

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

JUNE 13, 2017

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: Messina, Fleming, Ingalls, Luttropp, Mandel, Rumppler, Ward

APPROVAL OF MINUTES:

May 9, 2017

OATH:

Brinnon Mandel

PUBLIC COMMENTS:

STAFF COMMENTS:

PUBLIC HEARINGS:

1. Applicant: Northwest Solutions Investment Group, LLC
Location: 721 E. Spokane Avenue
Request: A proposed zone change from R-12 (Residential at 12units/acre) to R-17 (Residential at 17 units/acre) zoning district.
QUASI-JUDICIAL, (ZC-2-17)

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



MINUTES



**PLANNING COMMISSION
MINUTES
MAY 9, 2017
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Tom Messina, Chair
Lynn Fleming
Peter Luttropp
Brinnon Mandel
Jon Ingalls, Vice-Chair

STAFF MEMBERS PRESENT:

Hilary Anderson, Community Planning Director
Sean Holm, Planner
Mike Behary, Planner
Shana Stuhlmiller, Public Hearing Assistant

COMMISSIONERS ABSENT:

Lewis Rumpler
Michael Ward

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Luttropp, seconded by Fleming, to approve the minutes of the Planning Commission meeting on March 28, 2017, and April 11, 2017. Motion approved.

ELECTION:

Motion by Ingalls, seconded by Luttropp, to nominate Tom Messina as Chair. Motion approved.

Motion by Luttropp, seconded by Fleming, to nominate Jon Ingalls as Vice Chair. Motion approved

COMMISSION COMMENTS:

Chairman Messina introduced our new Planning Commissioner Brinnon Mandel.

STAFF COMMENTS:

Hilary Anderson, Community Planning Director, announced that we have three items scheduled for the June 14th Planning Commission meeting.

- Ms. Anderson announced the results from the work plan presented last month, including the top priorities: East Sherman Master Plan, Comprehensive Plan Update, General Zoning Code Amendments, Spokane River Master Planning, Amend Downtown Design Guidelines & Development Standards, Amend Infill Design Guidelines and revise Design Review Procedures.
- Chairman Brad Jordan was presented with a plaque by the Mayor for his 30 years of service on the Planning Commission at the previous City Council meeting on May 2, 2017.
- Working on vacation rental and neighborhood compatibility.

PUBLIC COMMENTS:

There were none.

PUBLIC HEARINGS:

1. Applicant: Ryka Consulting
Location: 3857 N. Ramsey Road
Request: A proposed Wireless Communication special use permit in the C-17L (Commercial Limited) zoning district QUASI-JUDICIAL, (SP-4-17)

Sean Holm, Planner, presented the staff report and explained that Verizon Wireless is requesting approval of a Special Use Permit to construct a new 70 foot wireless telecommunications facility at property currently addressed as 3850 N. Ramsey Rd.

Mr. Holm provided the following statements:

- The site will operate continually, 24 hours a day, 7 days a week.
- The site will be unmanned, requiring infrequent visits by maintenance personnel, typically once a month.
- The proposed facility is a passive use; there are no activities that will produce airborne emissions, odor, vibration, heat, glare, or noxious/toxic materials.
- According to the FCC regulations, this proposal will not create adverse radio interference with residential uses of electronic equipment.
- The applicant, after having a conversation with staff, will be adding an additional 10' of height (from 60' to 70') to allow an additional carrier sometime in the future.
- He went through the required findings for this project.
- The Comprehensive Plan designates this as Stable Established.
- He showed various aerial and oblique views of the property.
- He stated that the zoning of the property is C-17L.
- He showed a rendering of the proposed site plan showing the location where the telecommunications facility will be located.
- He noted the listed comments from various staff departments regarding this project.
- He stated there are five proposed conditions included in the staff report.
- The issue is the amount of data cell phone towers can supply (see new condition).
- Mr. Holm concluded his presentation and asked if the commission had any questions.

Commission Comments:

Commissioner Messina inquired regarding an interpretation on a triangular property at last month's meeting and questioned if that property is part of this property.

Mr. Holm responded that it is and stated that the special use permit was for the corner of that piece of property.

Commissioner Messina inquired if the applicant intends to put some additional buildings on this site and questioned if there is room for the cell tower.

Ms. Anderson explained that this parcel is north of the other parcel and explained that there are no restrictions that would limit putting a cell tower on this property. She explained that the other request was for an interpretation on a strip mall which won't apply with this request.

Mr. Holm explained that a cell tower is considered a facility, and not a building, since nobody would occupy it.

Commissioner Fleming inquired what setbacks would be required if another building was to be located next to this building.

Mr. Holm explained that there are some requirements for some separation and that is something that the Building Department and Fire Department would review. He commented that the type of items they would review is the type of construction and to see if it is compatible.

Commissioner Fleming inquired who is responsible for the upkeep of the grassy area around the tower.

Mr. Holm stated you will have to ask the applicant that question who is present tonight.

Commissioner Luttrupp commented that he would guess that the cell tower would be similar to the tower located at 23rd and Coeur d'Alene Lake Drive. He feels that later this year the commission is looking at revising the wireless ordinance, and from that discussion, we might have some new technology that we might be able to use.

Mr. Holm stated we can't dictate the technology, but we can dictate where the tower is located. He explained that sometimes companies need more than one tower.

Commissioner Luttrupp inquired if we have the authority to decide the proximity to each other.

Mr. Holm stated that is correct.

Ms. Anderson explained that part of the discussion for revising the wireless ordinance is addressing the new technologies.

Public Testimony open.

Jeff Smith, applicant representative, provided the following statements:

- He commented that staff's presentation was great.
- He stated that they agree with staff's comment that the proposed location is approximately 350' from the edge of the one mile radius of an existing tower and agrees with staff's analysis.
- He thanked staff for suggesting an increase to the height of the tower to 70 feet, which will help improve customer service.
- The landscaping around the tower will be maintained by Verizon and the property owner will maintain the other landscaping on the property.
- He explained that there was an existing tree on site that was in bad shape and Verizon will add two trees to the area and replace the existing tree. He stated that this property had some design obstacles since there is a gas line that runs through the property.
- He noted that Verizon is not against using a monopine design when required but explained from their view that with a monopine design if there needs to be some work done as it is difficult working around the arms on the pole. He stated that they would paint the tower green to blend in to the existing trees on site but if the commission would require a monopine design that Verizon would be agreeable to that as a condition.
- He asked the commission if they had any questions.

Commission Comments:

Commissioner Messina inquired if the applicant has driven past the cell tower on Coeur d'Alene Lake Drive and explained that this is a busy intersection and feels that the monopine design would work well in this area and not look like an eyesore.

Mr. Smith explained that he is aware of that tower and feels that in the last 15 years, the design of these towers has come a long way. He stated that he needed to explain the reasoning from Verizon why the monopine design is not desired because of maintenance. He commented that Verizon wants to be a good neighbor, but had to mention the cost, so his boss wouldn't get mad at him.

Commissioner Ingalls explained with the initial request for a cell tower on Coeur d'Alene Lake Drive, the original design provided was ugly, and at the request of the commission, they came back with the monopine design that works well in that area.

Robert Cross commented that he owns the property and this property has a natural gas line that runs through the property that would make it difficult to meet setbacks if trying to build a home or building on the property. He feels that the cell tower is a perfect use for this property.

John Malee commented that he is opposed to this project. He explained that he owns Fedora restaurant across from this property and feels that this will be an eyesore and not blend in. He noted that the cell tower located on Coeur d'Alene Avenue and 23rd works in that area since there are a lot of pine trees so the cell tower will blend, but in this area, there aren't many trees, so it will not blend.

Rebuttal:

Mr. Smith stated that this is an essential service providing faster speeds for commercial and residential customers. He explained that Verizon had looked at other sites to place this tower and chose this property based on the location needed for coverage. He stated that they will be placing the pole towards the back of the property to help blend it with the surrounding trees on the property.

Public Testimony closed.

Discussion:

Commissioner Messina inquired if there were other locations considered for a cell tower

Mr. Smith explained that when Verizon is searching for a new vicinity for a cell tower, they supply us with a longitude and latitude of various properties they have selected. The intersection at Ramsey and Kathleen, two properties to the North, two properties to the South and to the east two properties either direction. He commented the cell site a mile away is too far and if it weren't on this lot it would have to be across the street. He explained that he had a list of property owners he contacted to see if they would be interested and this is one of two places that would have been feasible so we wouldn't run into a pipeline and the other two parcel owners were not interested tying up their property with a long term lease.

Commissioner Luttrupp inquired if we have the authority to deny this request since it is a cell tower. He stated that he was curious about the laws.

Ms. Anderson referenced page 11 of the staff report, regarding the additional finding for Wireless Communication Facilities Regulations Section 17.08.825.H.2 that states: No new wireless communication support towers may be constructed within one mile of an existing support tower, unless it can be demonstrated to the satisfaction of the Planning Commission that the existing support tower is not available for colocation of an additional wireless communication facility, or that its specific location does not satisfy the operational requirements of the applicant.

Mr. Holm explained, after reviewing the GIS map the applicant provided, that the proposed location is approximately 350' from the edge of the one mile radius of an existing tower. He commented that the applicant is aware of the requirement and provided a letter explaining the reason why this location was chosen.

Commissioner Ingalls stated after looking at the site plan of the property, and since the property has numerous obstacles, including a gas line that runs through the property, feels this site makes sense for the placement of the tower. He does agree with the condition added that this should be a monopine design.

Motion by Fleming, seconded by Luttropp, to approve Item SP-4-17. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Mandel	Voted	Aye
Commissioner Luttropp	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

2. Applicant: Lake City Engineering, LLC.
 Location: 505 W. Kathleen Avenue
 Request: A proposed zone change from LM (Light Manufacturing) to
 C-17 (Commercial at 17 units/acre) zoning district.
 QUASI-JUDICIAL, (ZC-1-17)

Mike Behary, Planner, presented the staff report and stated that Confluent Development, LLC is requesting approval of a zone change from LM (Light Manufacturing) to C-17 (Commercial at 17 units/acre) zoning district.

Mr. Behary provided the following statements:

- The property is located on the northwest corner of US Highway 95 and Kathleen Avenue. Coeur d' Alene Charter Academy School is located southwest of the subject site.
- There is an existing retail sales facility on the subject site and the property has been used for retail sales of building supplies for many years.
- The northern and northwestern portions of the property at 505 W. Kathleen Avenue are currently undeveloped.
- In 1983, the City of Coeur d'Alene applied for a large area of land to be annexed into the City in conjunction with zoning in Item ZC-11-83A.
- The total land area that was annexed consisted of 680 acres. The annexation and zoning request was approved by City Council on September 20, 1983. This subject site was just a small portion of the land that was annexed into the City at that time.
- As part of the designation of zoning for the property, two different zoning districts (C-17 and LM) were assigned to the site. The property has had split zoning since 1983.
- The majority of the property is zoned C-17 and the smaller portion is zoned LM. There is a total of 11.7 acres that is zoned C-17 with 4.1 acres zoned LM on this property. The applicant has indicated they would like to correct the split zoning issue with this parcel and to have one uniform zoning district over the entire parcel.
- The applicant has indicated they envision some type of retail use that will be located at this site.
- He showed a copy of the site location on a map and various photos of the property.
- He noted the various zone changes that were approved around this property.
- The Comprehensive Plan designates this area as Transition.
- He went through the required findings for this project.
- He noted that on page 8 of the staff report are comments from various City Departments.
- He showed a map of the various land uses surrounding this property and noted constraints.
- He stated that there are no conditions.
- Mr. Behary concluded his presentation and asked if the commission had any questions.

Commission Comments:

There were no questions for staff.

Public Testimony open.

Drew Dittman, applicant representative, provided the following statements:

- This is a request to rezone the property from LM to Commercial.
- He showed a photo of the building and noted that it's the former Stock Building at the corner of Kathleen and 95.
- He explained that this is a 16 acre parcel with 4 acres zoned LM and is asking for the zone change more for "housekeeping" so the entire parcel is zoned C-17.
- He feels that C-17 is the appropriate zone since this parcel is surrounded by commercial properties.
- Mr. Dittman concluded his presentation and asked if the commission had any questions.

There were no questions for the applicant.

Public Testimony closed.

Discussion:

Motion by Ingalls, seconded by Fleming, to approve Item ZC-1-16. Motion approved.

ROLL CALL:

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

Motion to approve carried by a 4 to 0 vote.

ADJOURNMENT:

Motion by Mandel, seconded by Fleming, to adjourn the meeting.

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

Prepared by Shana Stuhlmiller, Public Hearing Assistant



PUBLIC HEARINGS



PLANNING COMMISSION STAFF REPORT

FROM: TAMI STROUD, PLANNER
DATE: JUNE 13, 2017
SUBJECT: ZC-2-17 - ZONE CHANGE FROM R-12 TO R-17
LOCATION: +/- 1 ACRE PARCEL AT 721 E. SPOKANE STREET

APPLICANT/OWNER:
Brenny Ross
Northwest Solutions Investment Group
205 W. Anton Avenue
Coeur d'Alene, ID 83815

DECISION POINT:

Brenny Ross is requesting approval of a Zone Change from R-12 (Residential at 12 units/acre) to R-17 (Residential at 17 units/acre) for property located at 721 E. Spokane Street.



GENERAL INFORMATION:

The subject property is located on the north side of Spokane Street between 7th Street and Kaleigh Court. The applicant is proposing the R-17 zoning for the +/- 1 acre parcel. If the requested zone change is approved, Mr. Ross intends on constructing a multi-family project on the site. The subject property is currently vacant. The owner is utilizing the on-site timber to construct fencing around the perimeter of the property.

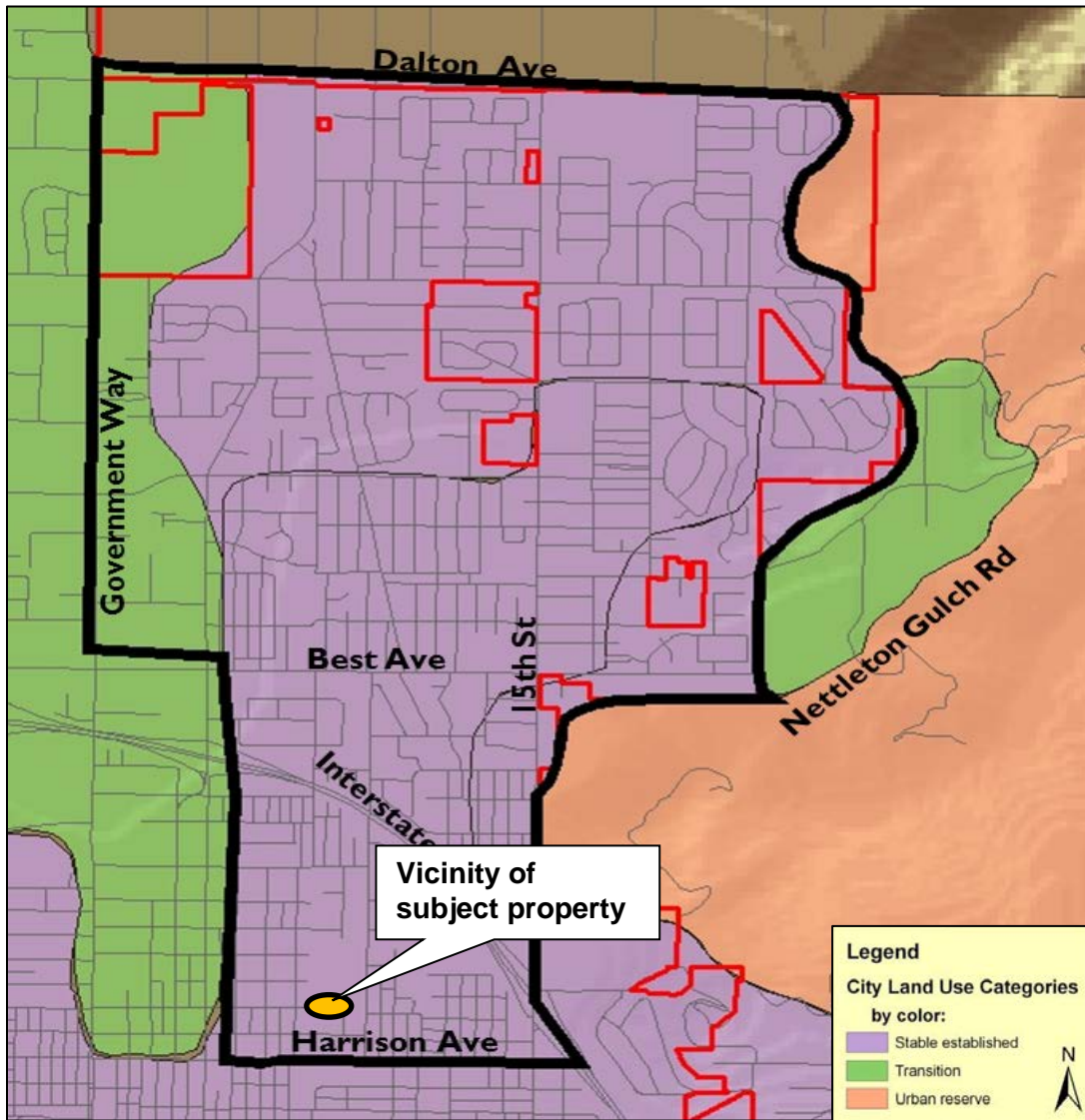
REQUIRED FINDINGS:

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

2007 COMPREHENSIVE PLAN- LAND USE CATEGORY: NE PRAIRIE

- The subject property is within the existing city limits.
- The City Comprehensive Plan Map designates this area as NE Prairie: Stable Established:

COMPREHENSIVE PLAN: NE PRAIRIE



Stable Established:

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

NE Prairie Today: Land Use- NE Prairie

This area is composed of a variety of zoning districts with a majority of residential density at three to eight units per acre (3-8:1). Lower density development becomes more prominent moving north. The NE Prairie provides a range of housing choices that includes a number of large recreation areas and small pocket parks.

Canfield Mountain and Best Hill act as the backdrop for this portion of the prairie. Much of the lower lying, less inhibitive areas have been developed. Pockets of development and an occasional undeveloped lot remain.

NE Prairie Tomorrow:

It is typically a stable established housing area with a mix of zoning districts. The majority of this area has been developed. Special care should be given to the areas that remain such as the Nettleton Gulch area, protecting the beauty and value of the hillside and wetlands.

The characteristics of NE Prairie 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.
- Commercial uses are concentrated in existing commercial areas along arterials with neighborhood service nodes where appropriate.
- Natural vegetation is encouraged and should be protected in these areas.
- Pedestrian connections and street trees are encouraged in both existing neighborhoods and developing areas.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.
- Incentives will be provided to encourage clustering.

COMPREHENSIVE PLAN GOALS & OBJECTIVES:

Goal #1: Natural Environment

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

Objective 1.11

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 1.16

Connectivity:

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

Goal #2: Economic Environment

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

Objective 2.01

Business Image and 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 2.04

Downtown & Neighborhood Service Nodes:

Prioritize a strong, vibrant downtown and compatible neighborhood service nodes throughout the city.

Objective 2.05

Pedestrian & Bicycle Environment:

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

Goal #3: Home Environment

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

Objective 3.01

Managed Growth:

Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.

Objective 3.05

Neighborhoods:

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

Objective 3.06

Neighborhoods:

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

Objective 3.07

Neighborhoods:

Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.

Objective 4.06

Public Participation:

Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision making process.

Evaluation: *The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

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

TRAFFIC/STREETS:

Spokane Ave is a relatively low volume residential street. The additional traffic generated as a result of the zone change is expected to be minor and easily accommodated on the existing street. Frontage improvements will be required at the time of development.

-Submitted by Chris Bosley, City Engineer

WATER:

There is an existing 8" water main that extends halfway across the property. The required by policy to extend to their west property line before building permits will be issued, at their expense. The public water system has adequate capacity and is will to provide adequate service as long as these requirements have been met. Any additional required services/hydrants will be installed at the developer's expense.

-Submitted by Kyle Marine, Water Assistant Superintendent

SEWER:

Presently, public sewer is within Spokane Street and the City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this Zone Change Request, as proposed.

- Submitted by Mike Becker, Utility Project Manager

FIRE:

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

Fire department access to the site (Road widths, surfacing, maximum grade and turning radiuses), in addition to, fire protection (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation or during the Site Development and Building Permit, utilizing the currently adopted International Fire Code (IFC) for compliance. The CD'A FD can address all concerns at site and building permit submittals.

-Submitted by Bobby Gonder, Fire Inspector

Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the public facilities and utilities are adequate for the request.*

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

PHYSICAL CHARACTERISTICS:

There are no topographical or other physical constraints that would make the subject property unsuitable for the request.

Site photos: *View of the subject property from Spokane Street looking north toward the NIC Armory Building and single-family housing to the East.*



View of the subject property looking northeast toward the NIC Armory Building and the duplex housing neighborhood to the east.



View of the subject property looking northwest toward the NIC armory building and single-family homes.



View of the subject property from Spokane Street looking north toward the NIC Armory Building.



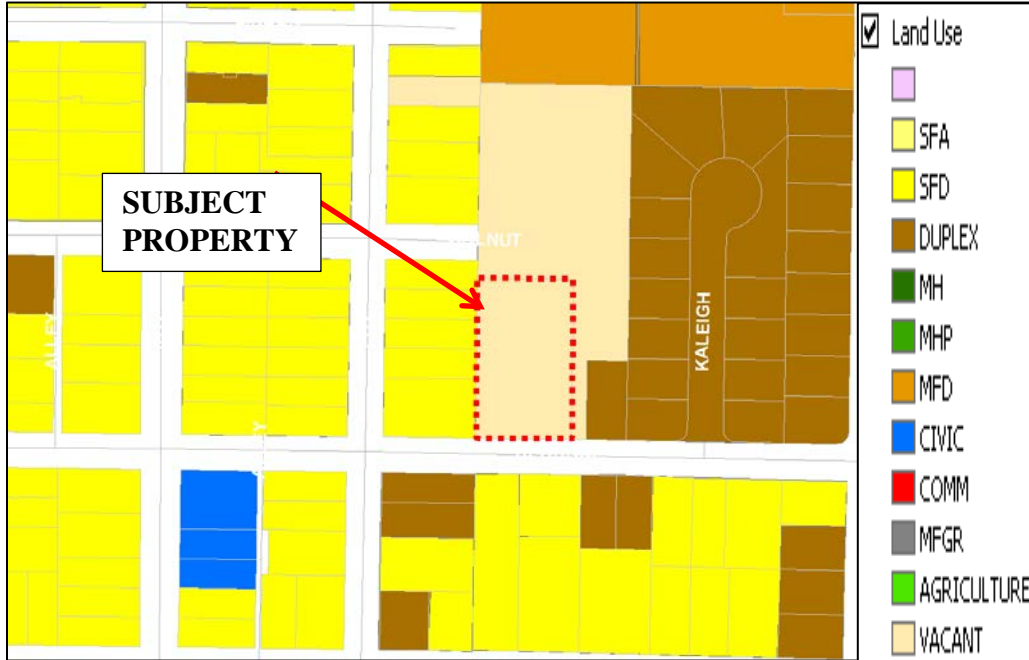
Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the physical characteristics of the site make it suitable for the request at this time.*

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

TRAFFIC:

Spokane Ave is a relatively low volume residential street. The additional traffic generated as a result of the zone change is expected to be minor and easily accommodated on the existing street. Frontage improvements will be required at the time of development.

GENERALIZED LAND USE PATTERN:



NEIGHBORHOOD CHARACTER: From the 2007 Comprehensive Plan: **NE Prairie**

The characteristics of NE Prairie 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.
- Commercial uses are concentrated in existing commercial areas along arterials with neighborhood service nodes where appropriate.
- Natural vegetation is encouraged and should be protected in these areas.
- Pedestrian connections and street trees are encouraged in both existing neighborhoods and developing areas.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.
- Incentives will be provided to encourage clustering.

View from Spokane Street looking east beyond the subject property toward the duplex housing neighborhood.



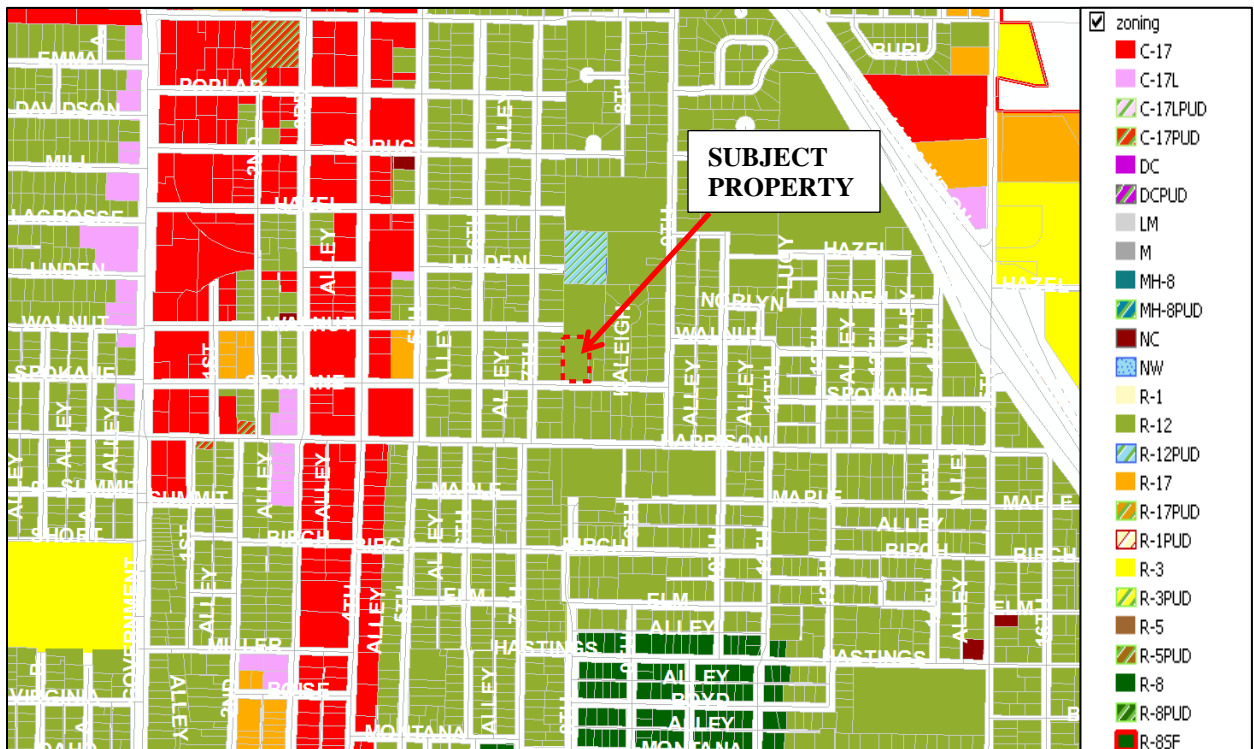
View from the subject property looking southeast toward the single-family and duplex housing.



AERIAL PHOTO:



ZONING:



Approval of the zone change request could intensify the potential use of the property by increasing the allowable uses by right as listed below.

Residential R-17:

This district is intended as a medium/high residential area that permits a mix of housing types at a density of 17 dwelling units per gross acre.

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

Analysis

It should be noted that the Zoning Code states that the R-17 zoning 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.

If approved, would result in a pocket of R-17 surrounded entirely by R-12 zoning. The property is not located along an arterial or adjacent to a commercial district. Spokane Street is a local street and not an arterial.

➤ **Proposed R-17 (Residential at 17 units/acre) Zoning District:**

Uses permitted by right:

- single family housing
- duplex housing
- child care facility
- community education
- home occupations as defined in Sec. 17.06.705
- essential services
- civic administrative offices
- multi-family housing
- neighborhood recreation
- public recreation

Accessory Uses:

- carport, garage and storage structures (attached or detached)
- private recreation facility (enclosed or unenclosed)
- mail room and/or common use room for cluster or multiple family developments.
- outside storage when incidental to the principal use.
- open areas and swimming pools.
- temporary construction yard.
- temporary real estate office.
- accessory dwelling unit

Existing/adjacent land uses:

The existing land uses in the area are single-family to the west of the subject property and duplex housing to the east of the subject property. North Idaho College's Armory Building, which was built sometime in the 1950's, is north of the subject property and is a Civic use.

Analysis

Planning recommends the Commission consider the request with respect to compatibility of the proposed R-17 zoning and if it is consistent with the surrounding land uses.

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

APPLICABLE CODES AND POLICIES:

UTILITIES:

All proposed utilities within the project shall be installed underground.

STREETS:

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.

ORDINANCES & STANDARDS USED FOR EVALUATION:

2007 Comprehensive Plan
Transportation Plan
Municipal Code
Idaho Code
Wastewater Treatment Facility Plan
Water and Sewer Service Policies
Urban Forestry Standards
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices
2010 Coeur d'Alene Trails Master Plan

ACTION ALTERNATIVES:

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



**APPLICANT'S
NARRATIVE**

PROPERTY INFORMATION (Continued):

5. Proposed Zoning (circle 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 NW
6. Existing Zoning (circle 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 NW

JUSTIFICATION:


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

The reason for requesting a zone change from R12 to R17 is our desire to own one lot with multiple living units built on it. Because of the recent rescinded pocket Housing Development there is not currently a provision in the R12 zone to build multiple units on the interior of the property. The 2007 comp plan defines this area as NE Prairie which supports efforts to preserve and provide affordable and work force housing forms within existing neighborhoods to match the needs of a changing population and that pockets of higher density housing and multi-family units are appropriate in compatible areas. The property is currently bordered to the north and east by the old Armory currently owned by NCC and has mostly commercial type activities on it. It is our opinion that the R17 zone would be an acceptable transition between the Armory and the existing residential and multi-family housing in the neighborhood. Thank you for your consideration!


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

FILING CAPACITY:

- 1. Recorded property owner as of 2/28/2014 (date)
- 2. Purchasing (under contract) as of _____ (date)
- 3. The Lessee or Renter as of _____ (date)
- 4. The authorized agent of any of the foregoing, duly authorized in writing. (Written authorization must be attached to the application).



FINDINGS



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

A. INTRODUCTION

This matter having come before the Planning Commission on, June 14, 2017, and there being present a person requesting approval of Northwest Solutions Investment Group, a request for a zone change from R-12(Residential at 12 units/acre) to R-17(Residential at 17 units/acre) zoning district.

APPLICANT: NORTHWEST SOLUTIONS INVESTMENT GROUP

LOCATION: +/- 1 ACRE PARCEL AT 721 E. SPOKANE STREET

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, multifamily, and civic.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is R-12.
- B4. That the notice of public hearing was published on, May 27, 2017, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, June 6, 2017, which fulfills the proper legal requirement.
- B6. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B7. That public testimony was heard on June 13, 2017.

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 NORTHWEST SOLUTIONS INVESTMENT GROUP for a zone change, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are as follows:

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

ROLL CALL:

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

Chairman Messina Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN TOM MESSINA