

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

FEBRUARY 11, 2014

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, Haneline, Luttrupp, Messina, Ward, Conery, (Student Rep.) O'Brien (Alt. Student Rep. O'Brien)

APPROVAL OF MINUTES:

January 14, 2014

PUBLIC COMMENTS:

STAFF COMMENTS:

OTHER:

Approval of findings for SP-6-13, A-1-14 & S-1-14

ADMINISTRATIVE ITEMS:

1. Applicant: Matthew Mayberry
Location: Riverstone West 1st Add. Tract "C" 4th Addition
Request: A proposed preliminary plat "Riverstone West 5th Addition"
SHORT PLAT, (SS-2-14)
2. Applicant: Rick and Roxanne Gunther Living Trust
Location: 701 W. Lakeshore
Request: A proposed 1-lot subdivision "West Lakeshore Condominiums"
SHORT PLAT, (SS-3-14)

PUBLIC HEARINGS:

1. Applicant: Viking Construction
Location: W. Pinegrove and Canfield Avenue
Request: A replat of Cottage Grove Second Addition
QUASI-JUDICIAL, (S-1-12.M)
2. Applicant: Active West Developers
Location: 2845 & 3003 W. Seltice
Request:
 - A. A proposed 4.68 acre PUD "The Circuit"
QUASI-JUDICIAL, (PUD-1-14)

- B. A proposed 39-lot prelim plat "Circuit at Seltice"
QUASI-JUDICIAL, (S-2-14)
3. Applicant: Miller Development Group, LLC
Location: 1101 E. Indiana Avenue
Request: A proposed 9-lot preliminary plat "Downtown Millers Addition"
QUASI-JUDICIAL, (S-3-14)

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
JANUARY 14, 2014
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Michael Ward
Peter Luttropp
Tom Messina
Rob Haneline
Grant Conery, Student Rep.
Cole O'Brien, Alt. Student Rep.

STAFF MEMBERS PRESENT:

Sean Holm, Planner
Tami Stroud, Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney
Gordon Dobler, Engineering Services Director

COMMISSIONERS ABSENT:

Heather Bowlby, Vice-Chair

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Commissioner Luttropp noted that his name was not listed in Commissioners Present and stated he was not absent.

Motion by Haneline, seconded by Luttropp, to approve the amended minutes of the Planning Commission meeting on December 10, 2013. Motion approved.

STAFF COMMENTS:

Planner Holm announced an up-coming workshop scheduled on January 23rd and items on the Planning Commission agenda scheduled on February 11th.

OTHER:

Approval of findings for PUD-1-83m.3, ZC-1-13 & S.2.03m.1

Motion by Haneline, seconded by Luttropp, to approve item PUD-1-83m.3. Motion approved

Motion by Luttropp, seconded by Haneline, to approve item ZC-1-13 Motion approved

Motion by Haneline, seconded by Luttropp, to approve item S-2-03m.1 Motion approved

PUBLIC COMMENTS:

None.

ADMINISTRATIVE ITEMS:

1. Applicant: Gary and Emma Schmidt
Location: 261 ft. of S.W. corner of Emma and Government Way
Request: A proposed 2-lot preliminary plat "Gary's Place"
SHORT PLAT (SS-1-14)

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

There were no questions for staff.

Motion by Luttropp, seconded by Haneline, to approve item SS-1-14. Motion approved.

PUBLIC HEARINGS:

1. Applicant: Ann Melbourne, Fort Ground Homeowners Association
Location: Fort Grounds
Request: A proposed R-8 Single Family Special Use Permit
QUASI-JUDICIAL. (SP-6-13)

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

Commissioner Luttropp inquired if this request is approved under the special use permit, will it only allow single-family homes with detached garages.

Planner Holm responded that is correct.

Public testimony open:

Ann Melbourn, applicant, President of the Fort Grounds Association, discussed a map she provided to the commission of the homeowners who signed the petition. She stated most of the homes are listed in the historic register. She stated that the people who signed the petition are aware this is not a zone change, and if approved, will alert other people who live in this area when something is going to be done that might jeopardize the integrity and character of the neighborhood.

Catherine McLandre stated that she is a member of the Fort Grounds Association and in favor of the request. She stated that her neighbor, Marlo Faulkner, is out of town and requested her letter be read to the commission that mentioned various polices from the comprehensive plan that would apply to this application. She hopes the planning commission will approve this request.

Rodger Snyder stated that he is in favor of this request and commented that through the years, a number of people have stopped by when he is outside to express delight for his home. He added that he had a women stop by recently to present a photo taken of his home in 1952. He feels this is a unique neighborhood and needs to be protected.

John Bruning stated that he is a member of the Fort Grounds Association and is in favor of this request. He explained how the character of the neighborhood needs to be maintained and cited a number of polices from the comprehensive plan that supports this statement. He explained when the Fort Grounds was designed many years ago, it was intended for single-family homes with a narrow design of the streets that would not meet city standards today.

Commissioner Luttrupp inquired if a person would need a special use permit to build a duplex.

Deputy City Attorney Wilson explained that by approving this request, it would limit what is allowed in the R-8 zoning district to single-family detached garage homes.

Denny Davis stated that he owns a home on the corner of West Lakeshore and Military Drive that is directly across the street from the Gunther's home. He stated that Sherman Park (Fort Grounds) is platted in 1904, with few, if any restrictive covenants that limit structures to single-family dwellings. He explained that there is no homeowners association, but a neighborhood association that they have belonged to since 1981. He feels that the petition circulated around the neighborhood was misrepresented and suggested that the commission deny the request in order for the association representatives to convene a workshop with the affected homeowners.

Steve Mcree stated that he is against this request and if approved, it will only affect a few of the lots within the area. Many of the homes in this area have apartments. He is a newcomer to the neighborhood and gets along with everyone, but feels this request is more of a down-zone and government control.

Greg Gillespie stated that he had a man come up to him and offered to buy his house for a "million-dollars" and told him he wasn't interested. The homes in this area add a lot of character to this part of town and does not want this to change. He supports this request.

Jim Addis stated that since the petition has been circulated, many people have rescinded their signatures because they didn't understand what they were signing. He commented he likes his neighbors and feels if they want to do something on their property they should have that right. This request, if approved, will be going against people's rights.

Commissioner Messina inquired if there is a design review committee for this neighborhood that people can go to if they want to do a project.

Mr. Addis stated that they do not have a committee.

Commissioner Haneline stated that in previous testimony a map was presented by the applicant showing the number of people who have approved this request.

Mr. Addis explained that last month an ordinance request was approved by the city that changed the number of signatures required for this type of request.

Commissioner Messina inquired if a duplex would be allowed if this is approved.

Deputy City Attorney Wilson explained the uses allowed and if approved, duplexes are not allowed.

Rick Gunther stated that he is alarmed with this request. He explained that his family has lived in this area for 33 years and was the past president of the Fort Grounds Association. He feels this request is absurd and only affects a few of the bigger lots in this area. He feels many people do not understand this request. He stated if this application is approved, it goes against people's property rights.

Dan Geiger stated that the completed projects in the area are tastefully done. He stated his home was built in 1905 and if he wants to tear it down in the future, he should have that right.

James Landers stated when this petition was circulated, a number of people were misinformed what it was about. He feels the petition was started because of the Gunther's project that already has a permit and is being constructed. He explained that after he signed the petition, he went to city hall to have his name removed. He stated that by approving this request, it will have our neighbors regulating what we can do on our own property.

Debra Bell stated that she feels the petition was misrepresented by the people who were going door-to-door for signatures. She feels this area has changed and many of the old homes are being replaced. She stated that a workshop would be beneficial, so people can really understand what this is about.

Dan Gookin stated that he is a member of the city council and stated if this item goes before council, he will excuse himself from the hearing. He feels that part of the commission's job is to protect the character of the neighborhood and by approving this, it will fulfill that promise. He stated that this association has been asleep thinking that this day will not come and now it's here, so it's time for action.

Roxanne Gunther stated that if the planning commission has a problem understanding this request, so do we. She explained that she has lived in the Fort Grounds for many years and has seen a number of people who over-run the neighborhood, and because of their complaints many activities have been halted. This group complains about everything. She commented that their home was built in 1914 and remodeled many times for lack of insulation and now has been demolished and replaced with four beautiful townhomes designed to fit the character of the neighborhood. She stated that all homeowners in this area should have the right to do the same thing if they want too. She feels that the people who signed this petition were intimidated and that this request should not be approved. She added this request has divided the neighborhood.

Amy Huel stated that she purchased her home in 2006 and that her home sits on one of the biggest parcels in this area. She feels this request is unfair to the homeowner who, because of various reasons, needs to change their home, or for economic hardships.

Randy Bell stated that he agrees that the petition was misrepresented and owns two lots in the Fort Grounds. He feels the historic character left this area a long time ago.

Ken Murphy stated he lives in an old house with a garage that was falling down. He stated he recently replaced his garage that was designed to match the character of the neighborhood.

Kevin Jester stated he gets along with his neighbors and has seen a lot of changes in this neighborhood in past years. He feels this petition is needed so that people are aware of what is going on in this neighborhood.

Rebuttal:

Ann Melbourn explained that the map she handed out to the commission was all the homeowners who signed the petition highlighted in pink and feels the neighborhood was advised. She thanked the commission for their time and is asking for approval to help preserve the character of the neighborhood.

Commissioner Messina commented that he does have sympathy for this neighborhood and feels a design review committee for this neighborhood would be a benefit.

Ms. Melbourn stated that subject is a "hot potato" and that nobody wants to be told what they can do on their property.

Public testimony closed:

Discussion:

Chairman Jordan stated that there are only a handful of lots that would be affected.

Commissioner Luttrupp commented that from listening to testimony, there seems to be a misunderstanding within the neighborhood. He suggested maybe a workshop could be planned so some of these issues could be resolved.

Chairman Jordan inquired regarding the importance of the petition to this request.

Deputy City Attorney explained that the petition got the ball rolling so the Fort Grounds Association could submit for a special use permit.

Commissioner Messina feels that it is not the responsibility of the commission to plan a workshop when it should be the responsibility of the neighborhood association. He stated that after hearing testimony, you cannot ignore 30% of the people who are opposed to this request.

Commissioner Luttrupp inquired if the city does not get involved, how do you get compromise from the people who are opposed.

Commissioner Messina stated that he feels a workshop will not make a difference for the people - for or against - the request. He stated that the responsibility of the commission is to make an unbiased decision.

Chairman Jordan thanked everyone in the audience for being civil. He commented that his heart is with the people and not sure this petition will accomplish what they want. He stated if he had to vote, he would deny the request. He stated that if the neighborhood wanted a workshop, he would offer the guidance of the planning commission for support.

Student representative Conery stated he would not approve based on not enough testimony for approval.

Alternate Student representative Obrien stated that he would not approve the special use permit.

Commissioner Luttrupp feels that the special use permit meets the required comprehensive plan polices for approval. He made a motion for approval, but the motion failed for a lack of a second.

Motion by Messina, seconded by Haneline, to deny Item SP-6-13 and direct staff to do the findings. Motion approved.

ROLL CALL:

Commissioner Haneline	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Nay
Commissioner Ward	Voted	Aye

Motion to deny carried by a 3 to 1 vote.

2. Applicant: Lake Forest, LLC
Location: 1555 W. Hanley Avenue
Request:
- A. A proposed 55 -acre annexation from County AS and C to City R-8 and C-17.
QUASI-JUDICIAL (A-1-14)
 - B. A proposed 176-lot preliminary plat "Lake Forest West"
QUASI-JUDICIAL (S-1-14)

Planner Stroud presented the staff report.

There were no questions for staff.

Public testimony open:

Drew Dittman applicant representative explained that this is a 55 acre island surrounded by city property which makes the approval for this annexation a natural fit for the city. The proposed plan will have 175 homes with no multi-family proposed. He discussed the access issues with staff and a secondary access on Ramsey that will be provided and used by the Fire Department.

Mike Westray stated that he has concerns with the extension of Canfield Avenue. He explained that the road is not wide enough and is concerned that it will become a race track. He would like staff to consider directing the traffic west.

Pat Cook stated that she is also concerned with traffic on Canfield Avenue if extended. The traffic from the high school is very busy and feels that adding another street will make it impossible to get out of the subdivision.

Brian Sullivan stated he is the President of the Lake Forest Homeowners Association and stated that they are also concerned with the extension of Canfield. He suggested instead of the traffic circles to put up 4-way stop signs that would help slow down traffic.

Rita Holley stated that a traffic light at Pinegrove and Canfield would help with the added traffic.

William Caislie stated that he is concerned with the traffic problems that will be generated with the addition of 175 homes.

Rebuttal:

Mr. Dittman stated that he has met with staff many times regarding traffic mitigation, so with suggestions from staff, he will propose traffic circles to slow traffic. He stated he did discuss with the City Engineer, Gordon Dobler, if the traffic circles are not enough, he would be open to a discussion to place stop signs in this area.

Discussion:

Commissioner Luttrupp inquired regarding the requirements for open space for this applicant.

Deputy City Attorney Wilson explained that the applicant is free to donate land, but if not, a fee is collected at the time the building permit is issued for a future park.

Commissioner Haneline inquired about the school district letter that was submitted and questioned if staff is aware of their concerns.

Deputy City Attorney Wilson stated the concerns listed in the letter falls into the school district long range plans. He added that when it is time for a comprehensive plan update that is when the city seeks out their input for future schools.

Commissioner Luttrupp questioned how truck traffic can be discouraged in this area.

Deputy City Attorney Wilson stated trucks are encouraged to use designated truck routes with the exception of deliveries that force them to go into the subdivisions. He added if this gets to be a problem it can be addressed by the city council.

Public testimony closed:

Motion by Haneline, seconded by Luttrupp, to approve Item A-1-14 and direct staff to prepare the findings. Motion approved.

ROLL CALL:

Commissioner Haneline	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

Motion by Haneline, seconded by Ward, to approve Item S-1-14 and direct staff to prepare the findings. Motion approved.

ROLL CALL:

Commissioner Haneline	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Ward	Voted	Aye


Motion to approve carried by a 4 to 0 vote.

ADJOURNMENT:

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

The meeting was adjourned at 9:47 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



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TO: Planning Commission
FROM: Christopher H. Bates, Engineering Project Manager
DATE: February 11, 2014
SUBJECT: SS-2-14, Riverstone West 5th Addition

DECISION POINT

Approve or deny the applicant's request for a two (2) lot commercial subdivision.

GENERAL INFORMATION

1. Applicant: Matthew Mayberry
ATS, Inc.
PO Box 3457
Hayden, ID 83835

2. Request: Approval of a two (2) lot commercial subdivision.
 - a. Lot 1 – 2.52 acres
 - b. Lot 2 – 0.87 acres

3. Location: Between Riverstone Drive and W. Tilford Lane, west of Beebe Blvd.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is C-17 (commercial), which is intended to be a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential at a density not to exceed 17 units/acre.

2. Land Use: The subject property is vacant.

3. Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

There is a sanitary sewer main situated in an easement at that adjoins the westerly boundary of proposed Lot 2 that has a lateral service for that lot. The lateral service for proposed Lot 1 is extended from the sanitary manhole situated in Beebe Blvd. on the easterly boundary of the subject lot.

All of the proposed lots have water lines adjoining their boundaries, and, services to the proposed lots.

Streets: The proposed lots are bordered by Riverstone Drive, and Beebe Blvd. which are "public" streets, and, W. Tilford Lane which is "private". All of the noted streets are built to current City standards. The developer is proposing to realign the private street, W. Tilford Lane in order to provide a more usable area for proposed Lot 1. The realigned W. Tilford Lane will extend along the southerly boundary of the development instead of angling up and into the lot, and, it will be placed in a "tract" in the same manner that currently exists.

Street Access: Access points to the subject lots will be addressed at the time of building permit submittal on the prospective lots.

Fire: Fire suppression facilities are installed and of sufficient nature to serve the proposed lots. No new hydrants will be required with the proposed subdivision, however, hydrant installation may be required at the time of development due the type and nature of the construction.


Storm Water: Any development on the subject lots will be required to adhere to all requirements of the City Stormwater Ordinance, and, the approved Best Management Practices (BMP's) that have been adopted by the City. The lots are undeveloped and will be required to install stormwater facilities at the time of development.

Proposed Conditions:

1. Access to the existing developed lot (L. 3, Riv West 4th Addn.), and, the City park (Riverstone Park), will be required to be open and maintained during the construction and realignment of W. Tilford Lane.

DECISION POINT RECOMMENDATION

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

TO: Planning Commission
FROM: Christopher H. Bates, Engineering Project Manager 
DATE: February 11, 2014
SUBJECT: **SS-3-14, West Lakeshore Condominiums**

DECISION POINT

Approve or deny the applicant's request for a one (1) lot residential subdivision.

GENERAL INFORMATION

1. Applicant: Rick & Roxanne Gunther Living Trust
701 W. Lakeshore Drive
Coeur d'Alene, ID 83814

2. Request: Approval of a one (1) lot residential subdivision.
 - a. Lot 1 – 22,113 sq.ft.
 - b. Tract "A" – 2,367sq.ft.

3. Location: NW corner of West Lakeshore Drive and Military Drive adjoining the north shore of Lake Coeur d'Alene.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is R-8 (Residential), which is intended as a residential area that permits a mix of housing types at a density of eight (8) dwelling units per gross acre. Minimum lot sizes are 5,500 s.f./single family & duplex/pocket housing units w/ 50' of frontage.

2. Land Use:
 - a. The surrounding properties are primarily single family uses, with the City park and North Idaho College situated in the adjacent area. Presently a four (4) unit condominium structure is under construction on the Lot 1 of the subject property. The proposed Tract "A" is designated as common open space for the owners of the condominium building.

3. Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

The sewer and water utility main lines are existing in Military Drive, West Lakeshore Drive and the adjacent vacated alley. Utility lateral services are existing to the subject property due to the previous residential structure that was located on the site.

Streets: Military Drive and West Lakeshore Drive are existing public streets that meet existing City standards. No changes are required for the adjoining streets.

Street Access: All street access to the subject property is limited to Millitary Drive along the easterly boundary of the subdivision. Any driveway access must be constructed to City standards.

Fire: There is an existing hydrant adjacent to the westerly boundary of the subject property that meets the spacing requirements of the City Fire Department for development.

Storm Water: Existing storm drainage facilities are in place for the street drainage. Drainage from any newly constructed structure must be retained on the site and cannot drain to any adjoining lots. Drainage into landscaping features is an acceptable method of containing residential storm runoff.

Flood Control Structure: The City's concrete seawall (constructed 1940) that serves as a portion of the flood control works in the Fort Grounds/City park area is a physical barrier between Lot 1 and Tract "A". A component of the recertification process for the City's flood control works that is currently underway with the US Army Corps of Engineers, requires a vegetation free zone around the wall, therefore, per the "Guidelines For Landscape Planting and Vegetation Management at Floodwalls, Levees, Embankment Dams, and Appurtenant Structures", Section 2-2.1(3), "No vegetation, other than approved grasses may penetrate the vegetation-free zone.....". That vegetation-free zone is fifteen feet (15') each side of the wall.

Proposed Condition:

1. No vegetation, other than approved grasses, or, structures, will be allowed to be planted or constructed within fifteen feet (15') of the flood control structure that separates Lot 1 from Tract "A". This restriction shall be noted on the face of the plat document and in the owners certificate.

DECISION POINT RECOMMENDATION

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

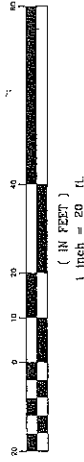
West Lakeshore Condominiums

LOTS 1, 2 AND PART OF THE VACATED ALLEY, BLOCK ONE, AND LOTS 1 & 2, BLOCK TWO
 FINCH'S SUBDIVISION OF LOTS 32, 51, AND 52, SHERMAN PARK ADDITION,
 IN SEC. 14, T. 50 N., R. 4 W., B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK _____, PAGE _____
 INST. No. _____



GRAPHIC SCALE



LEGEND

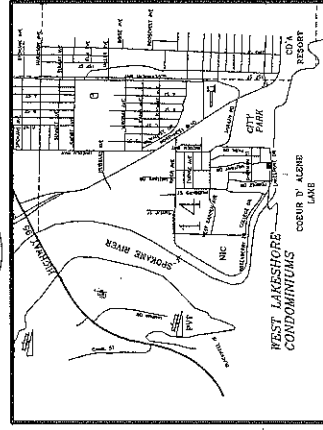
- ⊙ P.L.S. CORNERS AS NOTED
- SET 5/8" REBAR WITH PVC CAP MARKED "PLS 5289"
- ⊙ SET NAIL & DISK MARKED "PLS 6289"
- FOUND SURVEY MARKERS AS NOTED
- x CALCULATED POINT, NOTHING FOUND ON SET

REFERENCES

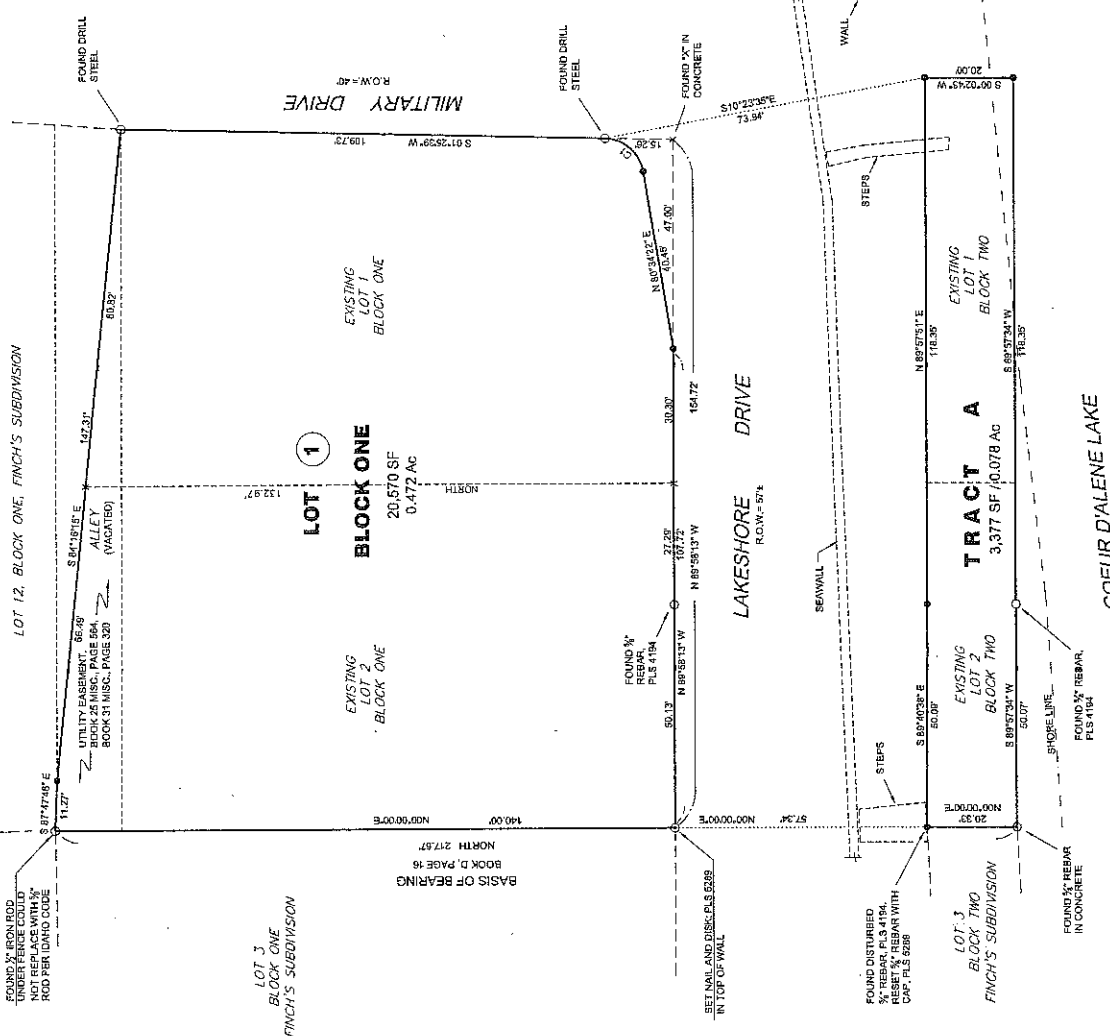
- * PLAT OF FINCH'S SUBDIVISION OF LOTS 32, 51, AND 52, SHERMAN PARK ADDITION, BOOK D, PAGE 16.
- * RECORD OF SURVEY, BOOK 3, PAGE 38.
- * UNRECORDED WORKSHEET BY PLS 4194 DATED APRIL 2009



RUSSELL C. HONSAKER, P.L.S., #5289



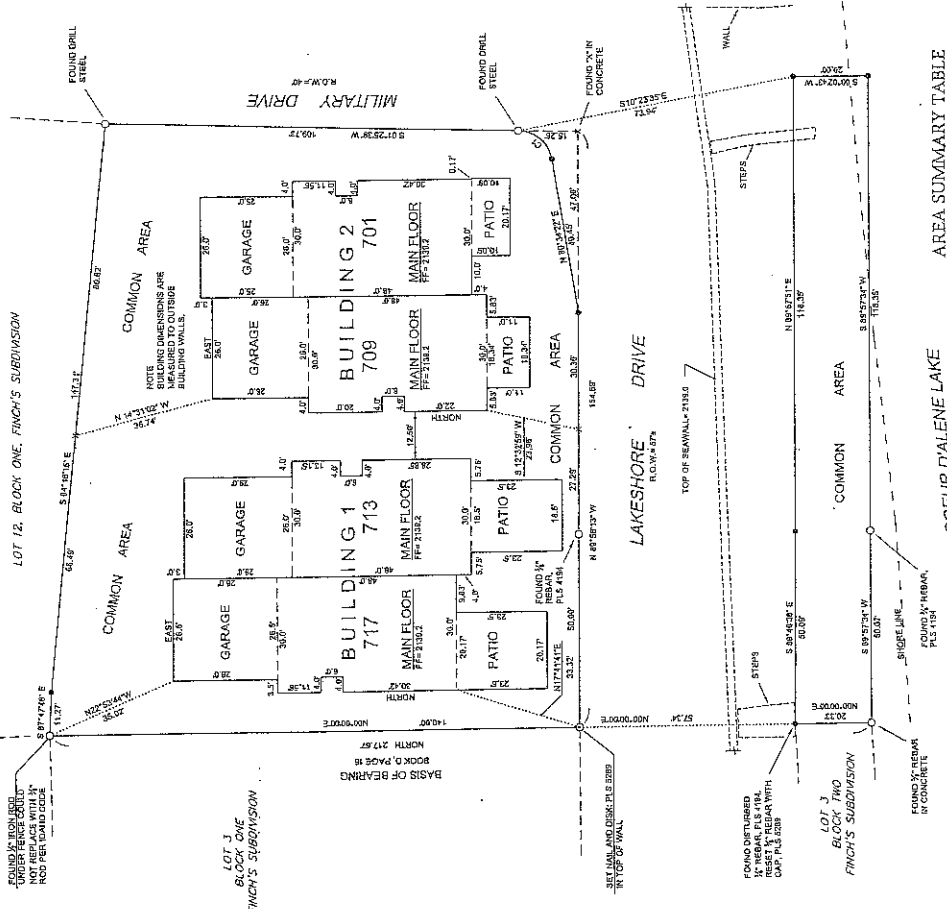
VICINITY MAP



CURVE	LENGTH	RADIUS	DELTA	CHD BRG.	CHORD
C1	12.38	8.95	75°04'33"	N 41°00'00" E	11.40

West Lakeshore Condominiums
 F-Frame & Smetana, PA
 Consulting Engineers
 603 North 4th Street, Coeur d'Alene, Idaho, 83814
 PHONE: (208) 684-2121 FAX: (208) 684-5922 Email: fframes@framesmetana.com
 SCALE: 1" = 20'
 DATE: 01/13/14
 SHEET 1 OF 6

West Lakeshore Condominiums
LOTS 1, 2 AND PART OF THE VACATED ALLEY, BLOCK ONE, AND LOTS 1 & 2, BLOCK TWO
FINCH'S SUBDIVISION OF LOTS 32, 51, AND 52, SHERMAN PARK ADDITION,
IN SEC. 14, T. 50 N., R. 4 W., B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



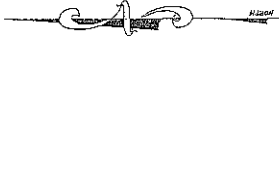
AREA SUMMARY TABLE

USE	AREA (SQ. FT.)	AREA (SQ. YDS.)
COMMON AREA	1,416	32.4
MAIN FLOOR	4,410	101.1
PATIO	424	9.6
UPPER BALCONY	200	4.6
TOTAL (G.F.)	6,450	147.7

AREAS ARE SHOWN IN SQ. FT.
- MEASURED TO OUTSIDE BUILDING WALLS

CURVE TABLE

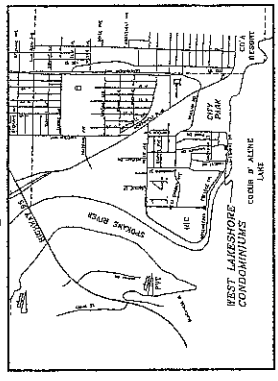
CURVE	LENGTH	POINTS	DELTA	CHORD	CHORD BEARING
1	13.25	0.58	75°00'00"	11.40	N 41°00'00" E



LEGEND
 ○ FOUND STEEL AS NOTED
 ○ FOUND CONCRETE AS NOTED
 ○ SET WALL & DISK MARKED "PLS 200"
 ○ FOUND SURVEY MARKERS AS NOTED
 X CALCULATED POINT, NOTHING FOUND OR SET

REFERENCES
 * PLAT OF FINCH'S SUBDIVISION OF LOTS 32, 51, AND 52, SHERMAN PARK ADDITION, BOOK D, PAGE 16.
 * RECORD OF SURVEY, BOOK 3, PAGE 31.
 * UNRECORDED WORKSHEET BY PLS 4164 DATED APRIL 2003

NOTES
 ELEVATION DATUM, CITY BENCHMARK 14
 ELEVATION OF BENCHMARK 14
 6.465 GRADES CAP IN BOOK AT SILVER BEACH NEAR ICE POST 6.



West Lakeshore Condominiums
 FRAME & SMETANA, PA
 Consulting Engineers
 605 South 10 Street, Coeur d'Alene, Idaho 83814
 PHONE: (208) 765-2222 FAX: (208) 765-2222
 E-MAIL: info@framesmetana.com

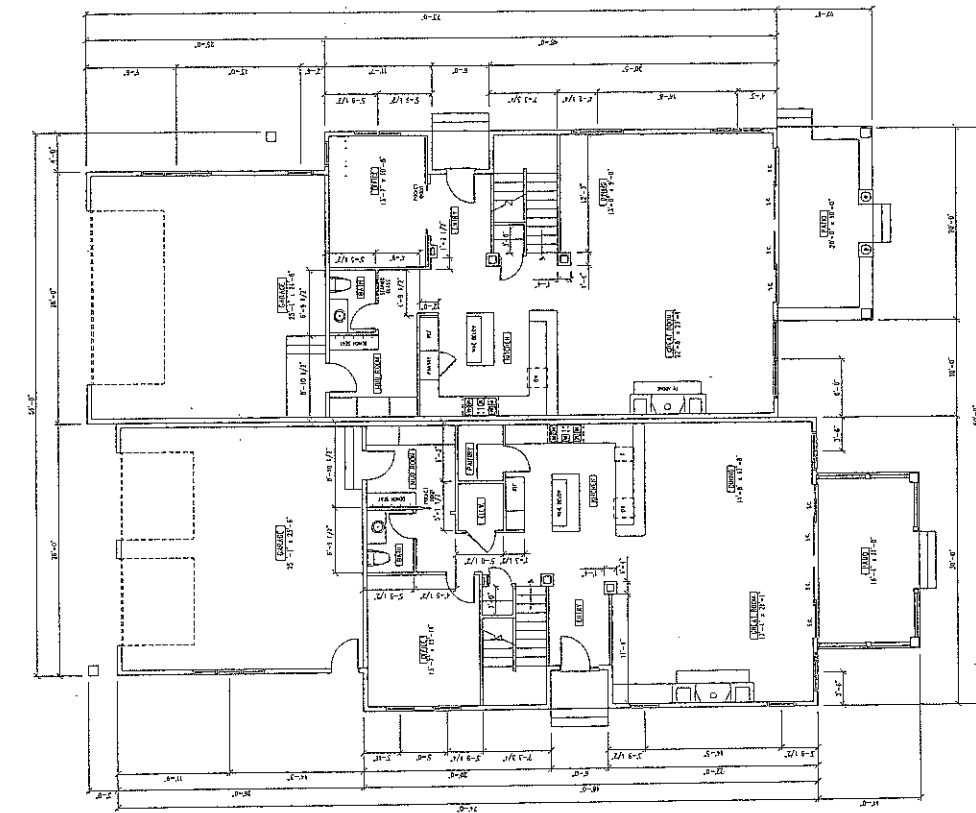
SCALE: 1" = 20'
 DATE: 01/13/14

PROJECT: WEST LAKESHORE CONDOMINIUMS
 DRAWING: FZ05P
 SHEET: 14-50N-1W
 PAGE: FZ05 CONCOR
 TOTAL: 2 OF 5

West Lakeshore Condominiums

LOTS 1, 2 AND PART OF THE VACATED ALLEY, BLOCK ONE, AND LOTS 1 & 2, BLOCK TWO, FINCH'S SUBDIVISION OF LOTS 51, 54, AND 52, SHERMAN PARK ADDITION, IN SEC. 14, T. 50 N., R. 4 W., B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK _____, PAGE _____
INST. No. _____



BUILDING 1

UNIT 717
MAIN FLOOR: 1,416 SF.
GARAGE: 754 SF.
PATIO: 434 SF.

BUILDING 2

UNIT 708
MAIN FLOOR: 1,416 SF.
GARAGE: 678 SF.
PATIO: 208 SF.

UNIT 701
MAIN FLOOR: 1,416 SF.
GARAGE: 650 SF.
PATIO: 204 SF.

BUILDING 1

UNIT 713
MAIN FLOOR: 1,416 SF.
GARAGE: 754 SF.
PATIO: 434 SF.

BUILDING 1

UNIT 717
MAIN FLOOR: 1,416 SF.
GARAGE: 742 SF.
PATIO: 414 SF.

UNIT 709
MAIN FLOOR: 1,416 SF.
GARAGE: 678 SF.
PATIO: 208 SF.

UNIT 701
MAIN FLOOR: 1,416 SF.
GARAGE: 650 SF.
PATIO: 204 SF.



West Lakeshore Condominiums
MAIN FLOOR
SCALE: 1/8"=1'-0"
DATE: 01/13/14

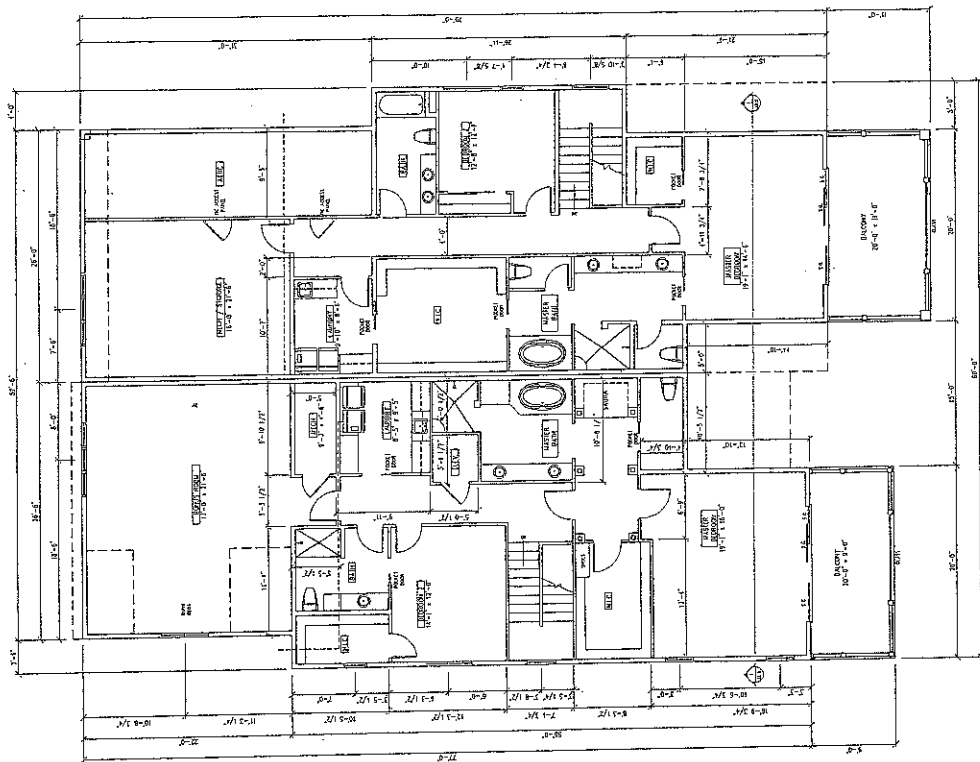
14-600-41W F205P

DRWBY: DWJ
DATE: 2/03

FRAME & S. METANA, PA
Consulting Engineers
288 North 4th Street, Coeur d'Alene, Idaho, 83814
PH: (208) 765-1234 FAX: (208) 765-1235
WWW.FRAMEANDS.COM

3 OF 6

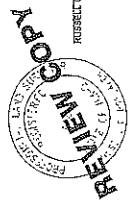
West Lakeshore Condominiums
 LOTS 1, 2 AND PART OF THE VACATED ALLEY, BLOCK ONE, AND LOTS 1 & 2, BLOCK TWO, FINCH'S SUBDIVISION OF LOTS 32, 51, AND 52,
 SHERMAN PARK ADDITION, IN SEC. 14, T. 50 N., R. 4 W., B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



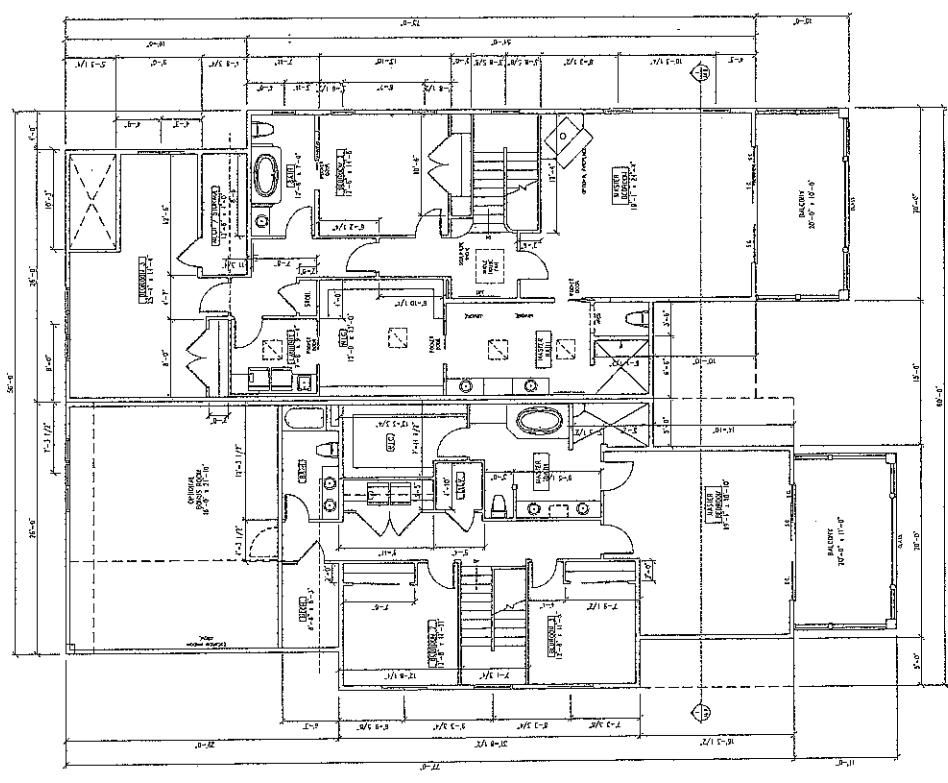
BUILDING 1

UNIT 717
 UPPER FLOOR: 2,105 SF
 BALCONY: 180 SF

UNIT 713
 UPPER FLOOR: 2,067 SF
 BALCONY: 720 SF



RUSSELL C. HONSAKER, P.E., No. 10388



BUILDING 2

UNIT 709
 UPPER FLOOR: 2,008 SF
 BALCONY: 218 SF

UNIT 701
 UPPER FLOOR: 2,006 SF
 BALCONY: 200 SF

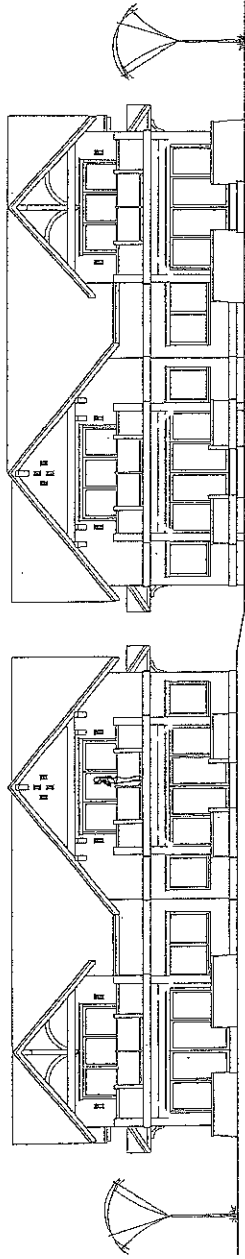
West Lakeshore Condominiums
UPPER FLOOR
 SCALE: 1/8"=1'-0"
 DATE: 01/15/14
 DRAWN BY: DWJ
 CHECKED BY: JCB
 14-CON-4W
 FLOOR PLAN

FRAME & S. METZGER, PA
 Consulting Engineers
 681 W. 1st St., Coeur d'Alene, ID 83814
 Ph: 208.664.1212 Fax: 208.664.1213
 www.frameandmetzger.com

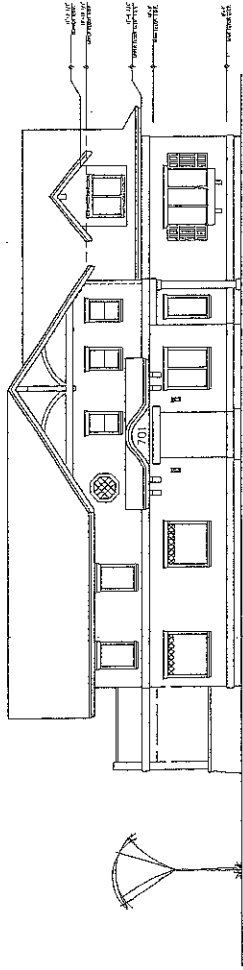
West Lakeshore Condominiums

LOTS 1, 2 AND PART OF THE VACATED ALLEY, BLOCK ONE, AND LOTS 1 & 2, BLOCK TWO, FINCH'S SUBDIVISION OF LOTS 32, 51, AND 52, SHERMAN PARK ADDITION, IN SEC. 14, T. 56 N., R. 4 W., E.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

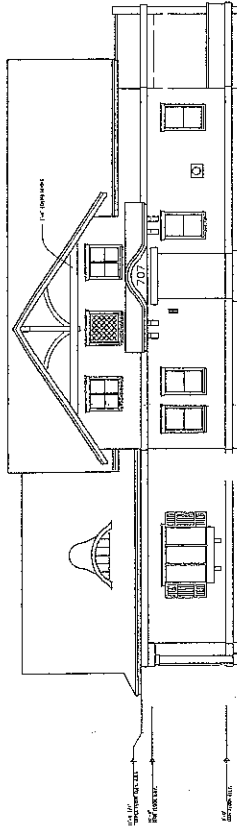
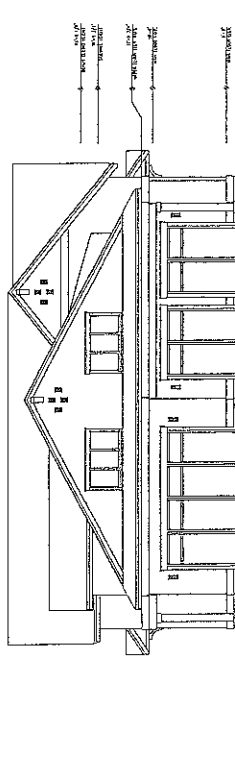
BOOK _____, PAGE _____
INST. No. _____



BUILDING 1



BUILDING 2



ROSSBACH, TORSDORFER, PYLE ARCH



West Lakeshore Condominiums		F. FRAME & S. METZANA, PA	
ELEVATION VIEWS		Consulting Engineers	
SCALE: 1/8"=1'	PROJECT: DWG	601 North 4th Street, Coeur d'Alene, Idaho, 83814	
DATE: 01/13/14	14-50N-4W	P: 208-765-2222 F: 208-765-2223	
	F205P	www.frameandmetzana.com	
	1/2"=1/8"	SHEET 5 OF 6	

LOTS 1, 2 AND PART OF THE VACATED ALLEY, BLOCK ONE, AND LOTS 1 & 2, BLOCK TWO
FINCH'S SUBDIVISION OF LOTS 32, 51, AND 52, SHERMAN PARK ADDITION,
IN SEC. 14, T. 50 N., R. 4 W., B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

OWNER'S CERTIFICATE

BE IT KNOWN THAT RICK AND ROXANNE GUNTHER LIVING TRUST, AND RICHARD GUNTHER & ROXANNE GUNTHER, THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO CONDOMINIUM UNITS AS SHOWN HEREON TO BE KNOWN AS WEST LAKESHORE CONDOMINIUMS, PLAT NO. 14-50N-4W, BOOK 0 PAGE 0, RECORDS OF KOOTENAI COUNTY, IN A PORTION OF SECTION 14, TOWNSHIP 50, RANGE 4 WEST, 5.M. IN THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK ONE, SAID CORNER BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION, THENCE ALONG THE EAST BOUNDARY LINE OF SAID LOT 1, S 0°12'33" W, 192.73 FEET; THENCE LEAVING THE SAID EAST BOUNDARY LINE S 10°23'45" E, 73.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK TWO; THENCE S 00°02'48" W, 20.00 FEET; THENCE S 86°57'34" W, 188.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK TWO; THENCE ALONG THE WEST BOUNDARY LINE OF SAID LOT 2, N 0°00'00" E, 20.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE LEAVING THE SAID WEST BOUNDARY LINE, N 80°00'00" E, 97.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST BOUNDARY LINE AND ITS PROJECTIONS, S 87°47'46" E, 11.27 FEET; THENCE S 87°16'48" E, 147.21 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING APPROXIMATELY 0.77 CROSS ACRES, MORE OR LESS, LESS THE RIGHT OF WAY OF LAKESHORE DRIVE.

