

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

**AUGUST 11, 2015**

**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, Fleming, Ingalls, Luttrupp, Messina, Rumpler, Ward

**APPROVAL OF MINUTES:**

July 14, 2015

**PUBLIC COMMENTS:**

**STAFF COMMENTS:**

**OTHER:**

Approval of findings for ZC-2-15, 1020 E. Timber Lane

**ADMINISTRATIVE:**

1. Applicant: Lake Forest, LLC  
Location: 1555 W. Hanley Avenue  
Request: Modification to phasing plan for Lake Forest West ADMINISTRATIVE, (I-2-15)

**PUBLIC HEARINGS:**

1. Applicant: Ryan Davis  
Location: 930 N. 15<sup>th</sup> Street  
Request: A proposed Community Organization special use permit in the R-12 zoning district.  
QUASI-JUDICIAL, (SP-3-15)

**PRESENTATION:**

Fort Grounds neighborhood – Denny Davis, Patty Jester and Ann Melbourn.

**ADJOURNMENT/CONTINUATION:**

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

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



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**PLANNING COMMISSION  
MINUTES  
JULY 14, 2015  
LOWER LEVEL – COMMUNITY ROOM  
702 E. FRONT AVENUE**

**COMMISSIONERS PRESENT:**

Brad Jordan, Chairman  
Lynn Fleming  
Michael Ward  
Peter Luttrupp  
Tom Messina, Vice Chair  
Lewis Rumpler  
Jon Ingalls

**STAFF MEMBERS PRESENT:**

Hilary Anderson, Community Planning Director  
Sean Holm, Planner  
Tami Stroud, Planner  
Shana Stuhlmiller, Public Hearing Assistant  
Warren Wilson, Deputy City Attorney

**COMMISSIONERS ABSENT:**

None

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

Motion by Ingalls, seconded by Ward, to approve the minutes of the Planning Commission meeting on June 3, 2015, June 9, 2015, and June 18, 2015. Motion approved.

**STAFF COMMENTS:**

Ms. Anderson announced that on Thursday, July 16<sup>th</sup> at Riverstone's Park, representatives from Coeur d'Alene 2030, and The City Planning Department will host a table to answer questions regarding the workshops on East Sherman and have people vote for "easy wins". She stated last Friday Sean Holm, City Planner, attended a youth workshop at Gizmo to explain the planning process and gave a poll to take regarding East Sherman. She announced that in a couple of weeks, interviews will be scheduled for the new planner position. She stated that the Design Review Commission has requested a joint workshop with the Planning Commission and that staff will look at dates available to send out a "Doodle" poll with a few available dates for the commission to choose from.

**ADMINISTRATIVE ITEM:**

1. Applicant: Dick Stauffer  
Request: To request an extension for Lilac Glen (SP-4-14) (S-6-14) and (PUD-3-14)

Ms. Anderson presented the staff report and gave a brief history of the project. She explained that the representatives of this project have submitted a letter for a one-year extension for the PUD, Subdivision and Special Use Permit that will expire at the end of this month.

Commissioner Ingalls explained that when he was part of the City team, he remembered working on this ordinance when the economy took a down-turn. This ordinance was a great tool for the developers to use to allow more time so the developer would not lose the project.

**Motion by Ingalls, seconded by Luttropp, to approve Item's SP-4-14, S-6-14 and PUD-3-14. Motion approved.**

**PUBLIC HEARINGS:**

1. Applicant: Martin Unruh  
Location: 1020 E. Timber Lane  
Request: A proposed zone change from R-3 (Residential at 3 units/acre) to R-8 (Residential at 8 units/acre) zoning district.  
QUASI-JUDICIAL (ZC-2-15)

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

Commissioner Ingalls commented on page nine of the staff report listing the uses allowed in both the R-3 and R-8 zoning districts. He feels after comparing the two that in the R-8 zoning district the applicant would be allowed to build pocket housing, duplexes and other uses. He stated that if left an R-3, these uses are not allowed. He feels this is something to consider.

Commissioner Messina inquired how many units the applicant can build on the property if an R-8 zone is approved.

Ms. Stroud stated that the applicant could put eight units on the property.

Public testimony open:

Martin Unruh, applicant, Athol, stated that when he bought this property, he was told that it was already zoned R-8. He feels we are lacking affordable housing in this area and if approved, would like to build something that would fill that need. He asked if the commission had any questions.

The commission did not have any questions for the applicant.

Sandra Breckenridge, Coeur d'Alene, stated that she owns a house on Day Road and one of the reasons why they bought in this area is because it's so quiet. She feels if this request is approved it will change the character of the neighborhood.

Michael Clark, Coeur d'Alene, stated he bought his house because it was located on a dead-end road. He stated that in this area, water pressure has been a problem and feels that the addition of more homes would greatly affect this problem.

Bob Sandau, Coeur d'Alene, stated he is opposed and concerned with how traffic will ingress and egress into the property.

Cindy Mitchell, Coeur d'Alene, stated that she has lived in this area for 29 years and is not against affordable housing, but not on this street. She explained that this is a quiet street and in the past has had issues with noise from the rental duplex on the corner.

Elsa Powers, Coeur d'Alene, stated that she is opposed because of the added traffic and how parking is limited since the street is narrow. She is also worried about her property values if this is approved.

Wanda Pearly, Coeur d'Alene, stated that she is not against low-income housing and recently found out there are 11 sex offenders living in this area, and if the applicant is allowed to build it would cause problems on this street.

Donna Souza, Coeur d'Alene, stated they built their house in 1996, and chose this street on how unique this neighborhood is, but feels if this request is approved, it will change the character of the neighborhood.

Mark Souza, Coeur d'Alene, stated he is opposed to the request and is concerned about traffic.

Roy Martin, Coeur d'Alene, stated he has lived in his residence for 70 years and is concerned with the amount of traffic that could affect the safety of the children who live in this area.

Carol Taylor, Coeur d'Alene, stated if this is approved, feels that her quality of life and home values will be affected.

Cody Taylor, Coeur d'Alene, stated that he is concerned with the amount of noise once construction begins.

Nancy Ellifson, Coeur d'Alene, is opposed to this request because of traffic.

Nathan Cervantes, Coeur d'Alene, stated he is opposed to the amount of traffic this project will generate if approved.

Rick Bennett, Coeur d'Alene, stated he is opposed because of the impact new homes will have on the water pressure, which is already bad.

**Rebuttal:**

Mr. Unruh explained that when he bought the property, he was told there is a six-inch water line through the property, which would be sufficient for any type of building he chose in the future. He stated that he feels everyone is enjoying this vacant property and it's unrealistic to think that it will remain vacant.

Commissioner Ingalls commented after hearing previous testimony and looking at the findings that need to be done, that there are two findings that will not support this request. He stated before he makes the motion would like staff to prepare the findings to deny the request.

