

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

**JUNE 10, 2008**

**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, Rasor, Satterly, (Student Rep)

**APPROVAL OF MINUTES:**

May 13, 2008

**PUBLIC COMMENTS:**

**COMMISSION COMMENTS:**

**STAFF COMMENTS:**

**ADMINISTRATIVE:**

1. Volunteers needed to participate as a member of a sub-committee formed by the Parking Commission to discuss parking fees at mid-town.

**PUBLIC HEARINGS:**

1. Applicant: Riverstone West, LLC  
Location: Near the intersection of Beebe Road in the Riverstone Development  
Request: Proposed annexation from County Industrial to City C-17 (Commercial at 17 units/acre) zoning district  
QUASI-JUDICIAL, (A-3-08)

**WORKSHOP:**

1. Findings and Order

**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  
MAY 13, 2008  
LOWER LEVEL – COMMUNITY ROOM  
702 E. FRONT AVENUE**

**COMMISSIONERS PRESENT**

Brad Jordan, Chairman  
Heather Bowlby, Vice-Chair  
Amy Evans  
Tom Messina  
Scott Rasor  
Juliana Satterly, Student Rep.

**STAFF MEMBERS PRESENT**

John Stamsos, Senior Planner  
Shana Stuhlmiller, Public Hearing Assistant  
Warren Wilson, Deputy City Attorney  
Gordon Dobler, Engineering Services Director  
Sean Holm, Planner

**COMMISSIONERS ABSENT**

Peter Luttrupp

**CALL TO ORDER**

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

**APPROVAL OF MINUTES:**

Commissioner Bowlby noted a correction to a comment she made requesting a workshop on Special Use Permits and PUD's. She clarified that the intent of the workshop is to discuss if a special use goes with a new owner when a special use permit is issued for a property.

Motion by Rasor, seconded by Bowlby, to approve the minutes of the Planning Commission meeting on April 8, 2008.

**COMMISSION COMMENTS:**

None.

**STAFF COMMENTS:**

Senior Planner Stamsos announced the upcoming meetings for May and commented that the appeal for Pennsylvania Highlands, scheduled to be heard by City Council on June 3, 2008, has been withdrawn.

**PUBLIC COMMENTS:**

Susie Snedaker, 818 Hastings, Coeur d'Alene, commented that after the special use permit for Mary's

House was approved, she thought it was strange that there were not any conditions placed to protect the neighborhood if that use changes in the future. She handed out information to the Commission explaining the problems associated with transitional houses in local neighborhoods and requested the Commission to forward this information to the Public Works Committee or Child Services to address this issue. She suggested that if an ad-hoc committee is formed, she would like to be included and then added that this problem with transitional houses is an eye-opener.

Chairman Jordan commented that he appreciates Ms. Snedaker's comments on this matter.

**ADMINISTRATIVE ITEMS:**

1. Approval of findings for:
  - a. PUD-3-08 and ZC-2-08, "Braunsen Subdivision"

**Motion by Rasor, seconded by Bowlby, to approve the findings for PUD-3-08 and ZC-2-08. Motion approved.**

2. Applicant: Fernan Lake Preservation, LLC  
Request: To request a one-year extension for PUD-4-07 & S-7-07  
Lake Fernan Heights

Senior Planner Stamsos presented the staff report and then asked if the Commission had any questions.

Doug Potter, partner for Fernan Lake Preservation, LLC, explained an extension is needed because the market has slowed down and that more time is needed to finish the process for the donation of land promised to the City when this project was approved last year.

**Motion by Rasor, seconded by Messina, to approve a one-year extension for PUD-4-07 and S-7-07. Motion approved.**

3. Applicant: R.J. Obeid  
Request: Interpretation for Pocket Housing  
ADMINISTRATIVE (I-1-08)

Planner Holm presented the staff report and asked if the Commission had any questions.

Commissioner Bowlby commented after reading the minutes from the Planning Commission of June 3, 1994, there was a lot of discussion regarding cluster housing and questioned if staff could explain.

Planner Holm explained that staff recently was presented with a project from a developer where he had enough square footage on his lot to build a third, but not enough square footage to meet the pocket housing minimum square footage requirements.

He added that unit under the density requirements for the zoning district the property was in from a discussion in 1994, the Commission directed staff to round up the total number of units allowed on any given site. If the number of units allowed is not an even number, you round up at .5 to the next highest number.

Chairman Jordan questioned if this request is not approved what would be the downside for the developer.

Planner Holm explained that by rounding the number up, it would add another unit that would meet the goal for developers to provide affordable housing. He added with the addition of another unit triggers the pocket housing guidelines that will add attractive design guidelines to the homes.

R.J. Obeid, 1103 Lakeshore Drive, Coeur d'Alene, commented as a developer his goal is to select standard sized lots to provide upscale affordable housing. He explained that he looks for lots that are dilapidated and cleans up the lot by adding a home to add appeal and charm to the neighborhood. He feels that by not approving this request, it will only place a hardship on developers who are trying to fill a need to provide affordable housing in areas that are not desirable.

Commissioner Bowlby commented that she feels this request is more complex and thinks more discussion is needed before a decision is made.

Commissioner Razor commented that he agrees with this proposal to round up to 2.5, which would trigger pocket housing guidelines.

**Motion by Razor, seconded by Messina, to approve Item I-1-08. Motion approved**

4. Applicant: John Manning, Jr.  
Request: Determine the number of parking spaces for Federal Court Houses  
ADMINISTRATIVE (I-2-08)

Planner Holm presented the staff report and asked if the Commission had any questions.

Chairman Jordan inquired if this request would eliminate the parking garage already proposed on the property and commented that when driving around the area it already appears congested with the construction workers.

John Manning, project manager, ALC Architects, commented that this proposal was brought back based on the recent approval of a code change altering the parking requirements for Federal Court Houses. He commented that part of the original cost of the building included a parking garage, and because this building will only have 35 employees, he feels the parking requirement should be reduced.

Commissioner Razor questioned if there will be enough parking if a high-profile case comes forward.

Mr. Manning explained that in the past, when there has been a high-profile case, people and press are limited, so parking would not be an issue.

Commissioner Messina inquired if more employees were hired would there be a need to add more parking.

Commissioner Jordan commented that he understands the economics but is grasping with the decision to reduce the amount of parking especially since a parking garage was part of the original design. He added that compared to the old court house on 4<sup>th</sup> Street, this building is much bigger, but fears in the future, that there may be a need for expansion, and if the parking requirement is reduced, it will not have enough parking.

Commissioner Messina concurred and added that the original design of the parking garage should go forward as planned. He commented that it will be a shame to reduce the amount of trees in this area and how the area is already congested from contractors parking on Mineral Drive to work on the new building.

Planner Holm commented that he feels the Federal Government has strict guidelines and would not allow the developer to build beneath their means.

Commissioner Rasor commented that he feels that the required number of parking spaces noted by staff should be 183 and the parking garage should be built.

Commissioner Evans inquired if staff could provide some history what high profile cases have occurred in the City, to determine how much parking was required from those cases.

Planner Holm commented that staff does not have that information and the applicant would need to compile that information, which would take time.

Chairman Jordan commented that this request should be based on the long-term and not on one specific case.

**Motion by Messina, seconded by Rasor, to approve Item I-1-08 to allow 183 parking spaces with the addition of the parking garage. Motion approved.**

5. Applicant: Black Rock  
Request: Revise phasing plan for (PUD-1-04 & S-4-05) "Bellerive PUD" and Preliminary plat ADMINISTRATIVE (I-3-08)

Senior Planner Stamsos presented the staff report and asked the Commission if they had any questions.

There were no questions for staff.

**Public testimony open.**

Kyle Capps, applicant representative, 309 Lost Avenue, explained the need for the change to the phasing plan and feels that today the market commands the need for more single-family homes, rather than condominiums. He added that with the mill closing and the railroad being eliminated, the need for condominiums may change and the market determines which way this project is going.

**Motion by Rasor, seconded by Messina, to approve the revised phasing plan for PUD-1-04 and S-05 (Bellerive PUD and preliminary plat). Motion approved.**

**DISCUSSION:**

1. Planning Commission Workshop

Senior Planner Stamsos suggested since there is only one public hearing scheduled for June 10<sup>th</sup> the workshop could be scheduled after the public hearing.

The Commission concurred.

**Motion by Bowlby, seconded by Rasor, to schedule a Planning Commission workshop on June 10<sup>th</sup>. Motion approved.**

## **PUBLIC HEARINGS**

1. Applicant: Meckel Engineering and Surveying  
Location: 2212 W. Prairie Avenue  
Request: A proposed annexation from County Agricultural to City R-8  
(Residential at 8 units/ acre)  
QUASI-JUDICIAL (A-2-08)

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

Commissioner Rasor declared a conflict of interest and was excused from the hearing.

Commissioner Bowlby noted a letter submitted by KMPO (Kootenai Metropolitan Planning Organization) with concerns regarding access onto Prairie Avenue.

Senior Planner Stamosos explained that a decision tonight should be based on whether the zoning requested by the applicant is the appropriate zone for this parcel, and later when the applicant submits their preliminary plat for the project, other issues including access will be discussed.

Commissioner Bowlby inquired if the City has a master plan for traffic including Prairie Avenue.

Deputy City Attorney Wilson commented that if this project is approved, it is the applicant's responsibility to contact KMPO before the preliminary plat is submitted, and those issues will be discussed. He added that the City has worked with KMPO in the past regarding other projects on Prairie Avenue.

### **Public Testimony open:**

Patty Lisonbee, 1425 Northwest Boulevard, Coeur d'Alene, commented that she has been working with the applicant and Meckel Engineering for a long time to come up with a plan for this parcel. She commented when they contacted the City, that staff was helpful and suggested different ideas for this project to happen.

Commissioner Messina inquired about what the plan for this project would be if this request is approved.

Ms. Lisonbee explained that this would be an adult housing project for people 55 and up.

Gerry Hoggatt, 3906 Schreiber Way, Coeur d'Alene, commented that staff did a great job presenting the project and did not have any other information to add.

Bill Houghton, 2160 W. Prairie Avenue, Coeur d'Alene, commented that he has lived in this area for 40 years and is concerned with additional traffic on Prairie Avenue.

### **REBUTTAL:**

Ms. Lisonbee added that this development will provide 50 single-family homes leaving enough room so they do not look like they are stacked on top of each other.

### **Public testimony closed.**

### **DISCUSSION:**

Commissioner Bowlby commented that she is sympathetic to the concerns stated from previous

testimony, but feels that R-8 zone is the appropriate zone for this parcel. She commented that she also has concerns with access onto Prairie Avenue, but feels confident that these issues will be resolved once a preliminary plat is submitted.

**Motion by Bowlby, seconded by Evans, to approve Item A-2-08. Motion approved.**

ROLL CALL:

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

Motion to approve carried by a 3 to 0 vote.

**PRESENTATION:**

1. Substance Abuse Issues.

Eric Keihl, District Manager for Idaho Department of Corrections, discussed information regarding transitional housing and substance abuse issues in the City. He presented the Commission with a packet of information containing statistics on how important these homes are for the rehabilitation and recovery process for these people.

**ADJOURNMENT:**

**Motion by Evans, seconded by Messina, to adjourn the meeting. Motion approved.**

The meeting was adjourned at 8:30 p.m.

Respectfully submitted by John Stamsos, Senior Planner

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**PLANNING COMMISSION  
STAFF REPORT**

FROM: JOHN J. STAMSOS, SENIOR PLANNER  
DATE: JUNE 10, 2008  
SUBJECT: A-3-08 – ZONING PRIOR TO ANNEXATION FROM COUNTY INDUSTRIAL TO C-17  
LOCATION: +/- 15,625 SQ. FT. PARCEL NEAR THE INTERSECTION OF BEEBE BOULEVARD AND TILFORD LANE

**DECISION POINT:**

Riverstone West, LLC is requesting Zoning Prior to Annexation from County Industrial to City C-17 (Commercial at 17 units/acre) for a +/- 15,625 sq. ft. parcel.

**GENERAL INFORMATION:**

- A. Site photo



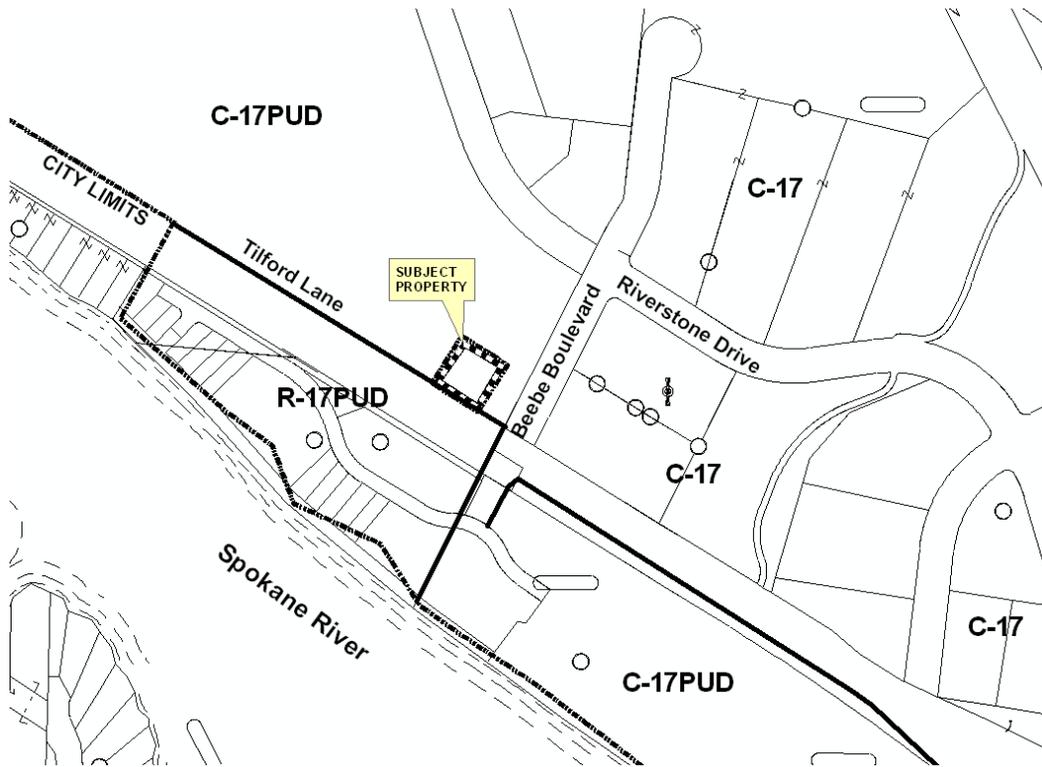
B. Subject property.



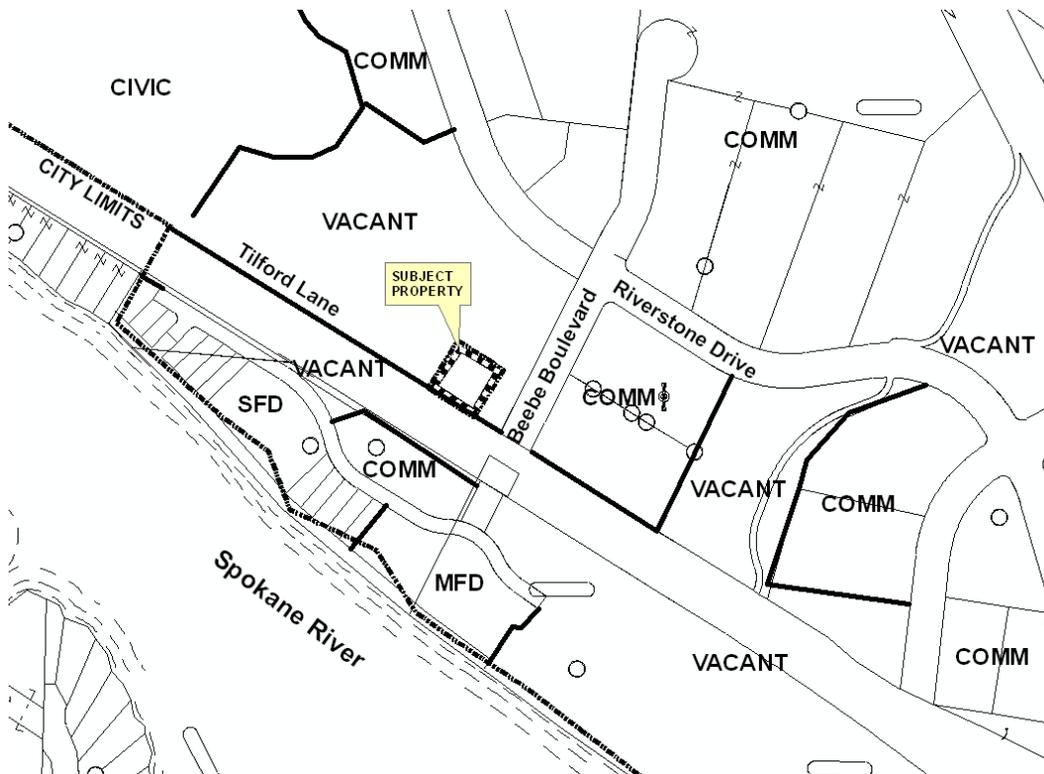
C. Looking North on Ramsey Road.



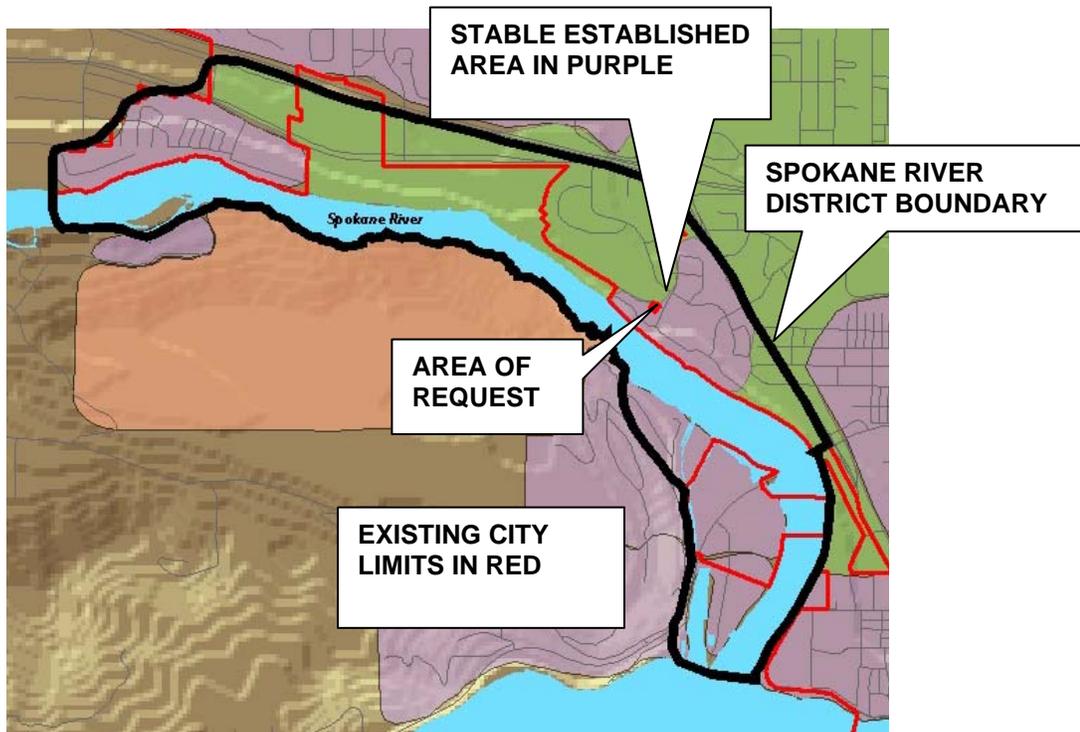
D. Zoning.



E. Generalized land use.



F. 2007 Comprehensive Plan - Stable Established – Spokane River District:



G. Applicant/: Riverstone West, LLC  
Owner South 104 Division Street  
Spokane, WA 99202

H. The subject property is vacant land.

I. Land uses in the area include residential – single-family, Riverstone Park, commercial and vacant land.

**PERFORMANCE ANALYSIS:**

A. Zoning:

The C-17 district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre.

**Permitted uses:**

1. Administrative offices.
2. Agricultural supplies and commodity sales.
3. Automobile and accessory sales.
4. Automobile parking when serving an adjacent business or apartment.

5. Automobile renting.
6. Automobile repair and cleaning.
7. Automotive fleet storage.
8. Automotive parking.
9. Banks and financial institutions.
10. Boarding house.
11. Building maintenance service.
12. Business supply retail sales.
13. Business support service.
14. Childcare facility.
15. Commercial film production.
16. Commercial kennel.
17. Commercial recreation.
18. Communication service.
19. Community assembly.
20. Community education.
21. Community organization.
22. Construction retail sales.
23. Consumer repair service.
24. Convenience sales.
25. Convenience service.
26. Department stores.
27. Duplex housing (as specified by the R-12 district).
28. Essential service.
29. Farm equipment sales.
30. Finished goods wholesale.
31. Food and beverage stores, on/off site consumption.
32. Funeral service.
33. General construction service.
34. Group assembly.

35. Group dwelling - detached housing.
36. Handicapped or minimal care facility.
37. Home furnishing retail sales.
38. Home occupations.
39. Hospitals/healthcare.
40. Hotel/motel.
41. Juvenile offenders facility.
42. Laundry service.
43. Ministorage facilities.
44. Multiple-family housing (as specified by the R-17 district).
45. Neighborhood recreation.
46. Noncommercial kennel.
47. Nursing/convalescent/rest homes for the aged.
48. Personal service establishments.
49. Pocket residential development (as specified by the R-17 district).
50. Professional offices.
51. Public recreation.
52. Rehabilitative facility.
53. Religious assembly.
54. Retail gasoline sales.
55. Single-family detached housing (as specified by the R-8 district).
56. Specialty retail sales.
57. Veterinary office

**Uses allowed by special use permit:**

1. Adult entertainment sales and service.
2. Auto camp.
3. Criminal transitional facility.
4. Custom manufacturing.
5. Extensive impact.
6. Residential density of the R-34 district as specified.

7. Underground bulk liquid fuel storage - wholesale.
8. Veterinary hospital.
9. Warehouse/storage.
10. Wireless communication facility.

The zoning pattern (see zoning map on page 3) shows C-17, C-17PUD and R-17PUD zoning in the area surrounding the subject property.

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

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

1. The portion of the subject property to be annexed is within the Area of City Impact Boundary.
2. The City Comprehensive Plan Map designates the subject property as Stable Established – Spokane River District, as follows:

**Stable Established Areas:**

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

**Spokane River District:**

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 policies:**

- 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 3.01 - Managed Growth:  
Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population
- Objective 3.05 - Neighborhoods:  
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- Objective 3.16 - Capital Improvements:  
Ensure infrastructure and essential services are available prior to approval for properties seeking development.
- Objective 4.02 - City Services:  
Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling, and trash collection).

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

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

**SEWER:**

If this parcel is annexed, a sewer lateral to the parcel will have to be worked out.

Comments submitted by Don Keil, Assistant Wastewater Superintendent

WATER:

If there is an existing well casing, they will have to have it abandoned by a certified well drilling contractor to prevent possible contamination of the ground water.

Comments submitted by Terry Pickel, Assistant Wastewater Superintendent

TRAFFIC, STREETS AND STORMWATER:

No comments.

Submitted by Chris Bates, Engineering Project Manager

FIRE:

No comments.

Submitted by Glenn Lauper, Deputy Fire Chief

POLICE:

No comments.

Submitted by Steve Childers, Captain, Police Department

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

The subject property is flat with no physical constraints.

Evaluation: The physical characteristics of the site appear to be suitable for the request at this time.

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 is surrounded by the Riverstone development, which is a rapidly developing area of commercial, residential and recreational uses and is supported by an established street network designed to handle increased traffic as the area develops.

Evaluation: The requested C-17 zoning would be compatible with the existing uses and character of the Riverstone area.

F. Items recommended for an Annexation Agreement.

None.

G. Ordinances and Standards Used In Evaluation:  
Comprehensive Plan - Amended 1995.  
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.

[F:pcstaffreportsA308]

**JUSTIFICATION**

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

By annexing this lot into the City of Coeur D' Alene it will allow us to straighten out Tillfor lane that leads into the park and use the balance of the land for its current mixed use design.

In the Spokane River District section of the 2007 Comprehensive plan it 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. This location is an extension of the Riverstone Development which is part of the River District section of the 2007 comprehensive plan. Once annexed the property will fall into the mixed use design for this area of the development which represents the vision of the 2007 comprehensive plan.

The property will be used as part of the existing mixed use concept in this area of the development which most likely will be balanced between rail and commercial.

This property is on the southwest end of the riverstone between Tillford Lane and the rail road right ofway / Centennial Trail and would naturally extend into the development with little disruption to the surrounding area. By annexing this land into Riverstone Development it would comply with the current designated land use for this area of the development.

It would also comply with the Final PUD which was submitted to the City of Coeur D' Alene in December of 2007 for final acceptance.



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

**A. INTRODUCTION**

This matter having come before the Planning Commission on June 10, 2008, and there being present a person requesting approval of ITEM A-3-08, a request for zoning prior to annexation County Industrial to City C-17 (Commercial at 17 units/acre)

LOCATION: +/- 15,625 sq. ft. parcel near the intersection of Beebe Boulevard and Tilford Lane

APPLICANT: Riverstone West, LLC

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

**(The Planning Commission may adopt Items B1-through 7.)**

- B1. That the existing land uses are residential – single-family, Riverstone Park, commercial and vacant land.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is County Industrial.
- B4. That the notice of public hearing was published on May 24, 2008, and June 3, 2008, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was not required to be posted, which fulfills the proper legal requirement.
- B6. That 72 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on May 23, 2008 and \_\_\_\_\_ responses were received: \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, and \_\_\_\_\_ neutral.
- B7. That public testimony was heard on June 10, 2008.
- 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 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 **RIVERSTONE WEST, LLC** for zoning prior to annexation, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Suggested provisions for inclusion in an Annexation Agreement 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 Rasor	Voted _____

Chairman Jordan Voted \_\_\_\_\_ (tie breaker)

Commissioners \_\_\_\_\_ were absent.

Motion to \_\_\_\_\_ carried by a \_\_\_\_ to \_\_\_\_ vote.

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CHAIRMAN BRAD JORDAN



## **In Wyo. resort, affordable housing takes on a completely new meaning** The Boston Globe

By Mead Gruver, Associated Press | February 14, 2008

JACKSON, Wyo. - After spending his day in front of a middle school classroom, teacher Brook Yeomans sometimes jumps on his skateboard for the short commute to his home, a two-story, coffee-colored townhouse with views of the vast Wyoming mountains.

The home is the equivalent of real estate gold: He and his wife, Jessica, recently purchased it for \$230,000, a far cry from its \$750,000 market price.

In most of the country, the two-income couple would be unlikely candidates for subsidized housing. But in this Rocky Mountain resort town, where the median home price is \$1.2 million, officials have made it a top priority to keep public employees and other middle-income residents living in town, and if that means subsidizing families with incomes up to six figures, so be it.

"We were so lucky," said Yeomans, who has a 2-year-old son and is expecting his second child this month. "Affordable housing has basically allowed us to have a family here. Because I can guarantee you that the minute we had a kid, if we couldn't find a place to live, we would have probably moved somewhere where we could."

Towns like Jackson are increasingly relying on affordable-housing programs to stay vibrant while the wealthy snap up million-dollar vacation properties with sprawling views of the craggy, snowcapped mountains. In one ski town, the city manager - who earns \$125,000 a year - lives in subsidized housing.

Christine Walker, director of Teton County Housing Authority in Jackson, said the goal is to prevent people from having to commute from more affordable towns. Since the wealthy are using the homes as vacation destinations, they aren't living there full time, so the communities would wilt in the off season without a steady population.

"This place will turn into Disneyland if we don't have anybody that actually lives here," Walker said. "It's like, 'OK, lights on,' and the whole workforce will just commute in, work here during the day. And then, 'Lights out,' and travel back."

School officials credit the program with helping recruit and retain teachers like Yeomans. The starting salary for a teacher in the Jackson area is about \$50,000 a year.

"We see what we call a 'churn' after about six to eight years," said Pam Shea, superintendent of Teton County School District. "Once people who've been here for a while, if they are not able to obtain housing, they will move away or to our neighboring communities."

Home prices nationwide may be in a downward slump, but prices in Rocky Mountain ski towns have steadily increased. Prices in Jackson and in the Colorado communities of Aspen, Telluride, and Vail are still on the rise. In 2003, the median home price in Jackson was \$542,000. The figure crested \$1 million for the first time in April and reached \$1.2 million at year's end.

One reason is the towns are hemmed in by public land and have little room to grow. Add a ski area or two - and in Jackson's case, quick access to the Grand Teton and Yellowstone national parks - and you get a textbook case of small supply, big demand, and soaring prices.

A couple with two children in Jackson can make up to about \$130,000 a year and hold more than \$260,000 in

assets and still qualify for deed-restricted housing. The program limits property appreciation and requires homeowners to sell the home back to buyers selected by the housing authority. As many as 72 families put in for a drawing for each home that becomes available.

Compared to Jackson, housing prices in Aspen are stratospheric and rising, with a median price of \$5.2 million. Yet the town might have the region's most aggressive affordable-housing programs. Jackson developers set aside 15 percent of all units they build for affordable housing, but Aspen developers must set aside 60 percent.

Aspen has about 6,300 year-round residents, but has built 2,800 units of deed-restricted housing. Just over half the workforce lives in town rather than commuting from Basalt and other towns in western Colorado's Roaring Fork Valley, according to Tom McCabe, executive director of the Aspen/Pitkin County Housing Authority.

"It's very expensive dirt here," McCabe said. "Doing business here is really an expensive proposition. It is in most resorts. Aspen tends to be at the astronomical end of the equation. So of we can do it, we know darn well everyone else can do it."

In Telluride, even the town manager lives in deed-restricted housing.

Frank Bell makes \$125,000 a year but said he wouldn't have taken the job a few years ago if the town hadn't allowed him to buy a 2-bedroom, 3-bath deed-restricted house at the Telluride ski area.

"The word 'affordable' can be a little bit oxymoronic," he said. "Most people wouldn't think of a \$600,000 home as affordable." ■

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## How the politics of parking can defile a city

May 11, 2008

**TIM FALCONER**  
SPECIAL TO THE STAR

Tolls may be an idea that some people and some cities are finally willing to debate, but free parking remains the blind spot in urban and transportation planning. I'd heard various estimates (four, eight, 13) for the number of parking spots per car in North America, and I have to admit that, initially, I was shocked. After all, like most people, when I'm driving around hunting for a legal space – all the while burning fossil fuels, spewing emissions and adding to the traffic congestion – it never occurs to me that North American cities devote so much space to parking.

But the typical driver has a parking spot at home and one at work (usually bigger than the cubicle he or she spends all day in) as well as shared spots at malls, stores, restaurants and even churches.

We're so accustomed to abundant free parking that we resist paying for it, hate looking for it and, most of all, dread getting tickets. As Donald Shoup, America's parking guru, told me, "Everybody thinks parking is a personal problem, not a policy problem." But everybody is wrong.

Born in California in 1938, Shoup was living in Honolulu when the Japanese attacked Pearl Harbor in 1941. Now a professor at UCLA's urban planning department and the author of *The High Cost of Free Parking*, he has a growing band of followers who call themselves Shoupistas even though the market-oriented policies he advocates could best be summed up by the battle cry, "Charge whatever the traffic will bear."

He'd offered to arrange "free (or rather fully subsidized) parking" for me, but I wanted to take the bus in order to experience public transit in Los Angeles. I made it to UCLA 45 minutes early and spent the time checking out the campus, and then went up to his office and found a bald man with a grey beard sitting at a desk that had a radio in the shape of a parking meter on it.

Shoup isn't sure what the ratio of parking spots to cars is – he suspects it's at least three or four to one, probably more – but he knows it's too high. He's also convinced that free parking not only encourages people to drive, it's actually expensive because subsidizing it costs the economy more than the U.S. government devotes to Medicare.

Turning to his computer, he showed me aerial photos of several cities to demonstrate how much land we waste just to give drivers a place to leave their wheels. "Parking is the single-biggest land use in almost any city and almost everybody has ignored it," he told me. "It's like dark matter in the universe: We know there's something there, and it seems to weigh a lot, but we don't know what it is. If only we could get our hands on it."

While he was at his computer, he also gave me a virtual tour of the Old Town Pasadena neighbourhood, with before and after photos that showed how it had gone from skid row to upscale destination.

**ONE OF HIS IDEAS** was instrumental in that transformation. The city faced a common problem: Parking was free, but the few merchants who were still in business complained that it was

inadequate. The people who worked in the stores took most of the spots, leaving customers to drive around searching for one – or just staying away. Meanwhile, the city had a vision of a revitalized downtown but no money to repair sidewalks, plant trees, increase security or take any of the other steps necessary to attract people.

Shoup recommended charging enough for parking to maintain an 85 per cent occupancy rate and using the money shoppers dropped in the meters to improve the neighbourhood. The revenue couldn't go into the city's general coffers; it had to be spent on the streets.

Once that happened, the business community started to invest, too – even sandblasting and renovating derelict buildings – and soon the shop owners, who had initially opposed meters, wanted to charge for parking until midnight. They wanted the money for the improvements, but they also discovered that their fears about scaring away customers were unfounded – anyone who really wanted to shop or eat in the area was willing to invest a few quarters.

As the area became more popular, the meters raised more money for more improvements, which increased the popularity. And so on. The city now collects one million dollars a year to pay for upkeep that includes sweeping the sidewalks nightly and steam-cleaning them twice a month.

In Calvin Trillin's *Tepper Isn't Going Out*, a slight but charming novel about a man who becomes a New York folk hero because of his parking acumen, once Murray Tepper finds a parking spot, he just sits there and enjoys it. But when Shoup and I talked about the book, he pointed out that Tepper wouldn't have stayed put so long if Manhattan charged the right price for street parking. The right price is the one that means there are always one or two open spots per block. Since the cost encourages turnover, time limits are unnecessary; in fact, any place that needs to impose time limits is not charging enough.

A city should adjust the rate every quarter to ensure the 15 per cent vacancy rate, always letting the market decide the price. "Nobody can tell you what the right price of gold is, or the right price of wheat or apples," he argued. "It just happens."

Free off-street parking isn't something that just happens, though, because planning departments always insist that developers include a minimum number of parking spots. Shoup doesn't have much respect for the ability of urban planners to determine how many spots are necessary. Since planners don't learn anything about parking in school, they learn it on the job, but because parking is so political – NIMBY neighbours constantly squawk at the thought of anyone parking on their street – what they really learn is the politics of parking.

"Planning will be looked back on as worse than phrenology, because phrenology didn't do any harm," he said, referring to the nineteenth-century pseudoscience that claimed to be able to determine character and other traits from the size and shape of a cranium.

The harm abundant free parking does feeds on itself: All that land dedicated to parking, which often sits empty for much of the day, increases sprawl, and that sprawl makes alternatives such as public transit and walking less feasible, which forces more people into cars, which increases the need for more parking.

Again, Shoup argued that the market should decide: Freed from the arbitrary and capricious demands of the planners, developers will put in the right amount of parking – enough to meet their customers' needs, but not so much that they waste valuable space or money.

When the Westfield San Francisco Centre reopened in September 2006 after a major renovation, it was triple the size, featured high-profile tenants such as Bloomingdale's and expected 25 million visitors a year – all without adding any new parking. A lot of people shook their heads at that, but the mall is close to 32 transit lines and sits across the street from a large parking garage that was rarely anywhere close to full.

In 1992, the state of California adopted another Shoupism: Under the parking cash-out law, companies that pay for employees' parking must offer the equivalent in cash to nonparkers. So

someone who works for a firm that pays \$150 a month for each spot in an underground lot can opt to forgo the spot and pocket the cash. After the law came in, 13 per cent of employees took the money – most switching to car pools or taking public transit, though a few started riding a bike or walking to work.

**ALTHOUGH HIS** ideas seem like so much common sense, Shoup still feels they're underappreciated. Many places want to thrive the way Old Town Pasadena has, but few realize how crucial the meter money was to that success.

Still, he knows some planners are curious because he receives more invitations to speak than he can accept. Cities pay him large lecture fees, fly him first class and then wine him and dine him, but they don't all do what he suggests because parking is so political.

"All I can do is go and say, 'You're doing everything wrong,' " said Shoup, who rides a bike about three kilometres to campus, puts just 5,600 kilometres a year on his Infiniti, and admitted that he's often mistaken as an enemy of the car. He insists he's not; it's just that people would live differently – read: drive less – if they had to pay for parking.

The good news is that all that parking space is an accidental land reserve for housing that can bring in tax revenue even as it helps ease traffic congestion, air pollution and energy dependence.

"The nice thing is that when cities adopt what I'm saying" – he snapped his fingers – "like that, it works."

*From Drive by Tim Falconer. © Tim Falconer 2008. Reprinted with permission of Penguin Group (Canada).*

# 2008 Planning Commission Priorities Progress

JUNE 2008

<p>.A note on the colors from from Tony Berns: "I use the stop light analogy:          Red is bad – either that initiative has failed, or our Board goal for the year will not be met.          Yellow is caution – could get to "red" if we don't do something pronto.          Green is good. he other colors like "pending" are place holders until action on those items can occur." <b>Note: The PC is encouraged to select what "color" is appropriate.</b></p>		
<b>Administration of the Commission's Business</b>		
<ul style="list-style-type: none"> <li>▪ Follow-up of Commission requests &amp; comments</li> </ul>		No new requests.
<ul style="list-style-type: none"> <li>▪ Meeting with other boards and committees</li> </ul>		Park/rec Comm workshop 6/07. Sign Bd 06, CC 3/07
<ul style="list-style-type: none"> <li>▪ Goal achievement</li> </ul>		Checklist of projects w/updated 2/07
<ul style="list-style-type: none"> <li>▪ Building Heart Awards</li> </ul>		Discussed 7/06 No awards will be given.
<ul style="list-style-type: none"> <li>• Speakers</li> </ul>		Eric Keihl, Idaho Department of Corrections
<ul style="list-style-type: none"> <li>• Public Hearings</li> </ul>		July 8, 2 Item's
<b>Long Range Planning</b>		
<ul style="list-style-type: none"> <li>▪ <b>Comprehensive Plan Update</b></li> </ul>		Approved by City Council on November 20, 2007
<b>Public Hearing Management</b>		
<ul style="list-style-type: none"> <li>▪ Continued work on Findings and Motions</li> </ul>		Workshop scheduled on June 10,2008
<b>Regulation Development</b>		
<b>1. Subdivision Standards</b>		Pending – some research begun
<b>2. Revise Landscaping Regulations</b>		w/Urban Forestry & rfq/p being drafted
<b>3. Expansion of Design Review</b>		CC approved on March 18, 2008.
<b>4. Commercial Zoning Districts</b>		PC workshop with Mark Hinshaw scheduled May 13th
<b>5. Off-Street Parking Standards</b>		Rfq/p drafted.
<b>6. Workforce &amp; Affordable Housing</b>		City staff & consultant working on various aspects ie Community Development Block Grant.
<b>Misc Zoning Ord. Updates</b>		
<ul style="list-style-type: none"> <li>• Non-Conforming Use Reg cleanup</li> <li>• Average Finish Grade</li> <li>• Screening of rooftop equipment</li> <li>• Mediation – state law</li> <li>• PUD Standards</li> <li>• Lighting</li> <li>• Surface Water, Irrigation – ID law</li> <li>• Re-codification or re-org to Unified Development Code</li> </ul>		<p>Fort Grounds Example, research continuing.            Commercial design guidelines review w/M. Hinshaw            CC Approved 5/1</p> <p>Commercial design guidelines review w/M. Hinshaw</p> <p>Research begun</p>
<b>Other Code Provisions under Development Supported by Commission</b>		
<ul style="list-style-type: none"> <li>• Variance criteria</li> <li>• Design Review Procedure</li> <li>• Downtown Design Review – cleanup</li> <li>• Height Projections</li> </ul>		<p>CC approved hgt 5/1            CC approved on March 18, 2008            CC approved on March 18, 2008</p>
<b>Other Action</b>		
Infill East Revisions		City Council approved East Infill Boundary & revised guidelines

CITY OF COEUR D'ALENE, IDAHO

Policy Statement

City Policy No: PL/Z-1

Subject: Rules of Procedure for Planning Commission Hearings

Date Approved by Council: \_\_\_\_\_

Date Approved by Commission: April 13, 1982; Amended: December 15, 1983

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Policy Intent or Goal: To provide a consistent procedure and format for the Commission Chairman, Commission staff and citizens to follow in the conduct of public hearings by the Planning Commission.

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Policy Statement:

1. Citizens who wish to participate shall be requested to sign a form indicating whether they will participate (testify) as a proponent, opponent or neutral witness.
2. No person shall address the Planning Commission, except at the podium and using the microphone.
3. At the outset, each Commission member shall be asked by the Chairperson:  
  
Whether or not there is any reason that they could not sit and hear this matter impartially.  
  
Any decision regarding disqualification shall be made by the individual so affected. The staff will provide advice, if necessary.
4. Each speaker shall identify him or herself, give their residential address and the nature of their interest in the matter. If the hearing is quasi-judicial, the speaker shall also state whether they reside within 300 feet of the affected area.
5. No person, including any Commissioner, shall speak until he or she has either identified him or herself and has been recognized by the Chair. The Chairperson or the Commission, where appropriate, may question the speaker and may take questions from the audience regarding a speaker's presentation. Any individual who wishes to have a question asked shall wait until the speaker finishes, approach the microphone, identify themselves and then direct his or her question to the Chair.

Policy Statement

City Policy No: PL/Z-1 (cont.)

6. The order and time limits for speaking are as follows:
  - a. applicant presentation - 30 minutes.
  - b. Proponents and opponents of the proposal other than the applicant - 5 minutes each speaker. The testimony will be accepted in the order that the participants have signed to testify.
  - c. witnesses with information for the planning Commission, but neutral in character - 5 minutes each speaker.
  - d. applicant summation - 10 minutes.

7. Time limitations  
Each individual may speak for 5 minutes or less.

Nothing in these rules shall prevent a person who has conformed with requirement number 1 and is present at the hearing from yielding his/her allotted 5 minutes to another speaker, other than the applicant, provided that no individual speaker's testimony may exceed 30 minutes.

8. Any speaker at the public hearing who has evidence of any kind, whether it be letters, photographs, maps, etc., shall submit that evidence to the staff to be entered into the record.

Evidence for a continued public hearing must be submitted to the staff four (4) working days prior to that hearing.

9. Public hearings shall be adjourned at 11:00 P.M. and continued to a later date.

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Special Circumstances:

1. Any of the above-noted conditions may be modified by a majority vote of those Commission members present.