

**PLANNING COMMISSION  
MINUTES  
MARCH 12, 2019  
LOWER LEVEL – COMMUNITY ROOM  
702 E. FRONT AVENUE**

**COMMISSIONERS PRESENT:**

Tom Messina, Chairman  
Jon Ingalls, Vice-Chair  
Lynn Fleming  
Peter Luttrupp

**STAFF MEMBERS PRESENT:**

Hilary Anderson, Community Planning Director  
Tami Stroud, Associate Planner  
Sean Holm, Senior Planner  
Shana Stuhlmiller, Public Hearing Assistant  
Randy Adams, Deputy City Attorney

**COMMISSIONERS ABSENT:**

Lewis Rumpler  
Brinnon Mandel  
Michael Ward

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

Motion by Luttrupp, seconded by Fleming, to approve the minutes of the Planning Commission meeting on January 8, 2019. Motion approved.

**OATH:**

Mrs. Stuhlmiller performed the Oath of Office for Commissioner Luttrupp's reappointment.

Chairman Messina stated that on the agenda tonight, they were supposed to elect a Chair and Vice-Chair and because they are missing a few of the commissioners, they will move that item to the next Planning Commission meeting on April 12, 2019. Motion approved.

**COMMISSION COMMENTS:**

Commissioner Luttrupp reminded the citizens to vote, if they haven't already.

**STAFF COMMENTS:**

Hilary Anderson, Community Planning Director provided the following statements:

- She thanked the commission for participating in the workshop on the Atlas Waterfront Preliminary Design and Development Standards on Thursday, February 28<sup>th</sup>, and stated the consultant team was very impressed and thankful for all the great input.
- Another workshop is planned for April 4<sup>th</sup>, 11a.m. - 1p.m., which is part 2 for the discussion on the Atlas Waterfront Preliminary Design and Development Standards.
- She stated that this Friday, March 15<sup>th</sup> is a joint workshop with Council and the Parks and Recreation Commission regarding the Atlas shoreline, parks and open space. It will be held at 12:00 p.m. in the Library Community Room.

- She stated that they have three public hearings scheduled for the next Planning Commission Meeting on April 9<sup>th</sup>, with two requests for a density increase Special Use Permit and an annexation request.
- She stated that she has been invited to present tomorrow morning at the Chamber's Executive Round Table with Tony Berns for a discussion on Growth and Innovation in Planning.
- Envision Coeur d'Alene will be receiving proposals this Friday, March 15<sup>th</sup> and hopefully they will have some great ones. They have scheduled the launch event on May 29<sup>th</sup>.

**PUBLIC COMMENTS:**

There were none.

Chairman Messina explained that they have a requested amendment to the agenda to change the order of the public hearings and will be doing A-1-19 first and ZC-2-19 second. Motion approved.

**PUBLIC HEARINGS: \*\*\*ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS.**

1. Applicant: Ted Burnside  
 Location: 7725 N. Ramsey Road  
 Request: A proposed 4.6 acre annexation from County Commercial to City R-17.  
 LEGISLATIVE (A-1-19)

Tami Stroud, Associate Planner stated that Lake City Engineering, on behalf of Ted Burnside, is requesting approval of a proposed +/- 4.6 acre annexation from County Commercial to city R-17 zoning district (Residential at 17 units/acre).

Ms. Stroud provided the following statements:

- Lake City Engineering, on behalf of Ted Burnside, is proposing to annex a +/- 4.6 acre parcel as noted on the annexation map.
- The subject property is near the southwest corner of the intersection of Prairie Avenue and Ramsey Road.
- She presented an aerial view of the subject property.
- She stated that the Comprehensive Plan designates this area as Ramsey-Woodland (Transition)
- She noted where the various staff comments were located in the staff report.
- The +/- 4.6 acre parcel is located on the west side of Ramsey Road and approximately ¼ mile south of Prairie Avenue.
- The site fronts Ramsey Road and is generally flat.
- Currently, there is an existing single-family dwelling unit, and an out building on a portion of the property; however, the majority of the subject property is vacant.
- The physical characteristics of the site appear to be suitable for the request at this time.
- She showed various photos of the property.
- This is a rapidly changing area within Coeur d'Alene. Multiple annexations, subdivisions, zone changes and PUD's have been approved in the area within the last five years.
- There is an existing coffee stand (in city "C-17") and cell tower to the north of this project, and a residential subdivision abutting the subject property, "Province 20", directly to the south.
- A multi-family project is proposed on the abutting lot directly to the north. The surrounding property consists of residentially-zoned parcels (R-8) to the south, and (R-3) and (R-17) on the north.
- The applicant has stated in the narrative that the goal is to incorporate the subject property and the

property to the west with the existing multi-family zoned property to the north to create a larger multi-family project.

- She showed a map of the various land uses surrounding the property.
- She noted that there is one proposed item for the annexation agreement that states: "Prior to the completion of the annexation, the applicant must address any outstanding code violations for the existing structures onsite."

Ms. Stroud concluded her presentation.

There were no questions for staff.

Public testimony open.

Drew Dittman, Applicant representative, provided the following statements:

- The property is 6.8 acres and currently zoned commercial in the county and they are proposing an R-17 designation.
- He stated the property to the north is R-17 as noted on the map that includes the new school site, with R-8 to the south, which is the Provence 20 subdivision, and then there is the Coeur d'Alene Place PUD to the south that is C-17PUD.
- He stated that Idaho Code requires express standards for annexation and zoning requests.
- They believe the proposal is in conformance with the Comprehensive Plan.
- He stated there is commercial property along the east side of Ramsey Road.
- Currently there is a trail that runs along Ramsey to the Coeur d'Alene Place subdivision that runs down to Lake City High School and then to the Maverick gas station. This property is close to walking trails and Mr. Dittman feels this project will be a good fit.
- He stated the utilities are available with no objections from Streets and Engineering.
- He stated that they have been in contact with the Hayden Lake Irrigation District and they stated they have no issues.
- He described the property as flat with an existing tree farm and no outstanding features that would prohibit development on the property.
- He stated that there was a comment from Chris Bosley, City Engineer, who stated that Ramsey is a major collector and can handle traffic, and that Prairie is a principle arterial that can handle high volumes of traffic.
- He commented that there is R-17 and C-17 zoning to the north, commercial to the East and R-8 to the south with C-17 south of that property.
- He stated that this property meets all the land uses

Mr. Dittman concluded his presentation.

#### **Commission Comments:**

Commissioner Fleming inquired about the "left turn" issue and asked if that would be discussed at the next hearing for the zone change request.

Mr. Dittman explained that it is more of a development issue and would be addressed at the time of development and they will work with the City Engineer based on the number of approved units etc. He stated that it is premature to talk about it since there is no development now.

Commissioner Ingalls said that the parcel is currently in the county and is referenced by Mr. Holm as a "doughnut hole," and which he refers to as "Swiss cheese" and considered a "freeloader" that is getting city services. He stated that it makes sense to clean up the "doughnut holes." and commented that if he lived in one of the houses to the south and liked looking north at a nice tree farm, he would want that view to be like that forever. He inquired if the applicant could describe what it will look like compared to if the

request is turned down and remained in the County as County Commercial.

Mr. Dittman explained that if the property remains in the county it could be developed as commercial property with a gas station. He said there would be a number of commercial projects that could be done on the parcel and commented that the parcel could also be annexed as commercial with commercial properties surrounding the property to the east.

Commissioner Ingalls confirmed that development could include a gas station, mini storage etc. He inquired if the property was approved as R-17, what would that look like.

Mr. Dittman explained that they could have 17 units/acre and the maximum height would be 45 feet, which is three stories, and they would not need to go three stories to get the density. He stated that they can get 17 units per acre with two story buildings. He referenced the Landings and Carrington Place in Coeur d'Alene as two story apartment projects that meet the R-17 density. He stated that he would anticipate that that is what would be on the property.

Chairman Messina inquired if Mr. Dittman received a copy of the letter submitted by the School District and noted on page two of the letter, under "Partnerships," the last three sentences that state "the district is also pleased to report that the developer has indicated a willingness to provide some mitigation for the impact on local schools." He asked Mr. Dittman to explain.

Mr. Dittman said the applicant has been in contact with the School District and discussed the future school site. He explained that they asked them if they could provide connectivity by a walking trail for potential students to walk to the school site. Mr. Dittman said that they can only go to their border and can provide a walking trail to get there. In Idaho you can't have impact fees for schools that are not allowed by code.

Chairman Messina stated that putting an access to the school site was mentioned, and asked if the applicant/owner owns the R-17 piece that they annexed in March.

Mr. Dittman said the boundary lines are not correct and noted on the map the parcel the applicant owns.

Chairman Messina inquired if apartments are planned for the other R-17 piece of property that was approved earlier this year.

Mr. Dittman said that the parcel is currently zoned R-17 and explained that building permits are sitting in the building permit "queue" and were put on hold when the opportunity came up for these two pieces to see if they can combine them and make it one big parcel.

Chairman Messina questioned if there has been any discussion with the property owner for connecting the R-17 parcel to the school.

Mr. Dittman noted that that piece of property is currently in the county and is not for sale. He said that if the zone change goes through, the three parcels will be for one project.

Dawn Antrim said she is concerned that, with a new school proposed, traffic will be terrible. She stated that she works downtown at the District Court and it takes twenty minutes for her to get to work. She believes that traffic from 172 apartments will be terrible, and said that she has two kids in grade school and they had to be split up, because one school didn't have enough room for the fifth graders and the first graders. She said that the schools are at capacity and something needs to be done.

Janet Roberts said she lives in Provence Twenty located behind the parcel. They are aware of the 435 acre field for Coeur d'Alene Place for 429 homes. She stated her concern is that apartments already have been approved in the R-17 zone and that the new school proposed on the corner of Ramsey and Prairie will be overtaxed. She stated if this zone change is approved, they will be putting "for sale" signs on their homes.

Chris Jessen noted on the map where he lives and said that he understands there is going to be progress. He said he is worried what is going to be built behind his house and if it is proposed three stories, he will be losing his sunsets, with people looking into his bedroom. He said they moved there because the properties behind them were vacant and commented that single family or duplexes would be fine, but three story apartments are too much.

David Hirtle stated he lives in Provence Twenty and questioned when the last traffic study was done on the property.

Ms. Anderson said that she is not aware of the date, but the City Engineer noted in the staff report that the project would not have an impact on traffic. She said that she could give Mr. Hirtle the number for the City Engineer who can give him the information when those studies were done.

Mr. Hirtle said his wife can't make a left turn to go north on Ramsey and with the addition of these apartments it will be terrible. He said that R-8 would be a better fit and make it part of their neighborhood.

Chairman Messina said that the commission is aware of the traffic problem along that corridor and they are in the process of redoing the Comprehensive Plan that will address those issues and that, right now, they are doing the best they can do.

**Rebuttal:**

Mr. Dittman made the following statements:

- He stated that he appreciates all the comments.
- In regard to traffic, he said that the City Engineer reviewed it and commented in the staff report that he sees no objections. Ramsey is a major collector. Prairie is a principal arterial that is designed to handle a high volume of traffic and where you want to put higher density projects.
- The cell tower is not on the property.
- In regard to schools, Mr. Dittman said that in the letter it was referenced that one out of every 5 multi-family units equals one school age student that will join the district. He said that they have 15 acres between all three of the parcels, and explained that if the entire parcel was zoned R-17 and was built to maximum density, that would be 255 maximum units. Multi-family generates 1 student for every 5 units, which equals 51 students at maximum build out if it was multifamily. If the parcel was R-8, which is the same as Provence 20, single family generates .62 students per unit, which is based on information from the school district. Mr. Dittman said that if they were to develop the parcel as single family, 75 units times .62 is 47 students. He commented that 51 multi-family versus 47 single family, which would be the same amount of students either way.
- He stated that it's not fair to say that apartments on the property will be a burden to the school district.

Mr. Dittman stood for questions.

Public testimony closed.

**Discussion:**

Commissioner Ingalls stated that this is a parcel that belongs in the city and stated that the Comprehensive Plan designates this area as a transition area. He said that years ago this area was envisioned as an area that would change and it was envisioned that these "doughnut" holes would be making their way into the city and confusing which jurisdiction whose codes prevailed, etc. He said that the Comprehensive Plan had a vision that this was coming into the city and that this is a "no brainer". Commissioner Ingalls said that he believes that when they look at the project to the north of the property, it makes sense to look at it as one project and agree that the zone be designated R-17.

Commissioner Luttrupp said that he is sympathetic to the people who live in the area and said that when they look at the Comprehensive Plan they will spend some time on trying to better develop how they are going to manage growth. He said that he understands that nobody wants a large building next to them but understands that growth and traffic is an issue but it's a problem throughout the city. He commented that he supports the request.

Commissioner Fleming commented that the piece or property belongs in the city and they will have to walk through this with the developer for the best solution. She supports the request.

Chairman Messina said this is a good fit for the property and he will support the request.

**Motion by Ingalls, seconded by Fleming, to approve Item A-1-19. Motion approved.**

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Luttrupp	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

2. Applicant: Tammi Kerr  
Location: 1781 W. Alps Street  
Request: A proposed zone change from R-3 to R-17  
QUASI-JUDICIAL (ZC-1-19)

Tami Stroud, Associate Planner stated that Lake City Engineering, on behalf of Tammi Kerr, is requesting approval of a proposed +/- 4.9 acre zone change from R-3 (Residential at 3 units/acre) to city R-17 zoning district (Residential at 17 units/acre).

Ms. Stroud provided the following statements:

- The 4.9 acre zone change request is located on the west side of Ramsey Road and south of Prairie Avenue along Alps Street.
- The property was annexed into the city in July of 2005, with the R-3 (Residential zoning at 3 units/acre) zoning district.
- The applicant is requesting the R-17 (Residential at 17 units/acre) zoning district and has noted in the narrative that the request for the R-17 zone is to allow for the development of a multi-family project in coordination with the previously approved multi-family project to the north.
- The Comprehensive Plan designates this area as Ramsey-Woodland (Transition).
- She noted the various comments from city staff in the report.
- She presented various site photos of the property.
- She noted that this is a rapidly changing area within Coeur d'Alene. Multiple annexations, subdivisions, and Planned Unit Developments have been approved in the area within the last five years.
- Some of the larger projects include: Garden Grove, Vista Meadows, Kerr Properties, and the Prairie Trails subdivision.
- The subject property abuts the "Province Twenty" development to the east and a single-family dwelling to the west that remains in the County. Just north of the property there is a proposed multi-family project "Bluegrass Lodge" that is currently awaiting building permit approval.
- The applicant has noted that the subject property may be integrated as part of the overall multi-family project in the future.

- She showed a rendering of the land use properties
- She stated that there are no proposed conditions

Ms. Stroud concluded her presentation.

**Commission Comments:**

Commissioner Fleming commented that they have previously looked at a Planned Unit Development (PUD) south of the property and discussed a possible traffic light at Wilbur. She asked if the request is approved, would the distance be too close between the Wilbur connections to put a light in at that location.

Ms. Anderson said that is correct and that they did ask the City Engineer, who said it would not be an appropriate location for another traffic signal.

Commissioner Luttrupp commented that this area is in transition per the Comprehensive Plan and, when looking at the neighborhood character, would it be appropriate to have the property zoned to R-17 without it being disruptive to the surrounding neighborhood. He suggested a zoning more than an R-3, but less than an R-17.

Ms. Stroud stated that the R-12 zone would be the next zoning district and if the intent is for the applicant to integrate the properties, an R-12 would not allow multifamily. She showed a photo of the property and how the three parcels would look when combined together.

Commissioner Fleming questioned if the intent is to combine the lots into one development.

Ms. Stroud stated that the narrative states that the intent is to combine the parcels for the apartments.

Commissioner Fleming stated that from looking at the combined parcels she could see a way to manage traffic. She said she understands from listening to testimony that the surrounding neighbors are paranoid because they see many cars going out into the street.

Public testimony open.

Drew Dittman, Applicant representative, provided the following statements:

- He stated that Idaho code requires certain standards for zoning, as in an annexation.
- There is a full analysis in the narrative and since the property is in a transition area, it will allow for multifamily.
- When they proposed the project, they originally had two points of access, which was a requirement from the City Engineer and the Fire Department. He explained that points of access will help alleviate access and traffic, and said that if the zone change is approved for R-17, their goal is to combine the three parcels into one, with multiple points of access.
- He stated that Alps Road would be improved during site development to city standards along their frontage and it would be the first point of access and a second point of access on to Ramsey. He stated that Alps will go through and tie in to Coeur d'Alene Place.
- He stated there is a traffic signal proposed at Wilbur.
- He stated there is R-17 zoning to the north, R-17 zoning to the west, and there is also a C-17PUD. He explained that C-17 can have a variety of things such as apartments, gas stations, etc. He commented there is also C-17 zoning on the east side of Ramsey. He said that the proposed development fits with the surrounding land uses.

Mr. Dittman concluded his presentation.

**Commission Comments:**

Commissioner Luttrupp inquired what the height limit is for the C-17 PUD to the south of the subject

property.

Mr. Holm explained that the C-17 and C-17L PUD height was not limited and it is just the underlined zone that would govern.

Commissioner Luttrupp asked what are the differences between a C-17 zone and R-17 zone in regard to density and height.

Mr. Holm explained that the density is the number that follows the designation. For example, 17 units per acre is the number that you have to live with in regard to height and setbacks, etc. He added that in regard to C-17 zoning, if 51% or more of the floor area is commercial there is no height limit. If it is 51% or more residential, then there is a 45' foot maximum height.

Chairman Messina asked what is the vision for all three pieces when the property is developed.

Mr. Dittman said that the development will be similar to the Centennial Pines Apartments right next to the C&I building which was done a year and a half ago. He said that the project, when done, will be similar. The Centennial Pines Apartments are two story buildings -- 6 unit and twelve unit two story buildings with garages located underneath. He said that the building is less than 45' feet, and that they would combine all three parcels into one project with apartments.

David Hirtle said that looking at these three parcels, they are giving the go ahead for 15 acres of apartment buildings if the zoning is approved. He said that if they do 17 units/acre, two cars per unit, and include the area approved for 429 homes, with two cars per home and the added school traffic, the number would 1,500 to 2,000 cars.

#### **Rebuttal:**

Mr. Dittman made the following statements:

- He said that there will be multiple points of ingress/access to Coeur d'Alene Place when the additional homes are built and all traffic will not go down Ramsey Road and feels Mr. Hirtle's comment is not a fair statement. He noted that Ramsey Road is a major collector and he doesn't see any problem with additional traffic.
- He stated that the proposed apartments will be 3 story apartments.

Public testimony closed.

#### **Discussion:**

Commissioner Ingalls said that an R-3 zoning designation is not a good fit and from looking at what surrounds the parcel, which is C-17 to the south, R-3 doesn't make sense. He said that maybe R-17 is generous, but if that is a negative on the positive side, the three parcels can work together cohesively. He said that he is confident that with the developer's track record, he will develop a better project if they are all the same zone. He explained that the project is an infill project and he would like to have more quality infill projects than expanding city limits.

Commissioner Luttrupp said that, for him, R-17 is too much and R-8 would be more appropriate. He said that he understands that if the property is zoned the same, then more things can be done with the property. He said that, if approved, he feels that an R-17 zoning designation would be too disruptive to the existing R-8 neighborhood.

Commissioner Fleming said that she likes to see cohesion rather than another R-12 or R-8 etc. She feels that they want a more unified appearance rather than "chipping away" at some oddballs showing up. She would like the entire parcel to be R-17.

Chairman Messina stated he is confident the developer will do a great job.



**Motion by Fleming, seconded by Ingalls, to approve Item ZC-1-19. Motion approved.**

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Luttrupp	Voted	No

Motion to approve carried by a 2 to 1 vote.

3. Applicant: Habitat for Humanity of North Idaho, Inc.  
Location: 601 W. Neider Avenue  
Request: A proposed zone change from MH-8 to R-17  
QUASI-JUDICIAL, (ZC-2-19)

Sean Holm, Senior Planner stated that Habitat for Humanity of North Idaho, is requesting a zone change for property in the city limits. The request is to allow a change of zoning from MH-8 (Mobile Home at 8 units/acre) to R-17 (Residential at 17 units/acre).

Mr. Holm made the following statements:

- The MH-8 to R-17 zone change request abuts Howard Street on the west, Fruitland Lane on the east, and Neider Avenue on the south. Directly north are mobile homes that are accessed by vehicle through Lake City Lane.
- Lake City Lane does not share a boundary with the Habitat for Humanity site.
- The subject property was deemed surplus by the City's Water Utility due to the inability to support a viable well as a source of water for the city and was auctioned through a sealed bid process which was due May 30, 2018. Habitat for Humanity of North Idaho was the highest bidder and has successfully transferred legal ownership.
- He provided a map showing the prior zone changes surrounding the property.
- He noted that the Comprehensive Plan designates this area as Fruitland – Transition.
- He referenced where the city staff comments are in the staff report.
- He provided various site photos of the area.
- He explained land uses using a map of the area. He stated that there are no proposed conditions.

Mr. Holm concluded his presentation.

**Commission Comments:**

Chairman Messina said that since this property is a unique shape, he questioned if the setbacks and parking will be a challenge to get many units on the property.

Mr. Holm commented said that is a true statement and from talking with Terry Pickle about providing services, it was one of the reasons the Water Department had originally obtained the property. He explained that the property has a lot of frontage and depending on what frontage is used for the front yard, the building envelope is tiny.

Commissioner Fleming inquired if they can change the frontage to Fruitland in order to meet setbacks.

Mr. Holm explained any one of the frontages can be used and it is the applicant's choice since the property is vacant.

Public testimony open.

James Casper, Applicant representative, provided the following statements:

- He stated that their goal is to create low income affordable housing and to try and cut costs through construction and volunteers.
- He commented that the property is a challenge, but single family is not affordable in any format.
- He said that they are finishing another project on Hastings which is a 1.5 or 2 acre lot, basic 3 bedroom, 1 bath house with a single garage. He said the appraisal is \$244,000.00, and commented they won't be selling it to their buyers but, later, when they move or sell, there will be nothing affordable for the lower income.
- He stated that the density is the solution to affordability for both near term/long term.
- Land costs are also an issue and they will try and use any available space. It is expensive to buy dirt.
- He stated that they have to set their costs at \$40,000 to \$50,000 per unit and this is not comparable to other lots in the city without cost going to density.
- He referenced a rendering showing the site plan and stated that when designing the lots, frontage is a big issue. He explained that they can't use Neider for frontage and still have frontage on Fruitland and so they end up with abnormal looking lots. He said that they are hopeful to provide 4 or 5 lots on the property. He further said that there will be challenges on the long lots with parking and setback concerns and they feel the height will help solve some of those issues.
- He explained that they can develop single family that will be affordable for the community.
- He stated that they are also looking at shared equity and eventually getting to the point to be able to buy back the property and control the properties in perpetuity.
- He stated that they feel this property, when completed, will be a win/win for the city.

Mr. Casper concluded his presentation.

Robert Shaw said that he owns the property behind the development and was not notified about the hearing but noticed the sign on the property.

Mr. Holm explained that Mr. Shaw did come in the other day and talked with Jake Plagerman, Planning Tech, who informed Mr. Shaw that the notice is mailed to where your tax bill goes.

Mr. Shaw stated that his tax bill comes to his home in Hayden, Idaho and that's ok since he did see the sign for the public hearing. He said that he owns the mobile home park to the north and that it is a senior park that is full of mostly low income people. He said the mobile home park has been there for 48 years and the people notified him that they have concerns about their privacy and suggested that if this project is approved, a site obscuring fence should be placed. He explained that the people in the new homes will be using the street behind as the road and is concerned about the noise.

Mr. Holm explained that their Permit Tech did speak with Mr. Shaw and commented that since it's a residential use against a residential use, there is no buffer yard requirement. He added that if it was a commercial use against a residential use, or an incompatible use, then there would be a requirement for a fence or plantings.

#### **Rebuttal:**

Mr. Casper provided the following statements:

- He said that appreciates all concerns, especially for privacy and safety for all residents.
- He stated there is a high amount of traffic and it not an ideal location for homes. He said that they do feel a fence would be appropriate. He does understand that a barrier should be there for privacy and safety for both sides.
- He stated that they don't anticipate a lot of change in traffic on a daily basis.
- He commented that as time goes by the city will have to address if there are more appropriate areas, but there are not a lot of areas to choose from to add density.

Commissioner Luttrupp inquired if they do support a fence.

Mr. Casper said that they do support a fence.

Commissioner Luttrupp commented that he hopes the applicant and Mr. Shaw can have a discussion to get it resolved.

Mr. Casper said that by putting demands to provide a large brick wall between two residential communities, he would hope that those neighbors would want to be a neighbor. He said that they may want to protect their privacy from the other neighbors.

Commissioner Luttrupp said that he is aware that Habitat for Humanity is very community oriented and he is confident they will work it out between the neighbors.

Public Testimony closed.

**Discussion:**

Commissioner Ingalls explained that this piece of property has been a weed farm for many years and now they have a proposal for workforce housing that will help put something on that property that is useless the way it is. It is a good thing.

Commissioner Fleming said that she concurred with Commissioner Ingalls and stated that this will be a great project.

Chairman Messina commented that he is familiar with the piece of property, which is an odd shape and will be a challenge.

Motion to reopen testimony. Motion approved.

Mr. Casper said that if there was a version of R-12 that allows multifamily at a lower height, it could be considered.

Public testimony closed.

**Motion by Ingalls, seconded by Fleming, to approve Item ZC-2-19. Motion approved.**

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Luttrupp	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

**ADJOURNMENT:**

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

The meeting was adjourned at 8:05 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant