

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

AUGUST 12, 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, Ingalls, Luttropp, Messina, Ward, Conery,(Student Rep.O'Brien)(Alt. Student Rep. Cousins)

APPROVAL OF MINUTES:

June 24, 2014, Workshop
July 8, 2014

PUBLIC COMMENTS:

STAFF COMMENTS:

PUBLIC HEARINGS:

1. Applicant: Ray Harding
 Location: 3615 N. Fruitland Lane
 Request: A proposed zone change from R-12 (Residential at 12 units/acre) to
 R-17 (Residential at 17 units/acre) zoning district
 QUASI-JUDICIAL, (ZC-3-14)

2. Applicant: Summit Cider Company
 Location: 3884 N. Schreiber Way, Unit 201
 Request: A proposed Food & Beverage, on/off site special use permit in
 the M (Manufacturing) zoning district
 QUASI-JUDICIAL, (SP-5-14)

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 Stuhlmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***



M I N U T E S

**PLANNING COMMISSION
MINUTES
JUNE 24, 2014
OLD COUNCIL CHAMBERS
701 E. MULLAN AVENUE**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Peter Luttrupp
Tom Messina
Jon Ingalls

STAFF MEMBERS PRESENT:

Sean Holm, Planner
Tami Stroud, Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney
Lori Burchett, Planner
Gordon Dobler, Engineering Services Director
Renata McCleod, City Clerk
June McClain, Open Space Chairman

COMMISSIONERS ABSENT:

Michael Ward
Heather Bowlby, Vice-Chair

CALL TO ORDER:

The meeting was called to order by Chairman Jordan at 12:00 p.m.

WORKSHOP:

Deputy City Attorney Wilson introduced our new planner, Lori Burchett to the Planning Commission. He presented a Power Point presentation introducing the topics to be discussed:

1. Sidewalks:

Chairman Jordan questioned why some sidewalks are required with development along Seltice Way but not others.

Engineering Services Director Dobler offered a brief history regarding sidewalks on Seltice Way. He stated that a sidewalk is required if the building permit exceeds \$30,000. He stated that when the first hotel was constructed on Seltice Way, there was a mobile home park in that area and there was insufficient space for sidewalks. He commented that adding sidewalks along Seltice Way has been a challenge and in the future, we will look at a multi-use road design as new construction happens along this corridor.

2. Oath of Office

Commissioner Luttrupp stated that he feels that the Oath of Office should be administered during a public hearing. He explained that it is important for the public to hear this commitment from a new planning commissioner.

Deputy City Attorney Wilson explained that with the appointment of Commissioners Ingalls and Ward, it was more convenient for staff to do the oath after attending the workshop.

Commissioner Luttrupp suggested that Shana could administer the oath if it is inconvenient for the city clerk to attend our meeting,

Chairman Jordan suggested that Shana administer the oath when another vacancy is filled.

Ms. McLeod stated that it would not be a problem and is done all the time.

3. Signage on property between 1st and 2nd street.

Ms. Snedaker requested that signs be placed at the resort so that the public knows what is public vs. private property.

Commissioner Ingalls had concerns about placing a sign on private property. He stated it could be "touchy".

Commissioner Messina concurs with Commissioner Ingalls and commented that he appreciates the discussion but doesn't understand what the end result will be.

Commissioner Luttrupp explained that he thought a nice plaque would be appropriate with cooperation from both parties for placement. He suggested that this idea could be forwarded to the Arts Commission to see if they have any ideas for a design.

Commissioner Ingalls suggested that a map be placed on our website showing public and private land.

4. Streamlining public hearings

Deputy City Attorney Wilson stated that he would like to discuss ideas on how to make the public hearings go faster. He explained that Jeff Crowe, who does the recording, suggested to speak up, slide up and enunciate. He stated that Jeff told him that part of the problem of the audience not hearing the commission is that the commissioners are not talking into their microphone. He stated that staff will help the commission with this problem and explained how important it is to get all comments recorded.

Deputy City Attorney Wilson advised to not debate with the witnesses during public testimony, as it slows down the hearing and also makes it appear like a decision is made before all the testimony is heard.

5. Subdivision findings

Deputy City Attorney Wilson explained that the Supreme Court recently changed their code exempting the comprehensive plan policies from the findings and presented copies of the new subdivision findings for the commission to review.

6. Public Hearing Procedures

Deputy City Attorney Wilson explained that the last time the public hearing procedures were updated was in 1988. He stated that a copy of the public hearing procedures is in their packet and suggested that the commission review this policy for updates. He explained once this is done that the city council will have their turn and the goal is to have the public hearing procedures for both the Planning Commission and City Council. He added that once this is finalized, staff would like to produce a video to be shown during the city council and planning commission meetings that would explain the dos and don'ts of public hearings. The public will be better educated.

ADJOURNMENT/CONTINUATION:

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

The meeting was adjourned at 2:00 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**PLANNING COMMISSION
MINUTES
JULY 8, 2014
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Heather Bowlby, Vice-Chair
Michael Ward
Peter Luttrupp
Tom Messina
Jon Ingalls
Grant Conery, Student Rep.
Cole O'Brien, Alt. Student Rep.

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Public Hearing Assistant

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 10, 2014. Motion approved.

COMMISSION COMMENTS:

Chairman Jordan announced that this was the last meeting for our student representative, Grant Conery. He stated that Grant has been an outstanding representative during the time he has served on the Planning Commission. The Planning Commission wished him good luck.

STAFF COMMENTS:

There were none.

PUBLIC COMMENTS:

There were none.

OTHER:

Approval of findings for Lilac Glen, A-4-14, ZC-1-14, S-6-14, PUD-3-14, and SP-4-14.

Motion by Ingalls, seconded by Bowlby, to approve Item's A-4-14, ZC-1-14, S-6-14, PUD-3-14 and SP-4-14. Motion approved.

PUBLIC HEARINGS:

1. Applicant: David Rucker
 Location: 602 E. Garden
 Request: A proposed zone change from R-17(Residential at 17units/acre) to
 NC (Neighborhood Commercial)
 QUASI-JUDICIAL (ZC-2-14)

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

Commissioner Luttrupp inquired if the Social Security office is an allowed use.

Planner Stroud stated it is allowed.

Public Testimony open:

Dave Rucker, applicant, stated he bought the building in 2006, and then the economy went bad. He explained when he applied for a building permit to add some additional trees and asphalt to his property, staff stated that a zone change was never done on this property and before any improvements could be done, a zone change is required because the uses in the building are not allowed within the current zoning. He stated that he understands the neighbors' concerns, but wanted to reassure them that he has no intention of selling the building.

Commissioner Ingalls inquired what will happen with the building if the zone change is not approved.

Mr. Rucker commented that if this request is not approved, he would probably convert the building into condos, but that would not happen right away because of the money.

Stonecalf Warriorwomen stated that she attends the yoga classes in this building and feels that the uses in this building work with the neighborhood.

Blair Williams stated he is in favor of this request.

Chris Taylor stated that he is concerned if the zone change is approved and the building is sold; he would not want an "Adam and Eve" sex store across the street.

Commissioner Bowlby explained that the zone requested is less restrictive than if the zone stays as an R-17.

Steve Mcrae stated he is a member of the yoga studio and feels that this building is in a great location for the type of businesses that operate in this building. He approves of the zone request.

Rodger Osborn stated he lives across the street from the building and is concerned if the building is sold and becomes a retail building that the hours of operation will have an impact on his schedule.

Chris Frankovich stated that his wife teaches yoga in this building and feels that this request should be approved.

Rebuttal:

Dave Rucker stated he is sympathetic to the neighborhood regarding their concerns. He stated as of today, he doesn't intend to sell the building, but you don't know what the future holds. He stated that his goal is to remodel the building and make it comfortable for the tenants who currently occupy the space in the building.

Public Testimony closed.

Discussion:

Commissioner Ingalls stated he feels that this is the appropriate zone for this neighborhood and will get the job done. He feels by approving this, it will protect the neighborhood.

Commissioner Bowlby concurs with Commissioner Ingalls and is comfortable with this request.

Motion by Messina, seconded by Ingalls, to approve Item ZC-2-14. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a 5 to 0 vote.

ADJOURNMENT/CONTINUATION:

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

The meeting was adjourned at 6:30 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**PLANNING COMMISSION
STAFF REPORT**

FROM: SEAN E. HOLM, PLANNER
DATE: AUGUST 12, 2014
SUBJECT: ZC-3-14 - ZONE CHANGE FROM R-12 TO R-17
LOCATION: +/- 1.75 ACRE PARCEL BETWEEN FRUITLAND LANE AND HOWARD STREET (SOUTH OF CLADY LANE), TRACT 54 OF FRUITLANDS ADDITION TO COEUR D'ALENE

APPLICANT/OWNER:

Ray Harding
1920 W. Stearns Road
Spokane, Washington 99208

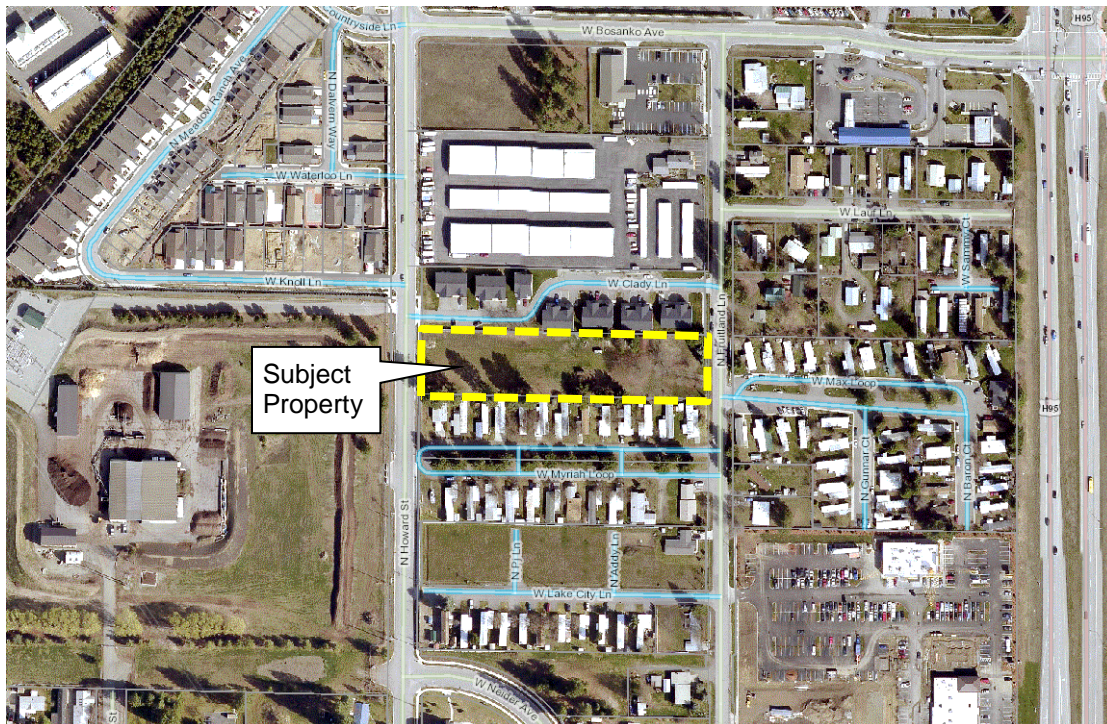
DECISION POINT:

Ray Harding is requesting approval of a Zone Change from R-12 (Residential at 12 units/acre) to R-17 (Residential at 17 units/acre).

BACKGROUND INFORMATION:

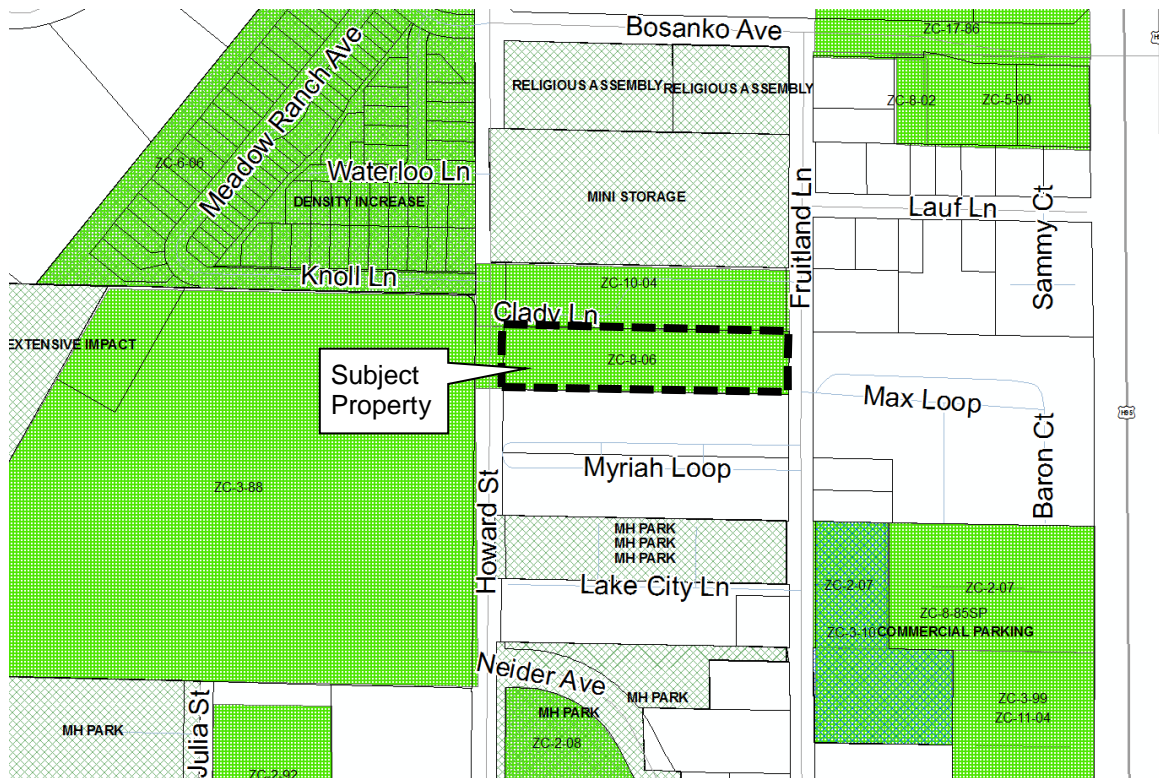
The subject property is located between N. Fruitland Lane and N. Howard Street, south of Clady Lane (Private Street). The site is currently vacant.

AERIAL PHOTO:



PRIOR LAND USE ACTONS:

Planning Commission and City Council approved a zone change request (ZC-8-06) on the subject property by Lela Wilson from MH-8 to R-12 in 2006. As seen in the map provided below, the area is in transition with a multitude of approved zone changes and special use permits in the vicinity of the subject property.



GENERAL INFORMATION:

This Residential district (R-17) is intended as a medium/high residential area that permits a mix of housing types at a density of 17 dwelling units per gross acre. This district is appropriate as a transition between low density residential and commercial districts, or as a buffer between arterial streets and low density residential districts.

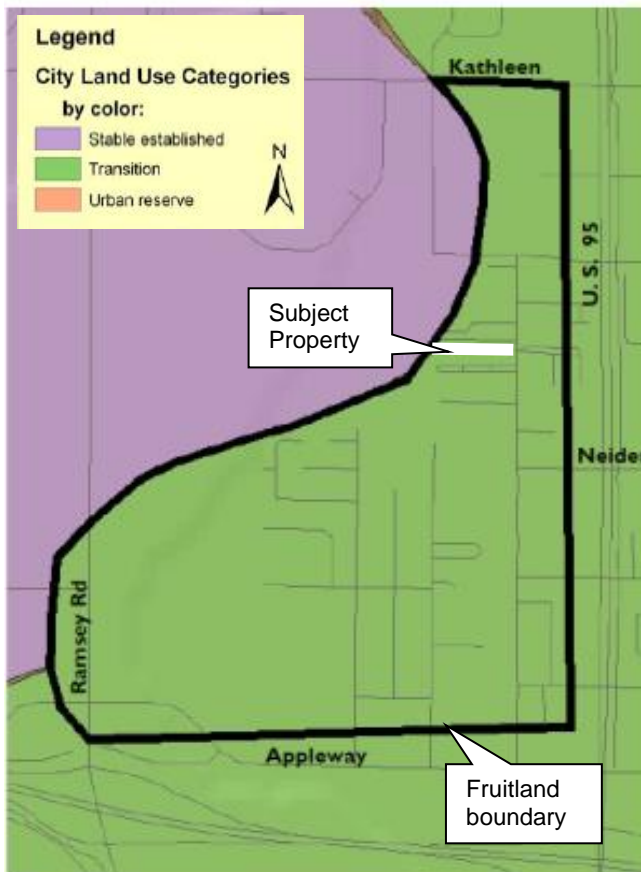
REQUIRED FINDINGS:

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

2007 COMPREHENSIVE PLAN- LAND USE CATEGORY:

- The subject property is within the existing city limits.
- The City Comprehensive Plan Map designates this area as Fruitland-Transition:

Land Use: Fruitland



Transition:

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.

Fruitland Tomorrow

Generally this area is envisioned as a commercial corridor with adjacent multi-family uses and will maintain a mix of the housing types that currently exist.

Commercial and manufacturing will continue to expand and care must be used for sensitive land use transition. A traffic study for US 95 is underway which may affect future development in this area.

The characteristics of Fruitland neighborhoods will be:

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

The characteristics of Fruitland commercial areas will be:

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

COMPREHENSIVE PLAN GOALS & OBJECTIVES:

Goal #1: Natural Environment

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene.

Objective 1.12

Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl.

Objective 1.14

Efficiency:

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

Objective 1.16

Connectivity:

Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks and trail systems.

Goal #2: Economic Environment

Our Comprehensive Plan preserves the city's quality workplaces and encourages economic growth.

Objective 2.05

Pedestrian & Bicycle Environment:

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

Goal #3: Home Environment

Our Comprehensive Plan preserves the qualities that make Coeur d'Alene a great place to live.

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 3.06

Neighborhoods:

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

Objective 3.07

Neighborhoods:

Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.

Objective 3.10

Affordable & Workforce Housing:

Support efforts to preserve and provide affordable and workforce housing.

Goal #4: Administrative Environment

Our Comprehensive Plan advocates efficiency and quality management in city government.

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.

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

STORMWATER:

City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site. All runoff generated on the subject property is required to be retained on the subject property. Depending upon the type of residential facilities constructed, all roof drainage can be directed to individual or community type drainage swales, or, directly into drywell structures. Any proposed on-site street layout will be required to drain into on-site swales that are sized to the capacity required, as determined by the design engineer's calculations. All design information is required to be submitted for approval prior to development on the subject property.

STREETS:

The subject property is bordered by Fruitland Lane on the east, Howard Street on the west, and, sufficient right-of-way exists for both roadway corridors. Howard Street having been recently constructed (2010) is a fully developed street section. Fruitland Lane is a hodgepodge of new construction and older existing street. As development has occurred, the frontages are brought up to the current street standards.

-Submitted by Chris Bates, Engineering Project Manager

WATER:

There is an 8" water main in Howard and a 12" main in Fruitland. There should be sufficient water for the project. Appropriate fees will be assessed with future building permits. Any new mains and/or fire hydrants required to enhance fire flows will be the responsibility of the development and will be evaluated at the time of building permit(s).

-Submitted by Jim Markley, Water Superintendent

SEWER:

Public sewer is available within Fruitland Lane and of adequate capacity to support this zone change. Issues of lateral sizing will be dictated by building code at the time the applicant applies for a building permit.

-Submitted by Mike Becker, Utility Project Manager

FIRE:

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 prior to final plat recordation or building permit approval, 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 or not the public facilities and utilities are adequate for the request.*

- C. **Finding #B10:** That the physical characteristics of the site (make) (do not make) it suitable for the request at this time.

PHYSICAL CHARACTERISTICS:

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.

SITE PHOTO:



Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the physical characteristics of the site make it suitable for the request at this time.*

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

TRAFFIC:

The ITE Trip Generation Manual estimates the project may generate approximately 11 adt's during the A.M. peak hour period and 10 adt's during the P.M. peak hour period. The adjacent and/or connecting streets will accommodate the additional traffic volume. The subject property can be accessible via two (2) street frontages (Fruitland and/or Howard), depending on how the design engineer lays out the site. In the vicinity of the subject property, the majority of the major street intersections are signalized, therefore, traffic flow into the area is very well regulated. Numerous local streets provide access to the south of the site, therefore in combination with the signalized intersections, the assumption can be made the addition of 10-11 adt's during the peak hour periods will not significantly impact the traffic flow on the adjoining, or, adjacent streets.

NEIGHBORHOOD CHARACTER:

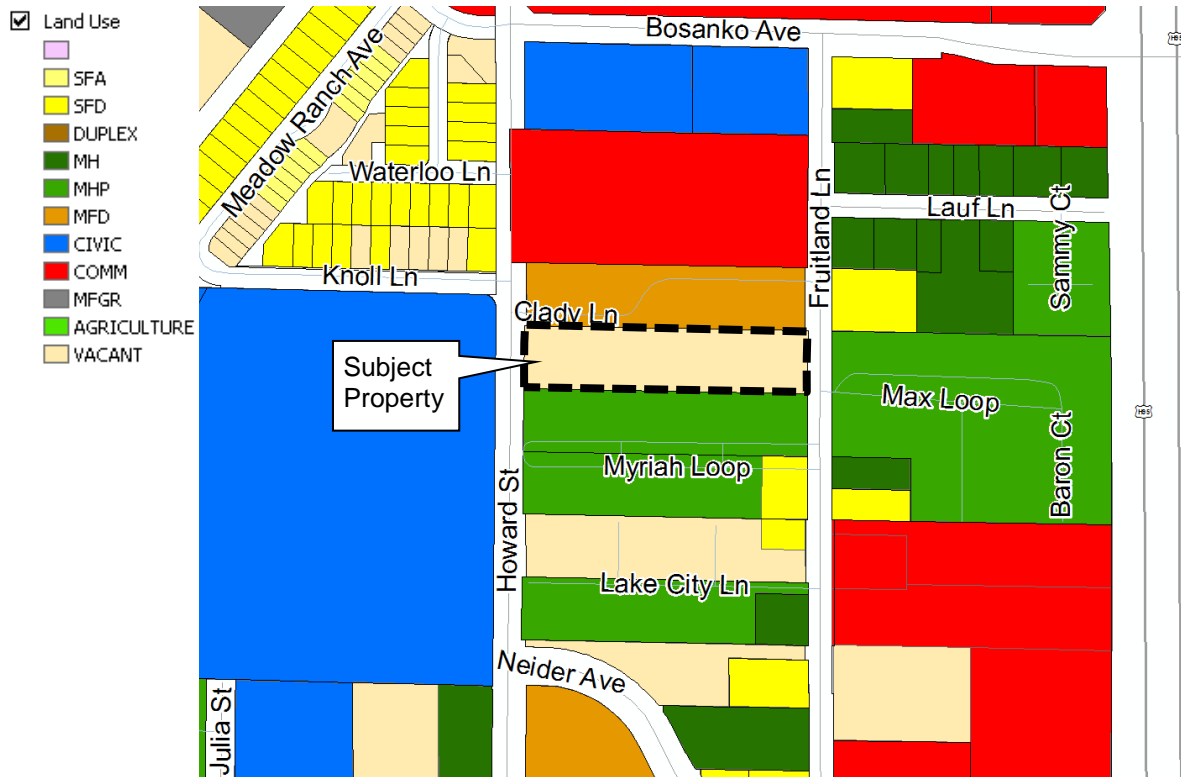
From 2007 Comprehensive Plan: Fruitland Today

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

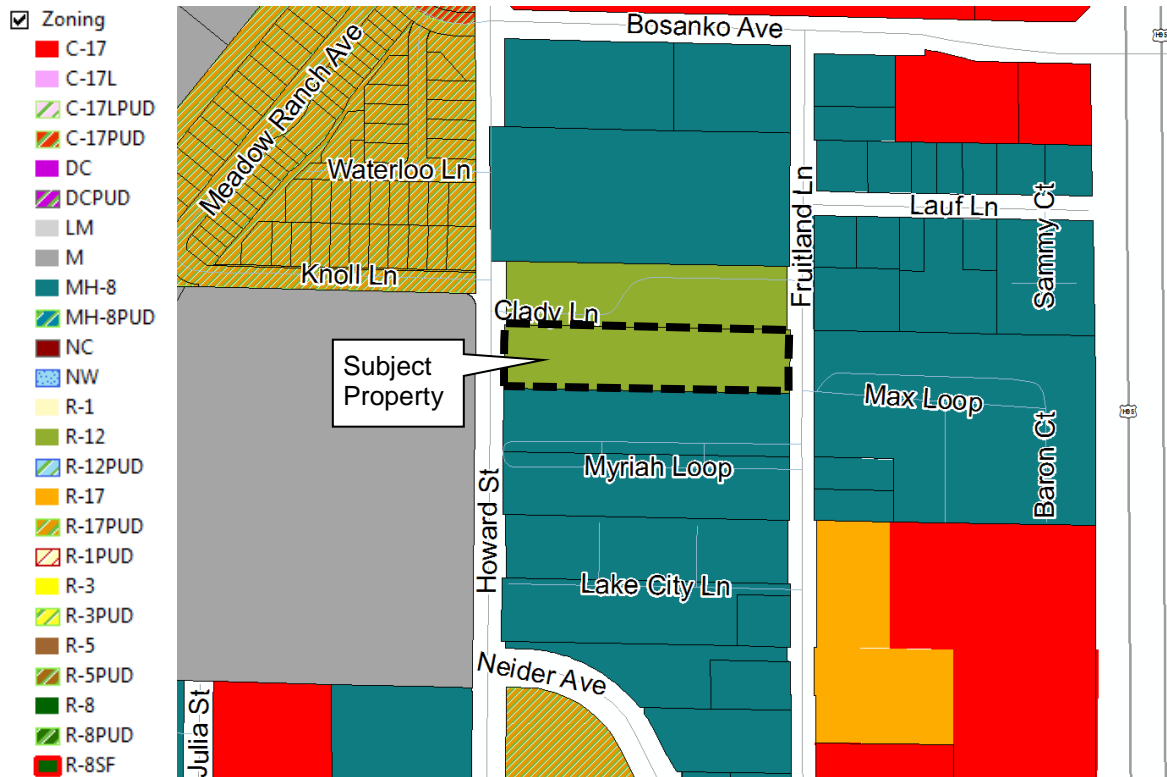
The Fruitland area is home to diverse land uses. Commercial uses are common near major corridors transitioning to single-family housing with pockets of multi-family housing and mobile home parks. Manufactured homes are prevalent in areas removed from the US 95 corridor, and continued growth provides affordable housing for residents. Fruitland has the largest concentration of mobile home zoned property within city limits.

Topography is generally flat and development opportunities exist. A recent wastewater main extension north to Bosanko provides opportunity for development.

GENERALIZED LAND USE PATTERN:



ZONING:



Approval of the zone change request could intensify the potential use of the property by increasing the allowable uses by right as listed below. The overall maximum theoretical density, if approved, would be 30.51 (32) units at 1/2500SF (pocket housing or multi-family):

Existing R-12 Zoning District:

Principal permitted uses in an R-12 district shall be as follows:

- Administrative
- Duplex housing
- Essential service (underground)
- "Home occupation", as defined in this title
- Neighborhood recreation
- Pocket residential development
- Public recreation
- Single-family detached housing as specified by the R-8 district

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

Proposed R-17 Zoning District:

Principal permitted uses in an R-17 district shall be as follows:

- Single-family detached housing
- Duplex housing
- Pocket residential development
- Multi-family
- Home occupations
- Administrative
- Public recreation.
- Neighborhood recreation.
- Essential service (underground)
- Childcare facility
- Community education

Permitted uses by special use permit in an R-17 district shall be as follows:

- Automobile parking when the lot is adjoining at least one point of, intervening streets and alleys excluded the establishment which it is to serve; this is not to be used for the parking of commercial vehicles
- Boarding house
- Commercial film production
- Commercial recreation
- Community assembly
- Community organization
- Convenience sales
- Group dwelling - detached housing.
- Handicapped or minimal care facility
- Juvenile offenders facility
- Ministorage facilities
- Mobile home manufactured in accordance with section 17.02.085 of this title
- Noncommercial kennel
- Nursing/convalescent/rest homes for the aged
- Rehabilitative facility
- Religious assembly
- Residential density of the R-34 district as specified
- Three (3) units per gross acre density increase

CONCEPTUAL SITE PLAN:



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

APPLICABLE CODES AND POLICIES:

UTILITIES:

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

STREETS:

4. Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
5. All required street improvements shall be constructed prior to issuance of, or, in conjunction with, building permits.
6. An encroachment permit is required to be obtained prior to any work being performed in the existing right-of-way.

STORMWATER:

7. 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.

PROPOSED CONDITIONS:

Engineering:

1. Any proposed on-site street layout will be required to drain into on-site swales that are sized to the capacity required, as determined by the design engineer's calculations. All design information is required to be submitted for approval prior to development on the subject property.

2. The subject property frontage on Fruitland Lane will be required to have concrete curb, sidewalk and stormwater drainage swales installed at the time of development on the subject property. Installation of additional asphalt may be required to fill any gap between the newly installed curb and the existing edge of asphalt. If additional asphalt installation, or, street grading is necessary to insure adequate street drainage along the subject property frontage, that work would also be required at the time of development on the subject property.

ORDINANCES & STANDARDS USED FOR 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 Coeur d'Alene Trails Master Plan

ACTION ALTERNATIVES:

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



APPLICANT'S NARRATIVE

To: Coeur d'Alene Planning Department
From: Ray Harding
1920 W. Stearns Rd.
Spokane, WA 99208
Cell No. (509) 998-9313
Re: Zone change: from MH-12 to R-17 Senior Center/ Educational Center.
Date: 6-25-2014

Fruitland Rezone Request – Justification

This property is located between Fruitland and Howard, just east of U.S. Highway 95. It is accessible from both Howard and Fruitland. We are requesting that the property be zoned in order to develop two fifteen-unit buildings. The property is 1.75 acres. Using the formula 76,282 square feet (1.75 acres) divided by 2500 square feet per dwelling unit (multiple family & pocket) = 30 total units. This request is in conformance with the Comprehensive Plan in that the Fruitland Tomorrow area is envisioned as a commercial corridor with adjacent multi-family uses and a mix of housing types.

The following objectives as outlined in the Comprehensive Plan are addressed in our proposal as described below:

Objective 3.07 Neighborhoods: Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.


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.

The residential area of Fruitland is adjacent to a commercial corridor. The city's comprehensive plan encourages a mix of housing types in this area. Our property sits between property that currently has mobile homes and property with multi-family units. Our proposal is to provide multi-unit buildings that have affordable housing specifically for seniors. This will expand the housing options in the Fruitland area, as well as, provide affordable senior housing with easy access to business in the commercial corridor.

This project would offer senior citizens a green building, affordable housing, community gathering area and an Educational Center. The commercial corridor benefits seniors by providing convenient shopping, medical care, business professionals and trade in the community. Pedestrian and bicycle routes will be incorporated as a part of our landscaping.

This proposal is consistent with the Transitional Land Use Category, matching the changing needs of the population and providing greater diversity throughout the neighborhood.



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

A. INTRODUCTION

This matter having come before the Planning Commission on, August 12, 2014, and there being present a person requesting approval of ZC-3-14, a request for a zone change from R-12 (Residential at 12 units/acre) to R-17 (Residential at 17 units/acre) zoning district

APPLICANT: RAY HARDING

LOCATION: +/- 1.75 ACRE PARCEL BETWEEN FRUITLAND LANE AND HOWARD STREET
(SOUTH OF CLADY LANE), TRACT 54 OF FRUITLANDS ADDITION TO
COEUR D'ALENE

**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, mobile homes, mobile home parks, commercial – retail sales and service and vacant land
- B2. That the Comprehensive Plan Map designation is Fruitland-Transition.
- B3. That the zoning is R-12 (Residential at 12 units/acre) zoning district.
- B4. That the notice of public hearing was published on, July 26, 2014, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, August 5, 2014, which fulfills the proper legal requirement.
- B6. That 43 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on July 25, 2014.
- B7. That public testimony was heard on August 12, 2014.

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

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

Criteria to consider for B9:

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

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

Criteria to consider for B10:

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

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

Criteria to consider for B11:

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

C. **ORDER: CONCLUSION AND DECISION**

The Planning Commission, pursuant to the aforementioned, finds that the request of RAY HARDING for a zone change, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are as follows:

Engineering:

1. Any proposed on-site street layout will be required to drain into on-site swales that are sized to the capacity required, as determined by the design engineer's calculations. All design information is required to be submitted for approval prior to development on the subject property.
2. The subject property frontage on Fruitland Lane will be required to have concrete curb, sidewalk and stormwater drainage swales installed at the time of development on the subject property. Installation of additional asphalt may be required to fill any gap between the newly installed curb and the existing edge of asphalt. If additional asphalt installation, or, street grading is necessary to insure adequate street drainage along the subject property frontage, that work would also be required at the time of development on the subject property.

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: LORI BURCHETT, PLANNER
DATE: AUGUST 12, 2014
SUBJECT: SP-5-14 – REQUEST FOR A FOOD AND BEVERAGE ON/OFF-SITE CONSUMPTION SPECIAL USE PERMIT IN A MANUFACTURING (M) ZONING DISTRICT
LOCATION: A +/- 1.43 ACRE PARCEL LOCATED AT 3884 N SCHREIBER WAY, UNIT 201 IN COMMERCE PARK OF COEUR D'ALENE, 2ND ADDITION

APPLICANT:

Summit Cider Company
c/o Davon Sjostrom
4102 W. Trafford #102
Coeur d'Alene, ID 83815

PROPERTY OWNER(S):

Susan Yaberg
P.O. Box 1088
Camarillo, CA 93011-1088

DECISION POINT:

Summit Cider Company is requesting approval of a Food and Beverage On/Off-Site Consumption Special Use Permit in a Manufacturing (M) zoning district. The request, if granted, would allow the applicant to sell cider and related items from the N. Schreiber Way location identified above.

GENERAL INFORMATION:

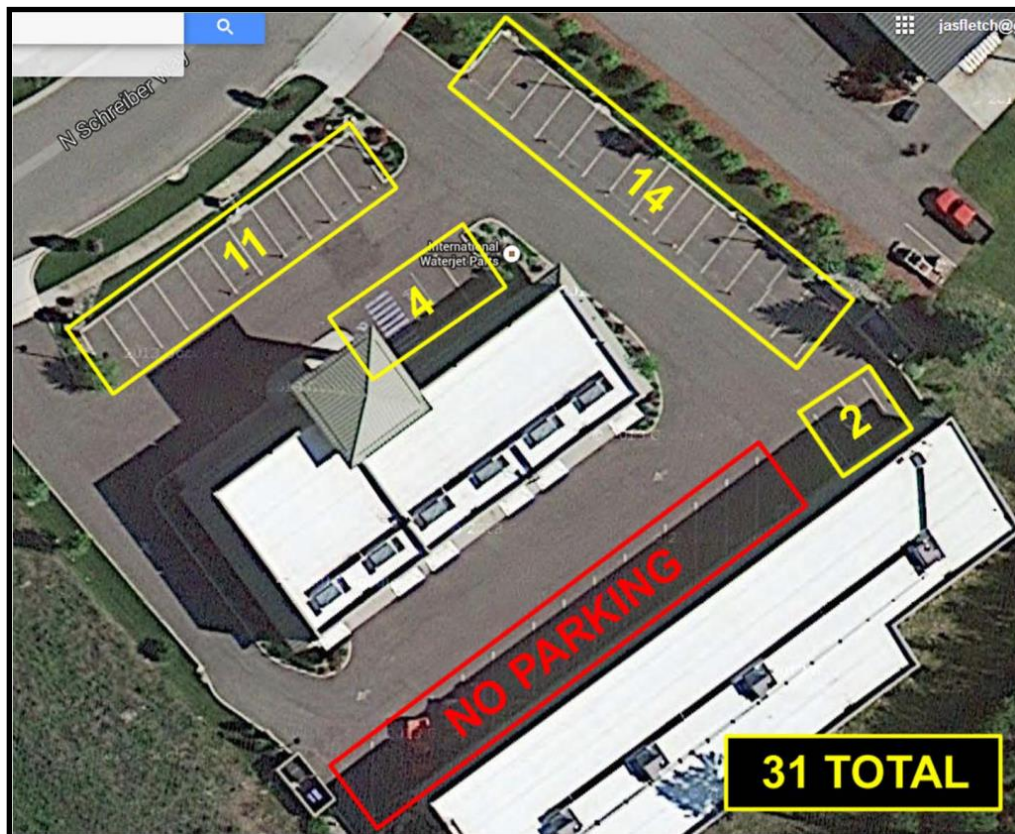
The applicant has applied for a special use permit to be able to sell retail cider from the business, both on and off-site, in conjunction with the manufacturing use allowed by right. During discussions with the applicant and project review, it was determined that the sales manner in which the applicant seeks to distribute their product, would require a special use permit.

This business would be located within an existing facility and the proposed use is similar to uses at surrounding facilities in the area. Coeur d'Alene Cellars located at 3980 N. Schreiber Way is a comparable use, however the retail sales element is different. Coeur d'Alene Cellars is permitted to sell wine to customers that attend a wine tasting event, without a special use permit. Staff determined that this function is accessory to the operation. Summit Cider's request is more aligned with Trickster's Brewing Co. (SP-6-12) in that their operation offers the general



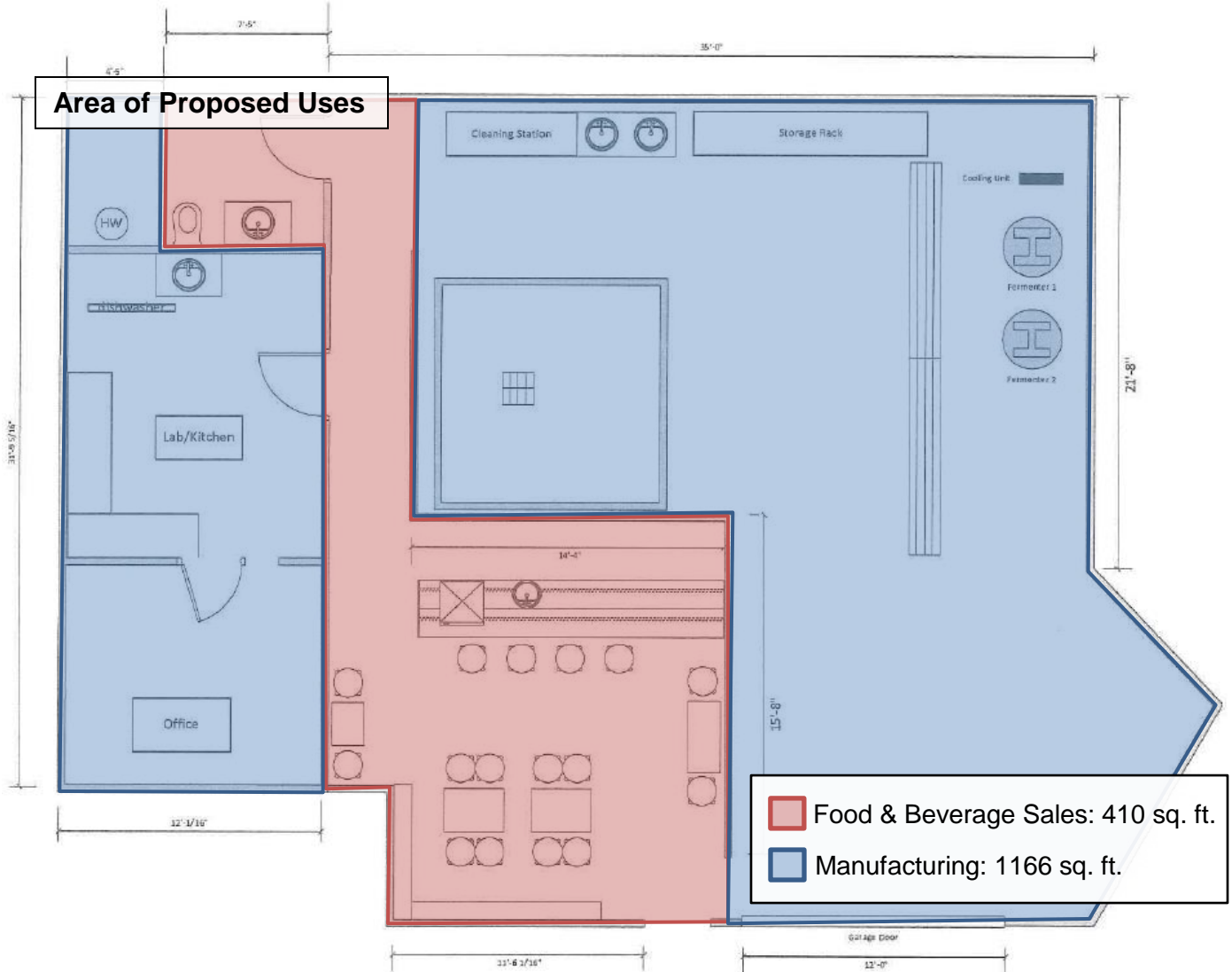
public an opportunity to purchase their product without having to attend an “event.” The 1166 square feet of the facility would be used for cider production and storage as well as general office space for the business. The remaining ±410-square feet would be open to the public for tasting and retail sales.

Parking requirements for food & beverage use is currently one stall for every two-hundred square feet (1:200). The existing warehouse facility had been approved as a shell (building permit 114481-B) in 2005. It was noted that parking for each TI will be calculated by the use in each tenant space allowed in the "M" zoning district. The project representative at time of permit indicated that the uses in the offices will be accessory to the warehouse uses. Staff informed the project representative that if the offices were stand-alone uses, a Special Use Permit would be required. There is one large roll-up door at the suite for deliveries/loading. Since issuance of the permit, parking requirements have changed for uses normally located in a manufacturing zone, and depending on the specific wholesale/industry use in play, can measure anywhere from one stall per five-hundred sq. ft. (1:500) for finished goods to one stall per thousand sq. ft. (1:1000) for light manufacturing. The suite measures 1,920 gross sq. ft. and 31 parking stalls (not including internal parking/loading) is provided. Even when calculated at the most restrictive standard, the stalls provided exceed the required parking requirements. The parking areas for the proposed Cider facility are highlighted below.



Site plan showing area of request (Suite within structure):



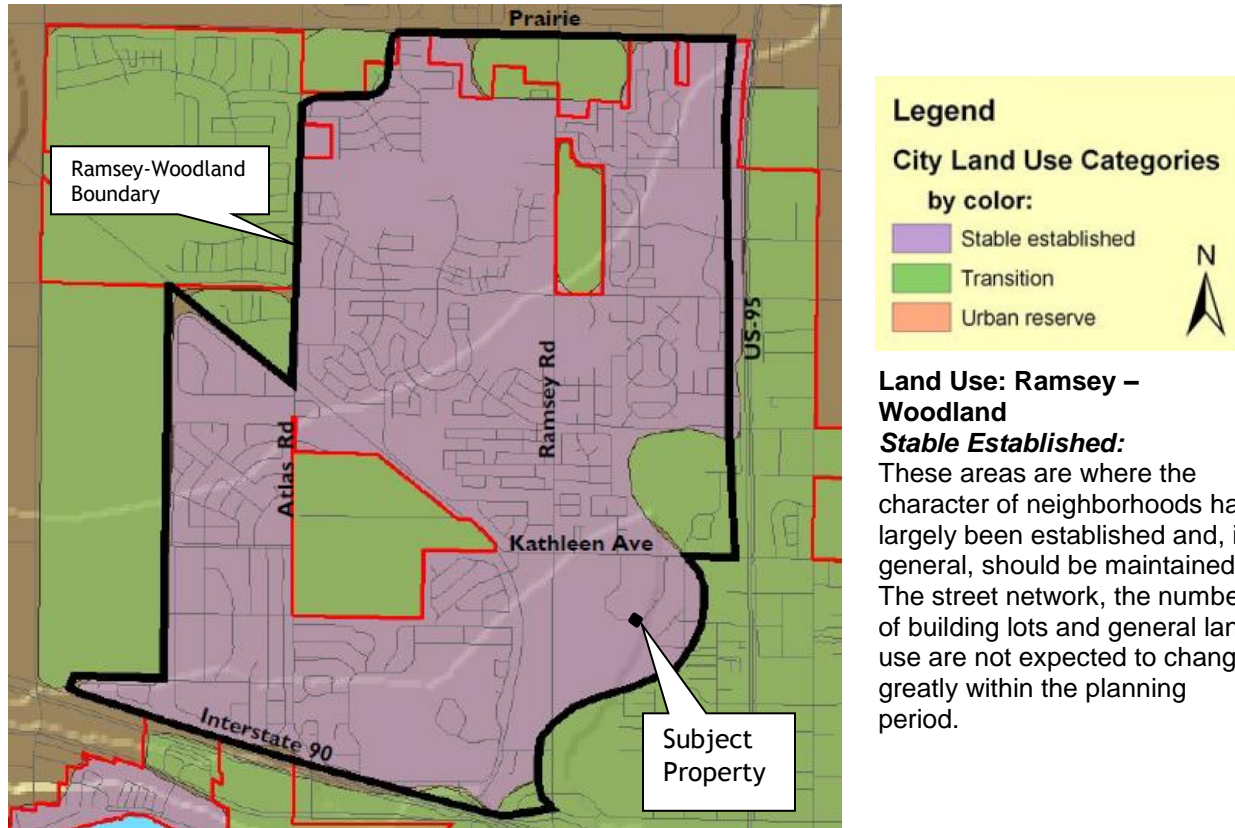


REQUIRED FINDINGS:

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:

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

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



Ramsey - Woodland Today:

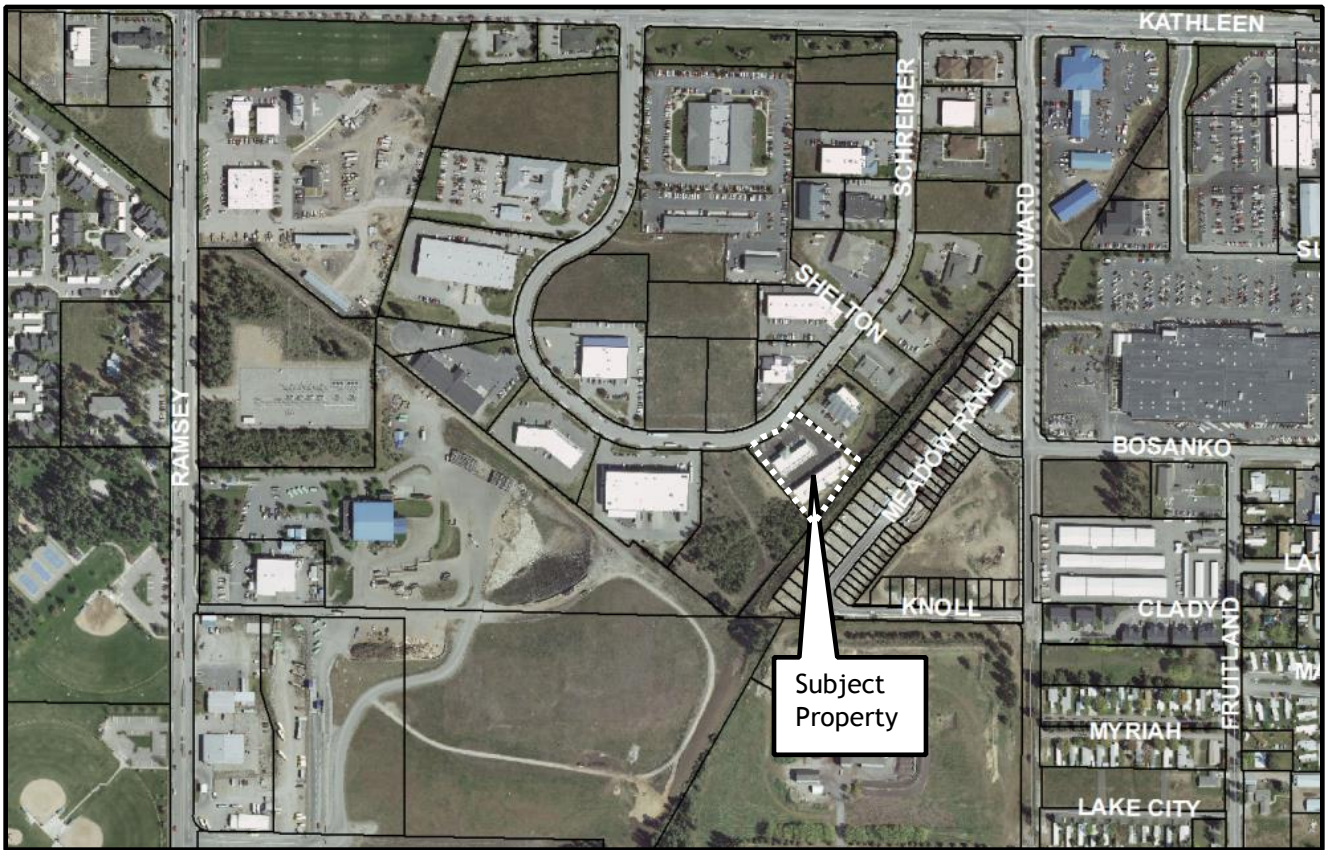
The development pattern in this area is mixed with established subdivisions, such as Coeur d'Alene Place, that are continuing to expand to the north. Passive and active parks have also been provided for the residents of these housing developments. Industrial uses are prominent to the west of Atlas Road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

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:

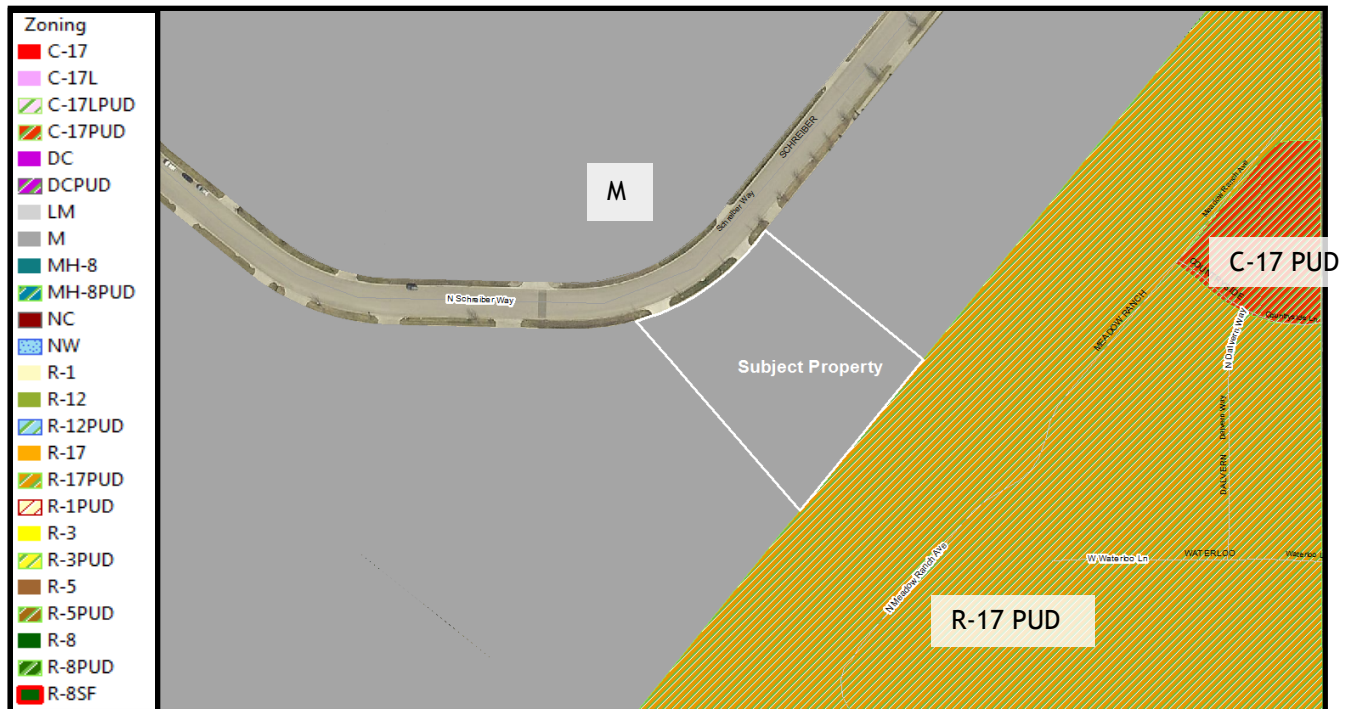
2. Aerial of site:



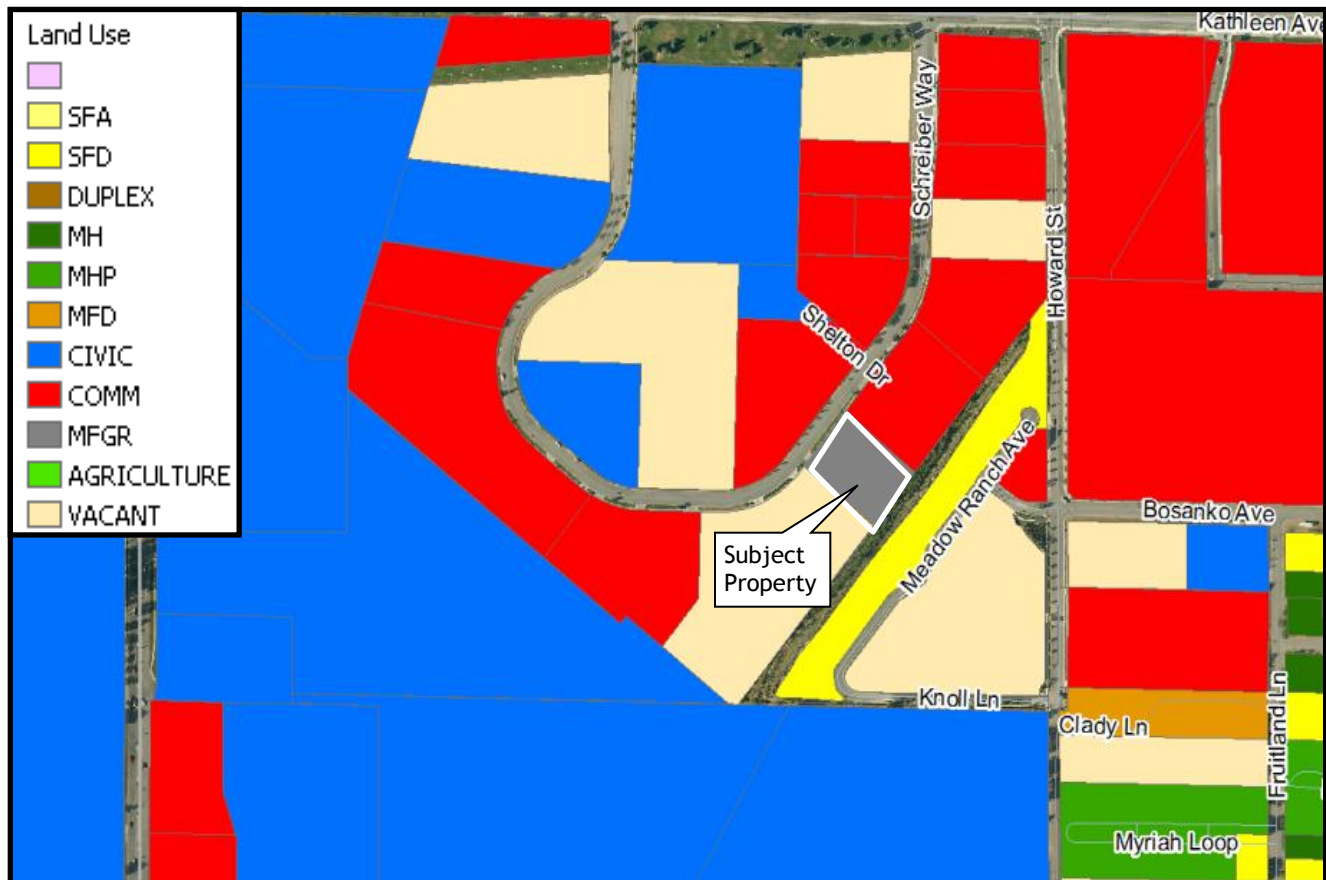
3. Photo of site:



4. Zoning:



5. Generalized land use:



Evaluation: Based on the information presented, the Planning Commission must determine if the request is compatible with surrounding uses and is designed appropriately to blend in with the area.

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

STAFF COMMENTS:

WATER: There is a 10" main in Schreiber Way. There should be sufficient water for the project. Appropriate fees will be assessed with future building permits. Any new mains and/or fire hydrants required to enhance fire flows will be the responsibility of the development and will be evaluated with future building permits.

-Submitted by Jim Markley, P.E., Water Superintendent (7/18/2014)

STORMWATER

The subject property is a fully developed site, and, the stormwater containment and treatment was previously addressed at the time of the initial development and construction on the subject property.

TRAFFIC

The ITE Trip Generation Manual has no classification for this type of use, however, the submitted seating plan shows a maximum of eighteen (18) seats. Since this type of proposed use is generally outside of the typical peak hour periods, and, the subject property has two primary points of access onto a major east/west arterial roadway, traffic volumes from the site would be insignificant and easily accommodated by the adjacent roadways.

STREETS

The subject property bordered by Schreiber Way which is a fully developed forty foot (40') street section. No additions or alterations to the roadway adjoining the subject property would be required.

-Submitted by Chris Bates, Engineering Project Manager (7/16/2014)

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 prior to final plat recordation, utilizing the currently adopted International Fire Code (IFC) for compliance.

-Submitted by Bobby Gonder, Fire Inspector (8/4/2014)

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

-Submitted by Mike Becker, Utility Project Manager (8/4/2014)

Evaluation: *Planning Commission must determine if 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.*

CONDITIONS:

No staff conditions proposed.

The Planning Commission may, as a condition of approval, establish reasonable requirements to mitigate any impacts that would adversely affect the surrounding neighborhood. Please be specific, when adding conditions to the motion.

ORDINANCES AND STANDARDS USED IN EVALUATION:

- 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

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 the central text area.

APPLICANT'S NARRATIVE

JUSTIFICATION:

Proposed Activity Group(s): Beer, Cider and Wine Sales (Tasting Room).

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; _____

Acquire a special use permit that will allow us to sell beer, cider and wine in a small 300 sq ft tasting room at 3884 N Schreiber Way #201.

B. Explain how your request conforms to the 2007 Comprehensive Plan;

~~OUR FACILITY FALLS WITHIN THE FRUITLAND DESIGNATION.~~
~~IT IS A GOOD TRANSITION WITH COMMERCIAL AND~~
~~MANUFACTURING USES IN THE AREA.~~

C. Explain how the design and planning of the site is compatible with the location, setting and existing uses on adjacent properties;


Our location is directly adjacent to Coeur d'Alene Cellars. They are a winery that produces, sells wine. They also have an indoor and outdoor tasting area.

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

N. Schreiber way is large street compatible with not only our request but also large manufacturers in the immediate area. Our parking area is large and adequate to service our customers.

E. Any other information that you feel is important and should be considered by the Planning Commission in making their decision.

In addition to the winery directly adjacent to our parcel, Odom distributing and Trixster brewery is within a few hundred feet of our location.



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

A. INTRODUCTION

This matter having come before the Planning Commission on August 12, 2014, and there being present a person requesting approval of ITEM SP-5-14, a request for a Food and Beverage On/Off-Site Consumption Special Use Permit in a Manufacturing (M) zoning district.

APPLICANT: SUMMIT CIDER COMPANY

LOCATION: A +/- 1.43 ACRE PARCEL LOCATED AT 3884 N SCHREIBER WAY, UNIT 201
IN COMMERCE PARK OF COEUR D'ALENE, 2ND ADDITION

**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 mixed residential and Industrial.
- B2. That the Comprehensive Plan Map designation is Ramsey-Woodland Stable Established.
- B3. That the zoning is Manufacturing.
- B4. That the notice of public hearing was published on, July 26, 2014, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on July 25, 2014, which fulfills the proper legal requirement.
- B6. That 43 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on July 25, 2014.
- B7. That public testimony was heard on August 12, 2014.
- 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

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

C. ORDER: CONCLUSION AND DECISION

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

Special conditions applied are as follows:

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner 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