

MINUTES OF THE SANDPOINT PLANNING COMMISSION  
MEETING, FEBRUARY 11, 2003

Chairman Lockwood called the meeting to order at 5:30 p.m.

COMMISSION MEMBERS PRESENT: Christine Kester, Steve Lockwood, John O'Hara, Alice Vroman, and Steve Prince.

COMMISSION MEMBERS ABSENT: Kevin Monahan and Raffat Saied.

STAFF MEMBERS PRESENT: Planning Director Jeffrey Jones, Associate Planner Joan Bramblee.

CONSENT CALENDAR: None.

MATTERS FROM THE PUBLIC: None.

OLD BUSINESS: Zoning overlay for Fifth Avenue.

NEW BUSINESS:

CP02-01& ZC02-06 John Gilliam/Dean Yanocha

**Request:** The applicants are requesting to amend the Comprehensive Plan Map designation from Low Density Residential to Medium Density Residential and to change the zoning from Residence "A" to Residence "C" for an approximately 1.58-acre parcel located on Pine Street east of its intersection with Halley Street, more commonly known as 1602 Pine Street. The application contains provisions to be included in a possible development agreement between the City of Sandpoint and the property owner.

**Staff Report:** Mrs. Bramblee pointed out the property in question on the City of Sandpoint Comprehensive Plan Map. She noted that the applicants intend to provide attractive and affordable housing for those of fixed or lower income. Mrs. Bramblee explained that, given the mixture of surrounding uses, it would appear that the requested Medium Density designation might be more appropriate than the existing Low Density Residential designation. She stated that an e-mail was received from P. J. Swan indicating that she is opposed to the development and concerned it will decrease her property value. Mrs. Bramblee noted that most of the comments received in opposition to the applicants' request were concerned with the increased density. Mrs. Bramblee pointed out that under the current Residence "A" zone the property could be developed with up to six single-family lots. She indicated that the applicants have agreed to include a development agreement, which would set maximum density at 30 condominium units.

**Applicants' Presentation:** John Gilliam, 282 Winterberry Way, Sandpoint, Idaho is the owner of the property in question. He explained that, as a real estate broker, he has noticed a shortage of property in Sandpoint in the low \$100,000 price range. Mr. Gilliam stated that the proposed development would provide one-bedroom condos for about \$80,000 and two-bedroom condos for just over \$100,000. He stated that the condominiums would provide affordable, handicap accessible housing for seniors.

Tom Runa, 214-B North First Avenue, Sandpoint, Idaho, is with Tom Runa Planning and Design. He stated that the proposed development would fill a great need in Sandpoint for single-bedroom investment property. He noted that the development would be landscaped, well maintained, and attractive. Mr. Runa also stated that the condominiums would be built to optimize sound deadening and privacy.

Chairman Lockwood closed the public meeting and opened the public hearing.

In Favor: Dean Yanocha, 419 Michigan Street, Sandpoint, Idaho, pointed out that the condominiums would be ideal for young people who want to acquire equity. Mr. Yanocha added that the development agreement would give the community more control over the project.

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Opposed: John Schelling, 120 Halley Street, Sandpoint, Idaho is in opposition because he thinks the development will decrease the value of his property. He also believes that the increase in density will increase both noise and light pollution.

Charles Haddad, 102 Halley Street, Sandpoint, Idaho, lives at the corner of the development and believes that the traffic on Pine Street is already too busy. He doesn't think his property value would hold up and that his taxes would increase.

Cynthia Dalsing, 126 Halley Street, Sandpoint, Idaho, stated that there has already been a great deal of growth in the area. She believes that the development will decrease her property value and that the congestion will be even worse. Mrs. Dalsing also thinks that the trees on the property in question should be preserved.

Harold Applas, 110 Halley Street, Sandpoint, Idaho would hate to see a two-story building go up in front of his property because it would block his view. He stated that it is impossible to get onto Division Street in the morning anyway and more people would make the traffic even worse.

Neutral: None.

**Applicant's Rebuttal:** John Gilliam, 282 Winterberry Way, Sandpoint, Idaho, addressed the concern that property value would decrease for the surrounding houses. He explained that the quality of the development is what will affect the property value, not whether they are single-family houses or condominiums. He stated that the development design allows for spacious condominiums and extensive landscaping in order to keep the quality high. Mr. Gilliam stated that he does not want to cut down the trees and hopes to get a variance on the property in order to save them. He also noted that the current zoning of the property allows for a two-story house of 35 feet. Mr. Gilliam explained that the proposed development would only be 24 feet high and would include a privacy screen. Mr. Gilliam admitted that the traffic on Pine Street is bad and that a light will be needed in the future regardless of the proposed development. Chairman Lockwood asked if it would be feasible, with modest changes in the parking requirements, to save all the trees and maintain the footprint of the building. Mr. Gilliam answered in the affirmative. Chairman Lockwood also asked about the degree of handicap accessibility for the interiors of the condominiums. Mr. Gilliam answered that, thus far, he has only planned the bathrooms and all of the interior and exterior doors. Commissioner Prince asked if the two-bedroom units face the parking lot. Mr. Gilliam replied in the affirmative and explained that there would be garden areas for privacy between the one and two-bedroom units.

Chairman Lockwood closed the public hearing and reopened the public meeting.

**Discussion:** Commissioner Prince stated that he thinks that a Medium Density designation is appropriate for the property but he is not sure about the rezoning. He would like to see a development agreement before changing the property from Residence "A" to Residence "C." Commissioner Kester stated that the development agreement should be used to include community input like keeping the trees. Commissioner Vroman agreed that she is ready to vote on the Comprehensive Plan amendment, but does not want to vote on the zoning until seeing the development agreement. Commissioner O'Hara agreed as well. Commissioner Prince stated that he does not see the point in moving ahead on the Comprehensive Plan amendment unless they are going to agree on the zone change. Mrs. Bramblee pointed out that if the commission does not vote on the Comprehensive Plan amendment at this meeting, there could be a six-month delay.

**Moved by Commissioner Prince, seconded by Commissioner Kester,** that CP02-01 and ZC02-06 be postponed until the March 11, 2003 Planning Commission meeting. At that time, staff will present the development agreement and the commission will act on both requests in tandem.

The motion carried with no opposition.

PUD01-01 Timberbay

**Request:** A request by Adrian Cox to amend the Timberbay planned unit development (formerly known as Waterfront Village) final development plan to modify the number of units included in each of the project's phases, not to exceed the approved total of 125 condominium units and for a variance for certain units to fall below the 800

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square foot minimum required in the Commercial "D" zone. This 9-acre site is located along Lake Pend Oreille north of the Edgewater Resort, off Bridge Street.

**Staff Report:** Mrs. Bramblee explained that the applicants are requesting to change the construction schedule from a three-phase to a four-phase project. She noted that the applicants are requesting a variance to build a certain number of 720 square foot condominium units, which fall below the required 800 square foot minimum. She also stated that the developers have modified the number and locations of parking spaces. However, it appears some of the proposed parking spaces are to be located on property not controlled by the developers. Chairman Lockwood asked if there was a reason for the 800 square foot minimum for dwellings located in the Commercial "D" zone. Mrs. Bramblee answered that she did not know of a particular reason but that the Commercial "D" zone is the only zone that has a minimum square footage requirement for dwellings.

**Applicant's Presentation:** John Corn, Development Manager for Timberbay, explained that they are asking to build a total of four condominium units that fall below the Commercial "D" minimum. He also explained that the 720 square foot studio condominiums are very spacious by urban standards. Mr. Corn supported Mrs. Bramblee's suggestion that an agreement be made between the City of Sandpoint, the Edgewater Resort and the Timberbay development to allow for parking on property controlled by the City.

Tom Runa, 214-B North First Avenue, indicated that the planned unit development is a process that encourages maximum choice for the sizes and configurations of units.

Commissioner Prince asked if the target market has changed and if that triggered the change in building configuration and condominium size. Mr. Corn explained that the target market has not changed and the reconfiguration has been proposed to increase efficiency. Chairman Lockwood asked for an explanation for the change from seven buildings to four in the first three phases. Mr. Corn stated that the new configuration would be more efficient and more attractive. He also noted that proposed changes would decrease the building density without the building footprints being greatly increased.

Chairman Lockwood closed the public meeting and opened the public hearing.

In Favor: None.

Opposed: None.

Neutral: None.

**Applicant's Rebuttal:** None.

Chairman Lockwood closed the public hearing and reopened the public meeting.

**Discussion:** Commissioner Prince stated that he had no problem with the proposed changes. Commissioner Kester, Commissioner Vroman, and Commissioner O'Hara all agreed with Commissioner Prince. A brief discussion followed regarding the City of Sandpoint providing parking area for the development in Phase II.

**MOTION FOR FINDINGS OF FACT**

**Moved by Commissioner Kester, seconded by Commissioner Prince,** that the Sandpoint Planning Commission adopt the following findings of fact:

1. That the application for an amendment to PUD01-01 was filed in accordance with *Sandpoint City Code*, Chapter 9.
2. That notification advising property owners within 300 feet of the subject property of the Planned Unit Development was mailed according to the list provided by the applicant.

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3. That a public hearing to accept public testimony regarding the amendment to the application of PUD01-01 was held by the Planning Commission on February 11, 2003.
4. That 2 persons spoke at the public hearing: 2 in favor of the proposed amendment to the Planned Unit Development amendment and zone change, 0 opposed, and 0 neutral.

The motion carried with no opposition.

**MOTION FOR CONCLUSIONS**

**Moved by Commissioner O'Hara, seconded by Commissioner Vroman**, that based upon the above findings of fact, the Planning Commission adopt the following conclusions:

1. That proper notification has been given for the February 11, 2003, public hearing.
2. That based on information presented at the hearing, the request by Adrian Cox for amendment of the Timberbay Planned Unit Development (File #PUD01-01) to allow a reduction in the 800 square foot minimum dwelling size required in the Commercial "D" zone and modification of the project's approved phasing is not in conflict with the public interest.

The motion carried with no opposition.

**MOTION FOR DECISION**

**Moved by Commissioner Prince, seconded by Commissioner O'Hara**, that the Sandpoint Planning Commission approve the request by Adrian Cox for amendment of the Timberbay Planned Unit Development (File #PUD01-01) as follows:

The modifications to the approved Planned Unit Development as described in the Applicant's Outline Narrative of Changes and shown on the revised Site Plan (A-1.0R), both dated December 20, 2002. This includes the reduction in certain unit sizes below the 800 square foot per new dwelling unit as required by the Commercial "D" zone. An agreement between the City and the Applicant for use of the area depicted for the 24 surface parking spaces in Phase II will be entered into and become part of the final development plans. The final development plans for this planned unit development will be allowed in 4 phases as follows.

<u>Plans for:</u>	<u>Submitted by</u>
Phase I	June 2004
Phase II	June 2005
Phase III	June 2006
Phase IV	June 2007

The motion carried with no opposition.

MATTERS FROM STAFF:

MATTERS FROM COMMISSION: None.

Chairman Lockwood adjourned the meeting at 8:00 p.m.

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/s/  
Steve Lockwood, Chairman