

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

**JULY 10, 2018**

**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, Rumpier, Ward

**APPROVAL OF MINUTES:**

June 12, 2018

**PUBLIC COMMENTS:**

**STAFF COMMENTS:**

**ADMINISTRATIVE:**      **\*\*\*ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS\*\*\***

1.      Applicant:      Idaho Waterfront, LLC  
        Request:      A request for an Interpretation of approved design elements for "Tilford Place", (PUD-1-17)  
                             ADMINISTRATIVE, (I-1-18)

**PUBLIC HEARINGS:**

1.      Applicant:      Sandy Patano & Jack Riggs  
        Location:      930 N. 5<sup>th</sup>  
        Request:      A proposed Short Plat Deviation
  
2.      Applicant:      Matt Demarco/Druanne Choker  
        Location:      1336 W. Kathleen Avenue  
        Request:      A proposed Veterinary Clinic special use permit in the LM zoning district.  
                             QUASI-JUDICIAL, (SP-7-18)
  
3.      Applicant:      Aspen Homes and Development, LLC  
        Location:      2400 N. 15<sup>th</sup>  
        Request:      A proposed 1.22 acre annexation from Agricultural Suburban to R-17 ( Residential at 17 units/acre) zoning district.  
                             LEGISLATIVE, (A-1-18)

4. Applicant: Anneliese Miller  
Location: 623 Wallace Avenue  
Request: An R-34 Density Increase Special Use Permit in the R-17 (Residential at 17 units/acre) zoning district.  
QUASI-JUDICIAL, (SP-8-18)

**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 72 hours in advance of the meeting date and time.*



# MINUTES



**PLANNING COMMISSION  
MINUTES  
JUNE 12, 2018  
LOWER LEVEL – COMMUNITY ROOM  
702 E. FRONT AVENUE**

**COMMISSIONERS PRESENT:**

Tom Messina, Chairman  
Jon Ingalls, Vice-Chair  
Lynn Fleming  
Peter Luttropp  
Lewis Rumpler

**STAFF MEMBERS PRESENT:**

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

**COMMISSIONERS ABSENT:**

Brinnon Mandel  
Michael Ward

**CALL TO ORDER:**

The meeting was called to order by Chairman 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 May 8, 2018. Motion approved.

**COMMISSION COMMENTS:**

None

**STAFF COMMENTS:**

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

- Earlier today we held a noon workshop as part of the Comprehensive Plan Update with representatives from North Idaho College, Lewis and Clark State College, University of Idaho, and Charter Academy who each presented what their future needs are for the community.
- Tomorrow, the City is holding a public open house so people can tour the building to see what has been done during the remodel and the Health Fair will be held in the Library Community Room.
- We have four public hearings scheduled for the next Planning Commission Meeting on July 10<sup>th</sup>.
- Envision East Sherman demonstration project for one block of Sherman is launching this summer. We will be using "Tactical Urbanism Concepts". She explained that we will be putting paint on the streets to demonstrate diagonal parking, widened sidewalks and landscaping etc.
- Announced if the public or commissioners were interested in volunteering you can sign up on the EastSherman.org website or contact the Planning Department at 769-2274.

## PUBLIC COMMENTS:

None

## ADMINISTRATIVE ITEM:

1. Applicant: Riverwalk Townhomes, LLC  
Request: An interpretation and condition modification for Bellerive 6<sup>th</sup> and 7<sup>th</sup> Addition

Tami Stroud, Associate Planner, stated that John Williams, representing Riverwalk Townhomes, LLC, is requesting that the Planning Commission approve his request for the removal of Condition #7 on the previously approved plat known as "Bellerive 6<sup>th</sup> Addition," consisting of a 2-lot, 4-tract subdivision. In addition, a request for interpretation to clarify two items: 1) Allow carriage homes to be either detached (located over detached garages) or attached (located over garages that are attached to boardwalk homes) and 2) Address the sidewalk requirement for Lot 1, "Bellerive 7<sup>th</sup> Addition"

Ms. Stroud provided the following statements:

- On May 10, 2016, the Planning Commission approved the request for a preliminary plat of "Bellerive 6<sup>th</sup> Addition," a 2-lot, 4-tract subdivision within the "Bellerive" Planned Unit Development (PUD).
- The approval also included a condition limiting the number of residences on the subject property to six and the maximum number of units for the "Courtyard Homes" to four. In addition, the subdivision staff report noted that "Boardwalk Homes" and/or "Courtyard Homes" could be built within the approved platted lots and are interchangeable housing types within the PUD.
- Because the applicant submitted a replat (Bellerive 7<sup>th</sup> Addition) to gain two additional lots, he has also asked that the condition be removed to allow the potential of seven units within the project, which would include four "Boardwalk Homes" and a potential of three "Carriage Homes".
- All setback and shoreline regulations would still be required.
- The approved condition from Bellerive 6<sup>th</sup> Addition, which the applicant is asking to remove, is: Condition #7: There shall be no more than six total residences on the subject property and the maximum number of units for the "Courtyard Homes shall be limited to four.
- The applicant is also asking for the following interpretations: Interpretation #1 "Carriage Homes – are located over detached or attached garages to allow an alternative to units within larger buildings. Units range in size from 500-900 square feet." Interpretation #2 - Riverwalk Townhomes, LLC is also asking the Planning Commission to eliminate the requirement for sidewalks on Lot 1, "Bellerive 7<sup>th</sup> Addition", located at the terminus (hammerhead) of Bellerive Lane.

Ms. Stroud concluded her presentation and asked if the Commission had any questions:

### Commission Comments:

Commissioner Fleming questioned if the clock starts over if these items are approved, since we already approved this project.

Ms. Stroud explained that the applicant has already submitted the final PUD including the conditions and the final documents. She explained that the request tonight is a modification to the two conditions for Bellerive 6<sup>th</sup> and 7<sup>th</sup> addition.

Commissioner Luttrupp questioned if staff could explain the history behind these two conditions.

Ms. Stroud explained that the applicant submitted the information that is presented that included 4 townhomes, a board walk home and a carriage home. She stated that when staff reviewed the open space area and looked at the previous condition with the (Planned Unit Development) PUD it appeared they intended to provide 6 units on the property and why we are requiring that number of units.

Commissioner Luttrupp questioned if these modifications are approved would these homes fit and questioned if this would be allowed in other areas.

Ms. Stroud explained that modification is allowed for Bellerive 6<sup>th</sup> and 7<sup>th</sup> and noted on the map the areas that would be allowed.

**Motion by Ingalls, seconded by Fleming, to approve an interpretation and condition modification for Bellerive 6<sup>th</sup> and 7<sup>th</sup> Addition. Motion approved.**

**PUBLIC HEARINGS:**

1. Applicant: Greenstone-Kootenai II  
Location: W. of the Intersection of Wilbur Avenue and Ramsey Road  
Request: The approval of a modification to Condition #3 for the approval of a 457-lot preliminary plat known as "CDA Place" QUASI-JUDICIAL (S-1-18.m)

Chris Bosley, City Engineer, provided the following statements:

- On April 10, 2018, the Commission held a public hearing on item S-1-18, a request for approval of a preliminary plat by Greenstone-Kootenai II for Coeur d'Alene Place.
- The preliminary plat encompassed property west of Ramsey Road, east of Courcelles Parkway, south of Alps Street, and north of Hanley Avenue.
- The plat showed 448 single family lots, 3 C-17 lots, 6 C-17L lots, and 10 R-17 lots.
- The Commission approved the preliminary plat with thirteen (13) conditions. Condition #3, over the objection of the applicant, provided:
  - A traffic impact study must be completed by the applicant to determine the need for a traffic signal at Wilbur Avenue and Ramsey Road. If the study determines that a signal is warranted, it shall be installed by the applicant prior to the projected year of need. The study should be completed prior to construction of the proposed development.
- The applicant appealed the inclusion of Condition #3 to the City Council. Prior to the appeal hearing, the applicant met with City staff and agreed to a modification of that Condition which reads:
  - A traffic impact study must be completed by the applicant on or before June 1, 2019. The study is to determine the need for a traffic signal at Wilbur Avenue and Ramsey Road. If the study determines that such a signal is warranted, the applicant shall share in the cost in proportion to the impact of the subdivision on the intersection, as identified in the traffic study and taking into consideration impact fees paid or to be paid because of the PUD and the subdivision. Such payment shall be made prior to (a) applicant extending Wilbur Avenue to the west of Ramsey Road, or (b) the City electing to install a signal prior to such extension if the sooner need therefor is identified in the traffic study, whichever is earlier.

Mr. Bosley concluded his presentation and asked if the commission had any questions.

**Commission Comments:**

Commissioner Ingalls explained that the city collects impact fees from every new development and the money from those impact fees that are collected are divided into quadrants within the city. He explained at the Planning Commission meeting in May when this item came forward a condition was added that he felt went too far and with the revised condition brought forward feels that this gives closure when a traffic study will be done and feels that this is a win/win for the city and applicant.

Commissioner Luttrupp commented that he is proud to be part of this commission and complimented staff on working with the applicant on coming up with a solution, so it is acceptable to both parties.

Public testimony open:

Carol Radsliff stated that she sent a packet of information to a couple of the Commissioners as she is concerned with the traffic on Wilbur Avenue and feels if a traffic signal is placed they feel it will generate more traffic on Wilbur Avenue. She questioned if a traffic study is going to be done would they consider doing a specific one for Wilbur Avenue.

Commissioner Ingalls explained that any study done needs to be scoped. He felt this scope for this project was generated out of a development action specific to the construction of these new homes. He commented that we are only looking at the intersection of Wilbur and the future West Wilbur. He explained that Wilbur goes to Highway 95 and to say we are going to study Wilbur it would be out of nexus or connection to the development. He feels this would be out of bounds.

Ms. Radsliff explained that currently there are nine homes that face Wilbur Avenue and should not have been allowed to have their driveways facing Wilbur that makes it tough for senior people to get out of their driveways safely.

Kevin Schneidmiller, applicant, stated that they appreciate the cooperation of staff and working through this issue.

**Motion by Fleming, seconded by Rumpler, to approve a modification to Condition #3 for the approval of a 457-lot preliminary plat known as "CDA Place". Motion approved.**

2. Applicant: John Young  
Location: 3931 Schreiber Way  
Request: A proposed Professional Office special use permit in the LM zoning district.  
QUASI-JUDICIAL (SP-4-18)

Sean Holm, Senior Planner, stated that Young Construction Group is requesting approval of a professional/administrative office use via the Special Use Permit (SUP) process, to allow Keller Williams Realty to construct a building on a vacant parcel in a Light Manufacturing (LM) zone.

Mr. Holm provided the following statements:

- The subject property had previously been approved for retail sales in 1994 (SP-6-94), as well as professional office space in 2008 (SP-3-08), both by way of special use permits, and both have since expired due to no construction activity commencing on the site within one year of approval.
- The current request, professional and administrative office use, is a structure proposed to be a real estate office per the narrative provided by the applicant. So far this group has completed a project review, and has submitted a site development permit (pending subject to this SUP approval).
- The parcel to the north of the subject property along Kathleen Avenue contains an easement with a high pressure gas line and cannot be developed.
- He stated the property per the Comprehensive Plan is Stable Established.
- He stated that there are no conditions proposed for this project.

Mr. Holm concluded his presentation and asked if the commission had any questions.

There were no questions for staff.

Public Testimony closed

**Motion by Ingalls, seconded by Fleming, to approve Item SP-4-18. Motion approved.**

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Rumpler	Votes	Aye

Motion to approve carried by a 4 to 0 vote.

3. Applicant: Todd Butler  
Location: 720 E. Poplar  
Request: A proposed Religious Assembly special use permit in the R-12 zoning district.  
QUASI-JUDICIAL (SP-5-18)

Mike Behary, Associate Planner, stated that Trinity Church is requesting approval of a special use permit to allow the expansion of their existing church facility that will include enlarging the sanctuary space and adding some classrooms.

Mr. Behary provided the following statements:

- In 1991 the subject site was approved for a special use for a religious assembly facility (church) by a different church organization.
- As part of the 1991 special use permit, one of the conditions was that the applicant will have to adhere to the site plan that was submitted with the application.
- From 1991 to 2006 the original church was active at this site.
- In 2006, a special use permit was approved for a Community Education facility that allowed the operation of a Kindergarten through 8<sup>th</sup> grade Christian elementary school in the existing 4,200 sq. foot building.
- The applicant purchased this property in 2013.
- The applicant has indicated that their church has been growing and they are in need of some additional space.
- The applicant is requesting in this special use application to expand their church that will allow for a larger sanctuary space and for some additional classrooms as well.
- The proposed addition is on the west side of the existing facility. The applicant has submitted a site plan of the property that shows where the proposed expansion to the existing church facility will be located.
- The applicant has also submitted a floor plan of the proposed expansion.
- He stated that per the Comprehensive Plan the property is Stable Established.
- He stated that there no conditions proposed for this project.

Mr. Behary concluded his presentation and asked if the commission had any questions.

Commission Comments:

Commissioner Ingalls noted from looking at the site plan they meet the required parking and explained since they are adding more square footage and concerned that parking will spill out into the neighborhood during the church functions.



Mr. Behary explained on church facilities they do have weekend events and parking will spill out into neighborhoods. He stated at the time the applicant submits for a building permit they will have to meet the parking requirements.

Commissioner Fleming commented there needs to be a handicap elevator to the lower level to meet the ADA requirements.

Public Testimony open.

Stuart Bryan, applicant representative, provided the following statements:

- He stated that they have been in the facility since 2013 and tries to be a good neighbor.
- They have done a number of improvements to the inside and outside of the building with landscaping.
- He stated they desire to expand the side of building to accommodate the growing number of customers.

Mr. Bryan concluded his presentation and asked if the commission had any questions.

There were no questions for the applicant.

Todd Butler stated that he helped the applicant when they purchased the building to convert from the school into a church and explained that a year ago when through a project review to see what it would require for the expansion and staff stated that this property already has a special use permit that was tied to the original site plan. He addressed a comment brought up about parking and explained that staff requires 1 parking space for 10 people. He stated for this size of facility 28 parking spaces are required and that the applicant has doubled that number. He feels we may get some spill over but hopefully we have enough parking so that won't happen.

Commissioner Luttrupp questioned if they could estimate how often traffic would spill over.

Mr. Butler explained that there is the peak time which is the Sunday service and hard to predict. He stated the only complaints they have received from the neighbors is during the service time and feels that with this project we will have enough parking.

Public Testimony closed.

**Motion by Rumpler, seconded by Luttrupp, to approve Item SP-5-18. Motion approved.**

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Rumpler	Votes	Aye

Motion to approve carried by a 4 to 0 vote.

4. Applicant: Tawnie Bailey for J.T. Vetholdings, LLC.  
Location: 1736 W. Kathleen  
Request: A proposed Veterinary Clinic special use permit in the C-17L zoning district  
QUASI-JUDICIAL (SP-6-18)

Mike Behary, Associate Planner, stated that Alpine Animal Hospital is requesting approval for a special use permit to allow a Veterinary Office on property located in the C-17L Commercial Zoning District.

Mr. Behary provided the following statements:

- The applicant is currently operating their veterinary clinic at 655 E Best Avenue and has been serving the local community at this location for many years.
- The applicant has out grown their current location and is proposing to locate their practice to the property located at 1736 W. Kathleen Avenue.
- Alpine Animal Hospital provides a wide range of veterinary services.
- The applicant has indicated that they provide veterinary services for pet owners throughout the area, from routine practices, such as spaying and neutering to complex orthopedic surgeries. Alpine Animal Hospital also provides routine exams to in and outpatient procedures for dogs, cats, and other household pets.
- The proposed animal hospital is not a 24 hour emergency type of animal hospital.
- The applicant has indicated that dogs and cats will be kept indoors if they stay overnight.
- The applicant has also indicated that part of this facility will have a green space including a fenced in doggy lawn area.
- The applicant has submitted a site plan of the property that shows where the proposed veterinary facility, parking lot, and outside doggy lawn area will be located.
- He stated per the Comprehensive Plan this is noted as Stable Established.
- In 2004 the subject site was part of larger special use permit request that allowed an automobile repair facility, restaurant, and commercial retail uses as specified in SP-3-04. However, the 2004 special use application did not propose a veterinary office as part of its request.
- To the west of the subject property a special use request for a Minimal Care Facility was approved in 2012 that allowed for the construction of an assisted living facility in item SP-1-12. To the east of the subject site a special uses request was approved in 2017 for a wireless communication facility in item SP-1-17.
- He stated that there are three conditions proposed for this property.

Mr. Behary concluded his presentation and asked if the commission had any questions.

There were no questions for staff.

Public Testimony open.

Tawnie Baily, applicant, provided the following statements:

- They have been at Alpine Animal Hospital for 14 years.
- They have outgrown their existing facility and this location will better serve their growing clientele.

Ms. Baily concluded her presentation and asked if the commission had any questions.

#### Commission Comments:

Commissioner Ingalls commended the applicant for being in service for 40 years. He explained in the staff report and narrative noted two strong points: This is not a 24 hour emergency hospital so there won't be any cars coming and going through the night and that the animals will be brought indoors at night. He questioned if in the future if this was sold to someone else and is not as successful as yourself how you would feel if another condition was added to make sure the original operations were intact. He would like the condition to say "The business would be open to the public be limited to the hours of 7:00 a.m. to 5:00 p.m. and the cats and dogs would be placed indoors after business hours". He stated by adding this Condition, it would make sure the neighborhood is protected from the noise.

Ms. Baily stated that she would not want to restrict what's going to happen in the future and as the city grows, explained that our hours are 8:00 a.m. on Mondays thru 5:30 p.m. weekdays and 8:30 a.m.-4:00

p.m. on Saturdays. She stated in the future they may expand to Sundays to 6:30 p.m. to accommodate client's schedules and currently have no intention being an overnight emergency clinic, but can't speak to what will happen in the future.

Commissioner Ingalls inquired what will be the hours of operation.

Ms. Baily said the hours of operation are Monday through Friday 8:00 a.m. to 5:30 p.m. and Saturday from 8:30 a.m. to 4:00 p.m. with perhaps adding an additional hour once we have moved to the new facility.

Commissioner Luttrupp inquired how many new clients are estimated.

Ms. Baily stated we are planning to add another veterinarian. She stated that they currently see approximately 8,000 patients a year and a staff of 16 employees and three veterinarians and in the future would like to increase to 20 staff and four veterinarians. Ms. Baily also clarified that they frequently walk the animals in their care at night, so they would not want to limit the hours of operation.

**Motion by Fleming, seconded by Luttrupp, to approve Item SP-6-18. Motion approved.**

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Rumpler	Votes	Aye

Motion to approve carried by a 4 to 0 vote.

5. Applicant: Lake City Engineering  
Location: 1820 W. Prairie & 7845 N. Ramsey Road  
Request: A proposed zone change from R-3 & C-17 to R-17 zoning district.  
QUASI-JUDICIAL (ZC-2-18)

Tami Stroud, Associate Planner, stated that Lake City Engineering, Inc. on behalf of the above-noted property owners is requesting an amendment to the previously approved zoning and requesting an R-17 (Residential at 17 units/acre) zone for both parcels.

Ms. Stroud provided the following statements:

- The 2.78 acre portion of the zone change request is located along Prairie Avenue.
- The property was annexed into the city in April of 2017, with the R-3 (Residential zoning at 3 units/acre) zoning district.
- The other portion of the subject property is located along Ramsey Road and is currently zoned C-17. The property was annexed into the city in February of 2018.
- The applicant is requesting both properties be rezoned to R-17 (Residential at 17units/acre) zoning district.
- She stated per the Comprehensive Plan this property is Transition.
- The subject property is relatively flat with Ramsey Road located to the east and Prairie Avenue to the north.
- Currently there is an existing single-family residence with associated accessory storage structures on the Prairie Avenue site and a cell phone tower on a portion of the Ramsey Road site, while the remainder is vacant.
- A small grove of trees near the cell phone tower also exists on the parcel.
- Any future development will require that all code requirements are met.

- There are no conditions proposed for this property.

Ms. Stroud concluded her presentation and asked if the Commission had any questions.

There were no questions for staff.

Public testimony open.

Gordon Dobler, applicant representative, provided the following statements:

- He stated the development to the west is similar and the applicant does not want split zoning.
- He stated parcel one is zoned C-17 and will be developed as multi-family that was a choice by the applicant.
- He stated that parcel one will extend west to parcel two that is R-3 to avoid a split zone and that R-17 is a better choice and originally the C-17 was intended to be R-17.
- He explained that the second parcel that is zoned R-3 and the same concept of extending to parcel one to be developed as R-17.
- He stated that the applicant originally wanted to develop the entire parcel but right now just asking for the southern parcel. He added that single family is allowed in the R-17 zoning.
- He stated that the R-17 zoning will be consistent with the other properties.

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 Luttrupp	Voted	Aye
Commissioner Rumpier	Votes	Aye

Motion to approve carried by a 4 to 0 vote.

4. Applicant: Verdis  
Location: 2100 W. Prairie Avenue  
Request: A proposed 12-lot preliminary plat "Vista Meadows"  
QUASI-JUDICIAL, (S-2-18)

Sean Holm, Senior Planner, stated that Vista Meadows, LLC is requesting approval of "Vista Meadows" preliminary plat on a 4.74 acre portion of the property depicted below, which is proposed to be 12 duplex lots and 2 unbuildable tracts.

Mr. Holm provided the following statements:

- The subject property (+/-14.66 acres) was recently annexed into the city (A-1-16), which was recommended by Planning Commission and approved by City Council. In conjunction with the annexation, the applicant received Planning Commission approval of both a Planned Unit Development (PUD-1-16) and a preliminary plat (S-1-16), for phase 1 of Vista Meadows.
- Since the final plat was never recorded and the PUD extension (1 year) has since expired, the property has reverted back to an R-8 zoning designation. Subsequently, this request will require that the applicant provide the improvements as required by the subdivision improvement standards and will be subject to the zoning standards prescribed.
- Since there is no longer a valid PUD, the 10% open space proposed in 2016 is no longer required.

- As part of the applicant's proposal, a subdivision standard deviation request has been made.
- The applicant seeks to provide flexibility for the eastern leg of Pronghorn Avenue for the improvements to be made for the right-of-way.
- The applicant would like to provide a single 10' asphalt trail on the north side of Pronghorn in lieu of two 5' sidewalks on either side.
- This design would help to guide students and pedestrians to the potential school site in a more coordinated fashion. The idea is to prevent as many "mid-block" crossings, for safety from vehicular movements.
- A deviation request for the eastern leg of Pronghorn Avenue would allow flexibility in design if a school is built next to the subject property. This deviation will only be allowed if SD 271 purchases property abutting this request.
- Mr. Holm stated the Comprehensive Plan designates both Stable Established and Transition for the property since it is two different parcels.
- He stated that if approved there are 16 conditions for the property.

Mr. Holm concluded his presentation and asked if the commission had any questions.

#### Commission Comments

Commissioner Ingalls stated that in the staff report talking about sewer there seems to be two possible outcomes; one is build the pipe and gravity it working with Greenstone. He stated that in the staff report condition number 15, you will need a dues paying Homeowners Association (HOA) to collect money to maintain this system. He commented it seems that this applicant has worked out this issue with the other property owner.

Mr. Holm explained that the applicant is here to answer that question.

Commissioner Ingalls stated that condition 15 should be left if for some reason things change and want to go a different direction, it is self-contained.

Mr. Holm explained that they left that condition for flexibility in case something happens between the two parties that there is another avenue for sewer.

Public Testimony open.

Merle Van Houten, applicant representative, provided the following statements:

- He thanked staff for a great staff report.
- He stated this is the same development that was brought forward a few years ago and as he was looking through the conditions he saw an edit number 3 under engineering comments that stated that the applicant should get permission from the Post Falls Highway District and should say Lakes Highway District.
- He explained that condition number 15 which was just discussed and stated that his client has been working with Greenstone to design and fund a sewer ahead of their development. He stated they are not proposing a temporary lift station and agrees that staff should still leave the condition in.

Mr. Van Houten concluded his presentation and asked if the Commission had any questions.

There were no questions for the applicant.

Public Testimony closed.

**Motion by Rumpler, seconded by Fleming, to approve Item S-2-18. Motion approved.**

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Rumpler	Votes	Aye


Motion to approve carried by a 4 to 0 vote.

**ADJOURNMENT:**

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

The meeting was adjourned at 7:10 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



# ADMINISTRATIVE





**HISTORY:**

On October 10, 2010, the Planning Commission approved the request for a preliminary plat of "Tilford Place" a 13-lot residential subdivision within a Planned Unit Development. A requirement of a PUD is to submit general architectural renderings for the proposed homes. The design concept submitted was more in line with a "Bungalow" style.

The following architectural design concepts were provided as part of the PUD submittal and approved by the Planning Commission, as well as being included with the Final Development Plan and associated documents for the Tilford Place project. The approved designs reflect more of a "Bungalow" style architecture within the development.

**Examples of the approved design concept for the site:**



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**Tilford Place Concept**  
Coeur d'Alene, Idaho

STREETFRONT VIEW





## REQUEST

The applicant is requesting an interpretation from the Planning Commission in order to provide flexibility to future builders/ homeowners. The applicant has asked for an interpretation to allow more flexibility in the future home designs, and is requesting that, in addition to the approved design concepts, they be allowed to have a more “Craftsman” style by permitting the following design elements:

- Variations of roof lines and slopes,
- Allow either one or two-story homes,
- Exterior finish material may include shake, lap, shingle, bat and board, various types of siding stained or painted,
- Allow rock accents on base columns,
- Garage doors will have a “barn door” look, windows permitted but not required, and
- Front doors can be located on either the front or on the side of the home

(See attached interpretation request letter from the applicant, John Stone)

The applicant has provided eight new model concepts showing variations of the “Craftsman” design that they would like the Commission to approve for the Tilford Place project to allow for the desired flexibility in design.

**Proposed “Craftsman” style home concepts:** *(Conceptual designs are included in your packet)*

The applicant has also submitted an image showing a “Barn Door” style garage, see below.



In summary, the applicant is requesting to allow the following additional design elements for the proposed single-family dwellings:

- Variations of roof lines and slopes,
- Allow either one or two-story homes,
- Exterior finish material may include shake, lap, shingle, bat and board, various types of siding stained or painted,
- Allow rock accents on base columns,
- Garage doors will have a “barn door” look, windows permitted but not required, and
- Front doors can be located on either the front or on the side of the home

**DECISION POINT RECOMMENDATION:**

The Planning Commission must consider this request to approve or deny the request to allow additional design elements and design flexibility for the future homes within “Tilford Place” PUD, and to allow the homes to have “Craftsman” style elements as noted above, in addition to the “Bungalow” style that was approved for the project.

A decorative border composed of a grid of purple diamonds in various shades, surrounding a central light purple rectangular area.

**APPLICANT'S  
NARRATIVE**

City of Coeur d Alene  
710 E. Mullan Ave.  
Coeur d Alene, ID 83814

June 28, 2018

ATTN: Tami Stroud and Hilary Anderson

RE: Tilford Homes Planned Unit Development

Dear Hilary,

The purpose of this letter is to formally ask the Planning Commission for an interpretation of the approvals related to the above referenced Planned Unit Development. Based on the approval of the PUD, these are the elements that we are requesting to be included in the exterior appearance:

- 1.) Craftsman style roof showing gable in front. Additional roof elements of shallower slope over garage porches are permitted.

*We agree that there should be a gable in front for design consistency, but that variations of roof lines and slopes should be flexible. Additional roof elements of various slopes will be encouraged. This will allow for consistency throughout the neighborhood, but also allow for flexibility on additional roof elements.*

- 2.) It has been mentioned that the development will consist of 2 story homes.

*We would like to allow for either 1 or 2 story homes depending on lot size and design constraints.*

- 3.) Exterior finish material of shake, lap, shingle, bat and board, various types of siding stained or painted.

- 4.) To allow for small amounts of rock accents i.e. base columns.

- 5.) A front covered porch with columns of various designs.

*A front covered porch is strongly recommended for lots that can accommodate them. We are also requesting flexibility on the size of the columns for the smaller lots and design constraints.*

- 6.) Garage doors to consist of bungalow "barn door" look.

*We feel it should be required to have a "barn door" look for all of the garage doors in the neighborhood as it adds character to the largest front facing aspect of each home. Windows are permitted but not mandatory.*

7.) Front door or porch facing street.

*If a porch is included, it should be facing the street and located in the front of the homes. However, we would like to allow for an entry way in both the front or side of the homes for flexibility to create adequate living space of the lots that have design limitations.*

We respectfully request an interpretation and agreement on the items above in order to allow for our buyers to work directly with the City and have a clear understanding of what is expected in regards to design and exterior appearance of the homes. This request does not impact or alter the other approved components of the Tilford Homes PUD.

Thank you for your consideration and please feel free to contact us with further questions.

Regards,

A handwritten signature in black ink, appearing to read "John Stone". The signature is fluid and cursive, with a large initial "J" and "S".

John Stone  
Principal



ENTRY PERSPECTIVE

**Tilford Place - Model 1 Concept**  
Coeur d'Alene, Idaho

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ENTRY PERSPECTIVE

## Tilford Place - Model 2 Concept

Coeur d'Alene, Idaho

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**MOMENTUM**  
ARCHITECTURE





ENTRY PERSPECTIVE

**Tilford Place - Model 3 Concept**  
Coeur d'Alene, Idaho

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ENTRY PERSPECTIVE B

## Tilford Place - Model 3 Concept

Coeur d'Alene, Idaho

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ENTRY PERSPECTIVE

**Tilford Place - Model 4 Concept**  
Coeur d'Alene, Idaho

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ENTRY PERSPECTIVE

## Tilford Place - Model 5 Concept

Coeur d'Alene, Idaho

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ENTRY PERSPECTIVE

**Tilford Place - Model 6 Concept**  
Coeur d'Alene, Idaho

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ENTRY PERSPECTIVE B

## Tilford Place - Model 6 Concept

Coeur d'Alene, Idaho

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ENTRY PERSPECTIVE

## Tilford Place - Model 7 Concept

Coeur d'Alene, Idaho

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ENTRY PERSPECTIVE

## Tilford Place - Model 8 Concept

Coeur d'Alene, Idaho

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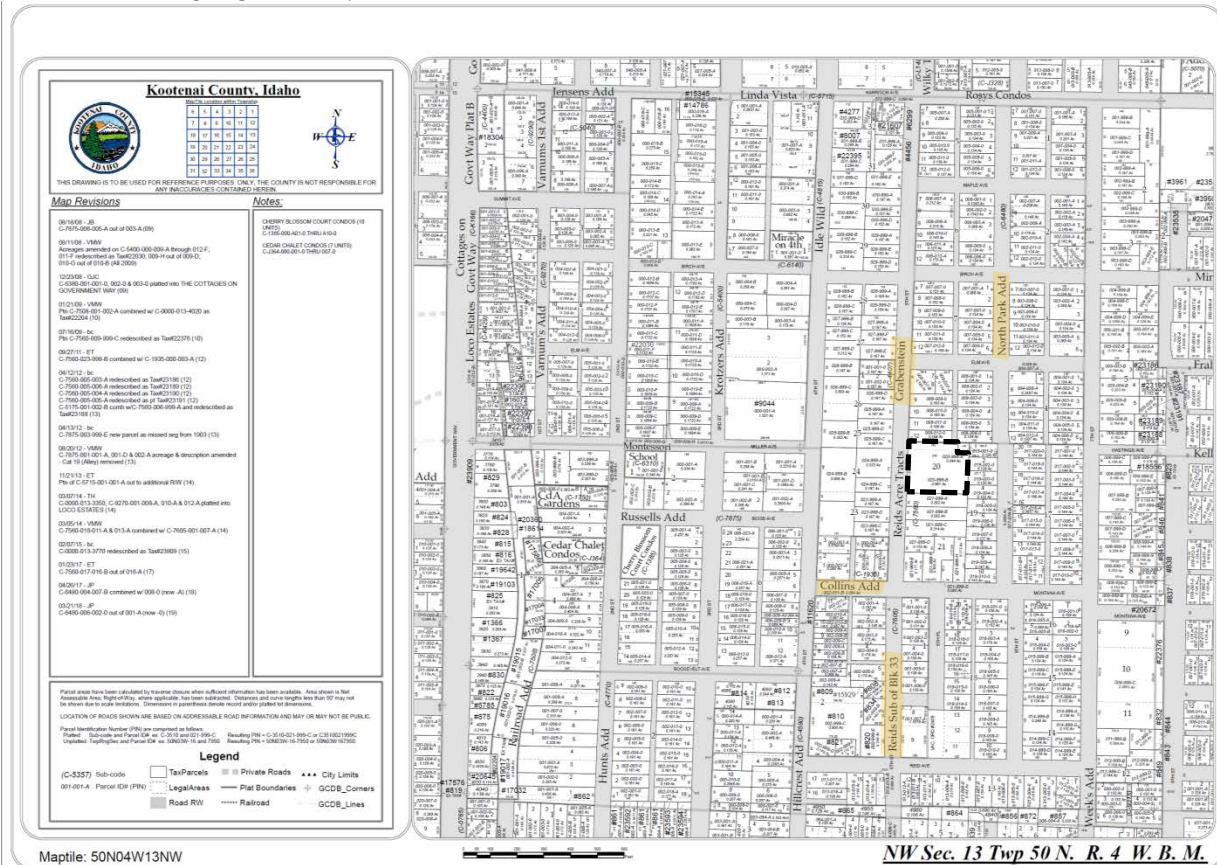


# **PUBLIC HEARINGS**

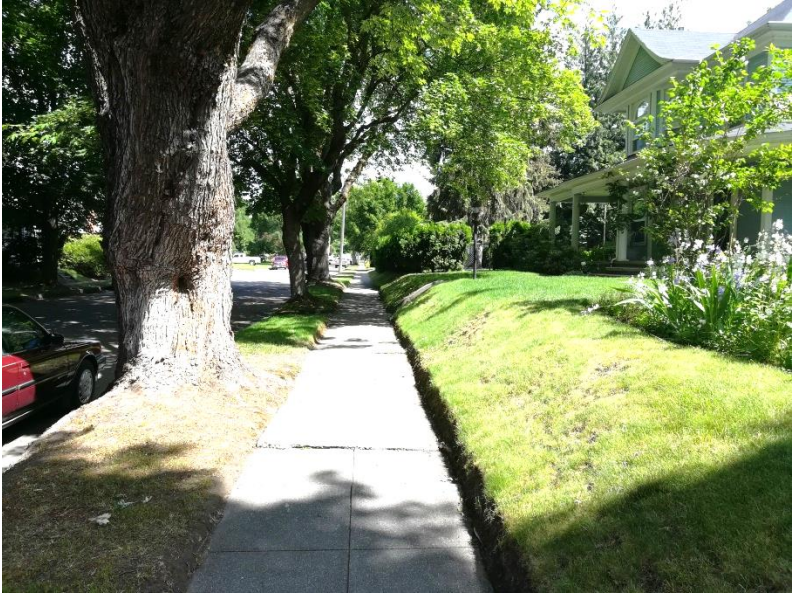


**Current Conditions:**

Over the years, the properties surrounding the area have been subdivided further. Subdivisions in the area include: Grabenstein, North Park Add., Collins Add., and Reid's Sub of Blk 33 as seen below, highlighted in yellow:



Sidewalk next to subject property showing existing home (looking north):



Existing home (looking northeast):



Interior photo showing fence in relation to existing alley proposed to be extended (looking north):



Deviation in conjunction with short plat

Alley to the north (looking south) to be used as proposed access:



Interior photo of subject property looking northeast:



Accessory structure to the rear of existing home (looking south):



Deviation in conjunction with short plat



**17.05.170: GENERALLY:**

A. The R-12 district is intended as a residential area that permits a mix of housing types at a density not greater than twelve (12) units per gross acre.

**17.05.230: SITE PERFORMANCE STANDARDS; MINIMUM LOT:**

Minimum lot requirements in an R-12 district shall be as follows:

A. 1. Three thousand five hundred (3,500) square feet per unit except for single-family detached housing.

2. Five thousand five hundred (5,500) square feet per single-family detached lot.

B. All buildable lots must have fifty feet (50') of frontage on a public street, unless an alternative is approved by the city through the normal subdivision procedure or unless a lot is nonconforming (see section 17.06.980 of this title). (Ord. 3560, 2017)

Code Section Cited for Deviation Request:

**16.25.040: DEVIATIONS:**

A. In specific cases the commission may authorize deviations from the requirements of chapters 16.15 (design standards) and 16.40 (improvement standards) of this title but only where, owing to special conditions pertaining to a specific subdivision, the literal interpretation and strict application of the provisions or requirements of this title would cause undue and unnecessary hardship. *No deviation from the provisions or requirements of this title may be authorized by the commission unless they find that all of the following facts and conditions exist:*

1. Exceptional or extraordinary circumstances or conditions exist warranting the approval of the requested deviation that does not generally apply to other properties in similar subdivisions or in subdivisions in the vicinity of the proposed subdivision.
2. Approval of the deviation is necessary for the preservation and enjoyment of a substantial property right of the developer or is necessary for the reasonable and acceptable development of the property.
3. Approval of the deviation will not be injurious to property in the vicinity in which the subdivision is located.
4. Approval of the deviation is consistent with the comprehensive plan.

B. The commission may attach conditions of approval concerning the design or features of the deviation in order to meet the purpose and intent of this title. (Ord. 3485, 2014)

**REQUIRED FINDINGS:**

Pursuant to Section 16.25.040, Procedures for Preliminary Formal Plats, a deviation may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

**Finding #A1: Exceptional or extraordinary circumstances or conditions (do) (do not) exist warranting the approval of the requested deviation that does not generally apply to other properties in similar subdivisions or in subdivisions in the vicinity of the proposed subdivision.**

*Assessment: The applicant's narrative and testimony is to be taken into consideration for this finding, along with any other information received at the hearing.*

**Finding #A2:**

**Approval of the deviation (is) (is not) necessary for the preservation and enjoyment of a substantial property right of the developer or is necessary for the reasonable and acceptable development of the property.**

*Assessment: The applicant's narrative and testimony is to be taken into consideration for this finding, along with any other information received at the hearing.*

**Finding #A3:**

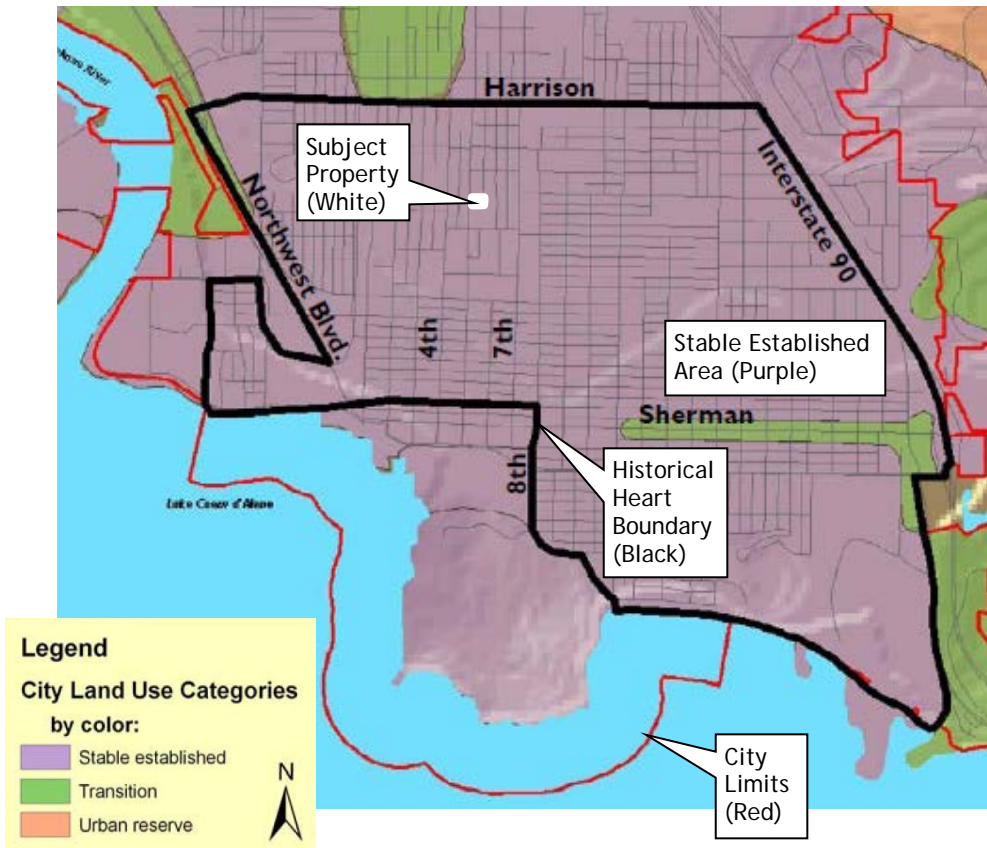
**Approval of the deviation (will) (will not) be injurious to property in the vicinity in which the subdivision is located.**

*Assessment: The applicant's narrative and testimony is to be taken into consideration for this finding, along with any other information received at the hearing.*

**Finding #A4:**

**Approval of the deviation (is) (is not) consistent with the comprehensive plan.**

1. The subject property is within the existing city limits.
2. The City Comprehensive Plan Map designates this area as **Historical Heart- Stable Established:**



**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.*



## Land Use: Historical Heart

### Historical Heart Today:

The historical heart of Coeur d'Alene contains a mix of uses with an array of historic residential, commercial, recreational, and mixed uses. A traditional, tree-lined, small block, grid style street system with alleys is the norm in this area. Neighborhood schools and parks exist in this location and residents have shown support for the long term viability of these amenities. Focusing on multimodal transportation within this area has made pedestrian travel enjoyable and efficient.

Widely governed by traditional zoning, there are pockets of infill overlay zones that allow development, based on Floor Area Ratio (FAR). Many other entities and ordinances serve this area to ensure quality development for generations to come.

Numerous residential homes in this area are vintage and residents are very active in local policy-making to ensure development is in scale with neighborhoods.

### Historical Heart Tomorrow

Increased property values near Lake Coeur d'Alene have intensified pressure for infill, redevelopment, and reuse in the areas surrounding the downtown core. Stakeholders must work together to find a balance between commercial, residential and mixed use development in the Historic Heart that allows for increased density in harmony with long established neighborhoods and uses. Sherman Avenue, Northwest Boulevard and I-90 are gateways to our community and should reflect a welcoming atmosphere.

Neighborhoods in this area, Government Way, Foster, Garden, Sanders Beach, and others, are encouraged to form localized groups designed to retain and increase the qualities that make this area distinct.

### The characteristics of Historical Heart neighborhoods will be:

- That infill regulations providing opportunities and incentives for redevelopment and mixed use development will reflect the scale of existing neighborhoods while allowing for an increase in density.
- Encouraging growth that complements and strengthens existing neighborhoods, public open spaces, parks, and schools while providing pedestrian connectivity.
- Increasing numbers of, and retaining existing street trees.
- That commercial building sizes will remain lower in scale than in the downtown core.

### Significant Comprehensive Plan policies for consideration:

#### **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.

**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 3.04**

**Neighborhoods:**

Encourage the formation of active neighborhood associations and advocate their participation in the public process.

**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 3.09**

**Housing:**

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

**Objective 3.11**

**Historic Preservation:**

Encourage the protection of historic buildings and sites.

**Goal #4: Administrative Environment**

*Our Comprehensive Plan advocates efficiency and quality management in city government.*

**Objective 4.01**

**City Services:**

Make decisions based on the needs and desires of the citizenry.

## **Objective 4.06**

### **Public Participation:**

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

### **STAFF COMMENTS:**

#### STORMWATER:

Stormwater treatment and containment will be addressed during development and construction on the subject property. City Code requires all stormwater to remain on site and for a stormwater management plan to be submitted and approved prior to any construction activity on the site.

*-Submitted by Chris Bosley, City Engineer*

#### STREETS:

The subject property is bordered by 5th Ave on the west with alley access to Elm Ave to the north. The current streets and right-of-way widths meet the City standards. No alterations to the street section will be required. ADA improvements to sidewalks will be addressed during development and construction on the subject property.

*-Submitted by Chris Bosley, City Engineer*

#### WATER:

There is adequate capacity in the public water system to support domestic & irrigation.

*-Submitted by Kyle Marine, Assistant Water Superintendent*

#### WASTEWATER:

The City's Wastewater Utility presently has the wastewater system capacity, willingness, and intent to serve this project, as proposed.

*-Submitted by Mike Becker, Utility Project Manager*

#### FIRE:

The FD does not use an alley as primary access. The address numbers on the existing structures face 5th and 6th respectively and our access to these structures will be 5th and 6th.

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*

## **PROPOSED CONDITIONS:**

### **PLANNING:**

1. If any additional dwelling exists in association with the principal living unit, that unit must be brought into conformance or removed.
2. All setbacks for the existing structures must conform to existing code for any side yard where a new property line is proposed.
3. Only single family detached homes may be constructed. No duplexes allowed, although an accessory dwelling unit (ADU) could be permitted in association with a future principal dwelling unit.

### **ENGINEERING:**

4. No private driveway approaches will be constructed on 5th Street for lots #1 and #2. Off-street parking will be required to access lots #1 and #2 (as shown in the diagram included in the staff report- the legal description may vary on final plat) from the alley only. On-street parking is allowed per code.
5. Dedication of a 46' alley extension to the City of Coeur d'Alene, at least matching the width of the existing alley and right-of-way, is required for future access to the 2 proposed lots. The full alley must be constructed with 4" of compacted crushed base course over compacted subgrade, meeting the City of Coeur d'Alene standards. Low-hanging tree limbs must be trimmed where encroaching into the alley.

### **WASTEWATER:**

6. Lot #2 will be required to individually connect to the public sewer and extend a sewer lateral onto the lot conforming to all current City Standards and Sewer Policies prior to final plat approval.
7. Lots #1 and #3 shall be required to use existing sewer lateral connection to the rehabilitated public sewer main. No new or additional public sewer connection will be permitted.
8. The City's Wastewater Utility presently has the wastewater system capacity, willingness and intent to serve this project as proposed.

### **WATER:**

9. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense.
10. Any additional water service(s) will have cap fees due at the time of building permit.

**The Planning Commission may attach conditions of approval concerning the design or features of the deviation request in order to meet the purpose and intent of the required findings. Please be specific, if additional conditions are added to the motion.**

## **ORDINANCES AND STANDARDS USED IN EVALUATION:**

- 2007 Comprehensive 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

**ACTION ALTERNATIVES:**

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

A decorative border composed of a grid of purple diamonds in various shades, surrounding a central light purple rectangular area.

**APPLICANT'S  
NARRATIVE**

May 29, 2018

To: Coeur d'Alene Planning Commission  
From: Sandra Patano & Jack Riggs  
Re: Request for Short Plat Deviation

Dear Commissioners:

We come before you to request a small deviation that will require your approval prior to submitting an application for a short plat.

We recognize that "in specific cases the commission may authorize deviations [16.25.040: DEVIATIONS:] from the requirements of chapters 16.15 (design standards) and 16.40 (improvement standards) of this title, but only where, owing to special conditions pertaining to a specific subdivision, the literal interpretation and strict application of the provisions or requirements of this title would cause undue and unnecessary hardship".

As the owner of a large single lot in the older part of downtown Coeur d'Alene that was created over 100 years ago, we believe that [exceptional or extraordinary circumstances or conditions] exist warranting the approval of the requested deviation that does not generally apply to properties in other short plats in the city.

We own a one-acre (43,549 sf) parcel with 191 feet of footage at 930 N. 5th Street with one single family home legally described as Reids Add to CDA, S 150 FT BLK 20, N 42 FT OF BLK EX E 46 FT in Section 13, Township 50N Range 04W. All parcels directly north are only 45 feet wide and 153.5 feet deep (6,908 sf).

The requested short plat would divide this one-acre lot into three lots as indicated below:

- North Lot = 46' x 153.5' [7,061 sf]
- Mid Lot = 45' x 228' [10,260 sf]
- South Lot = 100' x 228' [22,800 sf]

Because this plat is over 100 years old, and the new lots would not meet the 50-foot-wide newer standard, a deviation is required from the Planning Commission. Creating two northern lots at 46 and 45 feet wide would not unduly infringe on the existing historical house, which would remain on the South Lot. Further, there are many platted lots downtown with 40' and 45' wide lots where older housing has been removed and new construction has occurred. With the high-density zoning of this location we believe two single family homes is a much better fit with the existing neighborhood as opposed to the alternative multifamily housing that would likely be built on the site if we created a 91' wide lot with 17,321 sf.

The approval of the requested deviation will not be injurious to property in the vicinity in which the planned subdivision is located because the existing home lots immediately to the north are only 45 feet wide and shallower in depth. Additionally, our development goals are as follows:

- Strong desire to maintain historical character of the downtown neighborhood

- No large multi-family units
- Develop two (2) large single-family property lots

We believe that approval of the deviation is consistent with the comprehensive plan.

We understand this is a unique request so we will record these important permanent restrictions and conditions on the two lots that would be created:

- 1) Only single family detached homes may be constructed
- 2) No street curb cuts for driveways allowed – garage entrance from the alley only (thereby maintaining the current character of the homes/lots to the north)
- 3) Additionally, we would permanently dedicate a new 46' alley extension (approx. 28.5' x 46.0') to the City behind the North Lot.

We would further request during the short plat that water and sewer connections be completed at the time of construction permit application to better facilitate routing for the specific structures to be built.

We respectfully request you will consider the multiple unique factors surrounding this reasonable request and our intention to help preserve the consistency of the neighborhood while still allowing our enjoyment and utilization of our land. We believe this short plat will create two much larger-than-average new single-family, buildable lots in a highly desired neighborhood.

Respectfully submitted,

Sandy Patano & Jack Riggs  
801 S. 11<sup>th</sup> St.  
Coeur d'Alene, ID 83814

208-659-0496



**PLANNING COMMISSION  
STAFF REPORT**

**FROM:** MIKE BEHARY, PLANNER

**DATE:** JULY 10, 2018

**SUBJECT:** SP-7-18, REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A VETERINARY OFFICE IN THE LM (LIGHT MANUFACTURING) ZONING DISTRICT

**LOCATION:** A +/- 0.7 ACRE PARCEL LOCATED AT 1336 W KATHLEEN AVENUE

**APPLICANT:**  
Matt DeMarco and Druanne Choker  
1710 E 65<sup>th</sup> Avenue  
Spokane, WA 99223

**OWNER:**  
Icon Credit Union  
7615 W Riverside Drive  
Boise, ID 83714

**DECISION POINT:**

The applicant is requesting approval for a special use permit to allow a Veterinary Office in an existing structure on property located in the LM (Light Manufacturing) Zoning District.

**BACKGROUND INFORMATION:**

The applicant is proposing to open and operate an emergency animal hospital at 1336 W Kathleen Avenue. The applicant has indicated that the proposed animal hospital will be open after hours and on Holidays. The applicant has indicated that their hours of operation will be 24 hours on Saturday and Sunday, 5:00PM to 8:00AM Monday thru Friday, and open all day on all Holidays. Their proposed facility will be able to see pets during times when they could not normally be seen by their primary veterinarian.

The applicant has indicated that they will provide a wide range of veterinary services. They have indicated that they will primarily provide emergency care and exams for dogs, cats, and other household pets. They will be able to provide after-hours emergency veterinary services for pet owners throughout the local area.

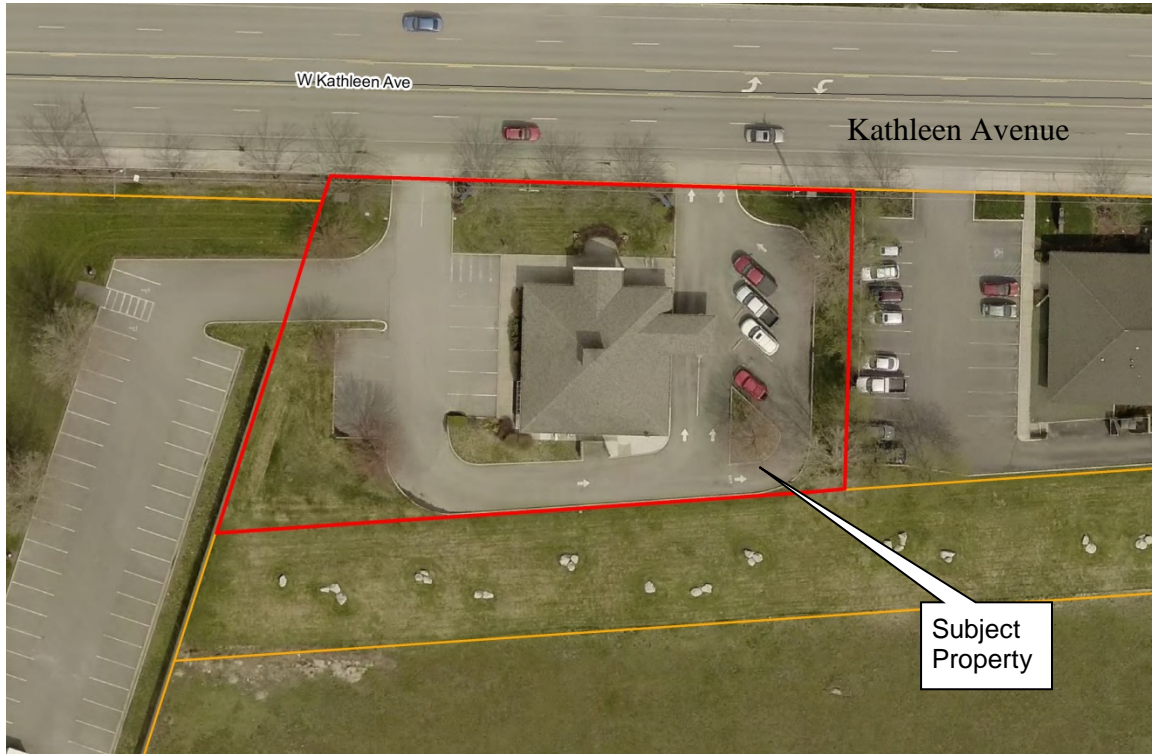
The applicant has indicated that dogs and cats will be kept indoors if they stay overnight. The applicant has submitted a site plan of the property that shows where the existing facility and parking lot is located. (See Site Plan on page 4). The applicant has also submitted a floor plan of their proposed facility. (See Floor Plan on page 5).

The applicant has entered into an Easement and Parking Agreement that addresses access and parking associated with the City-owned Jenny Stokes soccer fields and other City-owned property located adjacent to the site. The applicant is also aware of the underground petroleum pipeline that is located adjacent and to the south of this site.

**PROPERTY LOCATION MAP:**



**AERIAL PHOTO:**



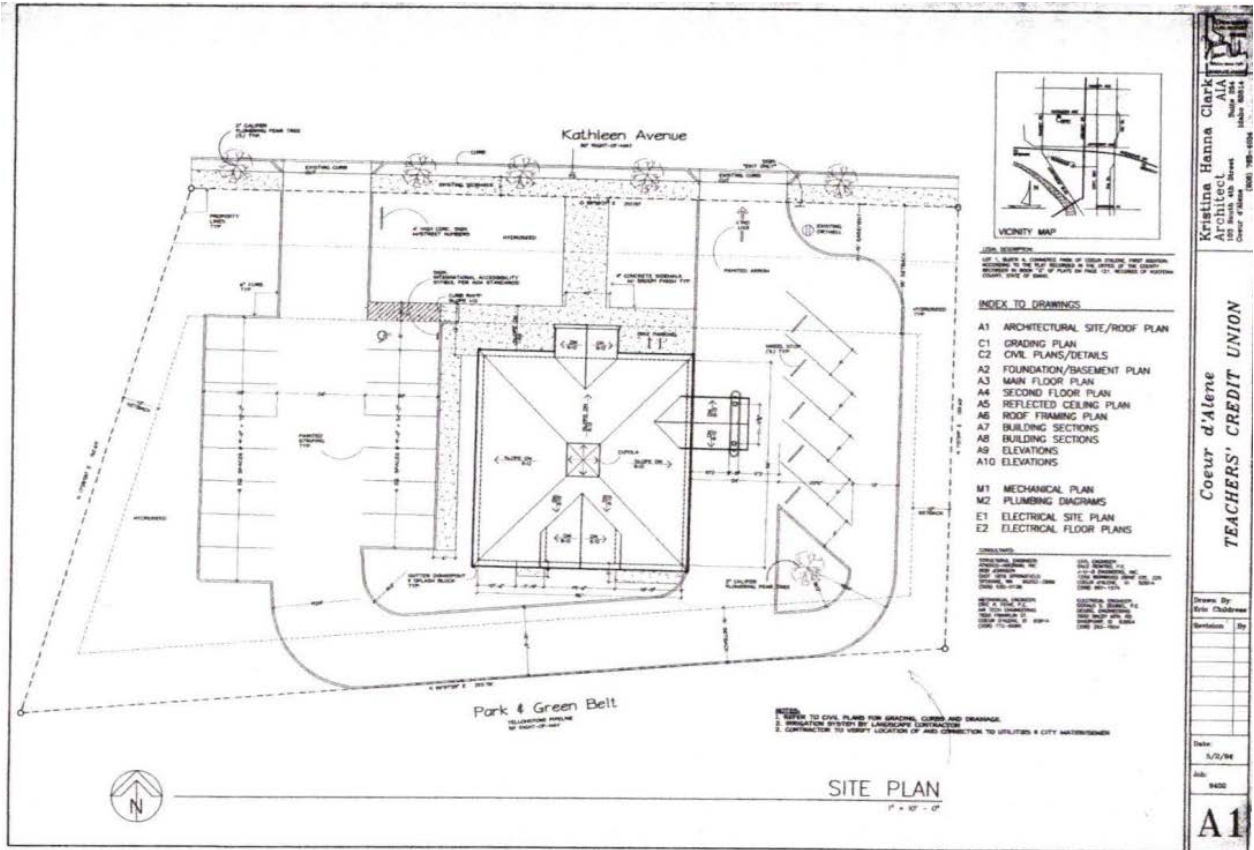
**BIRDS EYE AERIAL PHOTO LOOKING SOUTH:**



**BIRDS EYE AERIAL PHOTO LOOKING NORTH:**



**APPLICANT'S SITE PLAN:**



LOCAL SECTIONS  
 1. SEE PLAN FOR LOCATIONS OF LOCAL SECTIONS  
 2. SEE PLAN FOR LOCATIONS OF LOCAL SECTIONS  
 3. SEE PLAN FOR LOCATIONS OF LOCAL SECTIONS  
 4. SEE PLAN FOR LOCATIONS OF LOCAL SECTIONS

**INDEX TO DRAWINGS**

- A1 ARCHITECTURAL SITE/ROOF PLAN
- C1 GRADING PLAN
- C2 CIVIL PLANS/DETAILS
- A2 FOUNDATION/BASEMENT PLAN
- A3 MAIN FLOOR PLAN
- A4 SECOND FLOOR PLAN
- A5 REFLECTED CEILING PLAN
- A6 ROOF FRAMING PLAN
- A7 BUILDING SECTIONS
- A8 BUILDING SECTIONS
- A9 ELEVATIONS
- A10 ELEVATIONS
- M1 MECHANICAL PLAN
- M2 PLUMBING DIAGRAMS
- E1 ELECTRICAL SITE PLAN
- E2 ELECTRICAL FLOOR PLANS

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	PRELIMINARY SITE PLAN	1/15/18	JK	JK
2	REVISED SITE PLAN	2/15/18	JK	JK
3	REVISED SITE PLAN	3/15/18	JK	JK
4	REVISED SITE PLAN	4/15/18	JK	JK
5	REVISED SITE PLAN	5/15/18	JK	JK
6	REVISED SITE PLAN	6/15/18	JK	JK

1. REFER TO CIVIL PLANS FOR GRADING, CURBS AND DRAINAGE.  
 2. IRRIGATION SYSTEM BY LANDSCAPE CONTRACTOR.  
 3. CONNECTIVE TO STREET LOCATION OF AND CONNECTION TO UTILITIES & CITY WATERWORKS.

**SITE PLAN**  
 P - 10 - 0

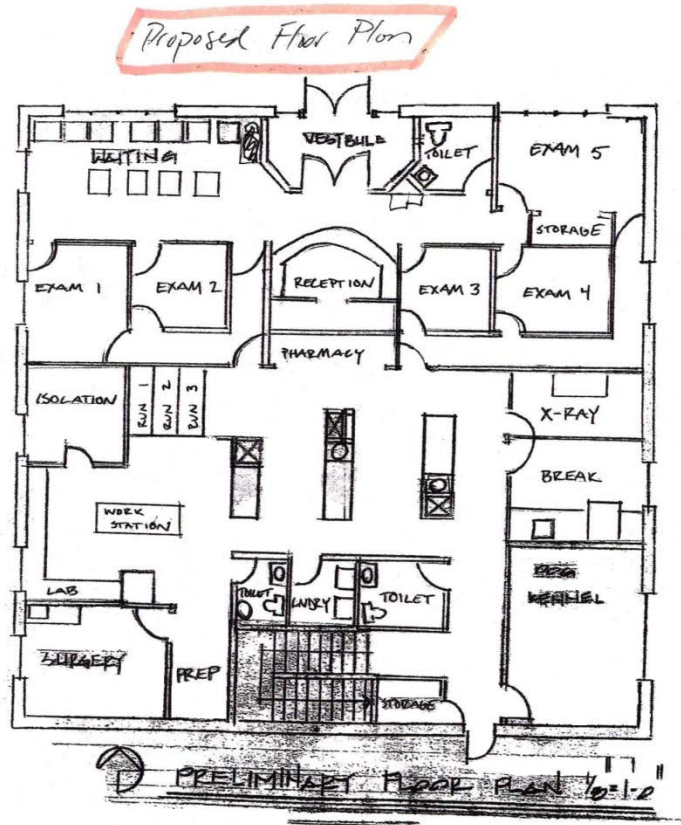
Kristina Hanna Clark AIA  
 Architect  
 Coeur d'Alene  
 2005 785-1004

Coeur d'Alene  
**TEACHERS' CREDIT UNION**

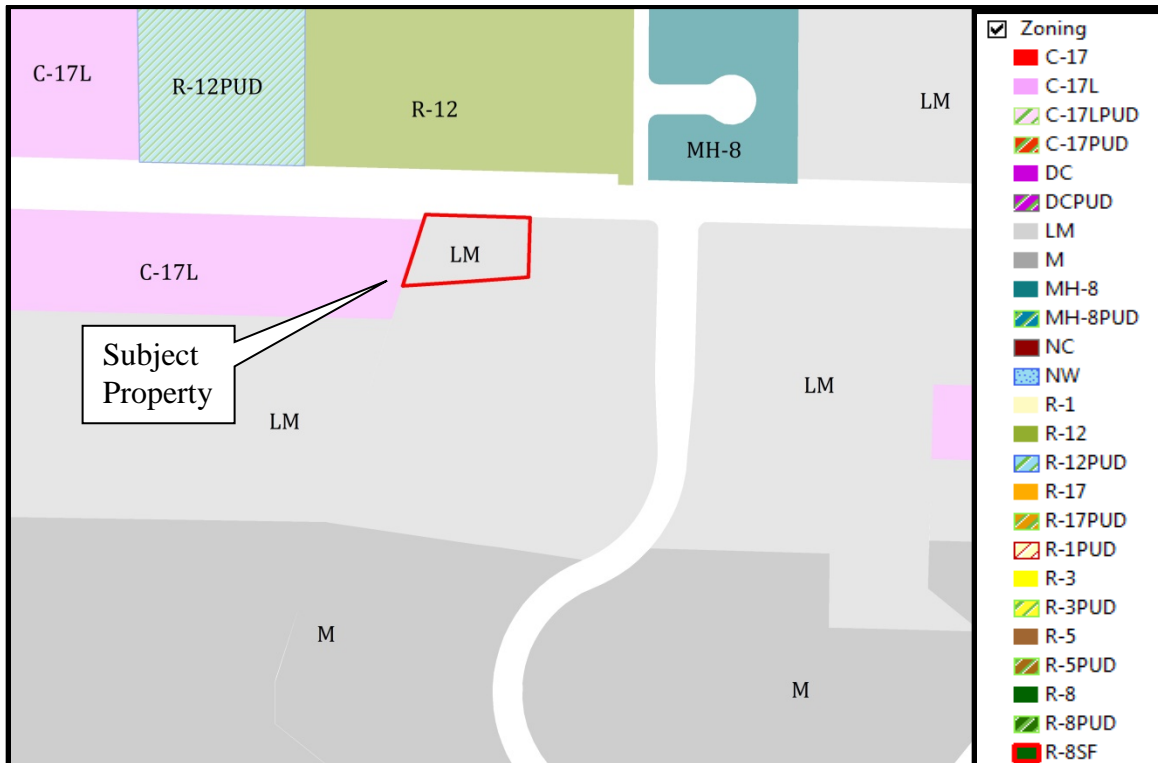
Drawn By: [ ]  
 Checkered By: [ ]  
 Revision By: [ ]

Date: 5/2/18  
 Job: 1802  
A1

**APPLICANT'S FLOOR PLAN:**



**ZONING MAP:**



**LM – LIGHT MANUFACTURING ZONING DISTRICT:**

The Light Manufacturing (LM) district is intended to include manufacturing, warehousing and industry that is conducted indoors with minimal impact on the environment. However, the applicant’s proposed use would be conducted primarily within the structure to be built, and the applicant is aware that a possible light manufacturing use may be built in the area, or may occupy an existing structure now or in the future. The proposed office space could be affected by an adjacent light manufacturing use, in which case the city would support the continued operation of any allowed uses by right, in the context of the city’s performance standards:

**17.05.740: PERMITTED USES; PRINCIPAL:**

Principal permitted uses in an LM district shall be as follows:

- Agricultural supplies and commodity sales
- Auto and accessory sales
- Automobile parking
- Automobile parking when serving an adjacent business
- Automobile renting
- Automotive fleet storage
- Automotive repair and cleaning
- Building maintenance service
- Commercial film production
- Commercial kennel
- Construction and retail sales
- Custom manufacture
- Essential service
- Farm equipment sales
- Finished goods wholesale
- General construction services
- Laundry service
- Light manufacture
- Mini-storage facilities
- Unfinished goods wholesale
- Veterinary hospital
- Warehouse/storage
- Wholesale bulk liquid fuel storage

**17.05.760: PERMITTED USES; SPECIAL USE PERMIT:**

Permitted uses by special use permit in an LM district shall be as follows:

- Administrative offices
- Adult entertainment
- Banks and financial establishments
- Business supply retail sales
- Business support service
- Commercial recreation
- Communication service
- Consumer repair service
- Convenience sales
- Convenience service
- Criminal transitional facility
- Department store
- Extensive impact
- Extractive industry
- Finished goods retail
- Food and beverage stores for on/off site consumption
- Funeral service
- Group assembly
- Home furnishing retail sales
- Hotel/motel
- Mobile food court
- Personal service establishments
- Professional offices
- Retail gasoline sales
- Specialty retail sales
- Veterinary office or clinic
- Wireless communication facility

**17.05.770: SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT:**

Maximum height requirements in an LM district shall be as follows: 63 Feet

**17.05.800: SITE PERFORMANCE STANDARDS; MINIMUM YARD:**

Minimum yard requirements in an LM district shall be as follows:

1. Front: The front yard requirement shall be twenty feet (20') except, when abutting along the side or across the street from a residential district. The front setback shall be equal to the most restrictive front setback thereof.
2. Side, Interior: The interior side yard requirement shall be ten feet (10').
3. Side, Street: The street side yard requirement shall be twenty feet (20').
4. Rear: The rear yard requirement shall be twenty feet (20'). However, the rear yard will be reduced by one-half (1/2) when adjacent to public open space.

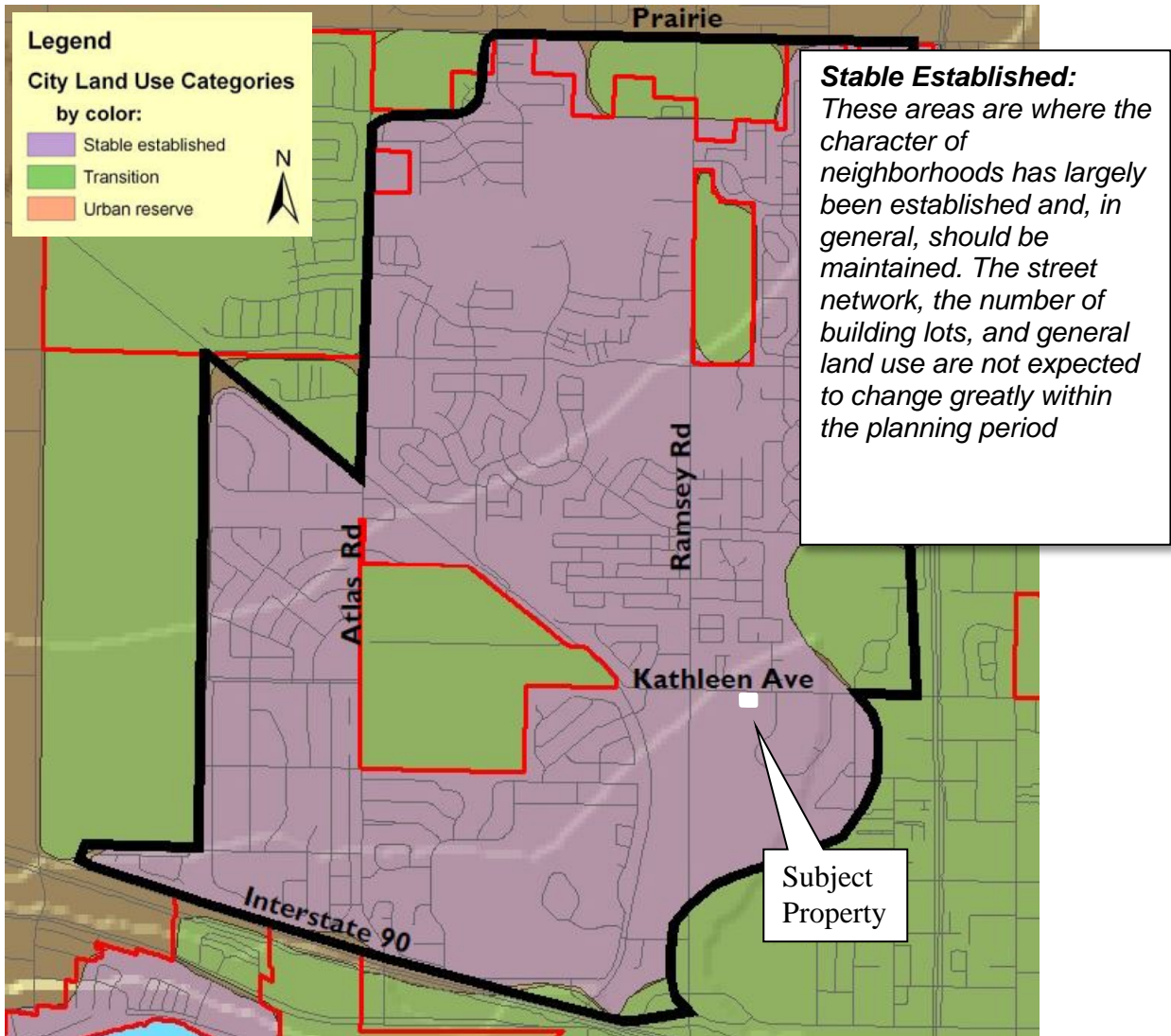
**REQUIRED FINDINGS FOR SPECIAL USE PERMITS:**

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:

**A. Finding #B8A: The proposal (is) (is not) in conformance with the Comprehensive Plan.**

- The subject property is within the existing city limits.
- The City Comprehensive Plan Map designates this area in the Ramsey - Woodland Area, stable established.

**COMPREHENSIVE PLAN MAP: Ramsey - Woodland**



**Ramsey - Woodland Today:**

The development pattern in this area is mixed with established subdivisions, such as Coeur d'Alene Place, that are continuing to expand to the north. Passive and active parks have also been provided for the residents of these housing developments. Industrial uses are prominent to the west of Atlas Road with a mix of residential zoning on the south side of Hanley Avenue.

Neighborhood service nodes can be found throughout the Ramsey-Woodland area.

### **Ramsey - Woodland Tomorrow**

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.

#### **The characteristics of Ramsey – Woodland neighborhoods will be:**

- That overall density may approach three to four residential units per acre, 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.

#### **2007 Comprehensive Plan Goals and Objectives that apply:**

##### **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 3.05 - Neighborhoods:**

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

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

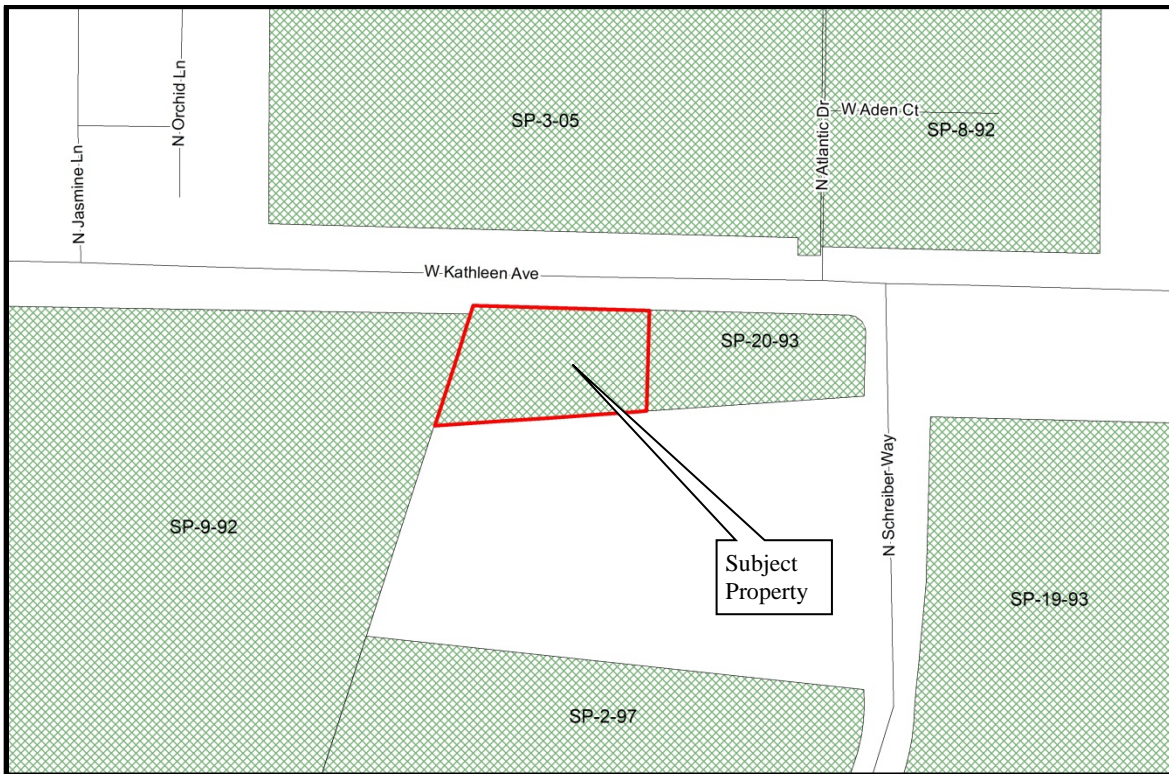
There is an existing structure on the subject site that was previously used as a bank and financial services facility. Located across the street to the north of the subject site is an elementary school. The property to the west has recreational and civic uses located on them, which consist of public soccer fields and the City's Fire Station Number 2. The property to the east and south of the subject site is currently used for an underground petroleum pipeline. (See Land Use Map on page 10)



The subject site has frontage on Kathleen Avenue, which is an arterial road. The property to the north of the subject site across Kathleen Avenue is zoned R-12. The properties to the east and south are zoned LM. The property to the west of the subject site is zoned C-17L Commercial. (See Zoning Map on page 5)

In 1993 the subject site was part of larger special use permit request that allowed administrative office uses as specified in SP-20-1993. To the north of the subject property, across Kathleen Avenue, a special use request for a Community Education Facility was approved in 2005 that allowed for the construction of an elementary school in item SP-3-05. To the west of the subject property a special use request for a Civic Administration Facility was approved in 1992 that allowed for the construction of the City's Fire Station Number 2 in item SP-9-92. (See Special Use Map below)

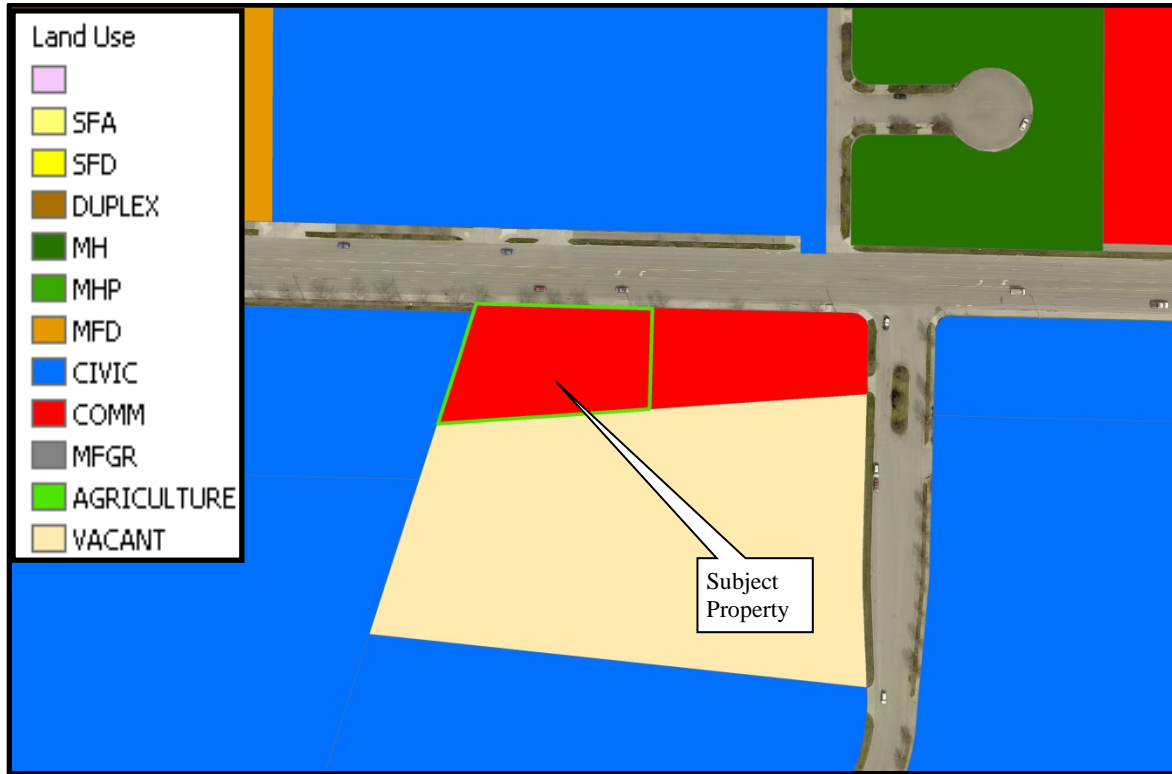
**SURROUNDING SPECIAL USE LOCATIONS:**



Special Use Permits:

SP-8-92	Mobile Home Park	9-15-1992	Denied
SP-9-92	CDA Fire Station No. 2	8-11-1992	Approved
SP-19-93	Administrative Office	12-28-1993	Approved
SP-20-93	Administrative Office	1-11-1994	Approved
SP-3-05	Community Education	5-10-2005	Approved

**GENERALIZED LAND USE MAP:**



**SITE PHOTO - 1:** View from the west property line looking east at the existing building



**SITE PHOTO - 2:** View from the northwest part of property looking east.



**SITE PHOTO - 3:** View from the north central part of property looking south at the existing building.



**SITE PHOTO - 4:** View from the northeast part of property looking southwest at the existing building.



**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.*

- C. **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.

**STORMWATER:**

Stormwater treatment and containment will be addressed during development and construction on the subject property. City Code requires all stormwater to remain on site and for a stormwater management plan to be submitted and approved prior to any construction activity on the site.

**STREETS:**

The subject property is bordered by Kathleen Ave on the north. The current street and right-of-way widths meet the City standards. No alterations to the street section will be required.

**TRAFFIC:**

The proposed change of use is not expected to have adverse effects on the adjacent transportation network. The ITE Trip Generation Manual estimates fewer peak hour trips will result from the proposed use compared to the former use. The Engineering Department has no objection to this special use permit as proposed.

*-Submitted by Chris Bosley, City Engineer*

**WATER:**

There is adequate capacity in the public water system to support domestic, irrigation, and fire flow for the proposed special use permit for 1336 W Kathleen Avenue. The Water Department has no objection to this special use permit as proposed. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional service will have cap fees due at time of building permit.

*-Submitted by Kyle Marine, Assistant Water Superintendent*

**SEWER:**

Presently, the existing structure is connected to the public sanitary sewer located within the Kathleen Right-of-Way which borders the northerly boundary of the subject property. In accordance with the 2013 Sewer Master Plan, the City's wastewater Utility presently has the wastewater system capacity and willingness to serve this Special Use as proposed.

*-Submitted by Mike Becker, Utility Project Manager*

**FIRE:**

The Fire Department works with the Engineering and Water 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 building permit or site development, utilizing the currently adopted International Fire Code (IFC) for compliance. The City of Coeur d'Alene Fire Department can address all concerns at site and building permit submittals. The Fire Department has no objection to this special use permit as proposed.

*-Submitted by Bobby Gonder, Fire Inspector*

**Evaluation:** *Planning Commission must determine if the location, design, and size of the proposal are such that the development will or will not be adequately served by existing streets, public facilities and services.*

**PROPOSED CONDITIONS:**

**WATER:**

- 1) Any additional main extensions and/or fire hydrants and services will be the responsibility of the applicant at their expense.
- 2) Any additional water service will have cap fees due at time of building permit.

*The Planning Commission may, as a condition of approval, establish reasonable requirements to mitigate any impacts that would adversely affect the surrounding neighborhood. Please be specific, when adding conditions to the motion.*

**ORDINANCES AND STANDARDS USED IN EVALUATION:**

- 2007 Comprehensive 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
- 2017 Trails & Bikeways Master Plan

**ACTION ALTERNATIVES:**

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



**APPLICANT'S  
NARRATIVE**

## **Request: Special Use Permit at 1336 West Kathleen Avenue Coeur d'Alene, Idaho 83814**

The ER Corporation, a business owned by Idaho licensed veterinarians Dr. Choker and Dr. DeMarco, requests that that a Special Use Permit be issued to allow a small animal emergency veterinary clinic to open at 1336 West Kathleen Avenue in Coeur d'Alene, Idaho. The location is currently zoned Light Manufacturing which allows for use as a large animal veterinary hospital and requires a Special Use Permit for Service Activities that include use as a small animal veterinary office or clinic.

The site is within the Commerce Park of Coeur d'Alene and has access to Kathleen Avenue via two driveways. The site is fully landscaped and has mature street trees in place. The site is adjacent to Stokes Field on the west, a green belt on the south and a professional center on the west. A 4850 square foot building that was built in 1994 and previously used as a credit union is the only structure on the property. The building is currently vacant.

We have consulted Yost-Gallagher Construction and Momentum Architecture to assist us with the project. The interior of the building would need to be renovated to allow for the operation of a small animal veterinary clinic. However, no changes would need to be made to the exterior of the building or the site itself.

We have recently completed a Project review with the City of Coeur d'Alene and based on the information presented and discussed, the project was supported by all of those in attendance. In addition, this project is supported by existing daytime veterinary clinics in the Coeur d'Alene area.

### **2007 Comprehensive Plan**

The proposed use of this site as a small animal emergency veterinary clinic conforms to the 2007 Comprehensive Plan in many ways:

#### Goal 1: Natural Environment:

With this project, the natural environment will be preserved as the building has already been constructed and there are no changes in land use. No trees will need to be removed and the existing mature, flowering street trees and landscaping will be maintained to add beauty to the local environment. In addition, the proposed use as a small animal emergency veterinary clinic does not promote degradation to environmental or water quality.

#### Goal 2: Economic Environment:

The proposed use as a small animal emergency veterinary clinic will benefit the Coeur d'Alene economy in a variety of ways. First, by working with local professionals, architects and contractors, local employers are supported. In addition, the small animal emergency veterinary clinic will create year-round, stable jobs with livable wages while complimenting the current veterinary service industry. Additional veterinary services and veterinary specialists will be attracted to the area to work with the local veterinarians, the small animal emergency veterinary clinic and the pet owners.



**Goal 3: Home Environment:**

This project will enhance the quality of life for pet owners and local veterinarians in Coeur d'Alene and the surrounding area by providing small animal emergency veterinary care for veterinary patients, an essential service that is not currently available in the Coeur d'Alene area.

**Explain how the location, design, and size of the proposal will be adequately served by existing streets, public facilities and services.**

The site is located on the southside of Kathleen Avenue between Ramsey Road and Highway 95. This location is close to existing services and allows easy access for clients from all areas of Coeur d'Alene and the surrounding areas via Interstate-90, Ramsey Road and Highway 95. At this location, Kathleen Avenue is a four-lane road with a center turn lane and 2 driveways are available to enter and exit the site.

There do not appear to be any conflicts with this project and the goals of the 2007 Comprehensive Plan. The project is not located in a "Special Area" that requires unique planning. The project will keep Coeur d'Alene beautiful, provide economic growth, make people want to live in Coeur d'Alene.

Thank you for your consideration, we look forward to hearing from you.

**PLANNING COMMISSION  
STAFF REPORT**

**FROM:** TAMI STROUD, ASSOCIATE PLANNER  
**DATE:** JULY 10, 2018  
**SUBJECT:** A-1-18 – ZONING PRIOR TO ANNEXATION FROM COUNTY AG-SUBURBAN TO CITY R-17  
**LOCATION:** +/- 1.22 ACRE PARCEL NEAR THE INTERSECTION OF 15<sup>th</sup> STREET & BEST AVENUE  
**OWNER:** William Brooks  
2400 N. 15<sup>th</sup> St.  
Coeur d'Alene, ID  
**APPLICANT:** Aspen Homes and Development LLC  
1831 N Lakewood Dr. Ste A  
Coeur d'Alene, ID

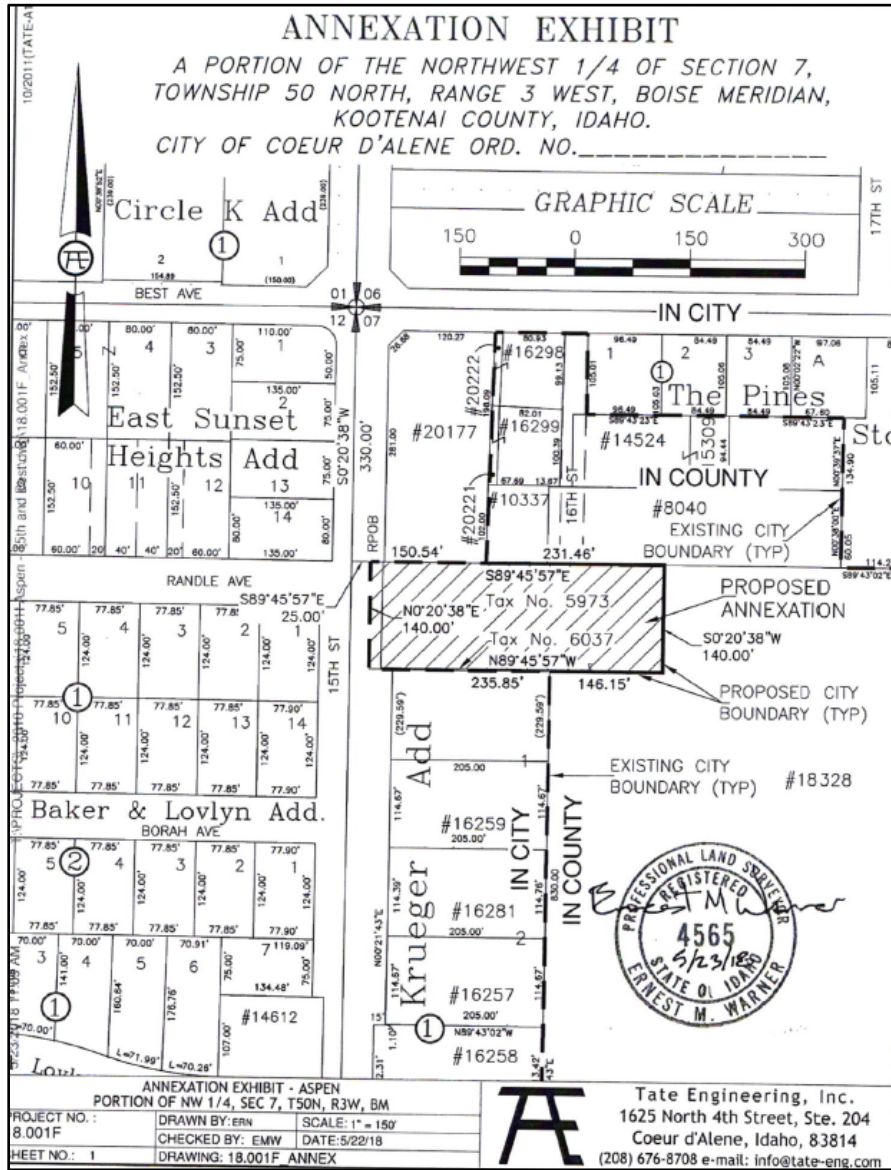
**DECISION POINT:**

Aspen Homes and Development, LLC is requesting consideration of annexation of a +/- 1.22 acre parcel in Kootenai County, currently zoned Ag-Suburban, to be incorporated into City Limits with a R-17 zoning designation.

**VICINITY MAP:**



**ANNEXATION MAP:**



**GENERAL INFORMATION:**

The subject property is located near the southeast corner of the intersection of 15<sup>th</sup> Street and Best Avenue. Currently there are an existing single-family residence and an accessory structure on the property. Land uses in the area include: a Planned Unit Development (PUD), residential single-family, multi-family, civic, commercial, and vacant land. The zoning pattern shows C-17, R-12, R-17, R-8 and R-8PUD zoning in the area surrounding the subject property (see zoning map on page 3).

Planning Commission makes a recommendation to City Council whether or not to annex a property into the city, and if so, what zoning designation Council should consider.

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

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.

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.

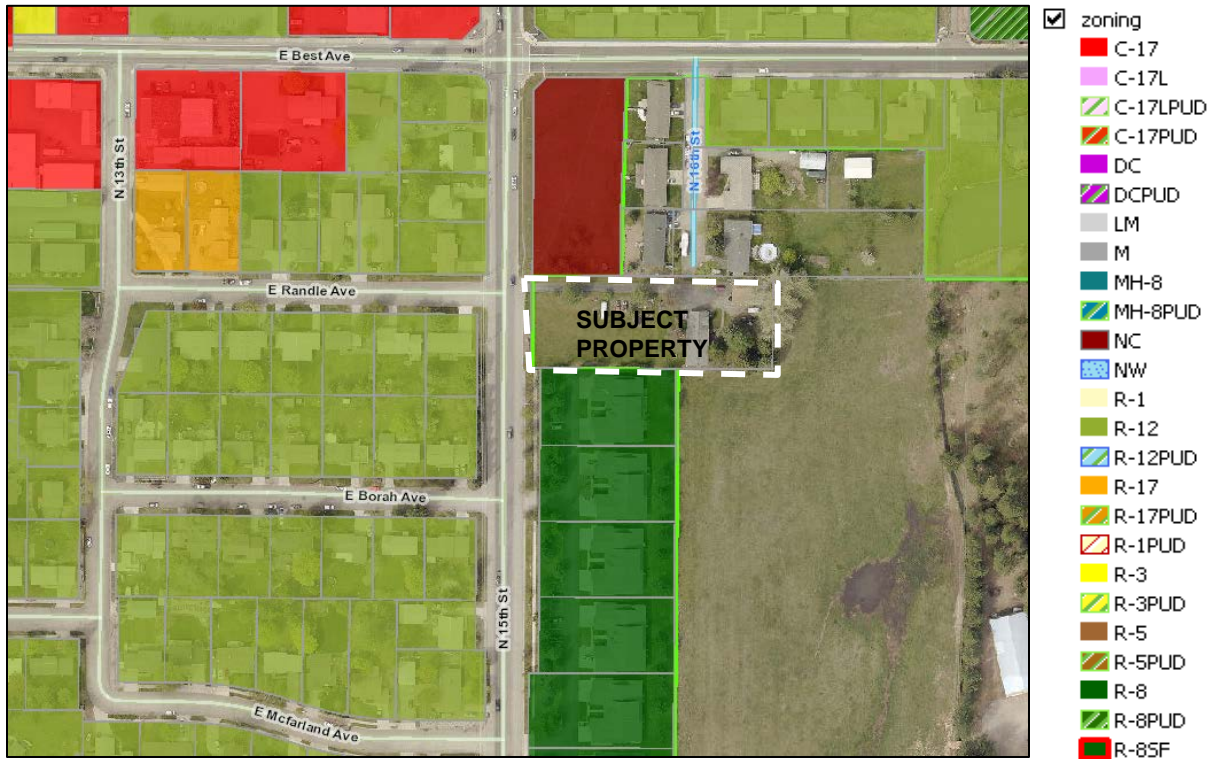
Uses permitted by right:

- 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

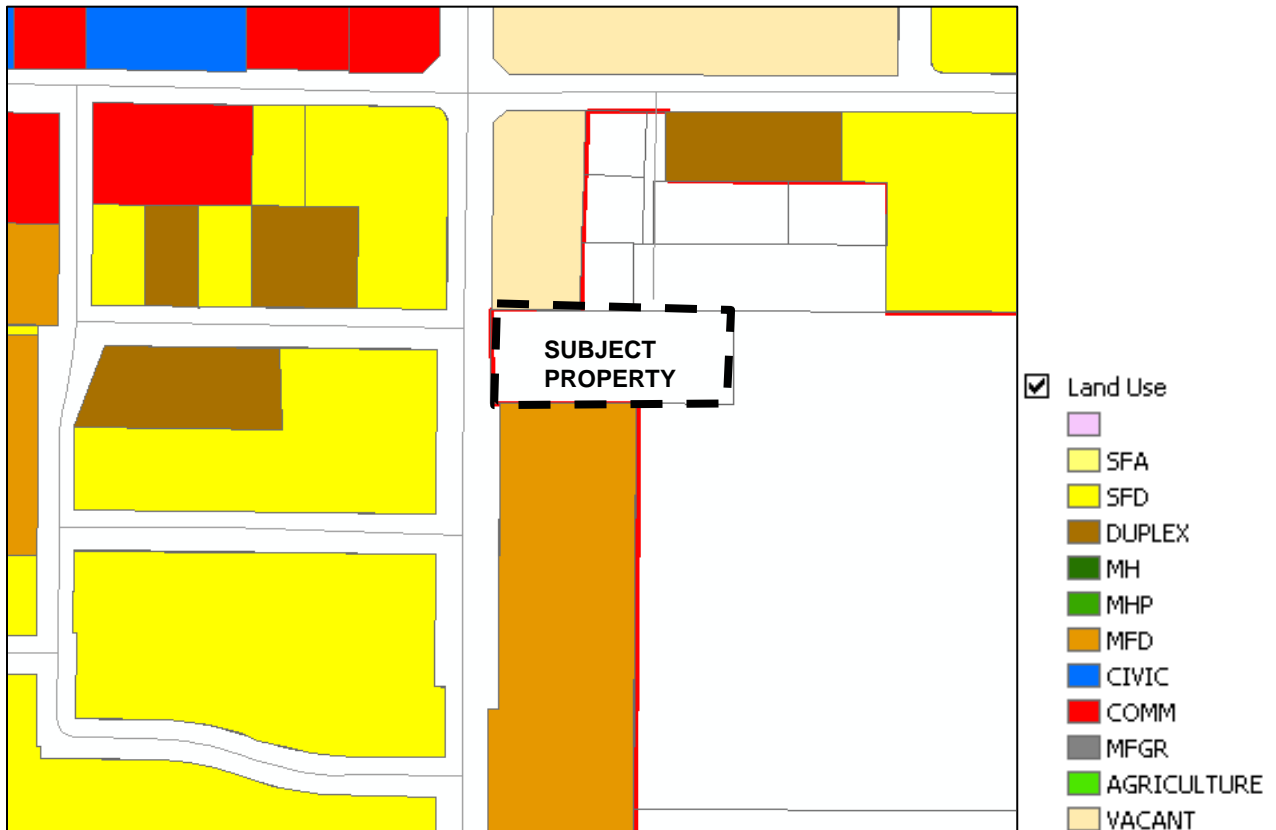
Accessory Uses:

- 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

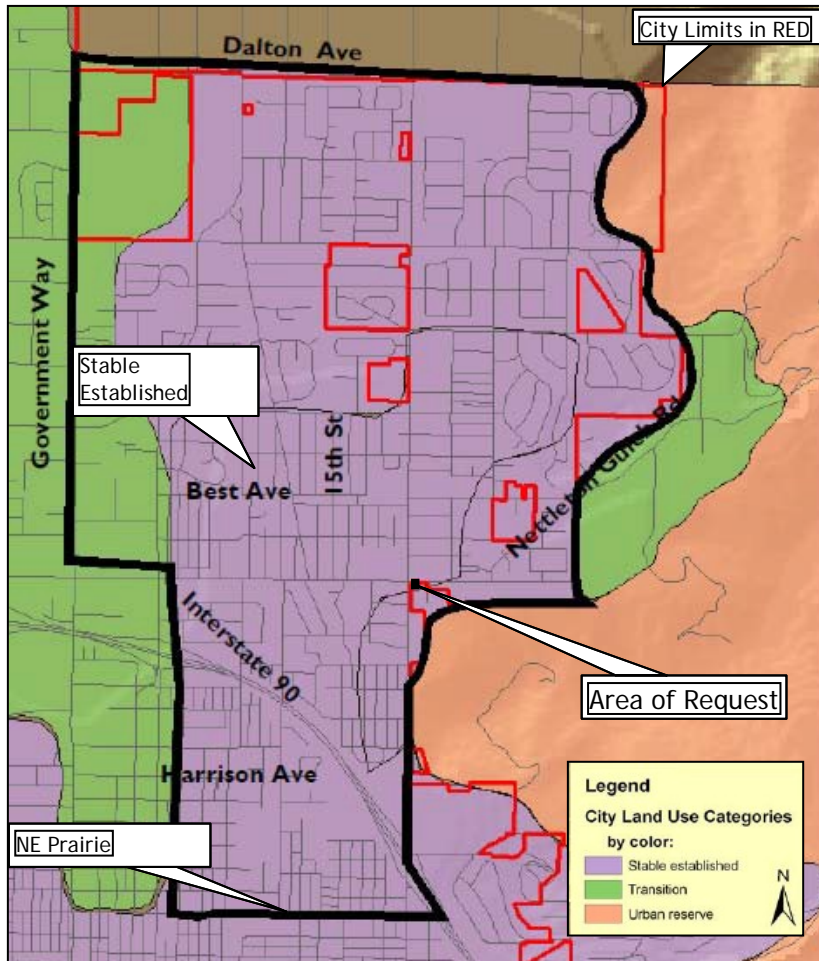
**EXISTING ZONING MAP:**



**GENERALIZED LAND USE MAP:**



**2007 COMPREHENSIVE PLAN - STABLE ESTABLISHED – NE PRAIRIE:**



**Stable Established Areas:**

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.

**REQUIRED FINDINGS FOR ANNEXATION:**

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

**2007 COMPREHENSIVE PLAN – LAND USE CATEGORIES:**

- The portion of the subject property to be annexed is within the Area of City Impact Boundary.
- The City Comprehensive Plan Map designates the subject property as Stable Established – NE Prairie.

**NE Prairie Today:**

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.

**Significant Comprehensive Plan Objectives:**

➤ **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 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 3.16 - Capital Improvements:**

Ensure infrastructure and essential services are available prior to approval for properties seeking development.

➤ **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).

**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.*

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

**SEWER:**

The nearest public sanitary sewer is located within the 15th Street Right-of-Way which borders the Westerly boundary of the Subject Property.

The Subject Property is within the City of Coeur d'Alene Area of City Impact (ACI) and in accordance with the 2013 Sewer Master Plan; the City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this annexation request as proposed.

*-Comments submitted by Mike Becker, Utility Project Manager*

**WATER:**

The property for proposed annexation lies within the City of Coeur d'Alene water service area. There is sufficient capacity within the public water system to provide adequate domestic, irrigation and fire flow service to the subject parcel. Any proposed development of the parcel will require extension of the public water utilities at the owner/developer's expense.

All water rights associated with the parcel to be annexed shall be transferred to the City at the owner's expense.

*- Comments submitted by Kyle Marine, Assistant Water Superintendent*

**STORMWATER:**

Stormwater will be addressed as the area proposed for annexation develops. It is anticipated that the development will typically utilize curb adjacent swales to manage the site runoff. All stormwater must be contained on-site. A stormwater management plan, conforming to all requirements of the City, shall be submitted and approved prior to the start of any construction.

**STREETS:**

The subject site has frontage along the east side of 15th Street. Any necessary improvements to this site would be addressed during the subdivision and/or site development process. The Streets and Engineering Department has no objection to this annexation request as proposed.

*-Comments submitted by Chris Bosley, City Engineer*

**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 with the corrections to the below conditions.

*-Comments submitted by Bobby Gonder, Fire Inspector*

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



**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 following photos, the subject property is flat with no physical constraints. Currently a single-family residence and accessory structure are the only uses on the property.

***Looking southeast toward subject the property along 15<sup>th</sup> Street:***



***Subject property looking east along 15<sup>th</sup> Street:***



**Evaluation:** *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.*

**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:**

The proposed annexation would likely not adversely affect the surrounding area with regard to traffic. 15<sup>th</sup> Street has the available capacity to accommodate additional traffic generated from the subject site. Additionally, the site is located far enough from the Best Ave intersection as to not affect its function.

**NEIGHBORHOOD CHARACTER:**

The subject property is located at the southeast intersection of Best Avenue & 15<sup>th</sup> Street. Uses in this area include a convenience store/gas station (Commercial), Single family/Duplex homes (Residential), Sunset Field (Civic), as well as vacant property.

**Evaluation:** *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.*

**ITEMS TO CONSIDER FOR AN ANNEXATION AGREEMENT:**

Conditions are not placed on annexations, but are negotiated as part of any annexation agreement for the subject property. The Planning Commission may recommend items for consideration for the annexation agreement.

**ORDINANCES AND STANDARDS USED IN EVALUATION:**

- 2007 Comprehensive 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.

**ACTION ALTERNATIVES:**

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



**APPLICANT'S  
NARRATIVE**

## ANNEXATION OF PARCEL # 50N03W-07-3275

Aspen Homes and Development LLC is requesting that parcel # 50N03W-07-3257 be annexed into the City of Coeur d'Alene zoned R-17. The parcel is 1.228 acres and is located at 2400 N 15<sup>th</sup> Street, just south of Best Avenue. By annexing this parcel into the City of Coeur d'Alene, it would be possible to take advantage of the existing utilities and infrastructure to support the development of a proposed 20 unit multi-family living complex. The proposed complex will provide high quality affordable housing in support of the Coeur d'Alene 2007 – 2027 Comprehensive Plan.

The proposed annexation will bring this 1.228 acre parcel into the Stable Established NE Prairie Land Use area. The comprehensive plan does acknowledge that ***“pockets of higher density housing and multi-family units are appropriate in compatible areas”*** within the NE Prairie Land Use area. The area is a mixture of CN, C-17 and R-12, R-8 zoning. The proposed R-17 zoning would provide a transition from the surrounding R-12 and R-8 to the adjacent NC parcel to the north and other C-17 parcels along East Best Avenue. The proposed R-17 zoning and 20 unit multi-family housing complex is compatible with the current land use in the area, i.e. duplex and four plex housing units. It should also be noted that there are pockets of R-17 zoning further south on N 15<sup>th</sup> Street. The parcel is conveniently located to neighborhood services along the Best Avenue and Government Avenue corridors.

The proposed annexation would not impact any Special Areas as outlined in the comprehensive plan.

The proposed annexation and 20 unit multi-family housing complex support the Comprehensive Plan Goals and Objectives in the following ways

- Utilize existing utilities and infrastructure, objective 1.01, 1.02, 1.11, 1.14
- Provide desirable high quality affordable housing, objective 3.08, 3.10

In conclusion, the annexation of this 1.228 acre parcel into the city of Coeur d'Alene zoned as R-17 would benefit the city in that;

- It will take advantage of existing utilities and infrastructure along N 15<sup>th</sup> Street
- It is compatible with the Comprehensive Plan
- It is compatible with the current zoning and land use in the area
- It would provide desired quality and affordable housing to the area

We look forward to working with the city in annexing this parcel into Coeur d'Alene and further developing it into a superior multi-family housing complex.

**PLANNING COMMISSION  
STAFF REPORT**

**FROM:** SEAN E. HOLM, SENIOR PLANNER  
**DATE:** JULY 10, 2018  
**SUBJECT:** SP-8-18, REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A DENSITY INCREASE TO R-34 FOR A PROPOSED MIXED USE MULTI-FAMILY STRUCTURE IN AN R-17 ZONING DISTRICT  
**LOCATION:** +/- 0.51 ACRE PARCEL AT THE NORTHWEST CORNER OF E. WALLACE AVENUE AND N. 7<sup>th</sup> STREET– COMMONLY KNOWN AS 623 E. WALLACE AVENUE.

**OWNER:**  
Miller Stauffer Properties, LLC  
601 E. Front Ave., Suite 201  
Coeur d’Alene, ID 83814

**APPLICANT:**  
Anneliese Miller  
601 E Front Ave., Suite 201  
Coeur d’Alene, ID 83814

**DECISION POINT:**

Anneliese Miller, representing Miller Stauffer Properties, is requesting approval of a special use permit to R-34 (34 residential units per gross acre) that will allow increased density and height (63’) in an R-17 residential zoning district.

**BACKGROUND INFORMATION:**

The existing site has a single 8000 sq. ft. structure, built in the 60’s, which includes a basement. The current use is professional office space, although a large portion of the building is presently for lease. It was commonly known as the Social Security offices until recently. The entirety of the site this use intends to occupy is six lots, although two of the lots are an existing parking lot with a previously granted special use permit, and the applicant has indicated they do not wish to change the parking lot. The remaining contiguous four lots along Wallace Avenue are the subject of this R-34 request, which are located south of the alley.

The applicant’s goal is to repurpose the existing office structure into a 30’ tall, 2 story mixed-use facility, with apartments over the first floor. The ground floor would be a mix of residential use with walk out porches, and the remainder would continue as office space. The basement would remain office space, currently home to Frontier Communications. The proposed building elevations show a two story structure, but would be allowed a maximum potential height of 63 feet, in accordance with the proposed R-34 zoning height restrictions for multi-family structures. The applicant has submitted a 3D elevation of the proposed building indicating how it would look from the adjacent streets. (See building elevations on pages 16-17 of the staff report).

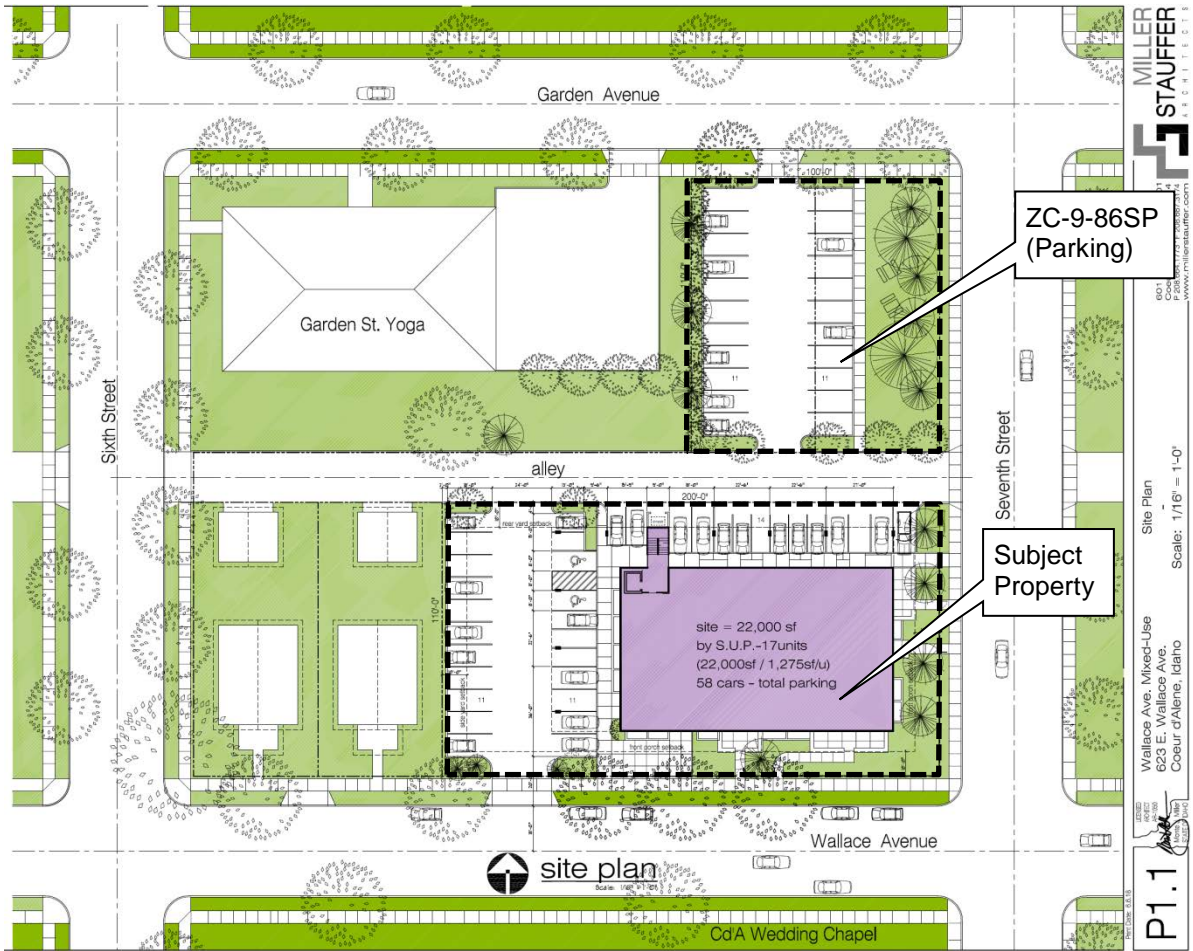
**PROPERTY LOCATION MAP:**



**AERIAL PHOTO:**



**APPLICANT'S SITE PLAN:**



**MILLER STAUFFER**  
 ARCHITECTS  
 1000 N. 10th St., Suite 100  
 Coeur d'Alene, Idaho 83814  
 Phone: (208) 765-1111  
 Fax: (208) 765-1112  
 Website: www.millerstauffer.com

Wallace Ave. Mixed-Use  
 623 E. Wallace Ave.  
 Coeur d'Alene, Idaho  
 Scale: 1/16" = 1'-0"  
 Site Plan  
 P1.1  
 July 10, 2018

**ZONING MAP:**



**EXISTING ZONING:**

**Article VI. R-17 Residential**

**17.05.250: GENERALLY:**

A. 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.

B. This district permits single-family detached housing as specified by the R-8 district and duplex housing as specified by the R-12 district.

C. 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.

D. 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.

E. Project review (see chapter 17.07, article IV of this title) is required for all subdivisions and for all residential, civic, commercial, service and industry uses except residential uses for four (4) or fewer dwellings. (Ord. 3560, 2017)

**17.05.260: PERMITTED USES; PRINCIPAL:**

Principal permitted uses in an R-17 district shall be as follows:

- Administrative
- Childcare facility
- Community education
- Duplex housing as specified by the R-12 district
- Essential service
- "Home occupation", as defined in this title
- Multiple-family
- Neighborhood recreation
- Public recreation
- Single-family detached housing as specified by the R-8 district

**17.05.270: PERMITTED USES; ACCESSORY:**

Accessory permitted uses in an R-17 district shall be as follows:

- Accessory dwelling units
- Garage or carport (attached or detached)
- Mailroom and/or common use room for or multiple-family developments
- Outside area or building for storage when incidental to the principal use
- Private recreation facility (enclosed or unenclosed)

**17.05.280: PERMITTED USES; SPECIAL USE PERMIT:**

Permitted uses by special use permit in an R-17 district shall be as follows:

- 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) unit per gross acre density increase

**17.05.290: SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT:**  
 Maximum height requirements in an R-17 district shall be as follows:

MAXIMUM HEIGHT

Structure Type	Structure Location	
	In Buildable Area For Principal Facilities	In Rear Yard
Single-family and duplex structure	32 feet <sup>1</sup>	n/a
<u>Multiple-family structure</u>	<u>45 feet<sup>1</sup></u>	<u>n/a</u>
For public recreation, community education or religious assembly activities	45 feet <sup>1</sup>	n/a
Detached accessory building including garages and carports	32 feet <sup>1</sup>	With low or no slope roof: 14 feet With medium to high slope roof: 18 feet

**17.05.310: SITE PERFORMANCE STANDARDS; MINIMUM LOT:**

A. Minimum lot requirements in an R-17 district shall be as follows:

1. Two thousand five hundred (2,500) square feet per unit except for single-family or duplex housing.

2. Five thousand five hundred (5,500) square feet per single-family detached lot.

3. Three thousand five hundred (3,500) square feet per unit for duplex housing lots.

B. All buildable lots must have fifty feet (50') of frontage on a public street unless an alternative is approved by the city through the normal subdivision procedure or unless a lot is nonconforming (see section 17.06.980 of this title). (Ord. 3560, 2017)

**17.05.320: SITE PERFORMANCE STANDARDS; MINIMUM YARD:**

Minimum yard requirements for residential activities in an R-17 district shall be as follows:

A. Single-family and duplex structures must meet the minimum yard requirements for a single-family structure established by the R-3 district.

B. Multiple-family housing at seventeen (17) units per acre:

1. Front: The front yard requirement shall be twenty feet (20').

2. Side, Interior: The interior side yard requirement shall be ten feet (10').

3. Side, Street: The street side yard requirement shall be twenty feet (20').

4. Rear: The rear yard requirement shall be twenty feet (20'). However, the required rear yard will be reduced by one-half (1/2) when adjacent to public open space (see section 17.06.480 of this title).

C. Minimum distances between residential buildings on the same lot shall be determined by the currently adopted building code.

D. There will be no permanent structures erected within the corner cutoff areas.

E. Extensions into yards are permitted in accordance with section 17.06.495 of this title. (Ord. 3560, 2017)

**REQUESTED SPECIAL USE PERMIT: R-34**

**R-34 Residential Zoning District:**

The R-34 district is intended as a high density residential district, permitting thirty four (34) units per gross acre that the city has the option of granting, through the special use permit procedure, to any property zoned R-17, C-17, C-17L or LM.

To warrant consideration, the property must in addition to having the R-17, C-17, C-17L or LM designation meet the following requirements:

1. Be in close proximity to an arterial, as defined in the Coeur d'Alene transportation plan, sufficient to handle the amount of traffic generated by the request in addition to that of the surrounding neighborhood; and the project and accessing street must be designed in such a way so as to minimize vehicular traffic through adjacent residential neighborhoods.

Arterials include: NW Blvd., Sherman Ave., Harrison Ave., and 15<sup>th</sup> St.

2. Be in close proximity to shopping, schools and park areas (if it is an adult only apartment complex, proximity to schools and parks is not required).



This district is appropriate as a transition between R-17 and commercial/industrial (See page 4 of staff report for a zoning map of the area). Single-family detached and duplex housing are not permitted in this district. Project review (chapter 17.07, article IV of this title) is required for all subdivisions and for all residential, civic, commercial, service and industry uses except residential uses for four (4) or fewer dwellings.

**17.05.340: PERMITTED USES; PRINCIPAL:**

Principal permitted uses in an R-34 district shall be as follows:

- Essential service.
- Multiple-family housing.
- Neighborhood recreation.
- Public recreation.

**17.05.350: PERMITTED USES; ACCESSORY:**

Accessory permitted uses in an R-34 district shall be as follows:

- Accessory dwelling units.
- Garage or carport (attached or detached).
- Mailroom or common use room for pocket residential or multiple-family development.
- Outside area or building for storage when incidental to the principal use.
- Private recreation facility

**17.05.360: PERMITTED USES; SPECIAL USE PERMIT:**

Permitted uses by special use permit in an R-34 district shall be as follows:

- 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.
- Commercial recreation.
- Community assembly.
- Community education.
- Convenience sales.
- Four (4) unit per gross acre density increase.
- Group dwelling - detached housing.
- Hotel/motel.
- Noncommercial kennel.
- Religious assembly.

**17.05.370: SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT:**

Maximum height requirements in an R-34 district shall be as follows:

- 63 feet for multiple-family and nonresidential structures.

**17.44.030: OFF STREET PARKING - RESIDENTIAL USES:**

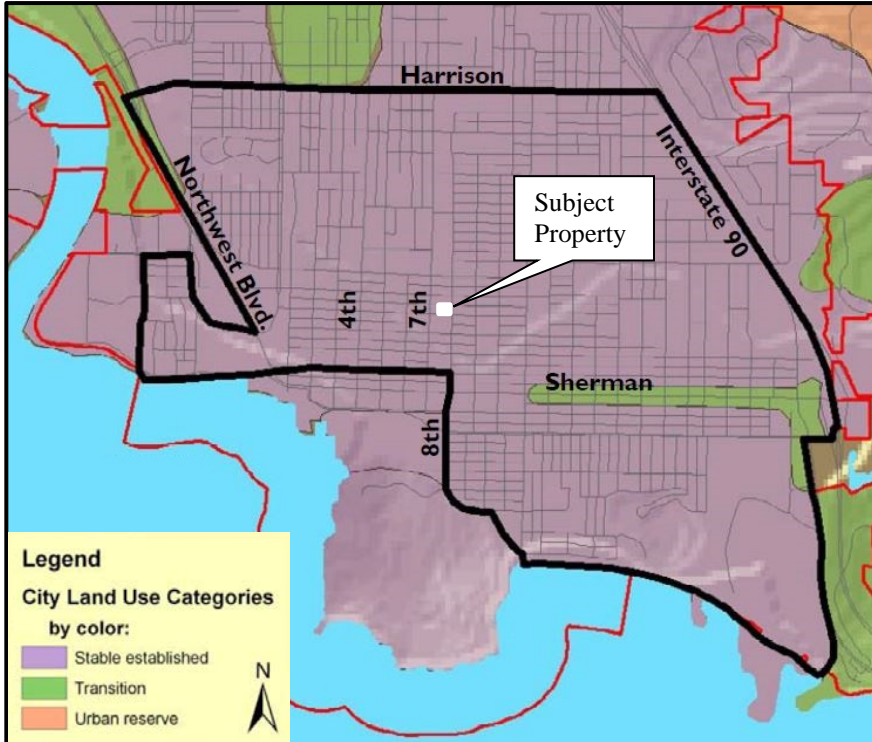
D.	Multiple-family housing:	
	1. Studio units	1 space per unit
	2. 1 bedroom units	1.5 spaces per unit
	3. 2 bedroom units	2 spaces per unit
	4. 3 bedroom units	2 spaces per unit
	5. More than 3 bedrooms	2 spaces per unit

**REQUIRED FINDINGS FOR SPECIAL USE PERMITS:**

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:

**Finding #B8A:**      **The proposal (is) (is not) in conformance with the Comprehensive Plan.**

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



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

**Historical Heart Today:**

The historical heart of Coeur d' Alene contains a mix of uses with an array of historic residential, commercial, recreational, and mixed uses. A traditional, tree-lined, small block, grid style street system with alleys is the norm in this area. Neighborhood schools and parks exist in this location and residents have shown support for the long term viability of these amenities. Focusing on multimodal transportation within this area has made pedestrian travel enjoyable and efficient.

Widely governed by traditional zoning, there are pockets of infill overlay zones that allow development, based on Floor Area Ratio (FAR). Many other entities and ordinances serve this area to ensure quality development for generations to come. Numerous residential homes in this area are vintage and residents are very active in local policy-making to ensure development is in scale with neighborhoods.

**Historical Heart Tomorrow:**

Increased property values near Lake Coeur d'Alene have intensified pressure for infill, redevelopment, and reuse in the areas surrounding the downtown core. Stakeholders must work together to find a balance between commercial, residential, and mixed use development in the Historic Heart that allows for increased density in harmony with long established neighborhoods and uses. Sherman Avenue, Northwest Boulevard, and I-90 are gateways to our community and should reflect a welcoming atmosphere.

Neighborhoods in this area, Government Way, Foster, Garden, Sanders Beach, and others, are encouraged to form localized groups designed to retain and increase the qualities that make this area distinct.

**The characteristics of Historical Heart neighborhoods will be:**

- That infill regulations providing opportunities and incentives for redevelopment and mixed use development will reflect the scale of the existing neighborhoods while allowing for an increase in density.
- Encouraging growth that complements and strengthens existing neighborhoods, public open spaces, parks, and schools while providing pedestrian connectivity.
- Increasing numbers of, and retaining existing street trees.
- That commercial building sizes will remain lower in scale than in the downtown core.

**2007 Comprehensive Plan Goals and Objectives that apply:**

**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 3.01**

**Managed Growth:**

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

**Objective 3.16**

**Capital Improvements:**

Ensure Infrastructure and essential services are available for properties in development.

**Objective 3.05**

**Neighborhoods:**

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

**Objective 4.01**

**City Services:**

Make decisions based on the needs and desires of the citizenry.

**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.*

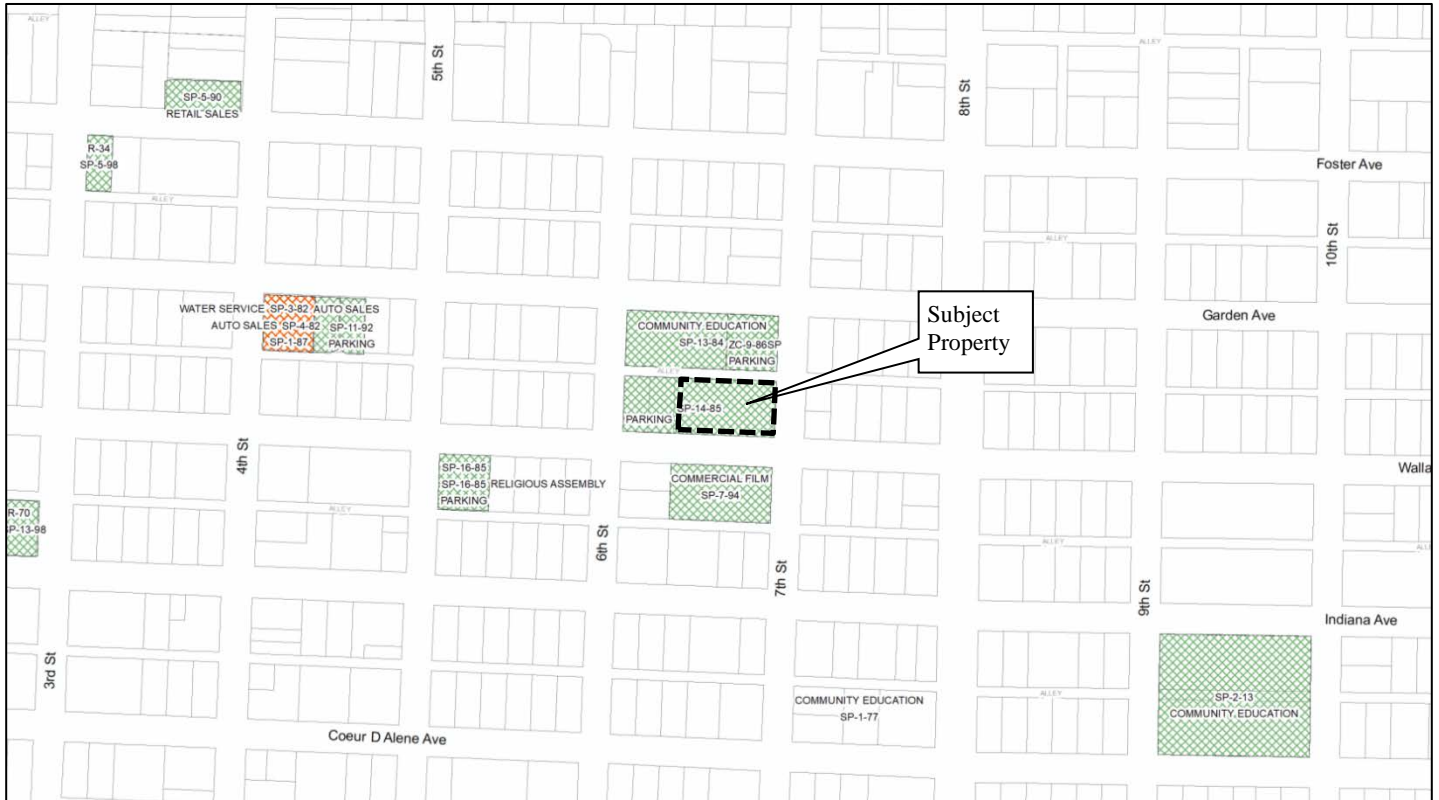
**Finding #B8B:**

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

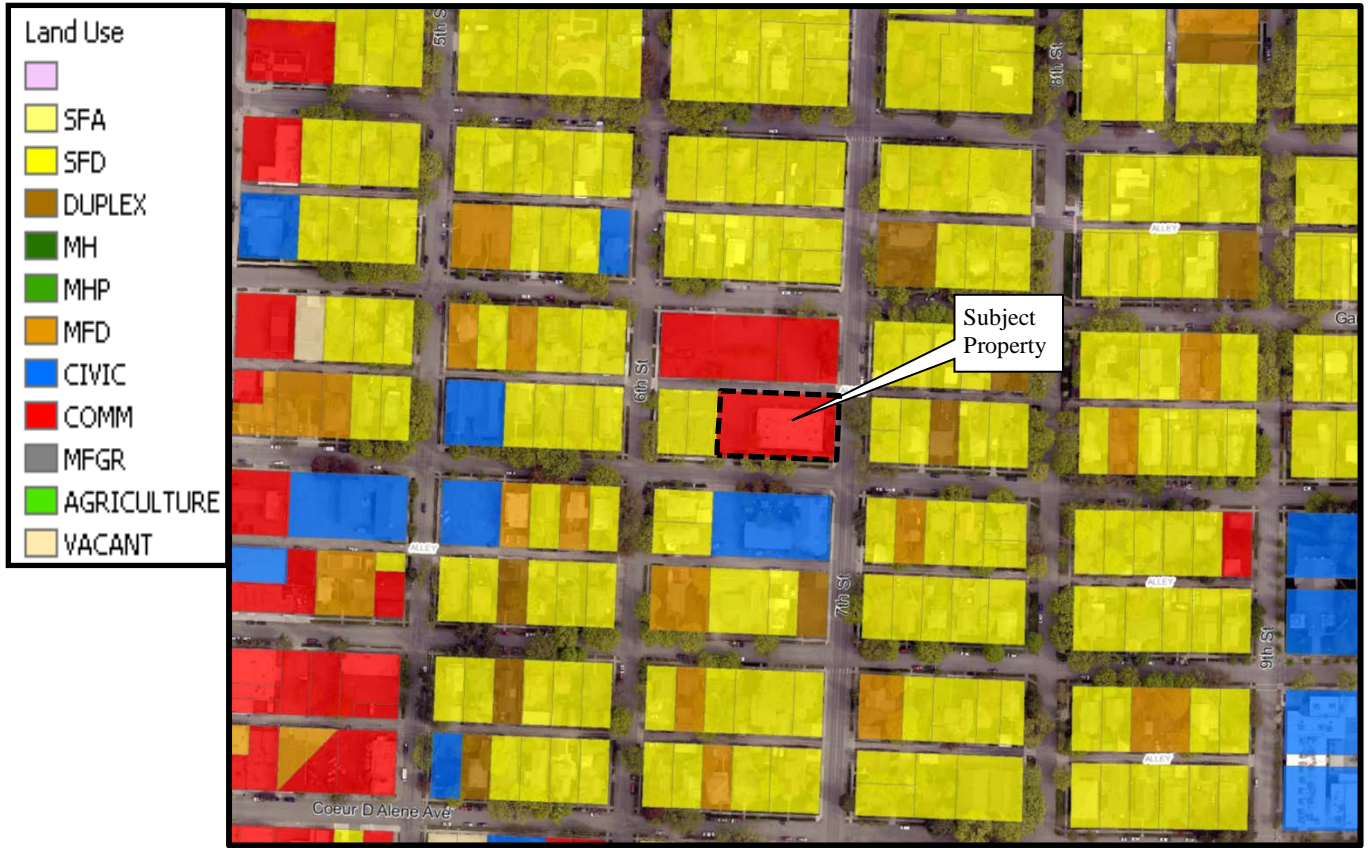
The proposed location of the request is home to many different uses, although the neighborhood is primarily residential in nature. In addition to the homes of the area, there is an old school house on the same block that has been used as a preschool, office space, and is currently a Yoga studio. It was rezoned from R-17 to NC (Neighborhood Commercial) in 2014. Two new homes and an ADU, built last year, are abutting the property directly west of the subject property. A Church is directly south of the request which hosts weddings in conjunction with services.

The closest R-34 Special Use Permit (SP-5-98) was approved in 1998 at the southwest corner of Foster Avenue and 3<sup>rd</sup> Street. It appears the permit was not invoked by commencement of construction, as the Fire Department administration building is currently in the location of the referenced approval. Any proposed building will have to meet all the required building setbacks and maximum building height requirements that are required for multi-family structures.

**PRIOR SPECIAL USES IN THE AREA:**



**GENERALIZED LAND USE MAP:**



**SITE PHOTO - 1:** View of Wallace Avenue streetscape from 7<sup>th</sup> Street looking west:





**SITE PHOTO - 2:** View from the paved alley looking east toward 7<sup>th</sup> Street:



**SITE PHOTO - 3:** View of existing structure and driveway from Wallace Avenue looking northeast toward 7<sup>th</sup> Street:



**SITE PHOTO - 4:** View of existing parking lot supported by prior approval of ZC-9-86SP:



**SITE PHOTO - 5:** View of existing structure and sidewalk looking south down 7<sup>th</sup> Street:



**SITE PHOTO - 6:** View of alley looking west showing existing structure and parking lot:



**SITE PHOTO - 7:** View of existing chapel from the intersection of Wallace Avenue and 7<sup>th</sup> Street looking southwest:



**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.*

**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.**

**PLANNING:**

Currently the subject property is a legal non-conforming use as it was originally permitted for GTE (telecommunications) and has been home to multiple office space uses over the years both civic (Social Security) and professional.

**NOTE:**

- Currently, an R-17 zoning district this size (0.51 ac.) on would allow for 8.8 units (rounded up to 9) with a maximum height of 45' from average finished grade to peak.
- Approval of the requested R-34 SUP, without conditions, has the potential for 17.25 units (rounded down to 17) with a maximum height of 63' from average finished grade to peak.

*-Submitted by Sean Holm, Senior Planner*

**APPLICANT'S BUILDING ELEVATIONS:**

3D rendering of 2-story structure from 7<sup>th</sup> Street looking southwest:



3D rendering of 2-story structure from intersection of Wallace Avenue & 7<sup>th</sup> Street:



**STORMWATER:**

Stormwater treatment and containment will be addressed during development and construction on the subject property. City Code requires a stormwater to remain on site and a for stormwater management plan to be submitted and approved prior to any construction activity on the site.

*-Submitted by Chris Bosley, City Engineer*

**STREETS:**

The subject property is bordered by 7th St to the east and Wallace Ave to the south. The current street and right-of-way widths meet the City standards. No alterations to the street section will be required.

*-Submitted by Chris Bosley, City Engineer*

**TRAFFIC:**

The proposed change of use is not expected to have adverse effects on the adjacent transportation network. The ITE Trip Generation Manual estimates fewer peak hour vehicle trips will result from the proposed residential use compared to the former governmental use. The Engineering Department has no objection to this special use permit as proposed.

*-Submitted by Chris Bosley, City Engineer*

**WATER:**

There is adequate capacity in the public water system to support domestic, irrigation for the proposed zone special use permit for 623 Wallace Ave.

There is an existing 12" water main in N. 7th St., and an 8" water main in E. Wallace Ave. with an existing 1.5" service to the property.

*-Submitted by Kyle Marine, Water Assistant Superintendent*

**WASTEWATER:**

Presently, the existing structure is connected to the public sanitary sewer located within the Alley Right-of-Way behind the adjacent Lot at 605/607 Wallace Ave.

In accordance with the 2013 Sewer Master Plan, the City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this Special Use as proposed.

*-Submitted by Mike Becker, Utility Project Manager*

**FIRE:**

The Fire Department works with the Engineering and Water 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 building permit or site development, utilizing the currently adopted International Fire Code (IFC) for compliance. The City of Coeur d'Alene Fire Department can address all concerns at site and building permit submittals. The Fire Department has no objection to this special use permit as proposed.

*-Submitted by Bobby Gonder, Fire Inspector*

**Evaluation:** *Planning Commission must determine if the location, design, and size of the proposal are such that the development will or will not be adequately served by existing streets, public facilities and services.*

**PROPOSED CONDITIONS:**

**Water:**

1. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense.
2. Any additional water service will have cap fees due at the time of building permit.

**Planning:**

3. The applicant must comply with the applicable conditions set forth with the approval of ZC-9-86SP for the existing parking lot to the north, which is proposed to support the project:
  - a. The area of property between the parking lot and the property lines be landscaped as follows: 50% deciduous and 50% evergreen
  - b. Prohibition of site access directly from 7<sup>th</sup> Street (existing alley access OK- no new encroachment).
  - c. Two trees should remain and shall be pruned to Urban Forestry Standards.
  - d. A fenced be placed between the preschool (now a Yoga studio) and the parking lot.

4. Set a maximum height for any structure proposed for the site at an R-17 zoning standard of 45', versus the allowable R-34 height, which would potentially permit a 63' structure. A maximum height of 45' is consistent with the location, setting, and existing uses adjacent to the site, as described in finding #B8B as well as the applicant's description of surrounding structures (Church and Yoga studio), and is consistent with the Historical Heart guidance in the Comprehensive Plan that encourages new infill development to be harmonious and consistent in scale with existing development.
5. Existing floor area dedicated to commercial office space (legal non-conforming use) may not increase.
6. Existing street trees must remain, although they may be pruned to Urban Forestry standards at the developer's expense.

***The Planning Commission may, as a condition of approval, establish reasonable requirements to mitigate any impacts that would adversely affect the surrounding neighborhood. Please be specific, when adding conditions to the motion.***

**ORDINANCES AND STANDARDS USED IN EVALUATION:**

- 2007 Comprehensive 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

**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.

A decorative border composed of a grid of purple diamonds in various shades, surrounding a central light purple rectangular area.

**APPLICANT'S  
NARRATIVE**



## Wallace Ave Mixed-Use

### Special Use Permit – Narrative

The subject property is in a mature established neighborhood just two blocks north of the City's urban core. The six lot property comprises an 8000 sq. ft. office building and 58 paved parking spaces all within the city's R-17 zoning district. The office building was constructed in the 60's by GTE as their regional headquarters and technical hub and over the years has housed several government agencies, college classrooms, and general office tenants. The current phone company, Frontier Communications, still maintains a 2000 sq. ft. hub in the building's basement. The immediate neighborhood is a mixture of single family residences and commercial facilities, including a wedding chapel, a church, miscellaneous office space, and a yoga studio in a repurposed school building. The neighboring school building, a tall two and a half story brick structure on a 3 lot property was recently rezoned as neighborhood commercial.

The building on the subject property has been mostly vacant for the past 12 months and interest in the space has been limited. There continues to be heavy demand for downtown living opportunities and this site is well situated and comfortably parked making a residential option attractive.

We are proposing to repurpose the existing office structure into a mixed use facility with one and two bedroom apartments over some limited commercial space (see attached sketches) supported by the existing parking. The investment required to repurpose the structure requires a unit count in excess of the currently allowed 13 units within the R17. Existing parking count is more than adequate to support the proposal. The desired density precipitates the request for a special use permit for an R-34 residential density, which would allow up to 17 multifamily units. The density calculation uses the four contiguous lots fronting Wallace Ave., totaling 22,000 SF. The existing parking lot on the north property already falls under an existing SUP that we would like to retain to help support our parking requirements.

The proposed units would be concentrated in a modified two story building occupying a similar footprint as the existing office building (see attached sketches). Even at two stories (+/- 30ft) the resulting structure would be shorter than the wedding chapel (+/- 40ft) to the south and the school building (+/- 40ft) to the west which book end the subject property.

A project of this description would generate no more traffic than the existing office facility based on required parking. Primary access to the proposed project would continue to be off of 7<sup>th</sup> street. Existing infrastructure is adequate to support this request, and it is likely the tax basis for the site would be more than doubled.

The applicant believes this proposal would breath some life into this non performing property without significant change to the character or activity level of the neighborhood.



# **PUBLIC COMMENTS**



**STUHMILLER, SHANA**

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**From:** Ed Dudding <coeurdalencounseling@gmail.com>  
**Sent:** Monday, June 25, 2018 6:05 AM  
**To:** STUHMILLER, SHANA  
**Subject:** 623 Wallace Avenue density request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

My wife and I live at 519 E. Indiana Avenue. We would like to comment on the proposed density change for 623 Wallace Avenue. If it leads to a type of “affordable housing” project we would not favor the request. Thank you.

--

Edward Dudding, M.A., LMHC, LPC, CSAT  
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Suite 201  
Coeur d’Alene, Idaho 83814  
208-755-7114  
[ed@coeurdalencounseling.com](mailto:ed@coeurdalencounseling.com)  
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