

MINUTES OF A CONTINUED MEETING OF THE  
COEUR D'ALENE CITY COUNCIL  
HELD IN THE LIBRARY COMMUNITY ROOM  
ON JANUARY 25, 2022 AT 3:00 P.M.

The City Council of the City of Coeur d'Alene met in continued session with the Planning Commission in the Library Community Room held at 3:00 P.M. on January 25, 2022, there being present the following members:

James Hammond, Mayor

Woody McEvers ) Members of Council Present  
Dan Gookin )  
Dan English )  
Kiki Miller )  
Amy Evans )  
Christie Wood )

Tom Messina ) Members of the Planning Commission Present  
Jon Ingalls )  
Lynn Fleming )  
Peter Luttrupp )  
Phil Ward )  
Brinnon Mandel ) Attended at 3:14 p.m. departed at 4:28 p.m.  
Sarah McCracken ) Member of Planning Commission Absent

**STAFF PRESENT:** Troy Tymesen, City Administrator; Randy Adams, Deputy City Attorney; Renata McLeod, City Clerk; Hilary Anderson, Community Planning Director; Sean Holm, Senior Planner; Mike Gridley, City Attorney; and Mike Anderson, Wastewater Utility Director.

**CALL TO ORDER:** Mayor Hammond called the meeting to order and noted that the purpose of the meeting was to hear the updates included in the final draft of the Envision CDA Project (Comprehensive Plan 2022-2042) before the Planning Commission Public Hearing to be held February 8, 2022. He noted that public comments were not open during this meeting as there will be opportunity for comment at the public hearings.

Community Planning Director Hilary Anderson noted that the City partnered with CDA 2030 on the Envision project. She reiterated that this meeting will include a recap of the past 27 months of work done to complete the draft of the plan. This is an opportunity to review the final document and address any concerns and prepare for the public hearing scheduled before the Planning Commission on February 8, 2022. Ms. Anderson introduced JJ O'Dell, Executive Director, CDA 2030. Mr. O'Dell explained the benefit of the community vision and how this process allowed the community to envision its 20-40-year future. This plan provided for more community input and utilized the framework for the 2014 CDA 2030 plan and allowed for one community process to end up with two unified plans. The plan includes 81 actions items to be

led by CDA 2030, 54 joint actions with community partners, and 71 City specific actions. CDA 2030 will continue to be involved after adoption through the monitoring of the action items.

Senior Planner Sean Holm thanked CDA 2030 for their assistance in putting the plan together. He noted that the plan includes guidance of future growth decisions and land use planning for the next 20 years, while addressing the State of Idaho's Comprehensive Plan requirements and incorporating implementation strategies to say how the City wants to achieve the community's vision. He noted the Idaho Code requirements that must be included within a comprehensive plan. He clarified that the plan does not change zoning or affect property, and it does not change building codes or other design requirements.

Mr. Holm introduced Alex Dupey with MIG, Inc., noting that he is the consultant presenting the information today. Mr. Dupey discussed the benefits of visioning including how it leads into goals, objectives, and actions. He reviewed the public engagement process, which began in the Fall of 2019, noted that in December 2019 they had their first community meeting, then had several virtual meetings due to COVID. He noted the methods used to gather community information and the steps and presentations to the Planning Commission. Mr. Holm noted the 17 elements required by the state including the following highlights; community and identity, education, environment and recreation, growth and development, health and safety, and jobs and economy. He reviewed trails, sidewalks and transit maps. He noted that the policy framework includes the vision, guiding principles, goals, objectives and actions.

Mr. Dupey noted that the next step is to hold a public hearing before the Planning Commission and thereafter bring the final document before the Council for approval.

**DISCUSSION:** Commissioner Messina summarized that the CDA 2030 Plan is a plan to implement items over 5 or more years, and the Comprehensive Plan is used for goals and objectives to make decisions at hearings and they meld together. Ms. Anderson added that the Comprehensive Plan does have an implementation plan wherein the City is the lead; however, the CDA 2030 Plan has separate implementation plan that they will be the lead on. She clarified that the Planning Commission will use the land use section most during hearings and that the plan before the group today is the City's Comprehensive Plan. Councilmember English noted that the in discussions about mobile home housing types, it notes that mobile homes have decreased by half and hoped there is a goal to preserve them. Councilmember Miller noted that the Regional Housing and Growth Issues Partnership group has reviewed a program wherein tenants at the mobile home parks can become owners and have more control over rent increases and future operations of the business. Commissioner Ingalls asked if this would affect only large established parks or would it also be an option for smaller parks. Councilmember Miller felt it would be an option for all of them that are organized mobile home parks. This would not be a tax funded project or takes away rights of the property owners. Councilmember Gookin noted that another option to help would be to stop rezoning the MH Zone into other zones. Discussion ensued regarding zone changes, affordable housing, and authority of what conditions can be included. Ms. Anderson noted that while inclusionary zoning may not be an option, they could look at incentives for affordability.

Councilmember Miller noted that there was a recently released Housing Assessment Report and there needs to be some sort of conversation about what we need to meet the needs of the region. Commissioner Messina asked if once the Comprehensive Plan is adopted, how would the plan be implemented while still being a guideline. Ms. Anderson noted that some of the action items would require a code change before they could be implemented. Commissioner Messina acknowledged that the number of housing units needed is deficient; however, he questioned if the Comprehensive Plan gives them authority to do anything prior to the code change.

Commissioner Mandel asked who the convening authority and the lead partnership is within the goals. Ms. Anderson explained that the joint items would be something the City would work with CDA 2030 and/or whoever is listed as the lead partner would be the group together. Councilmember Wood asked how items within the implementation plan will tie into the City's budget. City Administrator Troy Tymesen said each year items would be brought forward for the Council to prioritize within the budget and some items are on-going, such as sidewalk improvements. Ms. Anderson noted that the plan includes recommended timelines and they would update annually for what has been accomplished and every five years they would look to update the entire plan. Deputy City Attorney Randy Adams noted that the Council would ultimately set the priorities and funding availability. Councilmember Miller noted that the housing information was based on 2019 information and the new report uses post pandemic numbers and we should update our numbers to reflect the current information. Councilmember Messina asked for clarity between the CDA 2030 plan and the Comprehensive Plan and how they will implement those items, in this broader plan now. He reiterated how important it will be to change codes. Ms. Anderson reiterated that CDA 2030 has a separate plan and this plan is city-focused. Mayor Hammond noted that as a government, the City will not provide or control housing, but it does have some leverage when someone seeks a zone change or annexation. He further noted that housing does affect the labor force which is affecting the economy, so we will need to take a stronger look at it as a region. Councilmember Miller noted that the Regional Housing and Growth Issues Partnership group will be bringing forward potential solutions for providing housing where people work and will be bringing forward an educational piece to the community.

Mr. Dupey noted that housing affordability was a topic heard at many meetings and is a national issue; affordability is one half, and housing choice is the second half of the discussion. Availability of housing at a variety of price points will be important and may change at different points at people's life. Councilmember Gookin noted that people within Coeur d'Alene want single-family homes and not townhomes. Mr. Dupey suggested that the plan organizes land use to allow for choices.

Mr. Holm explained that the code says that when a zone change comes forward findings must be made, one piece of those findings asks if the request is in alignment with the Comprehensive Plan and other items included whether or not utilities are available, etc. and this plan provides the tools. Councilmember McEvers noted that when he served on the Planning and Zoning Commission, he felt that the findings allowed the commission to interpret what the intent of the zone is and what is intended with the request and he hoped this plan allowed for that to continue.

Mr. Dupey explained Part Four of the plan includes land use and design and reviewed place type and the future land use map. He clarified that place type is not code, rather are areas outlined by characteristics and serve as general guidance. A new feature is the future land use map and protection of existing single-family neighborhoods. He reviewed some areas outside the city limits that are within the area of city impact and each of the place type category. Mr. Holm noted that a lot of action items are strategic planning type items and are helpful when seeking grants. He presented a sample staff report, noting what would change after the adoption of the Comprehensive Plan. Specifically, the Finding #B8 asks if the proposal is in conformance with the comprehensive plan, noting that at that point the place types would be referenced, as well as, future land use plan map and goals and objectives, such as community and identity, growth and development. He noted that comments from departments will still be provided under the utilities and facilities sections of the findings. Councilmember McEvers asked if they can lock down what the developer shows as their proposed use during a zone change request. Mr. Holm noted that would take a development agreement in order to tie down a future use. Within staff reports, staff provides a list of the allowable uses and any of those uses will be eligible under that zone. He noted a special use permit would tie down a use to that specific request. Councilmember Gookin asked how the proposed place type would work for a project such as Lilac Glen that was rezoned to C-17. Mr. Holm noted that that specific subdivision had five parts to it, as it is also on a hillside; however, it would fall under a planned unit development under the proposed place type area. Additionally, the area outside the city limits would come in as a single-family area. If they wanted to continue to seek a C-17 zone, the owner would need to come forward with a request to update the land use map. Mr. Dupey noted that the place type is meant as guidance for that reason. The single-family place type would only allow R-1 through R-8 zoning; therefore, anything above the R-8 would not be compatible with the Comprehensive Plan. Commissioner Ward asked about place type and how they determined the areas. Mr. Dupey explained that they looked at existing elements and took community input regarding how it wants the area to be developed in the future. Commissioner Ward noted that generally the comprehensive plan is a guideline but the place type appears to be a fixed limitation. Mr. Dupey noted that place type gives the Commission another lens to look at a project. Commissioner Ward questioned about the Commission's authority to condition zoning through a required covenant. Ms. Anderson clarified that they could do conditional zoning within the City Code and can add conditions to certain requests. Mr. Adams noted that approving a zone change request is not a right and the City could look at conditions on a case-by-case basis.

Commissioner Ingalls noted that it is a challenge to seek public input during a pandemic. He noted that he feels this plan does some things better than the previous plan and the example staff report presented paints the picture and demonstrated that the new plan better explains what is and isn't compatible. He further noted that someone can come in and ask for a change to the place type designation, even if it may be an uphill battle. Mr. Holm noted that within each place type there would be range of compatibility, which may include a neighborhood commercial but not C-17 directly. Commissioner Ingalls noted that the Commission tends to look at it as their plan, but it is the community plan and the developer needs to be able to see what would work and what wouldn't. Councilmember Gookin noted that he understands this better now, and had the following feedback for the downtown area: in order to reach a goal to reduce environmental impact, services need to be available within the downtown area; he would like to see protection of the historic nature of Sherman Avenue; and maybe a stair-step type of height arrangement.

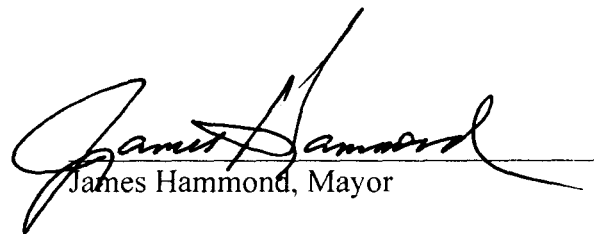
Councilmember Wood felt it was a well-done plan and appreciated the amount of time and effort it took to get to this point. She requested that before it comes to Council that the administration team start to have conversation about how the 5-year strategic plan would be tied to the budget and how action items would be staffed. Mr. Adams clarified that future priority action items where budget and/or code amendments are to be considered would be brought forward as options for City Council deliberation.

Ms. Anderson noted that the next step includes a public hearing before the Planning Commission on February 8, 2022, with the plan being brought forward for adoption at the February 15, 2022 City Council. She expressed the importance of adopting the plan so that staff can move forward with action items. Councilmember Miller suggested updating information in the plan from the new housing study conducted by the University of Idaho, as well as the inclusion of a historic place type. Mr. Dupey noted there is a historic overlay, but it is not on the map and could be added latter on. Ms. Anderson noted that Fort Grounds has received the national historic designation but the Garden District has not been confirmed yet as a historic district. Discussion ensued regarding the process of adding the designations now versus latter in the process. It was determined that since the historic overlay designation in the Zoning Code has not been drafted or adopted yet it would be better to add the historic designation to the map at the time when protections are in place. Commissioner Fleming expressed concern that there weren't enough action items regarding air quality, some examples would be to incorporate an incentive for electrical vehicle outlets in commercial buildings; and to increase the public transit system to reduce the number of vehicles in use. Councilmember McEvers provided feedback regarding maps, color contrast, and font size in the final product. Mayor Hammond thanked the Planning Commission, Council, and staff for their time and service.

**ADJOURN:** Motion by Luttropp, seconded by Ward that there being no further business of the Planning Commission, this meeting is adjourned. **Motion carried.**

Motion by Gookin, seconded by Wood that there being no further business of the City Council, this meeting is adjourned. **Motion carried.**

The meeting adjourned at 5:09 p.m.



James Hammond, Mayor

ATTEST:



Renata McLeod, CMC  
City Clerk