

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

JULY 13, 2010

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, Luttropp, Messina, Soumas, Neal (Student Rep)
Kieswetter, (Alt Rep)

APPROVAL OF MINUTES:

May 11, 2010

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

ADMINISTRATIVE ITEMS:

1. Applicant: Sam Investments, LLC
Location: A replat of Lot 29, Block 4 of the Landings at Waterford 5th Addition
A portion of the North half of Section 28
Request: Preliminary plat approval for 1-lot "The Landings at Waterford 6th Addition"
SHORT PLAT, (SS-2-10)

DISCUSSION:

Off-Street parking

PUBLIC HEARINGS:

1. Applicant: Union Gospel Mission Association, Spokane
Location: 196 W. Haycraft Avenue
Request: A Rehabilitative Facility special use permit in the C-17
Zoning district
QUISI-JUDICIAL, (SP-2-10)
2. Applicant: City of Coeur d'Alene, Finance
Location: 2102 St. Michelle
Request: A proposed zone change from R-1 (Residential at 1 units/acre) to
R-17 (Residential at 12 units/acre) zoning district
QUISI-JUDICIAL, (ZC-5-10)

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
MAY 11, 2010
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT

Heather Bowlby, Vice-Chair
Amy Evans
Peter Luttropp
Tom Messina
Lou Soumas
Jennifer Kiesewetter, Alternate Student Rep.

STAFF MEMBERS PRESENT

John Stamsos, Senior Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney
Dave Yadon, Planning Director

COMMISSIONERS ABSENT

Brad Jordan, Chairman
Aubrey Neal, Student Rep.

CALL TO ORDER

The meeting was called to order by Vice-Chairman Bowlby at 5:30p.m.

APPROVAL OF MINUTES:

Motion by Luttropp, seconded by Evans, to approve the minutes of the Planning Commission meeting on April 13, 2010. Motion approved.

COMMISSION COMMENTS:

Commissioner Bowlby announced that she would like to thank the city Water and Street Department for cleaning up her road and added they did an outstanding job.

STAFF COMMENTS:

Senior Planner Stamsos announced an up-coming workshop for off-street parking scheduled for Tuesday, May 25th beginning at 12:00 p.m. in the old city council chambers. He commented that Commissioner Rasor resigned from the Planning Commission and the Design Review Commission last month. He explained that the Design Review Commission requires two Planning Commissioners to be members and that another volunteer is needed to fill that vacancy left by Commissioner Rasor.

Acting Chairman Bowlby commented that she would like to be considered for the vacated position on the Design Review Commission.

PUBLIC COMMENTS:

There was none.

PUBLIC HEARINGS:

1. Applicant: Rick Gunther
 Request: Amendment to Shoreline Ordinance regarding height limits
 along W. Lakeshore Drive
 LEGISLATIVE (O-2-10)

Planning Director Yadon presented a PowerPoint presentation showing the area on W. Lakeshore Drive and explained that the applicant has requested to add a new section to the existing code regarding height limits along W. Lakeshore Drive. He explained that the applicant has proposed that if homeowner's living on W. Lakeshore Drive want to add an addition, or rebuild their home because of a fire, that they would be allowed to rebuild under the underlying R-12 zone. He added the current height restriction is limited to 20 feet within 150 feet of the shoreline, and if approved, building heights will be allowed up to 31.25 feet.

Commissioner Soumas commented that he feels that E. Lakeshore Drive is similar to the homes on W. Lakeshore Drive and inquired if this area should be included with this request. He commented by not including this area, it will be setting precedence, and feels once the homeowner's who live on E. Lakeshore Drive hear about this approval, they will want the same. He inquired how the 20 foot height limit was originally chosen for this area.

Planning Director Yadon commented that the existing shoreline regulations were adopted in 1982 and since this approval happened awhile ago, it is difficult to recall the exact discussion. He added from reading past minutes, that there was an overwhelming response from citizens living along the shoreline wanting to protect the downtown waterfront by establishing height limits.

Commissioner Luttrupp commented it would seem easier to grant zoning on individual lots based on individual needs.

Planning Director Yadon explained that they tried that in Boise and failed. He explained that the characteristics of the homes along W. Lakeshore Drive are similar, so by approving this request, it would affect the entire neighborhood. He compared other bigger developments, such as Bellerive and Mill River, where the characteristics of the homes area are not similar PUD's, and were granted. He added a PUD would not work since the area is too small and does not meet the requirements for a PUD.

Commissioner Luttrupp inquired what the new height limit would be, if this request is approved

Planning Director Yadon answered that it would be 31.25 feet

Roxanne Gunther, 701 W. Lakeshore Drive, commented that she and her husband have lived in the Fort Grounds area for many years and become aware of the height problem when they wanted to remodel their existing home. She held up an exhibit showing pictures of their street and commented that this area has many beautiful homes, with some considered historic. She commented that their concerns are if their home was destroyed by fire, or they wanted to add an addition, they would not be allowed to under the current code. She explained that after discussing this with their lawyer and city staff, they developed the new language added to Section 17.08.230 item #A3: "Notwithstanding the foregoing for shoreline properties located north of West Lakeshore Drive between Park Drive and Hubbard Avenue, new structures may be erected, provided the height is not greater than that provided in the underlying zoning district".

Rick Gunther, 701 W. Lakeshore Drive, commented that he has been a former President of the Fort Grounds Association and remembers having a similar discussion many years ago, on the same topic with the Fort Grounds neighborhood. He feels if this request is approved, it not only helps their situation, but the entire neighborhood. He added that he hopes the decision by the Planning Commission tonight is favorable.

Testimony closed.

DISCUSSION:

Commissioner Evans commented that after hearing the applicant's testimony, she will approve this request based on neighborhood acceptance.

Commissioner Messina concurs and feels it is a reasonable request.

Commissioner Luttrupp commented this request is appropriate based on the testimony presented tonight.

Commissioner Soumas inquired whether to include the homes to the South on Lakeshore Drive, before a motion is made.

Deputy City Attorney Wilson explained that there is only one home located on the south side with a long history and should not be included.

Motion by Messina, seconded by Soumas, to approve Item 0-2-10. Motion approved.

2. Applicant: Gary Fredrickson
 Location: 139 & 141 E. Spruce Avenue
 Request: A proposed zone change from R-12 (Residential @12units/acre)
 to C-17 (Commercial @ 17 units/acre)
 QUASI-JUDICIAL (ZC-4-10)

Senior Planner Stamsos presented the staff report, gave the mailing tally as 5 in favor, 0 opposed, and 2 neutral.

There were no questions for staff.

Public testimony open.

Gary Frederickson, applicant, 2003 N. 3rd Street, explained that by approving this zone request, it will allow him to build a new office building with a residence on top or by the side of the building. He then asked if the commission had any questions.

The Commission did not have any questions for the applicant.

Norma Jean Baker, 10605 S. Cedar Road, Spokane, commented that she owns the parcel next to the applicant, and after receiving the public hearing notice, was concerned that the applicant wanted to build an apartment building that would cause disruption to this quiet area and invite vandalism. She commented that after hearing Mr. Frederickson's testimony, she is relieved that he will not build an apartment building, and approves of his request.

Public testimony closed:

Motion by Soumas, seconded by Messina, to approve Item ZC-4-10. Motion approved.

ROLL CALL:

Commissioner Evans Voted Aye
Commissioner Messina Voted Aye

Commissioner Luttrupp	Voted	Aye
Commissioner Soumas	Voted	Aye


Motion to approve carried by a 4 to 0 vote.

ADJOURNMENT:

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

The meeting was adjourned at 6:45 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



S H O R T P L A T

TO: Planning Commission
FROM: Christopher H. Bates, Engineering Project Manager
DATE: July 13, 2010
SUBJECT: **SS-2-10, Landings At Waterford Sixth Addition**

DECISION POINT

Approve or deny the applicant's request for a two (2) lot subdivision in R-17 Residential & R-8 Residential zones.

GENERAL INFORMATION

1. Applicant: SAM Investments, LLC
1250 Northwood Center Court
Suite "A"
Coeur d'Alene, ID 83814
2. Request: Approval of a two (2) lot subdivision in an R-17 & R-8 residential zone.
 - a. Lot 1 – 8.13 acres (R-17 zone)
 - b. Lot 2 – 65.16 acres (R-8 zone)
3. Location: East of Carrington Lane, and, south of Princetown Lane in the Landings at Waterford development.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is R-17 on the smaller Lot 1, and R-8 for the larger

remainder parcel. The R-17 zoning designation is intended as a medium/high residential area that permits a mix of housing types at a density not to exceed seventeen (17) units per gross acre. Minimum lot sizes are 5,500 s.f. for single family, 3,500 s.f. /duplex unit, and, 2,500 s.f./multifamily & cluster unit w/ 50' of frontage. The R-8 zoning designation is intended as a residential area that permits a mix of housing types at a density of eight (8) dwelling units per gross acre. Minimum lot sizes are 5,500 s.f./single family & duplex/cluster units w/ 50' of frontage.
2. Land Use: The subject property is vacant.
3. Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

The subject property has access to both sewer & water utility mains in Princetown, Carrington and Downing Lanes. Submitted infrastructure plans show main, and, service extensions being installed to Lot 1 from Long Meadow Drive, and those utilities will be required to be installed prior to final plat approval.

Streets: Princetown Lane and Carrington Lane adjoining the north and east boundaries of Lot 1 are fully developed road sections, and, Downing Lane adjoining the westerly boundary is partially complete. Uncompleted Long Meadow Drive adjoining the southerly boundary, and, the balance of Downing Lane will need to be constructed prior to final plat approval. The remainder parcel, Lot 2 (65.16 ac) is bordered on the west by Heutter Road and is accessible through the

intersection of Downing Lane and Long Meadow Drive. Long Meadow Drive which was previously given as an easement, has been dedicated by separate instrument to the public.

Fire: Fire suppression facilities were previously installed along the Princetown frontage with an earlier phase of the Landings development. Additional hydrant installation may be required for Lot 1 and this will be addressed at the time of development of the site.

Storm Water: Drainage for the existing streets is managed by constructed grassed infiltration basins along the roadways. Any necessary rehabilitation of previously constructed facilities will be required prior to final plat approval. Roadside drainage swale facilities will be required to be constructed along both Downing Lane and Long Meadow Drive with the construction of the noted roadways, prior to final plat approval

Proposed Condition:

1. Install all infrastructure, including but not limited to sanitary sewer, water, storm drainage facilities, concrete curb & sidewalk, asphalt roadways, signage and street lighting, per the approved plans of the Landings at Waterford 5th Addition, prior to final plat approval.

DECISION POINT RECOMMENDATION

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

**PLANNING COMMISSION
STAFF REPORT**

FROM: JOHN J. STAMSOS, SENIOR PLANNER
DATE: JULY 13, 2010
SUBJECT: SP-2-10 – REQUEST FOR A REHABILITATIVE FACILITIES SPECIAL USE PERMIT IN AN R-17 ZONING DISTRICT
LOCATION: THE R-17 PORTION OF A +/- 2.73 ACRE PARCEL AT 196 WEST HAYCRAFT AVENUE (THE R-17 PORTION IS +/- .89 ACRES)

DECISION POINT:

Union Gospel Mission is requesting approval of a Rehabilitative Facilities Special Use Permit in the R-17 (Residential at 17 units/acre) zoning district.

It would allow the operation of a residential, treatment and rehabilitation facility for women and their children (30 bed crisis facility and 35 bed recovery facility) offering free transitional housing, treatment and education and job training services in a secure environment with a 52 space parking lot.

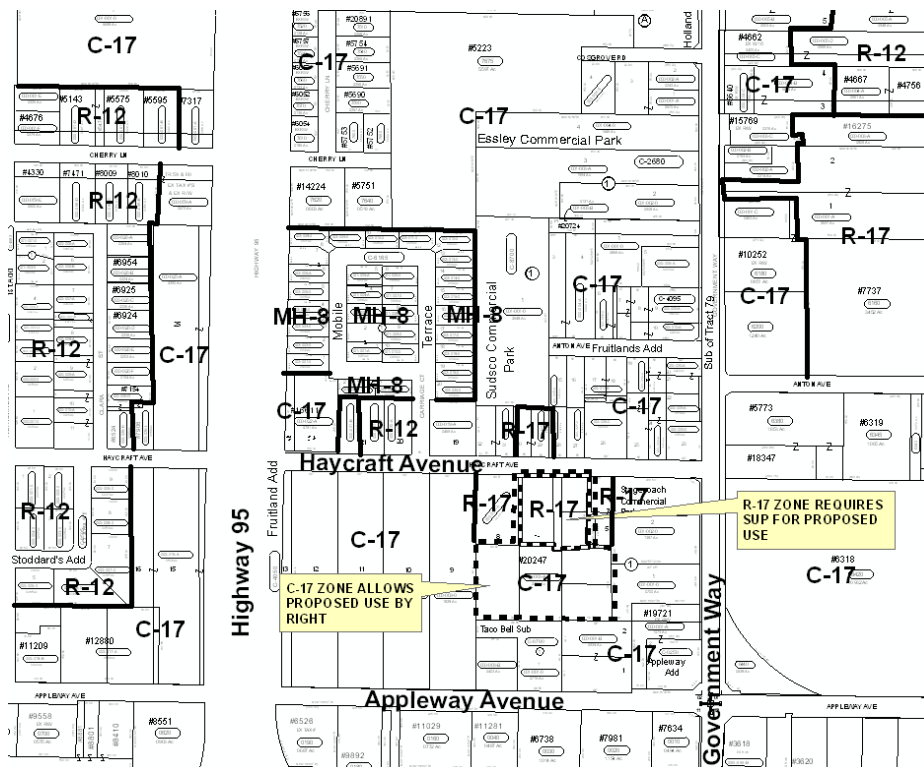
SITE PHOTOS:

A. Site photo.

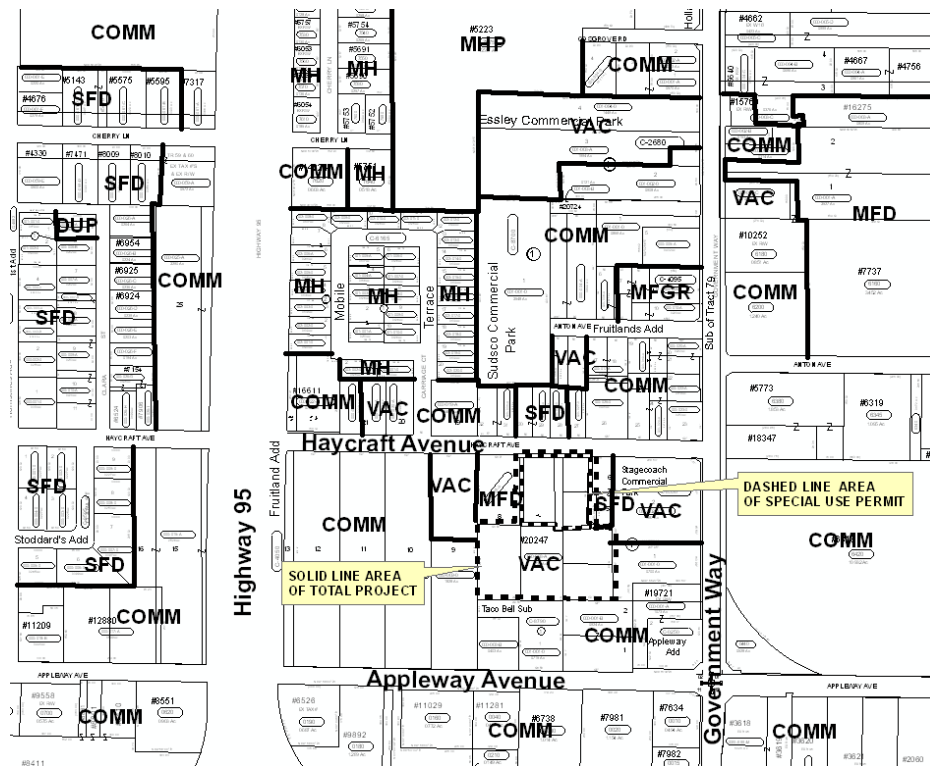


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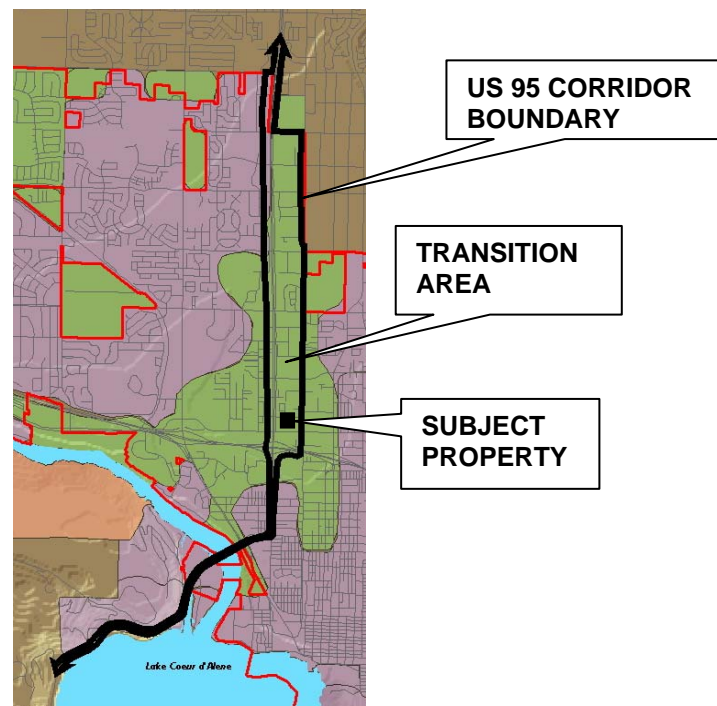
A. Zoning



B. Generalized land use pattern:



C. 2007 Comprehensive Plan designation - Transition – US 95 Corridor





- E. Applicant/ Union Gospel Mission - Spokane
 Owner P. O. Box 4066
 Spokane, Washington 99220
- F. Existing land uses in the area include residential – mobile homes, mobile home park, single-family, multi-family, commercial, manufacturing and vacant land.
- G. The subject property is vacant and undeveloped.

PERFORMANCE ANALYSIS:

- A. Zoning:
1. The front part of the subject property is zoned R-17 and the remainder C-17. The proposed use is allowed by right in the C-17 zone and by Special Use Permit in the R-17 so, as a result, the SUP request only applies to the area zoned R-17, even though the project will use the entire property. (See photo on page 1 & zoning map on page 2)
 2. Civic Activity – Hospital/health Care- Rehabilitative Facilities:

 Rehabilitative facilities providing living accommodations, rehabilitation, and twenty four (24) hour supervision for three (3) or more residents who are in a recovery program for alcoholism, drug abuse, or mental illness.

 The maximum number of residents shall be set by special use permit, where required.
 3. The requested Rehabilitative Facilities activity is allowed by Special Use Permit in the R-17 zoning district.
- B. **Finding #B8A: That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.**
1. The subject property is within the existing city limits.
 2. The City Comprehensive Plan Map designates this area as Transition – US 95 Corridor, as follows:
 - A. 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.
 - B. US 95 Corridor:

 The city of Coeur d’Alene will be working during the next planning period until the 2027 with the Idaho Department of Transportation to design an efficient transportation system through the city.
 - C. The characteristics of the US 95 Corridor will be:
 - Ensuring that access to businesses along the highway corridor is protected.
 - Ensuring the city is not divided by this highway.

- Designing a system for the safe and efficient traffic flow through the city with a separate arterial for through traffic.
- Encouraging retention and planting of native variety, evergreen trees.
- Anticipating that US 95 traffic will be possibly diverted to a future bypass.
- Careful planning is needed to the south of Coeur d'Alene due to the continued development of Blackwell Island.
- Careful planning is needed to the south of Coeur d'Alene because access to these areas is limited to the US 95 bridge over the Spokane River.
- Retaining and expanding landscaping along both I-90 and US 95.
- Provide for safe crossings of US 95 for pedestrian and bicycle traffic.

3. Significant policies for your consideration:

➤ Objective 1.06 - Urban Forests:

Enforce minimal tree removal, substantial tree replacement, and suppress topping trees for new and existing development.

➤ Objective 1.08 - Forests & Natural Habitats:

Preserve native tree cover and natural vegetative cover as the city's dominant characteristic.

➤ Objective 1.11 - Community Design:

Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

➤ Objective 1.12 - Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl.

➤ Objective 1.14 - Efficiency:

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

➤ Objective 2.01 - Business Image & Diversity:

Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.

➤ Objective 2.02 - Economic & Workforce Development:

Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.

- Objective 3.01 - 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 3.10 - Affordable & Workforce Housing:
Support efforts to preserve and provide affordable and workforce housing.
- Objective 3.16 - Capital Improvements:
Ensure infrastructure and essential services are available for properties in development.
- Objective 4.01 - City Services:
Make decisions based on the needs and desires of the citizenry
- Objective 4.02 - City Services:
Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling, and trash collection).
- 3. 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.

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

The proposed use is located in the commercial corridor along Appleway Avenue and has a site layout and design that would fit in with other uses in the area.

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.

D. 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.

WATER:

Water is available and adequate.

Evaluation: A 6-inch main exists in Haycraft Avenue which should support this development. Fire flow may be a concern dependent on construction type and if sprinklered.

Submitted by Terry Pickel, Assistant Water Superintendent

SEWER:

Public sewer is available.

Evaluation: Public sewer is of adequate capacity to support applicant's request. The subject property has some gravity sewer limitations and will probably need to pump sewage to the public main abutting the properties eastern property line.

Submitted by Don Keil, Assistant Wastewater Superintendent

STORMWATER:

City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site. Drainage facilities for the site will be required to treat and contain all storm generated runoff on the subject property. Also, due to the size of the subject property (greater than one (1) acre), prior to the onset of development, a SWPPP (stormwater pollution prevention plan), and, NOI (notice of intent) will need to be filed with the EPA's Region 10 office.

TRAFFIC:

The ITE Trip Generation Manual does not categorize this type of facility; therefore, an estimate of possible vehicle movements can not be determined. Suffice to say, the subject property is situated between, and has access to, the two (2) main north/south arterial roadways serving the City of Coeur d'Alene. Both of the roadways are signalized, multi-lane sections that are capable of carrying up to 35,000 vehicles/day, and therefore are quite adequate for managing the small number of vehicles that may be added from the subject property during peak hour periods.

Evaluation: The adjacent and/or connecting streets will accommodate the additional traffic volume.

STREETS:

The proposed subdivision is bordered by Haycraft Avenue on the north and is a fully developed street section.

to Evaluation: Any improvements necessary (i.e.: sidewalk installation, curb replacement, etc.) the subject property's frontage will be addressed at the time of building permit submittal and development on the site.

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.

STREETS:

3. An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.

STORMWATER:

4. 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. Also, completion of a SWPPP and NOI will be required.

FIRE PROTECTION

5. A fire hydrant(s) shall be addressed by the City Fire Inspector at the time of site development.

Submitted by Chris Bates, Engineering Project Manager

FIRE:

The Fire Department will address other issues such as water supply, hydrants and access prior to any site development.

Submitted by Glenn Lauper, Deputy Fire Chief

POLICE:

The Police department was contacted and had no concerns.

Submitted by Steve Childers, Captain Police Department

E. Proposed conditions:

Engineering:

1. Completion of a SWPPP and NOI as required by EPA Region 10 will be required at the time of site development.

F. Ordinances and Standards Used In Evaluation:

Comprehensive Plan - Amended 1995.

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.

UNION GOSPEL MISSION ASSOCIATION OF SPOKANE
Special Use Permit – Comprehensive Plan Analysis

The Union Gospel Mission Association of Spokane is requesting a Special Use Permit to operate a residential shelter, treatment and rehabilitation facility for women and their children in Coeur d'Alene. The proposed facility will offer free transitional housing, treatment and education, and job training services in a secure environment that promotes dignity and personal growth. The goal of the facility is to return women to the community as productive, self-sufficient, God-dependent and contributing members of society. The proposed facility is compatible with the Goals and Objectives of the 2007 Comprehensive Plan (the Plan) as detailed in the *italicized* statements below:

Goal #1 of the Plan is to preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene through the following objectives:

Objective 1.01 Environmental Quality: Minimize potential pollution problems such as air, land, water, or hazardous materials.

The proposed facility will not contribute to air, land or water pollution and will not generate or utilize hazardous materials.

Objective 1.02 Water Quality: Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.

The proposed facility will not negatively impact local lakes, rivers or the aquifer.

Objective 1.03 Waterfront Development: Encourage public and private development to incorporate and provide ample public access, both physical and visual, to the lakes and rivers.

The proposed facility will not hinder or impact public access to lakes and rivers.

Objective 1.04 Waterfront Development: Provide strict protective requirements for all public and private waterfront developments.

The proposed facility is not a waterfront development.

Objective 1.05 Vistas: Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d'Alene unique.

The proposed facility will not impact vistas or view corridors within the City.

Objective 1.06 Urban Forests: Enforce minimal tree removal, substantial tree replacement, and suppress topping trees for new and existing development.

The project location currently has no trees. The proposed facility will incorporate numerous new trees to enhance the site and provide a park-like setting for residents.

Objective 1.07 Urban Forests: Restrict tree removal in city rights-of-way and increase tree planting in additional rights-of-way.

The proposed facility will include new trees.

Objective 1.08 Forests & Natural Habitats: Preserve native tree cover and natural vegetative cover as the city's dominant characteristic.

The proposed facility will restore tree cover to the project site.

Objective 1.09 Parks: Provide an ample supply of urbanized open space in the form of squares, beaches, greens, and parks whose frequent use is encouraged by placement, design, and access.

No public open space is anticipated for the proposed facility.

Objective 1.10 Hillside Protection: Protect the natural and topographic character, identity, and aesthetic quality of hillsides.

The project site is not located on a hillside.

Objective 1.11 Community Design: Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

The proposed facility will comply with all design standards and other development requirements currently in effect.

Objective 1.12 Community Design: Support the enhancement of existing urbanized areas and discourage sprawl.

The proposed facility will improve and enhance the site within the City limits.

Objective 1.13 Open Space: Encourage all participants to make open space a priority with every development and annexation.

The multi-storey design of the proposed facility will minimize site coverage and incorporate private open space for residents.

Objective 1.14 Efficiency: Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

The project site is fully served by existing infrastructure and services.

Objective 1.15 Natural Terrain: Wherever possible, the natural terrain, drainage, and vegetation should be preserved with superior examples featured within parks and open spaces.

The proposed facility will not alter the terrain or natural drainage patterns. Development of the site will improve the existing vegetation (weeds).

Objective 1.16 Connectivity: Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.

The project site is located near existing public transportation routes.

Objective 1.17 Hazardous Areas: Areas susceptible to hazardous conditions (e.g. flooding, landslides, earthquakes, etc.) should be left in a natural state unless impacts are mitigated.

The project site is not located within a hazardous area.

Objective 1.18 Night Sky: Minimize glare, obtrusive light, and artificial sky glow by limiting outdoor lighting that is misdirected, excessive, or unnecessary.

All outdoor lighting on the project site will be minimized and designed to avoid obtrusive light pollution.

Goal #2 of the Plan preserves the City's quality workplaces and policies, and promotes opportunities for economic growth through the following objectives:

Objective 2.01 Business Image & Diversity: Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.

The current zoning of the project site (R-17) and (C-17) is well suited for the proposed facility. The proposed use will not unreasonably encroach upon any similar facility or use.

Objective 2.02 Economic & Workforce Development: Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.

The proposed facility will provide desperately needed housing and support services for underserved members of the community. The facility will also provide job training to the residents.

Objective 2.03 Business Enhancement & Urban Renewal: Support the efforts of local and regional economic development agencies such as Jobs Plus, Inc. and Lake City Development Corporation.

The proposed facility will employ several full time and part time staff positions.

Objective 2.04 Downtown & Neighborhood Service Nodes: Prioritize a strong, vibrant downtown and compatible neighborhood service nodes throughout the city.

The existing zoning of the project site is well suited for the proposed facility as a transition between existing commercial uses and residential parcels.

Objective 2.05 Pedestrian & Bicycle Environment: Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.

The project site is within walking/biking distance of numerous employment and recreation opportunities.

Objective 2.06 Cooperative Partnerships: Encourage public/private partnerships to procure open space for the community while enhancing business opportunities.

The proposed facility will improve and enhance the project site while providing housing, support and assistance to homeless women and their children.

Goal #3 of the Plan preserves the qualities that make Coeur d'Alene a great place to live through the following objectives:

Objective 3.01 Managed Growth: Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.

The proposed facility will provide housing and support for a segment of the population that is significantly underserved.

Objective 3.02 Managed Growth: Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.

The proposed project is "in-fill" development that should have no impact on adjacent cities or Kootenai County.

Objective 3.03 Managed Growth: Direct development of large chain warehouse ("big box") business outlets to zones that will protect neighborhoods.

This objective is not applicable to the proposed facility.

Objective 3.04 Neighborhoods: Encourage the formation of active neighborhood associations and advocate their participation in the public process.

The project site is located in an area that is primarily commercial. The applicant welcomes input from any neighborhood associations in the project vicinity.

Objective 3.05 Neighborhoods: Protect and preserve existing neighborhoods from incompatible land uses and developments.

The proposed residential facility is compatible with adjacent residential uses and will protect existing residential uses from future commercial development of the site.

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.

The proposed facility will act as a buffer/transition between existing residential uses to the north and existing commercial uses to the south of the property.

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

The proposed facility will incorporate a pedestrian orientation in the project design.

Objective 3.08 Housing: Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.

The proposed facility will provide much-needed "transitional" housing and support services for homeless women and their children.

Objective 3.09 Housing: Establish incentives and proscriptive ordinances to ensure the beauty, safety, and value of our neighborhoods.

The proposed facility will comply with the requirements of all City development ordinances.

Objective 3.10 Affordable & Workforce Housing: Support efforts to preserve and provide affordable and workforce housing.

The proposed facility will provide free housing for homeless women and their children in an environment that promotes dignity and personal growth.

Objective 3.11 Historic Preservation: Encourage the protection of historic buildings and sites.

This objective is not applicable to the proposed facility.

Objective 3.12 Education: Support quality educational facilities throughout the city, from the pre-school through the university level.

In addition to food and shelter, the proposed facility will provide education, job training, counseling and medical treatment for residents.

Objective 3.13 Parks: Support the development, acquisition, and maintenance of property and facilities for current and future use, as described in the Parks Master Plan.

This objective is not applicable to the proposed facility.

Objective 3.14 Recreation: Encourage city-sponsored and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities, hiking and biking pathways, open space, passive parks, and water access for people and boats.

This objective is not applicable to the proposed facility.

Objective 3.15 Arts & Culture: Support the integration of arts and cultural events in our community consistent with the Arts Master Plan.

This objective is not applicable to the proposed facility.

Objective 3.16 Capital Improvements: Ensure infrastructure and essential services are available for properties in development.

All essential services are currently available to the project site.

Objective 3.17 Transportation: Support and encourage efforts to provide public transportation within city limits and nearby areas.

The proposed facility will increase the use of existing public transportation services in the project area.

Objective 3.18 Transportation: Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.

This objective is not applicable to the proposed facility.

Goal #4 of the Plan preserves and enables efficient and good management through the following objectives:

Objective 4.01 City Services: Make decisions based on the needs and desires of the citizenry.

There is an overwhelming need for the proposed facility in Coeur d'Alene. Although certain citizens may express a desire that the facility be located in someone else's backyard, the project site is ideally suited for the proposed facility. The Union Gospel Mission Association of Spokane has an established track record of operating similar facilities that are compatible with and enhance residential neighborhoods.

Objective 4.02 City Services: Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling, and trash collection).

The project site is currently served by all public services and the proposed facility will not overburden said services.

Objective 4.03 Project Financing: Manage in-house finances (and appropriate outside funding, when necessary).

This objective is not applicable to the proposed facility.

Objective 4.04 Transportation: Support the Kootenai Metropolitan Planning Organization to enhance public transportation.


The proposed facility will provide additional users for local public transportation services.

Objective 4.05 Public Safety: Provide adequate public safety to our citizens and visitors.

The proposed facility will increase public safety by providing a safe and secure place for homeless women and their children to reside.

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

The Union Gospel Mission Association of Spokane welcomes all public input on this proposal and we look forward to the opportunity to explain how the proposed facility will improve and enhance the community.



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

A. INTRODUCTION

This matter having come before the Planning Commission on, July 13, 2010, and there being present a person requesting approval of ITEM SP-2-10, a request for approval of a Rehabilitative Facilities Special Use Permit in the R-17 (Residential at 17 units/acre) zoning district.

LOCATION: +/- 2.73 ACRE PARCEL AT 196 WEST HAYCRAFT AVENUE

APPLICANT: UNION GOSPEL MISSION

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

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

- B1. That the existing land uses are residential – mobile homes, mobile home park, single-family, multi-family, commercial, manufacturing and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition
- B3. That the zoning is R-17 (Residential at 17 units/acre) zoning district
- B4. That the notice of public hearing was published on, June 26, 2010, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on June 30, 2010, which fulfills the proper legal requirement.
- B6. That 44 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on, June 25, 2010, and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on July 13, 2010.
- B8. Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

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

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

Criteria to consider for B8B:

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

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

Criteria to consider B8C:

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

C. ORDER: CONCLUSION AND DECISION

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

Special conditions applied are as follows:

Engineering:

1. Dedicate an additional five feet (5') of right-of-way along both the Howard Street and Fruitland Lane frontages.
2. Install required street improvements (curb, pavement widening, etc.) along the Fruitland Lane frontage and enter into a Frontage Improvement Agreement for the same improvements on the Howard Street frontage.

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Evans	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Soumas	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

**PLANNING COMMISSION
STAFF REPORT**

FROM: JOHN J. STAMSOS, SENIOR PLANNER
DATE: JULY 13, 2010
SUBJECT: ZC-5-10 - ZONE CHANGE FROM R-1 TO R-17
LOCATION: +/- 5.7 ACRE PARCEL AT 2102 ST. MICHELLE DRIVE

DECISION POINT:

City of Coeur d'Alene is requesting approval of a Zone Change from R-1 (Residential at 1 unit/acre) to R-17 (Residential at 17 units/acre).

SITE PHOTOS:

A. Aerial photo

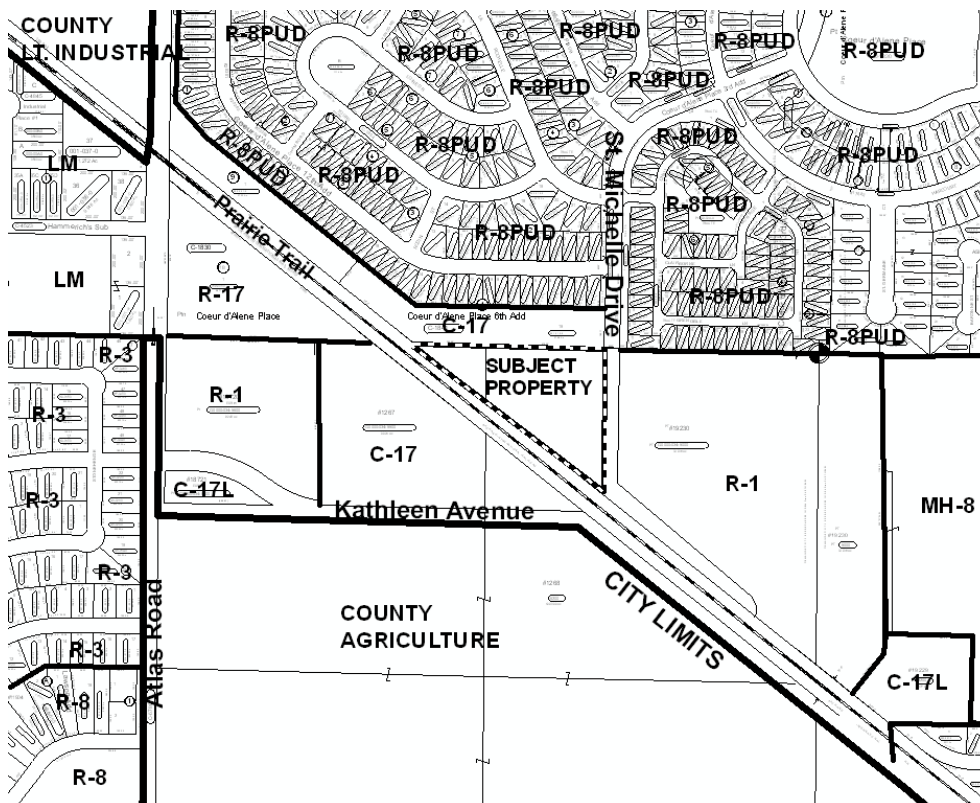


- B. Subject property looking south.

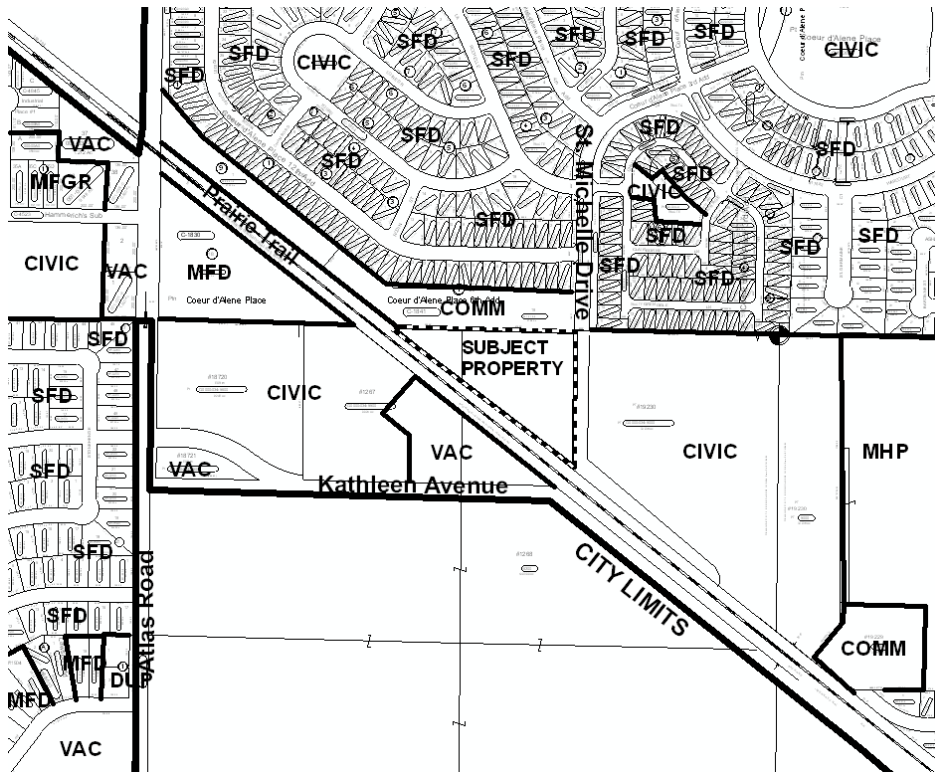


GENERAL INFORMATION:

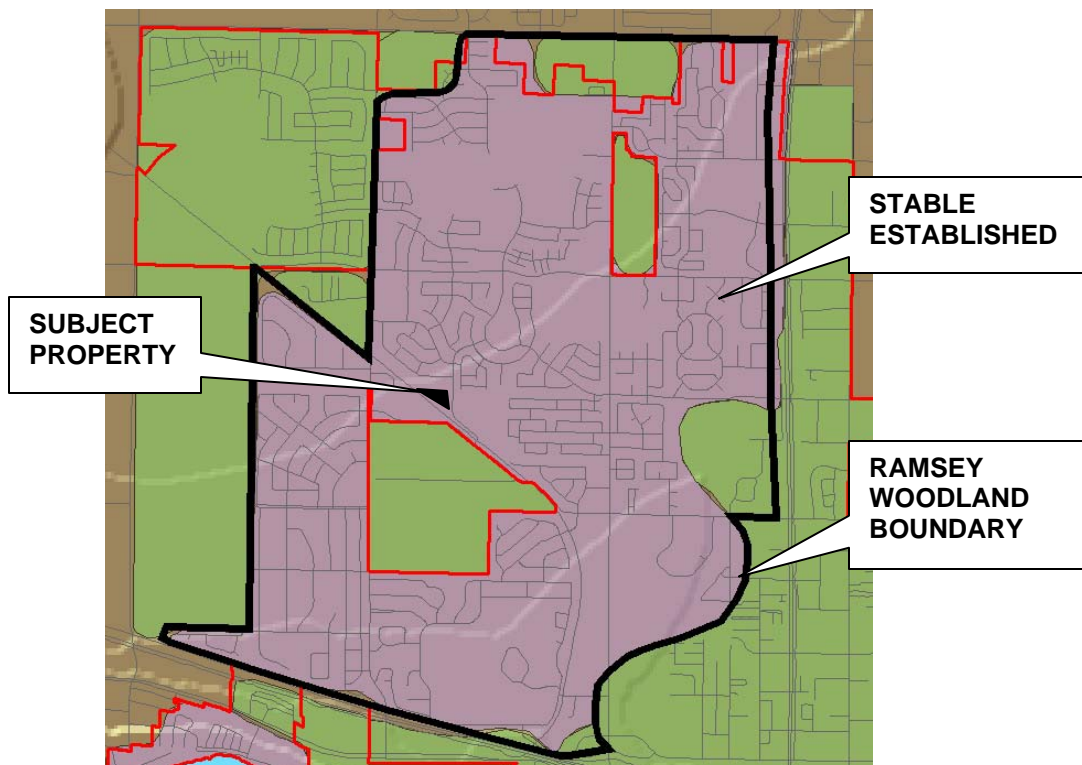
- A. Zoning:



B. Generalized land use pattern:



C. 2007 Comprehensive plan designation – Stable Established – Ramsey - Woodland Land Use Area.



D. Applicant: City of Coeur d'Alene
710 Mullan Avenue
Coeur d'Alene, ID 83814

Owner: School District 271
311 North 10th Street
Coeur d'Alene, ID 83814

E. Land uses in the area include:

- Residential – single-family, multi-family, mobile homes
- Commercial – mini-storage
- Vacant parcels
- Civic – Woodland Middle School, Idaho Dept. of Fish and Game offices and the Prairie Trail.

F. The subject property is vacant and undeveloped with a significant tree cover of native species.

PERFORMANCE ANALYSIS:

A. Zoning ordinance considerations:

Approval of the zone change request would intensify the potential use of the property by increasing the allowable density by right from 1 unit to 17 units per gross acre and increasing the range of uses allowed by right and special use permit.

R-1 Zoning District:

1. The R-1 district is intended as a residential area that permits single-family detached housing at a density of one unit per gross acre.

This district is intended for those areas of the city that are developed at this density or are preferably developed at this density because of factors such as vehicular access, topography, flood hazard, and landslide hazard.

2. Use permitted by right:

- Essential service (underground).
- "Home occupation", as defined in this title.
- Neighborhood recreation.
- Public recreation.
- Single-family detached housing.

3. Uses permitted by special use permit

- Commercial film production.
- Community education.
- Essential service (aboveground).
- Noncommercial kennel.
- Religious assembly.

R-17 Zoning District:

1. Purpose

The R-17 district is intended as a medium/high density residential district that permits a mix of housing types at a density not greater than seventeen (17) units per gross acre.

This district is for establishment in those areas that are not suitable for lower density residential due to proximity to more intense types of land use.

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.

2. Uses permitted by right

- 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.

3. Uses permitted by special use permit:

- 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.

4. Evaluation: The R-1 zone would allow 6 single-family units by right. The R- 17 zone would allow +/- 97 units by right that could be single-family, duplex, pocket housing or multi-family units.

The R-17 zone also allows the 34 unit per gross acre residential density by special use permit and increased nonresidential uses both by right and special use permit.

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

1. The subject property is within the Area of City Impact Boundary.
2. The 2007 Comprehensive Plan Map (See page 3) designates the subject property as Stable Established and in the Ramsey - Woodland Land Use Area, as follows:

A. Stable Established:

These areas are where the character of neighborhoods has largely been established and, in general, should be maintained. The street network, the number of building lots and general land use are not expected to change greatly within the planning period.

B. Characteristics of the Ramsey - Woodland Land Use Area:

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.

C. The characteristics of Ramsey - Woodland neighborhoods will be:

- That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Pedestrian and bicycle trails.
- Parks just a 5-minute walk away.
- Neighborhood service nodes where appropriate.
- Multi-family and single-family housing units.

3. Significant 2007 Comprehensive Plan policies:

➤ **Objective 1.02 - Water Quality:**

Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.

➤ **Objective 1.06 - Urban Forests:**

Enforce minimal tree removal, substantial tree replacement and suppress topping trees for new and existing development.

➤ **Objective 1.08 – Forests and natural habitats:**

Preserve native tree cover and natural vegetative cover as the city's dominant characteristic.

➤ **Objective 1.12 - Community Design:**

Support the enhancement of existing urbanized areas and discourage sprawl.

- Objective 1.14 - Efficiency:

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas
- Objective 2.02 - Economic & Workforce Development:

Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.
- Objective 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 3.07 - 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.
- Objective 3.16 - Capital Improvements:

Ensure infrastructure and essential services are available prior to approval for properties seeking development.
- Objective - 4.01 City Services:

Make decisions based on the needs and desires of the citizenry.
- Objective 4.02 - City Services:

Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling and trash collection).

Transportation Plan policies:

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

- 31A: "Develop an improved arterial system that integrates with existing street Patterns."
- 33A: "Safe vehicular and pedestrian circulation should be enhanced through careful design and active enforcement."
- 34A: "Use existing street systems better."
- 34B: "Reduce automobile dependency by providing bike paths and sidewalks."

Evaluation: The Comprehensive plan indicates that, in the Ramsey – Woodland Land Use Area, overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.

The subject property is an undeveloped parcel in an area surrounded by civic and commercial uses and C-17 and R-17 zoning that would be appropriate for a "pocket" of higher density housing, as indicate in the Ramsey – Woodland Land Use Area plan.

The Planning Commission must determine, based on the information before them, whether the 2007 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.

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

1. SEWER:

Public sewer is available and of adequate capacity.

Evaluation: Public sewer is of adequate capacity to support applicant's zone change request. There is no need shown for public sewer extension because the connection to the public main should occur at manhole REX 1-20. This will involve a street cut because no lateral was provided to this lot when St.Michelle Street built.

Submitted by Don Keil, Assistant Wastewater Superintendent

2. WATER:

Water is available and adequate.

Evaluation: A 12" main exists in St. Michelle with 8" stubs to the property listed. Water main extensions may be required dependent on how the property is developed.

Submitted by Terry Pickel, Assistant Water Superintendent

3. STORMWATER:

City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site. Drainage facilities for the site will be required to treat and contain all storm generated runoff on the subject property.

4. TRAFFIC:

The subject property is proposed to be utilized for multi-family housing, therefore, the 5.7 acre site at an R-17 level could allow for +/- 97 units with the requested zoning. ITE Trip Generation Manual estimates the project may generate approximately 50 trips per day during the AM/PM peak hour periods.

Evaluation: The possibility exists that the AM peak hour period which is from 7:00 – 9:00, may conflict with the morning arrival of students at the adjacent Woodland Middle School. The intensity of the development on the subject property will be the factor that impacts this the most. The PM peak period from 4:00 – 6:00 falls after school has adjourned and would not present a problem.

There is only one (1) street that provides direct access to the subject property, however, due to the proximity to a myriad of connecting streets, vehicle traffic should be able to leave the site and disperse quickly. Should a bottleneck occur, it would undoubtedly be at the intersection of Ste. Michelle Drive and West Kathleen Avenue. The fact that there are separate lanes for right/left turning movements will help alleviate this potential point of congestion.

5. STREETS:

The subject property is bordered by St. Michelle Drive on the east. The current street section has a forty foot (40') curb to curb width in a sixty foot (60') right-of-way. This is the City standard for residential streets of this type.

Evaluation: The existing developed street section meets City standards.

6. SITE DEVELOPMENT REQUIREMENTS:

Development on the subject property, if it exceeds thirty (30) units, will require the construction of two (2) points of ingress and egress per Fire Department/Code requirements. This would also aid in the movement of vehicle traffic to and from the site.

If the site is to be subdivided for development purposes, platting of the subject property and utility installation will be required to precede any development activity.

7. APPLICABLE CODES AND POLICIES:

UTILITIES:

All proposed utilities within the project shall be installed underground.

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.

All water and sewer facilities servicing the project shall be installed and approved prior to issuance of building permits.

STREETS:

Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.

All required street improvements shall be constructed prior to issuance of building permits.

An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.

STORMWATER

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

FIRE PROTECTION

A fire hydrant(s) shall be installed per direction of the City Fire Department.

Submitted by Chris Bates, Engineering Project Manager

8. FIRE:

The fire department will address other issues such as water supply, hydrants and access prior to any site development.

Submitted by Glen Lauper, Deputy Fire Chief

9. POLICE:

I have no comments at this time.

Submitted by Steve Childers, Captain, Police Department

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

As shown on the aerial photo on page one, there are no topographical or other physical constraints that would make the subject property unsuitable for the request.

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

The connecting streets will accommodate the additional traffic, as indicated in the engineering staff report. The neighborhood character and land uses in the area show a mix of civic and commercial uses surrounding the subject property and the single-family Coeur d'Alene Place development immediately to the north.

Evaluation: The Planning Commission must determine what affect the proposed R-17 zoning would have on traffic, land uses and the character of the surrounding area.

F. Proposed conditions:

Engineering:

1. If the site is to be subdivided for development purposes, platting of the subject property and utility installation will be required to precede any development activity.
2. Development on the subject property, if it exceeds thirty (30) units, will require the construction of two (2) points of ingress and egress per Fire Department/Code requirements.

G. Ordinances and Standards Used In Evaluation:

Comprehensive Plan - Amended 2007.
Transportation Plan
Municipal Code.
Idaho Code.
Wastewater Treatment Facility Plan.
Water and Sewer Service Policies.
Urban Forestry Standards.
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices.
Coeur d'Alene Bikeways Plan

ACTION ALTERNATIVES:

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

PROPERTY INFORMATION

1. Gross area: (all land involved): 5.70 acres, and/or _____ sq.ft.
2. Total Net Area (land area exclusive of proposed or existing public street and other public lands): 5.70 acres, and/or _____ sq. ft.
3. Total number of lots included: _____
4. Existing land use: Vacant
5. Existing Zoning (check all that apply): ☒ R-1 ☐ R-3 ☐ R-5 ☐ R-8 ☐ R-12 ☐ R-17 ☐ MH-8
☐ NC ☐ CC ☐ C-17 ☐ C-17L ☐ DC ☐ LM ☐ M
6. Proposed Zoning (check all the apply): ☐ R-1 ☐ R-3 ☐ R-5 ☐ R-8 ☐ R-12 ☒ R-17 ☐ MH-8
☐ NC ☐ CC ☐ C-17 ☐ C-17L ☐ DC ☐ LM ☐ M

JUSTIFICATION


Please use this space to state the reason(s) for the requested zone change and include comments on the 2007 Comprehensive Plan Category, Neighborhood Area, and applicable Special Areas and appropriate goals and policies and how they support your request.

The proposed land is requested to be rezoned to be used for an affordable housing, tax credit funded multi-family housing complex.

The lot is within comprehensive plan area of Ramsey/Woodland which note a mix of housing choice, with future pockets of higher density. The abutting and adjacent properties include C-17, R-8 PUD, R-17 zoning.

The abutting properties are zoned C-17 to the north and south, with a small corner of R-17 to the west.

Note: The 2007 Comprehensive Plan is available by going to www.cdavid.org under Departments / Planning



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

A. INTRODUCTION

This matter having come before the Planning Commission on, July 13, 2010, and there being present a person requesting approval of ZC-5-10, a request for a zone change from R-1 (Residential at 1 unit/acre) to R-17 (Residential at 17 units/acre) zoning district

LOCATION: +/- 5.7 ACRE PARCEL AT 2102 ST. MICHELLE DRIVE

APPLICANT: CITY OF 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, multi-family, mobile homes
Commercial – mini-storage, vacant parcels, Civic – Woodland Middle School, Idaho Dept. of Fish and Game offices and the Prairie Trail.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is R-1 (Residential at 1 unit/acre)
- B4. That the notice of public hearing was published on, June 26, 2010, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, June 29, 2010, which fulfills the proper legal requirement.
- B6. That 77 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on, June 25, 2010, and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on July 13, 2010.
- 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 **THE CITY OF COEUR D'ALENE** for a zone change, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are as follows:

Engineering:

1. If the site is to be subdivided for development purposes, platting of the subject property and utility installation will be required to precede any development activity.
2. Development on the subject property, if it exceeds thirty (30) units, will require the construction of two (2) points of ingress and egress per Fire Department/Code requirements.

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Evans	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Soumas	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

2010 Planning Commission Priorities Progress

JULY 2010

Administration of the Commission's Business		
▪ Follow-up of Commission requests & comments		No new requests.
▪ Meeting with other boards and committees		None scheduled
▪ Goal achievement		Checklist of projects w/updated 6/08
▪ Building Heart Awards		Awards given as identified.
• Speakers		
• Public Hearings		1 item scheduled for August
Long Range Planning		
▪ No current projects		
Public Hearing Management		
▪ No changes anticipated		
Regulation Development by priority		
1. Zoning Ordinance Updates <i>Continued evaluation and modification of existing districts with comprehensive plan.</i> <ul style="list-style-type: none"> • Lot berming Average Finish Grade • Non-Conforming Use Reg cleanup • Screening of rooftop equipment • PUD Standards • Lighting • Re-codification or re-org to Unified Development Code 		<i>Fort Grounds Example, research on hold.</i> <i>Part of approved Commercial design guidelines</i> <i>Part of approved Commercial design guidelines</i> <i>Research begun</i>
2. Expansion of Design Review		Complete. Possible expansion in concert with revised zoning
3. Off-Street Parking Standards		Public workshop held on 6-8-10. Discussion 7-13-19 Future work to be scheduled by PC
4. Revise Landscaping Regulations <ul style="list-style-type: none"> • General review & update • Double Frontage Lot landscaping • Tree Retention 		w/Urban Forestry Also revised standards w/commercial design guidelines project Sample ord from Hinshaw given to Urban Forestry
5. Subdivision Standards <ul style="list-style-type: none"> • Double Frontage Lot landscaping • Tree Retention • Condition tracking & completion • Alternate standards to reflect common PUD issues such as: • Road widths, sidewalks, conditions for open space and other design standards 		Part of work on road width item below Sample ord from Hinshaw given to Urban Forestry Discussed (07) by DRT. Implementation pending Research in progress. Some changes part of action below In progress. Eng & Plg preparing package of changes
6. Workforce & Affordable Housing <i>Support for Council efforts recognizing that primary means of implementation in Cd'A are outside of Commission authority.</i>		North Idaho Housing Coalition presentation made. PC to consider possible code amendments
Other Action		
Mid Town Fees-In-Lieu Parking		Approved by City Council on 1-6-09
Area of City Impact		Action completed by city & county
East Sherman Zoning		CC Consultant preparing kick-off of project
Mixed –Use Districts		Basic form complete w/M.Hinshaw
Film regulation update		Pending meeting w/ Multi Media Committee
Code clean-ups		Legal preparing package of changes
Planning Commission Vacancy		Mayor seeking applicants. Submit to Shana