

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

APRIL 12, 2011

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, Bowlby, Evans, Luttropp, Messina, Soumas, Garringer,(Student Rep)
Neal (Alt Rep), Kieswetter, (Alt Rep)

APPROVAL OF MINUTES:

March 8, 2011

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

PUBLIC HEARINGS:

1. Applicant: Scott Poorman
Location: 1813 N. Government Way
Request: A proposed zone change from R-12 (Residential at 12 units/acre) to C-17L (Commercial Limited)
QUASI-JUDICIAL, (ZC-2-11)

2. Applicant: Young's – Hayden of Idaho, LLC
Location: 2845 W. Seltice Way
Request: A proposed Warehouse/Storage special use permit in the C-17 (Commercial at 17 units/acre) zoning district
QUASI-JUDICIAL, (SP-2-11)

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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**PLANNING COMMISSION
MINUTES
MARCH 8, 2011
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Heather Bowlby, Vice-Chair
Amy Evans
Peter Luttrupp
Tom Messina
Peter Luttrupp
Jake Garringer, Student Rep.
Aubrey Neal, Alt Student Rep.
Jennifer Kiesewetter, Alt Student Rep.

STAFF MEMBERS PRESENT:

Sean Holm, Planner
Tami Stroud, Planner
Dave Yadon, Planning Director
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney
Gordon Dobler, Engineering Services Director

COMMISSIONERS ABSENT:

Lou Soumas

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Bowlby, seconded by Evans, to approve the minutes of the Planning Commission meeting on February 8, 2011. Motion approved.

COMMISSION COMMENTS:

There were none.

STAFF COMMENTS:

Planner Holm announced two items submitted for the April Planning Commission meeting.

PUBLIC COMMENTS:

There were none.

PUBLIC HEARINGS:

1. Applicant: City of Coeur d'Alene
Request: Amendments to Pocket Housing
LEGISLATIVE (0-1-11)

Planning Director Yadon presented a PowerPoint presentation and answered questions from the Commission.

Commissioner Bowlby inquired how the minimum lot size and height requirement is determined.

Planning Director Yadon explained that minimum lot size and height requirements are established by the zoning on the lot.

Planning Director Yadon continued with his presentation and noted a change not addressed in the staff report. He explained staff felt a 1-1/2 acre parcel is too small to require a PUD, so staff raised the number to 5 acres. He stated that if the commission felt this number appropriate, he would make that a recommendation when this item goes to council.

Peggy Harris commented that she would like a definition of pocket housing.

Planning Director Yadon stated that pocket housing is allowed housing in the R-8, R-12, R-17 and commercial zoning districts intended for developers to use as a tool for creative housing, using specific deviations. He added that if Ms. Harris had other questions that he would be available after the hearing for further questions.

Motion by Bowlby, seconded by Messina, to approve Item 0-1-11. Motion approved.

2. Applicant: Timothy Johnston
Location: 2815 N. 15th Street
Request: A request for a proposed 7-lot preliminary plat "Walkers Glen" located in the R-12 (Residential at 12 units/acre) zoning district
QUASI-JUDICIAL (S-1-11)

Planner Holm presented the staff report, gave the mailing tally as 1 in favor, 3 opposed, and 0 neutral, and answered questions from the Commission.

Commissioner Luttrupp inquired about if access will be allowed onto 14th Place referring to the condition in the staff report that a locked gate will be required across 14th Place. He questioned in case of an emergency that will have a key for access.

Planner Holm commented that staff discussed the condition with the applicant and decided in case of an emergency, the Fire Department will have a key for access. He stated that this process is not unusual and done in other areas of the city.

Public Testimony open:

Steve Syrcle, applicant representative, 1400 Northwood Center Court, complimented staff for a great staff report and agreed with the conditions stated in the report. He explained that this will be a pocket housing development with all utilities available and designed to blend with existing homes.

Timothy Johnston, applicant, 3616 Sherwood Drive, stated that he met with the City Fire Inspector about the gate and decided on a padlock to be placed on the double cable at the entry of 14th Place.

Howard Hall, 5813 N. Parkwood Circle, commented that he is concerned with the amount of parking needed for this development and feels this could be a problem.

Rebuttal:

Steve Syrcle explained that the homes are designed with a two-car garage with space outside for two cars.

Commissioner Bowlby inquired if these homes will be similar to the design of the homes on Government Way.

Mr. Syrcle explained that these homes will be similar, except these homes on 15th will have their own backyards.

Public testimony closed.

Motion by Messina, seconded by Evans, to approve Item S-1-11. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

3. Applicant: City of Coeur d'Alene, Parks Department
Location: Adjacent to the Riverstone development between Seltice Way and the Spokane River.
- Request: A proposed annexation of a +/- 6.3 acre parcel containing the Prairie Trail QUASI-JUDICIAL (A-2-11)

Planner Holm presented the staff report, gave the mailing tally as 1 in favor, 0 opposed, and 4 neutral, and answered questions from the Commission.

Commissioner Bowlby inquired if the project was more for housekeeping.

Planner Holm explained that staff felt it was time to annex this portion of the trail into city limits and maintained by the city, if approved.

Public Testimony open:

Mike Gridley, applicant representative, 710 Mullan Avenue, explained that this is an existing trail used by the citizens that replaced the old railroad line, and in the future, hopes to replace the existing railroad line going west towards Post Falls.

Motion by Evans, seconded by Bowlby, to approve Item A-2-11. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

- 4. Applicant: Active West Development
Location: Howard Street and Bosanko Avenue
Request:
 - A. Modification to existing Meadow Ranch PUD
QUASI-JUDICIAL (PUD-3-06m)
 - B. Modification to existing preliminary plat "Meadow Ranch"
QUASI-JUDICIAL (S-9-06m)

Planner Stroud presented the staff report, gave the mailing tally as 18 in favor, 0 opposed, and 3 neutral.

There were no questions for staff.

Public testimony open:

Sharon Payne, 2833 W. Bolivar Ave, applicant representative, 424 E. Sherman Avenue, presented a PowerPoint presentation highlighting the benefits of living in this community and since developed in 2007, has been featured in various newspapers as a great place to live.

Kevin Jump, 2833 W. Bolivar, explained the modifications, which includes one lot designated as open space used by residents for a BBQ or gardening. He added that a pedestrian/walking path would be extended on the western side of the development. He stated that the deviations are identical to the first phase and asked the Planning Commission for their approval.

Public testimony closed.

Motion by Evans, seconded by Messina, to approve Item PUD-3-06m. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

Motion by Evans, seconded by Messina, to approve Item S-9-06m. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

ADJOURNMENT:

Motion by Messina, seconded by Bowlby to adjourn the meeting. Motion approved.

The meeting was adjourned at 7:30 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI A. STROUD, PLANNER
DATE: APRIL 12, 2011
SUBJECT: ZC-2-11 – ZONE CHANGE FROM R-12 TO C-17L
LOCATION – +/- 11,173 SQ. FT. PARCEL AT THE NW CORNER OF
GOVERNMENT WAY AND EMMA AVENUE – 1813 N.GOVERNMENT WAY

DECISION POINT:

Scott L. Poorman is requesting a zone change from R-12 (residential at 12 units per gross acre) to C-17L (Commercial Limited) at the northwest corner of Government Way and Emma Avenue.

GENERAL INFORMATION:

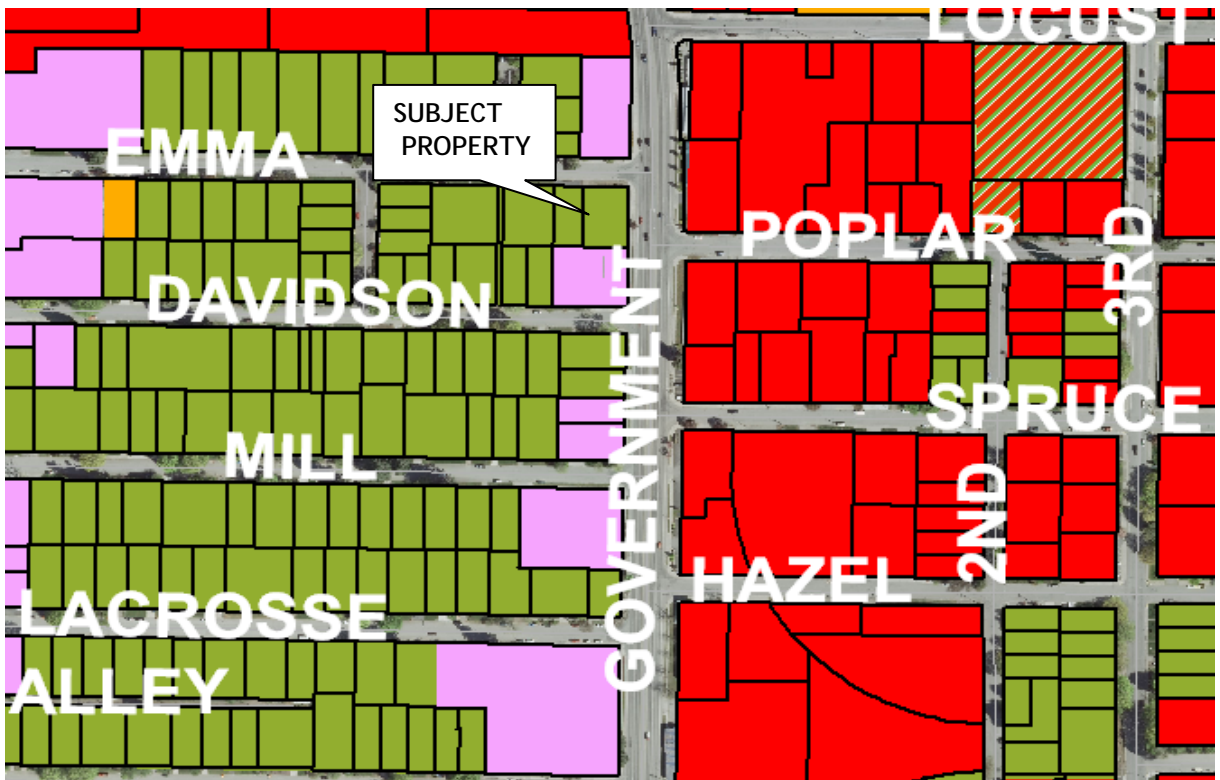
A. Site photo and previous zoning action information:



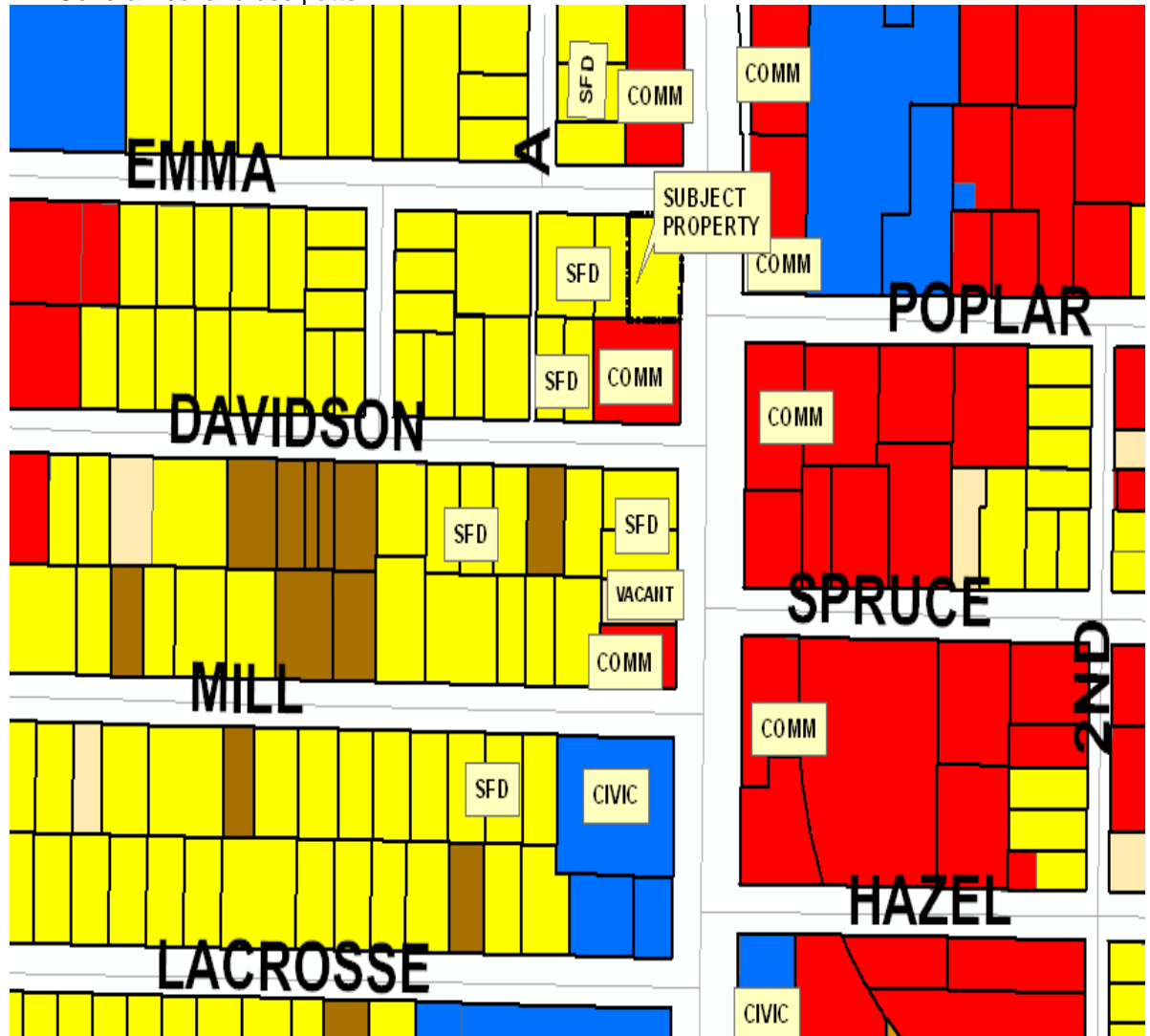
B. Street view:



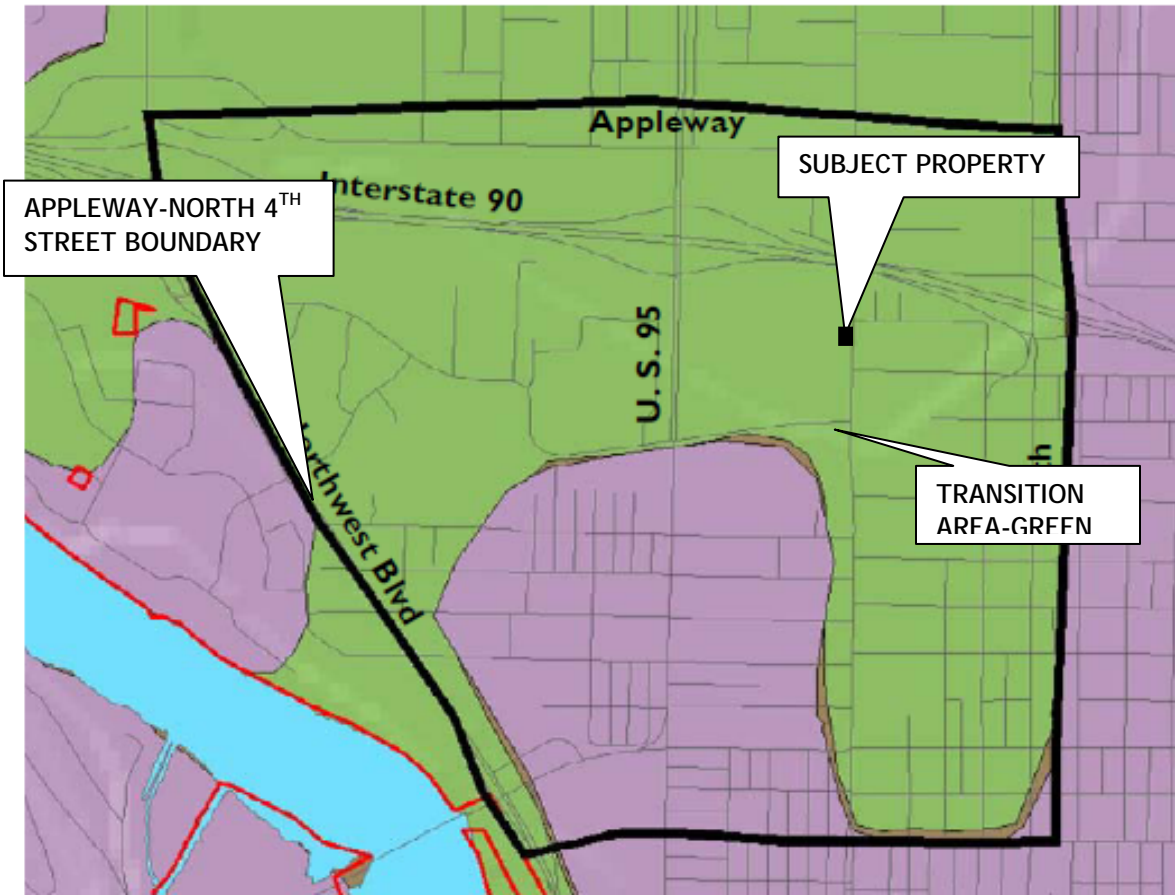
C. Zoning:



D. Generalized land use pattern:



Land Use: Appleway - North 4th Street



- A. Applicant/ Scott L. Poorman
P.O. Box 2871
Hayden, ID 83835
- Owner: Jenny Marques
4005 Lancaster Street
Coeur d'Alene, ID 83814
- B. Land uses in the area include single-family and duplex residential, commercial service and sales, insurance office.
- C. A single-family dwelling currently occupies the subject property.
- D. Previous actions on surrounding parcels include:
1. ZC-15-92 – 1827 Government Way (property to the north of subject property) – R-12 to C-17L – Approved June 17, 1992.

2. ZC-18-86 – 1803 Government Way (property to the south of subject property) – R-12 to C-17L – Approved August 19, 1986.
 3. ZC-16-92 – 1705 Government Way (property to the south of subject property) – R-12 to C-17L – Approved November 17, 1992.
 4. ZC-1-02 – 1609 Government Way (property to the south of subject property) – R-12 – C-17L – Approved March 19, 2002
 5. ZC-7-02 – 1719 Government Way (property to the south of subject property) – R-12 to C-17L – Approved July 16, 2002.
- E. The subject property had requested a zone change from R-12 to C-17L in July of 1983 and was denied by the City Council.

PERFORMANCE ANALYSIS:

A. Zoning:

The intent of the C-17L zone is to be a low density commercial and residential mix district allowing limited service commercial businesses whose primary emphasis is on providing a personal service and residential uses up to 17 units per acre.

This district is suitable as a transition between residential and commercially zoned areas and should be located on designated collector streets or better for ease of access and to act as a residential buffer.

The C-17L zone allows 25 uses by right and 12 uses by special use permit including retail sales uses that are allowed by right in the C-17 zone.

In recent years, there have been eleven zone changes from R-12 to C-17L on the west side of Government Way between Harrison Avenue and Ironwood Drive.

Evaluation: The Planning Commission, based on the information before them, must determine if the C-17L zone is appropriate for this location and setting.

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

The Comprehensive Plan Map designates this area as Appleway-North 4th Street. The description of this designation is as follows:

Transition:

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

Appleway - North 4th Street Tomorrow:

Generally, this area is expected to be a mixed use area. The stable/ established residential area will remain. The west Ironwood corridor will require careful evaluation of traffic flow. Ironwood will be connected to 4th Street, enabling higher intensity commercial and residential uses.

The characteristics of Appleway - North 4th Street neighborhoods will be:

That overall density will approach six units per acre (6:1) with infill and multi-family housing located next to arterial and collector streets.

- That pedestrian and bicycle connections will be provided.
- Street widening and potential reconfiguration of US 95 should be sensitive to adjacent uses.
- Uses that strengthen neighborhoods will be encouraged.

The characteristics of Appleway - North 4th Street commercial will be:

- That commercial buildings will remain lower in scale than in the downtown core.
- Streetscapes should be dominated by pedestrian facilities, landscaping, and buildings.
- Shared-use parking behind buildings is preferred.

Significant policies for consideration:

➤ Objective 1.01 – Environmental Quality:

Minimize potential pollution problems such as air, land, water, or hazardous materials.

➤ Objective 1.02 – Water Quality:

Protect the cleanliness and safety of the lakes, river, watersheds, and the aquifer.

➤ Objective 1.05 – Vistas:

Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d Alene unique.

➤ 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.

➤ Objective 2.04 – Downtown & Neighborhood Service Nodes:

Prioritize a strong, vibrant downtown and compatible neighborhood service nodes throughout the city.

➤ Objective 2.05 – Pedestrian & Bicycle Environment:

Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.

➤ 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 3.08 – Housing:

Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.

➤ Objective 3:10 – Affordable & Workforce Housing:

Support efforts to preserve and provide affordable and workforce housing.

➤ Objective 3.17 – Transportation:

Support and encourage efforts to provide public transportation within city limits and nearby areas.

➤ Objective 3.18 – Transportation:

Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes or transportation, requesting input from authoritative districts and neighboring communities when applicable.

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.

C. **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.

Evaluation: Development on the subject property that results in an increase of the site impervious area will require submission of a stormwater management plan. The plan must adhere to all criteria in the Illicit Discharge and Stormwater Ordinance (# 3396), and, the Stormwater Management Ordinance (# 3397).

Traffic:

Although there is no change in the proposed use at this time this proposed rezoning would, in theory, allow other uses that could generate additional traffic.

Evaluation: 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.

Streets:

The subject property is bordered by Government Way on the east and Emma Avenue on the north.

Evaluation: Both streets are fully developed road sections and are not in need of additional improvements at this time. This situation will be re-evaluated at the time of development on the subject property.

APPLICABLE CODES AND POLICIES

Utilities

1. All water and sewer facilities shall be designed and constructed to the requirements of the City of Coeur d'Alene. Improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
2. All water and sewer facilities servicing the project shall be installed and approved prior to issuance of building permits.

Streets

3. Any work being constructed within the City right-of-way will require issuance of an encroachment permit.

Stormwater

4. A stormwater management plan shall be submitted and approved prior to start of any construction. The plan shall conform to all requirements of the City.

Fire Protection

5. A fire hydrant(s) shall be installed on at all locations deemed necessary by the City Fire Inspector.

Comments submitted by Chris Bates, Project Manager.

Water:

The Water Department has no issues with the proposed zone change request.

Comments submitted by Terry Pickel, Assistant Water Superintendent

Fire:

The Fire Department will address issues such as water supply, hydrants and access prior to any site development and upon receipt of additional information of this project.

Sewer:

Applicant's property has a connection to public sewer:

Evaluation: Public sewer is of adequate size and capacity to support the request. The applicant's residential lateral (private sewer) maybe undersized for commercial resale but that would be addressed at commercial building permit time.

Comments submitted by Don Keil, Assistant Superintendent

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

The subject property has level terrain with no topographic features.

Evaluation: There are no physical limitations to future development.

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

The subject property fronts on Government Way, which is designated as a minor arterial in the Transportation Plan.

To the west of the subject property is an established residential neighborhood with single-family and duplex development.

To the north and south along Government Way are a variety of professional office, retail sales uses and civic uses that comprise the commercial corridor along this street.

Evaluation: The subject property is at the edge of an established residential neighborhood and the commercial corridor along Government Way, as shown by the zoning and land use patterns in the surrounding area. (See the zoning and generalized land use pattern map)

F. Proposed conditions:

None.

E. Ordinances and Standards Used In Evaluation:

Comprehensive Plan - Amended 2007.
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.

[D:staffrptsZC211]

Marquez Zone Change Application

Narrative and Comprehensive Plan Analysis

Pedro and Jennie Marquez are requesting a change in the zoning of their real property located at 1813 N. Government Way in Coeur d'Alene. The parcel is currently zoned R-12 and they are requesting to change the zoning to the C-17L category. The purpose of the requested zone change is to allow the highest and best use of the property for commercial & business activities that are compatible with the character of the neighborhood and surrounding parcels.

The subject property is located on the southwest corner of Government Way and Emma Avenue. The existing residential structure on the property is currently unoccupied and has been vacant since 1999. The adjacent parcels to the north and south of the subject property are currently zoned C-17L, and the parcels to the east, across Government Way, are zoned C-17. The adjacent parcel to the west, owned by Sally Manthos, is currently zoned R-12. Ms. Manthos was contacted prior to the filing of this zone change application and she expressed no objection to the Marquez application.

Although Mr. and Mrs. Marquez have no specific "end use" in mind for the subject property, they believe a zone change to C-17L will bring the property up-to-date with the existing character of the neighborhood and will allow compatible uses that are not currently allowed under the R-12 zoning category. If the requested zone change is approved, Mr. and Mrs. Marquez hope to lease or sell the subject property to a business owner.

In 1983, Mr. and Mrs. Marquez filed an application to change the property zoning from R-12 to C-17L (Case No. ZC-9-83). At that time, the Planning Commission did not believe the requested zone change was compatible with the existing neighborhood. The Planning Commission also concluded that the zone change request was in conflict with the 1980 Comprehensive Plan. Obviously a great deal has changed in Coeur d'Alene since 1983, and the Government Way corridor between Ironwood Drive and Harrison Avenue is now **primarily** commercial and limited commercial uses on the east and west sides of Government Way.

The current zone change request is entirely compatible with the Goals and Objectives of the 2007 Comprehensive Plan (the Plan) as detailed in the *italicized* statements below:

Goal #1 of the Plan is to preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene through the following objectives:

Objective 1.01 Environmental Quality: Minimize potential pollution problems such as air, land, water, or hazardous materials.

The proposed zone change will not contribute to air, land or water pollution and will not generate or utilize hazardous materials.

Objective 1.02 Water Quality: Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.

The proposed zone change will not negatively impact local lakes, rivers or the aquifer.

Objective 1.03 Waterfront Development: Encourage public and private development to incorporate and provide ample public access, both physical and visual, to the lakes and rivers.

The proposed zone change will not hinder or impact public access to lakes and rivers.

Objective 1.04 Waterfront Development: Provide strict protective requirements for all public and private waterfront developments.

The proposed zone change does not involve waterfront property.

Objective 1.05 Vistas: Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d'Alene unique.

The proposed zone change will not impact vistas or view corridors within the City.

Objective 1.06 Urban Forests: Enforce minimal tree removal, substantial tree replacement, and suppress topping trees for new and existing development.

If the proposed zone change is approved, several new trees will be planted on the property to comply with the design standards and site performance standards required by the City Code.

Objective 1.07 Urban Forests: Restrict tree removal in city rights-of-way and increase tree planting in additional rights-of-way.

Existing trees on the property will be preserved and new trees will be planted if the zone change is approved.

Objective 1.08 Forests & Natural Habitats: Preserve native tree cover and natural vegetative cover as the city's dominant characteristic.

The proposed zone change will increase tree cover on the project site.

Objective 1.09 Parks: Provide an ample supply of urbanized open space in the form of squares, beaches, greens, and parks whose frequent use is encouraged by placement, design, and access.

The proposed zone change will not impact public open space.

Objective 1.10 Hillside Protection: Protect the natural and topographic character, identity, and aesthetic quality of hillsides.

The subject property is not located on a hillside.

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.

Future improvements on the subject property will comply with all design standards and other development requirements in effect.

Objective 1.12 Community Design: Support the enhancement of existing urbanized areas and discourage sprawl.

The proposed zone change will allow the subject property to be utilized for its highest and best use consistent with the character of the neighborhood. The proposed zone change will also encourage and facilitate new investments in and improvements to the subject property.

Objective 1.13 Open Space: Encourage all participants to make open space a priority with every development and annexation.

Future improvements to the subject property will comply with all open space and design standards then in effect.

Objective 1.14 Efficiency: Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

The subject property is fully served by existing infrastructure and services.

Objective 1.15 Natural Terrain: Wherever possible, the natural terrain, drainage, and vegetation should be preserved with superior examples featured within parks and open spaces.

The proposed zone change will not alter the terrain or natural drainage patterns. Allowing limited commercial uses on the property will encourage new development and enhancement of the property.

Objective 1.16 Connectivity: Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.

The subject property is located on existing public transportation routes.

Objective 1.17 Hazardous Areas: Areas susceptible to hazardous conditions (e.g. flooding, landslides, earthquakes, etc.) should be left in a natural state unless impacts are mitigated.

The subject property is not located within a hazardous area.

Objective 1.18 Night Sky: Minimize glare, obtrusive light, and artificial sky glow by limiting outdoor lighting that is misdirected, excessive, or unnecessary.

All outdoor lighting on the subject property will be minimized and designed to avoid obtrusive light pollution.

Goal #2 of the Plan preserves the City's quality workplaces and policies, and promotes opportunities for economic growth through the following objectives:

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.

The proposed zone change is requested to allow the use and development of the property in a manner that is consistent with the character of the neighborhood. Given the evolution of Government Way into a commercial corridor, and the high volume of traffic that passes the subject property on a daily basis, the parcel is no longer suitable or desirable for residential use.

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.

The requested zone change will open the subject property to compatible business uses.

Objective 2.03 Business Enhancement & Urban Renewal: Support the efforts of local and regional economic development agencies such as Jobs Plus, Inc. and Lake City Development Corporation.

The proposed zone change will enhance the utility of the parcel for business users and will encourage new investment and improvements to the property.

Objective 2.04 Downtown & Neighborhood Service Nodes: Prioritize a strong, vibrant downtown and compatible neighborhood service nodes throughout the city.

The location of the subject property on a major commercial corridor makes it suitable for a neighborhood service node.

Objective 2.05 Pedestrian & Bicycle Environment: Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.

The proposed zone change will create employment opportunities within walking/biking distance from existing residential neighborhoods.

Objective 2.06 Cooperative Partnerships: Encourage public/private partnerships to procure open space for the community while enhancing business opportunities.

Business opportunities will be enhanced through the proposed zone change without any negative impact on open space within the City.

Goal #3 of the Plan preserves the qualities that make Coeur d'Alene a great place to live through the following objectives:

Objective 3.01 Managed Growth: Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.

Residential occupancy is no longer the highest and best use for the subject property given its location fronting on Government Way and its proximity to numerous commercial and business uses.

Objective 3.02 Managed Growth: Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.

The proposed zone change will not impact connectivity or open space.

Objective 3.03 Managed Growth: Direct development of large chain warehouse (“big box”) business outlets to zones that will protect neighborhoods.

This objective is not applicable to the proposed zone change.

Objective 3.04 Neighborhoods: Encourage the formation of active neighborhood associations and advocate their participation in the public process.

The subject property is located in an area that is primarily commercial. The applicants welcome input from any neighborhood associations in the project vicinity.

Objective 3.05 Neighborhoods: Protect and preserve existing neighborhoods from incompatible land uses and developments.

The C-17L zoning district is intended to be a low intensity commercial and residential mix district. The proposed zone change will create a transition area between the commercial uses on the east side of Government Way and the residential uses to the west of the parcel.

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.

The proposed zone change will create a buffer between existing residential uses to the west and existing commercial uses to the east of the property.

Objective 3.07 Neighborhoods: Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.

The proposed zone change will not restrict or impair pedestrian movement.

Objective 3.08 Housing: Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.

The proposed zone change is compatible with the existing character of the subject property and adjacent parcels.

Objective 3.09 Housing: Establish incentives and proscriptive ordinances to ensure the beauty, safety, and value of our neighborhoods.

The proposed zone change will encourage new investment and enhancement of the subject property.

Objective 3.10 Affordable & Workforce Housing: Support efforts to preserve and provide affordable and workforce housing.

This objective is not applicable to the proposed zone change.

Objective 3.11 Historic Preservation: Encourage the protection of historic buildings and sites.

This objective is not applicable to the proposed zone change.

Objective 3.12 Education: Support quality educational facilities throughout the city, from the pre-school through the university level.

This objective is not applicable to the proposed zone change.

Objective 3.13 Parks: Support the development, acquisition, and maintenance of property and facilities for current and future use, as described in the Parks Master Plan.

This objective is not applicable to the proposed zone change.

Objective 3.14 Recreation: Encourage city-sponsored and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities, hiking and biking pathways, open space, passive parks, and water access for people and boats.

This objective is not applicable to the proposed zone change.

Objective 3.15 Arts & Culture: Support the integration of arts and cultural events in our community consistent with the Arts Master Plan.

This objective is not applicable to the proposed zone change.

Objective 3.16 Capital Improvements: Ensure infrastructure and essential services are available for properties in development.

All essential services are currently available to the subject property.

Objective 3.17 Transportation: Support and encourage efforts to provide public transportation within city limits and nearby areas.

The subject property is located on an existing public transportation route.

Objective 3.18 Transportation: Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.

The subject property has access from Government Way and Emma Avenue.

Goal #4 of the Plan preserves and enables efficient and good management through the following objectives:

Objective 4.01 City Services: Make decisions based on the needs and desires of the citizenry.

The public hearing process ensures that the citizens of Coeur d'Alene have an opportunity to express their needs and desires. Of course, the private property rights of the applicants should also be considered in evaluating this zone change request.

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).

All public services are available to the subject property and the proposed zone change will not overburden said services.

Objective 4.03 Project Financing: Manage in-house finances (and appropriate outside funding, when necessary).

This objective is not applicable to the proposed zone change.

Objective 4.04 Transportation: Support the Kootenai Metropolitan Planning Organization to enhance public transportation.

A commercial or business use on the subject property would generate additional users for existing public transportation.

Objective 4.05 Public Safety: Provide adequate public safety to our citizens and visitors.

The proposed zone change will not impact public safety.

Objective 4.06 Public Participation: Strive for community involvement that is broad-based and inclusive, encourage public participation in the decision making process.

Mr. and Mrs. Marquez welcome all public input on the proposed zone change and look forward to the opportunity to explain their request in further detail at the public hearing.

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

A. INTRODUCTION

This matter having come before the Planning Commission on, April 12, 2011, and there being present a person requesting approval of ZC-2-11 from R-12 (residential at 12 units per gross acre) to C-17L (Commercial Limited) zoning district.

LOCATION – +/- 11,173 SQ. FT. PARCEL AT THE NW CORNER OF GOVERNMENT
WAY AND EMMA AVENUE

APPLICANT: SCOTT L. POORMAN

**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-family and duplex residential, commercial service and sales, insurance office.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is R-12 (Residential at 12 units/acre).
- B4. That the notice of public hearing was published on, March 26, 2011, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, March 30, 2011, which fulfills the proper legal requirement.
- B6. That 27 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on, March 25, 2011 , and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on April 12, 2011.
- 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 **SCOTT POORMAN** 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 Bowlby	Voted _____
Commissioner Evans	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Soumas	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: APRIL 12, 2011
SUBJECT: SP-2-11 – REQUEST FOR A WAREHOUSE/STORAGE SPECIAL USE PERMIT IN A C-17 ZONING DISTRICT
LOCATION: A +/- 4.68 ACRE PARCEL ON THE NORTH SIDE OF SELTICE WAY NEAR ATLAS ROAD.

DECISION POINT:

Young's – Hayden of Idaho, LLC, is requesting approval of a Warehouse/Storage Special Use Permit in a C-17 (Commercial at 17 units/acre) zoning district to allow for the operation of a beverage distributorship on a 4.68 +/- acre parcel(s).

GENERAL INFORMATION:

A. Aerial photo:

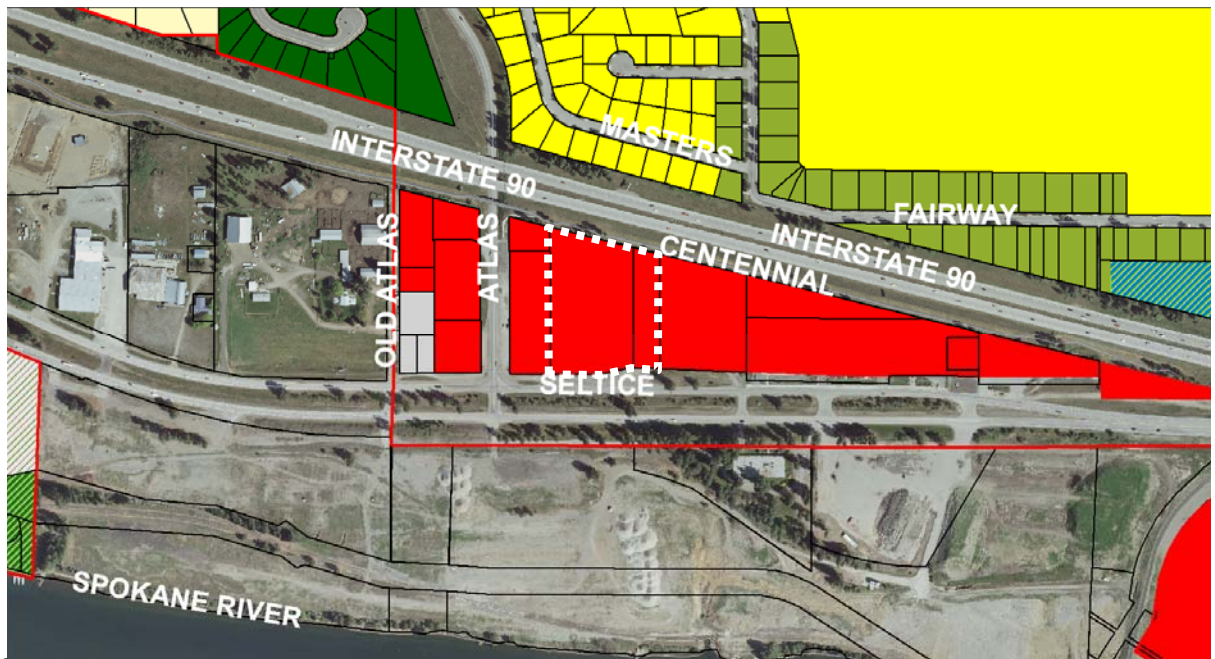


B. Site Photo:
From Seltice looking north



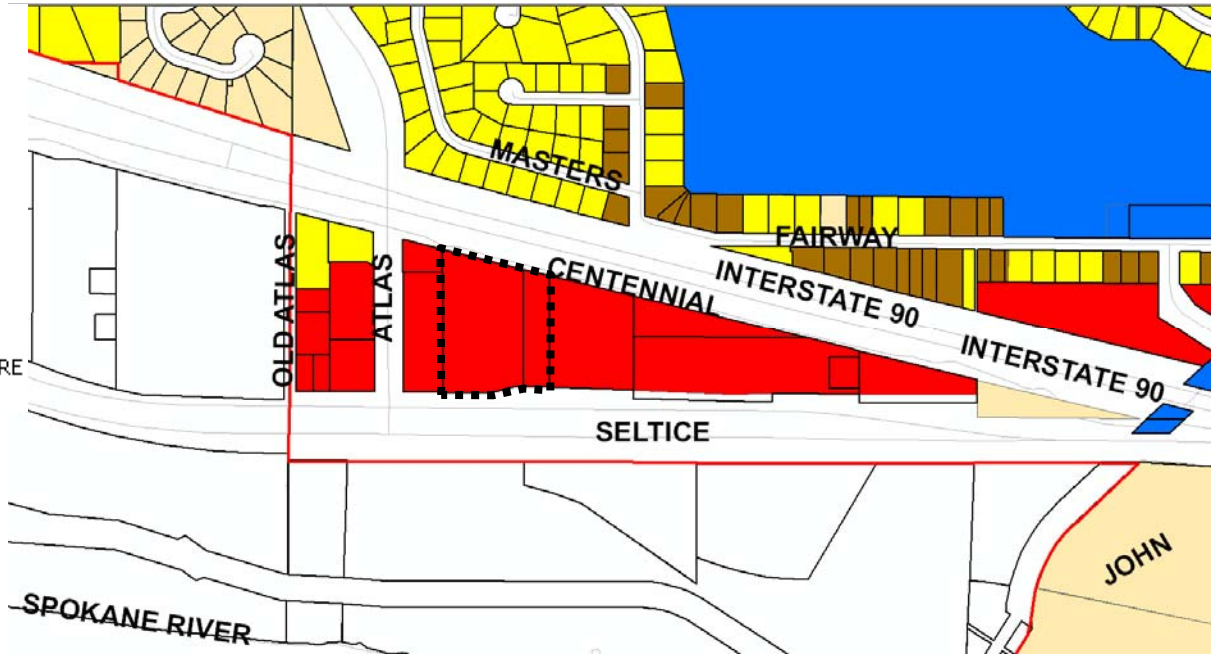
C. Zoning:

- zoning
- C-17
- C-17L
- C-17LPUD
- C-17PUD
- DC
- DCPUD
- LM
- M
- MH-8
- MH-8PUD
- NC
- NW
- R-1
- R-12
- R-12PUD
- R-17
- R-17PUD
- R-1PUD
- R-3
- R-3PUD
- R-5
- R-5PUD
- R-8
- R-8PUD
- R-85F

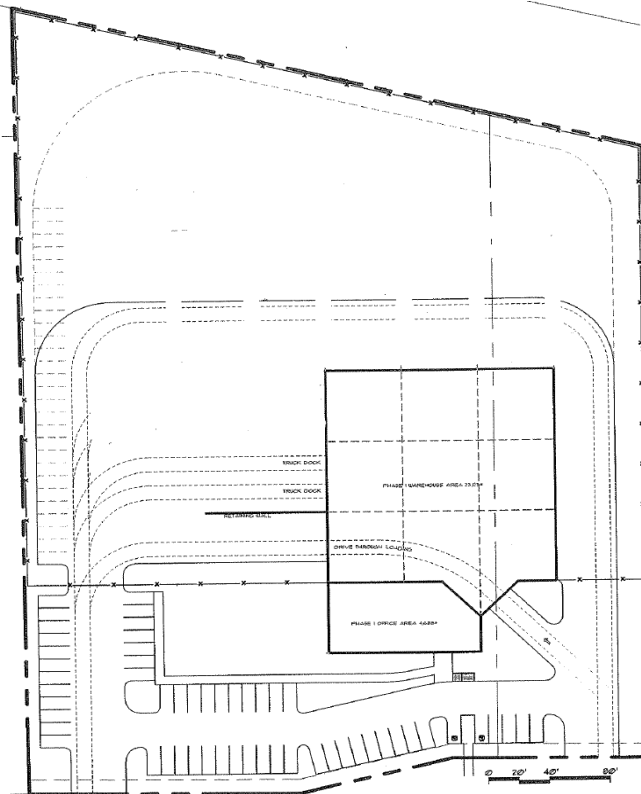


C. Generalized land use pattern:

- Land Use
- SFA
- SFD
- DUPLEX
- MH
- MHP
- MFD
- CIVIC
- COMM
- MFGR
- AGRICULTURE
- VACANT



D. Site Plan



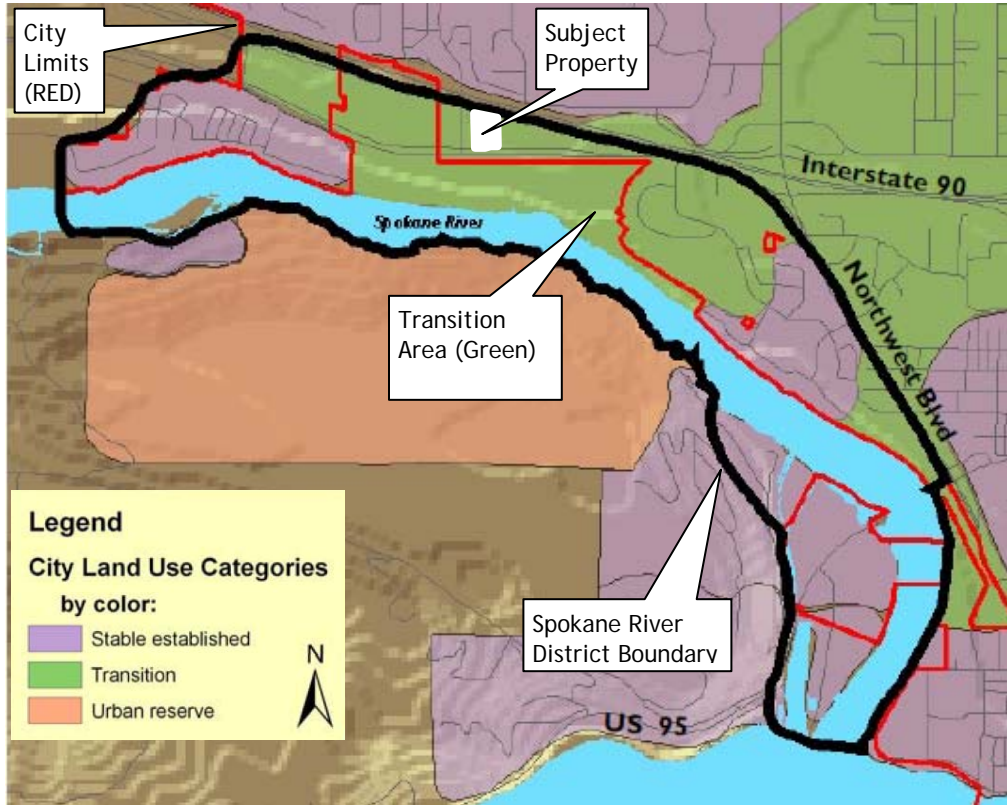
- E. Applicant/ Owner: Young's – Hayden of Idaho, LLC
P.O. Box 15619
Boise, ID 83713
- F. Existing land uses in the area include Residential - single-family, civic, commercial - retail sales and service, and custom manufacturing.
- G. The subject property contains a gravel parking lot and a commercial structure.

PERFORMANCE ANALYSIS:

- A. Zoning:

The requested Storage/Warehouse use is allowed by Special Use Permit in the C-17 zone.

Evaluation: The subject property is located in a C-17 zoning district.
- B. **Finding #B8A: 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 Spokane River 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.

Spokane River District Today:

The Spokane River District is in a state of flux from its historic past use as a site of four major waterfront sawmills and other industrial uses. In place of sawmills, recently subdivided property in this area along portions of the shoreline is developing into commercial, luxury residential units, and mixed use structures. Recent subdivisions aside, large ownership patterns ranging from approximately 23 to 160+ acres provide opportunities for large scale master planning.

The Spokane River is now under study by federal and state agencies to determine how the quality of the water may be improved. Through coordination with neighboring communities and working with other agencies, our planning process must include protecting the quality of the water from any degradation that might result from development along the river's shores.

Public infrastructure is not available in some locations and would require extensions from existing main lines.

Spokane River District Tomorrow

This area is going through a multitude of changes and this trend will continue for many years. Generally, the Spokane River District is envisioned to be mixed use neighborhoods consisting of housing and commercial retail and service activities that embrace the aesthetics of the proximity to the Spokane River. As the mills are removed to make way for new development, the river shoreline is sure to change dramatically.

The characteristics of the Spokane River District will be:

- Various commercial, residential, and mixed uses.
- Public access should be provided to the river.
- That overall density may approach ten to sixteen dwelling units per acre (10-16:1), but pockets of denser housing are appropriate and encouraged.
- That open space, parks, pedestrian and bicycle connections, and other public spaces will be provided throughout, especially adjacent to the Spokane River.
- That the scale of development will be urban in nature, promoting multi-modal connectivity to downtown.
- The scale and intensity of development will be less than the Downtown Core.
- Neighborhood service nodes are encouraged where appropriate.
- That street networks will be interconnected, defining and creating smaller residential blocks and avoiding cul-de-sacs.
- That neighborhoods will retain and include planting of future, large-scale, native variety trees.

Significant Comprehensive Plan policies for consideration:

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.

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 3.03

Managed Growth:

Direct development of large chain warehouse ("big box") business outlets to zones that will protect neighborhoods.

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

Evaluation: The proposed building is in the Spokane River District in an area of commercial and apartment development. The Seltice Way corridor is a higher traffic area with access to I-90. In addition, the development will be required to follow the Commercial Design Guidelines as the property is zoned C-17. This requirement will give the structure a commercial look although the primary use will be storage/warehousing. (All C-17 & C-17L properties must comply with the Commercial Design Guidelines)

- 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.**

WATER: Adequate domestic and fire flows are available on Seltice Way.

Evaluation: Domestic and fire service will be required to the property with applicable cap fees to be paid at time of connection.

- Submitted by Terry Pickel, Assistant Water Superintendent

SEWER: City sewer service is not currently extended to this property but is planned and is remotely available approximately 2800 feet from the proposed site for public extension.

Evaluation: The sewer master plan for this area shows future gravity sewer westerly towards Mill River. The applicant's site is one of the most remote lots of the proposed west-bound Seltice Way public sewer. The applicant has yet to show the city how public sewer extension can be met, but this requirement will be added and driven by the applicant's building permit. Wastewater supports the applicant's Special Permit request as the public sewer extension detail will not be affected by the proposed use.

- Submitted by Don Keil, Assistant Wastewater Superintendent.

STORMWATER: City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site.

Evaluation: The stormwater management plan will need to include all calculations for the swale containment areas as well as finish elevations to delineate the flow of stormwater to the swale areas. Infiltration tests will be required upon completion of construction with submission of the results to the Engineering Department. Due to the size of the subject property (4.68 acres), submission of an erosion and sediment control plan will be required to be submitted with any site development permit or building permit application for the site, with all design work completed and stamped by a licensed engineer. An ESC inspection will be required, and, approval will be necessary, prior to the commencement of any construction activity on the subject property.

TRAFFIC: The ITE Trip Generation Manual estimates the project may generate approximately 137 trips per day based upon 4.96 trips/1000 square feet of facility (27,813 sf proposed). The average A.M./P.M. peak hour trips may amount to 16.4 trips.

Evaluation: 1. The proposed facility may have a significant impact on the vehicular movements on the adjoining Seltice Way roadway. Large semi-tractor trailer (WB-40/50 or C-70) type vehicles leaving the subject property would be unable to move eastbound on Seltice Way due to the restricted median crossings. Semi type vehicles attempting to move eastbound by turning through the Atlas/Seltice median crossing may pose a significant hazard to thru traffic on westbound lanes on Seltice Way, or, vehicles making the northbound turn off of the eastbound lanes.

2. The subject property boundary begins adjacent to the crest in the Seltice Way roadway, which would create a sight distance problem for vehicular traffic traveling westbound. If approved, construction of a deceleration lane along the subject property's Seltice Way frontage, and, the frontage to the east of the subject property would be required to facilitate turning movements onto the site and to reduce the risk of "rear end" collisions for westbound vehicles. This turn lane would be required to be constructed prior to any use of the subject property for the intended purpose.

3. Submission of a modified traffic study, per approval by the City Engineer, will be required prior to any construction activity commencing on the subject property.

STREETS: The subject property is bordered by Seltice Way along the southerly boundary. The current right-of-way width is approximately 260 feet, and meets City standards. There are no frontage improvements currently installed.

Evaluation: Curb, sidewalk and road widening improvements must be constructed on Seltice Way. Engineered plans must be submitted and approved by the City Engineer prior to the commencement of any construction on the subject property.

- Submitted by Chris Bates, Engineering Project Manager

FIRE: The Fire Department will address other issues such as water supply, hydrants and access prior to any site development and upon receipt of additional information of this project.

- Submitted by Brian Halvorson, Fire Inspector

APPLICABLE CODES AND POLICIES:

UTILITIES: ALL PROPOSED UTILITIES WITHIN THE PROJECT SHALL BE INSTALLED UNDERGROUND.

ALL WATER AND SEWER FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO THE REQUIREMENTS OF THE CITY OF COEUR D'ALENE. IMPROVEMENT PLANS CONFORMING TO CITY GUIDELINES SHALL BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

ALL WATER AND SEWER FACILITIES SERVICING THE PROJECT SHALL BE INSTALLED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS.

STREETS: CURB, SIDEWALK, AND ROAD WIDENING IMPROVEMENTS SHALL BE CONSTRUCTED ALONG THE SELTICE WAY FRONTAGE.

STREET IMPROVEMENT PLANS CONFORMING TO CITY GUIDELINES SHALL BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

ALL REQUIRED STREET IMPROVEMENTS SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF BUILDING PERMITS.

AN ENCROACHMENT PERMIT SHALL BE OBTAINED PRIOR TO ANY WORK BEING PERFORMED IN THE EXISTING RIGHT-OF-WAY.

STORMWATER: A STORMWATER MANAGEMENT PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO START OF ANY CONSTRUCTION. THE PLAN SHALL CONFORM TO ALL REQUIREMENTS OF THE CITY.

FIRE PROTECTION: FIRE HYDRANT(S) SHALL BE INSTALLED AT ALL LOCATIONS REQUIRED BY THE CITY FIRE INSPECTOR.

E. Proposed conditions:

Engineering:

1. Submission of a stormwater management plan, and, an erosion and sediment control plan, signed and stamped by a licensed engineer prior to any construction activity on the subject property.
2. Construction of a deceleration/turn lane commencing at the adjoining property to the east and continuing along the subject property frontage.

3. Submission of a modified traffic study per approval by the City Engineer prior to the commencement of any construction activity on the subject property.
4. Construction of curb, sidewalk and road widening improvements along the subject property frontage. Plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.

Water Department:

5. Dedication of a 20' public utility easement north from Seltice Way to I-90 on the eastern edge of the property for a future loop to an existing main extension under I-90.

F. 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.

JUSTIFICATION:

Proposed Activity Group; wholesale/retail Sales - Beverage.

Prior to approving a special use permit, the Planning Commission is required to make Findings of Fact. Findings of Fact represent the official decision of the Planning Commission and specify why the special use permit is granted. The **BURDEN OF PROOF** for why the special use permit is necessary rests on the applicant. Your narrative should address the following points (attach additional pages if necessary):

A. A description of your request; Requesting approval ~~for~~ for warehouse/ storage in addition to normal C-17 zoning use.

B. Explain how your request conforms to the 2007 Comprehensive Plan;

New construction adding landscaping, sidewalks (if required) and other updates as required.

C. Explain how the design and planning of the site is compatible with the location, setting and existing uses on adjacent properties;

Settice Way is great access, it appears we would have no ~~conflicts~~ conflicts regarding use/traffic.

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

Property appears to have all services needed

E. Any other information that you feel is important and should be considered by the Planning Commission in making their decision.

This project is due to our growth in this area.
We are re-locating from current location in Hayden, ID.
Please feel free to contact me for a tour if you wish.

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

A. INTRODUCTION

This matter having come before the Planning Commission on April 12, 2011, and there being present a person requesting approval of ITEM SP-2-11, a request for a Warehouse/Storage Special Use Permit in a C-17 (Commercial at 17units/acre) zoning district.

LOCATION: A +/- 4.68 ACRE PARCEL ON THE NORTH SIDE OF SELTICE WAY NEAR ATLAS ROAD.

APPLICANT: YOUNG'S – HAYDEN OF IDAHO, LLC

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

(The Planning Commission may adopt Items B1 to B7.)

- B1. That the existing land uses are Residential - single-family, civic, commercial - retail sales and service, and custom manufacturing.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is C-17 (Commercial at 17 units/acre)
- B4. That the notice of public hearing was published on, March 26, 2011, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on March 28, 2011, which fulfills the proper legal requirement.
- B6. That 15 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on March 25, 2011, and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on April 12, 2011.
- B8. 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:

B8A. The proposal **(is) (is not)** in conformance with the comprehensive plan, as follows:

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

- Criteria to consider for B8B:**
1. Does the density or intensity of the project "fit " the surrounding area?
 2. Is the proposed development compatible with the existing land use pattern i.e. residential, commercial, residential w churches & schools etc?
 3. Is the design and appearance of the project compatible with the surrounding neighborhood in terms of architectural style, layout of buildings, building height and bulk, off-street parking, open space, and landscaping?

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. This is based on

- Criteria to consider B8C:**
1. Is there water available to meet the minimum requirements for domestic consumption & fire flow?
 2. Can sewer service be provided to meet minimum requirements?
 3. Can police and fire provide reasonable service to the property?

C. ORDER: CONCLUSION AND DECISION

The Planning Commission pursuant to the aforementioned finds that the request of **YOUNG’S – HAYDEN OF IDAHO, LLC** for a special use permit, as described in the application should be **(approved)(denied)(denied without prejudice)**.

Special conditions applied are as follows:

Engineering:

1. Submission of a stormwater management plan, and, an erosion and sediment control plan, signed and stamped by a licensed engineer prior to any construction activity on the subject property.
2. Construction of a deceleration/turn lane commencing at the adjoining property to the east and continuing along the subject property frontage.
3. Submission of a modified traffic study per approval by the City Engineer prior to the commencement of any construction activity on the subject property.
4. Construction of curb, sidewalk and road widening improvements along the subject property frontage. Plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.

Water Department:

5. Dedication of a 20' public utility easement north from Seltice Way to I-90 on the eastern edge of the property for a future loop to an existing main extension under I-90.

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

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Evans	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Soumas	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

2011 Planning Commission Priorities Progress

APRIL 2011

Administration of the Commission's Business	
<ul style="list-style-type: none"> ▪ Follow-up of Commission requests & comments 	No new requests.
<ul style="list-style-type: none"> ▪ Meeting with other boards and committees 	Findings workshop scheduled with City Council 4/26/11
<ul style="list-style-type: none"> ▪ Goal achievement 	Checklist of projects w/updated 6/08
<ul style="list-style-type: none"> ▪ Building Heart Awards 	Awards given as identified.
<ul style="list-style-type: none"> • Speakers 	
<ul style="list-style-type: none"> • Public Hearings 	0 items scheduled for May
Long Range Planning	
<ul style="list-style-type: none"> ▪ No current projects 	
Public Hearing Management	
Regulation Development by priority	
1. Zoning Ordinance Updates <i>Continued evaluation and modification of existing districts with comprehensive plan.</i> <ul style="list-style-type: none"> • Lot berming Average Finish Grade • Non-Conforming Use Reg cleanup • Screening of rooftop equipment • PUD Standards • Lighting • Re-codification or re-org to Unified Development Code 	<i>Fort Grounds Example, research on hold.</i> <i>Part of approved Commercial design guidelines</i> <i>Part of approved Commercial design guidelines</i> <i>Research begun</i>
2. Expansion of Design Review	Complete. Possible expansion in concert with revised zoning
3. Off-Street Parking Standards	City Council hearing approved on February 15, 2011
4. Revise Landscaping Regulations <ul style="list-style-type: none"> • General review & update • Double Frontage Lot landscaping • Tree Retention 	w/Urban Forestry Also revised standards w/commercial design guidelines project Sample ord from Hinshaw given to Urban Forestry
5. Subdivision Standards <ul style="list-style-type: none"> • Double Frontage Lot landscaping • Tree Retention • Condition tracking & completion • Alternate standards to reflect common PUD issues such as: • Road widths, sidewalks, conditions for open space and other design standards 	Part of work on road width item below Sample ord from Hinshaw given to Urban Forestry Discussed (07) by DRT. Implementation pending Research in progress. Some changes part of action below In progress. Eng & Plg preparing package of changes Developer interviews begun.
6. Workforce & Affordable Housing <i>Support for Council efforts recognizing that primary means of implementation in Cd'A are outside of Commission authority.</i>	North Idaho Housing Coalition presentation made. PC. Administration, Finance & Plg staff reviewing possible code amendments and procedures w/NIHC for future PC consideration.
Other Action	
Area of City Impact	Action completed by city & county
East Sherman Zoning	CC Steering committee invitations sent. Consultant preparing kick-off of project
Mixed –Use Districts	Basic form complete w/M.Hinshaw
Film regulation update	Pending meeting w/ Multi Media Committee
Code clean-ups	Legal preparing package of changes
Planning Commission Vacancy	Mayor seeking applicants. Submit to Shana