

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

JUNE 14, 2011

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, Evans, Luttrupp, Messina, Soumas, Garringer,(Student Rep)
Neal (Alt Rep), Kieswetter, (Alt Rep)

APPROVAL OF MINUTES:

May 10, 2011

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

ADMINISTRATIVE:

1. Applicant: Ray Kimball
Request: Amendment to phasing plan for "The Landings at Waterford"
ADMINISTRATIVE, (I-2-11)

PUBLIC HEARINGS:

1. Applicant: City of Coeur d'Alene
Request: Rear Yard Structure Runoff
LEGISLATIVE,(0-3-11)

ADJOURNMENT/CONTINUATION:

Motion by _____, seconded by _____,
to continue meeting to _____, ____, at __ p.m.; motion carried unanimously.
Motion by _____,seconded by _____, to adjourn meeting; motion carried unanimously.

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



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**PLANNING COMMISSION
MINUTES
MAY 10, 2011
COUNCIL CHAMBERS – CITY HALL
710 E. MULLAN**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Heather Bowlby, Vice-Chair
Amy Evans
Peter Luttrupp
Tom Messina
Peter Luttrupp
Lou Soumas
Jake Garringer, Student Rep.

STAFF MEMBERS PRESENT:

Dave Yadon, Planning Director
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney

COMMISSIONERS ABSENT:

Jennifer Kiesewetter, Alt. Student Rep.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Luttrupp, seconded by Evans, to approve the minutes of the Planning Commission meeting on April 12, 2011.

COMMISSION COMMENTS:

There were none.

STAFF COMMENTS:

Planning Director Yadon commented that the findings workshop held on Tuesday, April 26th was a success and at the request of Mayor Bloem, who could not make the meeting held on April 26, staff will schedule two more workshops for later this year.

PUBLIC COMMENTS:

There were none.

ADMINISTRATIVE:

1. Applicant: Greenstone Homes
Location: Coeur d'Alene Place
Request: Rear Yard Setbacks
ADMINISTRATIVE, (I-1-11)

Planning Director Yadon presented the staff report and explained the applicant met with staff regarding a discrepancy in the original narrative submitted when the Sorbonne Addition was approved by the Commission in February, 2007. He added that the discrepancy is over a five-foot rear yard set-back that was left out of the narrative submitted with the original application for the Sorbonne Addition in 2007. In the meeting with staff, the applicant explained that the intent of the reduced set-back is to create smaller back yards intended for the senior/empty nester neighborhood known as Parc Rose. He then asked if the commission had any questions.

Kevin Schneidmiller, applicant, explained that this request is for 10 lots of the 22 lots in the Parc Rose Addition part of the original Sorbonne Addition. He added that a decision is needed because a building permit has been put on hold based on the commission's decision. He commented that if this request is granted, they intend to submit a revised narrative and PUD with the approved changes. He apologized for the oversight and asked the commission for approval.

Commissioner Luttrupp noticed, from looking at a plat map, other areas where there are different setbacks.

Mr. Schneidmiller explained that within this development are townhouses intended for the "empty nester" and designed for smaller lots with reduced rear yard set-backs.

Commissioner Soumas inquired if this request will apply to the original Sorbonne Addition.

Planning Director Yadon explained that this request will only affect 10 lots within the Parc Rose Development as explained by the applicant

Mr. Schneidmiller stated that this request is also market driven.

Motion by Bowlby, seconded by Luttrupp, to approve Item I-1-11. Motion approved.

PUBLIC HEARINGS:

1. Applicant: City of Coeur d'Alene
Request: Proposed amendments to awnings
LEGISLATIVE (0-2-11)

Planning Director Yadon presented the staff report and explained that this request is from the Design Review Commission to remove the section in the zoning code for the approval of awnings within the downtown area. He added that concerns were brought forward by the Design Review Commission that some of these awnings were not complicated and could have been approved by staff. He commented that this request is part of the zoning code and therefore requires approval by the Planning Commission and City Council to be eliminated.

George Ives, Design Review Commission Chairman, commented that their committee has had a number of applications submitted where awnings were discussed and feels most of those could have been approved by staff. He explained that when they meet to discuss these applications the meetings do not last very long and that various committee members have complained.

Commissioner Messina concurred and feels that if the process is changed, it would be more efficient for both the applicant and staff. He added that he feels confident that staff will make the right decision.

Motion by Soumas, seconded by Bowlby, to approve Item 0-2-11. Motion approved.

ADJOURNMENT:

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

The meeting was adjourned at 12:42 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

MEMORANDUM

DATE: June 14, 2011
TO: Planning Commission
FROM: Planning Department
RE: **I-2-11** Interpretation of phasing plan for Landings at Waterford Preliminary Plat

DECISION POINT:

Ray Kimball is requesting the following changes to The Landings at Waterford Preliminary Plat approved by the Planning Commission on March 25, 2003:

- Adjust the phasing plan to reflect smaller phases containing between 15 and 30 lots.
- In addition to the proposed amendment to the phasing plan, the developer has changed the size of the lots within the 7th addition, making them larger and reducing the number of lots from 22 to 17. The alley bordering the southern boundary of this phase has also been eliminated from the proposed development plan

HISTORY:

- On March 23, 2003, the Planning Commission approved The Landings at Waterford Preliminary Plat and phasing plan.

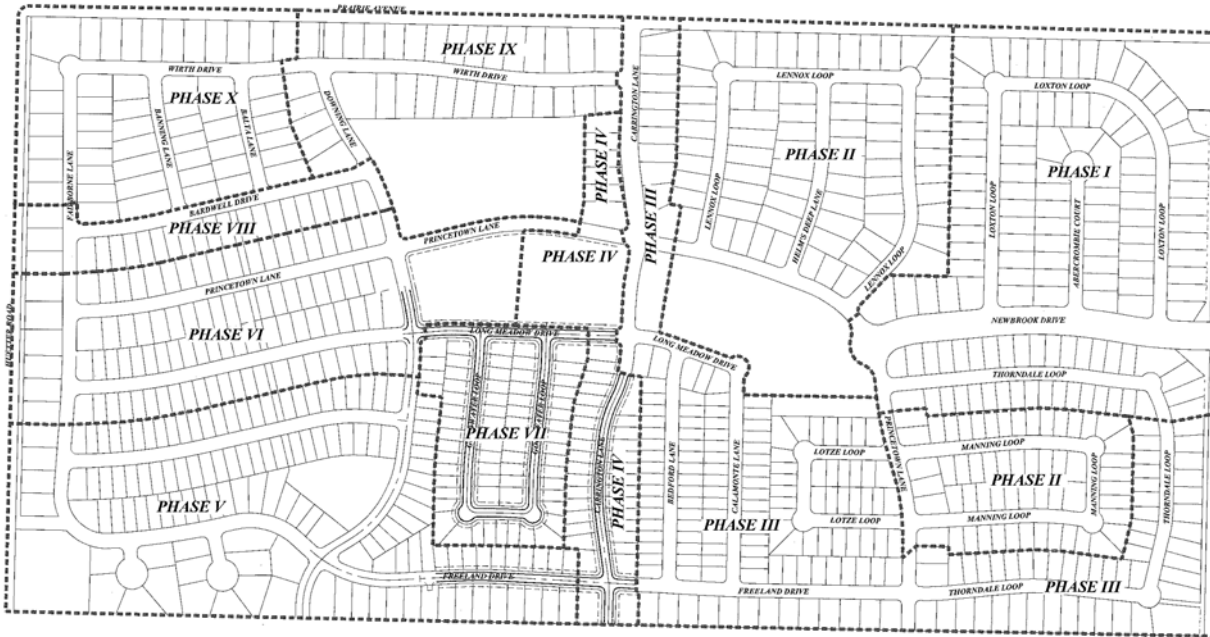
PERFORMANCE ANALYSIS:

The applicant has contacted the City staff to discuss the above changes as outlined in his letter.

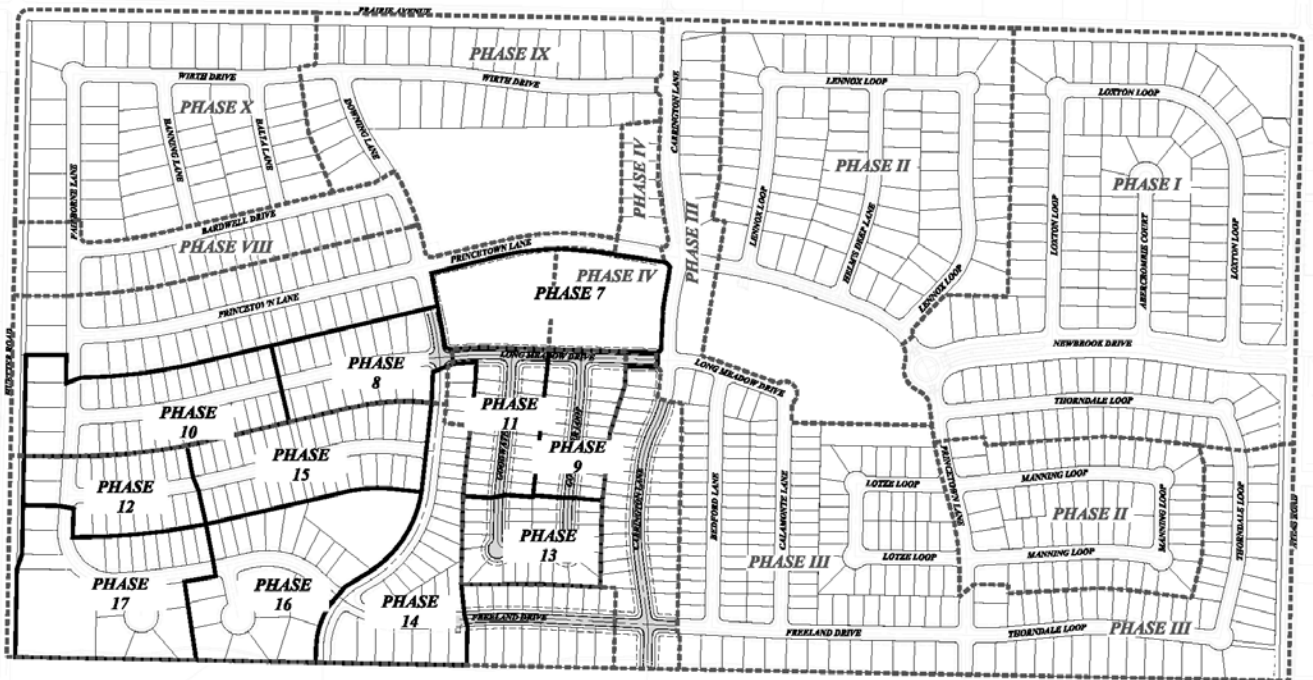
The Development Review Team has evaluated the proposal and does not have any concerns with the proposed changes.

The approved phasing plan and proposed changes are provided in the following maps:

A. Existing phasing plan:



B. Proposed amendments.

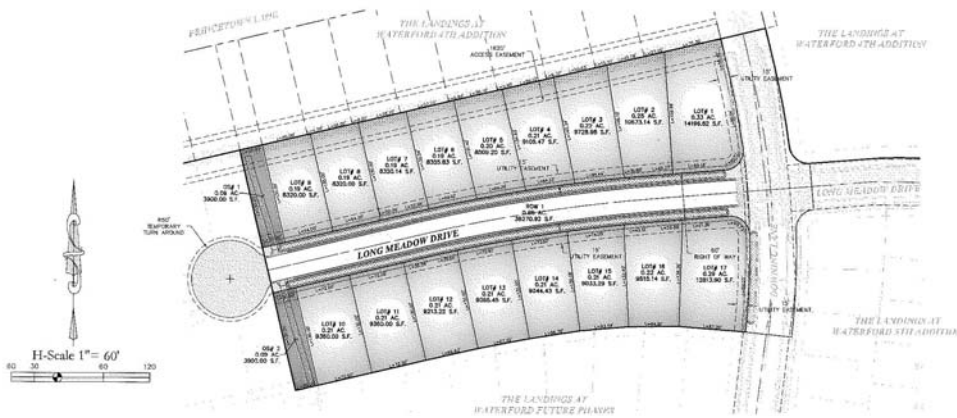


Proposed layout for Phase 8 (7th Addition):



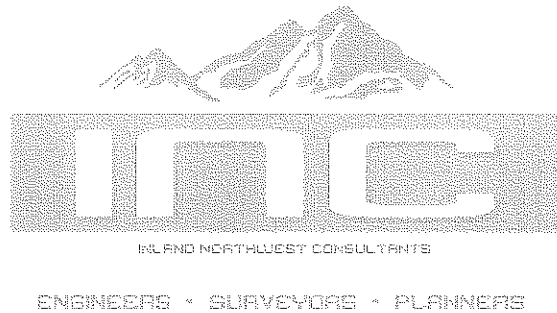
THE LANDINGS AT WATERFORD
OVERVIEW VICINITY MAP

THE LANDINGS AT WATERFORD
7th ADDITION
PRELIMINARY PLAT
LOCATED IN A PORTION OF THE NW 1/4 OF
SEC. 28, R 51 N, R 4 W, B.M.,
KOOTENAI COUNTY, IDAHO



DECISION POINT RECOMMENDATION:

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



May 4, 2011

Dave Yadon
Coeur d'Alene City Hall
710 E. Mullan Ave.
Coeur d'Alene, ID 83814

RE: Landings at Waterford


Dear Dave,

The owner of the remaining undeveloped single family portion of The Landings at Waterford is requesting that the City process an administrative amendment to the phasing plan for that development project. The current phasing plan is out of date, and does not reflect the current market conditions. Current market conditions dictate that the platting phases should be limited to between 15 and 30 lots. The proposed phasing plan will allow for smaller phases, and as the market improves, the developer will be able to develop multiple phases at one time without needing to amend the phasing plan.

In addition to amending the phasing plan, the developer has changed the size of the lots within the 7th addition, making them larger and reducing the number of lots from 22 to 17. The alley bordering the southern boundary of this phase has also been eliminated from the proposed development plan in order to eliminate unnecessary construction expenditures.

Please consider this a formal request for amendment and if you have any questions or concerns please feel free to contact us at (208) 773-8370

Sincerely yours,
Inland Northwest Consultants



Ray Kimball, P.E.

Date: June 14, 2011
To: Planning Commission
From: Development Review Team via Planning Director
Subject: **O-3-11 Amendment to Zoning Code** – Setbacks for Accessory Structures

Decision Point

The Planning Commission is asked to consider the following amendment to the zoning ordinance

History

During the winter, the Development Review Team (DRT) has been discussing options to address the relatively rare but thorny issue of water and snow runoff from residential accessory structures onto adjacent properties. The zoning ordinance allows accessory structures to be placed up to the property line in the “Rear Yard”. The building code requires that water drain away from a structure. Unless controlled, the water and snow from buildings abutting or in within a few feet of a property line will likely drain or slide onto the adjacent property.

The DRT reviewed several options of regulating this issue and where those regulations might best fit within the municipal code. The selected regulation for consideration establishes that the setback for accessory structures must be set back at least five (5) feet from side and rear yard lot lines unless the structure’s roof slopes towards the interior of the lot or is otherwise constructed in a manner that prevents snow and runoff from crossing the property line.

The DRT recognizes that a five foot setback will not necessarily solve all runoff problems but is consistent with the existing setback requirements for homes and will help in a majority of cases. The performance measure of allowing for locating structure closer to the lot line preserves an option for owners to utilize their rear yards as has been commonly done until now.

Financial Analysis

There is no financial impact to the City associated with the proposed amendments. Additional design work will be necessary for owners wishing to place accessory structures closer than five feet which may increase cost.

Performance Analysis

Comprehensive Plan objectives applicable to the request:: 1.11, 1.15, 3.05, 3.06,

Quality of Life Analysis

The amendment is intended to increase livability and protect private property.