

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

JULY 14, 2015

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: Jordan, Fleming, Ingalls, Luttrupp, Messina, Rumpler, Ward

APPROVAL OF MINUTES:

June 3, 2015, East Sherman Workshop
June 9, 2015, Planning Commission Meeting
June 18, 2015, East Sherman Workshop

PUBLIC COMMENTS:

STAFF COMMENTS:

ADMINISTRATIVE ITEM:

1. Applicant: Dick Stauffer
Request: To request an extension for Lilac Glen (SP-4-14), (S-6-14) and (PUD-3-14)

PUBLIC HEARINGS:

1. Applicant: Martin Unruh
Location: 1020 E. Timber Lane
Request: A proposed zone change from R-3 (Residential at 3 units/acre) to R-8 (Residential at 8 units/acre) zoning district.
QUASI-JUDICIAL, (ZC-2-15)
2. Applicant: CDA Enterprises, LLC
Location: 3502 N. Fruitland Lane
Request: A proposed zone change from R-17 (Residential at 17units/acre) to C-17 (Commercial at 17units/acre) zoning district
QUASI-JUDICIAL, (ZC-4-15)

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



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**A SPECIAL MEETING OF
THE PLANNING COMMISSION
(East Sherman Town Hall Meeting)
June 3, 2015, 5:00 p.m.
LIBRARY COMMUNITY ROOM**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Lynn Fleming
Peter Luttrupp
Tom Messina
Jon Ingalls

STAFF MEMBERS PRESENT:

Hilary Anderson, Community Planning Director
Sean Holm, Planner
Tami Stroud, Planner
Shana Stuhmiller, Public Hearing Assistant
Sarah Nord, Administrative Assistant

COMMISSIONERS ABSENT:

Lewis Rumpler
Michael Ward

CALL TO ORDER:

The meeting was called to order by Mayor Widmyer at 5:00 p.m.

1. Welcome and Opening Remarks
Mayor Steve Widmyer
2. Update on Police Efforts along East Sherman Avenue
Police Chief Lee White

Chief White stated that the addition of the Police Substation on East Sherman has been a success.
3. East Sherman Project Overview and Meeting Goals
Presented by Dr. Charles Buck, University of Idaho/CDA 2030 Board and Hilary Anderson, Community Planning Director/CDA 2030 Board
4. Open House / Interactive Stations
 - a. East Sherman "In a Phrase"
 - b. Electronic Survey
 - c. Vote for action items from 2030 Plan
 - d. Identify possible district themes
 - e. Pinpoint "East Sherman" boundaries

The presentation ended at approximately 5:30 p.m. and the public was directed to participate in the interactive stations.

No decisions were made nor any ordinances or resolutions considered by the Planning Commission.

ADJOURNMENT:

The meeting was adjourned at 7:00 p.m.
Prepared by Shana Stuhlmiller, Public Hearing Assistant

**PLANNING COMMISSION
MINUTES
JUNE 9, 2015
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Lynn Fleming
Michael Ward
Peter Luttrupp
Tom Messina, Vice Chair
Lewis Rumpler
Jon Ingalls

STAFF MEMBERS PRESENT:

Hilary Anderson, Community Planning Director
Tami Stroud, Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney

COMMISSIONERS ABSENT:

None

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Luttrupp, seconded by Rumpler, to approve the minutes of the Planning Commission meeting on May 12, 2015. Motion approved.

COMMISSION COMMENTS:

None

STAFF COMMENTS:

Hilary Anderson, Community Planning Director, announced on June 3rd that the city held its first Town Hall meeting for East Sherman that was attended by over 100 people. She stated that a second Town Hall meeting is scheduled on June 18th starting at 5:00 p.m. at the Harding Center for the people who couldn't attend the first meeting on June 3rd. She announced that there are three public hearing items scheduled for the next Planning Commission meeting on July 14th including an interpretation submitted by the applicant requesting an extension for the Lilac Glen Planned Unit Development, Subdivision and Special Use that was approved last year (which will be on consent).

PUBLIC COMMENTS:

None

PUBLIC HEARINGS:

1. Applicant: City of Coeur d'Alene
Location: Burlington Northern Railroad

Request: A proposed annexation from County Industrial to City C-17
LEGISLATIVE (A-2-15)

Ms. Stroud presented the staff report. There were no questions for staff.

Karen Hansen stated that she lives on Military Drive and is concerned how this annexation will affect the future of the alley that she uses to access her garage. The garages are located on the east side of the property. She explained that when North Idaho College bought the land, the college provided a temporary turnaround on the property so people would have access to get to their garage. Her concern is what will happen to this temporary access if this annexation is approved.

Mr. Wilson explained that this issue does not have anything to do with the request that is presented tonight and after the hearing he will give Ms. Hansen the number of the person to contact in the city that could answer her questions regarding this issue.

Motion by Ward, seconded by Fleming, to approve Item A-2-15. Motion approved.

ROLL CALL:

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

Motion to approve carried by a 6 to 0 vote.

ADJOURNMENT:

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

The meeting was adjourned at 5:53 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**A SPECIAL MEETING OF
THE PLANNING COMMISSION
(East Sherman Town Hall Meeting)
June 18, 2015, 5:00 p.m.
HARDING COMMUNITY CENTER**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Peter Luttrupp
Michael Ward

STAFF MEMBERS PRESENT:

Hilary Anderson, Community Planning Director
Sean Holm, Planner
Tami Stroud, Planner
Shana Stuhmiller, Public Hearing Assistant
Sarah Nord, Administrative Assistant

COMMISSIONERS ABSENT:

Lewis Rumpler
Lynn Fleming
Tom Messina
Jon Ingalls

CALL TO ORDER:

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The presentation ended at approximately 5:30 p.m. and the public was directed to participate in the interactive stations.

No decisions were made nor any ordinances or resolutions considered by the Planning Commission.

ADJOURNMENT:

The meeting was adjourned at 7:00 p.m.
Prepared by Shana Stuhlmiller, Public Hearing Assistant

**PLANNING COMMISSION
STAFF REPORT**

FROM: HILARY ANDERSON, COMMUNITY PLANNING DIRECTOR
DATE: JULY 14, 2015
SUBJECT: EXTENSION OF PLANNING COMMISSION APPROVAL FOR
S-6-14 – 19 LOT PRELIMINARY PLAT SUDIVISION REQUEST FOR “LILAC GLEN,”
PUD-3-14 – “LILAC GLEN PUD” PLANNED UNIT DEVELOPMENT, AND
SP-4-14 – SPECIAL USE PERMIT REQUEST FOR MINIMAL CARE FACILITY

LOCATION: +/- 13.03 ACRE PARCEL BETWEEN PENNSYLVANIA AVENUE, FERNAN HILL
ROAD, LILAC LANE AND INTERSTATE-90

DECISION POINT:

Richard Stauffer of Miller Stauffer Architects is requesting 12 month time extensions of the Planning Commission’s Preliminary Plat Subdivision, Planned Unit Development, and Special Use Permit approvals for “Lilac Glen” on behalf of the Larry Fluet Revocable Trust.

PRIOR ACTION(S):

- On June 10, 2014, the Coeur d’Alene Planning Commission held a public hearing on an Annexation, Zone Change, Preliminary Plat Subdivision, Planned Unit Development, and Special Use Permit for “Lilac Glen.” The requests were approved by a 4-0 vote.

DISCUSSION:

The applicant’s representative submitted a letter dated June 9, 2015 requesting a 12 month extension for the Preliminary Plat Subdivision, Planned Unit Development, and Special Use Permit approvals pursuant to ordinances 16.20.040, 17.09.230, and 17.09.478 explaining that they have made steady forward movement on the engineering package and association annexation since their approval on June 10, 2014, however, required dealings with ITD and the Army Corps has slowed their progress (see attached). The letter states that they expect to have final engineered drawings (sewer, water, and street) in front of the City Engineer sometime in the fall. The letter also states that the PUD Plan with associated Special Use Permit remains unchanged.

If the Planning Commission approves this request the Preliminary Plat Subdivision, PUD, and Special Use Permit approvals would all be extended to July 14, 2016. If the Commission does not grant the extensions, the Preliminary Plat Subdivision, PUD, and Special Use Permit would terminate on July 22, 2015.

For the Preliminary Plat, the Planning Commission may, upon written request, grant up to five (5) extensions of twelve (12) months each upon a finding that the preliminary plat complies with current development requirements and all applicable conditions of approval pursuant to Subsection 16.20.040: of the Subdivision Code.

The Planning Commission approved the Preliminary Plat on June 10, 2014 making all of the necessary findings under B8 (Pursuant to Section 16.10.030A.1, Preliminary Plats) that the general preliminary plat requirements have been met as attest to by the City Engineer (B8A), that the provisions for sidewalks, streets, alleys, rights-of-way, easements, street lighting, fire protection, planting, drainage, pedestrian and bicycle facilities, and utilities are adequate (B8B), that the preliminary plat is in conformance with the Comprehensive Plan (B8C), that the public interest will be served (B8D), all of the required engineering elements of the preliminary plat have been met, as attested to by the City Engineer (B8E), and that the lots proposed in the preliminary plat do meet the required minimum lot sizes and maximum density for the applicable zones, the frontages and setbacks, and lots meet the zoning minimums as modified through the PUD approved for the project (B8F). The Engineering Department has verified that the preliminary plat still complies with current development requirements and all applicable conditions of approval.

For the Planned Unit Development, the Planning Commission may extend the approval period by one year without public notice upon written request before said period has expired upon stating conditions requiring the extension pursuant to Subsection 17.09.478 of the Zoning Code.

For the Special Use Permit, the Planning Commission may extend the approval for one year, without public notice, upon written request filed at any time before the permit has expired and upon a showing of unusual hardship not caused by the owner or applicant pursuant to Subsection 17.09.230 of the Zoning Code.

COMMISSION ALTERNATIVES:

1. The Commission may, by motion, grant the twelve (12) month extensions of the Preliminary Plat Subdivision, PUD and Special Use Permit to July 14, 2016.
2. The Commission may, by motion, deny the twelve (12) month extensions of the Preliminary Plat Subdivision, PUD and Special Use Permit. If denied, the items expire and the applicant must reapply.

CONDITIONS:

The following special conditions apply to the Lilac Glen project:

Planning:

1. The maximum number of residents shall be 70.
2. The creation of a homeowners association will be required to ensure the perpetual maintenance of the subject property.

Engineering:

3. The developer will be required to construct a bridge structure or culvert with an elevation above the 100-year flood elevation, capable of passing a 100-year flood event, and, be capable of safely crossing the heaviest Street Maintenance and Fire Department Vehicles (79,000 lbs.)
4. The portion of Fernan Hill Road adjoining the three (3) upper lots is under the jurisdiction of the East Side Highway District; therefore, permission in writing will be required from the District that would grant access to the roadway at those designated locations.
5. The common access road/driveway would be required to meet all of the requirements of the Parking Code and Fire Department access requirements for size, and, lane widths.
6. The stormwater containment facility must be designed to eliminate the possibility of captured stormwater mixing with the flows from the creek.
7. The proposed combined use pathway minimum width is ten feet (10').

Water:

8. Offsite infrastructure improvements will be required to provide adequate fire flow to the proposed subdivision. An existing undersized 4" main in Pennsylvania Ave. from 20th St to 23rd St. will be required to be replaced with up to a 12" main, final size determination will be dependent on ultimate fire flow needed.
9. An existing 4" and 6" main on Lilac Ln may also need to be replaced with up to a 12" main if necessary fire flow conditions warrant flow in excess of 1500 GPM.

Wastewater:

10. All public sewer infrastructures must conform to all of the City of Coeur d'Alene Standard Drawings and the Wastewater Utility's Sewer Policies.
11. All private sewer Infrastructures must be owned and maintained by the Lilac Glen Homeowner's Association (HOA), must be located outside of public right-of-way within a common utility easement and must conform to the Idaho State Plumbing Code (2009 Edition).

June 9, 2015

Hilary Anderson
Community Planning Department
City of Coeur d'Alene
710 W. Mullan Ave.
Coeur d'Alene, Idaho 83814



RE: Request for time extension to complete subdivision, SUP and PUD processes for Lilac Glen

Hilary,

The developer of Lilac Glen subdivision and associated SUP and PUD hereby requests a 12 month time extension to complete work associated with these processes, pursuant to ordinances 16.20.040, 17.09.230 and 17.09.478.

We have made steady forward movement on the engineering package and associated annexation since our approval one year ago, on June 10th, however, required dealings with ITD, and the Army Corps have slowed our progress. We expect to have final engineered drawings (sewer, water, and street) in front of the City Engineer sometime in the fall. The PUD Plan with associated SUP remains unchanged. Your consideration of this request is appreciated.

Please advise if additional information is required.

Professionally,

A handwritten signature in red ink, consisting of a large, circular loop at the top and several overlapping strokes below, ending in a small red dot.

Richard Stauffer

CC: Larry Fluet
Scott McArthur

**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI STROUD
DATE: JULY 14, 2015
SUBJECT: ZC-2-15 - ZONE CHANGE FROM R-3 TO R-8
LOCATION: +/- 2.05 ACRE PARCEL ON THE SOUTH SIDE OF TIMBER LANE AND
EAST OF N. HONEYSUCKLE DRIVE

APPLICANT/OWNER:

Martin Unruh
54299 W. Old Hwy 95
Athol, ID 83801

DECISION POINT:

Martin Unruh is requesting approval of a Zone Change from R-3 (Residential at 3 units/acre) to R-8 (Residential at 8 units/acre).

BACKGROUND INFORMATION:

The subject property is located on the south side of Timber Lane and east of N. Honeysuckle Drive. There is an existing accessory structure on the site.

POINT OF CLARIFICATION:

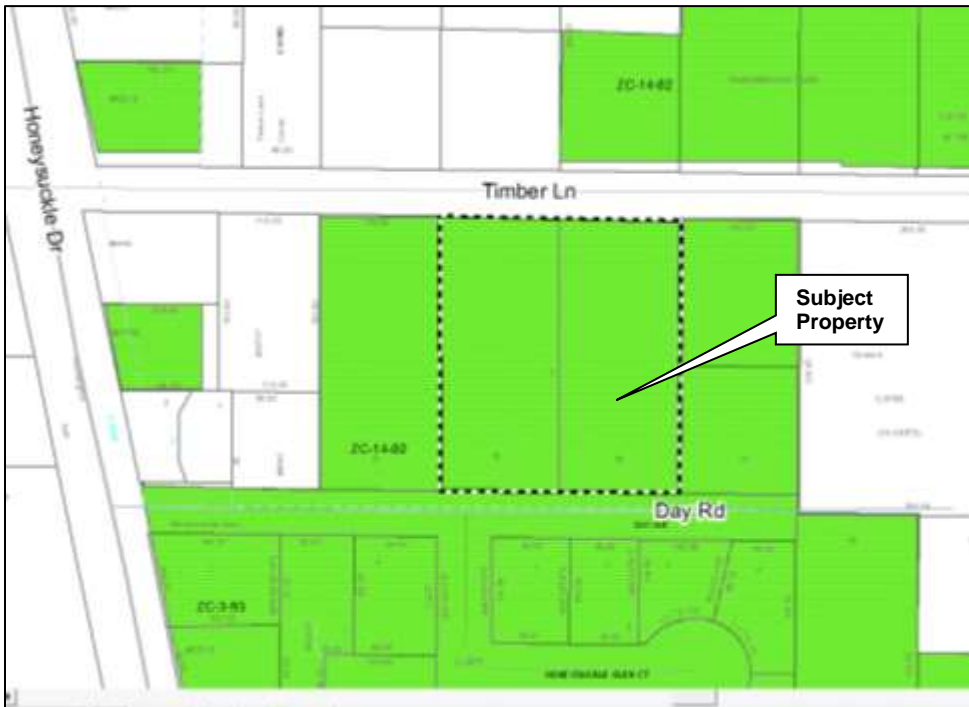
The legal description for the subject property is in error and refers to the property as, "The North half of Lots 15 and 16, Block 2, Gardendale Acre Tracts..." The zone change is for all of Lots 15 and 16. The applicant is aware of the error and will be having the legal description corrected and a new title report provided for the city's records. The error in the legal description does not affect the validity of the public hearing with the Planning Commission. The corrected legal description will be completed prior to the City Council public hearing, and the correct legal description will be included in the recorded ordinance if the zone change request is approved. The maps, staff report and notification of the public hearing with the Planning Commission are based off of the entire property.

AERIAL PHOTO:



PRIOR LAND USE ACTIONS:

Planning Commission and City Council approved a zone change request (ZC-14-82) on the subject property and the abutting lots, by Mrs. Belvalee Perriman from R-8 to R-3 in 1982. As seen in the map provided below, a multitude of approved zone changes in the vicinity of the subject property have occurred.



GENERAL INFORMATION:

This Residential district (R-8) is intended as a residential area that permits a mix of housing types at a density not greater than eight (8) units per gross acre.

Minimum lot size in the R-8 (Residential at 8 units/acre) zoning district for a single-family dwelling unit is 5500 sq. ft. per dwelling unit. Minimum lot size for duplex or pocket housing is also 5500 sq. ft. per dwelling unit.

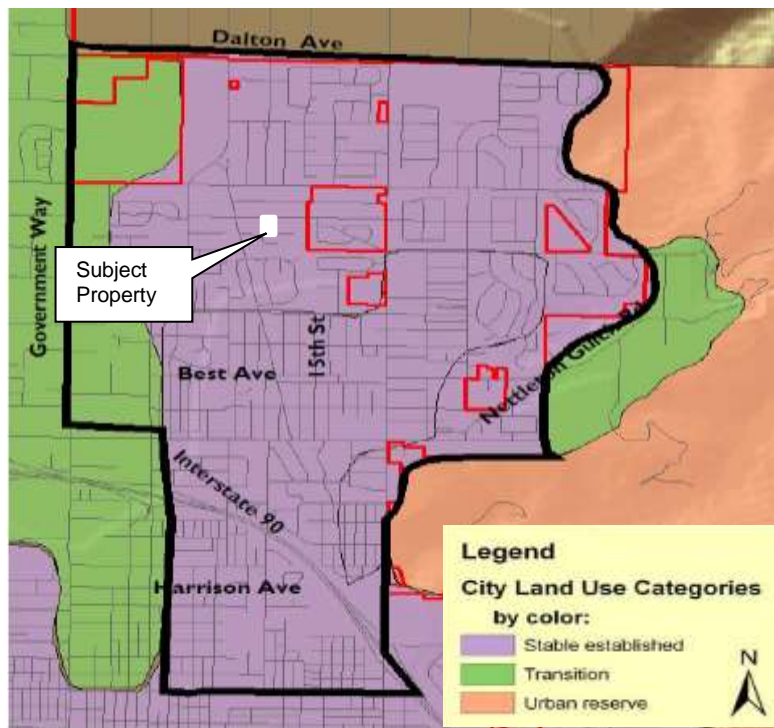
REQUIRED FINDINGS:

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

2007 COMPREHENSIVE PLAN- LAND USE CATEGORY:

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

Land Use: NE Prairie



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

NE Prairie Today:

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

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

NE Prairie Tomorrow:

- It is typically a stable established housing area with a mix of zoning districts. The majority of this area has been developed. Special care should be given to the areas that remain such as the Nettleton Gulch area, protecting the beauty and value of the hillside and wetlands.
- The characteristics of NE Prairie neighborhoods will be:
 - That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
 - Commercial uses are concentrated in existing commercial areas along arterials with neighborhood service nodes where appropriate.
 - Natural vegetation is encouraged and should be protected in these areas.
 - Pedestrian connections and street trees are encouraged in both existing neighborhoods and developing areas.
 - Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.
 - Incentives will be provided to encourage clustering.

COMPREHENSIVE PLAN GOALS & OBJECTIVES:

Goal #1: Natural Environment

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

Objective 1.12

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 #2: Economic Environment

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

Objective 2.02

Economic & Workforce Development:

Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.

Goal #3: Home Environment

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

Objective 3.01

Managed Growth:

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

Objective 3.05

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

Objective 3.07

Neighborhoods:

Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.

Objective 4.06

Public Participation:

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

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

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

UTILITIES SUMMARY

STORMWATER

City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site. The applicant will be required to include a stormwater management plan with any building permit submittal for the subject property.

STREETS

- 1. The proposed subdivision is bordered by Timber Lane on the north and Day road on the south. The current right-of-way width for Timber Lane is sufficient; however, Day Road is situated in a section that is part right-of-way/part easement (30' of r/w on the southerly portion & 25' of easement on the northerly portion). This split arrangement does not meet City standards.

Should development of the subject property entail any form of subdivision, the area currently in easement will be required to be dedicated as actual right-of-way to the City.

- 2. Both of the adjoining roadways are without frontage improvements of curb, sidewalk and storm water drainage facilities.

At the time of site development, both road frontages will be required to be improved to current City standards.

-Submitted by Chris Bates, Engineering Project Manager

WATER:

No Water Department comments, parcels are served by Hoffman Water Association.

-Submitted by Terry Pickel, Water Superintendent

SEWER:

The Wastewater Utility has no objections to this Zone Change as proposed. The public sewer main is located adjacent to the subject property's northern and southern property lines. Based on the proposed use, the Wastewater Utility presently has the wastewater system capacity and willingness to serve this project.

-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 final plat recordation or during the Site Development Permit, utilizing the currently adopted International Fire Code (IFC) for compliance.

-Submitted by Bobby Gonder, Fire Inspector

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

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

PHYSICAL CHARACTERISTICS:

The site is generally flat with residential uses adjacent. There are no topographical or other physical constraints that would make the subject property unsuitable for the request.

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

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

TRAFFIC:

Although there is no proposed use at this time, the proposed rezoning would, in theory, allow other uses that could generate additional traffic. Residential development on the subject properties, per the ITE Traffic Generation Manual would generate 9.55 trips per day for single family and 6.65 trips per day for multi-family (pocket) type housing. Therefore, the number of daily trips could range from 19 – 100 trips per day depending upon the extent of the development (2 residences – 15 residences).

Any change in use and related traffic impacts are evaluated prior to issuance of building permits. The Development Impact Fee Ordinance requires any extraordinary traffic impacts to be mitigated by the applicant as a condition of permit issuance. Therefore potential traffic impacts need not be addressed at this time.

-Submitted by Chris Bates, Engineering Project Manager

NEIGHBORHOOD CHARACTER:

From 2007 Comprehensive Plan: NE Prairie

The characteristics of NE Prairie neighborhoods will be:

That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.

Commercial uses are concentrated in existing commercial areas along arterials with neighborhood service nodes where appropriate.

Natural vegetation is encouraged and should be protected in these areas.

Pedestrian connections and street trees are encouraged in both existing neighborhoods and developing areas.

Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.

Incentives will be provided to encourage clustering.

GENERALIZED LAND USE PATTERN



ZONING:



Approval of the zone change request could intensify the potential use of the property by increasing the allowable uses by right from R-3 to R-8 uses (as listed below).

Existing R-3 Zoning District:

Principal permitted uses in an R-3 district shall be as follows:

- single family housing
- home occupations as defined in Sec. 17.06.705
- essential services (underground)
- civic administrative offices
- neighborhood recreation
- public recreation

Permitted uses by special use permit in an R-3 district shall be as follows:

- community assembly
- community education
- community organization
- convenience sales
- essential service (above ground)
- noncommercial kennel
- religious assembly
- bed & breakfast facility per. 17.08.500
- commercial film production

Proposed R-8 Zoning District:

Principal permitted uses in an R-8 district shall be as follows:

- single family housing
- duplex housing
- pocket housing
- home occupations as defined in Sec. 17.06.705
- essential services (underground)
- civic administrative offices
- neighborhood recreation
- public recreation

Permitted uses by special use permit in an R-8 district shall be as follows:

- boarding house
- child care facility
- community assembly
- community education
- community organization
- convenience sales
- essential service (above ground)
- handicapped or minimal care facility
- juvenile offenders facility
- noncommercial kennel
- religious assembly
- restriction to single family group dwelling
- 2 unit per gross acre density increase
- bed & breakfast facilities

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

PROPOSED CONDITIONS:

None

ORDINANCES & STANDARDS USED FOR EVALUATION:

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

ACTION ALTERNATIVES:

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



**APPLICANT'S
NARRATIVE**

PROPERTY INFORMATION

- 1. Gross area: (all land involved): 2.05 acres, and/or _____ sq.ft.
- 2. Total Net Area (land area exclusive of proposed or existing public street and other public lands): 1.75 acres, and/or _____ sq. ft.
- 3. Total number of lots included: 2
- 4. Existing land use: lot 16 is vacant and lot 15 has 1 single residential unit on it
- 5. Existing Zoning (check all that apply): R-1 **R-3** R-5 R-8 R-12 R-17 MH-8
NC CC C-17 C-17L DC LM M
- 6. Proposed Zoning (check all the apply): R-1 R-3 R-5 **R-8** R-12 R-17 MH-8
NC CC C-17 C-17L DC LM M

JUSTIFICATION

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

The reasons for the requested zone change are to make the parcel compatible with the
neighboring parcels and to make it more marketable. The land is located in the NE Prairie
area per the 2007 Comprehensive Plan. Rezoning this parcel will encourage infill
development which will help limit sprawl. Making these parcels more marketable will allow
more choices for people to live, work, and recreate within a comfortable distance from
commercialized areas. It will also encourage diversity of housing within existing
neighborhoods to meet the needs of a changing population.

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



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

A. INTRODUCTION

This matter having come before the Planning Commission on, July 14, 2015, and there being present a person requesting approval of ZC-2-15 , a request for a zone change from R-3 (Residential at 3 units/acre) to R-8 (Residential at 8 units/acre).

APPLICANT: MARTIN UNRUH

LOCATION: +/- 2.05 ACRE PARCEL ON THE SOUTH SIDE OF TIMBER LANE AND EAST OF N. HONEYSUCKLE DRIVE

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

(The Planning Commission may adopt Items B1-through7.)

- B1. That the existing land uses are single and multi-family.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is R-8 (Residential at 8 units/acre).
- B4. That the notice of public hearing was published on, June 27, 2015, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, July 1, 2015, which fulfills the proper legal requirement.
- B6. That 108 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on June 26, 2015.
- B7. That public testimony was heard on July 14, 2015.
- B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as follows:

B9. That public facilities and utilities **(are) (are not)** available and adequate for the proposed use. This is based on

Criteria to consider for B9:

1. Can water be provided or extended to serve the property?
2. Can sewer service be provided or extended to serve the property?
3. Does the existing street system provide adequate access to the property?
4. Is police and fire service available and adequate to the property?

B10. That the physical characteristics of the site **(do) (do not)** make it suitable for the request at this time because

Criteria to consider for B10:

1. Topography
2. Streams
3. Wetlands
4. Rock outcroppings, etc.
5. vegetative cover

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

Criteria to consider for B11:

1. Traffic congestion
2. Is the proposed zoning compatible with the surrounding area in terms of density, types of uses allowed or building types allowed
3. Existing land use pattern i.e. residential, commercial, residential w churches & schools etc.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of MARTIN UNRUH for a zone change, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are as follows:

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

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Rumppler	Voted _____
Commissioner Ward	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

**PLANNING COMMISSION
STAFF REPORT**

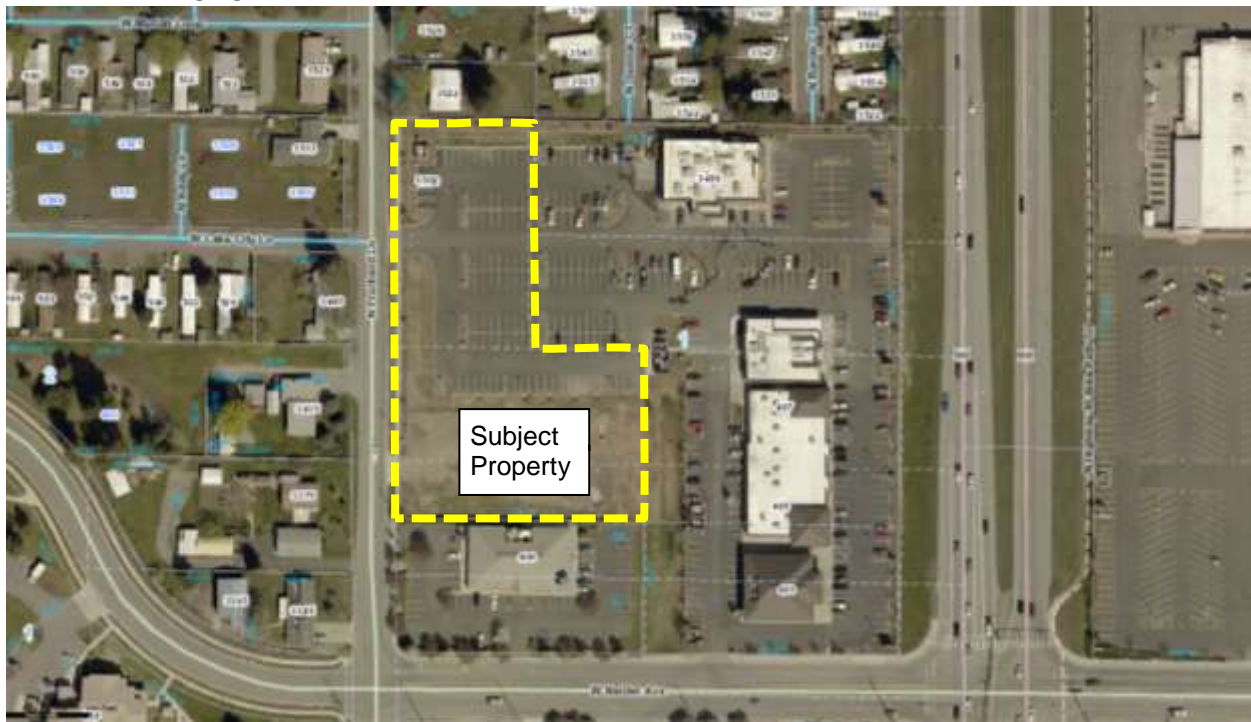
FROM: SEAN E. HOLM, PLANNER
DATE: JULY 14, 2015
SUBJECT: ZC-4-15 - ZONE CHANGE FROM R-17 TO C-17
LOCATION: A PORTION OF A PARCEL FRONTING FRUITLAND LN. NORTH OF NEIDER AVE. WEST OF U.S. HWY 95 MEASURING 2.16AC+/-

APPLICANT/OWNER:
CDA Enterprises, LLC
1719 South Rocky Ridge Dr.
Spokane, WA 99212

DECISION POINT:
CDA Enterprises, LLC is requesting approval of a Zone Change from R-17 (Residential at 17 units/acre) to C-17 (Commercial at 17 units/acre).

BACKGROUND INFORMATION:
The R-17 subject property is located east of N. Fruitland Lane north of W. Neider Ave. as depicted in the aerial photo below. The site was approved for commercial parking by way of special use permit in March 2013.

AERIAL PHOTO:



PRIOR LAND USE ACTONS ON SUBJECT PROPERTY AND SURROUNDING PROPERTIES:

(* denotes subject property)



Zone Changes:

ZC-8-85SP	R-12 to MH-8, Mini Storage SUP	7.16.85 Approved
ZC-3-88	C-17 to M	2.16.88 Approved
ZC-2-89	R-12 & R-17 to C-17	3.7.89 Approved
ZC-3-99	R-12 TO C-17	8.03.99 Approved
ZC-10-04	MH8 to R-12	3.1.05 Approved
ZC-11-04	R-12 to C-17	1.18.05 Approved
ZC-8-06	MH-8 to R-12	9.19.06 Approved
ZC-2-07*	MH8 to R-12 & C-17	3.20.07 Approved
ZC-2-08	MH8 to R-17	5.20.08 Approved
ZC-3-10*	R-12 to R-17	4.20.10 Approved

Special Use Permits:

SP-8-85	MH-8 Park	6.11.85 Approved
SP-7-90	Mini Storage	9.11.90 Approved
SP-11-93	MH-8 Park	9.14.93 Approved
SP-1-95	MH-8 Park	1.24.95 Approved
SP-3-98	MH-8 Park	3.24.98 Approved
SP-4-05	MH-8 Park	5.10.05 Approved
SP-1-13*	Commercial Parking in R-17	3.26.13 Approved

REQUIRED FINDINGS:

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

1. The subject property is within the existing city limits.
2. The City Comprehensive Plan Map designates this area as The Fruitland District - Transition:



Transition:

These areas are where the character of neighborhoods is in transition and should be developed with care. The street network, the number of building lots, and general land use are expected to change greatly within the planning period.

Fruitland Today:

Fruitland is generally known as the area bordered by commercial uses along US 95, Kathleen Avenue to the north, commercial uses on Appleway Avenue south, and the area separated by manufacturing and residential along the west.

The Fruitland area is home to diverse land uses. Commercial uses are common near major corridors transitioning to single-family housing with pockets of multi-family housing and mobile home parks. Manufactured homes are prevalent in areas removed from the US 95 corridor, and continued growth provides affordable housing for residents. Fruitland has the largest concentration of mobile home zoned property within city limits.

Topography is generally flat and development opportunities exist. A recent wastewater main extension north to Bosanko provides opportunity for development.

Fruitland Tomorrow:

Generally this area is envisioned as a commercial corridor with adjacent multi-family uses and will maintain a mix of the housing types that currently exist. Commercial and manufacturing will continue to expand and care must be used for sensitive land use transition. A traffic study for US 95 is underway which may affect future development in this area.

The characteristics of Fruitland neighborhoods will be:

- That overall density will approach eight residential units per acre (8:1).
- That single- and multi-family housing should be located adjacent to compatible uses.
- Pedestrian and bicycle connections are encouraged.
- Uses that strengthen neighborhoods are encouraged.

The characteristics of Fruitland commercial areas will be:

- Commercial buildings will remain lower in scale than in the downtown core.
- Native variety trees will be encouraged along commercial corridors.

Significant Comprehensive Plan policies for consideration:

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 4.01

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.

Evaluation:

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

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

STORMWATER:

City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site. The applicant will be required to include a

stormwater management plan with any building permit submittal for the subject property.
-Submitted by Chris Bates, Engineering Project Manager

STREETS:

The proposed subdivision is bordered by Fruitland Lane which is a fully developed road section at the area of request. No changes to the streets adjoining the subject property will be required.

-Submitted by Chris Bates, Engineering Project Manager

WATER:

There is adequate capacity in the public water system to serve this property. A 12" water main exists in the Fruitland Ln. right of way on the western edge of the property. There is one existing ¾" service to the property.

-Submitted by Terry Pickel, Assistant Water Superintendent

SEWER:

The Wastewater Utility has no objections to this Zone Change as proposed. The public sewer main is located adjacent to the subject property's western property line. The Wastewater Utility presently has the wastewater system capacity and willingness to serve this project.

-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.

-Submitted by Bobby Gonder, Fire Inspector

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

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

PHYSICAL CHARACTERISTICS:

The site is generally flat with C-17 commercial and MH-8 residential uses abutting and adjacent. There are no topographical or other physical constraints that would make the subject property unsuitable for the request. Currently there is a parking lot, a Tesla charging station, and a vacant pad for future development on the subject property.

SITE PHOTOS:

Southwest corner of property looking north along Fruitland Lane:



Southeast corner of property looking northwest to Fruitland Lane:



Interior of property looking west to Fruitland Lane:



Interior of site looking southeast toward existing development along US-95 & Neider Ave.:



Developed parking lot looking southwest toward Neider Ave.:



Portion of property to the south remaining as "pad" for development (close-up):



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

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

TRAFFIC:

Although there is no proposed use at this time, the proposed rezoning would, in theory, allow other uses that could generate additional traffic. The proposed C-17 zone could present a number of commercial uses that generate increased traffic volumes.

Any change in use and related traffic impacts are evaluated prior to issuance of building permits. The Development Impact Fee Ordinance requires any extraordinary traffic impacts to be mitigated by the applicant as a condition of permit issuance. Therefore potential traffic impacts need not be addressed at this time.

The subject property adjoins streets that present a multitude of points of ingress and egress. There is signalized access to the east that connects to the City's main north/south arterial roadway (US Hwy. 95), and, multiple roadway connections that link with other north/south and east/west arterials and collectors. The adjacent and/or connecting streets will accommodate the additional traffic volumes that may be generated.

-Submitted by Chris Bates, Engineering Project Manager

NEIGHBORHOOD CHARACTER:

From 2007 Comprehensive Plan: Fruitland Today

Fruitland is generally known as the area bordered by commercial uses along US 95, Kathleen Avenue to the north, commercial uses on Appleway Avenue south, and the area separated by manufacturing and residential along the west.

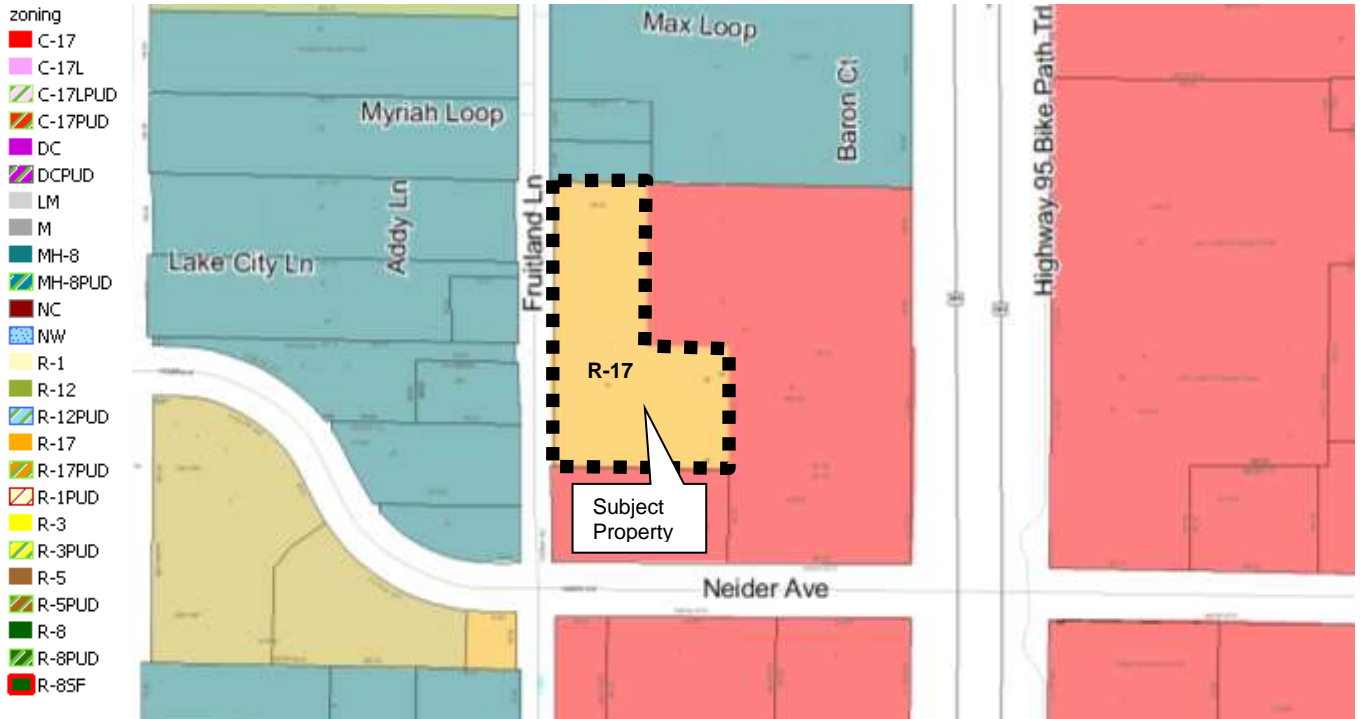
The Fruitland area is home to diverse land uses. Commercial uses are common near major corridors transitioning to single-family housing with pockets of multi-family housing and mobile home parks. Manufactured homes are prevalent in areas removed from the US 95 corridor, and continued growth provides affordable housing for residents. Fruitland has the largest concentration of mobile home zoned property within city limits.

Topography is generally flat and development opportunities exist. A recent wastewater main extension north to Bosanko provides opportunity for development.

GENERALIZED LAND USE PATTERN:



ZONING:



Approval of the zone change request could intensify the potential use of the property by increasing the allowable uses by right from R-17 uses to C-17 uses (as listed below).

Existing R-17 Zoning District:

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.

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

- Administrative
- Childcare facility
- Community education
- Duplex housing
- Essential service
- Home occupation
- Multiple-family
- Neighborhood recreation
- Pocket residential development
- Public recreation
- Single-family detached housing as specified by the R-8 district

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

Proposed C-17 Zoning District:

The C-17 district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre. This district should be located adjacent to arterials; however, joint access developments are encouraged.

Principal permitted uses in a C-17 district shall be as follows:

- Administrative offices
- Agricultural supplies and commodity sales
- Automobile and accessory sales
- Automobile parking when serving an adjacent business or apartment
- Automobile renting
- Automobile repair and cleaning
- Automotive fleet storage
- Automotive parking
- Banks and financial institutions
- Boarding house
- Building maintenance service
- Business supply retail sales
- Business support service
- Childcare facility
- Commercial film production
- Commercial kennel
- Commercial recreation
- Communication service
- Community assembly
- Community education
- Community organization
- Construction retail sales
- Consumer repair service
- Convenience sales
- Convenience service
- Department stores
- Duplex housing (as specified by the R-12 district)

- Essential service
- Farm equipment sales
- Finished goods wholesale
- Food and beverage stores, on/off site consumption
- Funeral service
- General construction service
- Group assembly
- Group dwelling - detached housing
- Handicapped or minimal care facility
- Home furnishing retail sales
- Home occupations
- Hospitals/healthcare
- Hotel/motel
- Juvenile offenders facility
- Laundry service
- Ministorage facilities
- Multiple-family housing (as specified by the R-17 district)
- Neighborhood recreation
- Noncommercial kennel
- Nursing/convalescent/rest homes for the aged
- Personal service establishments
- Pocket residential development (as specified by the R-17 district)
- Professional offices
- Public recreation
- Rehabilitative facility
- Religious assembly
- Retail gasoline sales
- Single-family detached housing (as specified by the R-8 district)
- Specialty retail sales
- Veterinary office

Permitted uses by special use permit in a C-17 district shall be as follows:

- Adult entertainment sales and service
- Auto camp
- Criminal transitional facility
- Custom manufacturing
- Extensive impact
- Residential density of the R-34 district as specified
- Underground bulk liquid fuel storage - wholesale
- Veterinary hospital
- Warehouse/storage
- Wireless communication facility

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

PROPOSED CONDITIONS:

None.

ORDINANCES & STANDARDS USED FOR EVALUATION:

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

ACTION ALTERNATIVES:

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



**APPLICANT'S
NARRATIVE**

PROPERTY INFORMATION

1. Gross area: (all land involved): ± 2,2 acres, and/or _____ sq.ft.
2. Total Net Area (land area exclusive of proposed or existing public street and other public lands): ± 2,2 acres, and/or _____ sq. ft.
3. Total number of lots included: One (1)
4. Existing land use: Commercial Parking + Vacant lot
5. Existing Zoning (check all that apply): R-1 R-3 R-5 R-8 R-12 R-17 MH-8
NC CC C-17 C-17L DC LM M
6. Proposed Zoning (check all the apply): R-1 R-3 R-5 R-8 R-12 R-17 MH-8
NC CC C-17 C-17L DC LM M

JUSTIFICATION

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

The proposed zone change is on a portion of tax parcel C-K458-001-001-0 and is for ± 2.2 acres of a 6.9 acre tract as shown on the attached site plan. The R-17 property is also zoned for commercial parking to serve adjacent commercial uses per a special use permit. The surrounding land use on the 4.7 acres of the parcel is C-17 and the parcel immediately south, 409 W. Neider is C-17. A change in zoning from R-17 to C-17 allows for retail, office and medical users, which is in character and in harmony with the surrounding land use and zoning.

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



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

A. INTRODUCTION

This matter having come before the Planning Commission on, June 14, 2015, and there being present a person requesting approval of ZC-4-15 A zone change from R-17 (Residential at 17 units/acre) to C-17 (Commercial at 17 units/acre).

APPLICANT: CDA ENTERPRISES, LLC

LOCATION: A PORTION OF A PARCEL FRONTING FRUITLAND LN. NORTH OF NEIDER AVE. WEST OF U.S. HWY 95 MEASURING 2.16AC+/-

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

(The Planning Commission may adopt Items B1-through7.)

- B1. That the existing land uses are Commercial - retail sales and service, vacant parcels, and residential - single-family, mobile-homes (and mobile-home parks)
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is R-17.
- B4. That the notice of public hearing was published on, June 27, 2015, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, July 2, 2015, which fulfills the proper legal requirement.
- B6. That 70 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on June 26, 2015.
- B7. That public testimony was heard on July 14, 2015.

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

B9. That public facilities and utilities **(are) (are not)** available and adequate for the proposed use. This is based on

Criteria to consider for B9:

1. Can water be provided or extended to serve the property?
2. Can sewer service be provided or extended to serve the property?
3. Does the existing street system provide adequate access to the property?
4. Is police and fire service available and adequate to the property?

B10. That the physical characteristics of the site **(do) (do not)** make it suitable for the request at this time because

Criteria to consider for B10:

1. Topography
2. Streams
3. Wetlands
4. Rock outcroppings, etc.
5. vegetative cover

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

Criteria to consider for B11:

1. Traffic congestion
2. Is the proposed zoning compatible with the surrounding area in terms of density, types of uses allowed or building types allowed
3. Existing land use pattern i.e. residential, commercial, residential w churches & schools etc.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of CDA ENTERPRISES, LLC for a zone change, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are as follows:

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

ROLL CALL:

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

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN



**PUBLIC COMMENTS FOR
ZC-2-15**

Coeur d'Alene Planning Department
710 E. Millan Avenue
Coeur d'Alene, Idaho 83814

Comments

I am not in favor of the proposed zone change from R-3 to R-8.
The area is not conducive to any change that would
increase the flow of traffic.

Sharon S. Mathews
3820 N. Honeysuckle Drive
Coeur d'Alene, ID 83815-6531

STUHMILLER, SHANA

From: bob smith <bob.patsy33@yahoo.com>
Sent: Thursday, July 09, 2015 8:17 AM
To: STUHMILLER, SHANA
Subject: Zone change 1020 E Timber Lane

Good morning!

In regards to the above zone change:

Day Road can't handle more traffic. When the cars are home on the intersection of Day Road and Honeysuckle, we have to take turns getting on and off Day Road. The street just is wide enough for parking on both sides and traffic moving one car at a time in and out.

Last winter when I had a plumber come in to do some work he commented that I had really low water pressure. Especially noticeable in the Summer when folks are watering lawns. What will more residences in this area do for our water pressure?

The duplexes already on Day Road are notorious for no lawn mowing and falling fences. More of this? Definitely a fire hazard right now.

My main concern is more traffic. Kids riding bikes all the time and speeding already a problem by the cars from the end of the street.

Thank you for your reconsideration of this zone change.

Sincerely,

Patricia Sweet
902 E Day Road
Coeur d'Alene, ID 83815

STUHMILLER, SHANA

From: JOE RICHARDSON <joerichardson208@yahoo.com>
Sent: Sunday, July 05, 2015 9:25 AM
To: STUHMILLER, SHANA
Subject: MARTIN UNRUH ZONING CHANGE FOR 1020 E TIMBER LANE, CDA -TUESDAY JULY 14, 2015

I am Joseph Richardson and I live at 1030 E. Timber Lane #9

I am **"ABSOLUTELY OPPOSED"** to the Zoning change... we don't need another 8 unit complex in this nice area!

This is a quiet area with lots of wildlife... the reason we are all here... and DON'T need additional traffic, noise and who knows what kind of tenants and who ever will be visiting and partying there.

There was already a young kid on his bike riding it on our street Timber Lane who had an accident with the traffic and was all bloody and his blood is still on the pavement. SO WE DON'T NEED MORE TRAFFIC!

This is NOT Southern California we already have TOO MANY TRACT HOMES, STOP LIGHTS, TRAFFIC AND SHOPPING CENTERS and losing all our trees and the beautiful area it was even 10 years ago! **ENOUGH CITY COUNCIL "GREED!"**

That greed by the City Council has ALREADY done so much destruction to CDA and the environment!

STOP THIS ZONING CHANGE! STOP IT NOW!

Sincerely,

Joseph Richardson
(208) 699-7661