RESERVING EASEMENTS OF RECORD OR ANY OTHER SUCH EASEMENT AS MAY BE IN VIEW.
SANITARY SEWER SERVICE TO EACH UNIT PLATTED HEREIN SHALL BE PROVIDED BY THE CITY OF COEUR D'ALENE.
WATER SERVICE TO EACH UNIT PLATTED HEREIN SHALL BE PROVIDED BY THE CITY OF COEUR D'ALENE.

RICHARD G. GUNTHER, TRUSTEE
RICK AND ROXANNE GUNTHER LIVING TRUST

ROXANNE GUNTHER, TRUSTEE
RICK AND ROXANNE GUNTHER LIVING TRUST

RICHARD GUNTHER, TRUSTEE
RICK AND ROXANNE GUNTHER LIVING TRUST

STATE OF IDAHO, COUNTY OF KOOTENAI, SS

ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED RICHARD G. GUNTHER, ROXANNE J. GUNTHER, RICHARD G. GUNTHER, ROXANNE J. GUNTHER, AND ROXANNE GUNTHER LIVING TRUST, AND ACKNOWLEDGED TO ME THAT THEY SUBSCRIBED TO THE WITHIN INSTRUMENT AS TRUSTEES OF THE RICK AND ROXANNE GUNTHER LIVING TRUST, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING AT _____
MY COMMISSION EXPIRES _____

STATE OF IDAHO, COUNTY OF KOOTENAI, SS

ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED RICHARD G. GUNTHER, ROXANNE J. GUNTHER, RICHARD G. GUNTHER, ROXANNE J. GUNTHER, AND ROXANNE GUNTHER LIVING TRUST, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING AT _____
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, RUSSELL G. HONSAKER, P.L.S. No. 9289, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.

RUSSELL G. HONSAKER, P.L.S. No. 9289



CITY COUNCIL APPROVAL

THIS PLAT APPROVED AND ACCEPTED BY THE CITY COUNCIL OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO ON THE _____ DAY OF _____, 20__

MAYOR CITY OF COEUR D'ALENE ENGINEER CITY OF COEUR D'ALENE

CLERK CITY OF COEUR D'ALENE

KOOTENAI COUNTY TREASURER

I HEREBY CERTIFY THIS _____ DAY OF _____, 20__, THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED LAND HAVE BEEN PAID THRU _____

KOOTENAI COUNTY TREASURER

KOOTENAI COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 20__



KOOTENAI COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, AT THE REQUEST OF THIS _____ DAY OF _____, 20__, AT _____ M., AND DULY RECORDED IN PLAT BOOK _____, PAGE _____, INST. # _____

FEE \$ _____

KOOTENAI COUNTY RECORDER

West Lakeshore Condominiums
SCALE: 14-50N-4W F20SP
DATE: 07/15/14
REMARKS: DWG FILE F20S CONDO

FRAME & SMETANA, PA
Consulting Engineers
80 North 4th Street, Coeur d'Alene, Idaho, 83814
PH: 208-765-2222 FAX: 208-765-2229

**PLANNING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER
DATE: FEBRUARY 11, 2014
SUBJECT: S-1-12.m – "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(S):

Viking Construction
Wendell Olson
26005 W. Hayden Ave.
Hayden, ID 83835

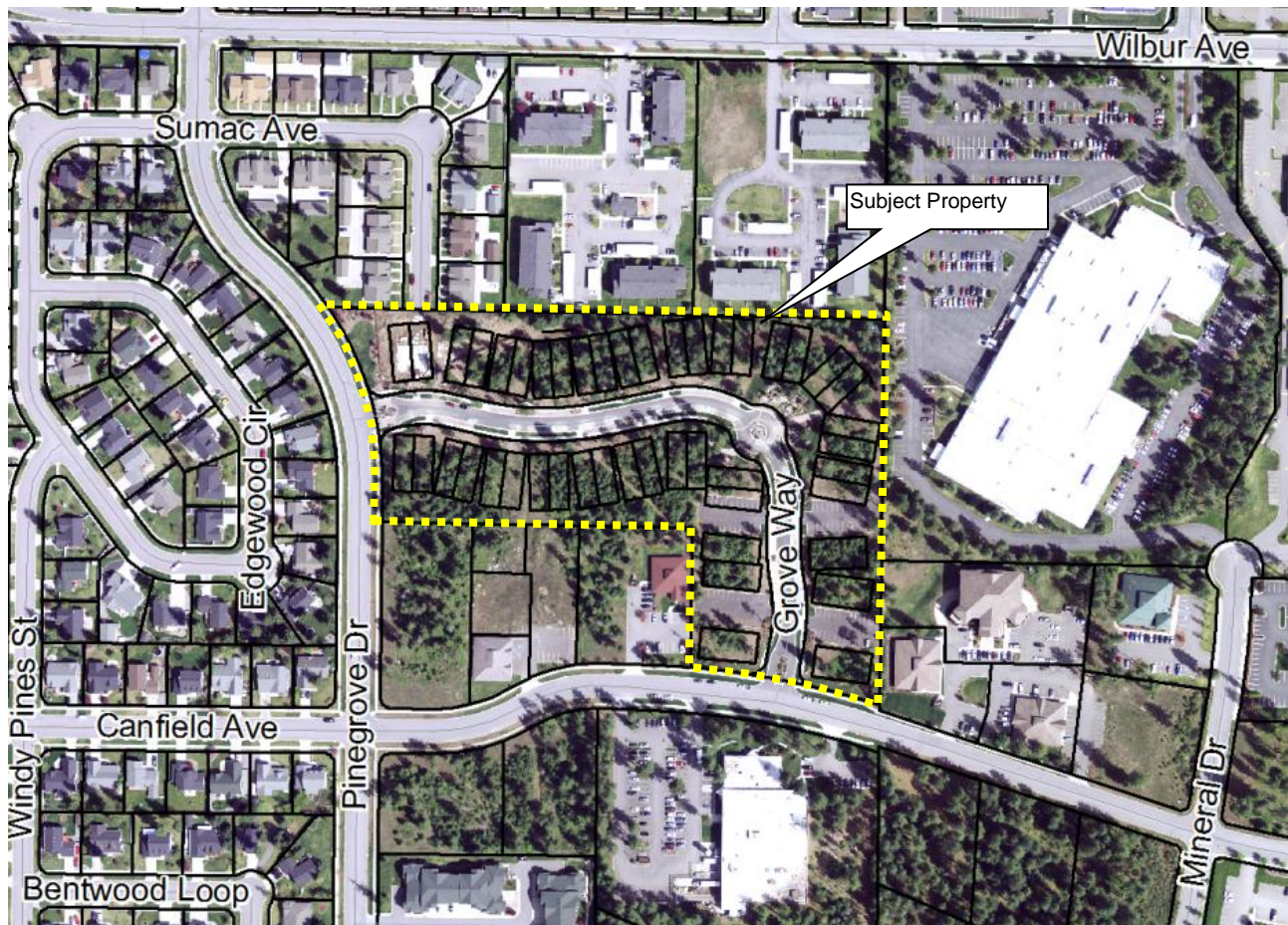
Jahnsen Properties, LLC
Herb Jahnsen
515 E. Cedar Ln.
Priest River, ID 83856

DECISION POINT:

Viking Construction 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:

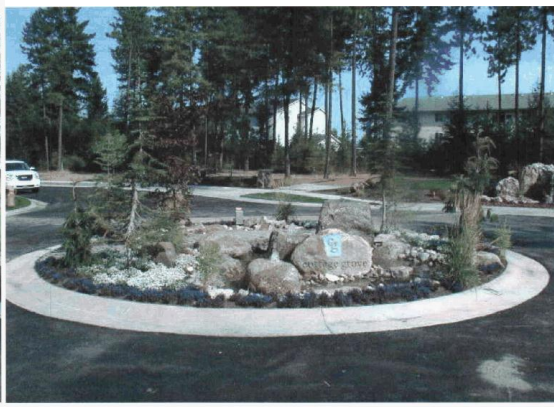
A. Aerial photo:



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



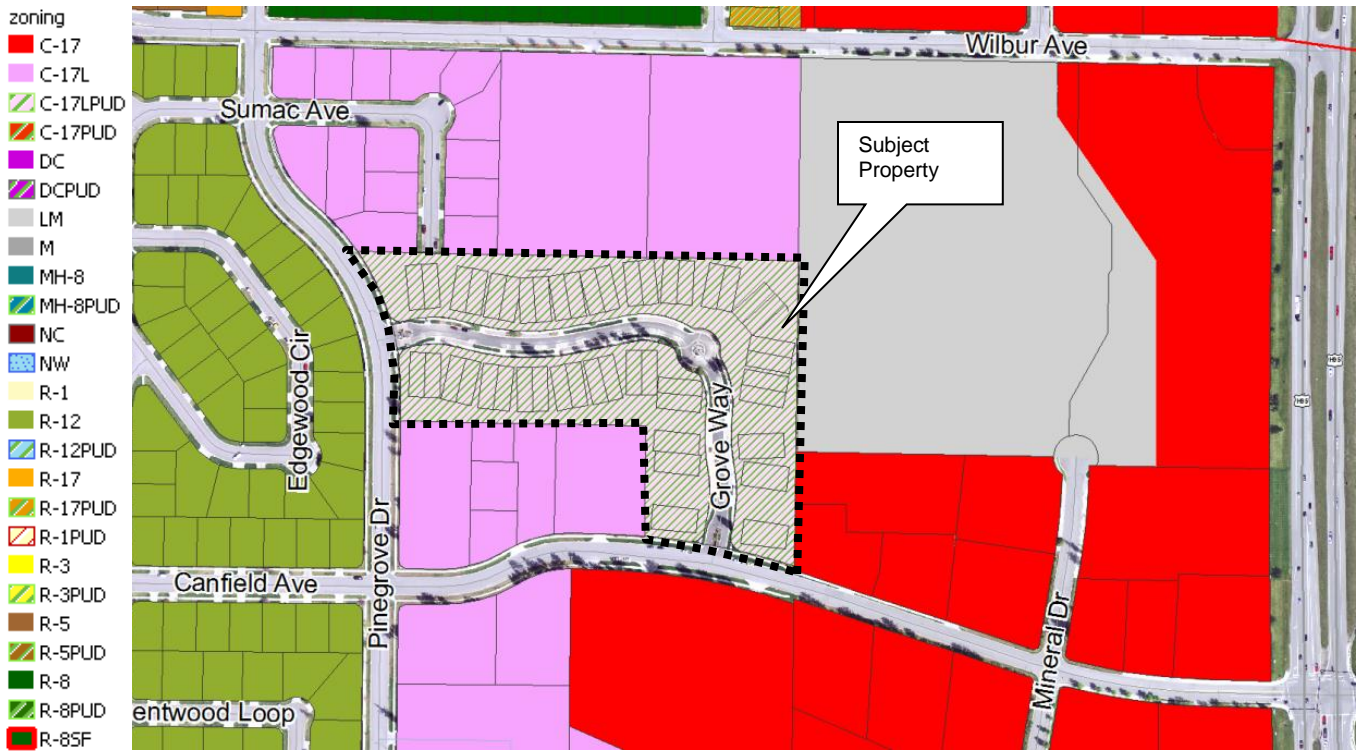
ENTRY OFF OF CANFIELD



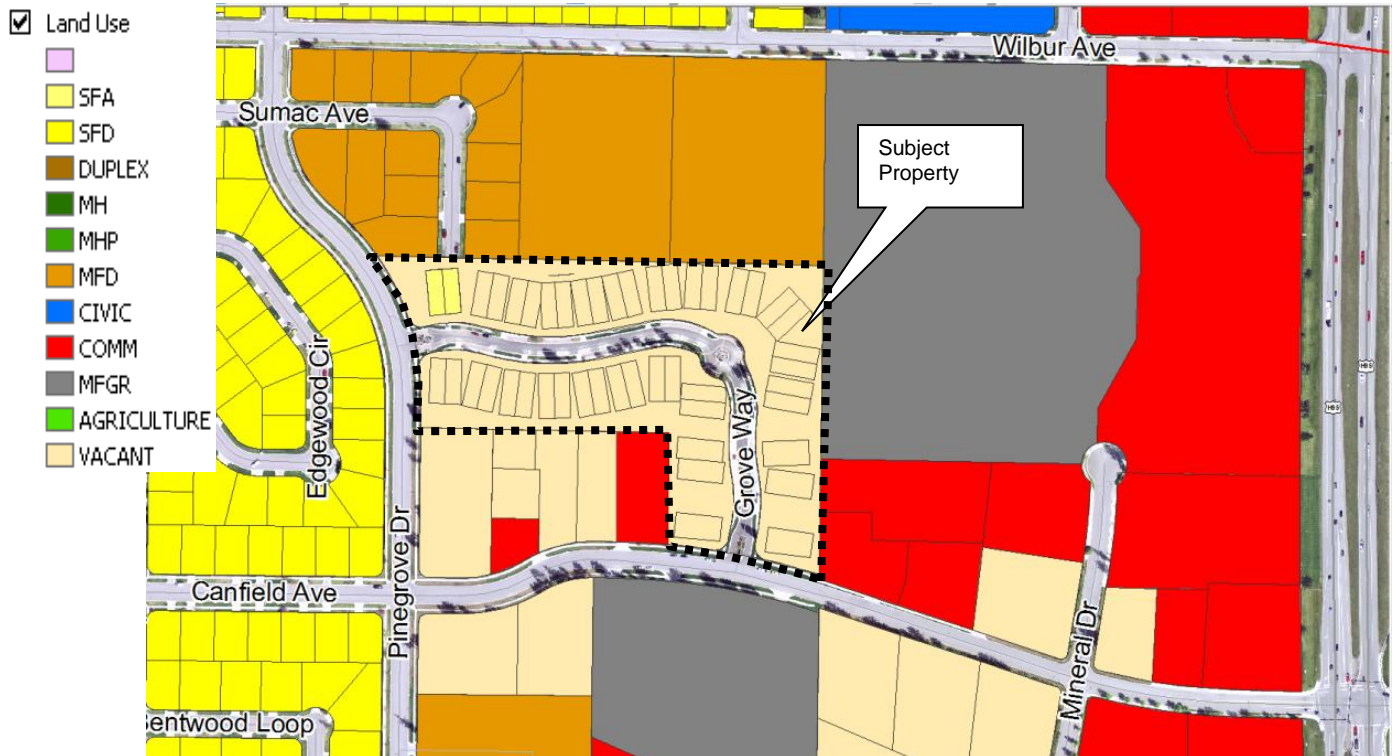
STAMPED CONCRETE ROADSIDE PARKING AREA

GENERAL INFORMATION:

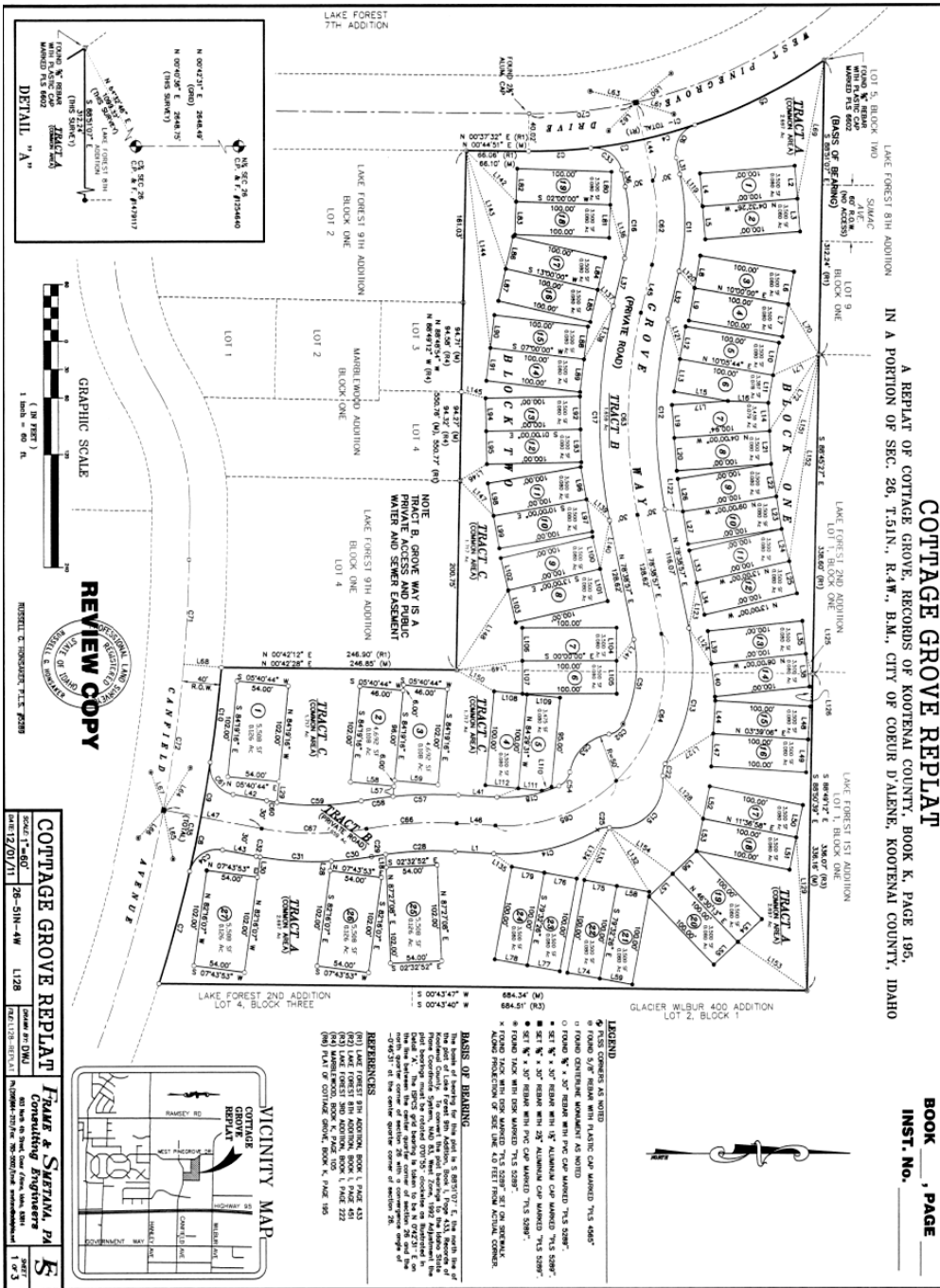
A. Zoning:



B. Generalized land use pattern:



C. Existing "Cottage Grove" Plat:



D. The subject property is contains a townhome with the remainder vacant (partially under construction) and completed infrastructure improvements.

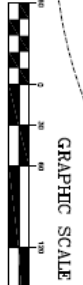
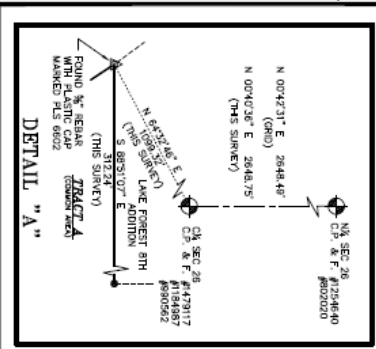
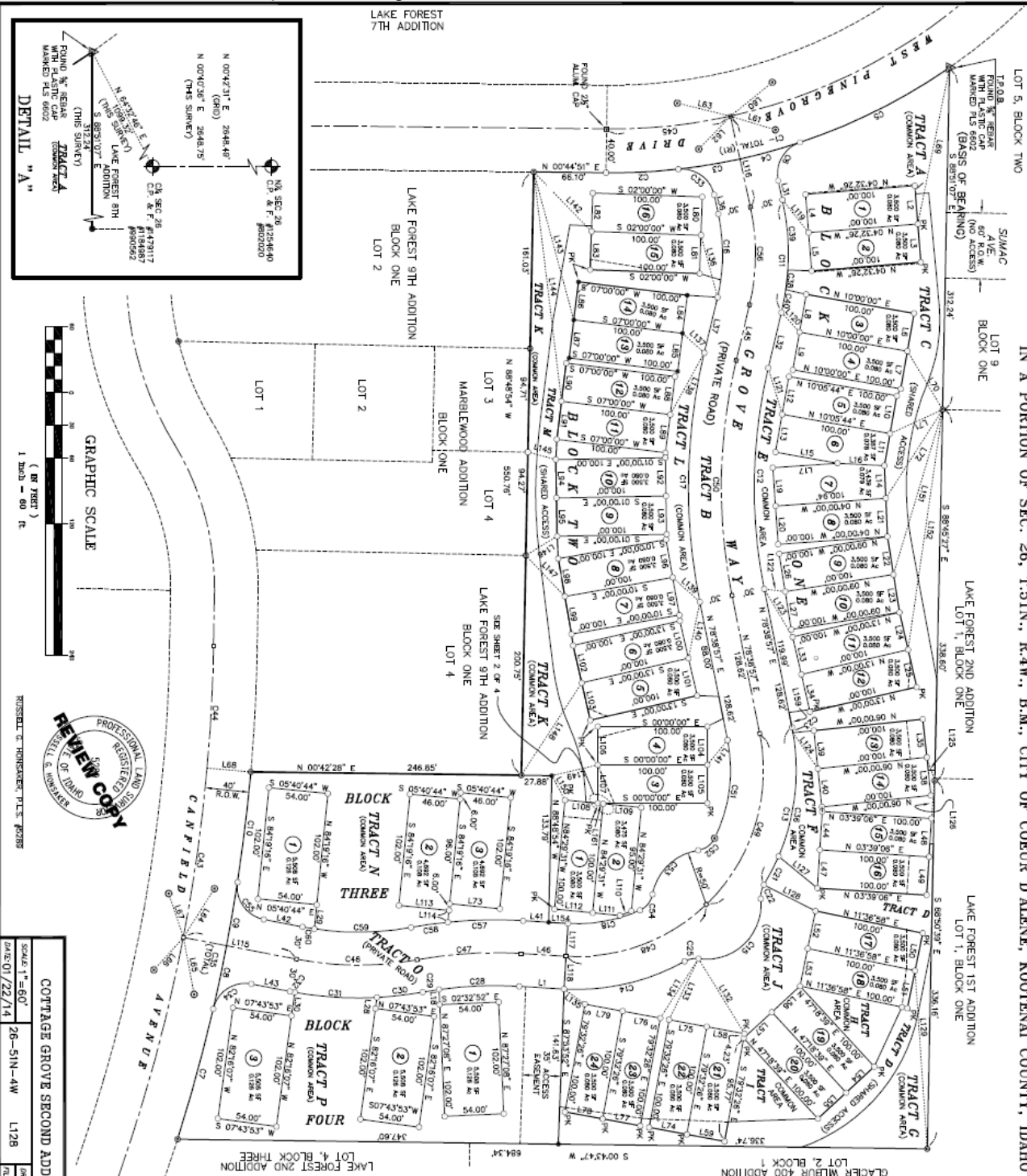
REQUIRED FINDINGS:

- 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 SECOND ADDITION

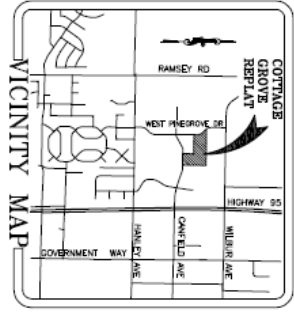
A REPLAT OF COTTAGE GROVE, RECORDS OF KOOTENAI COUNTY, BOOK K, PAGE 195, IN A PORTION OF SEC. 26, T.51N., R.4W., B.M. CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



COTTAGE GROVE SECOND ADDITION		
SCALE: 1"=60'	26-S1N-4W	L128
DATE: 01/22/14		

FRANK & SNEYANA, PA
 Consulting Engineers
 501 North 4th Street, Coeur d'Alene, ID 83814
 TEL: (208) 765-1234 FAX: (208) 765-5678
 www.franksneyana.com

ES
 SHEET 1 OF 4



LEGEND

- ◆ PINS COMERS AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "T.S. 5289"
- FOUND 3/4" X 3/4" REBAR WITH PNC CAP MARKED "T.S. 5289"
- FOUND 3/4" REBAR WITH DISK MARKED "T.S. 5289"
- FOUND 3/4" REBAR WITH 1/2" ALUMINUM CAP MARKED "T.S. 5289"
- FOUND 3/4" REBAR WITH 2" ALUMINUM CAP MARKED "T.S. 5289"
- FOUND TACK WITH DISK MARKED "T.S. 5289"
- SET 3/4" X 3/4" REBAR WITH PNC CAP MARKED "T.S. 5289"
- ▲ TRAIL POINT OF BEGINNING

REFERENCES

PLAT OF COTTAGE GROVE, BOOK K, PAGE 195
 PLAT OF COTTAGE GROVE FIRST ADDITION, BOOK K, PAGE 395

NOTE

TRACT B, GROVE WAY IS A PRIVATE ACCESS AND PUBLIC TRAIL AND SHOULD REMAIN.

BASIS OF BEARING

The basis of bearing for this plat is S 89°17'07" E, the north line of Kootenai County. To convert the first bearings to the Idaho State plat bearings, each bearing is reduced 0°01'35" clockwise as illustrated in Detail "A". The 1983's grid bearing is taken to be N 0°42'31" E on the line between the center quarter corner of Section 26 and the 0°46'31" at the center quarter corner of section 25.

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: Domestic and fire flow capabilities are adequate in the area of the proposed plat. All existing lots are currently served with domestic water. Any new lots created would require installation of additional services.

-Submitted by Terry Pickel, Assistant Water Superintendent

SEWER: The Wastewater Utility does not have any conditions or comments.

-Submitted by Mike Becker, Utility Project Manager

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

Stormwater management issues had been resolved in the prior re-plat of the subject property. All stormwater must be maintained separately between the commercial and residential areas unless a joint agreement that allows comingling of the runoff is made a component any subdivision homeowners/business owners associations.

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 residential development utilizes rear entry access via a fifteen foot (15'), one-way paved travel lane. The paved access for the rear entry access is located in a non-buildable tract, and the maintenance of it will be the responsibility of the homeowners/property owners association. All stormwater runoff is required to be directed 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 is not allowed to flow on to the adjoining residential lots from the paved drive lane.

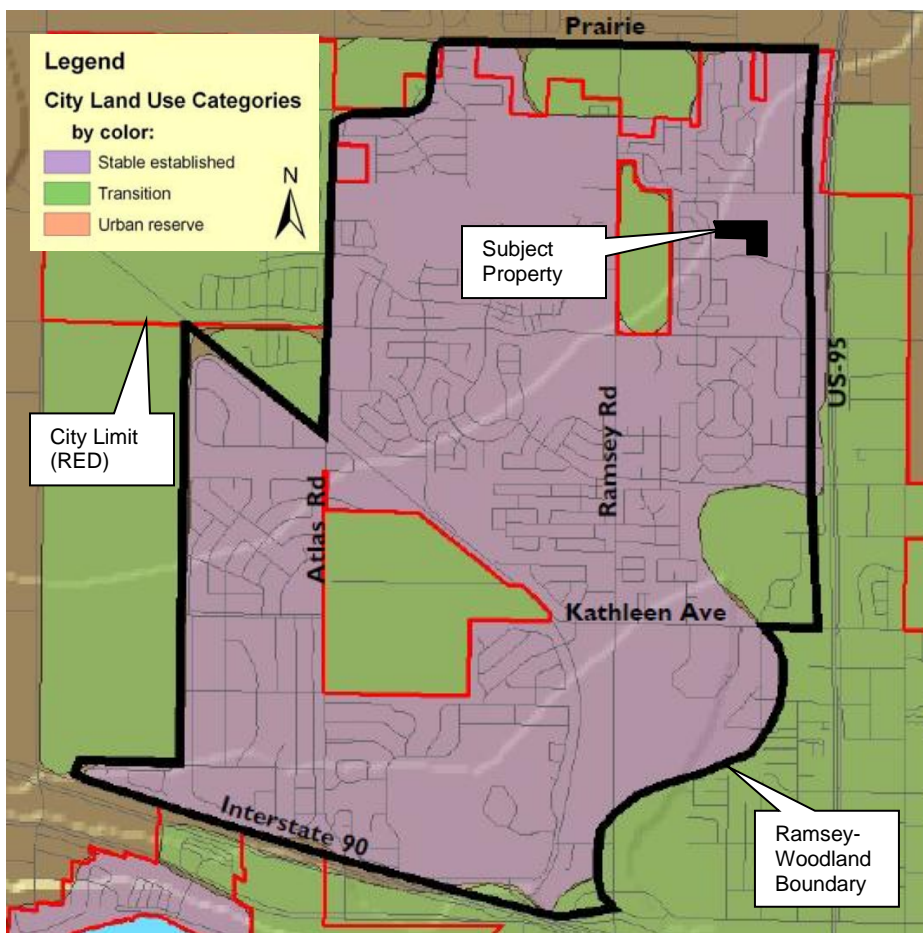
FIRE: No issues with the request.

-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, modified in August 2011, and March 2012.

The proposed changes include:

- Dividing open space that falls between commercial and residential uses as described in the original PUD.
- Renumbering the existing lots and blocks for clarity.

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:

GENERAL: All codes and policies were addressed in Cottage Grove 1st Addition, the previous re-plat of the subject property

PROPOSED CONDITIONS:

Engineering:

1. Separate maintenance of the residential/commercial stormwater facilities is required unless agreement is made in the homeowners/business owners association documents.

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.

М-Ч-РАЭ О-ЗАО-ГПА

PROPERTY INFORMATION

- 1. Gross area: (all land involved): 10.003 acres, and/or _____ sq.ft.
- 2. Total Net Area (land area exclusive of proposed or existing public street and other public lands): 10.003 acres, and/or _____ sq. ft.
- 3. Total length of street frontage: 399' W. Pinegrove, 342' Canfield Ave ft. and/or _____ miles.
- 4. Total number of lots included: _____
- 5. Average lot size included: 46 lots, 16 tracts
minimum lot size: 0.078 acres, 3,387 SF
maximum lot size: 0.126 acres, 5,508 SF
- 6. Existing land use: Residential/Commercial 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 for this subdivision is not to change from the underlying
subdivision. There will remain 40 single-family residential lots and 6
limited commercial lots. The purpose of this subdivision is to split
Tracts B, K, and J between the residential and commercial sides of the
subdivision creating 3 additional tracts.

**S
G
N
-
D
-
F**

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

A. INTRODUCTION

This matter having come before the Planning Commission on, February 11, 2014, and there being present a person requesting approval of ITEM: S-1-12.m 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: VIKING CONSTRUCTION

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 January 25, 2014, which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. That 69 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on January 24, 2014.
- B7. That public testimony was heard on February 11, 2014.
- 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 B10:

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 VIKING CONSTRUCTION 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. Separate maintenance of the residential/commercial stormwater facilities is required unless agreement is made in the homeowners/business owners association documents.

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioner's _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

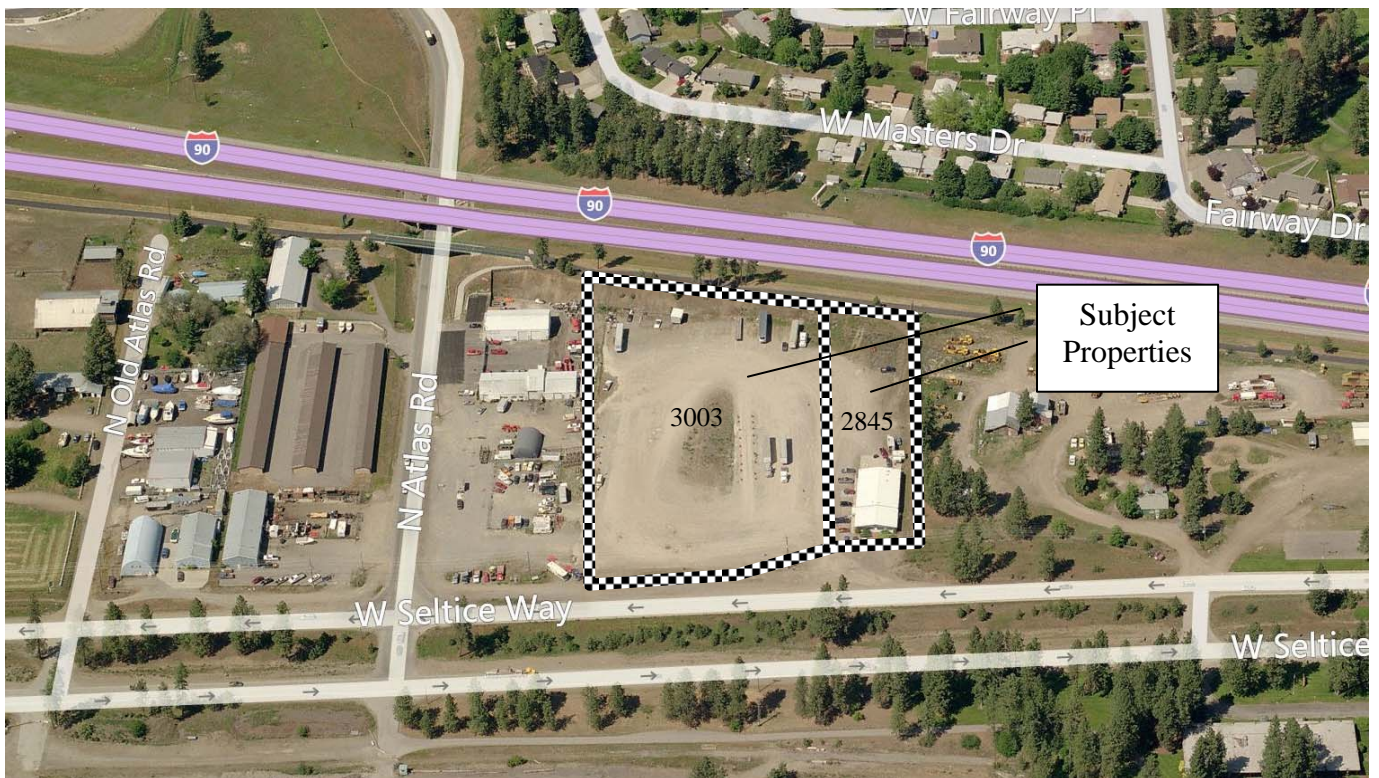
CHAIRMAN BRAD JORDAN

**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI A. STROUD, PLANNER
DATE: FEBRUARY 11, 2014
SUBJECT: PUD-1-14 – “THE CIRCUIT PUD” PLANNED UNIT DEVELOPMENT
S-2-14 – “THE CIRCUIT” A 39-LOT, PRELIMINARY PLAT SUBDIVISION
LOCATION – +/- 4.68-ACRES EAST OF ATLAS ROAD AND LYING ON THE
SOUTH SIDE OF INTERSTATE 90 AND NORTH SIDE OF SELTICE WAY.

APPLICANT: Active West Builders
424 E. Sherman Ave., Suite 205
Coeur d’Alene, Idaho, 83814

SITE PHOTO:



DECISION POINT:

Active West Development is requesting the following:

- A. Approval of "The Circuit PUD" in the C-17 (Commercial at 17 units/acre) zoning district.
- B. Preliminary Plat approval of "Circuit" a 39-lot subdivision, and 4 unbuildable tracts in the C-17 zoning district, as follows:
- C. Planned Unit Development approval of "The Circuit", as follows:
 - 1. A gated community of one-story and two-story single-family attached homes, two duplex units, and a recreational/activity area described as follows:
 - 37 residential single-family homes, two duplex units
 - 4 unbuildable tracts utilized for private streets & openspace
 - 2. Streets:
 - A. Preservation Place - Gated main entry.

36 feet of right-of-way, 30-foot private street with standard rolled curb, 5 foot sidewalks on the outside perimeter of the internal road loop.
 - B. Rosalla Road-

29 feet of right-of-way, 24-foot private street with standard rolled curb, 5 foot sidewalks on the outside perimeter of the internal road loop.
 - Open Space:
 - 3. 20,499 SF acre open space area (10.1% of gross land area) to include:
 - Pedestrian pathway connecting to the Centennial Trail, gated for private "Circuit " residents only,
 - Bicycle Staging Area,
 - Community Garden Box Plots, Espaller Apple Gardens and Open Turf/Park area.
 - Pedestrian Way Connection to Centennial Trail.
- D. Deviations to the zoning and subdivision ordinances requested by the applicant:

Zoning Ordinance:

C-17 zone performance standards (as specified in the R-17 district).

Setbacks:

- Reduce front yard setback from 20 feet to 10 feet from face of the porch, and 20' front yard to the face of the garage for single-family/duplex residents.
- Reduce rear yard setbacks from 20 feet to 10' for single-family/duplex homes.
- Reduce interior side yards from 5'/10' to zero feet and 5' for single family/duplex homes.

Lot size:

- Reduce single family/duplex minimum lot size from 5,500 and 7000 SF to an average lot size of 3,391 SF. Two different lot sizes are proposed that range from 40x72' to 40x90'.
- Reduce the minimum lot frontage requirement for residential lots from 50-feet of frontage to 40-feet on a private street.

Subdivision Ordinance:

Design standards:

Streets

- Preservation Place - Gated main entry.

36 feet of right-of-way, 30-foot private street with standard rolled curb, 5 foot sidewalks on the outside perimeter of the internal road loop.
- Rosalla Road -.

29 feet of right-of-way, 24 foot private street with standard rolled curb, 5 foot sidewalks on the outside perimeter of the internal road loop.

Driveways

- Varying driveway "approach" locations from 0'-5' from the property line.

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

- E. Evaluation: The Commission should bear in mind that a PUD is intended to provide for flexibility and diversity of use by removing the limitations in the typical lot-by-lot approach to development. It is not intended to be a means to waive certain development regulations. The Commission must, therefore, determine if the concept of the proposal is unique enough that it merits the flexibility afforded by the PUD regulations.

In making this determination, the Planning Commission should decide if the deviations requested represent a substantial change over what would be allowed if the regulations were applied on a lot-by-lot basis.

The chief benefits of this PUD for the applicant are:

- A residential use on private streets with reduced street standards.
- A residential development of single-family/duplex homes built on lots as small as 2,880 sq. ft. with less than 50 feet of street frontage.

The Commission must decide if this request meets the intent of the PUD regulations and in so doing may wish to consider that certain benefits accrue to the city and the public by virtue of a planned unit development:

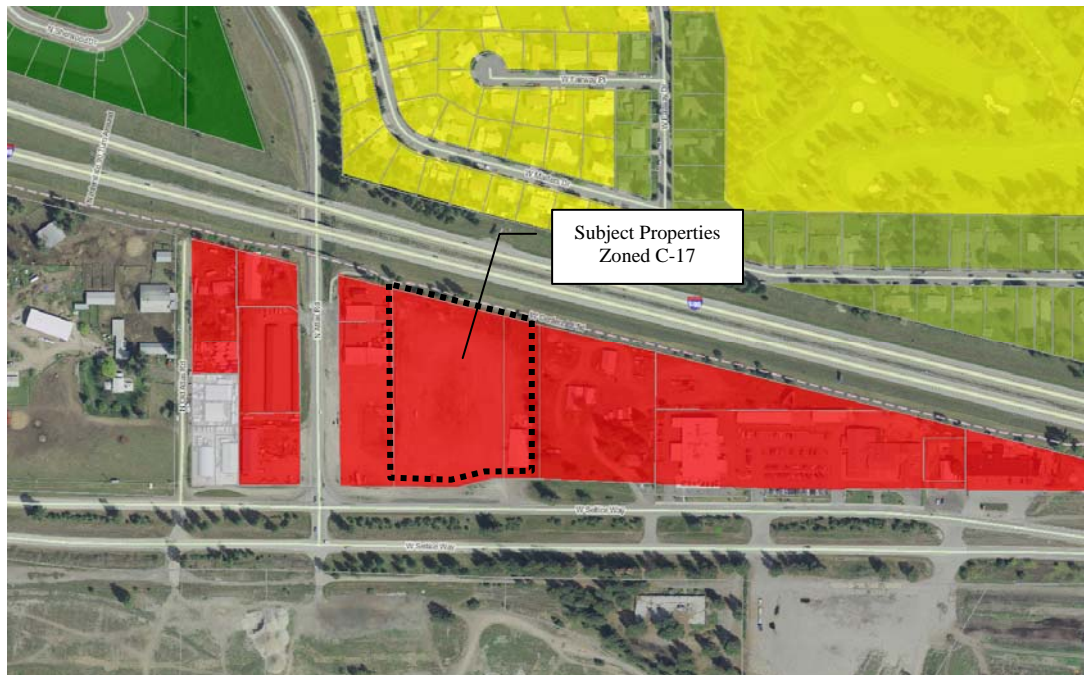
- Ability to add conditions to an approval.

- Ability to lock in development plans for the future to the approved PUD Final Development Plan.
- Ability to negotiate solutions that benefit all.

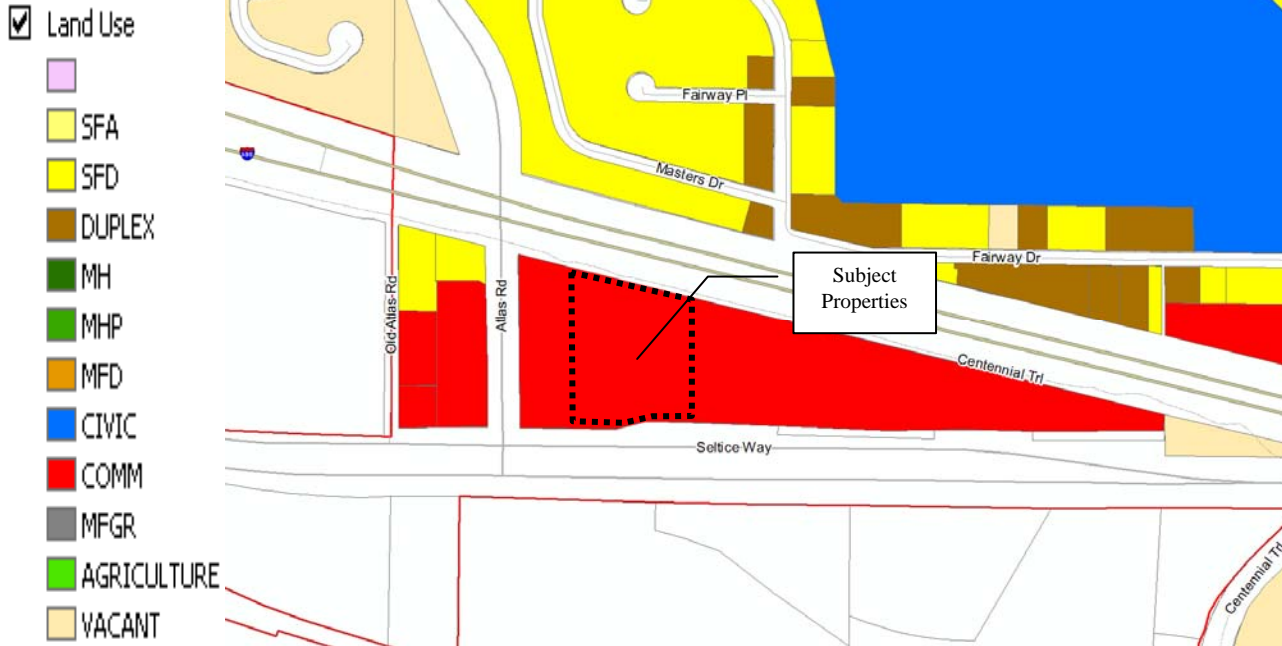
GENERAL INFORMATION:

- A. Applicant: Active West Development
424 E. Sherman Avenue, Suite 205
Coeur d'Alene, ID 83814
- B. Property Owner: Donald R. Smock
1000 NW Boulevard
Coeur d'Alene, ID 83814
- C. The property owner has consented to the filing of the applications.
- D. Land uses in the area include residential – mobile homes, multi-family and commercial, industrial and vacant land.
- E. The subject property has a level terrain with the exception of the northern portion of the property, which has a fairly aggressive slope as it reaches the property line to the north. The eastern portion of the subject property has a storage building that will be removed. The remainder of the property is vacant.
- F. Zoning:

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



G. Generalized land use pattern:



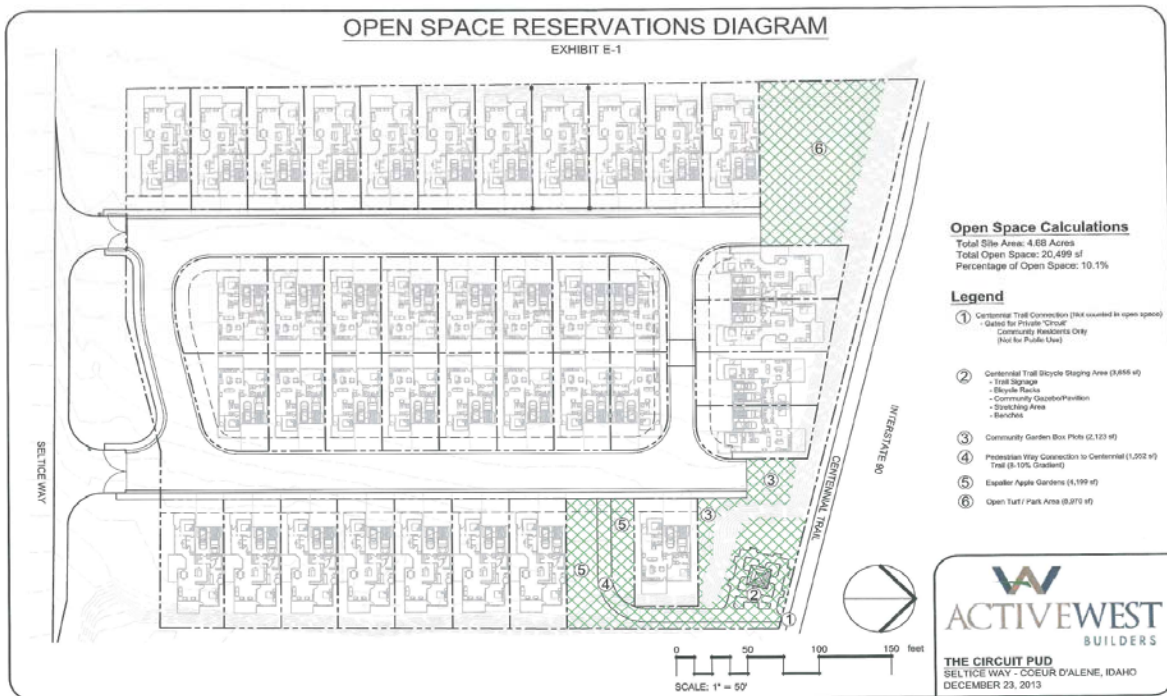
H. Site Master Plan: Circuit PUD



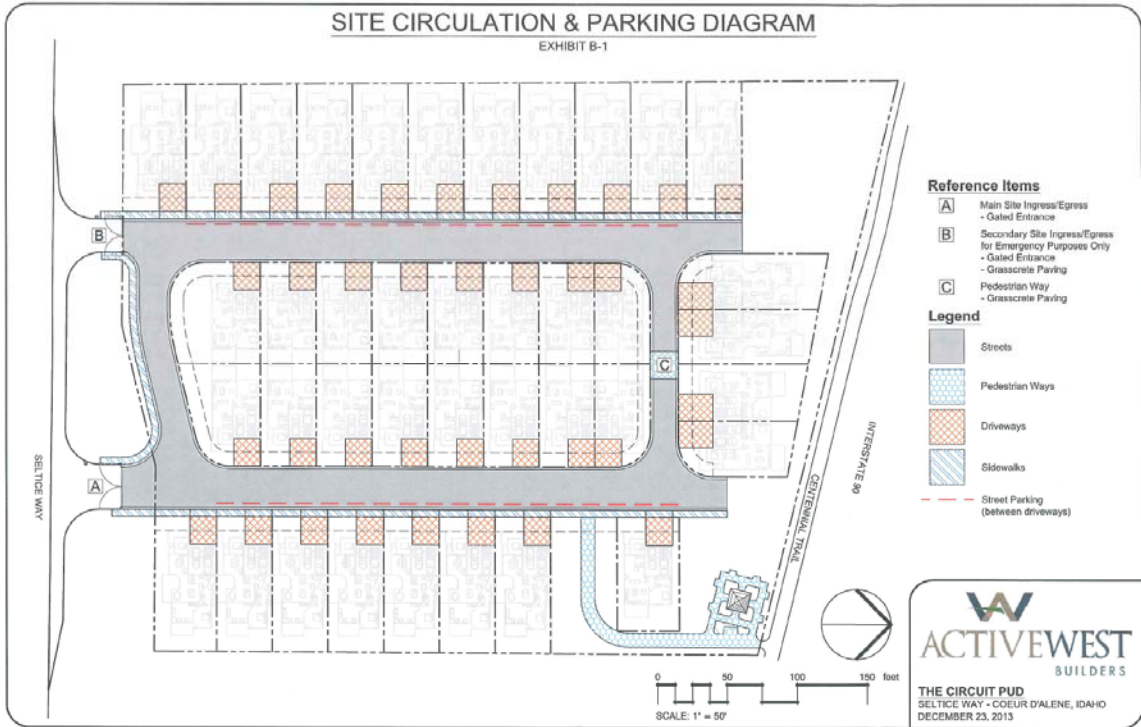
I. Proposed 39 single-family residential lots



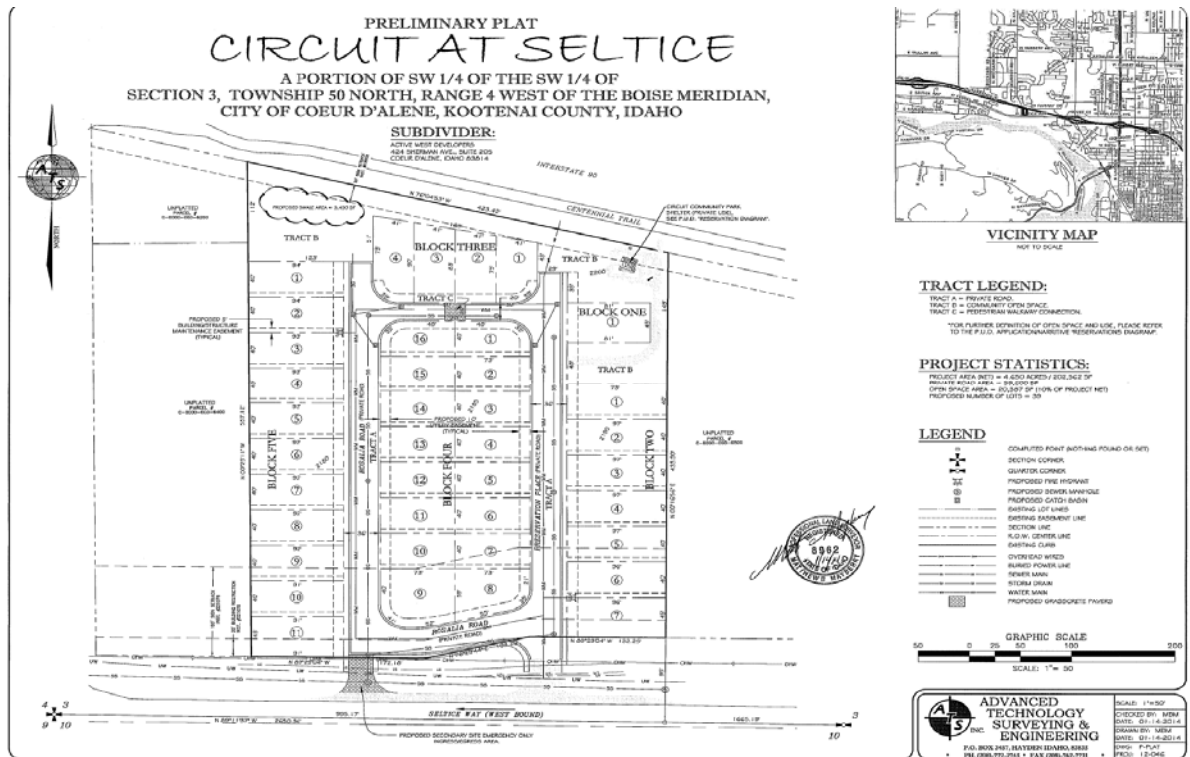
J. Open Space plan:



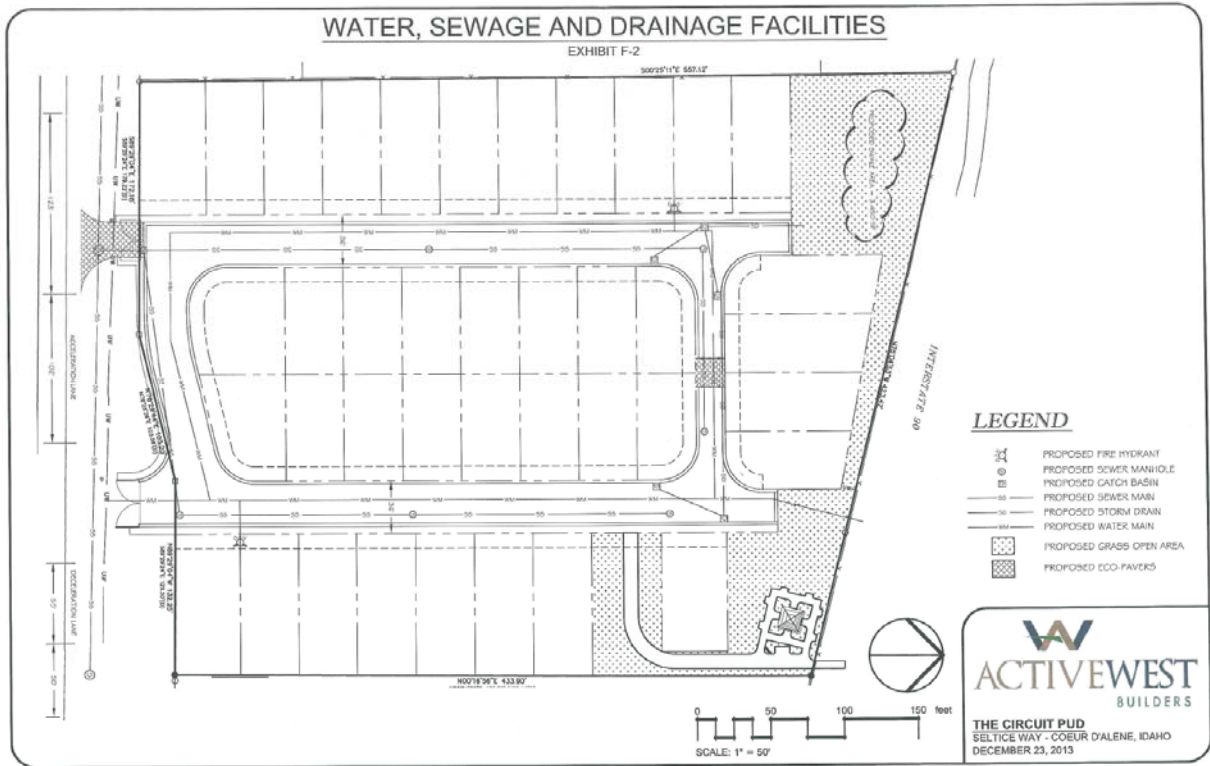
K. Site Circulation & Parking Diagram:



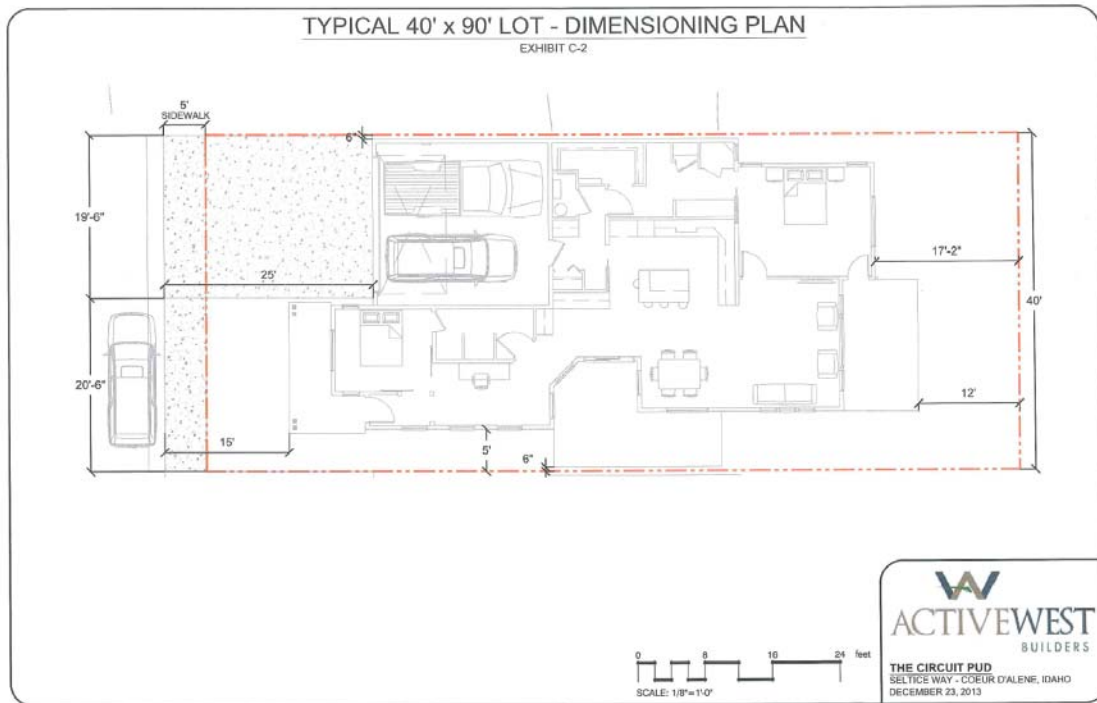
K. Circuit at Seltice Preliminary Plat:



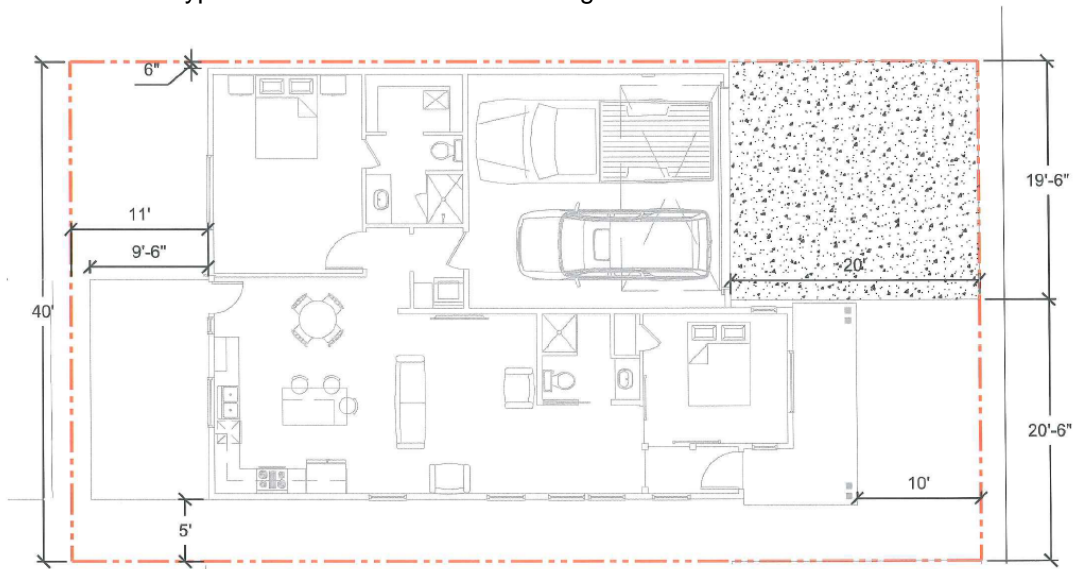
M. Water, Sewage and Drainage Facilities:



N. Typical 40' x 92' Lot – Dimensioning Plan



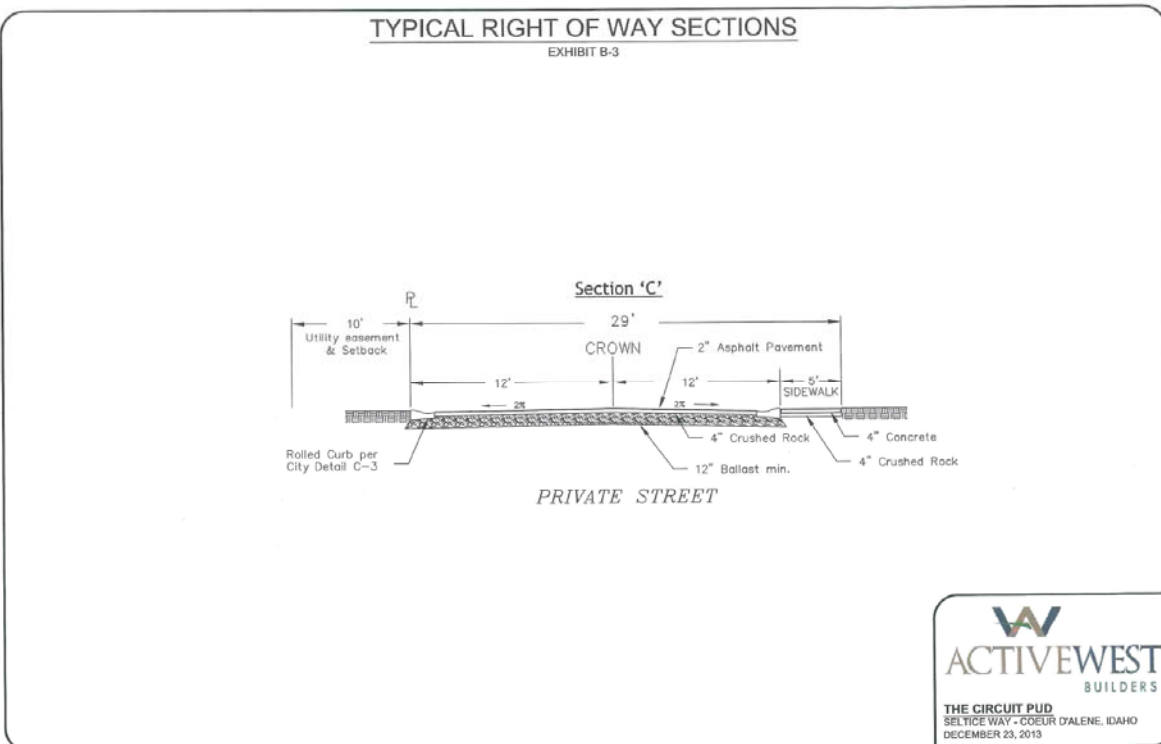
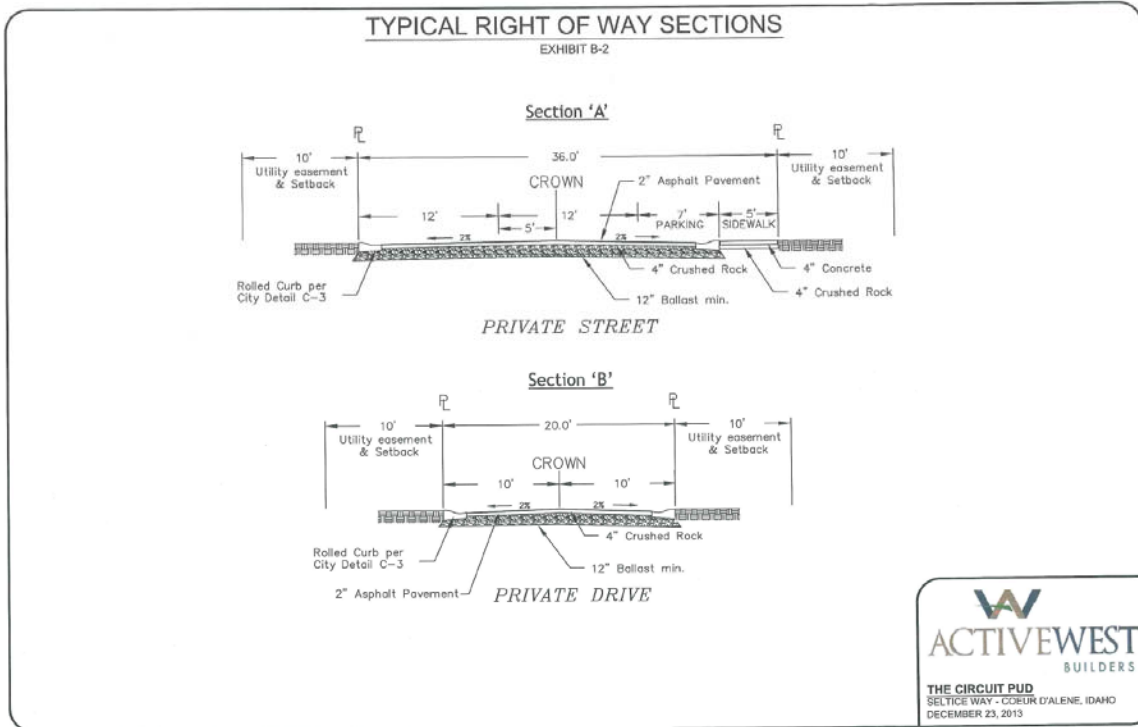
O. Typical 40' x 72' Lot – Dimensioning Plan



P. Architectural Renderings:



Q. Typical Right-of-Way Sections



B. Planned Unit Development Findings:

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

See Preliminary Plat finding # B8C on pages 18 & 19.

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

The proposed development is a residential development of 39 units of single-family homes with open space including a gated connection to the Centennial Trail to be located in the northeast corner of the site. The subject property is in the Spokane River District in an area of commercial and apartment development. The Seltice Way corridor is a higher traffic area with access to I-90.

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

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

The subject property has a level terrain with the exception of the northern portion of the property, which has a fairly aggressive slope as it reaches the property line to the north. The eastern portion of the subject property has a storage building that will be removed, and the remainder of the property is vacant.

4. **Finding #B8D: The location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing public facilities and services.**

See Preliminary plat finding #B8B on pages 13-18.

5. **Finding #B8E: The proposal (does) (does not) provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes.**

As shown on the preliminary plat, there are 4.68-acres of open space area (10.1% of the gross land area). Open space areas include a pedestrian pathway connecting to the Centennial Trail, Gated for private "Circuit " residents only, Bicycle Staging Area, Community Garden Box Plots, Espaller Apple Gardens and Open Turf/Park area.

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

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

Compliance with the parking requirements in the City's parking code will be accomplished through the development review process. On-site paved parking that meets the requirements of the parking code must be provided before a certificate of occupancy is issued for each single-family dwelling unit.

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

7. **Finding #B8G: That the proposal (does) (does not) provide for an acceptable method for the perpetual maintenance of all common property.**

The applicant indicates that a homeowner's association will be formed to maintain all open space areas.

Pursuant to Section 17.07.235 of the Planned Unit Development Regulations, "the Planning Commission can require the formation of a homeowners association to perpetually maintain all open space areas. The association shall be created in such a manner that owners of property shall automatically be members and shall be subject to assessments levied to maintain the open space. The association shall perpetually exist and can only be terminated by a majority vote of the members and consent of the City Council shall terminate it".

Evaluation: As a condition of approval of the PUD, the Planning Commission should require the formation of a property owners association to ensure the maintenance of all common open space areas.

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

The proposed development is adjacent to Seltice Way and is designated as a minor arterial in the Transportation Plan. Seltice Way also provides access to the site. The subject property was a former mobile home sales lot. There is an existing structure on the easterly property which will be removed, and the remaining portion of the subject property is vacant.

The surrounding area has a diverse land use pattern ranging from multi-family in the neighboring area) as well as commercial and industrial uses nearby. If there were a neighborhood character in the area, it would be the random mixture of residential, mobile homes, multi-family commercial and manufacturing uses that have been there for many years.

Evaluation:

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

C. **Preliminary plat Findings:**

1. Zoning:

The subject property is zoned (Commercial at 17 units/acre) at 17 units/acre). The C-17 zoning district allows for single-family as specified in the R-17 (Residential at 17

units/acre zoning District. The applicant maximized the allowable density of 17 units per acre and is proposing the following:

- A single-family and two-duplex unit housing development with a total of 39 units at a density of 8.33 units per acre.
- A 39 lot subdivision with lots ranging in size from 2,880 sq. ft. to 3,600 with the average lot size of 3,391 sq. ft.

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

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

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

WATER

Domestic and fire flow capabilities are adequate in the area of the proposed subdivision. As a condition, all onsite utilities would be required to be installed including mains, fire hydrants and domestic/irrigation services prior to final plat acceptance and issuance of building permits. The water mains shall front all proposed lots with services perpendicular to the mains. If internal streets are private, a minimum 20' public utility easement centered over the water main, or a 30' combined water/sewer easement inclusive of fire hydrants is required. No concrete footings or permanent structures, exclusive of curbs, sidewalks, street lamps or sign posts are permitted within the easement. Utility connection points will be made to a 12" main north of the west bound travel lane of Seltice Way and a 6" main stub south of the I-90 ROW to provide looping and redundancy. Fire hydrant quantity and spacing shall be as designated by the Fire Department.

Comments submitted by Terry Pickel, Assistant Superintendent.

SEWER

1. The offsite sewer infrastructure from Manhole SELT1-06 to the southeast corner of the development shall be constructed and accepted by the City prior to issuing any certificates of occupancies within the development.

Evaluation:

The subject property falls within the Mill River Lift Station Sewer Service Area and the 2013 Wastewater Collection System Master Plan identifies the subject property as ultimately discharging into a public sewer main installed in the Seltice Way Corridor. Sewer Policy #710 requires all developments to provide sewer "to and through" the subject property without blocking public sewer access to the adjacent properties. Plans have already been approved by the Staff.

2. A utility easement for the onsite sewer infrastructure within the subject property shall be dedicated to the City and shown on the Plat. Said utility easement shall be a minimum of 20' wide for public sewer only or 30' wide if public sewer is shared with the City's Water Department.

Evaluation:

In conformance to Sewer Policy #719, all utility easements granted the City will permit access to operate and maintain the public sewer infrastructure and prohibits the placement of any obstacles that would otherwise interfere with City personnel's ability to service said infrastructure. Since the developer is proposing private streets, an easement will be required for public sewer within the development.

3. All onsite sewer infrastructures shall conform to the City of Coeur d'Alene Standard Drawings and have an approved all weather surface accessing all manholes.

Evaluation:

In conformance to Sewer Policy #719, any public sanitary sewer main and appurtenances shall have a compacted "Approved All-Weather" surface accessing the public sewer infrastructure. This permits City Crews unrestricted access during all times of the year without causing property damage.

4. The Wastewater Utility shall approve of the placement and the orientation of the public sewer infrastructure within the aforementioned easements prior to construction of the onsite public sewer.

Evaluation:

In conformance to Sewer Policy #713, public sewer infrastructure located in developed street right-of-ways shall be installed as close to the centerline as possible to keep the manhole lid out of the travelled lanes. This should minimize construction costs if said infrastructure requires excavation and/or replacement.

Comments submitted by Mike Becker, Utility Project Manager

STORMWATER

1. City Code requires a stormwater management plan to be submitted and approved for all impervious area in the development prior to any construction activity on the site.

Evaluation:

The stormwater management plan, with swale location, sizing and justifications, is required to be a component of any infrastructure plan submittal for the subject property. All swale upkeep and maintenance will be the responsibility of the homeowners/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 developer is proposing through the PUD that the side yard setbacks be reduced to zero (0') on one side and five feet (5') on the other.

Evaluation:

This proposed request for reduced setbacks results in number of problems for stormwater containment on the individual lots.

- a. Building Code requires that side yards slope away from the building foundation to accommodate any runoff that falls off of rooftops. The reduced side yard does not accommodate this.

- b. Depending upon the cant of adjoining rooflines, it may be possible that during heavy snow seasons to create snow dams between adjoining structures eaves.
- c. The reduced lot sizes, limits the potential area for a lots drainage to be contained on-site. Typically, residential site drainage is directed into lot landscape areas (lawns & shrubbery). However, the amount of area available for this is greatly reduced.

TRAFFIC

The ITE Trip Generation Manual estimates the project may generate approximately 30 trips during the a.m. peak hour periods and 40 trips during the p.m. peak hour periods. Average daily trips may amount to 371 trips for the proposed 39 residential units.

Evaluation:

The potential for peak hour traffic flows to create problems is exacerbated by the lack of easterly bound access for vehicles. The nearest point of access to the east bound lanes on Seltice Way is at the Atlas/Seltice intersection. Due to the limited vehicle stacking area and, the inability to create a turn pocket at the intersection, increased traffic flow from the proposed development may create less than desirable congestion. Any backup of traffic on Seltice in the westbound travel lane at the intersection has the potential to increase the accident rate of an already compromised intersection.

STREETS

- 1. The proposed subdivision is bordered by Seltice Way along the subject property's southerly boundary. The current right-of-way width meets City standards.

Evaluation:

Seltice Way which served as the original "interstate" highway prior to the construction of US 90, has sufficient right-of-way width. The four (4) lane divided highway has limited access from the eastbound to westbound lanes, with only the Atlas Road crossing and the Grand Mill Blvd intersection being sanctioned crossings, and, only Grand Mill Blvd providing adequate stacking for multiple vehicles. Grand Mill Blvd. is +/- one-third (1/3) of a mile distant from the development.

The adjacent intersection of Atlas Road/Seltice Way is a congested intersection, especially during the a.m. / p.m. peak hour traffic periods. Vehicles leaving the proposed development wanting to travel eastbound, may try to utilize the Atlas/Seltice median crossing, however, the vehicle stacking ability is approximately three (3) full size vehicles. If the crossing is fully occupied, vehicles may "Q" in the west bound lane, thus creating a major traffic hazard for vehicles traveling westbound and vehicles traveling northbound. Construction of a turn pocket at the intersection is not possible due to the northbound vehicles stacked in the median crossing. Also, due to the short distance between the point of ingress/egress for the proposed development (+/- 430'), vehicles may have a weaving movement to be in position for the Atlas crossing. From a traffic movement standpoint this is a less than desirable situation.

- 2. The proposed interior streets are being requested to have less width than the current standard City street width. The applicant is requesting a deviation from the City standard street width of thirty six feet (36') for a local street, and also, that the streets be "gated and private".

Evaluation:

- a. The proposed street sections are less than the current City standard, the City subdivision ordinance is currently being revised with a new category of street width. The proposed sections generally conform to those in the revised ordinance.
- b. The developer is proposing the installation of a gated point of access for the development, and, installing the gate in the right-of-way. This is not an acceptable option

due to placement of a fixed structure in the r/w, the lack of the final design for the Seltice Way road corridor, and, the potential for vehicles entering the development to stack into the westbound travel lane. Any gate that is installed will need to be placed on the subject property, and, open into the development, not the r/w.

3. Finish site elevations were not submitted for the points of access (primary & emergency) for the development, therefore, the elevation correlation of the entryways and the existing Seltice Way roadway cannot be determined.

Evaluation:

Design of the points of entry will be required to be graded to the development and not onto Seltice Way. This will prevent the site drainage from being directed off-site and onto the public roadway.

4. The streets are proposed to be privately owned and maintained. Since our code does not contain any provision for private streets, they can only be approved through a PUD. Furthermore, all requirements for design, construction, maintenance, replacement, use, traffic safety, etc. must be set forth in the PUD documents and incorporated into the HOA (Home Owner's Association) documents. The Planning Commission must consider the adequacy of the proposal regarding provisions for:
 - a. Maintenance of Common areas including streets, sidewalks, lighting, signage, landscaping, and open space.
 - b. Construction Standards. Since there are no standards for common facilities, these must be established in the PUD documents, including ongoing adherence to these requirements.
 - c. Street Lighting, design, construction, and ongoing adherence.
 - d. Traffic Safety, including signage, striping, and enforcement.

It is unclear how the applicant plans to address and incorporate all of these provisions in the PUD and HOA documents. In addition, since all of these issues are self-enforced, the future residents will have limited, or, no recourse through the City.

5. The proposal for the interior streets to be "private" limits the construction oversight that is typical of publically developed roadways. There is no City inspection of the internal streets required therefore, the potential exists for them to be constructed to a standard that is less than would be expected for a typical City street.

Evaluation:

It will be a requirement of the site development that the internal roadways be developed to constructed City Standards. Inspection records and test results will be required to be submitted as part of a verification process that insures those standards. Also, language will be required to be included in the HOA documents for the development that addresses the maintenance, costs, and, long term upkeep of the "private" street system to insure that the residents are informed concerning those facets of the roadways.

6. The developer is proposing the installation of sidewalk along the outside perimeter of the two (2) north / south streets and the southerly east / west streets.

Evaluation:

It will be required that the sidewalk be constructed along the northerly east/west street also, to allow for circular pedestrian movements to stay on the sidewalk rather than having to leave the ped walk to cross the development by walking in the northerly paved street section, which has less width than the other interior streets. Pedestrian ramp installation is required at all point of departure on the sidewalk.

7. The proximity of the access point to the subdivision and the crest of the roadway rise on Seltice Way may create unfavorable traffic conflicts with vehicles entering and leaving the development.

Evaluation:

Construction of accel / decel lanes per the AASHTO "Green Book", will be required for the development. These will be required to be constructed at the time of site development of the subject property.

SUBDIVISION IMPROVEMENTS

1. Lot frontages on all of the street frontages are less than the minimum required. The applicant is requesting forty foot (40') frontages in lieu of the standard fifty foot (50') required width. A deviation will need to be approved for this requested standard to be acceptable. The developer is also proposing varying the driveway "approach" locations from 0'-5' from the property line. This is in conflict with City policy that requires that driveway approach locations begin five feet (5") from the property line.

Evaluation:

Due to the reduced lot width, driveway width will be restricted to nineteen and one-half feet (19.5'). This restriction will be required to be placed in the CC&R's for the subject development. It is recommended that the City policy of placing the driveway approach locations five feet (5') from the property line be adhered to. This five foot (5') spacing allows for a ten foot (10') separation between the driveway approach locations, which allows for the placement of utility boxes (water, cable, phone, etc.), snow storage, mail box siting, etc.

2. Installation of frontage improvements along the Seltice Way frontage will be required per City Code Section 16.24.

Evaluation:

Due to the fact that Seltice Way adjoining the subject property's southerly boundary is currently under design consideration, the developer can opt to bond for the installation of the actual improvements per City Code Section 16.24. The improvements will be required to duplicate the installed street improvements on the adjacent property to the east (Coeur d'Alene Honda).

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. Any/all required utility easements are required to be dedicated on the final plat.

STREETS

5. All new streets shall be dedicated and constructed to City of Coeur d'Alene standards.
6. Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
7. All required street improvements shall be constructed prior to issuance of building permits.
8. An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.

STORMWATER

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

FIRE PROTECTION

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

GENERAL

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

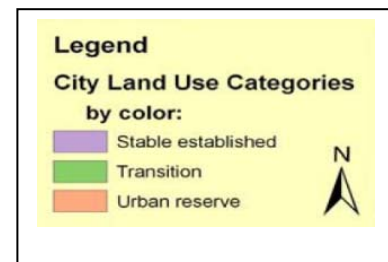
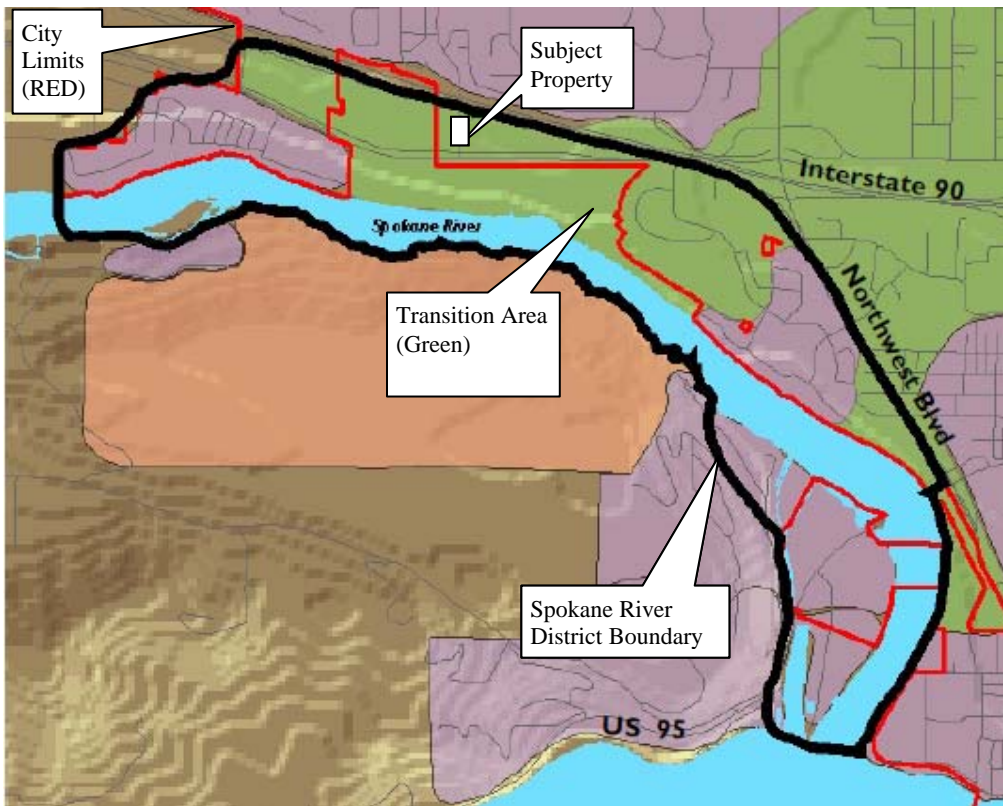
Comments submitted by Chris Bates Engineering Project Manager

FIRE

12. Historically the fire service has noticed a rapid increase in multiple single family residential fires when setbacks have decreased and distances between single family residences' (SFR) have also decreased. A reported structure fire would come out and by the time the first arriving fire apparatus arrives on scene (four minutes or less), they would have 2, and maybe even three of these SFR on fire due to the intense radiant heat that is rapidly given off from highly combustible exterior finish siding. These multiple 'secondary' fires are directly contributed to the use of vinyl exterior siding or other highly combustible exterior finish materials that do not meet the flame spread.

Comments submitted by Bobby Gonder, Fire Inspector/Investigator

4. **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 this area as The Spokane River District - Transition:



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.

Spokane River District Tomorrow

This area is going through a multitude of changes and this trend will continue for many years. Generally, the Spokane River District is envisioned to be mixed use neighborhoods consisting of housing and commercial retail and service activities that embrace the aesthetics of the proximity to the Spokane River. As the mills are removed to make way for new development, the river shoreline is sure to change dramatically.

Significant policies:

- Objective 1.01 - Environmental Quality:
Minimize potential pollution problems such as air, land, water, or hazardous materials.
- Objective 1.12 - Community Design:
Support the enhancement of existing urbanized areas and discourage sprawl.
- Objective 1.14 - Efficiency:
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- Objective 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 3.16 - 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.
- Objective 4.06
Public Participation:
Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision making process.

Transportation Plan policies:

The Transportation Plan is an addendum to the Comprehensive Plan and is a policy document that is intended to guide decisions that affect transportation issues. Its goal is to correct existing deficiencies and to anticipate, plan and provide for future transportation needs.

33A: "Safe vehicular and pedestrian circulation should be enhanced through careful design and active enforcement."

34A: "Use existing street systems better."

34B: "Reduce automobile dependency by providing bike paths and sidewalks."

Evaluation:

The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan, Transportation Plan and Bikeways 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.

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

The subject property is within the corporate limits and would create a 39-lot gated subdivision on private streets with a density of 8.33 units per gross acre that is within the 17 units per acre density allowed as specified in the R-17 district, per the C-17 zoning district. The development includes open space areas, including a gated connection to the Centennial Trail to be located in the northeast corner of the site. The subject property is in the Spokane River District in an area of commercial and apartment development. The Seltice Way corridor is a higher traffic area with access to I-90.

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.

6. **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 utility design was submitted indicating that all proposed lots could be served.

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

If the requested PUD is approved, a new set of development standards would be created that apply to the proposed development, as follows:

Zoning Ordinance:

R-17 zone performance standards.

Setbacks:

- Reduce front yard setback from 20 feet to 10 feet from face of the porch, and 20' front yard to the face of the garage for single-family residents.
- Reduce rear yard setbacks from 20 feet to 10' for single-family homes.
- Reduce interior side yards from 5'/10' to zero feet and 5' for single family/duplex homes.

Lot size:

- Reduce single family minimum lot size from 5,500 to an average lot size of 3,391 SF. Two different lot sizes are proposed that range from 40x72' to 40x90'.

Lot frontage:

- Reduce the minimum lot frontage requirement for residential lots from 50-feet of frontage to 40-feet on a private street.

Subdivision Ordinance:

Design standards:

Streets:

- A. Preservation Place - Gated main entry.

36 feet of right-of-way, 30-foot private street with standard rolled curb, 5 foot sidewalks on the outside perimeter of the internal road loop.

- B. Rosalla Road-

29 feet of right-of-way, 24-foot private street with standard rolled curb, 5 foot sidewalks on the outside perimeter of the internal road loop.

NOTE: The above deviations are the only ones requested. All other

zoning and subdivision ordinance requirements apply.

Evaluation: All lots in the proposed plat meet the minimum requirements of the R-17 and C-17 zones or the new standards requested through the PUD.

Driveways:

Varying driveway "approach" locations from 0'-5' from the property line.

8. **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.**

See PUD finding B8H.

E. **Proposed conditions:** Planned Unit Development

PLANNING:

1. Creation of a homeowners association to ensure the perpetual maintenance of all common open space areas.
2. Duplex housing units to be required on lots 1-4, Block 3, unless a density increase special use permit is obtained.

ENGINEERING:

3. Submit a design to manage individual lot storm drainage. This design must be approved and included in the final development plan and HOA documents for the subject property. The approved design will be a required component of all building permit submittals for the subject development.
4. Side yards adjacent to all buildings are required to slope away from the building and cannot carry drainage to the adjoining lot. A side yard detail that includes the slope and how the drainage will be retained on the subject property will be a required component of all building permit submittals for the subject development.
5. All requirements for design, construction, maintenance, replacement, use, traffic safety, etc. must be set forth in the PUD documents and incorporated into the HOA (Home Owner's Association) documents.
6. The proposed gate for the subject property is required to be located on the site and not on the Seltice Way right-of-way. Any constructed gate is required to open "inward" into the development and not "outward" into the r/w.
7. Sufficient stacking area must be provided to keep vehicles out of the developed road section on Seltice Way. This includes any sidewalk or multi-use path that may be installed on the right-of-way.
8. Total driveway width is limited to nineteen & one-half feet (19.5') to not exceed the City standard of no more that 50% of lot frontage.

9. Driveway "approach" locations will be required to adhere to the City policy of beginning no closer than five feet (5') to the nearest property line. This will allow for a ten foot (10') separation between the driveway entrances, which allows for utility box facility placement, etc.

Preliminary Plat Conditions:

ENGINEERING:

10. Construction of accel/decel lanes per the AASHTO "Green Book", will be required for the development. These will be required to be constructed at the time of site development of the subject property.
11. Points of ingress/egress are required to slope on to the site to eliminate site drainage from leaving the subject property.
12. All site infrastructures (utilities, roads, etc.) are required to be constructed to City standards. Inspection records and test results will be required to be submitted for verification that construction methods were completed to the level of public works construction.
13. Standard concrete sidewalk is required to be constructed around the total perimeter of all of the internal streets to allow for pedestrians to remain on the sidewalk and not detour onto the street. Pedestrian ramp installation is required at all points of departure on the sidewalk.
14. Installation of frontage improvements, or, a subdivision improvement agreement, will be required for the street improvements along Seltice Way.

FIRE:

15. Due to the limited access and increased density for the residents that will be residing at The 'Circuit', Life Safety and Fire Protection is the utmost concern for Coeur d'Alene Fire Department. Therefore, the Flame spread for the exterior wall finish on exposure sides shall be Class I (0-25) materials with 1 hour protection for less than 3' from the property line or less than 6' between structures.

WATER:

16. All onsite utilities would be required to be installed including mains, fire hydrants and domestic/irrigation services prior to final plat acceptance and issuance of building permits. The water mains shall front all proposed lots with services perpendicular to the mains. If internal streets are private, a minimum 20' public utility easement centered over the water main, or a 30' combined water/sewer easement inclusive of fire hydrants is required. No concrete footings or permanent structures, exclusive of curbs, sidewalks, street lamps or sign posts are permitted within the easement. Utility connection points will be made to a 12" main north of the west bound travel lane of Seltice Way and a 6" main stub south of the I-90 ROW to provide looping and redundancy. Fire hydrant quantity and spacing shall be as designated by the Fire Department.

WASTEWATER:

17. The offsite sewer infrastructure from Manhole SELT1-06 to the southeast corner of the development shall be constructed and accepted by the City prior to issuing any certificates of occupancies within the development.

18. A utility easement for the onsite sewer infrastructure within the subject property shall be dedicated to the City and shown on the Plat. Said utility easement shall be a minimum of 20' wide for public sewer only or 30' wide if public sewer is shared with the City's Water Department.
19. All onsite sewer infrastructures shall conform to the City of Coeur d'Alene Standard Drawings and have an approved all weather surface accessing all manholes.
20. The Wastewater Utility shall approve of the placement and the orientation of the public sewer infrastructure within the aforementioned easements prior to construction of the onsite public sewer.

F. Ordinances and Standards Used In Evaluation:

Comprehensive Plan - Amended 1995.
Transportation Plan
Municipal Code.
Idaho Code.
Wastewater Treatment Facility Plan.
Water and Sewer Service Policies.
Urban Forestry Standards.
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices.
Coeur d'Alene Bikeways Plan

ACTION ALTERNATIVES:

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

М-Ч-РАЭ О-ЗАО-ГПА



602 east garden avenue
p.o. box 580
coeur d'alene, Idaho 83816
tel. 208-667-1214
fax. 208-765-2516
www.verdisnw.com

The Circuit PUD

PUD Application Narrative

January 22, 2014

Verdis has been retained by Active West Developers to represent them in their request for a new PUD development. Active West Developers is seeking PUD approval of the proposed subdivision development 'The Circuit', on Seltice Way in Coeur d'Alene, Idaho.

Legal Description and Location of Property

The land for the development is currently divided into two parcels with the following legal description: *TAX #6814 EX TAX #'S & EX E 100' [IN SW-SW], RIVER URD 2003 Section 03 Township 50N Range 04W*, and is addressed as 3003 W. Seltice Way and 2845 W. Seltice Way, Coeur d'Alene, Idaho. The total acreage of both parcels combined is 4.684 acres; the westerly parcel having an acreage of 3.663 and the easterly parcel having an acreage of 1.021.

Project Overview: Proposed Uses, Open Space, Structures and Infrastructure

The Circuit PUD will be developed by Dennis Cunningham, President of Active West Builders of Coeur d'Alene. He will model this PUD after his Meadow Ranch PUD, an award winning , Smart Growth Project and Certified LEED-ND (Leadership in Energy & Environmental Design – Neighborhood Development) sub-division, a project that has met all LEED criteria for integrating principles of smart growth, urbanism and green building. Meadow Ranch Subdivision has been a success story for both Active West Builders and the City of Coeur d'Alene. We believe that modeling the Circuit PUD after Meadow Ranch will lead to another successful Active West Development within in the City of Coeur d'Alene.

The site will be developed as a gated, private residential subdivision PUD, with one-story and two-story single family and duplex residences, a private loop road and sidewalk infrastructure. A private neighborhood park with a bicycle staging area, a picnic shelter, benches and a gated connection to the Centennial Trail will be located in the northeast corner of the site. The site will have a density of 8.33 dwelling units per acre and will meet PUD open space requirements with a total of 10.10% active open space.

The project is zoned as C-17 and in accordance with City Code will be developed as a single family/duplex residential project under the R-8/R-12 zoning provisions. The proposed PUD will consist of 37 single family residential lots with an average lot size of 3,391 square feet or .08 acres and two duplex lots with an average lot size of 7,310 square feet or approximately .17 acres. Two different lot sizes for the single family residences are proposed that range from 40x72' to 40x90', approximately.

Setbacks are as follows: 10' front yard to the face of the porch and 20' front yard to the face of the garage, 0' side yard setbacks, and 10' rear yard to face of structure.

Access to the site will be from Seltice Way by a paved, gated entry on the southeast corner of the property. An additional access, for emergency purposes only, will be provided by a gated entrance on the southwest corner of the property. This secondary access will be paved with Grasscrete Paving, which is a vegetated turf block paver suitable for required vehicular loads.

Proposed infrastructure within the development includes two different road section types, referenced herein as Section(s) A, B and C (reference exhibits B-2 and B-3). Since the proposed road sections will be private roads, dedicated to and maintained by the Homeowners Association, they will be platted as tracts of land as opposed to typical public right-of way dedications. Road tract widths vary throughout the development between 20'-36', which includes 5' of sidewalk proposed on the outside perimeter of the internal road loop. This road and sidewalk design is proven to work, as illustrated in Meadow Ranch Subdivision.

Section C, running east-west on the southern edge of the development connects the two 36' wide north-south segments of (Section A) road tract(s), that serve as the primary access to the proposed lots, with an International Fire Code approved hammerhead turn-around at the end of each road segment. On the north side of the development, two sections of 20' road tract(s) (Section B) are proposed as private drive accesses to the furthest north lots. These two private drive segments will be separated with a section of Grasscrete Paving, which will serve as a thoroughfare for pedestrians and emergency purposes only.

Driveways to all homes will be private driveways accessed off of the private sub-division road tracts and will have setbacks that will vary from 0-5' from the adjacent property line. This driveway design has a proven track record as well - it is identical to what was constructed in Meadow Ranch. The recordation of the PUD Master Plan will ensure that future homeowners/contractors construct driveways and homes in the exact location as shown on the PUD Master Plan.

Landscaping will include street trees, lawn, grassy swale(s), shrub and planting areas in all community areas as well as individual home site landscaping. Privacy fencing will be installed along the perimeter of the development as well as between residences.

In summary, deviations from City standards for this PUD will include:

- 1) Reductions in proposed building setbacks
 - 10' front yard (from 20' per R-8 zoning), 0' side yard setbacks (from 5-10' per R-8 zoning), and 10' rear yard to face of structure (from 25' per R-8 zoning)
- 2) Reductions to typical lot frontage widths
 - Proposed lots range from 40-45' of private street frontage deviating from R-8 zoning code requirement of 50' of street frontage
- 3) A privately maintained development with gated entrance

- 4) Reduction in minimum single family residential lot from 5500 square feet to an average of 3391 square feet.

Site Utility Extensions

Utilities to the project will be provided by the following utility companies. Avista Utilities will have gas lines extended into the property. Avista or Kootenai Electric will provide the electrical power. Local cable and telephone will be extended into the property. City of Coeur d'Alene will serve the property with sanitary sewer and water.

Common Space Ownership and Management

Active West Developers and the design team will work with the City of Coeur d'Alene legal department on all required language for the CC&Rs, Articles of Incorporation and By-Laws, and any language that will be required to be placed on the final subdivision plat in regards to maintenance of all private infrastructure.

The developer will be responsible for the installation of any required street and traffic signage/signalization per MUTCD (Manual on Uniform Traffic Control Devices) and City of Coeur d'Alene standards and requirements. The HOA will be responsible for continued maintenance of all street and traffic signage and required signalization.

Relationship to Adjacent Public Development Programs

The proposed PUD will be an infill development located south of and adjacent to Interstate-90 and the Centennial Trail. The Centennial Trail is maintained under the jurisdiction of the Idaho Transportation Department in cooperation with the City of Coeur d'Alene Parks Department. The PUD will interface with the Centennial Trail with the construction of a private, gated access point to the trail in the northeast corner of the site, provided solely for the use by the residents of the proposed development.

The site will be accessed from Seltice Way, maintained by the City of Coeur d'Alene to the south. Proposed improvements to Seltice Way include the addition of an acceleration/deceleration lane along the frontage of the development and will be designed per city standards. Other improvements will include:

- 1) The addition of an acceleration/deceleration lane
- 2) Landscaping within the right-of-way between the acceleration/deceleration lane and the property line of the development.

Preliminary Development Schedule:

There will be one continuous phase of development upon PUD approval. It is anticipated that site improvement and site infrastructure work will begin April 1, 2014 and continue through May 30, 2014.

The model home construction is scheduled to begin on May 15, 2014, to be completed by Coeur d'Alene's Parade of Homes in August, 2014.

The project absorption rate is projected to complete approximately 1.75 homes per month or 21 homes per year. This puts the full project completion date at a 22 month period with anticipated completion in May of 2016.



**Advanced Technology Surveying
& Engineering**

PROJECT NARRATIVE
FOR
CIRCUIT AT SELTICE

DECEMBER 30, 2013

ATS, INC.
P.O. BOX 3457
HAYDEN, ID 83835
(208) 772-2745

PROJECT DESCRIPTION

Circuit at Seltice is a request for a 39 lot subdivision. The project site is located on approximately 4.6 acres in the City of Coeur d' Alene. (PUD Narrative attached)

PROPERTY OWNER

Donald Smock
1000 Northwest Blvd #200
Coeur d' Alene, Idaho 83814

PROJECT LOCATION

The site is located on the Northeast corner of Seltice and Atlas Road in Coeur d' Alene. The site is in section 03, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho. The parcel numbers are C-0000-003-6425 and C-0000-003-6475.

TRANSPORTATION/ACCESS

Access will be directly from Seltice Way to connect to the 2 proposed roads located within the new subdivision.

WATER

All water will be supplied through City of Coeur d'Alene.

SEWER

Sewer will be supplied by City of Coeur d'Alene.



602 east garden avenue
p.o. box 580
coeur d'alene, Idaho 83816
tel. 208-667-1214
fax. 208-765-2516
www.verdisnw.com

The Circuit PUD PUD Application Narrative

Verdis has been retained by Active West Developers to represent them in their request for a new PUD development. Active West Developers is seeking PUD approval of the proposed subdivision development 'The Circuit', on Seltice Way in Coeur d'Alene, Idaho.

Legal Description and Location of Property

The land for the development is currently divided into two parcels with the following legal description: *TAX #6814 EX TAX #'S & EX E 100' [IN SW-SW], RIVER URD 2003 Section 03 Township 50N Range 04W*, and are addressed as 3003 W. Seltice Way and 2845 W. Seltice Way, Coeur d'Alene, Idaho. The total acreage of both parcels combined is 4.684 acres; the westerly parcel having an acreage of 3.663 and the easterly parcel having an acreage of 1.021.

We are asking for the vacation of approximately 4,560 square feet of right-of-way as shown in Exhibit A-3 of the PUD drawing set, and will follow this application with the formal request for vacation per City of Coeur d'Alene requirements.

Project Overview: Proposed Uses, Open Space, Structures and Infrastructure

The site will be developed as a gated, private residential subdivision PUD, with one-story and two-story single family residences, a private loop road and sidewalk infrastructure. A private neighborhood park with a bicycle staging area, a picnic shelter, benches and a gated connection to the Centennial Trail will be located in the northeast corner of the site. The site will have a density of 8.33 dwelling units per acre and will meet PUD open space requirements with a total of 10% active open space.

The proposed PUD will consist of (39) single family residential lots with an average lot size of 3,391 s.f. or .08 acres. Two different lot sizes are proposed that range from 40x72' to 40x90', approximately. Setbacks are as follows: 10' front yard to the face of the porch and 20' front yard to the face of the garage, 0' side yard on one side of the lot, 5' side yard on the opposing side of the lot, and 10' rear yard to face of structure.

Access to the site will be from Seltice Way by a paved, gated entry on the southeast corner of the property. An additional access, for emergency purposes only, will be provided by a gated entrance on the southwest corner of the property. This secondary access will be paved with Grasscrete Paving, which is a vegetated turf block paver suitable for required vehicular loads.

Proposed infrastructure within the development includes two different road section types, referenced herein as Section(s) A and B (reference exhibit B-2). Right-of-way widths vary throughout the

development between 20'-36', which includes 5' of sidewalk proposed on the outside perimeter of the internal road loop.

Section A, running east-west on the southern edge of the development connects the two 36' wide north-south segments of Section A rights-of-way that serve as the primary access to the proposed lots, with an International Fire Code approved hammerhead turn-around at the end of each road segment. On the north side of the development, two sections of 20' wide right-of-way are proposed as private drive accesses to the furthest north lots. These two private drive segments will be separated with a section of Grasscrete Paving, which will serve as a thoroughfare for pedestrians and emergency purposes only.

Landscaping will include street trees, lawn, grassy swale(s), shrub and planting areas in all community areas as well as individual home site landscaping. Privacy fencing will be installed along the perimeter of the development as well as between residences.

In summary, deviations from City standards for this PUD will include:

- 1) Reductions in proposed building setbacks
 - a. 10' front yard to the face of the porch and 20' front yard to the face of the garage, 0' side yard on one side of the lot, 5' side yard on the opposing side of the lot, and 10' rear yard to face of structure
- 2) Reductions in typical City street/ROW widths
 - a. Private Drive ROW: 20'
 - b. Private Street ROW: 36'
- 3) Reductions in driveway setbacks from property line
 - a. Driveway setbacks from property line can vary from 0' to 5'
- 4) Reductions to typical lot frontage widths
 - a. Proposed lots range from 40-45' of private street frontage
- 5) A privately maintained development with gated entrance

Site Utility Extensions

Utilities to the project will be provided by the following utility companies. Avista Utilities will have gas lines extended into the property. Avista or Kootenai Electric will provide the electrical power. Local cable and telephone will be extended into the property. City of Coeur d'Alene will serve the property with sanitary sewer and water.

Common Space Ownership and Management

A management plan for all common areas within the private development will be drafted to detail and depict all necessary procedures and anticipated costs associated with the upkeep of the proposed infrastructure and open space. The plan will call for an establishment of a homeowner's association, headed by an elected board of directors to oversee the development, and act as a liaison between all homeowners, the City of Coeur d'Alene and all maintenance companies and/or licensed contractors needed for the ongoing maintenance and upkeep of the development. The plan will also depict

anticipated means for the funding of improvements and ongoing required maintenance of all common areas.

The developer will be responsible for the installation of any required street and traffic signage/signalization per MUTCD (Manual on Uniform Traffic Control Devices) and City of Coeur d'Alene standards and requirements. The HOA will be responsible for continued maintenance of all street and traffic signage and required signalization.

Active West Developers and the design team will work with the City of Coeur d'Alene legal department on all required language for the management plan and any language that will be required to be placed on the final subdivision plat in regards to maintenance of all private infrastructure.

Relationship to Adjacent Public Development Programs

The proposed PUD will be an infill development located south of and adjacent to Interstate-90 and the Centennial Trail. The Centennial Trail is maintained under the jurisdiction of the Idaho Transportation Department in cooperation with the City of Coeur d'Alene Parks Department. The PUD will interface with the Centennial Trail with the construction of a private, gated access point to the trail in the northeast corner of the site, provided solely for the use by the residents of the proposed development.

The site will be accessed from Seltice Way, maintained by the City of Coeur d'Alene to the south. Proposed improvements to Seltice Way include the addition of an acceleration/deceleration lane along the frontage of the development and will be designed per city standards. Other improvements will include:

- 1) The addition of an acceleration/deceleration lane
- 2) Curbing along the Seltice Way frontage
- 3) A bicycle trail connection along Seltice Way frontage
- 4) Landscaping within the right-of-way between the acceleration/deceleration lane and the property line of the development.

Preliminary Development Schedule:

There will be one continuous phase of development upon PUD approval. It is anticipated that site improvement and site infrastructure work will begin April 1, 2014 and continue through May 30, 2014. The model home construction is scheduled to begin on May 15, 2014, to be completed by Coeur d'Alene's Parade of Homes in August, 2014.

The project absorption rate is projected to complete approximately 1.75 homes per month or 21 homes per year. This puts the full project completion date at a 22 month period with anticipated completion in May of 2016.

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

A. INTRODUCTION

This matter having come before the Planning Commission on February 11, 2014, and there being present a person requesting approval of Item: PUD-1-14 a request for "The Circuit PUD" in the C-17 (Commercial at 17units/acre) zoning district.

APPLICANT: ACTIVE WEST DEVELOPERS

LOCATION – +/- 4.68-ACRES EAST OF ATLAS ROAD AND LYING ON THE SOUTH SIDE OF INTERSTATE 90 AND SELTICE WAY.

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 – mobile homes, multi-family and commercial, Industrial and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is C-17 (Commercial at 17 units/acre) zoning district.
- B4. That the notice of public hearing was published on, January 25, 2014, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, January 31, 2014, 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 January 24, 2014.
- B7. That public testimony was heard on February 11, 2014.
- B8. Pursuant to Section 17.07.230, Planned Unit Development Review Criteria, a planned unit development may be approved only if the proposal conforms to the following criteria to the satisfaction of the Planning Commission:

B8A. The proposal **(is) (is not)** in conformance with the Comprehensive Plan. This is based upon the following policies:

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

Criteria to consider for B8B:			
1.	Density	6.	Open space
2.	Architectural style	7.	Landscaping
3.	Layout of buildings		
4.	Building heights & bulk		
5.	Off-street parking		

B8C. The proposal **(is) (is not)** compatible with natural features of the site and adjoining properties. In the case of property located within the hillside overlay zone, does not create soil erosion, sedimentation of lower slopes, slide damage, or flooding problems; prevents surface water degradation or severe cutting or scarring; reduces the risk of catastrophic wildfire in the wildland urban interface; and complements the visual character and nature of the city. This is based on

Criteria to consider for B8C:			
1.	Topography	3.	Native vegetation
2.	Wildlife habitats	4.	Streams & other water areas

B8D. The location, design, and size of the proposal are such that the development **(will) (will not)** be adequately served by existing streets, public facilities and services. This is based on

Criteria to consider for B8D:

1. **Is there water available to meet the minimum requirements for domestic consumption & fire flow?**
2. **Can sewer service be provided to meet minimum requirements?**
3. **Can the existing street system accommodate the anticipated traffic to be generated by this development?**
4. **Can police and fire provide reasonable service to the property?**

B8E The proposal **(does) (does not)** provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes. This is based on

B8F Off-street parking **(does)(does not)** provide parking sufficient for users of the development. This is based on

B8G That the proposal **(does) (does not)** provide for an acceptable method for the perpetual maintenance of all common property. This is based on

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of ACTIVE WEST DEVELOPERS for the planned unit development, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are:

PLANNING:

1. Creation of a homeowners association to ensure the perpetual maintenance of all common open space areas.
2. Duplex housing units to be required on lots 1-4, Block 3, unless a density increase special use permit is obtained.

ENGINEERING:

1. Submit a design to manage individual lot storm drainage. This design must be approved and included in the final development plan and HOA documents for the subject property. The approved design will be a required component of all building permit submittals for the subject development.
2. Side yards adjacent to all buildings are required to slope away from the building and cannot carry drainage to the adjoining lot. A side yard detail that includes the slope and how the drainage will be retained on the subject property will be a required component of all building permit submittals for the subject development.
3. All requirements for design, construction, maintenance, replacement, use, traffic safety, etc. must be set forth in the PUD documents and incorporated into the HOA (Home Owner's Association) documents.
4. The proposed gate for the subject property is required to be located on the site and not on the Seltice Way right-of-way. Any constructed gate is required to open "inward" into the development and not "outward" into the r/w.
5. Sufficient stacking area must be provided to keep vehicles out of the developed road section on Seltice Way. This includes any sidewalk or multi-use path that may be installed on the right-of-way.
6. Total driveway width is limited to nineteen & one-half feet (19.5') to not exceed the City standard of no more than 50% of lot frontage.
7. Driveway "approach" locations will be required to adhere to the City policy of beginning no closer than five feet (5') to the nearest property line. This will allow for a ten foot (10') separation between the driveway entrances, which allows for utility box facility placement, etc.

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a _____ to _____ vote.

CHAIRMAN BRAD JORDAN

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

A. INTRODUCTION

This matter having come before the Planning Commission on, February 11, 2014, and there being present a person requesting approval of ITEM: S-2-14 a request for preliminary plat approval of "The Circuit" a 39-lot subdivision, and 4 unbuildable tracts in the C-17 zoning district.

APPLICANT: ACTIVE WEST DEVELOPERS

LOCATION – +/- 4.68-ACRES EAST OF ATLAS ROAD AND LYING ON THE SOUTH SIDE OF INTERSTATE 90 AND SELTICE WAY.

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 – mobile homes, multi-family and commercial, Industrial and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is C-17 (Commercial at 17 units/acre) zoning district.
- B4. That the notice of public hearing was published on, January 25, 2014, which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. That 21 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on January 24, 2014.
- B7. That public testimony was heard on February 11, 2014.
- 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 B10:

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?

- B10. Deviations from Provisions Criteria, Section 16.32.010, Standards for Granting. In specific cases, the Commission may authorize deviations from the provisions or requirements of this title that will not be contrary to public interest; but only where, owing to special conditions pertaining to a specific subdivision, the literal interpretation and strict application of the provisions or requirements of this title would cause undue and unnecessary hardship. No such deviation from the provisions or requirements of this title shall be authorized by the Commission unless they find that all of the following facts and conditions exist:

- A. Exceptional or extraordinary circumstances or conditions applying to the subject subdivision or to the intended use of any portion thereof that does not apply generally to other properties in similar subdivisions or in the vicinity of the subject subdivision. This is based on
- B. Such deviation is necessary for the preservation and enjoyment of a substantial property right of the subdivider or is necessary for the reasonable and acceptable development of the property. This is based on

- C. The authorization of such deviation **(will) (will not)** be materially detrimental to the public welfare or injurious to property in the vicinity in which the subdivision is located. This is based on
- D. The authorization of such deviation will not adversely affect the Comprehensive Plan.
- E. Deviations with respect to those matters originally requiring the approval of the City Engineer may be granted by the Commission only with the written approval of the City Engineer.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of ACTIVE WEST DEVELOPERS 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. Construction of accel/decel lanes per the AASHTO "Green Book", will be required for the development. These will be required to be constructed at the time of site development of the subject property.
2. Points of ingress/egress are required to slope on to the site to eliminate site drainage from leaving the subject property.
3. All site infrastructure (utilities, roads, etc.) is required to be constructed to City standards. Inspection records and test results will be required to be submitted for verification that construction methods were completed to the level of public works construction.
4. Standard concrete sidewalk is required to be constructed around the total perimeter of all of the internal streets to allow for pedestrians to remain on the sidewalk and not detour onto the street. Pedestrian ramp installation is required at all points of departure on the sidewalk.
5. Installation of frontage improvements, or, a subdivision improvement agreement, will be required for the street improvements along Seltice Way.

FIRE:

6. Due to the limited access and increased density for the residents that will be residing at The 'Circuit', Life Safety and Fire Protection is the utmost concern for Coeur d'Alene Fire Department. Therefore, the Flame spread for the exterior wall finish on exposure sides shall be Class I (0-25) materials with 1 hour protection for less than 3' from the property line or less than 6' between structures.

WATER:

7. All onsite utilities would be required to be installed including mains, fire hydrants and domestic/irrigation services prior to final plat acceptance and issuance of building permits. The water mains shall front all proposed lots with services perpendicular to the mains. If internal streets are private, a minimum 20' public utility easement centered over the water main, or a 30' combined water/sewer easement inclusive of fire hydrants is required. No concrete footings or permanent structures, exclusive of curbs, sidewalks, street lamps or sign posts are permitted within the easement. Utility connection points will be made to a 12" main north of the west bound travel lane of Seltice Way and a 6" main stub south of the I-90 ROW to provide looping and redundancy. Fire hydrant quantity and spacing shall be as designated by the Fire Department.

WASTEWATER:

8. The offsite sewer infrastructure from Manhole SELT1-06 to the southeast corner of the development shall be constructed and accepted by the City prior to issuing any certificates of occupancies within the development.
9. A utility easement for the onsite sewer infrastructure within the subject property shall be dedicated to the City and shown on the Plat. Said utility easement shall be a minimum of 20' wide for public sewer only or 30' wide if public sewer is shared with the City's Water Department.
10. All onsite sewer infrastructures shall conform to the City of Coeur d'Alene Standard Drawings and have an approved all weather surface accessing all manholes.
11. The Wastewater Utility shall approve of the placement and the orientation of the public sewer infrastructure within the aforementioned easements prior to construction of the onsite public sewer.

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Ward	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: FEBRUARY 11, 2014
SUBJECT: S-3-14 – “DOWNTOWN MILLER’S ADDITION” - A 9-LOT PRELIMINARY PLAT
SUBDIVISION
LOCATION: +/- 1.65 ACRE TAX PARCEL NORTH OF INDIANA AVE. BETWEEN 11TH AND
12TH STREETS

APPLICANT/OWNER(S):

Miller Development Group, LLC
Chad Oakland
1919 N. 3RD St.
Coeur d’Alene, ID 83814

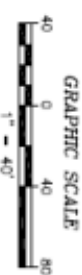
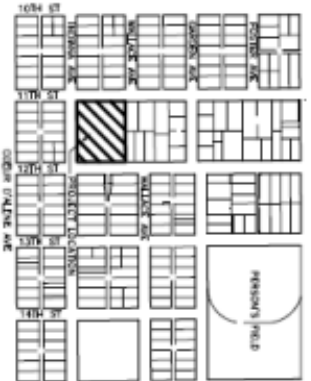
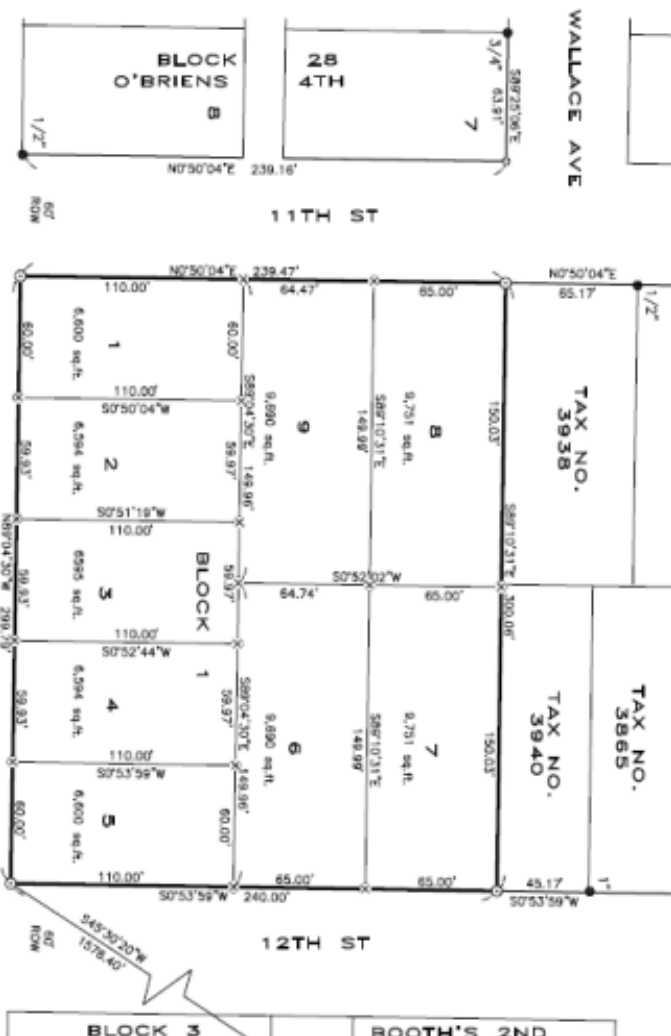
DECISION POINT:

Miller Development Group, LLC is requesting the approval of "Downtown Miller’s Addition" a 9-lot Preliminary Plat Subdivision in an R-12 (Residential at 12 units/acre) zoning district.

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 Dobler, City Engineer, the preliminary plat submitted contains all of the general information required by Section 16.12.020 of the Municipal Code, General Requirements.
 2. Proposed “Downtown Miller’s Addition” Plat:

DOWNTOWN MILLER'S ADDITION
 A PORTION OF THE SOUTHEAST 1/4 OF
 SE 1/4 OF SEC. 13, TWP. 50 N., R.4W., B.M.,
 CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



- LEGEND**
- TO IRON PIPE - SIZED AS NOTED
 - ⊕ FOUND SECTION CORNER AS NOTED
 - ⊙ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED PLS 4365
 - ⊙ SET 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED PLS 4365
 - ⊕ CALCULATED POINT
 - X — EXISTING FENCE

RECORD DRAWINGS

SUBJECT TITLE	BOOK	PAGE	DATE	BY
(1) PLAT OF GARDEN PARK	8K-6	PG. 128	1984	MORRIS
(2) WPA MAP NO. 8				QTY RECORDS
(3) SURVEY OF TAX NO. 3938				QTY RECORDS 1963
(4) SURVEY FOR C.A. LUNCENBERG				QTY RECORDS 1992
(5) SURVEY OF E 1/2 OF TAX NO. 1917				QTY RECORDS 1992

SURVEY NOTES
 1. ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET.
 2. THE BASIS OF BEARING IS THE IDAHO WEST ZONE STATE PLANE NAD 83/92 BASED ON COUNTY PUBLISHED COORDINATE FOR NGS STATION 4259.

BASIS OF BEARING
 THE BASIS OF BEARING IS THE IDAHO WEST ZONE STATE PLANE NAD 83/92 BASED ON COUNTY PUBLISHED COORDINATE FOR NGS STATION 4259.

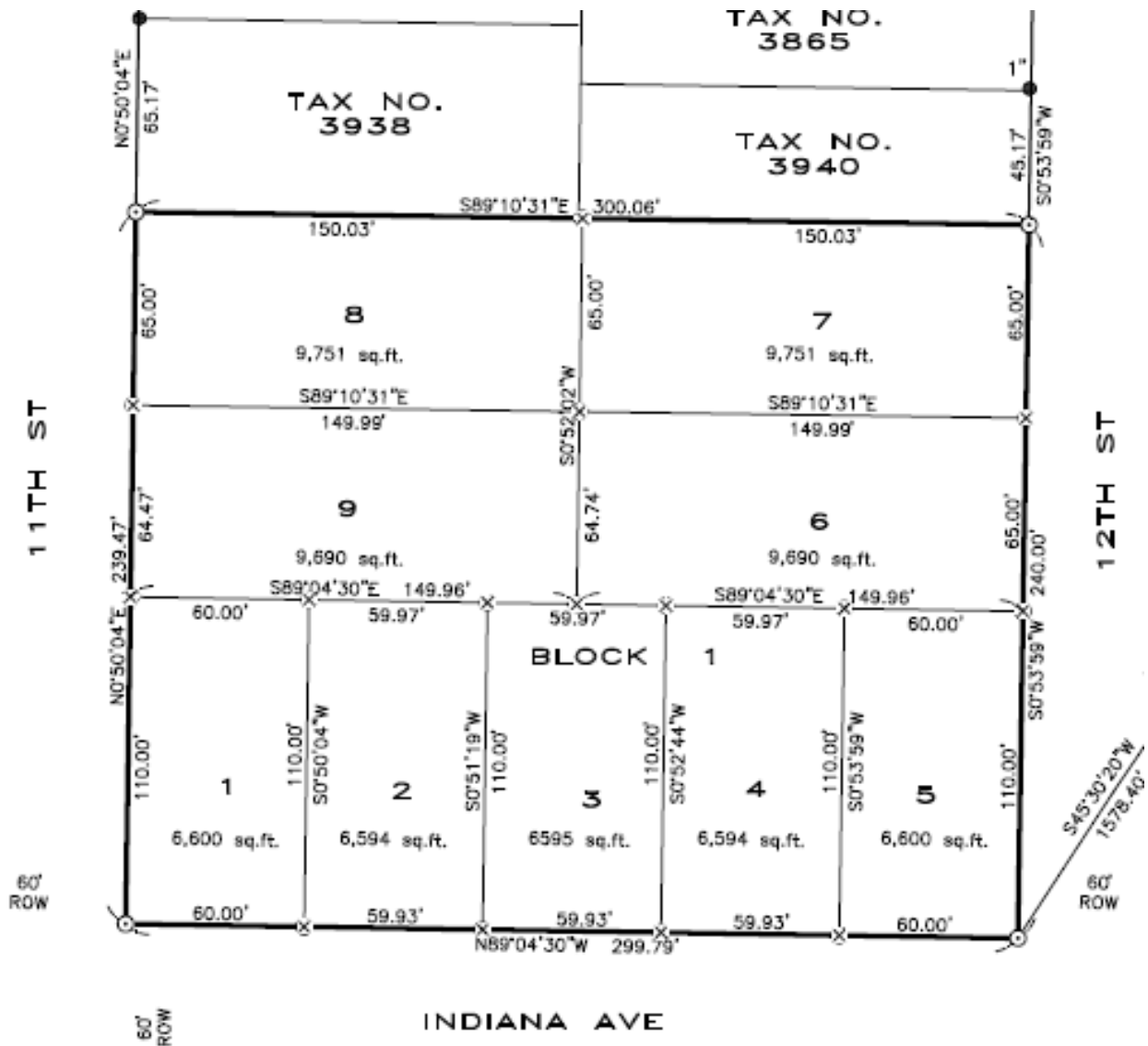
SURVEY METHODS
 GPS - TRIMBLE RB W/ROSS USING RPK WITH 2 MEASUREMENTS AT EACH POSITION
 CONVENTIONAL-TRANGLES WITH TOPCON GTS 235 INST.

TATE ENGINEERING
 1103 N. 4TH STREET, COEUR D'ALENE, IDAHO, 83814
 (208) 676-8708 FAX: (208) 687-5129

PROJECT # 13227 DATE 1/22/14 SCALE 1"=40'
 DRAWING 13227-PLAT CREATED: DAW DRAWN BY: SON

PROJECT # 13227 DATE 1/22/14 SCALE 1"=40'
 DRAWING 13227-PLAT CREATED: DAW DRAWN BY: SON

PAGE 1 OF 1



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: Domestic and fire flow capabilities are adequate in the area of the proposed subdivision. As the water mains in the area are concrete, any sewer crossings under the water mains may require replacement of a segment of the main per approved city construction standards.

-Submitted by Terry Pickel, Assistant Water Superintendent

WASTEWATER: The Wastewater Utility requires inspection prior and after the connection to ensure the public sewer main is not damaged during construction and appropriate compaction provisions are implemented to protect the public main from future damage resulting in settling issues.

The Wastewater Utility discourages connections to the City's sewerage interceptor lines and mains larger than 15" in diameter to minimize the public's exposure to accidental backups and odorous gases from escaping the sewer system. These characteristics are inherent of these pipes due to the conveyance of large volumes of raw sewerage. Despite these comments, this development wishes to continue to connect their laterals to the existing 18" and 24" public sewer pipes. Per the 2013 City of Coeur d'Alene Wastewater Collection System Master Plan and Addendum Updates, the 18" pipe has a Master Plan depth to diameter ratio (d/D) ranging 0.41 to 0.53. Simply stated, the pipe could reach nearly 53% full at ultimate build out. The 24" pipe has a d/D = 0.34. Both lines appear to have capacity to serve this development.

Due to the unique connection parameters to both of the existing public sewer main's reinforced concrete pipe, the Wastewater Utility will provide a detail specifying the minimum requirements for each sewer lateral connection. This detail will contain provisions that will not impede the City's continued maintenance of the public mains.

The two public sewer mains in question convey a major portion of raw sewerage generated from the east side of Coeur d'Alene (nearly 20% of the ADF). The repair couplers/bands provision provides the contractor the ability to immediately repair a broken pipe section and thus minimize the volume of sewerage released (spilled) into the ground. This provision is in the best interest of protecting the public's safety, health and welfare.

-Submitted by Mike Becker, Utility Project Manager

STORMWATER: City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site. All of the roadways surrounding the subject property are fully developed, and, the stormwater is managed by the existing hard pipe system in the streets. Stormwater runoff generated from the developed lots must be contained on the individual properties and can be channeled to on-site landscaping for removal. Individual site drainage cannot be allowed to drain to adjoining properties.

Due to the existence of the existing City hard pipe drainage system, construction management on the site will require the installation and use of stormwater best management practices.

All Best Management Practices (BMP) must be in place before the initiation of any construction activity on the subject property.

TRAFFIC: The ITE Trip Generation Manual estimates the project may generate approximately seven (7) trips per day during the a.m. peak hour period and nine (9) trips per day during the p.m. peak hour period.

The amount of vehicle traffic from the proposed development is a minor addition to the everyday traffic flows in the area. 11th Street adjoining the westerly boundary of the development is a north/south collector that leads directly to the primary east/west collectors streets of Sherman Avenue (signalized), and, Harrison Avenue. The adjacent and connecting streets will accommodate the additional traffic volume.

STREETS: The proposed subdivision is bordered by 11th Street on the west, Indiana Avenue on the south, and, 12th Street on the east. The current right-of-way and constructed street widths meet City standards.

The subject property has existing City standard sidewalk installed on all street frontages. Driveway approaches will be required to be installed at the time of individual permit issuance on the subject property. Any sidewalk damaged during the site development for the subdivision is required to be replaced prior to the issuance of any certificates of occupancy for structures developed on the site. To facilitate correct placement of driveway approaches in relation to garage structures, driveway approaches will be required to be a component of building permit issuance for the individual lots.

-Submitted by Chris Bates, Engineering Project Manager

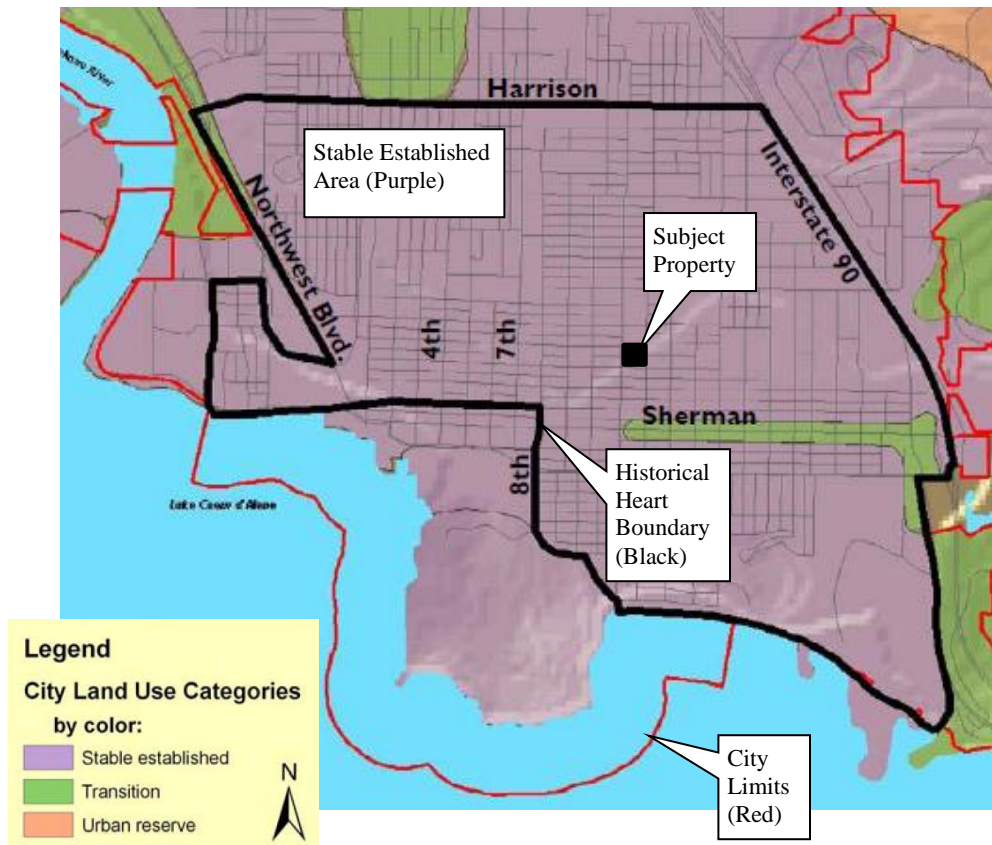
FIRE: The spacing between existing fire hydrants for the proposed nine single-family lots is over the requirement of 500'. There are existing fire hydrants located at the S.W. corner of 11th and Indiana, the S.W. corner of 11th and Garden, at the S.E. corner of 12th and Garden, and the N.E. corner of 13th and Indiana. A fire hydrant will need to be added to the area of 12th and Indiana as required by code.

-Submitted by Robert Gonder, Fire Inspector/Investigator

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 this area as **Historical Heart**:



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.*

Land Use: Historical Heart

Historical Heart Today:

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

Widely governed by traditional zoning, there are pockets of infill overlay zones that allow development, based on Floor Area Ratio (FAR). Many other entities and ordinances serve this area to ensure quality development for generations to come.

Numerous residential homes in this area are vintage and residents are very active in local policy-making to ensure development is in scale with neighborhoods.

Historical Heart Tomorrow

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

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

The characteristics of Historical Heart neighborhoods will be:

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

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 1.14 - 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).

Objective 4.06 - Public Participation:
Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision making process.

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 9-lot subdivision request is located within the corporate city limits of Coeur d'Alene. The subdivision, if approved, will create infill lots in an existing neighborhood.

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.

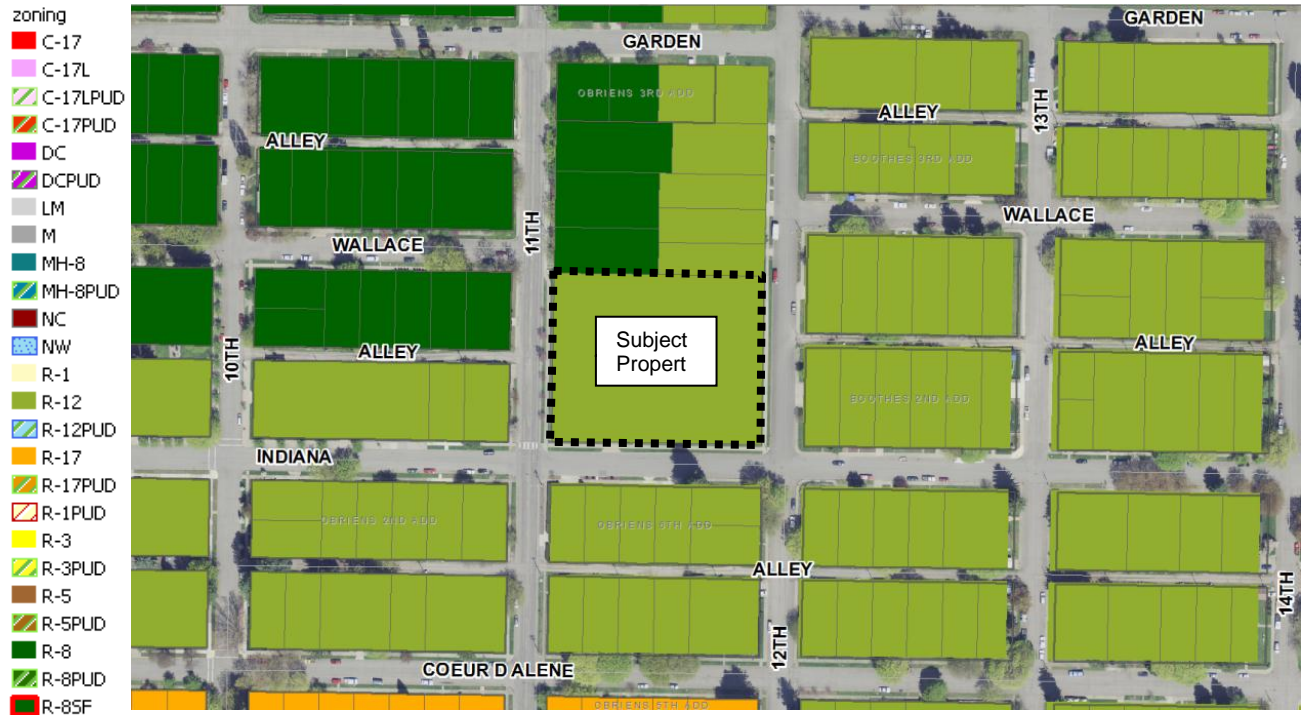
Evaluation: *The Planning Commission must determine, based on the information before them, whether all of the required engineering elements of the preliminary plat have or have not been met, as attested to by the City Engineer.*

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

17.05.230: SITE PERFORMANCE STANDARDS; MINIMUM LOT:
Minimum lot requirements in an R-12 district shall be as follows:

- A. 1. Three thousand five hundred (3,500) square feet per unit except for single-family detached housing; a two (2) unit per gross acre density increase may be awarded for each gross acre included in a pocket residential development.
2. Five thousand five hundred (5,500) square feet per single-family detached lot.
- B. All buildable lots, other than pocket residential developments, must have fifty feet (50') of frontage on a public street, unless an alternative is approved by the city through the normal subdivision procedure or unless a lot is nonconforming (see section 17.06.980 of this title). (Ord. 3288 §21, 2007; Ord. 1691 §1(part), 1982)

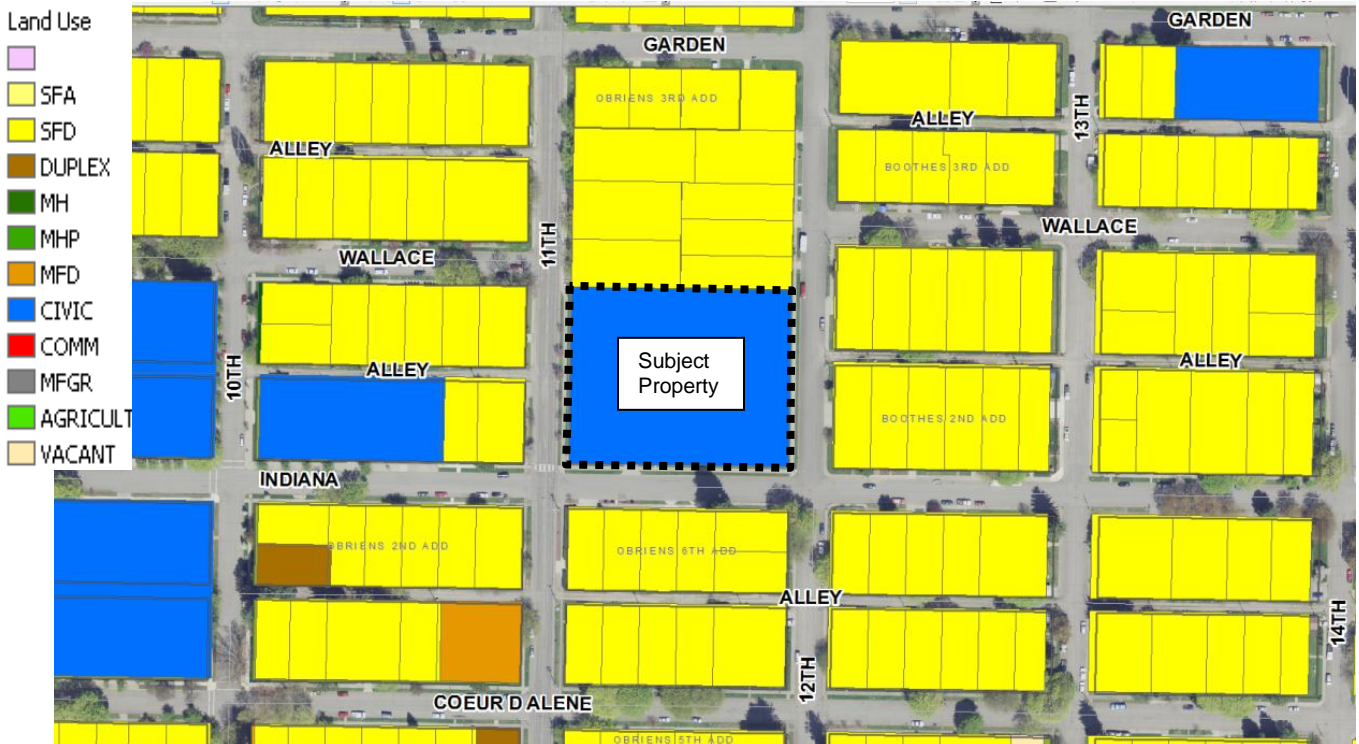
Zoning Map:



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 use.

Generalized land use pattern:



SITE PHOTOS:

A. Aerial photo:



B. Photos of site:

Intersection of 11th Street and Indiana Ave. looking north



Intersection of 11th Street and Indiana Ave. looking northeast into subject property



Indiana Ave. from 12th St. looking west



Intersection of 12th St. and Indiana Ave. looking northwest into subject property



Intersection of 12th Street and Indiana Ave. looking north



North side of subject property looking northeast at abutting residential from 11th St.



The subject property is zoned R-12 and will not change with this request. Development in the area consists of a mix of primarily residential and civic uses. The adjacent and connecting streets will accommodate the additional traffic volume (See "Street" comments under Finding #B8B provided by Chris Bates-Engineering Project Manager).

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.*

PROPOSED CONDITIONS:

Water:

1. All domestic services as well as any new fire hydrants required by the Fire Department will be installed prior to final plat approval and issuance of building permits.

Engineering:

2. All stormwater Best Management Practices (BMP) are required to be installed prior to the commencement of any construction activity on the proposed subdivision.

Wastewater:

3. Each of the Development's proposed sewer lateral tap locations shall be inspected and approved by the Wastewater Utility prior to coring and tapping into the public sewer main and after installing the connection saddle tap (prior to backfilling).
4. Each sewer lateral tap shall conform to the most recent City Detail developed and approved by the City. The Wastewater Utility shall approve of the placement and the orientation of each sewer lateral.
5. The development's contractor shall have a stainless steel repair coupler or band for both pipes onsite and prior to construction of sewer lateral connections. Said Coupler/Bands shall be inspected and approved by the Wastewater Utility.

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.

М-Ч-РАЭ О-ЗАО-ГПА

PROPERTY INFORMATION

- 1. Gross area: (all land involved): 1.65 acres, and/or _____ sq.ft.
- 2. Total Net Area (land area exclusive of proposed or existing public street and other public lands): 1.65 acres, and/or _____ sq. ft.
- 3. Total length of street frontage: 779 ft., and/or _____ miles.
- 4. Total number of lots included: 9
- 5. Average lot size included: 7,986 sq. Ft.
minimum lot size: 6,594 sq. ft.
maximum lot size: 9,751 sq. ft
- 6. Existing land use: VACANT

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:

9 lot single Family residence
subdivision.

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

A. INTRODUCTION

This matter having come before the Planning Commission on, February 11, 2014, and there being present a person requesting approval of ITEM: S-3-14 a request for preliminary plat approval of "Downtown Miller's Addition" a 9-lot Preliminary Plat Subdivision in an R-12 (Residential at 12 units/acre) zoning district.

APPLICANT: MILLER DEVELOPMENT GROUP, LLC

LOCATION: +/- 1.65 ACRE TAX PARCEL NORTH OF INDIANA AVE. BETWEEN 11TH AND 12TH STREETS

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 and civic uses.
- B2. That the Comprehensive Plan Map designation is Stable Established
- B3. That the zoning is R-12 (Residential at 12 units/acre) zoning district.
- B4. That the notice of public hearing was published on January 25, 2014, which fulfills the proper legal requirement.
- B5. That the notice was not required to be posted on the property.
- B6. Those 104 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on January 24, 2014.
- B7. That public testimony was heard on February 11, 2014.
- 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 B10:

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 MILLER DEVELOPMENT GROUP, LLC for preliminary plat of approval as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied to the motion are:

Water:

1. All domestic services as well as any new fire hydrants required by the Fire Department will be installed prior to final plat approval and issuance of building permits.

Engineering:

2. All stormwater Best Management Practices (BMP) are required to be installed prior to the commencement of any construction activity on the proposed subdivision.

Wastewater:

3. Each of the Development's proposed sewer lateral tap locations shall be inspected and approved by the Wastewater Utility prior to coring and tapping into the public sewer main and after installing the connection saddle tap (prior to backfilling).
4. Each sewer lateral tap shall conform to the most recent City Detail developed and approved by the City. The Wastewater Utility shall approve of the placement and the orientation of each sewer lateral.
5. The development's contractor shall have a stainless steel repair coupler or band for both pipes onsite and prior to construction of sewer lateral connections. Said Coupler/Bands shall be inspected and approved by the Wastewater Utility.

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN