

**PLANNING COMMISSION  
MINUTES  
OCTOBER 26, 2021  
Virtual (Zoom.us) and In-Person  
LOWER LEVEL – LIBRARY COMMUNITY ROOM  
702 E. FRONT AVENUE**

**COMMISSIONERS PRESENT:**

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

**STAFF MEMBERS PRESENT:**

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

**COMMISSIONERS ABSENT:**

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

Motion by Fleming, seconded by Mandel, to approve the minutes of the Planning Commission meeting on September 14, 2021. Motion approved.

**STAFF COMMENTS:**

Hilary Anderson, Community Planning Director provided the following comments:

- Ms. Anderson announced we won't have a November Planning Commission meeting this month since we didn't have any items ready for November.
- She announced that the Planning Commission meeting on December 14<sup>th</sup> we will have a Planned Unit Development (PUD) and Subdivision request.
- She noted that the Historic Preservation Commission (HPC) will be making a recommendation to City Council on the Historic Preservation Plan and will send a copy of the draft document to the commission for consideration including in the plan are recommendations from Northwest Vernacular for items to be included in the Comprehensive Plan.
- She stated that the Regional Housing and Growth Issues Partnership Committee met yesterday which was our 7<sup>th</sup> meeting with the full group including an advisory group looking at the possibilities for different housing management structures. She explained that the group is looking at utilizing and expanding upon organizations that are here that build affordable housing with the possibility of forming an alliance partnership.

- She added that we have compiled some housing solutions in a draft “housing tool kit” which were sent to you to keep you apprised of what is going on with all resources for this partnership available on the KMPO website.

**ENVISION CDA COMMITTEE UPDATES:**

Ms. Anderson provided the following statements.

- Staff is working through the action items that is part of the policy framework where a lot of the community input provided a lengthy list and will be working with CDA 2030 to eliminate any action items underway, completed or duplications.
- She announced that Sean Holm, Senior Planner, and she will be meeting next week with the Executive Team on Thursday, October 28<sup>th</sup> to review the city action items. She stated that we are making great headway and thanks to CDA 2030 for all their efforts and hopefully schedule joint workshops and get it to the “finish line”.

**COMMISSION COMMENTS:**

- Commissioner Ingalls thanked Ms. Anderson and the Planning Department for inviting the Planning Commission to participate in the American Planning Association (APA) Idaho 2021 Conference “Idaho Discovered Planning for Opportunities Bracing for Impact.” The conference was virtual with many “hot topics” like Short Term Rentals, Growth and Changing Demographics and Affordable Housing initiatives and Developments and gave “kudos” to Ms. Anderson for acting in her new role as President of the APA Idaho where she moderated many of the topics. He added it was interesting to see that all cities in Idaho are wrestling with same issues.
- Commissioner Luttrupp concurred and encourages continuing education for everyone. He stated the topic of Short-Term Rentals and was mentioned that Sandpoint does something different regarding some legislature regarding resort towns and would encourage our city to become active in Legislature it won’t be easy but our voices need to be heard.

**PUBLIC COMMENTS:**

None

**PUBLIC HEARINGS**

1. Applicant: Lakeshore Estates, LLC  
 Location: Eastern terminus of Spruce Avenue, adjacent to I-90  
 Request: A proposed 92-lot preliminary plat “The Foundry”  
 QUASI-JUDICIAL, (S-4-21)

Sean Holm, Senior Planner, provided the following comments.

- The largest parcels of the subject property are currently used for storage of heavy equipment and historical items from the former pawn shop. The other parcels are vacant.
- Because this request is not a Planned Use Development (PUD), there is no opportunity to alter the subdivision standards, no requirement for open space, and no private streets or vehicular gates allowed. As such, density calculations are made differently.
- The total size of the site measures 20.03 acres. Approximately 3.88 acres will be dedicated as public city streets (ROW), leaving 16.15 acres for development into 92-lots as requested. All proposed lots must have a minimum 50’ of frontage, except for cul-de-sac lots as defined in 17.06.120(B) above, and each lot must be at least 5,500 square feet. Of these lots, 78 are large enough for a duplex with a minimum of 7,000 square feet.
- These lots may or may not be built as duplexes, and the owner(s) could instead build a single-family home with or without an accessory dwelling unit (ADU). Fourteen (14) lots are proposed as single-family only. The smallest proposed lot measures 5,536 SF and the largest 11,890 SF. The

average lot size is 7,648 SF. This is a proposed maximum density of approximately 10.52 units per acre or 170 total units (not including ADUs) using existing R-12 code standards.

- He noted the pages where the city departments are located with all departments having no objection to this request.
- If approved there are 7 conditions for approval.

Mr. Holm concluded his presentation.

### **Commission Comments:**

Commissioner Ingalls noted on the map where it says “private alley” and curious since this is a straight subdivision how does the alley get managed and maintained. Mr. Holm explained the alley is an easement, so access is allowed and the applicant is here who can address how the alley will get maintained. Commissioner Ingalls inquired if the utilities are located in the alley will they be accessible for repairs and if these newer alleys are similar to other alleys in the “old” part of town. Mr. Holm explained that alleys have improved and is aware that all the utilities are located in the alley and that the applicant is here who can address that question during his presentation.

Commissioner Luttrupp inquired if there is a definition for an “Alley.” Mr. Holm explained that an alley is an easement which isn’t dedicated to the city similar to a “right of way” and all alleys downtown are city property with shared access unlike this project where this alley is only used by the people who live there.

Commissioner Ingalls inquired about the traffic study which is listed as a condition that needs to be done where development impact fees are looked at to identify spots that could be improved, but if the traffic study comes back and says a signal is needed but the Development Impact Fee Report doesn’t mention a signal, he questioned if the developer would be responsible to pay for that signal. Mr. Holm explained that if the mitigation was identified in the report the applicant would be responsible for their portion based on the amount of traffic generated from the subdivision. Commissioner Ingalls referenced a recent project with Coeur d’Alene Place that had a similar requirement.

Chairman Messina stated that since this is a 90-unit subdivision inquired how will this work if a traffic light is required and questioned how is the applicant’s portion calculated. Chris Bosley, City Engineer explained that we look at the traffic being already generated versus the increase in traffic this subdivision would add to the area is a formula we use to determine the use which could be up to a 50/50 split.

Commissioner Luttrupp commented that is likes that the city has a formula to use to mitigate traffic.

### **Public testimony open.**

Drew Dittman, applicant representative provided the following statements:

- He explained that this parcel is a combination of 3 parcels totaling 20 acres currently annexed in the city and zoned R-12 and could be considered an infill property.
- He stated we are proposing a 92-lot preliminary plat with several of the lots meeting the requirements for a duplex.
- He went through the findings and feel that they all have been met for this project.
- He explained stormwater will be addressed at the time of getting a building permit.
- He stated that all the streets proposed are to be public streets.
- He commented that Fire will also look at construction at the time a permit is issued.
- He explained that this property is a continuation of existing neighborhood with 5 different access points into the property which will promote good traffic flow.
- He explained that the access off of Spruce will be redesigned by removing the cul-de-sac and extending Spruce to the other side.

- He commented that they are aware that staff has required a traffic study and recently hired a consultant with the goal of having the study done before starting construction in case there are any issues we need to address.
- He explained that a sewer and water main run through the middle of the property with many manholes in the street that are old and at the request from staff will replace them.
- He explained that he contacted the School District and spoke to the superintendent about this project and since there is no such thing as a school impact fee and offered a mitigation fee to the school at \$500.00 per lot due at the time that the final plat is recorded which was the right thing to do and very much appreciated by the school.
- He stated that they agree to all of the required 7 conditions.
- He answered a question from Commissioner Ingalls regarding an alley and explained why we are proposing a private alley and the reason it won't be dedicated to the city but maintained by the HOA, that will be paved and by having an alley will allow us to do some different rear loaded product type with a variety of housing. He added that all utilities will be located in the street.

Mr. Dittman concluded his presentation.

Commissioner Ingalls inquired about density and per the existing zoning the applicant could have added more lots than the proposed 92 units and surprised there isn't a push for more density. Mr. Dittman explained this is a unique property that has challenges and noted on a slide the proposed 92 lots and added that the maximum number of units we are proposing is 170 units and explained that there are 78 lots that could be duplex lots, so even with the bigger lots are still below the 12-unit threshold.

Commissioner Ingalls commented by mirroring the traffic flow cost some density. Mr. Dittman stated we know traffic is an issue and willing to provide many ingress/egress outlets and still keep with the context of the neighborhood.

Commissioner Luttrupp noted a comment we received in our packet saying that this person was in opposition of the project because of the noise pollution, increased vehicle traffic and an increase in delivery trucks. Mr. Dittman stated that we will be doing a traffic study and if there is a need for additional sidewalks they will be provided and commented that delivery trucks are allowed to use the street.

Lee Nash stated that he is concerned that Coeur d'Alene isn't affordable to live in because of the taxes and hoping someone could address finances. He stated he lives in a habitat house that has doubled in value this last year and was hoping this tax question could be addressed.

Steve Peck stated he lived in the house for years and hopes they can build more single-family homes. He inquired on 10<sup>th</sup>, 12<sup>th</sup> and 13<sup>th</sup> Street that goes south towards Harrison suggested placing stop signs to reduce traffic off of 9<sup>th</sup> Street. Commissioner Luttrupp suggested that he contact Chris Bosley, City Engineer and the applicant Mr. Dittman for their assistance.

Anita Anderson stated she is concerned about the fence around the property and inquired if the applicant has plans to tear it down.

### **Rebuttal:**

Mr. Dittman provided the following statements

- He stated a traffic study will be done and will talk with the applicant about the placement of stop signs.
- He addressed the question about affordable housing and explained we aren't asking for maximum density, but middle of the road density and when the cost of land goes up affects the cost of the house. He can't say this will be affordable housing since there isn't a definition.
- He explained that single family and duplexes are allowed in the R-12 zoning district.

- He stated the fence will be removed during the construction process.

**Public testimony closed.**

**Discussion:**

Commissioner Luttrupp stated the city is concerned about affordable housing and that the Planning Director is very involved with this issue and if there are questions please get in contact with staff. He commented the letter from the School District was very nice and shows the efforts between the property owner and the school working together.

Commissioner Ingalls commented that he is impressed with the layout compared to what it could be as a 240-unit development with narrow streets and maximum density. This is respectful and it nicely expands what is there by having 5 access points and continuation of the streets. He stated this parcel has been vacant for many years and this will be a great development.

Commissioner Fleming commented she is concerned about traffic turning on Harrison which is already congested and worried about the north and south traffic on 9<sup>th</sup> street. She added we need the housing and duplexes make sense that are affordable since this isn't a high desirable area being next to the freeway.

Commissioner Mandel concurred that the traffic study will speak for its self and is happy that the school district provided comments and is working with the developer to address the impacts the school will have.

**Motion by Ingalls, seconded by Mandel, to approve Item. 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 6 to 0 vote.

**ADJOURNMENT:**

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

The meeting was adjourned at 6:48 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant