

**PLANNING COMMISSION  
MINUTES  
NOVEMBER 10, 2020  
Virtual (Zoom.us) and In-Person  
LOWER LEVEL – LIBRARY COMMUNITY ROOM  
702 E. FRONT AVENUE**

**COMMISSIONERS PRESENT:**

Jon Ingalls, Vice-Chair  
Lynn Fleming  
Peter Luttrupp  
Lewis Rumpler (Zoom)  
Michael Ward  
Brinnon Mandel (Zoom)

**STAFF MEMBERS PRESENT:**

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

**COMMISSIONERS ABSENT:**

Tom Messina, Chairman

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

Motion by Fleming, seconded by Ward, to approve the minutes of the Planning Commission meeting on October 13, 2020. Motion approved.

**PUBLIC COMMENTS:**

None.

**COMMISSION COMMENTS:**

None.

**STAFF COMMENTS:**

Ms. Anderson provided the following comments:

- She noted that on the agenda the third public hearing, 0-2-20 Title 17, Zoning Code housekeeping, will be postponed to the December 8<sup>th</sup> Planning Commission meeting because there was a section of the Subdivision Code related to the Notice of Decision which also needs to be changed to make the language consistent in both sections of the code. They will also be adding some landscaping buffering requirement to the Commercial Design Guidelines.
- They have scheduled a Coeur Housing Community Meeting next week on Zoom. The date of the meeting is November 19<sup>th</sup> from 5:30 to 7:00 p.m. Staff will be sending out the information in a press release, and posting to the City's website and social media.
- Jake Plagerman, Planning Technician, is leaving employment with the City for a career change.

They will be sad to see him go, but wish him the best of luck in his new adventure.

### **ENVISION CDA UPDATE:**

Hilary Anderson, Community Planning Director, provided the following comments:

- They are working with MIG for an update on upcoming meetings and workshops with the Planning Commission, CDA 2030 and City Council, plus a copy of the Policy Framework Document containing the goals, objectives, action items and guiding principles will be distributed for review.
- Commission members will also be receiving a link to participate in a brief survey to help guide the document on some priority action items.

### **PUBLIC HEARINGS**

1. Applicant: Glen Lanker, Artios LLC on behalf of Apartment Broker, Inc.  
Location: 654 E. Haycraft  
Request: A proposed zone change from R-12 to R-17  
QUASI-JUDICIAL (ZC-6-20)

Tami Stroud, Associate Planner, provided the following statements:

- The subject property is located between 6<sup>th</sup> Place and 7<sup>th</sup> Street, along E Haycraft Avenue, with Best Avenue to the south.
- The parcel is a split-zoned piece of land, located within two (2) different zoning districts. The western portion of the subject property is currently zoned R-17 (Residential at 17 units/acre) with two (2), 4-unit multi-family structures on it.
- The eastern portion of the subject property is currently zoned R-12 (Residential at 12 units/acre) and is vacant. With the approval of the zone change, the property owner would like to construct additional multi-family structures, adding a total of ten (10) units to the site.
- According to the County Assessor's office, the existing multi-family structures were constructed in 2011. The applicant has indicated that they would like to construct additional multi-family structures on the site. The applicant team has attended a project review pre-development meeting with City staff in order to familiarize themselves with the requirements prior to the project coming forward for a building permit.
- The applicant is aware that site improvements will be triggered should a multi-family project come forward, including landscaping and parking improvements. Site performance standards per the R-17 Zoning District will need to be met as well.
- Ms. Stroud noted that the applicant's proposed multi-family use of the property is not tied to the requested zone change. If the subject site is approved to be changed to the R-17 Residential District, then all permitted uses in the R-17 Residential District would be allowed on the site.
- The City's Comprehensive Plan designates the area in the 2007 Comprehensive Plan as NE Prairie.
- Ms. Stroud noted that all City departments are in agreement that there are no issues with the application.
- There are no conditions.

Ms. Stroud concluded her presentation.

**Commission Comments:**

There were no questions for staff.

**Public testimony open.**

Glen Lanker, applicant, provided the following statements.

- He highlighted a few of the Comprehensive Plan objectives where the project fits within those guidelines.
- He explained the reason for the request is to have the parcel zoned the same as the other parcel.
- He noted on a rendering of the project a landscape courtyard area that will be pedestrian-friendly to all units and commented that they will be preserving as many existing trees as possible. He also stated that each unit will have their own enclosed parking area which will be located in the rear of the units, which will free up space in the front of the units to place an exterior porch facing the landscape courtyards.
- The property is a great site for infill housing that discourages sprawl by utilizing existing infrastructure that is adequate and available.
- He noted that their proposal is consistent with the Missing Middle Housing and commended the City for its work on the Zoning Code to allow more infill housing that is compatible with residential areas. He explained that there has been a lot of work done by the commission, staff, citizens committee to grab this Infill Housing Ordinance which is exciting. He added that he attended this forum a year ago in August and great to see it embraced here and how it is a critical need for this type of housing going forward.
- He showed a rendering of the buildings which, when done, will have less residences than what is allowed per the zone.
- He commented that when the three buildings are done, they will look like large existing family homes, existing multi family, commercial to the south adjacent to Best Avenue and noted when done the units are being scaled down with lower building heights on the ends where adjacent to single-family uses.

Mr. Lanker concluded his presentation.

**Commission Comments:**

There were no questions for the applicant.

Glen Sather said he is the owner of the property and a long-term resident of the area and has been in the apartment business for a long time. He explained that they tried to incorporate some of the features and amenities he had appreciated in the real estate business. He stated that he will manage the properties himself with the goal to have the tenants maintain the buildings, which will increase the value of the properties.

**Public testimony closed.**

**Discussion:**

Commissioner Ward commented that he appreciates the design of the buildings to not appear so large that they don't blend with the existing homes. He stated that when done, the project will be a nice compliment to the area.

Commissioner Fleming commented that she likes to hear that they will be saving the trees and by consolidating a land locked parcel, they will utilize it by filling in a hole.

**Motion by Fleming, seconded by Ward, to approve Item ZC-6-20. Motion approved.**

ROLL CALL:

Commissioner Fleming	Voted	Yes
Commissioner Luttrupp	Voted	Yes
Commissioner Rumpler	Voted	Yes
Commissioner Mandel	Voted	Yes
Commissioner Ward	Voted	Yes

Motion to approve carried by a 5 to 0 vote.

2. Applicant: Norman Anderson on behalf of Lake City Engineering, Inc.  
Location: 1609 N. College Way  
Request: A proposed zone change from R-12 to LM  
QUASI-JUDICIAL, (ZC-7-20)

Tami Stroud, Associate Planner, provided the following statements

- The subject property is located between Lacrosse Avenue and Mill Avenue on the west side of College Way, is immediately adjacent to the Tapley Cabinet Works workshop, and is a vacant parcel. With the approval of the proposed zone change, Tapley Cabinet Works intends to expand and incorporate the property into their existing production facilities.
- The original cabinet business on the south side of the subject property has been located at the present location since 1976.
- The zoning ordinance requires a light manufacturing use be located in the LM Zoning District, as it is not allowed in the R-12 Zoning District (See LM Zoning District Information on pages 13-15). The current business operation has LM zoning.
- By rezoning the subject property, it will allow for additional storage and assembly areas with the construction of a new building that has the appearance of a residential structure on the outside, but will provide additional storage and space needed for the current business.
- If approved, the zone change and construction of the new storage building will help reduce the number of trips to the site to deliver materials.
- The applicant is aware that site improvements will be triggered should a proposed project for the expansion of the Tapley Cabinet Works project come forward, including landscaping and parking improvements.
- Site performance standards per the LM Zoning District will need to be met as well. If the subject site is approved to be changed to the LM (Light Manufacturing) Zoning District, then all permitted uses in the LM, Light Manufacturing Zoning District would be allowed on the site.
- The City Comprehensive Plan designates the area as Appleway – North 4<sup>th</sup> Street
- She noted where staff comments were located and commented that all departments did not have any issues with the zone change as requested.
- There are no conditions.

Ms. Stroud concluded her presentation.

### **Commission Comments:**

Commissioner Fleming asked if there was a requirement for a start/stop time when adjacent to residential in the Light Manufacturing zone. Ms. Stroud said that they have something in the code that talks about noise and ground disturbance activities that are limited. Commissioner Fleming said that she was concerned since the business uses high frequency blades and the noise might be intrusive to the neighbors.

Commissioner Luttrupp asked if the property has been established since 1940. Ms. Stroud stated that was correct.

Commissioner Luttrupp asked if the applicant will be required to put in a sidewalk. Ms. Stroud stated that was correct and it is a requirement from the Engineering Department to require sidewalks. Commissioner Luttrupp asked how far the business is from Winton School. Ms. Stroud said that she doesn't have the exact distance and that the applicant representative would be able to answer that question. Commissioner Luttrupp asked if staff had any complaints from the neighborhood in the past regarding noise. Ms. Stroud said that she has not received any complaints in the past regarding noise from the neighborhood.

Commissioner Ingalls said that they received some written comments in advance with people saying in those comments that parking would be "pinched" on College Way with people wanting access from the back. Ms. Stroud said that if there was a house, they would have to provide two parking stalls.

### **Public testimony open.**

Drew Dittman, applicant representative, provided the following statements:

- He presented a brief history of how Tapley cabinets was started.
- He noted that the school is across the street from Tapley's
- He explained that their existing building is already zoned Light Manufacturing and the request is to rezone the southern portion of the property to Light Manufacturing.
- He explained that it was a cabinet building shop at that location since the late 30's, but their website says 1940, started by Bill Boys in the late 30's with Art Tapley buying the cabinet company from him in 1946 with a gentleman by the name of Mel Anderson, who went to work for Art Tapley as an apprentice.
- In 1957, Mr. Anderson bought the company from Art Tapley and kept the name. In 1957, Mel's son, Norm, came to work for him and took over the company in 1985 with Norm's son, Matt, who retired in 2017, with Matt taking over the company in 1985.
- Mr. Dittman said that Tapley Cabinets is a 3<sup>rd</sup> generation local Idaho business. He added that the original business was a cabinet shop prior to being to be incorporated into the City and, at one point, had a Gibb's Idaho address.
- Tapley's is a full production cabinet shop where they make custom cabinets with everything produced onsite.
- A problem they have is they don't have any storage onsite for finished product or raw storage. They have two storage units in Midtown and that is why they are requesting a zone change.
- Mr. Dittman showed a rendering of the new building, with the front looking similar to a residential home and the whole backside being used for storage with access from behind the house.
- Impact to the neighbors would be minimal and help with traffic, and if you there was a house on that site, they would have to provide parking. He also noted that they are not hiring any new employees.

Mr. Dittman concluded his presentation.

### **Commission Comments**

Commissioner Luttrupp asked about additional noise, and safety for kids walking. Mr. Dittman said that

he talked to the applicant and they will try and keep their hours of operation between 7:00 a.m. - 4:30 p.m., and that there will be minimal noise because of saw blades being used, but it won't be excessive. He added if the request is approved, they will be required to extend the sidewalk along the applicant's frontage. Commissioner Luttrupp complimented the applicant for being able to address concerns from the public.

Commissioner Ingalls said that he likes what he sees in regard to the scale, style, residential nature of the garage in the front which looks like a house, and asked if, since it is a request for a zone change, they anticipate any changes with the project in the future. Mr. Dittman explained that the owner of Tapley's came to him asking the question of how do they expand their business, and what is presented at this meeting is the way to achieve this expansion.

Commissioner Ward asked if the sidewalk needs to be a condition. Ms. Anderson stated that it will be a requirement for development.

**Public testimony closed.**

**Discussion:**

**Motion by Ward, seconded by Fleming, to approve Item ZC-7-20. Motion approved.**

ROLL CALL:

Commissioner Fleming	Voted
Commissioner Luttrupp	Voted
Commissioner Rumpler	Voted
Commissioner Mandel	Voted
Commissioner Ward	Voted

Motion to approve carried by a 5 to 0 vote.

**ADJOURNMENT:**

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

The meeting was adjourned at 8:36 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant