

MINUTES OF A CONTINUED MEETING OF THE
COEUR D'ALENE CITY COUNCIL
HELD IN THE LIBRARY COMMUNITY ROOM
ON FEBRUARY 1, 2021 AT 5:30 P.M.

The City Council of the City of Coeur d'Alene met in continued session in the Library Community Room held at 5:30 P.M. on February 1, 2021, there being present upon roll call a quorum.

Steve Widmyer, Mayor

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

STAFF PRESENT: Troy Tymesen, City Administrator; Mike Gridley, City Attorney; Renata McLeod, City Clerk; Sherrie Badertscher, Executive Administrative Assistant, Hilary Anderson, Community Planning Director; Sean Holm, Senior Planner.

CALL TO ORDER: Mayor Widmyer called the meeting to order and noted that the purpose of the meeting was to receive an update on progress; overview of the draft Policy Document and Planning Commission recommendations; and discuss next steps for the Envision CDA Project (Comprehensive Plan Update).

PLEDGE OF ALLEGIANCE: Councilmember McEvers led the Pledge of Allegiance.

Senior Planner Sean Holm noted staff's desire to receive direction regarding the incorporation of the draft policy framework document and implementation plan into the Envision Coeur d'Alene document (Comprehensive Plan Update for the City and Vision and Implementation Plan for CDA 2030). He noted that staff expects there to be minor refinements going forward, but they want to ensure that staff is currently moving in the right direction in crafting this policy document. As a part of this meeting, staff will be requesting action on the four issues that were presented in the most recent survey: Affordable housing, Childcare, Equity and inclusion, and Lake Health. He reviewed the purpose of a comprehensive plan noting that it is a 20-year guiding document that meets the state mandated requirements, as well as a document that provides planning tools at a local level. He noted that this guidance in the document will be used as one of the findings in a land use decision; however, this is not a code book regarding zoning, building, or fire codes. He clarified that the focus of tonight is Part 3 of the plan.

Mr. Holm introduced Alex Dupey with MIG, Inc., who is the consultant presenting the information today. Mr. Dupey noted that they had incorporated the CDA 2030 implementation plan into this planning document for ease of use, as well as meeting the state required

implementation plan. He explained the community survey and its results, noting additional questions from the community they are seeking input on.

Mr. Dupey explained that they have been working toward refining the documents and seek to incorporate the internal survey results into the policy framework and incorporate the framework into the draft plan. He reviewed the outline of the draft plan to include the four parts of the Background/Organization, About Coeur d'Alene, Envision (vision for the future), and Land Use and Design (which will be discussed at next week's workshop). He explained that Appendix A, which includes action items, is a document that includes the implementation strategy. This was separated as an appendix, intentionally, in order to create an easier method to update the action items.

Nicole Kahler, Executive Director of CDA 2030 noted that the implementation plan was adopted by the Council in June 2014. In the recent past CDA 2030 has partnered with the City on various large projects. CDA 2030 is sharing their framework that has been embraced by community members. They will take the City focus to a broader community focus. They look forward to working on items such as the lake health and childcare needs in the community.

Mr. Dupey explained the Part 3, Envision section of the framework, noting they used the following guiding principles categories: education/learning, environment and recreation, growth and development, community and identity, health and safety, and jobs and economy. He reviewed the associated goals and objectives, noting that not all actions are the City's responsibility to implement, rather community-wide goals noted within the CDA 2030 plan. He explained that the Planning Commission recommended that the draft policy framework be moved into the draft envision plan and agreed that future reviews and revisions will be completed as part of the draft plan review process. He clarified that the leadership survey (included responses from the City Council and Planning Commission members) contained 16 responses and had questions regarding how to address affordable housing, childcare, equity and inclusion, and the health of the lake. He reiterated that they wanted to focus the direction on what to include in the draft plan to ensure there will be a comprehensive document for review.

City Attorney Mike Gridley noted that the process that is being followed is set by state law, noting the duty of the Planning Commission to review and recommend the plan, with the ultimate approval before the City Council. The public hearing and final input time will come later.

Mr. Dupey noted that the next steps include a February 8, 2021, land use scenario workshop, followed by several Planning Commission meetings to discuss the land use maps. Thereafter, the maps will be presented for Council input, then a final plan to move forward to Council in May/June.

DISCUSSION: Councilmember Wood asked if the Comprehensive Plan will be coordinated with other department's plan documents, such as the Parks Master Plan. Mr. Holm noted that it is the intent of the plan to coordinate information, he will make sure to look at the updated Parks Plan. Councilmember McEvers asked how the state required 17 items compare to the past Comprehensive Plan. Mr. Holm noted that there are several items that are added, but not all 17

are new. Councilmember Wood asked for clarity regarding childcare needs/regulations requested. Ms. Kahler noted that it could mean building more quality daycares, ensuring appropriate background checks are conducted and there is a current need for more infant care centers. Councilmember Gookin asked if the Planning Commission put the framework into the plan and sought clarity of the Council's role. Mr. Dupey noted that the Planning Commission looked at the community survey and recommended the framework be presented to Council, to include the leadership survey results be added to the framework document to be included in the final review. Councilmember Gookin stated he felt that Council should be the policy maker rather than Planning Commission. The Mayor noted that this is a recommendation from the Planning Commission and that Council gets to make the final decision. Councilmember Miller explained that she believes that this is a huge undertaking that has been in the works over many years, and they should be working together. If the Planning Commission members are making a recommendation to Council, the Council can discuss and agree or not. Councilmember Wood noted that there has to be a starting point and Council will decide and will study the material, and looks for guidance from Planning Commission and staff. Councilmember English noted that there were 1,000 responses to the survey and he is encouraged by the public input and believes in the role of the Planning Commission to help organized the information.

Affordable Housing: Discussion ensued regarding how the City could meet the action items as outlined. Mr. Dupey explained that adding the items discussed, would mean that it they would be placed at a higher priority. He noted that from a comprehensive plan standpoint, this document would not solve all of the action items, rather it would be a guide to give direction to search for options. Additionally, this would serve as a 30,000-foot viewpoint and a vision document with implementation strategies for the community. The majority of the Council agreed that the three (3) highest vote categories from the survey should be included. Councilmember Gookin noted that he feels that the zoning code should determine density. He believes that jobs are needed that create affordability for the housing we have.

Equity and Inclusion: Discussion ensued regarding the need for an equity statement within the comprehensive plan document. Mr. Dupey noted that other cities have adopted a policy and/or statement saying that they will not discriminate and look for options to ensure equal access to all members of the community. Mr. Gridley noted that as developments come forward the Council will be asked to make findings as to whether or not the request meets the comprehensive plan goals, and this is one that is easy to check. The majority of the Council agreed that an equity statement should be included.

Education/Learning to include childcare: Discussion ensued regarding the ability to create needed space for future schools. The majority of Council agreed that the City could support, but can't mandate land for the School District. Mr. Dupey noted that as part of development applications, the City can ask about school sites. Discussion ensued regarding childcare being included under the education category and what is being sought for childcare. Mr. Holm gave the example of a recent code amendment for home occupation daycares, previously not allowed to have an employee, can now have one (1) employee. Councilmember Evans reiterated that some actions are City lead and some city supported, this would be a city lead item. The Majority of the Council agreed to keep this in the draft plan.

Environmental and Recreation/ Health of the lake: Mr. Dupey noted that this section includes approximately 53 action items. He noted that stormwater might fall into this category. Mayor Widmyer noted that stormwater is something the city controls, and that the bigger issue is the health of the lake and where we are going in the future. It was agreed this was an important element to keep in the draft plan.

Health and Safety: Mr. Dupey noted that this section would include mental health, crisis services, expanding youth programs, and reducing the homeless population. The Council agreed to include this in the draft plan.

Jobs and Economy: Mr. Dupey noted that this section relates to jobs for affordability in housing and expanding/attracting new businesses, and more opportunities for startups. Several community items that were included are surrounding youth education and retaining educated youth. Discussion ensued regarding what role the City could play in these areas and how to not duplicate existing programs offered by higher education schools. Mr. Dupey explained that these action items were brought forward through focus groups and within the CDA 2030 implementation plan, as well as the existing Comprehensive Plan, and could be viewed as a method/support of enhancing the existing services.

Discussion continued regarding the 17 items required under the state code. Mr. Holm clarified the new plan is combining elements and adding specificity, such as the land use map that will be discussed at next week's workshop. Mr. Dupey clarified that there is a state requirement for the implementation plan, which is met through Appendix A. Councilmember Miller noted that this is a vision for the future and builds the brand of Coeur d'Alene. Councilmember Gookin noted that jobs and housing are intertwined and believes that urban renewal is a tool available to bring jobs.

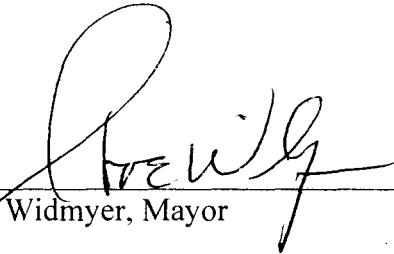
MOTION: Motion by Miller, seconded by Evans to direct staff to incorporate internal survey results into the Policy Framework and incorporate Policy Framework into the Draft Plan.

DISCUSSION: Councilmember McEvers noted that he spent time last week going over the old comprehensive plan and got a better feeling about the movement toward the proposed new plan. However, he felt that more discussion of each goal should have occurred tonight. Mayor Widmyer asked what items the Council wanted to further discuss. Councilmember Miller noted that she felt the items discussed will go into the draft plan and once it is all integrated, they will get an opportunity to go through the entire draft plan, which needs to include the land use maps, etc. Councilmember Gookin express concern that the state has mandated the 17 items as that should be a local decision, and that he didn't see the value of adding the CDA 2030 portion. Additionally, he felt that general statements in the plan should be more specific to the market/conditions within Coeur d'Alene. Mr. Holm noted that this is an aspirational document of where the City would want to be in 20 years, and he looks for continued input from Council and they strive to put more specifics in the draft plan. Councilmember Wood noted there are items that are required and there aren't finite details at this point; however, they have discussed housing, equity, jobs, lake management, and she is comfortable continuing down the path to develop the draft plan.

ROLL CALL: Miller Aye; McEvers Aye; Gookin No; English Aye; Wood Aye; Evans Aye.
Motion carried

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

The meeting adjourned at 8:02 p.m.



Steve Widmyer, Mayor

ATTEST:



Renata McLeod, CMC
City Clerk