**Motion by Ingalls, seconded by Messina, to deny Item ZC-2-15. Motion approved.**

**ROLL CALL:**

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Rumpler	Votes	Aye
Commissioner Ward	Voted	Aye

Motion to deny carried by a 6 to 0 vote.

2. Applicant: CDA Enterprises, LLC  
Location: 3502 N. Fruitland Lane  
Request: A proposed zone change from R-17 (Residential at 17units/acre) to C-17 (Commercial at 17units/acre) zoning district QUASI-JUDICIAL (ZC-4-15)

Planner Holm presented the staff report. There were no questions for staff.

Public testimony open:

Paul Delay, applicant, Spokane, stated that in the past, working with the city has been a win/win partnership. He explained that this request intends to build some type of retail or an office building on this pad. He asked if the commission had any questions.

There were no questions for the applicant.

Linda Keaton, Coeur d'Alene, stated that she lives in the mobile home park next to Golden Corral and is concerned with the construction process for the project. She explained that recently there was a small earthquake in the area and that some of the screws came lose that were holding up her siding on her trailer, and hopes that the vibration from the construction site won't affect her property.

Public testimony closed.

**Motion by Messina, seconded by Rumpler, to approve Item ZC-4-14. Motion approved.**

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Rumpler	Votes	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a 6 to 0 vote.

**ADJOURNMENT:**

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

The meeting was adjourned at 7:16 p.m.

Prepared by Shana StuhlMiller, Public Hearing Assistant

A decorative border composed of a repeating pattern of purple diamonds in two shades, surrounding a central light purple rectangular area.

OTHER

BUSINESS

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

**A. INTRODUCTION**

This matter having come before the Planning Commission on, July 14, 2015, and there being present a person requesting approval of ZC-2-15 , a request for a zone change from R-3 (Residential at 3 units/acre) to R-8 (Residential at 8 units/acre).

APPLICANT: MARTIN UNRUH

LOCATION: +/- 2.05 ACRE PARCEL ON THE SOUTH SIDE OF TIMBER LANE AND EAST OF N. HONEYSUCKLE DRIVE

**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 single and multi-family.

B2. That the Comprehensive Plan Map designation is Stable Established.

B3. That the zoning is R-8 (Residential at 8 units/acre).

B4. That the notice of public hearing was published on, June 27, 2015, which fulfills the proper legal requirement.

B5. That the notice of public hearing was posted on the property on, July 1, 2015, which fulfills the proper legal requirement.

B6. That 108 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on June 26, 2015.

B7. That public testimony was heard on July 14, 2015 including the following:

**Tami Stroud, Planner:**

Ms. Stroud gave the staff report. She explained the Comprehensive Plan designation for the property and discussed the land use history for the area. She noted that additional right of way would need to be dedicated to provide access and that water in this area is served by Hoffman Water Association.

**Martin Unruh, Owner:**

Mr. Unruh testified that he purchased the property believing that it was zoned R-8. As such, he would like to zone the property R-8, which he feels is compatible with the surrounding area. He indicated that he had no immediate plans for the property. Mr. Unruh explained that when he bought the property was told there is a six-inch water line through this property which would be sufficient for any type of building he chooses in the future. He stated that he feels everyone is enjoying this vacant piece of property and unrealistic to think that it will stay vacant.

**Sandra Breckenridge:**

Ms. Breckenridge testifies that she owns a house on Day Road and one of the reasons why they bought in this area is because it's so quiet. She feels if this request is approved will change the character of the neighborhood.

**Michael Clark:**

Mr. Clark testified that he bought the house because the house was located on a dead end road. He stated that in this area water pressure has been a problem and feels that the addition of more homes would greatly affect this problem.

**Bob Sandau:**

Mr. Sandau testified that he is opposed and concerned with how traffic will gain ingress/egress into the property.

**Cindy Mitchell:**

Ms. Mitchell testified that she has lived in this area for 29 years and is not against affordable housing, but not on this street. She explained that this is a quiet street and in the past has had issues with noise from the duplex on the corner that is a rental.

**Elsa Powers:**

Ms. Powers testified that she is opposed because of the added traffic and how parking is limited since the street is narrow. She is also worried about her property values if this is approved.

**Wanda Pearly:**

Ms. Pearly testified that she is not against low income housing and recently found out there is 11 sex offenders living in this area and if the applicant is allowed to build the problems it would cause on this street.

**Donna Souza:**

Ms. Souza testified that they built their house in 1996 and chose this street on how unique this neighborhood is, but feels if this request is approved, will change the character of the neighborhood.

**Mark Souza:**

Mr. Souza testified that he is opposed to the request and concerned about traffic.

**Roy Martin:**

Mr. Martin testified that he has lived in his residence for 70 years and concerned with the amount of traffic that could affect the safety of the children who live in this area.

**Carol Taylor:**

Ms. Taylor testified that she feels that her quality of life and home values will be affected.

**Cody Taylor:**

Mr. Taylor testified that he is concerned with the amount of noise once construction begins.

**Nancy Ellifson:**

Ms. Ellifson testified that she is opposed to this request because of traffic.

**Nathan Cervantes:**

Mr. Cervantes testified that he is opposed to the amount of traffic this project will generate if approved.

**Rick Bennett:**

Mr. Bennett testified that he is opposed because of the impact new homes will have on the water pressure, which is already bad.

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

The subject property is designated as NE Prairie/ Stable Established. Stable Established areas are areas 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.

The Comprehensive Plan anticipates future development in the NE Prairie area will provide a stable established housing area with a mix of zoning districts with an overall density approaching three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are anticipated in compatible areas.

In this instance, the current R-3 zoning is consistent with the projections outlined in the Comprehensive Plan. The increased density of the R-8 can be compatible with the Plan if compatible with surrounding areas. Here we cannot find that the area is compatible, even though some properties in the area were zoned R-8 prior to the adoption of the current Plan. We reach this conclusion based on the limited street access to the site and concerns with water availability to the site.

**B9.** That public facilities and utilities **are not** available and adequate for the proposed use.

Based on the staff report we find that stormwater and wastewater facilities are adequate to service the range of proposed uses that would be allowed in the proposed zone. The staff report indicates that the road frontages on both sides of the property are substandard. However, the applicant would be required to bring both streets up to city standards with future development. Given that, we find that there is adequate public street access. With regard to water service, the record is silent on whether the Hoffman Water Association could provide water service for any additional development of this property and there was significant testimony that water service in the area is inadequate today. This also implicates the ability to provide adequate Fire protection for further development of this property. As such, we find that adequate public facilities are not available to support the requested zone change.

**B10.** That the physical characteristics of the site **does** make it suitable for the request at this time.

Based on the staff report, we find that the site is generally flat with residential uses adjacent. There are no topographical or other physical constraints that would make the subject property unsuitable for the request. As such, we find that this finding is satisfied.

**B11.** That the proposal **would** adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, **and** existing land uses.

Although there is no proposed use at this time, the proposed rezoning would, in theory, allow other uses that could generate additional traffic. Residential development on the subject properties, per the ITE Traffic Generation Manual would generate 9.55 trips per day for single family and 6.65 trips per day for multi-family (pocket) type housing. Therefore, the number of daily trips could range from 19 – 100 trips per day depending upon the extent of the development (2 residences – 15 residences). Given the limited street access to the site, we find that this level of traffic access will have an adverse impact on the surrounding neighborhood.

**C. ORDER: CONCLUSION AND DECISION**

The Planning Commission, pursuant to the aforementioned, finds that the request of MARTIN UNRUH for a zone change, as described in the application should be **denied**.

Special conditions applied are as follows:

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

**ROLL CALL:**

Commissioner Fleming	Voted Yes
Commissioner Ingalls	Voted Yes
Commissioner Luttropp	Voted Yes
Commissioner Messina	Voted Yes
Commissioner Rumpler	Voted Yes
Commissioner Ward	Voted Yes

Motion to deny carried by a 6 to 0 vote.

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CHAIRMAN BRAD JORDAN



# **ZO-THEPETH-**

## MEMORANDUM

**DATE:** AUGUST 11, 2015  
**TO:** PLANNING COMMISSION  
**FROM:** PLANNING DEPARTMENT  
**RE:** **I-2-15 INTERPRETATION OF:**  
S-1-14.m – Lake Forest West 1<sup>st</sup> Addition – Amended Phasing Plan

### DECISION POINT:

Drew Dittman P.E. is requesting a change to the phasing plan for Lake Forest West 1<sup>st</sup> Addition Preliminary Plat which was approved on May 12, 2015 to respond to market demand for housing. The preliminary plat itself is not proposed to be altered or modified.

### HISTORY:

On January 14, 2014, the Coeur d'Alene Planning Commission held a public hearing on an annexation request of 54.9 acres with proposed zoning of R-8 and C-17 (A-1-14) and the proposed 176-lot preliminary plat for Lake Forest West with R-8 zoning, a 2.96 acre commercial lot, an open space/trail system through the development, and 6 phases of development (S-1-14). The requests were both approved.

On May 12, 2015, the Coeur d'Alene Planning Commission held a public hearing on the preliminary plat approval (modification) for Lake Forest West 1<sup>st</sup> Addition which requested alteration of the density of this phase of the subdivision by adding 18 residential lots and increasing the total number of residential lots to 193, which is consistent with density permitted in the R-8 zoning district, and a small shift in overall phasing. The request was approved.

### REQUEST FOR INTERPRETATION:

Please see the interpretation request letter attached from the applicant as well as the revised phasing plan showing the addition of Phase 2A and 2B and the revised utility plan.

### PERFORMANCE ANALYSIS:

Legal and planning staff has determined that the Planning Commission may interpret if the request is consistent with the original approvals.

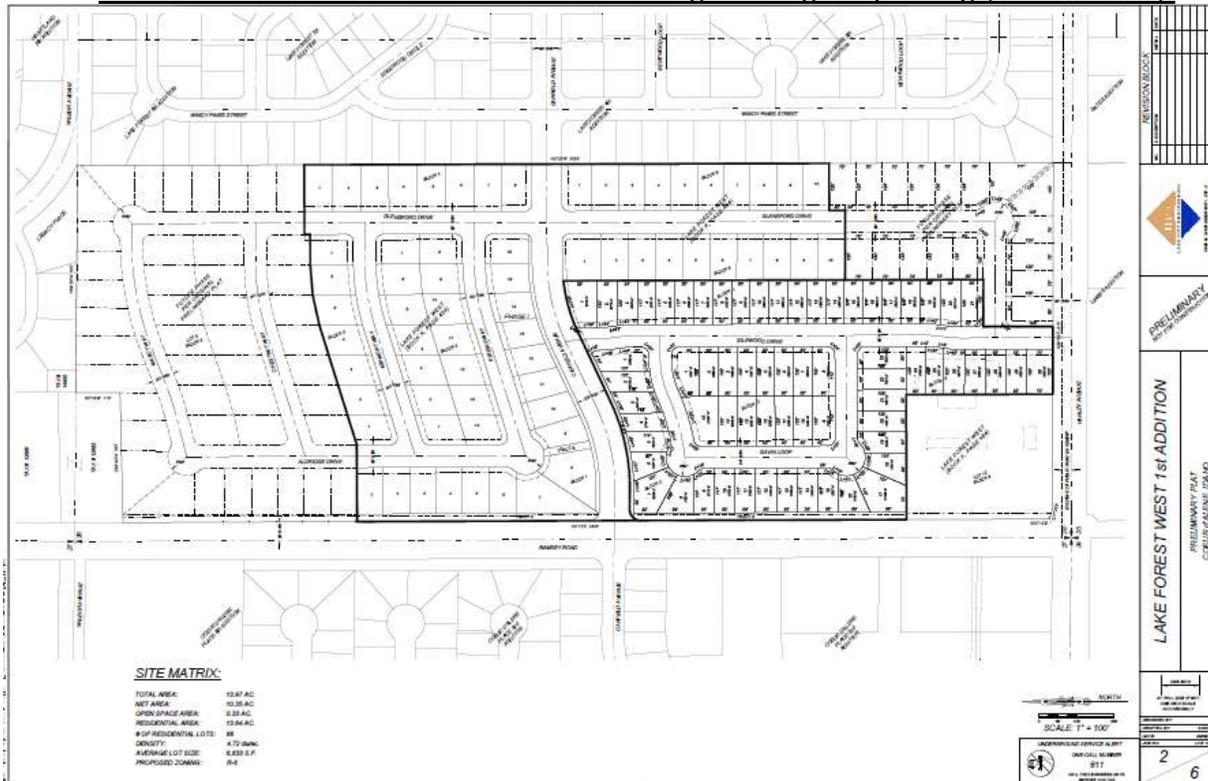
The applicant has contacted city staff to discuss the changes as outlined in his letter. The proposed phasing alteration satisfies Water, Wastewater, Fire, and Engineering Department requirements. Access and utility easements will be extended as required for the utility infrastructure.

The approved phasing plan, the revised plan for Lake Forest West 1<sup>st</sup> Addition, and the proposed phasing plan and proposed phased utility plan are provided on the following pages.

A. Approved Phasing Plan for Lake Forest West (dated 12/17/2013):



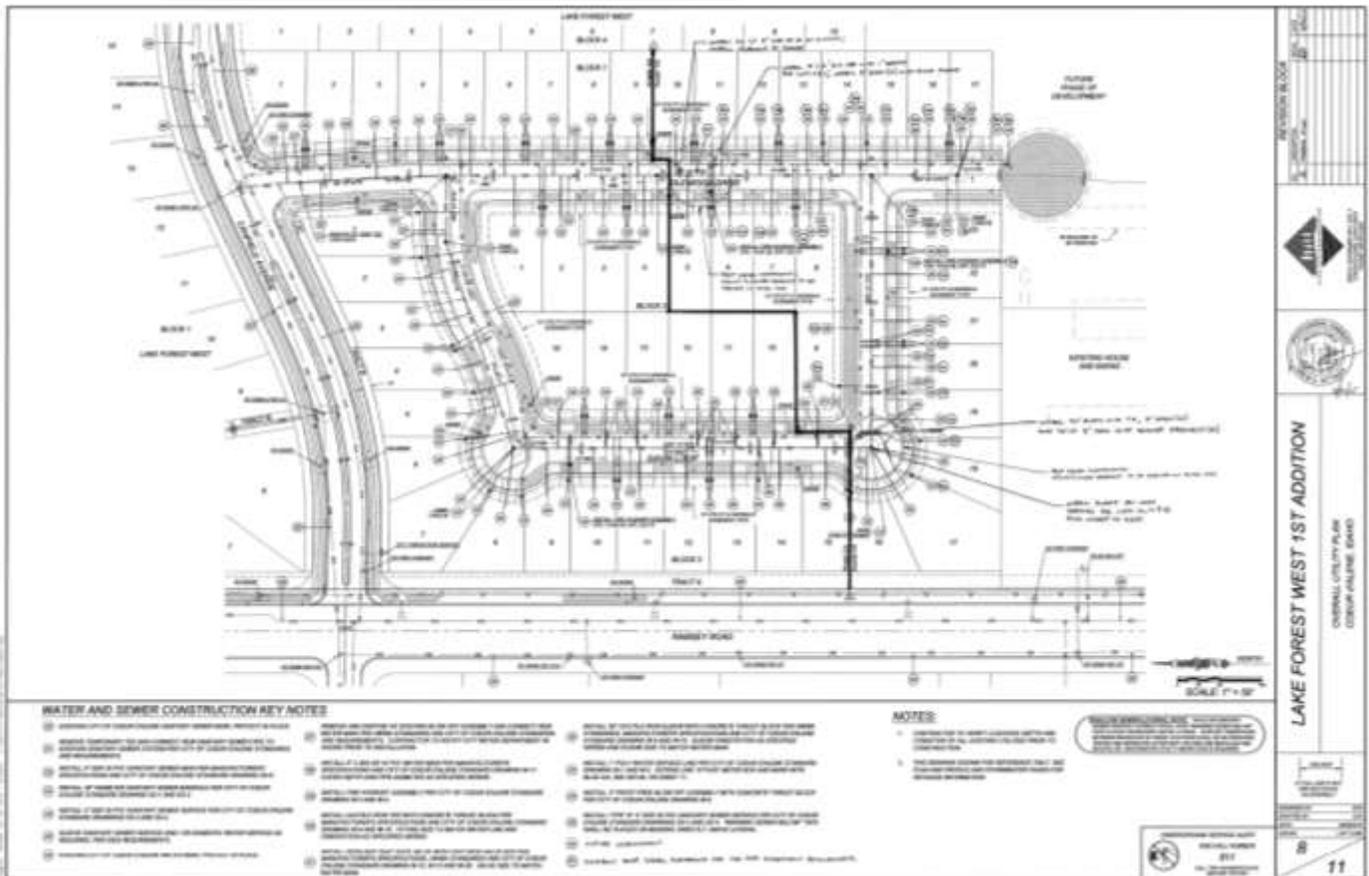
B. Revised Lake Forest West 1<sup>st</sup> Addition with slight change to phasing (dated 5/6/15):



C. Proposed Phasing Plan (dated 7/22/15):



D. Proposed Phased Utility Plan (dated 6/9/15):



DECISION POINT RECOMMENDATION:

Approve or deny the requested changes to the approved phasing plan.

July 22, 2015

City of Coeur d'Alene  
Planning Department  
710 E. Mullan Avenue  
Coeur d'Alene, Idaho 83815



ATTN: Ms. Hilary Anderson  
*Community Planning Director*

**RE: Lake Forest West 1<sup>st</sup> Addition  
Amended Phasing Plan**

Dear Hilary:

The purpose of this letter is to formally request an amendment to the approved Phasing Plan for the above referenced project on behalf of Lake Forest West, LLC. The phasing plan is being amended to respond to market demand for housing. The Preliminary Plat itself is not proposed to be altered or modified.

Attached is a revised phasing plan showing the addition of Phase 2A and Phase 2B. Also attached is a revised Utility Plan that addresses comments previously received from the various City Departments, including water, wastewater, engineering and the fire department. Access and utility easements will be extended as required for the utility infrastructure as we would with any phased project.

Thank you for your time and consideration in this matter. Please feel free to contact me with any questions or comments that you may have.

Regards,

A handwritten signature in black ink, appearing to read "D. Dittman", with a long horizontal line extending to the right.

Drew C. Dittman, PE  
*Principal*

cc: Mr. Mike Fitzgerald – Lake Forest West, LLC  
Mr. Del Kerr – Lake Forest West, LLC

**PLANNING COMMISSION  
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER  
DATE: AUGUST 11, 2015  
SUBJECT: SP-3-15 – REQUEST FOR A COMMUNITY ORGANIZATION SPECIAL USE PERMIT IN A R-12 ZONING DISTRICT  
LOCATION: A +/- 7.688 ACRE PARCEL KNOWN AS E. 930 N. 15<sup>TH</sup> STREET (LAKES MIDDLE SCHOOL)

**APPLICANT/OWNER:**

Ryan Davis  
505 E. Front  
Cœur d'Alene, ID 83814

SD# 271 (Brian Wallace)  
1400 N. Northwood Ct.  
Cœur d'Alene, ID 83814

**DECISION POINT**

Ryan Davis, Executive Director of the Boys & Girls Club of Kootenai County is requesting approval of a community organization special use permit in an R-17 (Residential at 17 units/acre) zoning district to allow for the construction/operation of a Boys & Girls Club on the current Lakes Middle School grounds.

**GENERAL INFORMATION:**

Aerial photo:



**PERFORMANCE ANALYSIS:**

The requested community organization use is allowed by Special Use Permit in the R-12 zone.

**17.05.200: PERMITTED USES; SPECIAL USE PERMIT:**

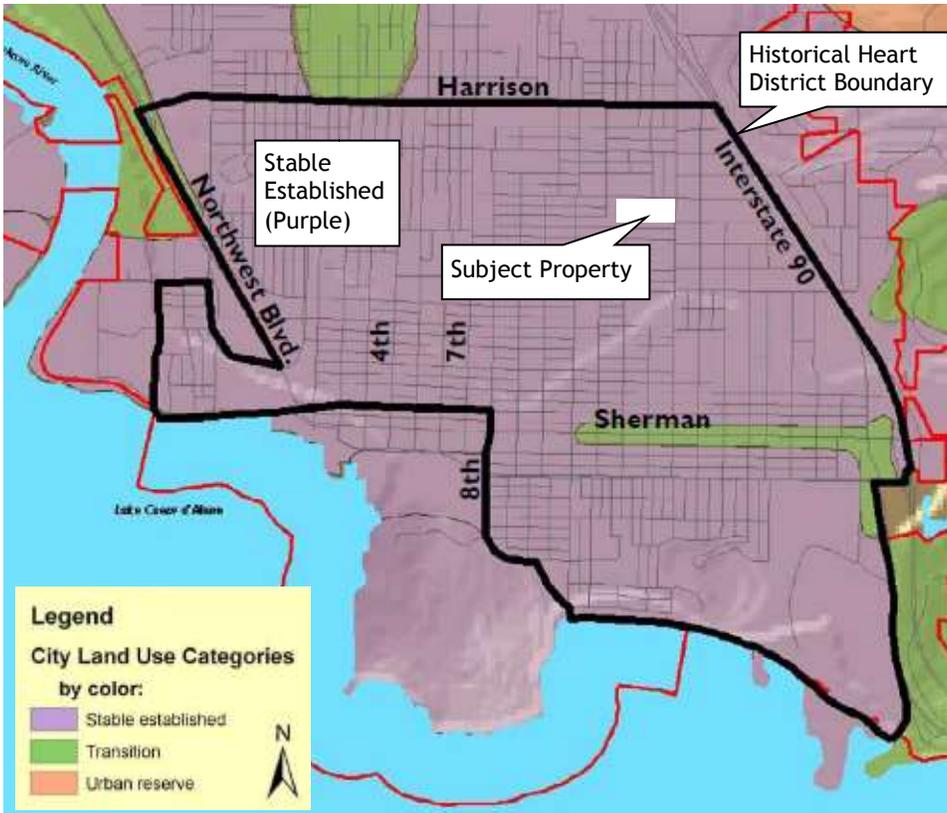
Permitted uses by special use permit in an R-12 district shall be as follows:

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

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

1. The subject property is within the existing city limits.
2. The City Comprehensive Plan Map designates this area as ***Historical Heart: Stable Established.***

**Land Use: NE Prairie**



**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.

**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 Comprehensive Plan policies for 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 2.05****Pedestrian & Bicycle Environment:**

Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.

**Objective 3.05-Neighborhoods:**

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

**Objective 3.07**

**Neighborhoods:**

Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.

**Objective 3.12**

**Education:**

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

**Objective 3.16**

**Capital Improvements:**

Ensure infrastructure and essential services are available for properties in development.

**Objective 3.18**

**Transportation:**

Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.

**Objective 4.01-City Services:**

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

**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.*

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

The following code items will be required at time of permit to mitigate the proximity of a civic use abutting a residential use:

**17.06.830: BUFFER YARD REGULATIONS:**

A. Definition: A "buffer yard" is a landscape area which serves to physically and/or visually separate land uses having incompatible facilities, activities, or differing intensities of use. For the purposes of buffer yard regulations, a display lot as defined in section 17.44.020 of this title shall not be construed to be a parking lot.

B. Applicability: A buffer yard is required as follows:

1. When a commercial, civic, or manufacturing use abuts a residential use.

<u>Application No.</u>	<u>Buffer Yard Requirement</u>
1, 4	5 feet wide, 5 feet high, or a 5 foot fence

**17.05.245: NONRESIDENTIAL SITE PERFORMANCE STANDARDS; MINIMUM YARD:**  
**Minimum yard requirements for nonresidential activities in an R-12 district shall be as follows:**

- A. Front: The front yard requirement shall be twenty feet (20').
- B. Side, Interior: The interior side yard requirement shall be twenty five feet (25').
- C. Side, Street: The street side yard requirement shall be twenty five feet (25').
- D. Rear: The rear yard requirement shall be twenty five feet (25'). However, the required rear yard will be reduced by one-half (1/2) when adjacent to public open space

Site Photos:

Lakes Middle School from 15<sup>th</sup> Street looking northwest (Requested site of Boys & Girls Club)



Pedestrian walkway at Lakes Middle School looking north along 15<sup>th</sup> Street

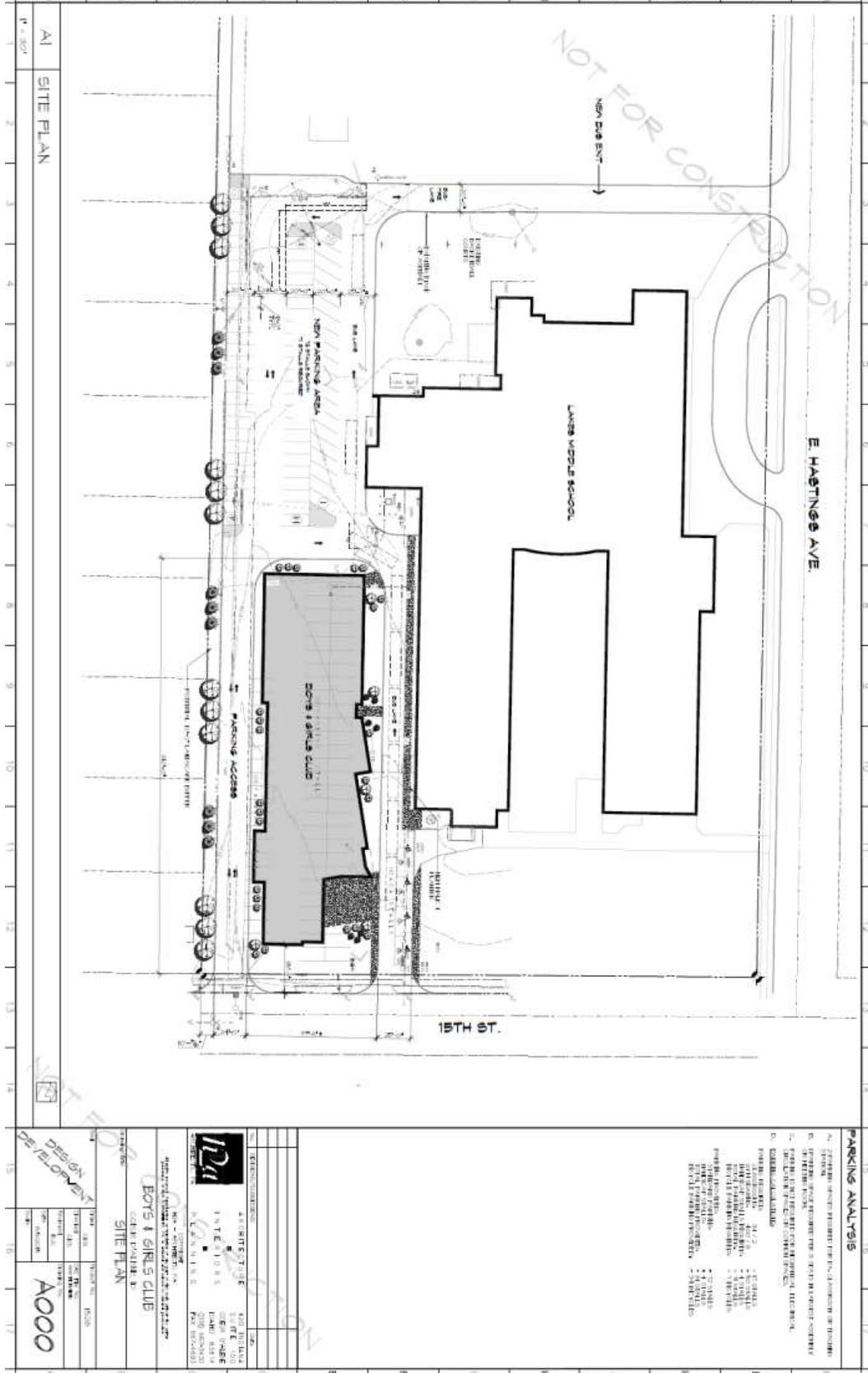


Existing fence separating residential uses south of Lakes Middle School



Proposed Site Plan:

Projects\5281 Day & Girls Club\Drawings\Day & Girls Club\Sheet\A000 Site Plan.dwg, 8/7/2015 5:28 PM, 6/2



**PARKING ANALYSIS**

1. TOTAL PARKING REQUIRED FOR THE DEVELOPMENT OF THIS PROJECT: 100 SPACES

2. TOTAL PARKING PROVIDED BY THE DEVELOPMENT: 100 SPACES

3. TOTAL PARKING PROVIDED BY THE DEVELOPMENT: 100 SPACES

4. TOTAL PARKING PROVIDED BY THE DEVELOPMENT: 100 SPACES

5. TOTAL PARKING PROVIDED BY THE DEVELOPMENT: 100 SPACES

6. TOTAL PARKING PROVIDED BY THE DEVELOPMENT: 100 SPACES

7. TOTAL PARKING PROVIDED BY THE DEVELOPMENT: 100 SPACES

8. TOTAL PARKING PROVIDED BY THE DEVELOPMENT: 100 SPACES

9. TOTAL PARKING PROVIDED BY THE DEVELOPMENT: 100 SPACES

10. TOTAL PARKING PROVIDED BY THE DEVELOPMENT: 100 SPACES

11. TOTAL PARKING PROVIDED BY THE DEVELOPMENT: 100 SPACES

12. TOTAL PARKING PROVIDED BY THE DEVELOPMENT: 100 SPACES

13. TOTAL PARKING PROVIDED BY THE DEVELOPMENT: 100 SPACES

14. TOTAL PARKING PROVIDED BY THE DEVELOPMENT: 100 SPACES

15. TOTAL PARKING PROVIDED BY THE DEVELOPMENT: 100 SPACES

16. TOTAL PARKING PROVIDED BY THE DEVELOPMENT: 100 SPACES

17. TOTAL PARKING PROVIDED BY THE DEVELOPMENT: 100 SPACES

**DESIGN DEVELOPMENT**

**A000**

**BOYS & GIRLS CLUB**

**CENTER BUILDING #1**

**SITE PLAN**

**12/1**

**ARCHITECTURE**

**INTERIORS**

**LANDSCAPE**

**MECHANICAL**

**ELECTRICAL**

**PLUMBING**

**PAINT**

**FINISHES**

**CONCRETE**

**FOUNDATION**

**STRUCTURE**

**ROOFING**

**CLADDING**

**GLAZING**

**MECHANICAL**

**ELECTRICAL**

**PLUMBING**

**PAINT**

**FINISHES**

**CONCRETE**

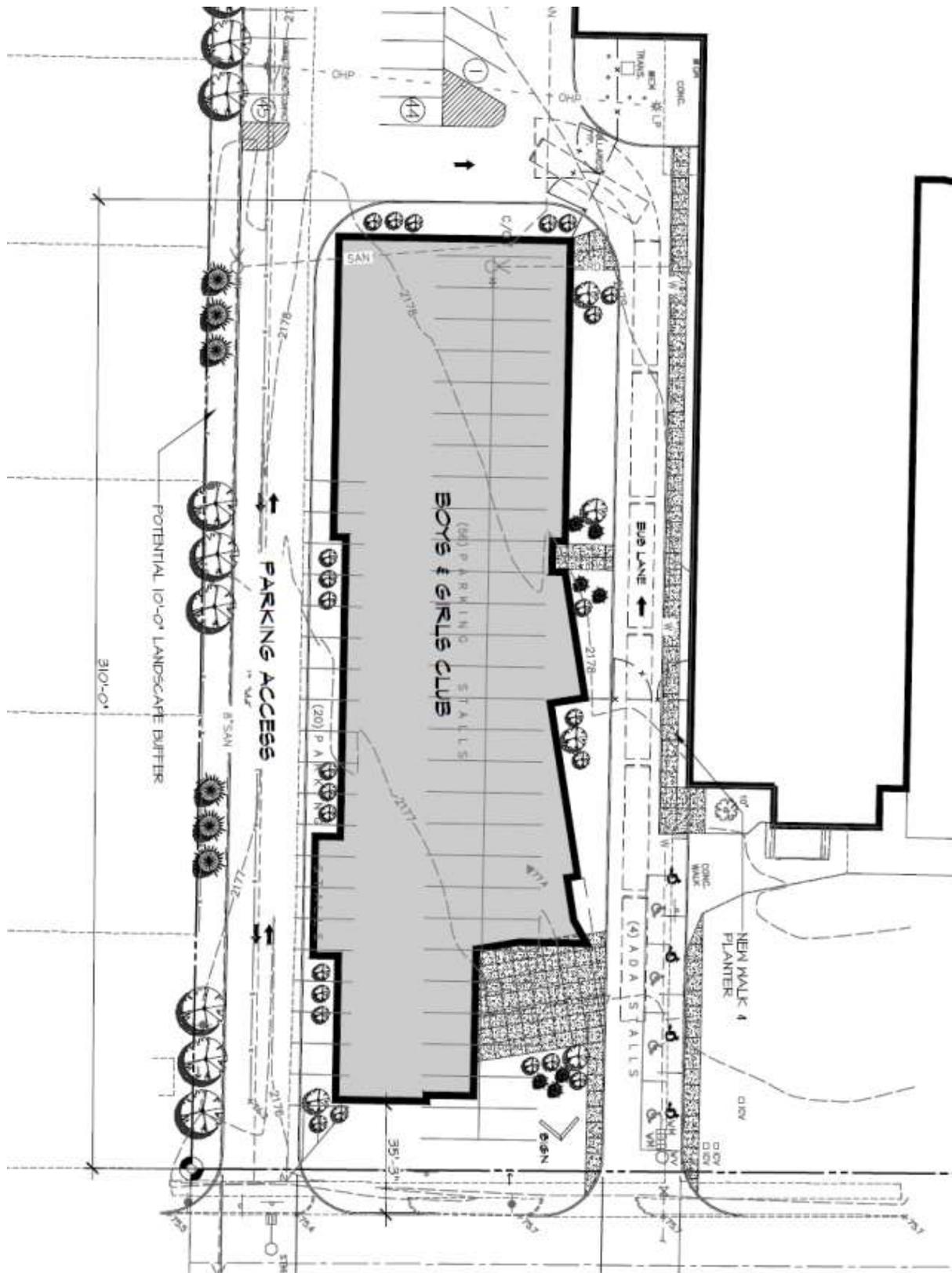
**FOUNDATION**

**STRUCTURE**

**ROOFING**

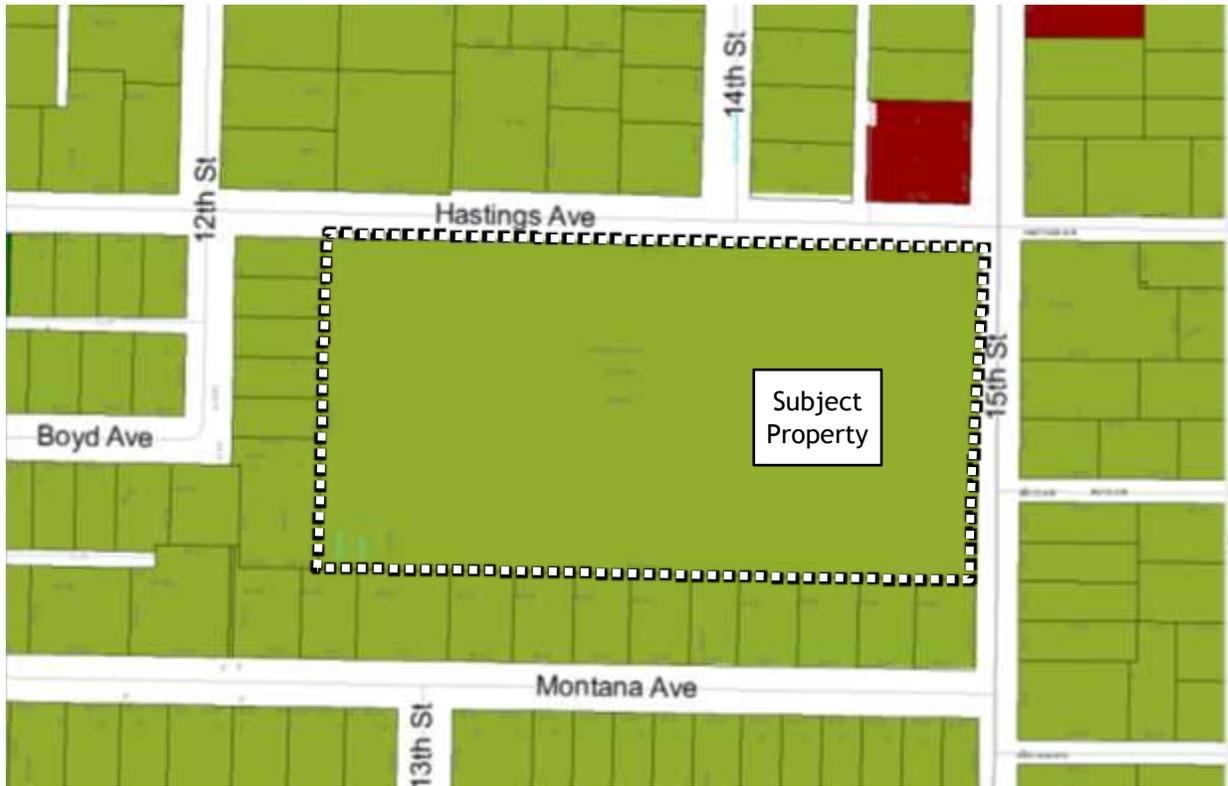
**CLADDING**

**GLAZING**



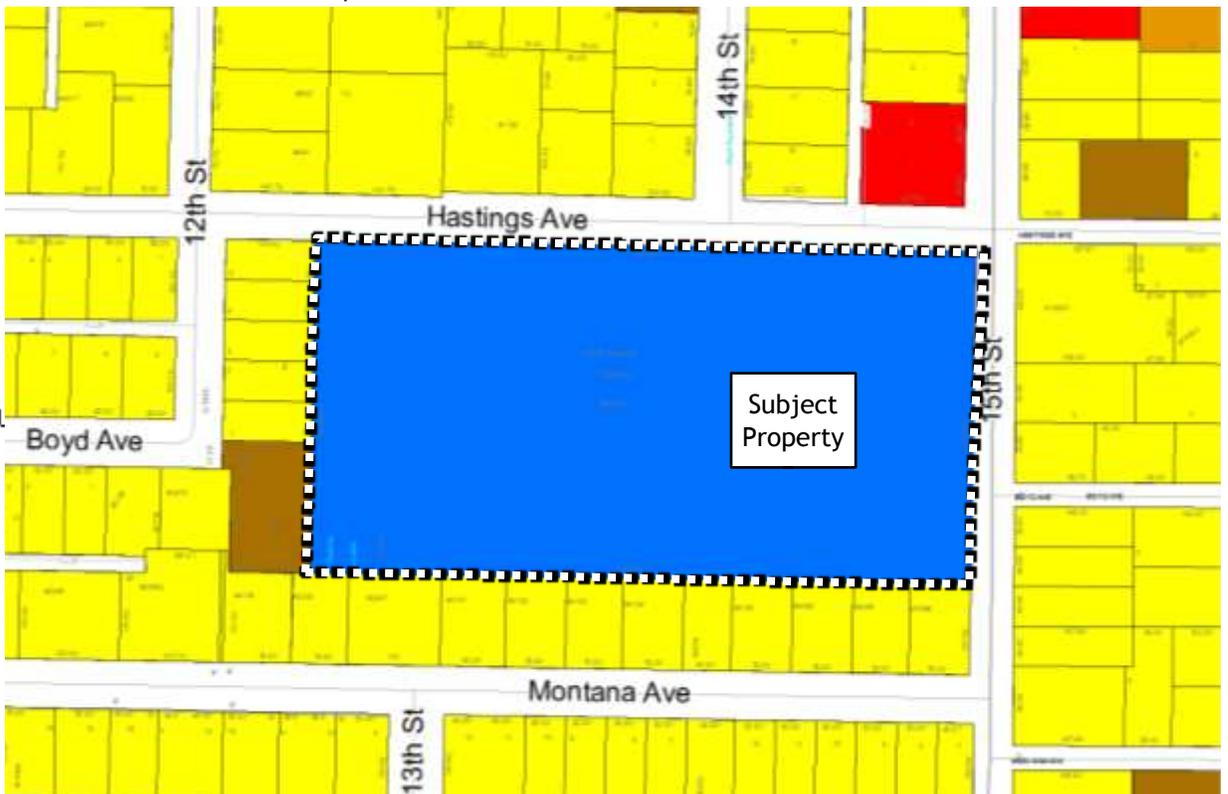
Zoning:

- 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-8SF



Generalized land use pattern:

- Land Use
- SFA
- SFD
- DUPLEX
- MH
- MHP
- MFD
- CIVIC
- COMM
- MFGR
- AGRICULTURE
- VACANT



Existing land uses in the area include Residential (single-family, duplex, & multi-family) civic (community education), and commercial (service).

The subject property is a community education civic use known as Lakes Middle School.

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

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

STORMWATER:

There is no change to the impervious area on the subject property, therefore, per City Code, since the area is currently totally impervious, and, it will remain in that state, there are no requirements to alter the stormwater drainage for the subject property.

City Code requires a stormwater management plan to be submitted at the time of building permit.

*- Submitted by Chris Bates, Engineering Project Manager*

TRAFFIC:

The ITE Trip Generation Manual estimates the project may generate approximately 35 trips per day. This trip figure is from the ITE Trip Generation Manual and is based on the number of employees (7) on the site.

*- Submitted by Chris Bates, Engineering Project Manager*

STREETS:

The adjacent and/or connecting streets will accommodate the traffic volume. The application states that the use is after school hours, therefore, its use period is after peak hours, and, traffic on the adjoining streets is greatly diminished.

*- Submitted by Chris Bates, Engineering Project Manager*

WATER:

Water service is available from a 12" water main located in 15<sup>th</sup> Street. Appropriate fees for new services/meters will be assessed as part of the building permit process.

*- Submitted by Jim Markley, Water Superintendent*

WASTEWATER:

Based on the proposed use, the Wastewater Utility presently has the capacity and willingness to serve this project.

The school district property is already connected to the public sewer along the southern property line within an easement. Sewer Policy # 716 only permits one sewer service connection to the public sewer system per each legally recognized parcel. A separate additional connection will not be permitted. This follows the One Parcel...One Service Rule. The new facility is required to connect to the existing school's sewer lateral.

Per Ordinance 13.08, monthly sewer rates are based on monthly water consumption readings. This must be separate from the existing water meter already serving the school.

*-Submitted by Mike Becker, Utility Project Manager*

**FIRE:**

The Fire Department works with the Engineering and Water Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents:

Fire department access to the site (Road widths, surfacing, maximum grade and turning radiuses), in addition to, fire protection (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed during building permit review, utilizing the currently adopted International Fire Code (IFC) for compliance.

*-Submitted by Bobby Gonder, Fire Inspector*

*Evaluation: The Planning Commission must determine, based on the information before them, whether the location, design, and size of the proposal are such that the development will or will not be adequately served by existing streets, public facilities and services. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

**Ordinances and Standards Used:**

- 2007 Comprehensive Plan
- Municipal Code
- Idaho Code
- Wastewater Treatment Facility Plan
- Water and Sewer Service Policies
- Urban Forestry Standards
- Transportation and Traffic Engineering Handbook, I.T.E.
- Manual on Uniform Traffic Control Devices

**PROPOSED CONDITIONS:**

Wastewater

1. The new facility is required to connect to the existing school's sewer lateral.
2. A separate water meter for the proposed building will be required for sewer billing purposes.

**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.

A decorative border composed of a grid of purple diamonds in various shades, surrounding a central light purple rectangular area.

**APPLICANT'S  
NARRATIVE**

**JUSTIFICATION:**

Proposed Activity Group(s): Community organization.

Prior to approving a special use permit, the Planning Commission is required to make Findings of Fact. Findings of Fact represent the official decision of the Planning Commission and specify why the special use permit is granted. The **BURDEN OF PROOF** for why the special use permit is necessary rests on the applicant. Your narrative should address the following points (attach additional pages if necessary):

A. A description of your request; A new Boys and Girls Club including  
new Gym to be shared with Lakes Middle School

B. Explain how your request conforms to the 2007 Comprehensive Plan;  
Similar to existing use. Gym to be shared. Club used after  
school hours so no increase in use/occupancy

C. Explain how the design and planning of the site is compatible with the location,  
setting and existing uses on adjacent properties;  
See above. Exterior to have some complimentary materials to  
existing school building.

D. Explain how the location, design, and size of the proposal will be adequately served  
by existing streets, public facilities and services;  
All public services are existing on site. Existing streets

E. Any other information that you feel is important and should be considered by the  
Planning Commission in making their decision.  
Kids are bussed to facility and many walk home to nearby homes so  
not vehicle intensive.

**S  
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F**

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

**A. INTRODUCTION**

This matter having come before the Planning Commission on August 11, 2015, and there being present a person requesting approval of ITEM: SP-3-15, a request for a Community Organization Special Use Permit in the R-12 zoning district.

APPLICANT: RYAN DAVIS

LOCATION: A +/- 7.688 ACRE PARCEL KNOWN AS E. 930 N. 15<sup>TH</sup> STREET

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

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

- B1. That the existing land uses are Residential (single-family, duplex, & multi-family) civic (community education), and commercial (service).
- B2. That the Comprehensive Plan Map designation is Historical Heart: Stable Established
- B3. That the zoning is R-12.
- B4. That the notice of public hearing was published on, July 25, 2015 , which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, July 29, 2015, which fulfills the proper legal requirement.
- B6. That 138 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on July 24, 2015.
- B7. That public testimony was heard on August 11, 2015.
- B8. Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

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

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

**Criteria to consider for B8B:**

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

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

**Criteria to consider B8C:**

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

**C. ORDER: CONCLUSION AND DECISION**

The Planning Commission, pursuant to the aforementioned, finds that the request of special use permit, as described in the application should be **(approved)(denied)(denied without prejudice)**.

Special conditions applied are as follows:

Wastewater

1. The new facility is required to connect to the existing school's sewer lateral.
2. A separate water meter for the proposed building will be required for sewer billing purposes.

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

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Rumpler	Voted _____
Commissioner Ward	Voted _____

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

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

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

\_\_\_\_\_  
CHAIRMAN BRAD JORDAN