

**PLANNING COMMISSION
MINUTES
SEPTEMBER 10, 2019
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Tom Messina, Chairman
Jon Ingalls, Vice-Chair
Lynn Fleming
Lewis Rumpler
Michael Ward
Peter Luttrupp
Brinnon Mandel

STAFF MEMBERS PRESENT:

Hilary Anderson, Community Planning Director
Mike Behary, Associate Planner
Kelley Setters, Deputy City Clerk
Randy Adams, Deputy City Attorney

COMMISSIONERS ABSENT:

None.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Ward, seconded by Fleming, to approve the minutes of the Planning Commission meeting on July 9, 2019. Motion approved.

Motion by Mandel, seconded by Fleming, to approve the minutes of the Planning Commission meeting on August 13, 2019. Motion approved.

COMMISSION COMMENTS:

Commissioner Luttrupp asked staff if any youth service group would be coming in. Hilary Anderson said she has not discussed it with Administration yet but has had a discussion with Randy Adams.

STAFF COMMENTS:

Hilary Anderson, Community Planning Director provided the following statements:

- MIG, the consultant for the Envision Coeur d'Alene project (comprehensive plan update and vision validation) will be in town tomorrow and Thursday to begin early visioning for the project. She reminded the commission of their workshop tomorrow, September 11th.
- The Envision Coeur d'Alene public engagement launch will be on September 26th at the Innovation Den starting at 5:30 p.m. There will be a press release and facebook post to get the word out. There will be fun interactive activities.
- The 5th Annual Park(ing) It on East Sherman event is scheduled on Friday September 20th from 4:00 p.m. to 9:00 p.m. on Sherman at 13th Street and 14th Street. There will be lots of activities

food and music. This year the CDA 2030 will have their annual celebration which will include educational booths that tie to the six overarching themes we are using in our comprehensive plan.

- The Missing Middle Housing Forum presentation and PowerPoint slides are uploaded on the City's website on the planning department page. Staff is working to compile the results of the mapping exercise, which will also be submitted for the grant reporting and will be useful for the infill housing code.
- There is one public hearing item, possibly two, scheduled for the October 14th Planning Commission meeting, and there will be an Atlas presentation related to the development standards.

Commission Ingalls mentioned the Park(ing) it on East Sherman event is free and there is live music, kids' bike rodeo, a long putt competition, and lots of fun stuff. It is exciting that there are big sponsors that are funding this and local business on East Sherman.

Chairman Messina inquired if volunteer are needed to help with this event?

Anderson will be sending out information on that with the sign up genius and have time slots that need to be filled.

PUBLIC COMMENTS:

None.

PUBLIC HEARINGS

1. Applicant: Northwest Boulevard Holding, LLC
Location: 1515 Northwest Boulevard
Request: A proposed Specialty Retail special use permit in the LM zoning district
QUASI-JUDICIAL, (SP-5-19)

Mike Behary, Associate Planner presented the staff report and stated the applicant is requesting a Special Use Permit to allow a specialty retail sales facility that will allow a retail flooring store and professional services business in an existing structure in the Light Manufacturing Zoning (LM) district. The property is currently unoccupied and previously was a boat sales facility. The applicant became aware of an access easement issue between the adjoining property owners to the west. This is a civil matter between the two property owners, and they can move forward with the special use permit request. The applicant does have access from Northwest Blvd. There are three findings that need to be met for a Special Use Permit to be approved which are:

Finding #B8A:

That this proposal (is) (is not) in conformance with the Comprehensive Plan.

Finding #B8B:

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

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.

Staff has reviewed this application and each department has indicated there is adequate public facility to serve this request.

There are no proposed conditions.
Mr. Behary concluded his presentation.

Commission Comments

Commissioner Ingalls asked if the boat sales business that was there previously operate under a Special Use Permit.

Mr. Behary stated they did not; it was legal non-conforming.

Commissioner Ingalls stated it functioned as retail sales and asked if there were any issues with the boat sales use.

Mr. Behary stated that staff is unaware of any issues with that use.

Commissioner Fleming stated in the past it was a furniture store and dry cleaners. The location has been non-conforming and would be nice to cleanup.

Public testimony open.

Bud Scott, applicant provided the following statements:

- Started business in 1990. We currently have a location in Spokane Valley. We do a ton of business in Coeur d' Alene and I have been looking at this site for 10 years. This would be the perfect location for our design center, window covering, and flooring.

The applicant concluded his presentation.

John Stulp signed in not to speak.

Karen Hanson stated she is the adjoining property owner and the only reason she is here is because on the initial notice of public hearing mailed to her the provided indicated part of her property as part of this request. She stated she sees it has been corrected. She has meet with Bud and he seems like he will be a good neighbor. She asked what the procedure when notifying the adjacent property owner is and who makes sure the information sent out is correct.

Ms. Anderson stated staff puts the notices together and typically the map is provided by the applicant. She apologized that Karen's property was included by accident.

Commission Comments

None.

Public testimony closed.

Motion by Fleming, seconded by Mandel, to approve Item SP-5-19. Motion approved.

ROLL CALL:

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

Motion to approve carried by a 6 to 0 vote.

ADJOURNMENT/CONTINUATION:

Motion by Luttrupp, seconded by Ingalls to adjourn. Motion approved.

The meeting was adjourned at 5:50 p.m.

Prepared by Kelley Setters, Deputy City Clerk