Ramsey Road
Coeur d'Alene, ID 83814
- E. The applicant has submitted a site plan showing a parking lot with 424 spaces.
- F. The subject property has an existing buffer on the south side between the residential uses and the existing church.

PERFORMANCE ANALYSIS:

- A. The intent of the Landscaping Regulations as they pertain to parking lots is to mitigate the impact of noise, glare, sun, and air pollution through the use of landscaping.

For parking lots containing more than 300 spaces, the Planning Commission must approve the landscaping plan as follows:

1. The amount of landscaping provided.
2. Spacing (maximum distance between landscaped areas).

- B. The standards the Planning Commission must use are in Section 17.06.835.E, as follows:

For parking lots with more than three hundred 300 parking spaces, the Planning Commission shall determine the amount and spacing of landscaping required up to a maximum not to exceed 2% additional area per each 100 additional cars or fraction thereof, and no parking space shall be more than 100 feet from a landscaped area.

- C. For the proposed plan showing 424 parking spaces, there would be a minimum of 9158 sq. ft. of parking lot landscaping required with a maximum spacing between landscaped areas of 100 feet.

- D. The proposed plan shows approximately 42,689 sq. ft. of landscaping contained in planter islands, perimeter landscaping and swale areas. Landscape islands contain approximately 10,272 sq. ft. (See site plan)

The plan layout shows all parking spaces to be no more than 65 feet from landscaping. The landscape design utilizes 10 ft. By 30 ft. planter islands within parking rows, islands at the end of parking rows, 5 to 8 foot wide landscaped areas around the perimeter of the parking lot and large landscaped areas throughout the site to be used for swales.

- E. In summary, the proposed plan:

1. Exceeds the minimum amount of required landscaping by approximately a 5 to 1 margin.
2. The 100-foot requirement for distance from landscaping is met throughout the parking lot.

ACTION ALTERNATIVES:

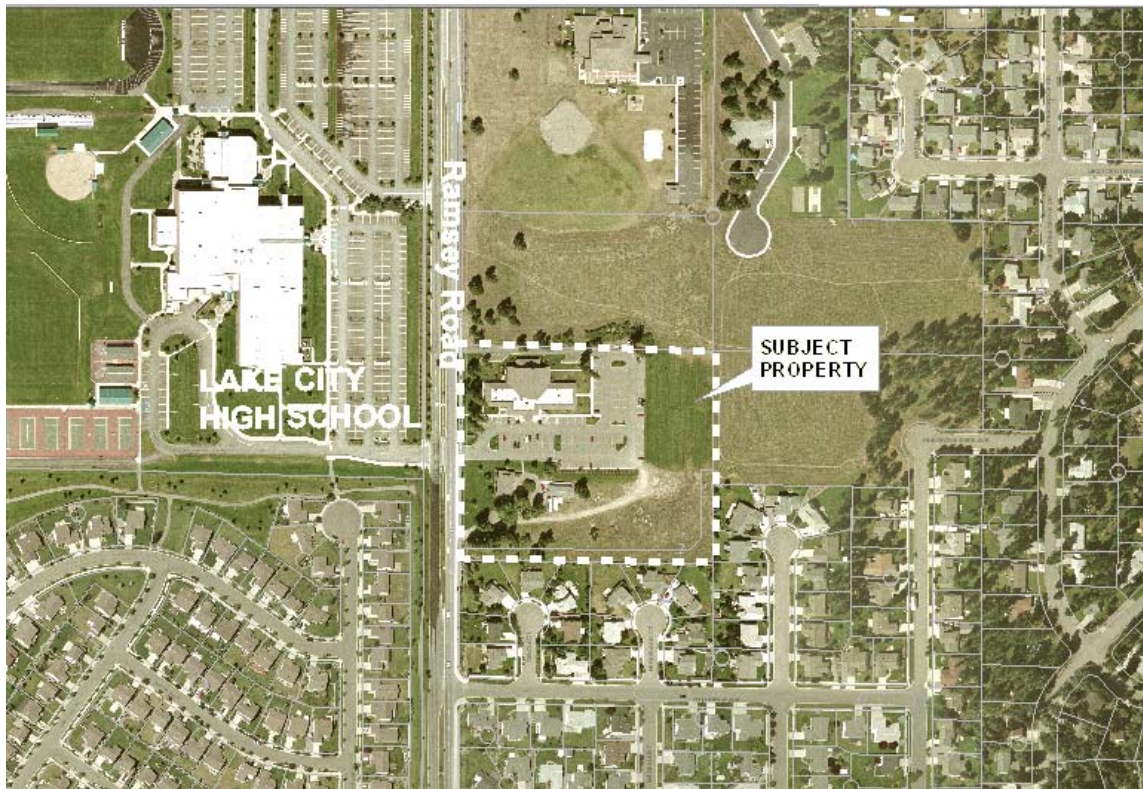
The Planning Commission must consider this request and by simple motion approve, deny or continue the item for further study. Findings are not required.

[D:staffrptsLS102]

**PLANNING COMMISSION
STAFF REPORT**

FROM: JOHN J. STAMOS, ASSOCIATE PLANNER
DATE: SEPTEMBER 12, 2006
SUBJECT: SP-11-98m – REQUEST TO MODIFY CONDITION # 7 OF SP-11-98
LOCATION: A +/- 7.5 ACRE PARCEL AT 6000 N. RAMSEY ROAD

SITE PHOTO:



DECISION POINT:

Lake City Community Church is requesting to modify condition # 7 of SP-11-98 a Religious Assembly Special Use Permit in the R-12 (Residential at 12 units/acre) zoning district to allow the expansion of the existing church.

The church expansion can only be accomplished if the Planning Commission approves the replacement of the original site plan with the new site plan or removes condition # 7 from the approval of SP-11-98m.

Condition # 7 reads as follows:

"The development conform substantially to the site plan as presented."

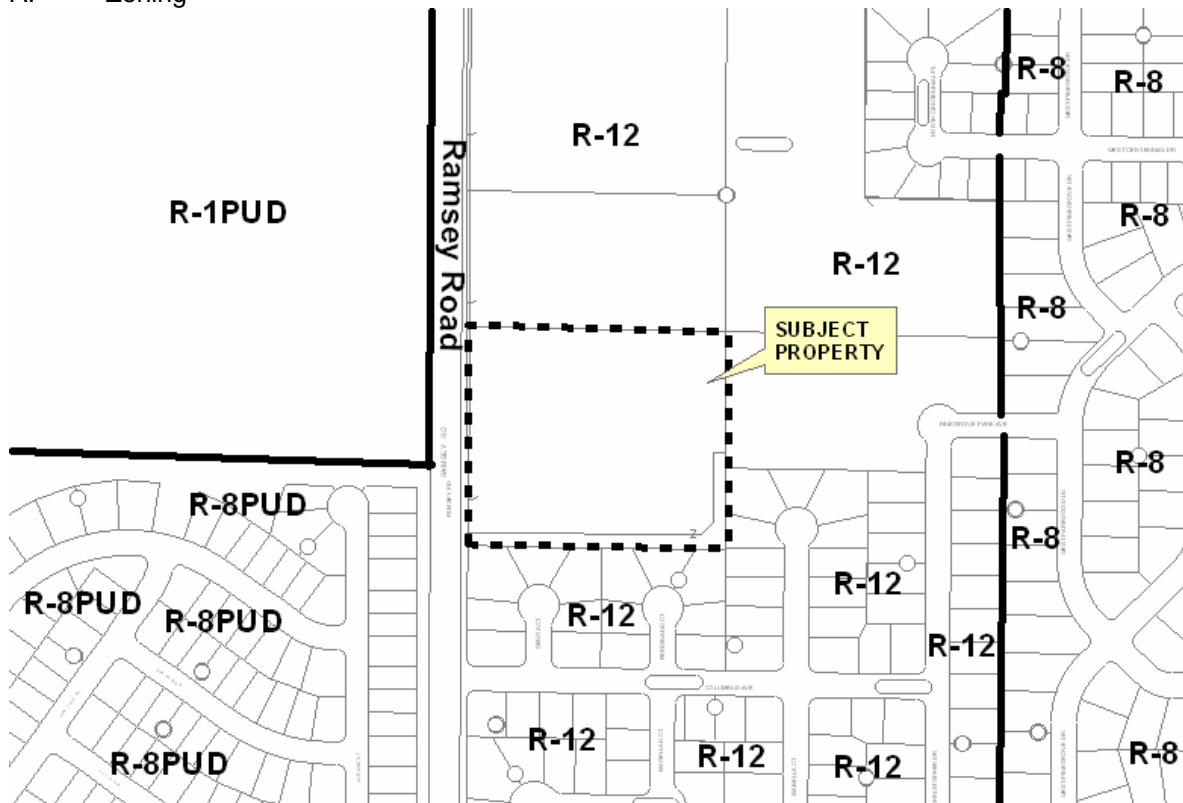
The major changes between the original site plan approved with SP-11-98 and the proposed site plan

submitted with SP-11-98m include:

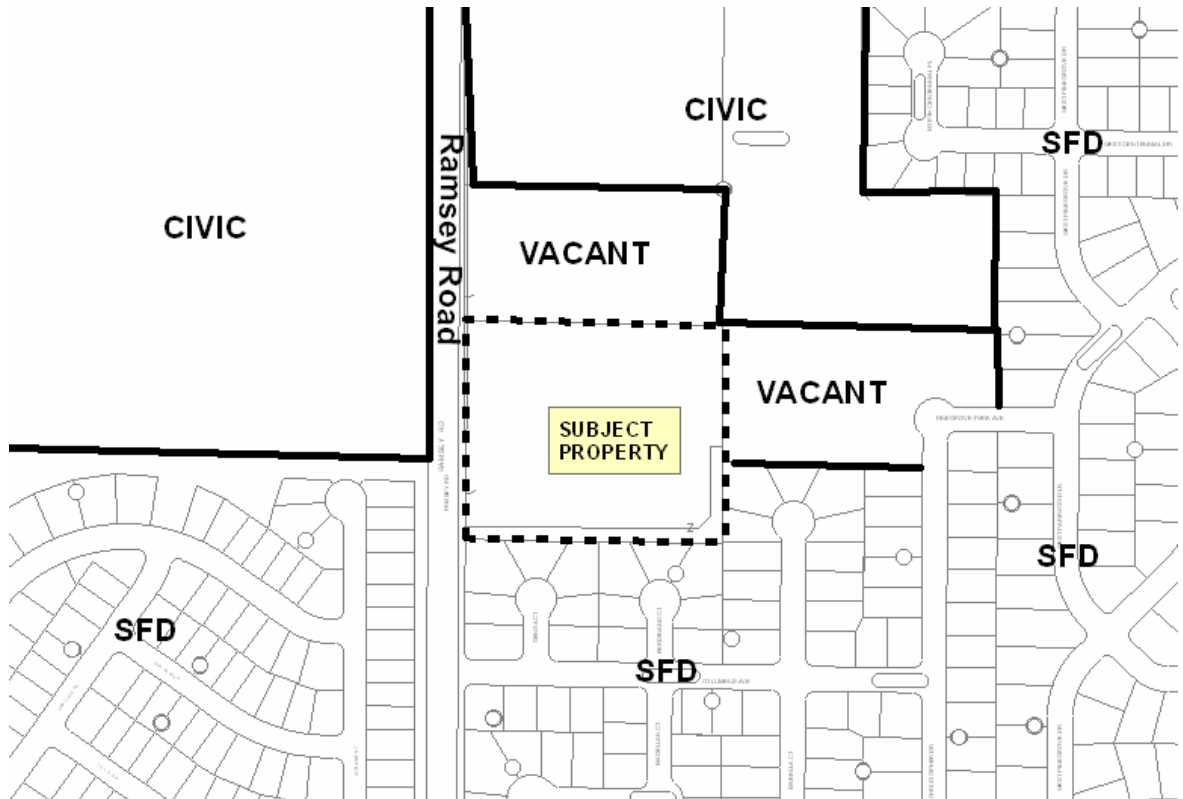
- Expand the existing building from 16,000 sq. ft. to a proposed 61,000 sq. ft. in three phases.
- Expand parking lot from +/- 128 spaces to 424 spaces (Because there are more than 300 spaces, the approval of the parking lot landscaping plan is before the Planning Commission tonight for administrative approval)
- The height of the existing building is +/- 25 feet and the proposed building +/- 40 feet.
- The areas designated for recreation fields and future development will be replaced with the new building and parking lot.
- The existing house will be retained.
- The buffer yard shown in the original plan along the south edge of the parking lot will be replaced by the required buffer yard along the south property line varying in width between 10 feet and 35 feet.

GENERAL INFORMATION:

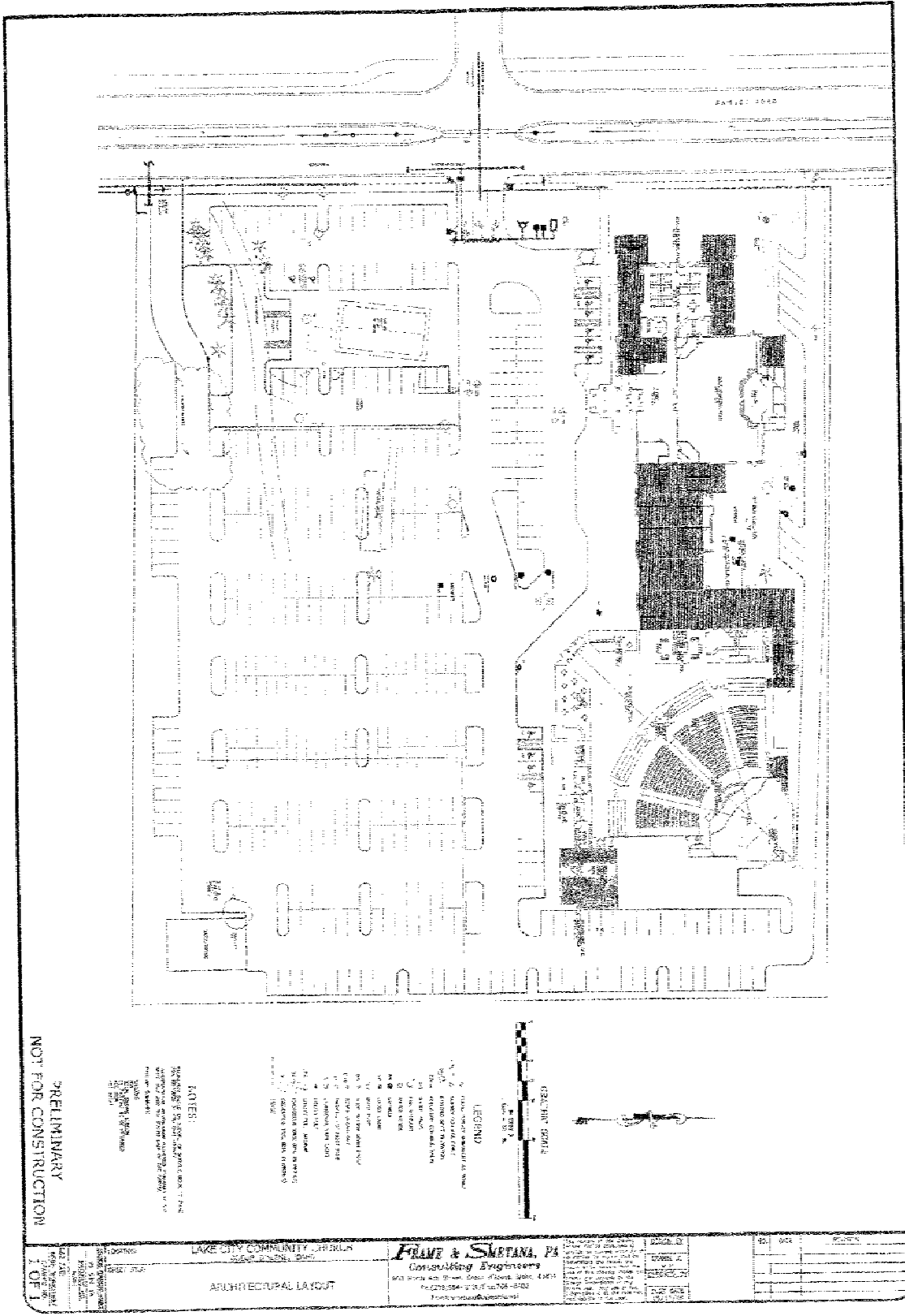
A. Zoning



B. Land use



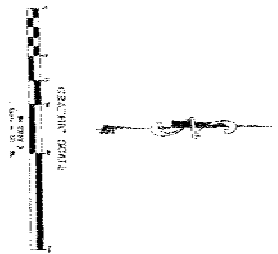
D. Site plan approved with SP-11-98



PRELIMINARY
 NOT FOR CONSTRUCTION
 1 OF 3

NOTES:
 1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. SEE SHEET 2 FOR FINISH SCHEDULE.
 4. SEE SHEET 3 FOR FINISH SCHEDULE.

- LEGEND**
- 1. FINISH GRADE
 - 2. EXISTING GRADE
 - 3. EXISTING CONCRETE
 - 4. EXISTING ASPHALT
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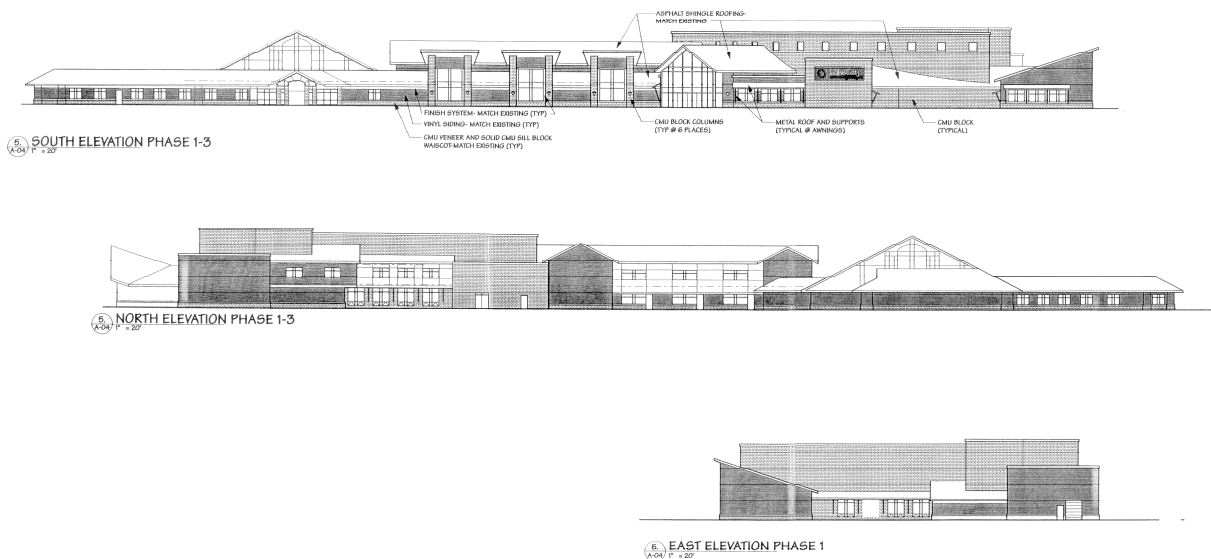


LAKE CITY COMMUNITY CENTER
 ARCHITECTURAL LAYOUT

FRANK & SMETANA, PA
 Consulting Engineers
 1000 W. 10th Street, Suite 1000, Erie, PA 16590
 Tel: 814-833-1111 Fax: 814-833-1112
 www.frank-smetana.com

NO.	DATE	REVISION
1	09/12/06	ISSUED FOR PERMITS
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E. Elevations for proposed building.



F. Applicant: Lake City Community Church
6000 North Ramsey Road
Coeur d'Alene, ID 83814

F. Existing land uses in the area include residential - single-family, civic and vacant land...

G. The subject property contains a church.

H. Previous actions on the subject property:

1. SP-11-98 – A Religious Assembly Special Use Permit was approved by the Planning Commission on October 13, 1998 with conditions.
2. SP-11-98 - An appeal of the Planning Commission's decision was filed by the applicant on October 16, 1998.
3. SP-11-98 - A Religious Assembly Special Use Permit was approved by the City Council on December 1, 1998 with the following conditions:

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.

Streets

3. An encroachment permit shall be obtained prior to any work being performed

in the existing right-of-way.

4. Construction of a southbound left turn pocket in the existing median on Ramsey Road at the main entrance to the subject property. Plan submission for approval is required prior to construction.

Stormwater

5. 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.

Subdivision

6. Completion of a subdivision plat for the subject property if Lot 4, Block 1, of Lamb's Addition is being split.

Planning

7. The development conform substantially to the site plan as presented.
8. Outdoor lighting of the playfield shall not be allowed.
9. There shall be no outdoor speakers, pagers, telephones or other amplification devices that would produce unwanted noise in the adjacent residential neighborhood.
10. Lighting of the parking lot shall consist of low-level (one foot candle), and shall be directed inward to the parking area and away from the adjacent residential neighborhood.

Note: When the City Council approved the request, they approved all of the original conditions except for the following condition pertaining to screening:

There shall be a vegetative screen at the boundary of existing residential lots, consisting of 50% evergreen trees not less than 4 feet high and deciduous trees not less than 2" spaced at 20-foot intervals. Evergreen and deciduous shrubs not less than 4 feet high shall also be densely planted at 3-foot centers.

PERFORMANCE ANALYSIS:

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

1. The subject property is within the existing city limits.
2. The Comprehensive Plan Map designates this area as a Transition Area, as follows:

Transition Areas:

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

- Protect and/or enhance the integrity of existing residential areas.
- Encourage residential when close to jobs and other services.
- Discourage uses that are detrimental to neighboring uses.
- Encourage commercial clusters that will serve adjacent neighborhoods vs. city as a whole.
- Pedestrian/bicycle connections.
- Encourage cluster developments to maintain open space and forest lands.
- Overall buildout density approximately = 3 units/acre. Individual lot size will typically not be smaller than 8,000 sq. ft. (5 units/acre). Higher densities and mixed uses encouraged close to abutting transportation corridors.

In reviewing all projects, the following should be considered:

Page 28 – All requests for zone changes, special use permits etc., will be made considering, but not limited to:

1. the individual characteristics of the site;
2. the existing conditions within the area, and
3. The goals of the community.

Significant policies for consideration:

4C: “New growth should enhance the quality and character of existing areas and the general community.”

6A: “Promote the orderly development of land use at locations that are compatible with public facilities and adjacent land uses.”

15G: “City government should be responsive to the needs and desires of the citizenry.”

46A: “Provide for the safe and efficient circulation of vehicular traffic.”

51A: “Protect and preserve neighborhoods both old and new.”

51A: “Residential neighborhood land uses should be protected from intrusion of incompatible land uses and their effects.”

62A: “Examine all new developments for appropriateness in regard to the character of the proposed area. Inform developers of City requirements and encourage environmentally harmonious projects.”

Evaluation: The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.

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

There has been a church on the existing property since 1998. This proposed plan would increase the size and bulk of the existing building, increase the number of parking spaces and provide three access points to Ramsey Road from the property.

The subject property is in a single-family area but has three other significant civic uses in the area including Children's Village and the Methodist Church to the north and Lake City High School across the street.

Evaluation: Based on the information presented, the Planning Commission must determine if the request is compatible with the surrounding area.

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

WATER:

Water is available and adequate to serve the site.

Evaluation: The proposed new facilities will be adequate to supply the proposed site expansion. We have requested that a main be stubbed to the east property line to provide water to the neighboring property. An additional fire loop proposed should provide sufficient water flow. The existing 12" main in Ramsey will adequately supply the entire project.

Comments submitted by Terry Pickel, Assistant Water Superintendent.

SEWER:

Sewer is available in Ramsey Road.

Evaluation: Public sewer is available and of adequate capacity to support this Special Use Permit request.

Comments submitted by Don Keil, Assistant Wastewater Superintendent

STORMWATER:

City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site. A stormwater management plan completed by an Idaho licensed landscape architect or engineer is a required component of any permit application for development. The submittal must include a stamped calculation sheet detailing the site analysis. At project completion, percolation test results must be submitted and any swale failing the required test must be reconstructed.

TRAFFIC:

The ITE Trip Generation Manual estimates the project may generate approximately 105 peak hour (10 a.m.- 12 p.m. & 7 p.m.-11 p.m.) trips on weekdays, 253 peak hour (5-8 p.m.) trips on Saturdays, and, 740 trips during the Sunday peak hour period (9 a.m.-1 p.m.)

Evaluation: Due to the "off hour" peak hour periods for a church type facility, the adjacent and/or connecting streets should accommodate the additional

traffic volumes. Southbound traffic leaving the site may have periods of delay, however, the adjacent traffic signal at the intersection of Hanley Avenue and Ramsey Road should provide sufficient gaps that would allow vehicular movement to the south.

STREETS:

1. The subject property is bordered by Ramsey Road on the westerly boundary and the road section is fully developed.

Evaluation: Any street improvements that may be required or necessary will be addressed at the time of site development plan submittal. All new access points must be approved by the City Engineer and, if allowed, must be constructed as urban approaches in order to facilitate turning movements out of or into the traffic flow.

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.

Comments submitted by Chris Bates, Engineering Project Manager

FIRE:

The standard Fire Dept. issues of access, water supplies, etc. will be addressed at the plan review phase. However, the bigger issue is the ability of the Fire Dept. (and other city services) to meet the increased demands on services such developments bring to the table, without increasing personnel and equipment.

Comments submitted by Dan Cochran, Deputy Fire Chief

POLICE:

I have no comments at this time.

Comments submitted by Steve Childers, Captain, Police Department

D. Proposed conditions:

1. All new access points must be approved by the City Engineer and, if allowed, must be constructed as urban approaches in order to facilitate turning movements out of or into the traffic flow.

E. Ordinances and Standards Used In Evaluation:

Comprehensive Plan - Amended 1995.
Municipal Code.
Idaho Code.
Wastewater Treatment Facility Plan.
Water and Sewer Service Policies.
Urban Forestry Standards.
Coeur d'Alene Bikeways Plan.
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.

[F:pcstaffrptsSP1198m]

Justification

Having outgrown its present facility, Lake City Community Church plans a phased building program, adding an approximately 44,800 square foot sanctuary complex, and approximately 33,190 square feet of new and remodeled office/classroom/restroom and ancillary space. In addition, the parking lot will be expanded to accommodate approximately 475 vehicles, with appropriate lighting, landscaping, and storm/snow facilities. Although the site work is anticipated to be completed with Phase One, total build out will occur over a five to ten year period.

The proposed expansion is in response to ever increasing spiritual and secular needs of the community, and will significantly enhance the church's ability to address those needs. The expansion is designed to compliment the existing facility and neighborhood, as well as being located so as to have a minimal impact upon adjoining residential properties. Landscaped buffers have been provided along the entire perimeter, and the parking lot has extensive tree cover planned.

To date, two Pre-application reviews have been conducted by City staff, with no significant obstacles or objections to the proposal brought forth.

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

A. INTRODUCTION

This matter having come before the Planning Commission on August 22, 2006, and continued to September 12, 2006, there being present a person requesting approval of ITEM SP-11-98m, a request to modify condition # 7 of SP-11-98 a Religious Assembly Special Use Permit in the R-12 (Residential at 12 units/acre) zoning district

LOCATION: A +/- 7.5 acre parcel at 6000 N. Ramsey Road

APPLICANT: Lake City Community Church

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

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

- B1. That the existing land uses are residential - single-family, civic and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is R-12 (Residential at 12 units/acre)
- B4. That the notice of public hearing was published on, August 5, 2006, and, August 15, 2006, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, August 10, 2006, which fulfills the proper legal requirement.
- B6. That 54 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on _____ and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on September 12, 2006.

B8. Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

B8A. The proposal **(is) (is not)** in conformance with the comprehensive plan, as follows:

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

Criteria to consider for B8B:

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

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

Criteria to consider B8C:

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

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **LAKE CITY COMMUNITY CHURCH** for a Religious Assembly special use permit, as described in the application should be **(approved)(denied)(denied without prejudice)**.

Special conditions applied are as follows:

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner George	Voted _____
Commissioner Jordan	Voted _____
Commissioner Messina	Voted _____
Commissioner Razor	Voted _____
Commissioner Souza	Voted _____

Chairman Bruning Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN JOHN BRUNING

**PLANNING COMMISSION
STAFF REPORT**

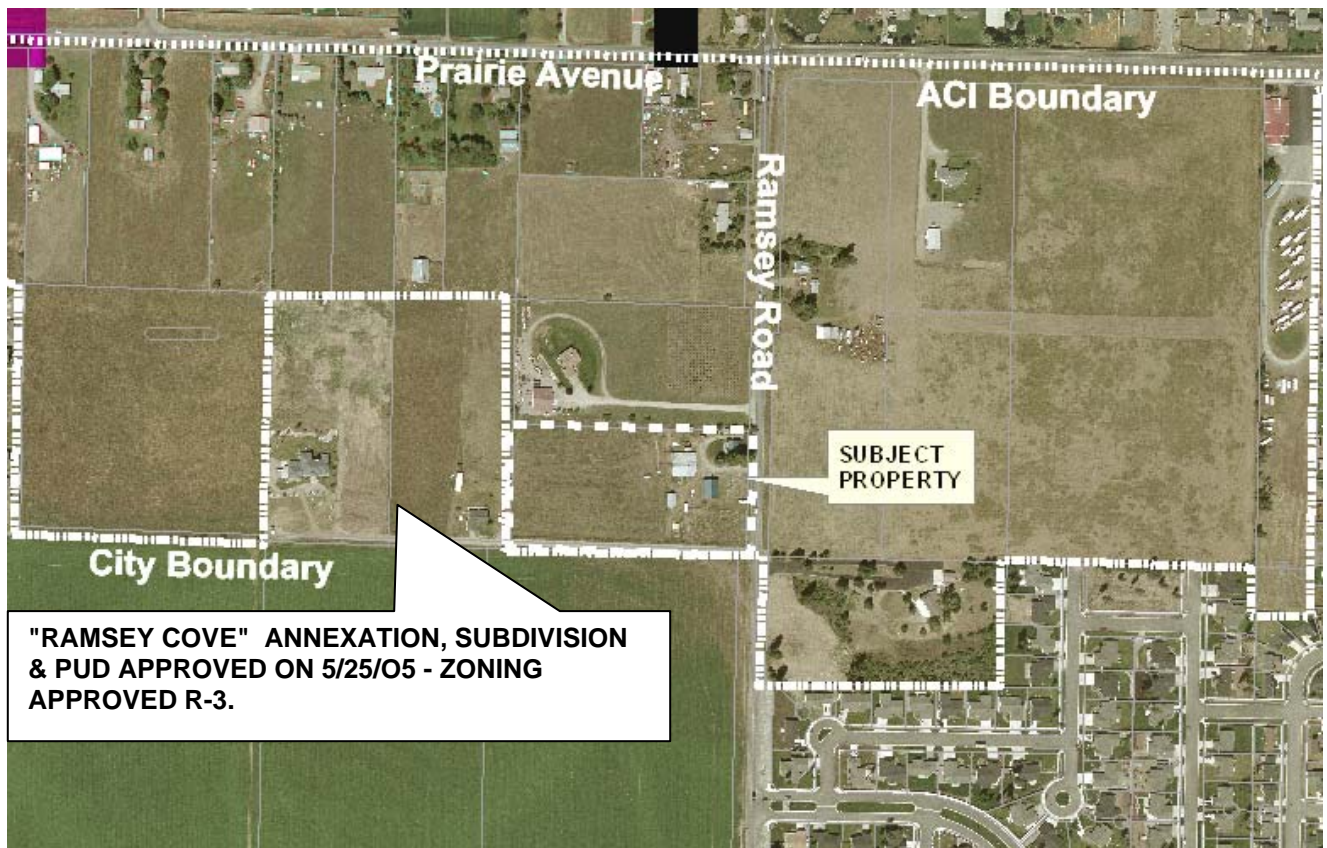
FROM: JOHN J. STAMSOS, ASSOCIATE PLANNER
DATE: SEPTEMBER 12, 2006
SUBJECT: A-5-06 – ZONING PRIOR TO ANNEXATION FROM COUNTY AGRICULTURAL TO R-3
LOCATION: +/- 4 ACRE PARCEL AT 7677 NORTH RAMSEY ROAD

DECISION POINT:

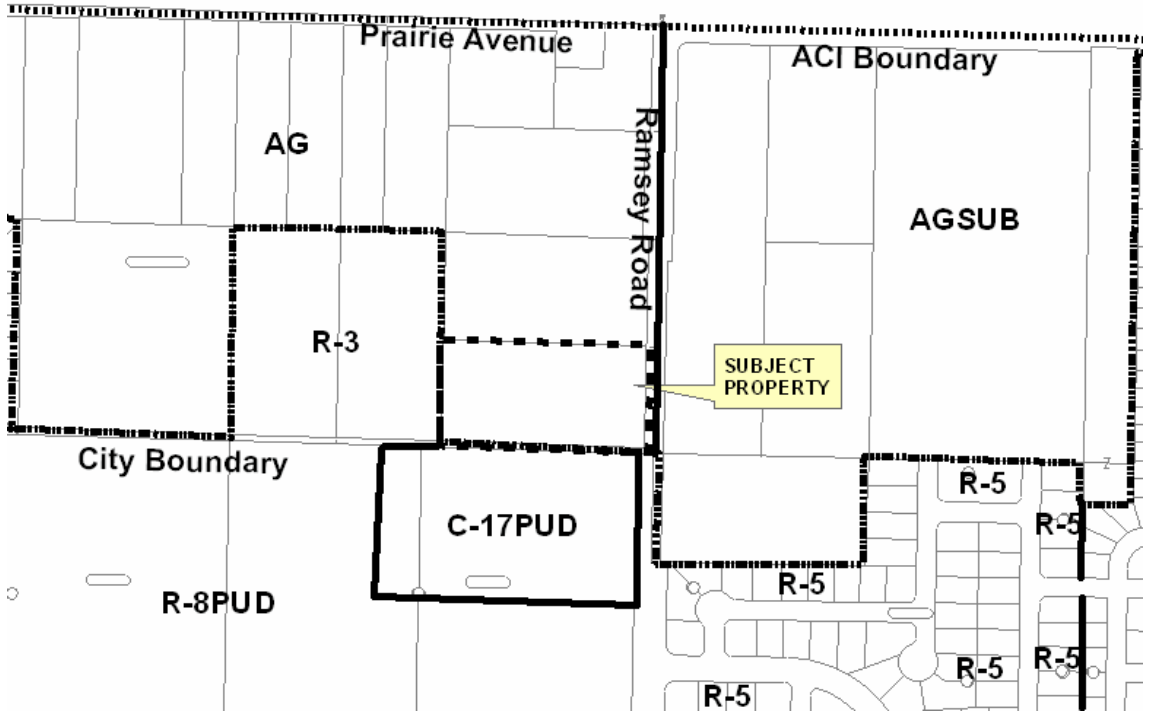
SMS Investments, LLC is requesting Zoning Prior to Annexation from County Agricultural to City R-3 (Residential at 3 units/acre) for a +/- 4 acre parcel.

GENERAL INFORMATION:

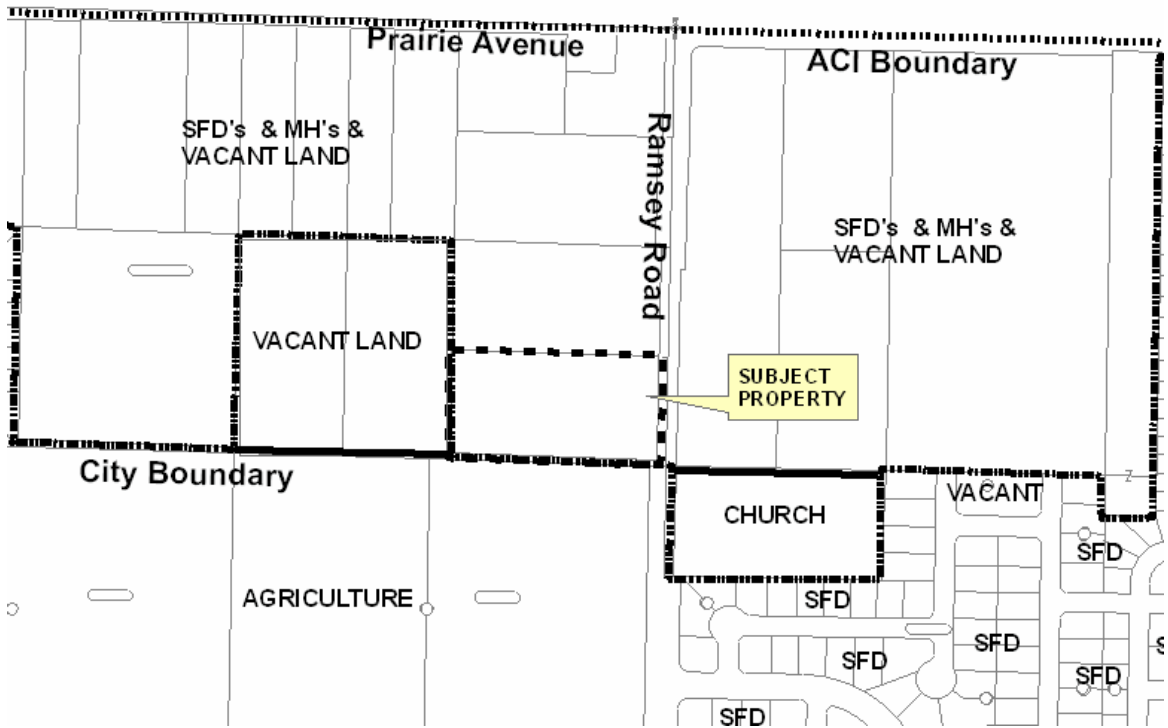
- A. Site photo



B. Zoning.



C. Generalized land use.



- D. Applicant: SMS Investments, LLC
Owner P. O. Box 1438
Coeur d'Alene, ID 83816
- E. The subject property contains a single-family dwelling.
- F. Land uses in the area include residential – single-family and mobile homes, church, agriculture and vacant land.
- G. Prior actions on surrounding property:
 - 1. The "Ramsey Cove" annexation, subdivision and PUD was approved at an R-3 zoning on May 24, 2005.

PERFORMANCE ANALYSIS:

A. Zoning:

The requested R-3 District is intended as a residential area that permits single-family detached housing at a density of 3 units per gross acre with a minimum lot size of 11,500 sq. ft. and 75 feet of frontage on a public street.

The zoning pattern (see zoning map on page 2) shows R-8, R-8PUD, and R-5 zoning in the incorporated areas and Agricultural and Agricultural-Suburban zoning in the County areas surrounding the subject property.

The R-5 zone is a residential zone that allows single-family detached housing at a density of 5 units/acre with a minimum lot size of 8,500 sq. ft. and 50 feet of frontage on a public street.

The R-8 zone is a residential zone that allows single-family, duplex, and cluster housing at a density of 8 units/acre with a minimum lot size of 5,500 sq. ft. and 50 feet of frontage on a public street.

The County Agricultural-Suburban zone is a residential zone that allows approximately 5 units/acre with a minimum lot size of 8,250 sq. ft. for lots created before February 8, 2005 and 2 acres after this date.

The Agricultural zone is suitable for farming and forestry uses and allows a single-family dwelling or class A or B manufactured home on less than 5 acres.

Evaluation: The Planning Commission, based on the information before them, must determine if the R-3 zone is appropriate for this location and setting.

B. **Finding #B8: That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.**

- 1. The portion of the subject property to be annexed is within the Area of City Impact Boundary.
- 2. The City Comprehensive Plan Map designates the subject property as a Transition Area, as follows:

Transition Areas:

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

- Protect and/or enhance the integrity of existing residential areas.
- Encourage lower intensity commercial service and manufacturing uses close or abutting major transportation routes.
- Encourage residential when close to jobs and other services.
- Discourage uses that are detrimental to neighboring uses.
- Encourage commercial clusters that will serve adjacent neighborhoods vs. city as a whole.
- Pedestrian/bicycle connections.
- Encourage cluster housing developments to maintain open space and forestlands.
- Overall build-out density approximately 3 dwelling units per acre. Individual lot size will typically not be smaller than 8,000 sq. ft. (5 du's/acre). Higher densities and mixed uses encouraged close or abutting transportation corridors.
- Neighborhood development should consist of:
 - Size of 25 to 65 acres
 - Urban services
 - Sidewalks/bike paths
 - Street trees
 - Neighborhood parks
 - Interconnecting street network

Significant policies:

- 4A: “Establish limits and priorities of urban services.”
- 4A1: “Initial limits should be based upon existing capabilities.”
- 4B1: “Annexations should be made within the adopted city impact area.”
- 4B2: “Annexations should be effected in a manner that promotes an orderly growth pattern.”
- 4C1: Development that proposes to increase the density of a given area may be allowed, provided that the increase maintains the character of the community.”
- 4C3: Population growth should be compatible with preserving Coeur d'Alene's character and quality of life.”
- 6A: “Promote the orderly development of land use at locations that are compatible with public facilities and adjacent land uses.”
- 42A2: “Property rights of citizens should be protected in land use decisions.”
- 42B2: “Expansion of the City should be based upon conformance to the urban service area.”
- 42C1: “Providing service to new areas should not be at the expense of areas

presently being serviced.”

51A: “Protect and preserve neighborhoods, both old and new.”

3. 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.

C. Finding #B9: That public facilities and utilities (are) (are not) available and adequate for the proposed use.

SEWER: Public sewer is available for connection and of adequate capacity to support this annexation request.

Evaluation: Public sewer is available for connection to the applicant's property at the intersection of Wilbur Avenue and Ramsey Road. This connection conforms to the sewer master plan for this area. Specific details will be worked out in the subdivision application.

Comments submitted by Don Keil, Assistant Wastewater Superintendent

WATER:

This area appears to fall within the boundaries of the Hayden Lake Irrigation District and the applicant will need to pursue water supply with them. We do have a new main in the area but would have to have approval from HLID to provide service.

Comments submitted by Terry Pickel, Assistant Wastewater Superintendent

STORMWATER:

Stormwater issues will be addressed at the time of development on the subject property.

TRAFFIC:

Utilizing the stated area of 4.96 acres and the requested R-3 zoning, it may be possible to place 14 residential units on the subject property if it were developed to the maximum density. Utilizing average peak hour Average Daily Trips of 0.90, the ITE Trip Generation Manual estimates that approximately 12.6 ADT'S at peak hour may be generated.

STREETS:

The proposed area of annexation adjoins a portion of Ramsey Road which is currently under the jurisdiction of the Lakes Highway District. If the annexation does not include the roadway, any access or development along the roadway would need the approval of the highway district as well as the City of Coeur d'Alene.

Evaluation: The roadway fronting the subject property has the capacity to handle the traffic from the proposed development. Any necessary improvements would be addressed at the time of development of the site.

Submitted by Chris Bates, Engineering Project Manager

FIRE:

The Fire Department will address issues such as water supply, fire hydrants, Fire department access, etc., prior to any site development.

Submitted by Dan Cochran, Deputy Fire Chief

POLICE:

I have no comments at this time.

Submitted by Steve Childers, Captain, Police Department

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 relatively flat with no physical constraints.

Evaluation: The physical characteristics of the site appear to be suitable for the request at this time.

E. 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 surrounding area contains existing single-family and mobile homes on larger parcels in the County areas (Agricultural-Suburban – 5 units/acre) and developing single-family neighborhoods in City areas including Coeur d'Alene Place, Sunshine Meadows (R-8 – 8 units/acre), and Legacy Place (R-5 – 5 units/acre). The subject property also has frontage on Ramsey Road, which is designated as a minor arterial on the Transportation plan.

Evaluation: The subject property is in an area of developing single-family neighborhoods with average densities higher or comparable to the R-3 zoning requested by the applicant.

**F. Ordinances and Standards Used In Evaluation:
Comprehensive Plan - Amended 1995.**

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.

[F:pcstaffreportsA506]

Annexation of SMS Investment Property and Compliance with the Comprehensive Plan:

The goals are shown in *italics* and how the project meets the goals is below.

To Guide future planned growth in order to enhance the quality and character of the community while providing and improving the amenities and services available to Coeur d'Alene Residents.

The proposed project is contiguous with existing boundaries of the City of Cda and is within the adopted city impact area.

The project is adjacent to the new traffic improvements on Ramsay Road and the applicant has provided right of way for that development. This includes the development of the bike/pedestrian path.

To maintain and provide for the healthy social and economic well being of the residents

The proposed project with pay capitalization fees and user fees for the services it is using.

Public Services should fulfill present needs and anticipated future needs

The project is within the planning area for the water and sewer system and has been included in the anticipated future needs

Provide and maintain adequate recreation and facilities for Coeur d'Alene Residents

The proposed development will provide “payment in leau of parkland improvements”
The city has adopted a policy of concentrating the efforts on parks

Environmental Quality and our natural resources are important assets of Coeur d'Alene and should be preserved.

The project provides for central sewer collection as it is located over the aquifer and the development will need to comply with the storm water ordinance to preserve the natural resources in the area. The project is located close to schools and connects into the bike path system provide alternatives for transportation.

Urban development should occur at a minimum impact to the general public and individual property owners while ensuring the wise use of Coeur d'Alene land resources.

The project provides for right of way for the future development of city streets that provides a benefit for all the residents.

Provide for safe and efficient circulation of vehicular traffic

The project provides for additional right of way and improvements to Ramsay Road and the extension of another east/west collector this improves traffic situations for everyone.

To maintain and promote the residential character of Coeur d'Alene while providing a variety of housing situations

The proposed town home development provides alternative housing situations for the residents.

To insure the safety of residents and the protection of property

This project will provide a close knit community that can provide neighborhood watch type programs.

Preserve, protect and enhance areas of public interest and/or scenic beauty

By restricting the height to two story buildings the preservation of the natural vistas will be provided for.

Coeur d'Alene visual and physical environment should be comfortable, rich in variety, of unique and identifiable character, expressive of the city's function, history, technology, culture, and natural setting capable of being shaped by its inhabitants.

The people of Coeur d'Alene are what provide for this goal. By providing economic opportunity and preservation of the natural beauty the residents become the driving force for the continued beauty and enjoyment of the Coeur d'Alene area.

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

A. INTRODUCTION

This matter having come before the Planning Commission on September 12, 2006, and there being present a person requesting approval of ITEM A-5-06, a request for zoning prior to annexation from County Agricultural to City R-3 (Residential at 3 units/acre)

LOCATION: +/- 4 acre parcel at 7677 North Ramsey Road

APPLICANT: SMS Investments, LLC

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 single-family dwelling.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is County Agricultural
- B4. That the notice of public hearing was published on August 26, 2006, and September 5, 2006, 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 8 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on August 25, 2006, and _____ responses were received: _____ in favor, _____ opposed, and _____ neutral.
- B7. That public testimony was heard on September 12, 2006.
- 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 **SMS INVESTMENTS, LLC** 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 George	Voted _____
Commissioner Jordan	Voted _____
Commissioner Messina	Voted _____
Commissioner Rasor	Voted _____
Commissioner Souza	Voted _____

Chairman Bruning Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN JOHN BRUNING

Date: September 12, 2006

To: Planning Commission

From: David Yadon, Planning Director

Subject: **Item O-3-06 Amendment to Zoning Code** – Pocket Housing, Accessory Dwelling Units, Accessory Structure Height,

Decision Point

The Planning Commission is asked to consider the following amendments to the zoning ordinance:

1. Replace Cluster Housing with Pocket Residential regulations and design standards
2. Provide for Accessory Dwelling Units in residential zones;
3. Reduce the allowed height for Accessory Structures in residential districts from 25 feet to 18 feet.
4. Clean up height maximums in residential and commercial districts
5. Eliminate section 17.06.490: MINIMUM SPACE BETWEEN OPPOSITE WALLS ON SAME LOT. Spacing requirements would be governed by building and other code provisions

History

The Planning Commission has had several code amendments on the “priority list” for some time. The following amendments from that list were prepared by City staff and Consultant Mark and reviewed by the Planning Commission at a workshop on July 5, 2006.

Item O-3-06 A Replace Cluster Housing with Pocket Residential regulations and design standards.

This amendment replaces Cluster Housing which is an allowed housing type in the R-8, R-12, R-17 and commercial zoning districts. The Commission has noticed that as there is more pressure to develop infill lots for “cluster housing”, the resulting effect on the surrounding neighborhoods has not always been acceptable. In addition, the cluster housing definition has been difficult to administer over the years and has been subject to a number of Planning Commission interpretations or discussions. The Pocket Residential purpose is therefore to:

- Encourage greater efficiency of land use by allowing compact infill development on aggregate sites.
- Stimulate new housing that is compatible in scale and character to established surrounding residential areas.
- Produce a broader range of building forms for residential development.
- Expand opportunities for home ownership, including both condominium and fee simple.
- Ensure that residents of such housing enjoy a high quality environment, with permanence, stability and access to green space.

Item **O-3-06 B** Provide for Accessory Dwelling Units in residential zones;
In an effort to address housing affordability and a changing demographic, the option of allowing for Accessory Dwelling Units (ADU)
The purpose of these regulations are to:

- Provide homeowners with a means of obtaining, through tenants in either the ADU or the principal unit, rental income, companionship, security, and services.
- Add affordable units to the existing housing.
- Make housing units available to moderate-income people who might otherwise have difficulty finding homes within the (city/county).
- Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle.
- Protect neighborhood stability, property values, and the single-family residential appearance of the neighborhood

Item **O-3-06 C** Reduce the allowed height for Accessory Structures in residential districts from 25 feet to 18 feet for high pitched roofs and 14 feet for low pitched roofs. This is the existing standards for a detached garage.

This amendment is intended to address the scale of structures that can be constructed in the rear yard. The Planning Commission has observed that over the last several years, large accessory structures have been constructed in rear yards that in many cases overwhelm the scale of the home on the lot and surrounding neighbors. The proposed amendment addresses height but not overall size of the structure.

Item **O-3-06 D** Clean up height maximums in residential and commercial districts
This amendment is intended to set height limits at whole numbers rather than the fractional numbers in existing code.

Item **O-3-06 E** This amendment would eliminate section 17.06.490: MINIMUM SPACE BETWEEN OPPOSITE WALLS ON SAME LOT. Spacing requirements would be governed by building and other code provisions. Also clarifying that the minimum distance between a principle and accessory structure is determined by the applicable building code.

17.06.630: ACCESSORY STRUCTURE CRITERIA:

- A. A structure shall be considered to be accessory to and shall not be subject to the same site performance standards as the principal structure on the same lot if one or more of the following conditions applies:
1. The structure is detached and separated from the principal structure by ~~six feet (6')~~ the minimum distances specified by the adopted building code or more.
 2. The structure is attached to the principal structure by a breezeway roof with an intervening space of a minimum distance specified by the adopted building code ~~five feet (5')~~ or more, and the space is open on at least two (2) sides.
 3. The structure is a private storage garage, fuel storage shed, private noncommercial greenhouse, or a child's playhouse, per subsection 17.06.495C1 of this chapter.

Financial Analysis

There is no significant financial impact associated with the proposed amendments. Additional time is necessary to administer the issuance of Accessory Dwelling Unit Permits.

Performance Analysis

The proposed amendment is consistent with Comprehensive Plan policies including 51A1, 5, 63D1, 64D16, 65.

Quality of Life Analysis

The amendment will provide new opportunities to provide housing and other structures that are compatible with existing neighborhoods.

Decision Point Recommendation

The Planning Commission is asked to consider the proposed amendments.

2005 Planning Commission Retreat Priorities Progress

SEPTEMBER 2006

.A note on the colors from from Tony Berns: "I use the stop light analogy:
 Red is bad – either that initiative has failed, or our Board goal for the year will not be met.
 Yellow is caution – could get to "red" if we don't do something pronto.
 Green is good.
 The other colors like "pending" are place holders until action on those items can occur."

Administration of the Commission's Business

▪ Follow-up of Commission requests & comments		
▪ Meeting with other boards and committees		Park/Rec Commission Master Plan workshop 12-2:00 p.m. September 18th
▪ Goal achievement		Checklist of projects
▪ Building Heart Awards		Discussed 7/18 No awards will be given this year.
• Speakers		ULI educational opportunities provided. Council sponsored Idaho Smart Growth presentation held.
• Public Hearings		October 10, 4 items scheduled

Long Range Planning

▪ Comprehensive Plan Update		Meeting held on July 18. Future meetings to be determined.
▪ Education Corridor		Meeting October completed(Souza) Workshop w/prop river corridor owners took place in January. Master planning consultant selected & project beginning this month
▪ Neighborhood Parks & Open Space		Coordinate w/ P&R & Open Space Comm. Nothing new Consultant doing masterplan
▪ Neighborhood Planning		Discussed neighborhood designation in Complan.

Public Hearing Management

▪ Continued work on Findings and Motions		Warren and Plg staff to review
▪ Public hearing scheduling		Chrman Bruning consulted on agenda

Regulation Development

Downtown Design Regs Hght		Council Hearing hearing July 5th. Approved. Chrmm Bruning and Commissioner Souza attend
Cluster Housing standards		Public Hearing scheduled: September 12, 2006
Subdivision Standards		Prelim review began. PC road trip 10/05 Tweaks of condo plats and lot frontages being processed
Revise Landscaping Regulations		Future. Hinshaw reviewing budget to determine what services he might be able to provide.
Commercial Zoning		Workshop with Mark Hinshaw scheduled 9/12
Parking Standards		Future
Lighting standards		in process – Hinshaw
Accessory Dwelling Units		See cluster housing. Ph to be scheduled 9/12
District and Corridor Design Review		Future
Home Occupations by SP		Council chose not to pursue
Other Action		
Eminent domain letter		Mayor & Council responded
Commissioner Vacancy		Appointment made 6/6