

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

APRIL 9, 2013

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, Luttrupp, Messina, Soumas, Haneline, Conery,(Student Rep.),
Snow (Alt. Student Rep.)

APPROVAL OF MINUTES:

March 12, 2013

PUBLIC COMMENTS:

STAFF COMMENTS:

Planning Commission membership

PUBLIC HEARINGS:

1. Applicant: Coeur d'Alene School District #271
Location: 310 N 9th Street
Request: A proposed Community Education special use permit in
the R-12 (Residential at 12 units/acre) zoning district
QUASI-JUDICIAL, (SP-2-13)

ADJOURNMENT/CONTINUATION:

Motion by _____, seconded by _____,
to continue meeting to _____, __, at __ p.m.; motion carried unanimously.
Motion by _____, seconded by _____, to adjourn meeting; motion carried unanimously.

**** The City of Coeur d'Alene will make reasonable accommodations for anyone attending this meeting who requires special assistance for hearing, physical or other impairments. Please contact Shana Stuhlmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***



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**PLANNING COMMISSION
MINUTES
MARCH 12, 2013
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Brad Jordan, Chairman
Peter Luttopp
Tom Messina
Rob Haneline
Lou Soumas
Grant Connery, Student Rep

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney
Gordon Dobler, Engineering Services Director

COMMISSIONERS ABSENT:

Amy Evans
Jennifer Snow, Alt Student Rep.
Heather Bowlby, Vice Chair

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Luttopp, seconded by Messina, to approve the minutes of the Planning Commission meeting on February 12, 2013. Motion approved.

STAFF COMMENTS:

Design Review membership –Tom Messina

Chairman Jordan stated that Commissioner Messina has requested to be reappointed to the Design Review Commission.

The commission concurred and recommended Commissioner Messina for reappointment to the Design Review Commission.

ADMINISTRATIVE ITEMS:

1. Applicant: GP Land Company
Location: Lt 1 Blk 3 Blk, 1 Plat of Pereira 2nd Addition
Request: A preliminary 4-lot plat "Pereira 3rd Addition"
SHORT PLAT, (SS-2-13)

Engineering Services Director Dobler presented the staff report and then asked if the Commission had any questions.

There were no questions for staff.

Motion by Messina, seconded by Haneline, to approve Item SS-2-13. Motion approved.

2. Applicant: Dick Stauffer
Request: Interpretation of PUD-2-07m Detached Housing
ADMINISTRATIVE, (I-2-13)

Deputy City Attorney Wilson presented the staff report and asked if the Commission had any questions.

There were no questions for staff.

Dick Stauffer, 601 Front Avenue, explained a brief history and explained the new changes that instead of accessing the garages from the front will have access them from the alley. He stated that two lots designated for commercial projects will be for residential homes.

Motion by Haneline, seconded by Messina, to approve Item I-2-13. Motion approved.

PUBLIC HEARINGS:

1. Applicant: Winco Foods, LLC C/0 Ron Schrieber
Location: NE. corner of Appleway Avenue and Ramsey Road
Request: A request for a 7-lot preliminary plat "The Crossroads Subdivision"
QUASI-JUDICIAL (S-1-13)

Planner Stroud presented the staff report and answered questions from the Commission.

There were no questions for staff.

Commissioner Messina stated that he is a Design Review committee member and at their meeting approved the design of the building.

Public Testimony open.

George Bernemann, Applicant representative, 121 S. Main Street, Montana, stated that he did not have a presentation prepared and asked if the commission had any questions.

Commissioner Haneline inquired about the design of the easements and utility lines.

Mr. Bernemann answered that there were some utility line required to be moved and a map was provided showing those lines required to be moved.

Public Testimony closed.

DISCUSSION:

Motion by Haneline, seconded by Messina, to approve Item S-1-13. Motion approved.

ROLL CALL:

Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Haneline	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

ADJOURNMENT:

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

The meeting was adjourned at 6:14 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI A.STROUD, PLANNER
DATE: APRIL 9, 2013
SUBJECT: SP-2-13 – REQUEST FOR A COMMUNITY EDUCATION SPECIAL USE PERMIT IN THE R-12 (RESIDENTIAL AT 12 UNITS/ACRE) ZONING DISTRICT
LOCATION: A +/- 1.5 ACRE PARCEL LOCATED AT 310 NORTH 9TH STREET, MORE COMMONLY KNOWN AS SORENSEN ELEMENTARY SCHOOL

APPLICANT:

Coeur d’Alene School District #271
1400 N. Northwood Center Ct.
Coeur d’Alene, ID 83814

DECISION POINT:

Coeur d’Alene School District #271 is requesting approval of a Community Education Special Use Permit in the R-12 (Residential at 12 units/acre) zoning district. The approval of the request would convert the existing school (Sorensen Elementary) to a conforming activity and allow for the expansion of the existing school.

GENERAL INFORMATION:

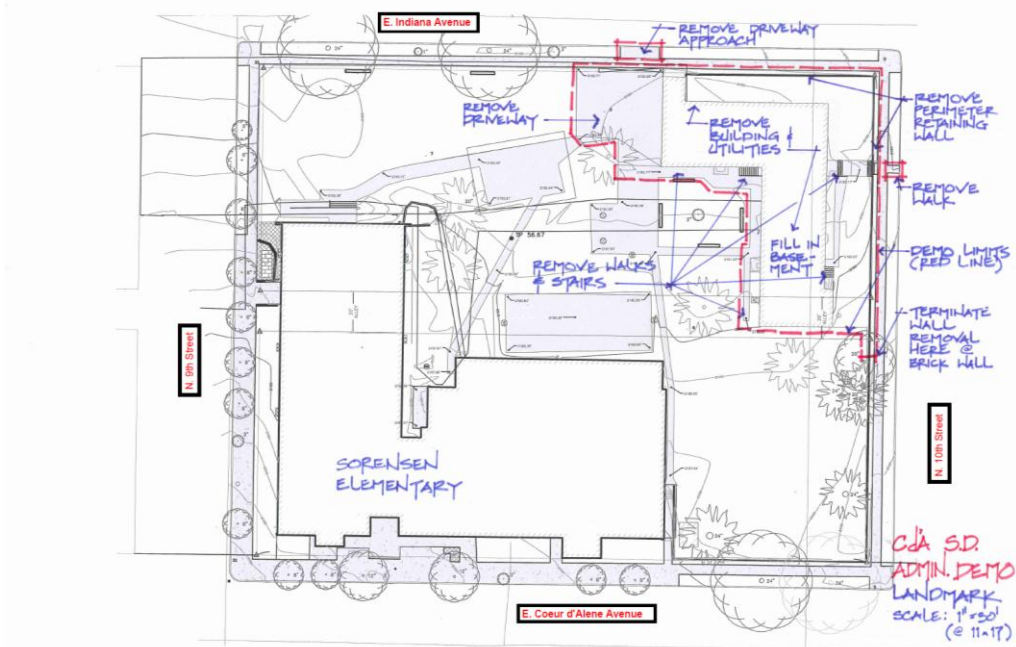
Sorensen Elementary and has been an existing school for many years. The applicant has applied for this special use permit to be able to convert the existing school to a conforming activity. The Special use permit for the property would bring the activity into conformance with the use regulations for the existing zoning district.

Approval of the request would authorize the existing activity and allow for expansion and remodel of the facility.

OBLIQUE VIEW:

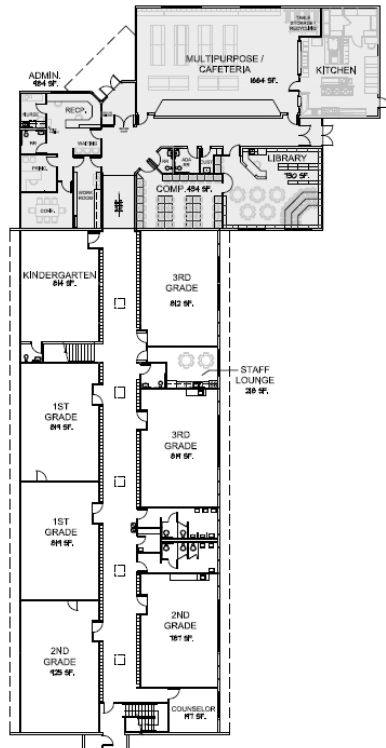


Site plan (Existing structure & proposed expansion):

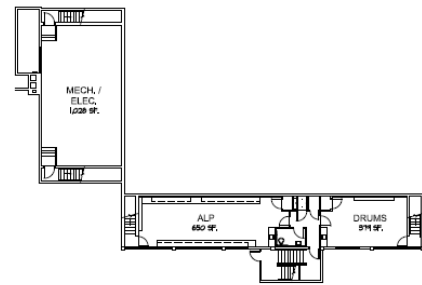


Floor plan:

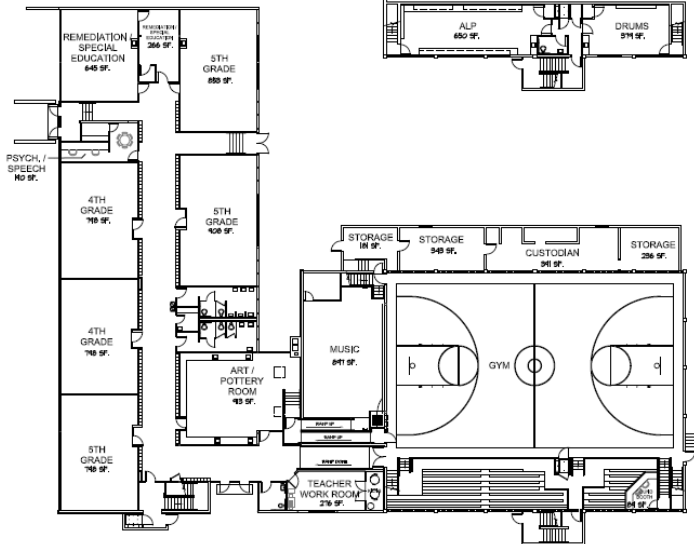
2ND FLOOR



BASEMENT



MAIN FLOOR



AW SORENSEN MAGNET SCHOOL
1-29-2013

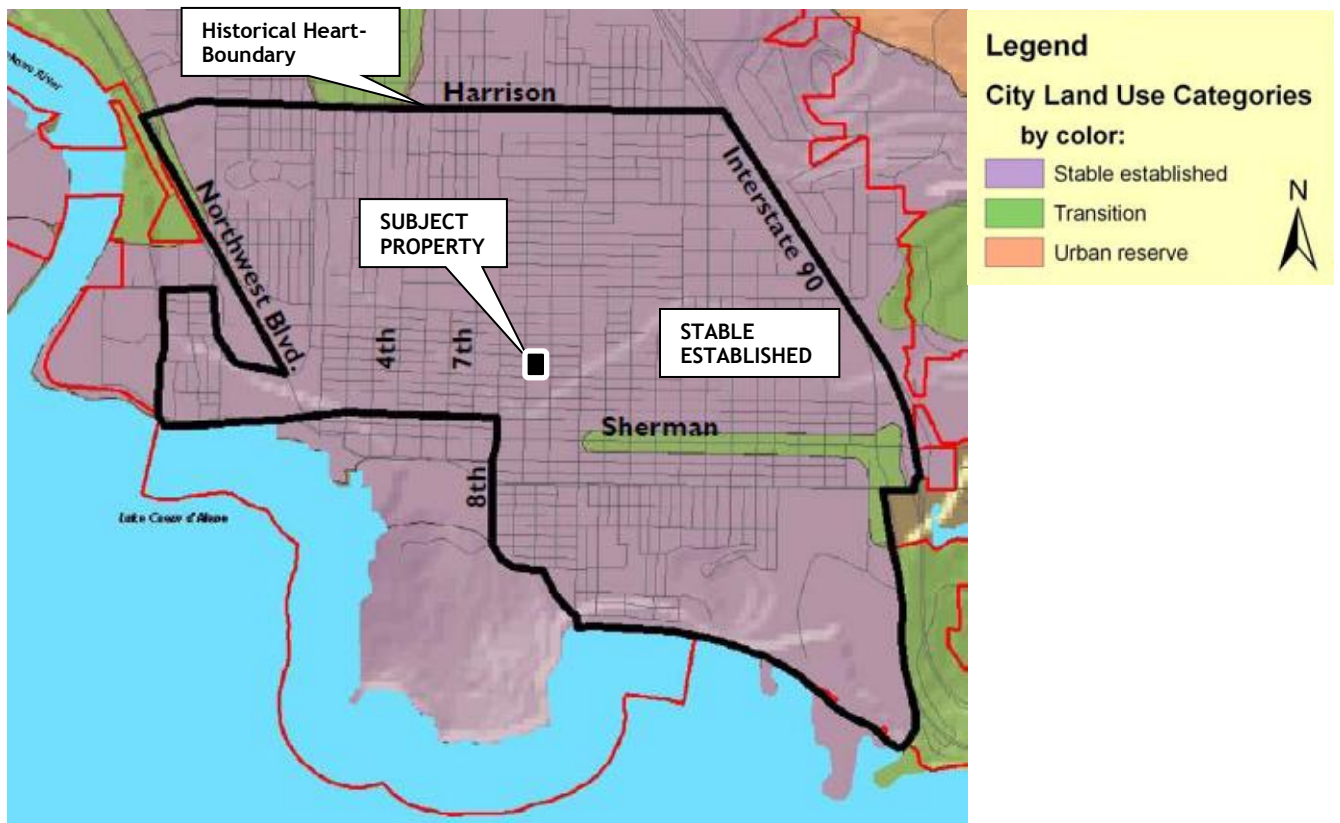
NEW CONSTRUCTION

REQUIRED FINDINGS:

Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

- A. **Finding #B8A: The proposal (is) (is not) in conformance with the Comprehensive Plan.**
1. The subject property is within the existing city limits.
 2. The City Comprehensive Plan Map designates this area as **Historical Heart~ Stable Established:**

HISTORICAL HEART: STABLE ESTABLISHED



Land Use: Historical Heart Historical Heart Today:

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

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

Historical Heart Tomorrow:

Increased property values near Lake Coeur d'Alene have intensified pressure for infill, redevelopment, and reuse in the areas surrounding the downtown core. Stakeholders must work together to find a balance between commercial, residential, and mixed use development in the Historic Heart that allows for increased density in harmony with long established neighborhoods and uses. Sherman Avenue, Northwest Boulevard, and I-90 are gateways to our community and should reflect a welcoming atmosphere. Neighborhoods in this area, Government Way, Foster, Garden, Sanders Beach, and others, are encouraged to form localized groups designed to retain and increase the qualities that make this area distinct.

The characteristics of Historical Heart neighborhoods will be:

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

2007 Comprehensive Plan Goals and Objectives that apply:

Objective 1.12

Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl.

Objective 1.14

Efficiency:

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

Objective 3.05

Neighborhoods:

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

Objective 1.16

Connectivity:

Support the enhancement of existing urbanized areas and discourage sprawl.

Objective 2.05

Pedestrian & Bicycle Environment:

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

Objective 3.12

Education:

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

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

1. Location, setting, adjacent uses:

The primary existing land use in the area is single-family residential.

Current use on the subject property is Sorensen Elementary and has been an existing school for many years. The approval of this request will bring this use into conformity and allow the school district to expand the existing school.

The subject property surrounded by E. Indiana, N. 9th Street, Coeur d'Alene Ave. and North 10th St. which are all residential streets for residents within the surrounding the neighborhood.

2. Site Photos:

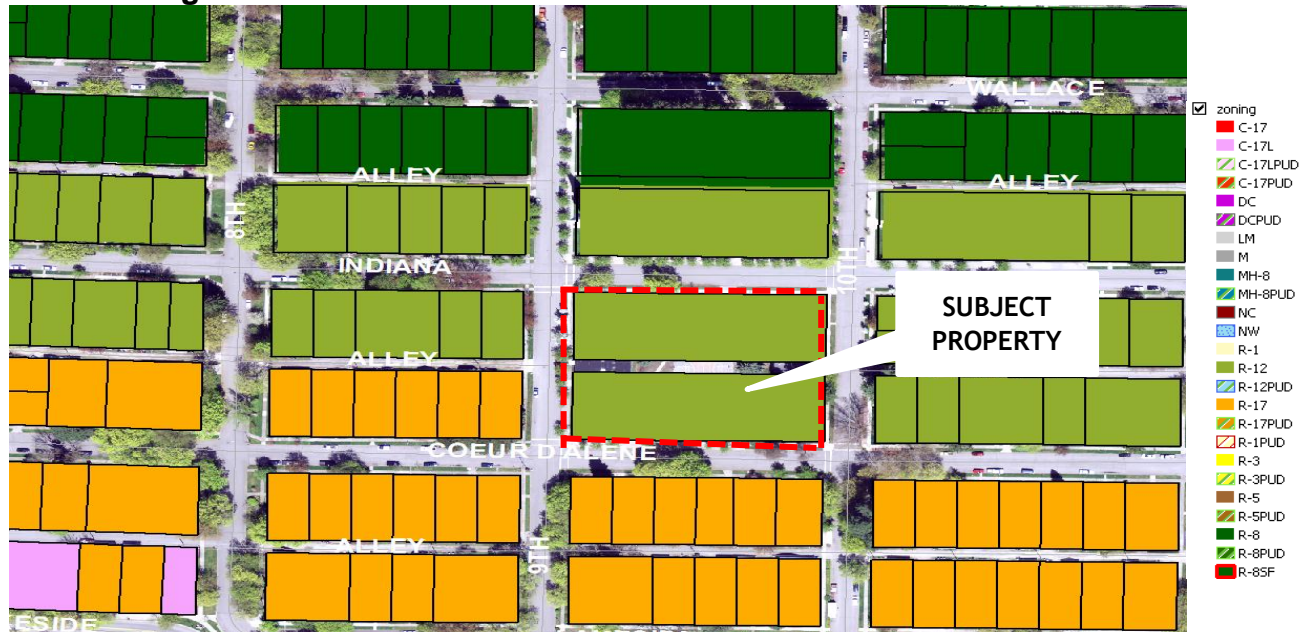
Coeur d'Alene School District Admin building- looking southwest



Sorensen Elementary- looking northeast



3. Zoning:



4. Generalized land use:



Evaluation: Based on the information presented, the Planning Commission must determine if the request is compatible with surrounding uses and is designed appropriately to blend in with the area.

C. **Finding #B8C:** The location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing streets, public facilities and services.

STAFF COMMENTS:

WATER: The proposed use is adequately served.
-Submitted by Terry Pickel, Assistant Water Superintendent

ENGINEERING: Engineering has no comments on the Community Education Special Use Permit request for the school district.
-Submitted by Chris Bates, Engineering Project Manager

FIRE: The Fire Department has no comments or issues for the Special Use Permit application at Sorensen Grade School.
-Submitted by Bobby Gonder, Fire Inspector

WASTEWATER: Wastewater has reviewed the requested special use permit and has no objections. The Coeur d'Alene Wastewater utility has adequate collection system and treatment capacity for this Special Use Permit.
-Submitted by Jim Remitz, Utility Project Manager

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

CONDITIONS: NONE

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; Coeur d'Alene School District #271.

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; Coeur d'Alene School District would like to expand Sorensen Elementary School, adding kitchen, Multi purpose room, library and main office on the north side of existing building.

B. Explain how your request conforms to the 2007 Comprehensive Plan; There will be no changes in use for expansion of site. This will give students/school more capacity for education.

C. Explain how the design and planning of the site is compatible with the location, setting and existing uses on adjacent properties; The additional square feet will allow the school to deal with over crowding.

D. Explain how the location, design, and size of the proposal will be adequately served by existing streets, public facilities and services; There will be no change, no impact for existing streets or services. The removal of District Office will improve parking.

E. Any other information that you feel is important and should be considered by the Planning Commission in making their decision. The expansion of Sorensen Elementary School will relieve the over crowding and help the education services at the site and for the downtown area.

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

A. INTRODUCTION

This matter having come before the Planning Commission on April 9, 2013, and there being present a person requesting approval of ITEM: SP-2-13, a request for a Community Education Special Use Permit in the R-12 (Residential at 12 units/acre) zoning district

APPLICANT: COEUR D'ALENE SCHOOL DISTRICT #271

LOCATION: A +/- 1.5 ACRE PARCEL LOCATED AT 310 NORTH 9TH STREET, MORE COMMONLY KNOWN AS SORENSEN ELEMENTARY SCHOOL

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 single-family residential.
- B2. That the Comprehensive Plan Map designation is Historical Heart – Stable Established.
- B3. That the zoning is R-12 (Residential at 12 units/acre)
- B4. That the notice of public hearing was published on March 23, 2013, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on March 25, 2013, which fulfills the proper legal requirement.
- B6. That 60 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on March 22, 2013.
- B7. That public testimony was heard on April 9, 2013.
- 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 special use permit, as described in the application should be **(approved) (denied) (denied without prejudice)**.

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 _____
Commissioner Haneline	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN