

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

AUGUST 10, 2010

THE PLANNING COMMISSION'S VISION OF ITS ROLE IN THE COMMUNITY

The Planning Commission sees its role as the preparation and implementation of the Comprehensive Plan through which the Commission seeks to promote orderly growth, preserve the quality of Coeur d'Alene, protect the environment, promote economic prosperity and foster the safety of its residents.

5:30 P.M. CALL TO ORDER:

ROLL CALL: Jordan, Bowlby, Evans, Luttrupp, Messina, Soumas, Neal (Student Rep)
Kieswetter, (Alt Rep)

APPROVAL OF MINUTES:

July 13, 2010

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

OTHER:

Approval of findings for ZC-5-10

ADMINISTRATIVE ITEMS:

1. Applicant: Habitat for Humanity of North Idaho, Inc.
Location: Lots 3 and 4 and a portion of vacated alley, Block 11 Roche Park Addition
Request: A request for a 4-lot preliminary plat "Hamilton Woods"
SHORT PLAT, (SS-4-10)

2. Applicant: Thomas D. Mort
Location: The East 213 Feet of Tract, 28, Fruitdale Addition to the City of Coeur d'Alene
Request: A request for a 4-lot preliminary plat "Mort Addition"
SHORT PLAT, (SS-5-10)

PUBLIC HEARINGS:

1. Applicant: Riverstone West LLC
Location: The vicinity of Riverstone Drive and W. John Loop
Request: Remove existing PUD
QUASI-JUDICIAL, (PUD-4-06m.1)

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
JULY 13, 2010
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT

Heather Bowlby, Vice-Chair
Amy Evans
Tom Messina
Lou Soumas
Aubrey Neal, Student Rep.
Jennifer Kiesewetter, Alt Student Rep.

STAFF MEMBERS PRESENT

John Stamsos, Senior Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney
Sean Holm, Planner

COMMISSIONERS ABSENT

Brad Jordan, Chairman
Peter Luttrupp

CALL TO ORDER

The meeting was called to order by Vice-Chairman Bowlby at 5:30 p.m.

APPROVAL OF MINUTES:

Motion by Messina, seconded by Soumas, to approve the minutes of the Planning Commission meeting on May 11, 2010.

COMMISSION COMMENTS:

There were none.

STAFF COMMENTS:

There were none.

PUBLIC COMMENTS:

There were none.

ADMINISTRATIVE ITEMS:

1. Applicant: Sam Investments, LLC
Location: A replat of Lot 29, Block 4 of the Landings at Waterford 5th Addition
A portion of the North half of Section 28
Request: Preliminary plat approval for 2-lot "The Landings at Waterford 6th Addition"
SHORT PLAT (SS-2-10)

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

There were no questions for staff.

Motion by Soumas, seconded by Messina, to approve Item SS-2-10. Motion approved.

DISCUSSION:

Off-Street parking

Planner Holm presented a draft copy of the off-street parking amendments with changes made after a discussion held at a workshop held on June 8, 2010. He asked if the commission had any questions.

The commission had no changes and directed staff to place this item on the September 14, 2010 agenda for a public hearing.

PUBLIC HEARINGS

1. Applicant: Union Gospel Mission Association, Spokane
Location: 196 W. Haycraft Avenue
Request: A Rehabilitative Facility special use permit in the C-17
Zoning district
QUISI-JUDICIAL (SP-2-10)

Senior Planner Stamos presented the staff report, gave the mailing tally as 6 in favor, 0 opposed and 1 neutral, and answered questions from the Commission.

Commissioner Messina declared a conflict and was excused from the hearing.

Public testimony open:

Brad Baldwin, applicant representative, 10812 N. Lakeview Drive, Hayden, explained that in 2008 he became involved with the city's 10 year plan to end homelessness in Coeur d'Alene. He commented that the group became aware of the Union Gospel Mission after taking a tour of the facility a few years ago. After that tour, they were so impressed with the facility and the successes they had helping the people in their community and they discussed how to have a facility like the one in Spokane in Coeur d'Alene. He stated if this request is approved, it will be a win/win for the City of Coeur d'Alene and the women and children this facility will help.

Kevin Jester, architect, 316 Forest Drive, commented it has been a privilege working with the Union Gospel Church and Phil Altmeyer. He presented a drawing of the campus and explained the layout of the entire parcel with one half zoned C-17, and the other parcel zoned R-17. He continued that the back parcel zoned closest to Haycraft Avenue and zoned R-17 is intended for a nursery school, preschool and another building that will include legal and medical services for the women and children living on campus. He added that the C-17 parcel closer to Appleway Avenue will be for the living quarters used to house the women and children and that a fence will be placed around the entire campus for security purposes. He added that parking will be a challenge, but is confident to resolve those issues with city staff.

Phil Altmeyer, S. 10715 Valley, applicant, explained a brief history of the Union Gospel Mission that was established in 1990 in Spokane and how the neighborhood feared that their homes would be devalued if a facility like this was in their neighborhood. He added that after hearing concerns, they decided to hold a meeting with the neighborhood and on the day of the meeting, nobody from the neighborhood showed up. He presented a picture of what the Mission looked like when it first opened, and one showing it today. He stated that through the years, the attitude in the neighborhood has changed. He showed a picture of a business that recently located across the street from the mission and they wrote a letter of support for this project.

Commissioner Soumas inquired what the timeline is and when they estimate the project to be completed.

Mr. Jester responded that they have not discussed that far ahead, and the next step will be discussed after the application is approved or denied.

Mr. Altmeyer added that once the final drawings are complete, he would estimate two years, and it would be completed in phases.

Commissioner Bowlby inquired if the children living on the campus will be going to public school.

Mr. Altmeyer answered that, by law, children living on campus are required to go to school and will be working with the school district on how to get the children to and from school.

Commissioner Soumas questioned that since this is a special use permit, is the Planning Commission allowed to set the number of residents who will be living on campus.

Senior Planner Stamosos answered that is correct, but only for the R-17 parcel.

Susie Snedaker, 821 Hastings, commented that she is in favor of this project and that the location is ideal for easy access to retail and health services needed for the women and children living on campus.

Kevin Kram, P.O. Box 985, commented that he is the pastor for Cherished Ones Ministries in Coeur d'Alene and explained they provide a soup kitchen to help feed the homeless in the city. He would like to thank the community for hearing this request, and has heard only one complaint against the Union Gospel Mission, and that complaint came from a person who used their services complaining that they were too strict.

Patty McGruder, 1800 Lincoln Way, Suite #202, works at the Dirne Community Health Center and visits various people in the community who are in need, and added it will be nice to have a facility like the Mission located in Coeur d'Alene for women and children who currently have no place to go when there is a crisis at home.

Scott Poorman, P.O. Box 2871, commented that this facility will change lives and give women and children a place to go when there is a crisis in their lives. He complimented the Union Gospel Mission and how they not only supply a place for people to live, but is also a friend who helps people get back on their feet and back into society. He asked the Planning Commission to put their compassion into action and approve this request.

Rebuttal:

Mr. Jester commented that the Union Gospel Mission is ready to work with the community and is ready to fill a gap that is needed and asked the Commission to approve this request.

Public testimony closed.

Discussion:

Commissioner Soumas thanked the community for their comments supporting this project and the five letters of support from various people in Spokane.

Commissioner Evans commented that this project will be a wonderful gift to the community and is in support of this project.

Motion by Soumas, seconded by Evans, to approve Item SP-2-10. Motion approved.

ROLL CALL:

Commissioner Evans	Voted	Aye
Commissioner Soumas	Voted	Aye

Motion to approve carried by a 2 to 0 vote.

- 2. Applicant: City of Coeur d'Alene, Finance
Location: 2102 St. Michelle
Request: A proposed zone change from R-1 (Residential at 1 units/acre) to R-17 (Residential at 17 units/acre) zoning district
QUISI-JUDICIAL (ZC-5-10)

Senior Planner Stamsos presented the staff report, gave the mailing tally as 1 in favor, 7 opposed, and 0 neutral. The commission did not have any questions for staff.

Troy Tymeson, applicant representative, City Finance Director, 710 Mullan Avenue, explained that representatives from school district 271 approached the city to purchase a piece of the schools property located next to the Ramsey/Woodland area. He continued that the city was interested in the property to be used for an affordable housing project and a small piece for a new well site. He explained that $\frac{3}{4}$ acre would be needed for a new well site and 4.25 acres remaining used for housing. He added because of the economic crisis and the city's goal to end homelessness in 10 years, this parcel would help with both those needs. He explained that in order for the city to move forward with this project, help is needed from other sources to make it happen. He commented that the city envisions this project to be a mixed use housing development that will be compatible with the surrounding homes in the area.

Commissioner Messina inquired what area the new well site will serve.

Mr. Tymeson explained that this new well site will be a back-up for the existing well located on Atlas Road. He commented that they would like to place the new well site on the corner of the property to look similar to the one on Atlas Road.

Commissioner Messina inquired what the next step is for a developer to purchase the property, once the land is purchased by the city.

Mr. Tymeson explained that after the city will purchase the land they will be seeking other partnerships to purchase lots for development. He added that the parcel needed for the new well site will be paid for by the city water department. He commented that the North Idaho Coalition was interested and will act as a partner to work with the city to develop guidelines for future developers.

Commissioner Bowlby commented that this parcel is heavily treed and questioned if some of the trees will

remain.

Mr. Tymeson explained that some of the trees can be used as a buffer for the well site, and depending on the layout of the development, will keep as many trees as possible.

Public testimony open:

Judy Schmidt, 2519 W. Versailles Drive, commented that there is one designated cross walk used by three schools in this area, and has seen children crossing the road using the cross walk and witnessed cars that have not stopped. She commented that in the winter, she personally hand shoveled snow in the crosswalk, so kids would have a safe place to walk and get across the street safely. She added that this development will impact the amount of traffic currently in the area and is opposed to this request.

Commissioner Messina inquired if she has contacted the city regarding this problem.

Ms. Schmidt answered that she has not called the city because she did not know who to contact. She commented if the city approved this, she would like to be a volunteer to help kids get across the road safely.

Ann Wheelock, 2644 Tours Drive, commented after hearing staff's report that only 77 mailing notices went out to notify the neighborhood about this project and feels that the entire neighborhood should have been notified and not a selected few. She commented that her husband was a police officer in another city back east and worked in the area where these types of housing projects were located, and came home many times complaining about the amount of crime from this type of neighborhood.

Commissioner Evans commented that she was part of a group back in 2006 where workforce housing was the topic and that their definition was a lot different than what was just mentioned by Ms. Wheelock. She feels that workforce housing is for families who do not qualify for the conventional loan, but for one of these homes. She added that everybody deserves the right to own a home.

Commissioner Bowlby inquired if staff could explain the mailing procedure.

Senior Planner Stamos explained by law the city only needs to notify people living within 300 feet of the property and that a sign is required to be posted on the property that includes the legal description, time and date of the upcoming meeting.

Erika Lewis, 2591 Versailles, commented that she is concerned about the safety of the children living in this area and how the amount of traffic generated from this development will be an impact on this area and is opposed to the request.

Mike Bacon, 2889 Versailles, commented that the traffic is bad in this area and on numerous times he has called the city requesting traffic signs be placed and has not get any response back from the city. He feels the zone change is insane, and requested that the commission not approve this request because the quality of living in this area will be affected. He commented that the description of the well site described by Mr. Tymeson does not sound attractive, and hearing the comment that he likes trees is not believable and if this project is approved the trees will be gone. He questioned if an environmental impact study has been done and if so would like a copy. He feels that a low-income housing project located across from the middle school is not a good mix.

Cheryl Weber, 2590 Versailles Drive, commented that the traffic is already a problem in this area, especially when school is out and cars are trying to get on Kathleen Avenue, leaving from Coeur d'Alene Place.

Andrew Break, 2458 Versailles questioned if Mr. Tymeson would want this development in his back yard and where his house is located this development will seem like it's in his backyard. He commented that he is a single father of two boys and feels the best use of this land would be a park and would be the first person to volunteer to make that happen.

James Costello, 2830 W. Tours Drive, commented that he has lived in his home for two years and has two small children. He commented that when he purchased his home, he was told that there would not be any more development in this area, and added if this project is approved, he will be the first person to put a for-sale sign in his yard. He stated that he is opposed to this request and feels the only reason this has been brought forward is because of greed and money.

Rebuttal:

Mr. Tymeson addressed some of the concerns brought forward from previous testimony. He stated that the well site does not necessarily have to be placed on this parcel it could go somewhere else and wanted to apologize to the community for the way he described this project. He described that the homes placed on this parcel will look similar to the homes in the area, but placed on smaller lots to meet the required density. He commented that he used to live in Coeur d'Alene Place and is aware of the traffic problems when his two kids attended school many years ago. He commented that as staff looked at the project, the intent would be to have traffic directed onto Kathleen Avenue and not through the neighborhood. He commented that this project will not be like the projects described in previous testimony and will be directed to people with low to moderate income who do not qualify for conventional loans. He added when these homes are finished, they will look similar to the homes in the community. He stated that safety is a concern for staff, and if anybody has any questions to please contact staff so they can get the problems resolved.

Commissioner Messina commented that previous testimony from staff mentioned North Idaho Coalition will be involved, and questioned what their role will be in the project.

Mr. Tymeson explained that North Idaho Coalition is not a developer and commented that their role will be to set guidelines for future developers who will purchase lots when building homes on the property.

Commissioner Soumas inquired if staff could explain the appeal process if this project is approved.

Senior Planner Stamsos explained that if this project is approved by the Planning Commission, their recommendation would go forward to City Council, who will grant the final approval.

Acting Chairman Bowlby commented that based on the testimony and the location, that she would feel uncomfortable approving R-17 zoning for this project.

Deputy City Attorney Wilson commented that a decision made on this request should be if the requested zone will authorize the uses presented by the applicant.

Public Testimony closed:

DISCUSSION:

Commissioner Soumas commented that tonight we heard testimony from 28 people who were opposed and felt a lot of emotion regarding this request. He stated that he owns a home in a subdivision close to this vicinity, and a few years ago, a housing complex was built similar to what the applicant is requesting, and the people living in those homes are considered quality neighbors. He suggested that if the neighbors have complaints, to contact either their homeowner's association or the developer to get some of these concerns addressed. He added that he does not approve of the R-17 zoning requested by the applicant,

but would consider an R-8 zoning.

Commissioner Messina commented that he is aware of the traffic problem in this area, but based on the number of homes proposed, he doubts that the additional traffic added from those homes would be an impact to this area.

Commissioner Evans stated that she is aware of the traffic problems in this area and for those reasons, could not approve this request.

Motion by Soumas, seconded by Messina, to deny Item ZC-5-10. Motion denied.

ROLL CALL:

Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Soumas	Voted	Aye

Motion to deny carried by a 3 to 0 vote.

ADJOURNMENT:

Motion by Soumas, seconded by Evans, to adjourn the meeting. Motion approved.

The meeting was adjourned at 9:00 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

COEUR D'ALENE PLANNING COMMISSION
FINDINGS AND ORDER

A. INTRODUCTION

This request to rezone the subject property from R-1 (Residential at 1 unit/acre) to R-17 (Residential at 17 units/acre) (ITEM ZC-5-10) came before the Coeur d'Alene Planning Commission on July 13, 2010 for hearing.

LOCATION: +/- 5.7 acre at 2102 St. Michelle Drive.

APPLICANT: City of Coeur d'Alene.

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

- B1. That the existing land uses in the area are residential (single-family, multi-family, mobile homes), commercial (mini-storage, vacant parcels), and civic (Woodland Middle School, Idaho Dept. of Fish and Game offices and the Prairie Trail).
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning for the property is R-1 (Residential at 1 unit/acre).
- B4. That the notice of public hearing was published on June 26, 2010, which fulfills the legal requirement.
- B5. That the notice of public hearing was posted on the property on June 29, 2010, which fulfills the legal requirement.
- B6. That 77 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on June 25, 2010, and 8 responses were received: 1 in favor, 7 opposed, and 0 neutral.
- B7. That public testimony was heard on July 13, 2010, including but not limited to:

John Stamsos, Senior Planner.

Mr. Stamsos gave the staff report analysis of area land use, neighborhood characteristics, utilities, traffic and streets. Mr. Stamsos indicated that the zoning to the north, south and west is C-17 and R-1 to the east. Surrounding land uses are commercial and civic with both multi-family and single family in the surrounding area. He testified that the proposed change from R-1 to R-17 would allow for an intensification of potential uses as identified in the staff report. He further testified that the area is considered stable established in the comprehensive plan but is also in the Ramsey – Woodland neighborhood, as discussed in the staff report.

Troy Tymesen, City Finance Director, 710 Mullan Avenue.

Mr. Tymesen explained that representatives from school district 271 approached the city to purchase the subject property which is located next to the Ramsey/Woodland area. He indicated that the city is interested in the property for use as an affordable housing project and a new well site. He indicated that the homes placed on this parcel will look similar to the homes in the area, but placed on smaller lots to meet the required density and will be directed at people with low to moderate income who don't qualify for conventional loans. He explained that $\frac{3}{4}$ acre would be needed for a new well site to serve the entire city and 4.25 acres remaining for use as housing. He commented that the city envisions this project to be a mixed income housing development that will be compatible with the surrounding homes in the area. He testified that a traffic study has not been conducted but the assumption is that most of the traffic would exit the area on Kathleen Avenue, which is a minor arterial.

Judy Schmidt, 2519 W. Versailles Drive.

Ms. Schmidt testified that this project will have a negative traffic impact because there is only one designated cross walk used by three schools in this area, and has seen children crossing the road using the cross walk and witnessed cars that have not stopped. She commented that traffic is horrific in the area when school is starting and getting out and that the only access to the property is off of St. Michelle, near the school, which will add to the congestion.

Ann Wheelock, 2644 Tours Drive.

Ms. Wheelock testified low income housing would lower her property values. And these types of "Projects" breed crime, shootings, drug trafficking, etc. She indicated that her former community in Ohio is leveling the Projects there because of crime and she feels that low income housing should not be put in one place.

Erika Lewis, 2591 Versailles Drive.

Ms. Lewis testified that the only entrance to the property is off of St. Michelle and given the number of units possible on the property, she is concerned about the safety of the children living in this area because the children have to cross St. Michelle to get to the school. The traffic generated from this development will have a negative impact on the area.

Mike Bacon, 2889 Versailles Drive.

Mr. Bacon testified that the traffic in this area has gotten worse since Versailles Drive was connected to Atlas Road. He feels the zone change is insane, and requested that the commission not approve this request because the quality of living in this area will be affected. He testified that the well house would not be attractive and thinks the trees will be removed. He testified that placing a low-income development across from a middle school is inappropriate because of the "riff raff" associated with those people.

Cheryl Weber, 2590 Versailles Drive.

Ms. Weber testified that the traffic is already a problem in this area, especially when school is getting out and cars are trying to get onto Kathleen Avenue, leaving from Coeur d'Alene Place.

Andrew Break, 2458 Versailles Drive.

Mr. Break questioned whether Mr. Tymesen would want this development in his back yard and that low income housing is not appropriate in their backyard because the don't support it. He testified that he is a single father of two boys and is concerned about the safety of children in the crosswalk because of the traffic and speeding. He thinks the best use of this land would be a park.

James Costello, 2830 W. Tours Drive.

Mr. Costello testified that he has lived in his home for two years and has two small children. He commented that when he purchased his home, he was told that there would not be any more development in this area, and added if this project is approved, he will be the first person to put a for-sale sign in his yard. He stated that he is opposed to this request and feels the only reason this has been brought forward is because of greed and money.

B8. That this proposal is in conformance with the Comprehensive Plan policies.

We find that the proposed zone change is in conformance with the Comprehensive Plan as follows:

The property in question is within the Ramsey – Woodland neighborhood within the stable established land use designation. Stable established areas are those areas where “the character of neighborhoods has largely been established and, in general, should be maintained.” Additionally, “the general land use” is “not expected to change greatly within the planning period.”

Within the Ramsey – Woodland neighborhood, the comprehensive plan anticipates both single family and multi-family housing types and indicates that overall density may approach three to four units per acre with pockets of higher density and multi-family units in compatible areas. In determining if the subject property is an area where multi-family/higher density development is appropriate, we note that the requested R-17 zone is for use in those areas that are not suitable for lower density residential uses due to proximity to more intense land uses and is appropriate as a transition between low density residential and commercial districts or as a buffer between arterial streets and low density residential. See, M.C. 17.05.250. In this case, the subject property is completely surrounded by commercial and civic uses (mini-storage, zoned C-17, to the north, a school, zoned R-1, to the east, professional offices, zoned C-17 (across the Prairie Trail) to the south and west. It is also in close proximity to another multi-family development that is zoned R-17 and is situated between Kathleen Avenue, an arterial, and the lower density Coeur d'Alene Place subdivision. Given that, we find that this is an appropriate location for a pocket of higher density and/or multi-family development in the Ramsey –Woodland neighborhood since it would serve as a buffer for the Coeur d'Alene Place subdivision and an

arterial street and is an inappropriate location for low density residential because of its proximity to more intense land uses.

B9. That public facilities and utilities are available and adequate for the proposed use.

The staff report indicates that adequate sewer, water, police and fire services are available for the subject property. Additionally, the staff report indicates that street system is fully developed in this area. There was no testimony received at the public hearing that indicated that this is not the case. As such, we find that the provisions for these requirements are adequate.

B10. That the physical characteristics of the site make it suitable for the request at this time because:

The site is essentially flat as such we find that the physical characteristics of the site do make it suitable for the requested zoning.

B11. That the proposal would adversely affect the surrounding neighborhood with regard to traffic, neighborhood character or existing land uses.

With regard to neighborhood character and existing land uses, we find that there would be no adverse impact on the surrounding neighborhood. As noted in the comprehensive plan analysis above, this surrounding area contains civic commercial, multi-family and single family uses. While there was testimony that low income housing would have a negative impact, we find persuasive the applicant's testimony that the proposed development and the intended and allowed use will blend into the community.

There was significant testimony about the current traffic and speed concerns in the neighborhood, especially when school is starting and getting out. The staff report traffic evaluation notes that the peak morning traffic hour for the maximum allowable density of approximately 97 units could conflict with the morning arrival of students at Woodland Middle School. Further, both access points to the property are off of St. Michelle so there is not another way out of the property. The applicant assumes that most of the traffic would exit the area on Kathleen Avenue, which is the quickest way out of the neighborhood but also requires the driver to drive past Woodland Middle School, creating a potential traffic conflict. The applicant also indicated that a traffic study has not been completed. Given that, we cannot find that the project will not create an adverse traffic impact on the surrounding neighborhood.

C. ORDER: CONCLUSION AND DECISION

The Planning and Zoning Commission, pursuant to the aforementioned, finds that the request of the **City of Coeur d'Alene** for approval of the zone change as described in the application should be **denied**.

D. ORDINANCES AND STANDARDS USED IN EVALUATION

Comprehensive Plan - 2007.

Transportation Plan.

Municipal Code.

Idaho Code.

Wastewater Treatment Facility Plan.

Water and Sewer Service Policies.

Urban Forestry Standards.

Transportation and Traffic Engineering Handbook, I.T.E.

Manual on Uniform Traffic Control Devices.

Coeur d'Alene Bikeways Plan.

Motion by _____, seconded by _____, to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Messina Voted _____


Commissioner Soumas Voted _____

Commissioner Evans Voted _____

Chairman Jordan and Commissioner Luttropp were absent.

Motion to approve carried by a ____ to ____ vote.

VICE-CHAIRMAN BOWLBY



SHORT TRIPS PLANS

TO: Planning Commission
FROM: Christopher H. Bates, Engineering Project Manager
DATE: August 10, 2009
SUBJECT: **SS-4-10, Hamilton Woods**

DECISION POINT

Approve or deny the applicant's request for a four (4) lot residential subdivision.

GENERAL INFORMATION

1. Applicant: Habitat for Humanity of North Idaho, Inc.
176 W. Wyoming Avenue
Hayden, ID 83835

2. Request: Approval of a four (4) lot residential subdivision on a 0.384 acre site.
 - a. Lot 1 – 4,418 square feet
 - b. Lot 2 – 4,329 square feet
 - c. Lot 3 – 4,000 square feet
 - d. Lot 4 - 3,988 square feet

3. Location: South side of Hazel Avenue, +/- 160' west of 12th Street.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is R-12 (Residential), which is intended to be a residential area that permits a mix of housing types at a density not to exceed twelve (12) units per gross acre. Minimum lot sizes are 5,500 s.f./single family and 3,500 s.f./duplex & pocket housing w/ 50' of frontage.

2. Land Use: The subject property is vacant, and, is being developed as a "pocket housing" development w/ four (4) individual units. The reduction in size is allowed under the pocket housing criteria, as long as the site meets the necessary size requirements for the applicable development (btwn. 0.241-1.5 ac.). All pocket housing criteria (setbacks, access, lighting, fencing, building materials, roof pitch and open space) must be adhered to in the development

3. Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

A sanitary sewer main was installed to the subject property through a previously approved "site development" permit. Lateral services for the proposed lots were installed at that time and are existing to the proposed lots. A twenty foot (20') utility easement to the City will be required to be placed on the plat to provide access for maintenance and repair of the noted main line. Water lateral services were extended to the subject property from the main line located in Hazel Avenue.

Streets: Roadway improvements along Hazel Street have recently been completed, therefore, no additional installations will be required.

Street Access: Access to all of the proposed lots will be via Lucy Lane, a private street that connects to Hazel Avenue.

Fire: Fire suppression facilities were addressed by the City Fire Inspector during the site development process, therefore, no new hydrant installations will be required.

Storm Water: There are existing hard pipe storm water drainage facilities along the northerly boundary of the subject property, therefore, stormwater swales will not be required for roadway runoff containment. During construction on the subject property, Best Management Practices (BMP's) must be adhered to for protection of the adjacent stormwater facilities. Silt fencing placement will be required along the Hazel Avenue street frontage to inhibit silt materials leaving the subject property and impacting the adjacent storm drain catch basins. A stormwater swale will be required on site for containment of runoff from the access road, Lucy lane. Also, stormwater runoff from buildings constructed on site can be drained into landscape areas for treatment.

Proposed Conditions:

1. Placement of a twenty foot (20') access easement to the City, over the sanitary main line on the subdivision plat, to provide for maintenance and repair of the facilities.
2. A stormwater management plan will be required showing BMP placement for the subject property, and, swale location and design for the on-site swale that the drainage from Lucy Lane will be directed to for treatment.

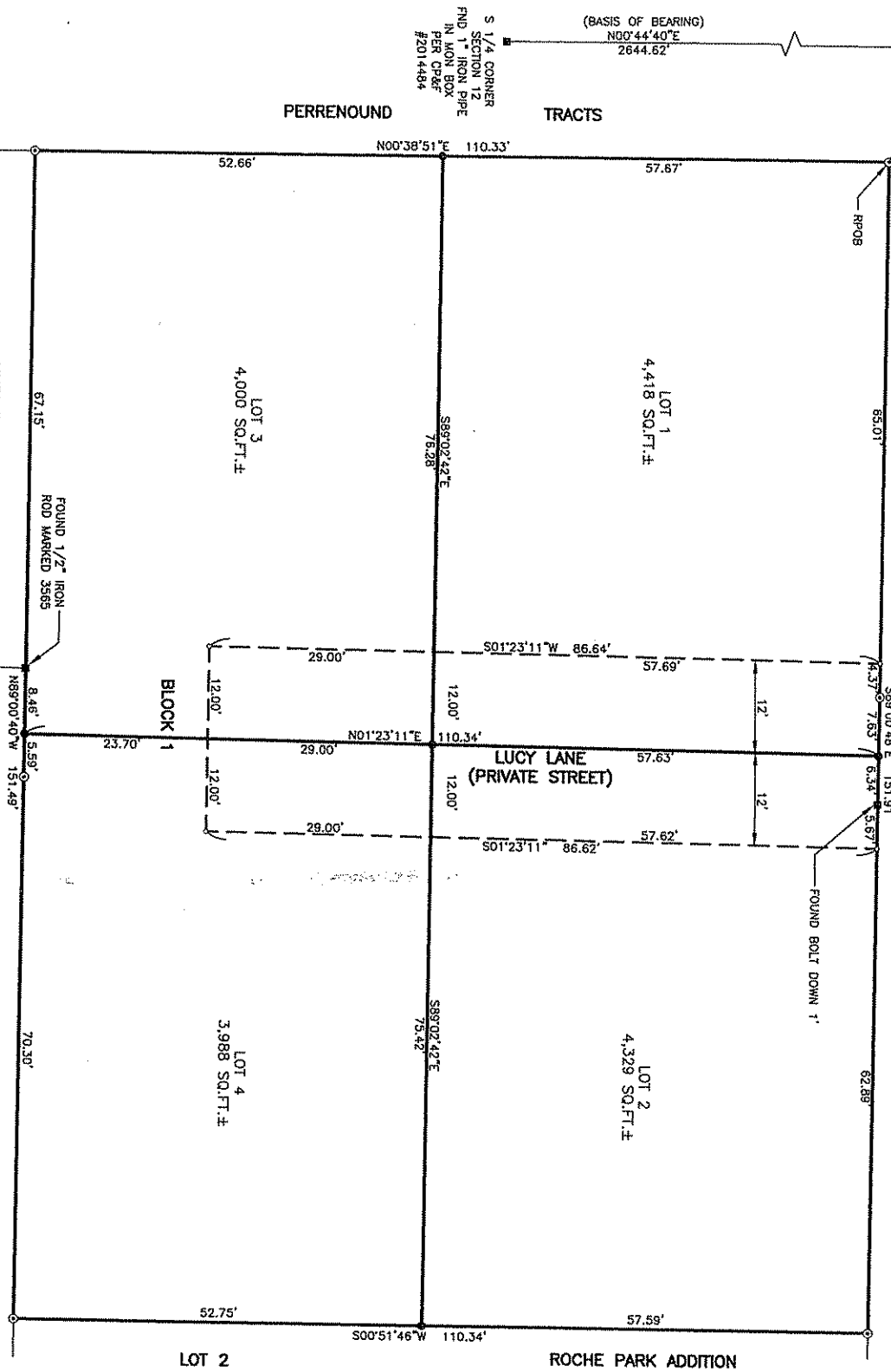
DECISION POINT RECOMMENDATION

Approve the proposed subdivision plat in its submitted configuration, with the attached conditions.

HAMILTON WOODS

LOTS 3 AND 4 AND VACATED ALLEY OF BLOCK 11 OF ROCHE PARK ADDITION, AND A PORTION OF ABANDONED RAILROAD RIGHT OF WAY LOCATED IN THE SE1/4 OF THE SE1/4 OF SEC. 12, TWP. 50N., R.4W., B.M., CITY OF COEUR D' ALENE, KOOTENAI COUNTY, ID.

HAZEL AVENUE (60' PUBLIC ROW)



C 1/4 CORNER
SECTION 12
FND 2" ALUM.
CAP PER C&P
#1043079

S 1/4 CORNER
SECTION 12
FND 1" IRON PIPE
IN MON BOX
PER C&P
#2014494

FOUND 5/8" IRON ROD

NOTES
UNPLATTED

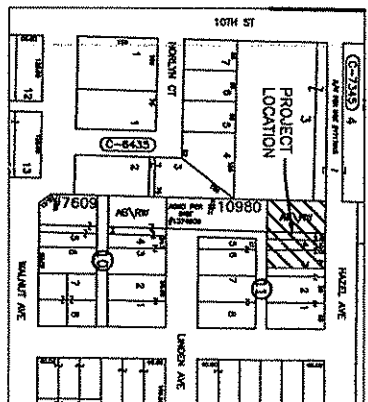
1. ALL DISTANCES ARE IN U.S. FEET.

BASIS OF BEARING

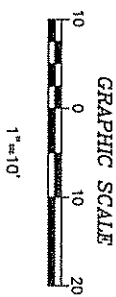
BASIS OF BEARING IS N00°44'40"E BETWEEN THE S1/4 AND CENTER 1/4 CORNER OF SECTION 12 PER CITY OF COEUR D' ALENE CONTROL MAP.

SURVEYS OF RECORD & PRIOR SURVEYS

1. RECORD OF SURVEY - A PORTION OF NE1/4 OF THE NE1/4 OF SEC 35, BOOK 26, PAGE 177, 2008.
2. PLAT OF ROCHE PARK ADDITION, BOOK B, PAGE 138.



VICINITY MAP (NTS)



LEGEND

- SET 1/2" DIA. X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED PLS 4555.
- FOUND 5/8" IRON ROD MARKED PLS 4194.
- FOUND MONUMENT AS NOTED.

TATE ENGINEERING	
1103 N. 4TH STREET, COEUR D' ALENE, IDAHO, 83814 (208) 676-8708 FAX: (208) 687-2129	
PROJECT NO.: 094077	DATE: 5/28/10
DRAWING: 094077PLAT	CHECKER: BAW
SCALE: 1" = 10'	
PAGE 1 OF 2	

SS-4-10

TO: Planning Commission
FROM: Christopher H. Bates, Engineering Project Manager
DATE: August 10, 2009
SUBJECT: **SS-5-10, Mort Addition**

DECISION POINT

Approve or deny the applicant's request for a four (4) lot residential subdivision.

GENERAL INFORMATION

1. Applicant: Thomas D. Mort
11741 W. Romin Road
Post Falls, ID 83854

2. Request: Approval of a four (4) lot residential subdivision.
 - a. Lot 1 – 14,000 square feet
 - b. Lot 2 – 15,213 square feet
 - c. Lot 3 – 7,000 square feet
 - d. Lot 4 - 17,683 square feet

3. Location: North side of Nettleton Gulch Road, +/- 420' east of 15th Street.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is R-12 (Residential), which is intended to be a residential area that permits a mix of housing types at a density not to exceed twelve (12) units per gross acre. Minimum lot sizes are 5,500 s.f./single family and 3,500 s.f./duplex & cluster unit w/ 50' of frontage.

2. Land Use: The subject property has an existing single family residence on proposed Lot 4, and, an accessory building on proposed Lot 1 that encroaches into proposed Lot 2.

3. Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

The subject property has access to both sewer & water utility mains in Nettleton Gulch Road and in an existing easement along the easterly boundary of the subject property. Utility lateral services will be required to be extended to the newly created lots prior to final plat approval. There is an existing ten foot (10') utility easement (Instrument # 728052) along the subject property's easterly boundary that contains sanitary sewer, and, water main lines, however, the stormwater collection main line that exists parallel to those facilities, falls outside of the easement. Dedication of an additional ten feet of easement will be required in order to incorporate the storm main in the existing utility easement.

Streets: Nettleton Gulch road along the southerly boundary is a fully developed road section, less sidewalk. Sidewalk installation along the Nettleton frontage will be required prior to final plat approval.

Street Access: Access to all of the proposed lots will be from Nettleton Gulch Road. Standard driveway approaches will be required to be constructed at the time of building permit issuance for the individual lots. Residential access is limited to no more than 50% of the site frontage.

Fire: Existing fire suppression facilities meet the requirements of the City Fire Inspector, therefore no new hydrant installations will be required.

Storm Water: There are existing hard pipe storm water drainage facilities along the southerly boundary of the subject property, therefore, stormwater swales will not be required for roadway runoff containment. During site development, Best Management Practices (BMP's) must be adhered to for protection of the adjacent stormwater facilities. Silt fencing placement will be required along the Nettleton Gulch street frontage to inhibit silt materials leaving the subject property and impacting the adjacent storm drain catch basins.

Proposed Conditions:

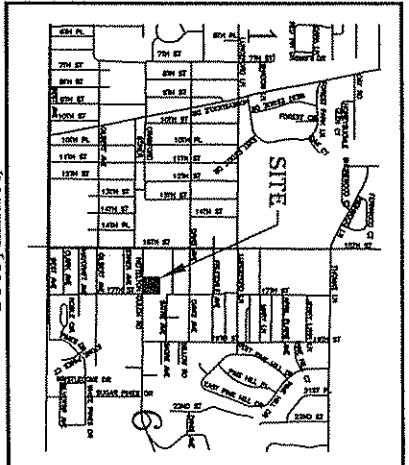
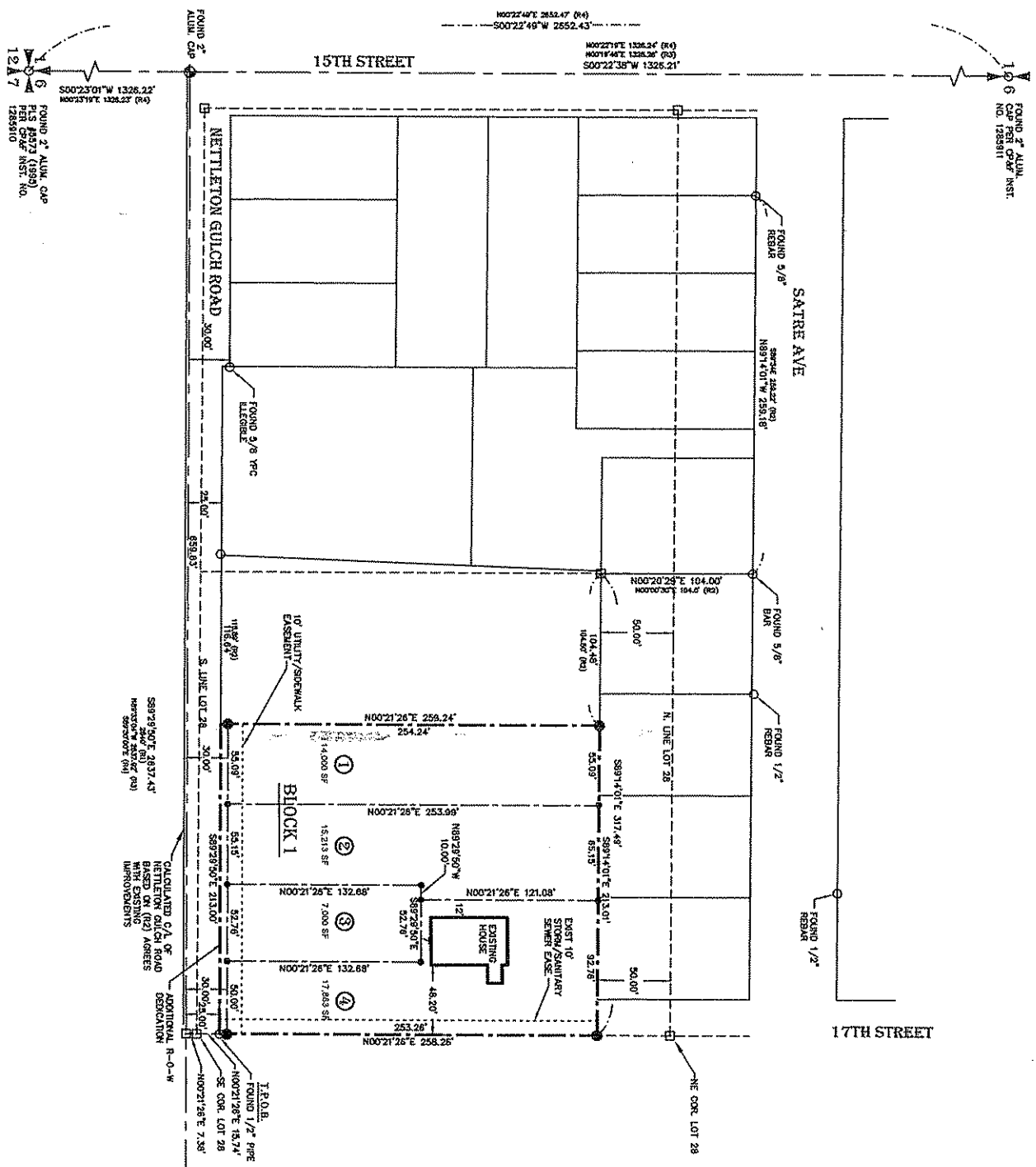
1. All utility lateral's will be required to be installed prior to final plat approval.
2. Dedication of an additional ten feet (10') of utility easement (adjoining the existing utility easement) along the easterly boundary of the subject property in order to encompass the existing stormwater collection main.
3. A stormwater management plan will be required showing BMP placement for the subject property.
4. Prior to any site clearing or development, silt fencing must be installed on the subject property to restrict the flow of soil and debris into the existing City hard pipe stormwater system adjacent to the site.
5. Removal of the accessory building on Lot 1 will be required prior to final plat approval.

DECISION POINT RECOMMENDATION

Approve the proposed subdivision plat in its submitted configuration, with the attached conditions.

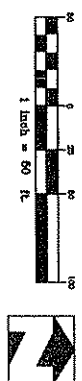
MORT ADDITION

A PORTION OF LOT 28 OF FRUITDALE, SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, T50N, R3W, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY IDAHO



- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET 5/8"x30" IRON ROD WITH PLASTIC CAP, PLS #12463
 - SET 1/2"x24" IRON ROD WITH PLASTIC CAP, PLS #12463
 - CALCULATED POINT (NOTHING FOUND OR SET)

- REFERENCES**
- R1 PLAT OF FRUITDALE - BOOK B PAGE 134 (1907)
 - R2 SHAWBACHVILLE TERRACE - BOOK E PAGE 223 (1970)
 - R3 RECORD OF SURVEY BY PLS 10899 - BOOK 24, PAGE 222 (2008)
 - R4 SIMIER ADDITION - BOOK J PAGE 348 (2005)



BASIS OF BEARING
THE LINE BETWEEN THE QUARTER CORNER OF SECTION 6 AND THE WEST QUARTER CORNER OF SECTION 6, T50N, R3W, B.M., KOOTENAI COUNTY IDAHO, IS TAKEN TO BE N0022°49'E PER (R4).



NORTH ENGINEERING, P.L.L.
3365 E. QUAD PARK CT. ST
POST FALLS, ID 83854
SHEET 1 OF 2 DATE 6/29

SS-5-10

**PLANNING COMMISSION
STAFF REPORT**

FROM: JOHN J. STAMSOS, SENIOR PLANNER
DATE: AUGUST 10, 2010
SUBJECT: PUD-4-06m.1 – REMOVAL OF “RIVERSTONE WEST” PUD
LOCATION – +/- 36.6- ACRE PARCEL ADJACENT TO RIVERSTONE
DRIVE AND BEEBE BOULEVARD

SITE PHOTOS:

A. Subject property.



DECISION POINT:

- A. Riverstone West, LLC is requesting removal of the existing PUD-4-06m that includes a land use plan and deviations to provisions of the Zoning and Subdivision Ordinances:
- A land use plan with the following land use designations: (See plan map on page 3):
 - 6.28 acre mixed use high rise area.
Mixed use high rise residential structures up to 165 feet or 15 stories.
 - 14.69 acre commercial area.
Commercial uses including retail restaurants and commercial offices.
 - 4.5 acre mixed use area.
Mixed use development that could include a mix of town homes, office, mixed use buildings with ground floor retail with residential above, commercial businesses, apartments or condos.
 - 6.17 acre public lake and 4.85 acre public park
 - Zoning Ordinance deviations:
 - Modify the allowable height for multi-family uses in the C-17 zone for the mixed use high rise area from the currently allowed 43 3/4 feet to 165 feet.
 - In the Commercial land use area, modify the design standard for parking stall widths from 9 feet to 8 feet.
 - Reduce the parking standard in the mixed use high rise land use area for multi-family uses, as follows:
 - 1 bedroom units reduced from 2 per unit to 1.5 per unit.
 - 2 bedroom units reduced from 3 per unit to 1.5 per unit.
 - 3 bedroom units reduced from 3 per unit to 2 per unit.
 - Subdivision Ordinance deviations:
 - Approve Tilford Lane, which provides access to Riverstone Park, as a private street.
- B. Evaluation: With removal of the PUD, the following would occur:
- The land use plan would become null and void and all uses allowed in the C-17 zone by right or special use permit would be allowed on every parcel within the PUD boundary.
 - The height requirement of 165 feet for multi-family uses would revert back to the current 45 feet allowed in the C-17 zone.

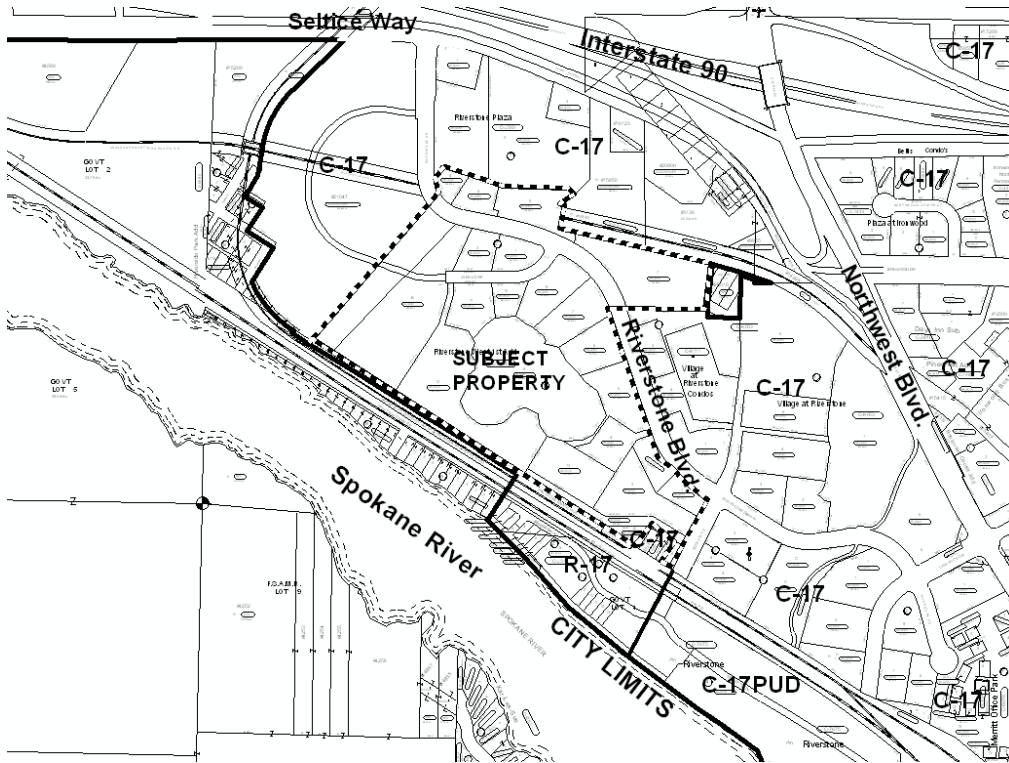
- The parking stall width would revert back to the current parking ordinance requirement of 9 feet.
- The multi family parking requirement would revert back to the current requirement of 2 spaces per unit for 1 bedroom units and 3 spaces per unit for 2 and 3 bedroom units.
- Tilford Lane is covered by a public access easement that can not be removed without approval of the City of Coeur d'Alene. This was a requirement of the final plat approval of Riverstone West 1st Addition.

GENERAL INFORMATION:

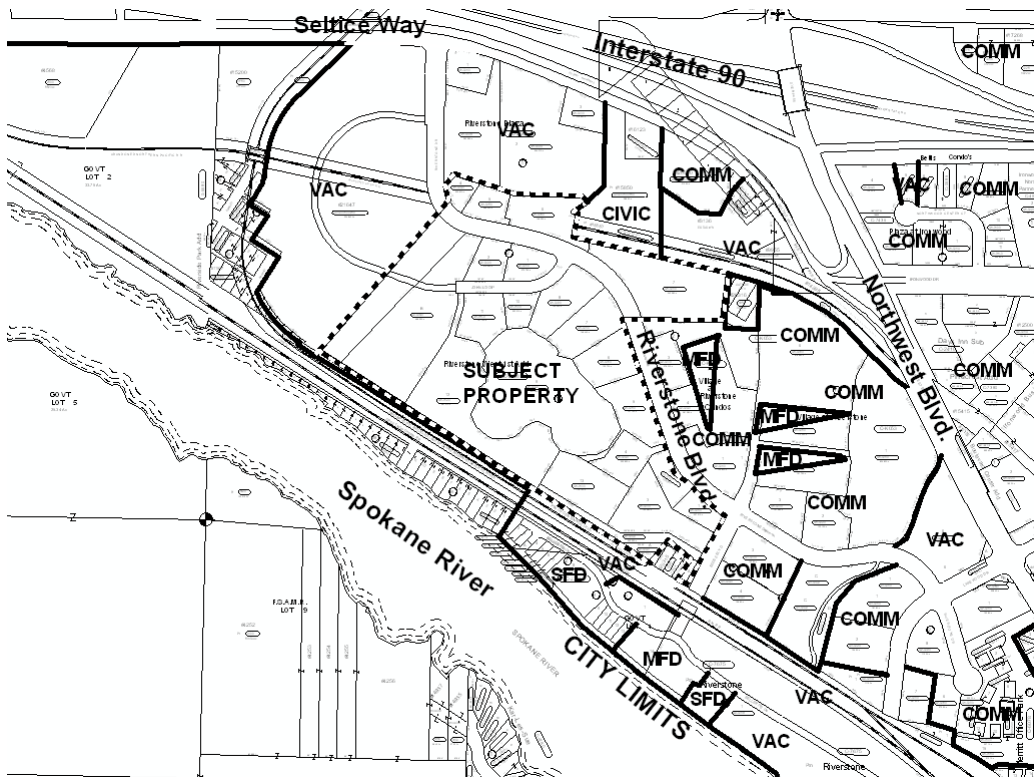
A. PUD-4-06m - Approved Land Use Plan:



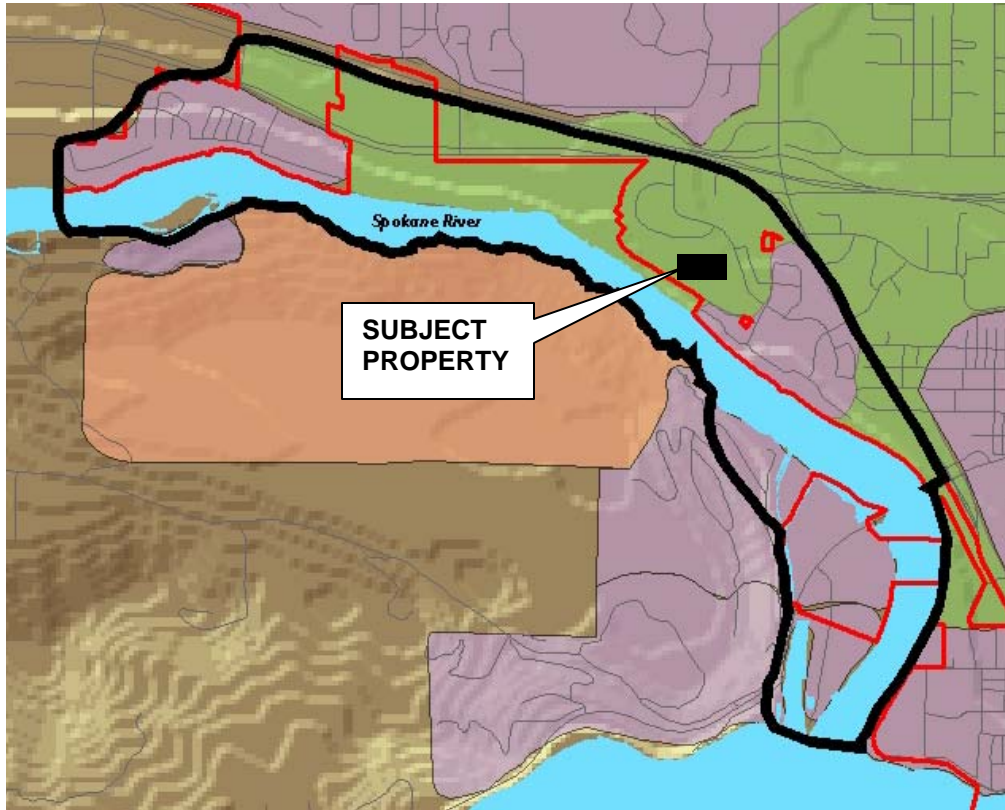
B. Zoning:



C. Generalized land use pattern:



D 2007 Comprehensive Plan designation – Transition – Spokane River District



E. Applicant: Rivermill West, LLC
104 S. Division Street
Spokane, WA 99202

Owners: SRMBR, LLC & SRMBR01, LLC
111 North Post Street, Suite 200
Spokane, WA 99201

Riverstone West, LLC
104 S. Division Street
Spokane, WA 99202

SFS Properties, LLC
524 West 6th Street
Spokane, WA 99204

River Cress, LLC
2140 Riverstone Drive
Coeur d'Alene, ID 83814

F. Land uses in the area include residential - civic, commercial retail sales & service, and vacant land.

G. The subject property is under development.

PERFORMANCE ANALYSIS:

A. **Finding #B8A: The proposal (is) (is not) in conformance with the Comprehensive Plan.**

1. The subject property is within the existing city limits.
2. The 2007 Comprehensive Plan Map designates this area as a Transition Area and in the Spokane River District, as follows:

Transition Areas:

These areas are where the character of neighborhoods is in transition and should be developed with care. The street network, the number of building lots and general land use are 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.

Characteristics of the Spokane River District:

- ✓ 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 1.13 - Open Space:
Encourage all participants to make open space a priority with every development and annexation.
- Objective 1.14 - Efficiency:
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- Objective 1.16 - Connectivity:
Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.
- 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 4.01 - City Services:
Make decisions based on the needs and desires of the citizenry.

3. 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.

B. Finding #B8B: The design and site planning (is) (is not) compatible with existing uses on adjacent properties.

The request is adjacent to and an extension of the Riverstone Master Plan development, which is a mixed-use residential, retail and office development.

Evaluation: The Planning Commission must determine, based on the information before them, that the request is compatible with existing uses on adjacent properties.

C. Finding #B8C: The proposal (is) (is not) compatible with natural features of the site and adjoining properties.

The subject property is a former gravel pit and has been remediated to create a relatively flat site that will now accommodate residential and commercial development in accordance with the proposed plan.

D. Finding #B8D: The location, design, and size of the proposal are such that the development (will) (will not) be adequately served by existing public facilities and services.

All public facilities and services are adequate and available to serve all lots within the PUD boundary and will not change with removal of the PUD.

- E. **Finding #B8E: The proposal (does) (does not) provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes.**

This requirement becomes null and void with removal of the PUD.

- G. **Finding #B8F: Off-street parking (does) (does not) provide parking sufficient for users of the development.**

The only parking requirements affected by the PUD were the parking space requirements for multi-family development and the parking stall width requirement for a commercial parking space. With removal of the PUD, the current parking ordinance requirements will apply.

- H. **Finding #B8G: That the proposal (does) (does not) provide for an acceptable method for the perpetual maintenance of all common property.**

With approval of PUD-4-06, the Planning Commission included the following condition:

1. Formation of a homeowners association with CC&R's that includes detailed maintenance responsibilities of all private infrastructure (roads, drainage structures, street lighting, and all open space areas etc.), prior to recordation of the final plat.

Evaluation: With removal of the PUD, this condition becomes null and void.

- I. **Finding #B8H: That the proposal (would) (would not) adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character (and) (or) existing land uses.**

The land use plan approved as part of the PUD designated commercial, mixed-use and mixed-use high rise residential use areas on the plan. With removal of the PUD, this plan would become null and void and development opportunities would revert back to the uses allowed in the C-17 zone including residential, civic, commercial and custom manufacturing uses. The only significant change would be that residential high-rise structures would no longer be allowed up to 165 feet and would have to meet the current height of 45 feet. As development continues in this area, the existing street pattern is designed to accommodate the increased traffic loads.

- J. Ordinances and Standards Used In Evaluation:

Comprehensive Plan - Amended 2007.
Transportation Plan
Municipal Code.
Idaho Code.
Wastewater Treatment Facility Plan.
Water and Sewer Service Policies.
Urban Forestry Standards.
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices.

Coeur d'Alene Bikeways Plan

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.

PROPERTY INFORMATION

- 1. Gross area: (all land involved): 36.60 acres, and/or _____ sq.ft.
- 2. Total Net Area (land area exclusive of proposed or existing public street and other public lands): 27.41 acres, and/or _____ sq. ft.
- 3. Total number of lots included: 18.00
- 4. Existing land use: C-17 zoned Land, Two Office Buildings, Bardenay Restaurant
- 5. Existing Zoning (check all that apply): R-1 R-3 R-5 R-8 R-12 R-17 MH-8 NC CC
 C-17 C-17L DC LM M

PROPOSED USE:

Please describe the concept of development proposed.

see below.

Proposed uses and activities:

Applicant is requesting the removal of the existing PUD. Applicant requests removal of the PUD overlay and return to the underlying C-17 zone, thereby providing applicant with more flexibility. All uses will comply with the C-17 zone and will be compatible and complimentary to the existing Riverstone improvements.

Proposed residential density: 17.00 dwelling units per acre.

Physical land alteration required by development:

None.

Proposed sq. ft./acres of open space _____ Sq.ft. _____ acres

Attach a generalized site plan of the entire parcel showing schematic indication location of the following:

- 1. buildings
- 2. public and private right-of-ways
- 3. parking and loading areas
- 4. public and private open spaces
- 5. walkways
- 6. planting areas
- 7. etc.

Existing PUD Map is attached hereto.

On a separate sheet of paper, please provide any other information, plans, drawings, as may be necessary to fully convey the scope of the project.

**S
G
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D
-
F**

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

A. INTRODUCTION

This matter having come before the Planning Commission on August 10, 2010, and there being present a person requesting removal of the existing "RIVERSTONE WEST" PUD.

APPLICANT: Riverstone West, LLC

LOCATION – +/- 36.6- acre parcel adjacent to Riverstone Drive and Beebe Boulevard

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

(The Planning Commission may adopt Items B1-through7.)

- B1. That the existing land uses are residential - civic, commercial retail sales & service, and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is C-17.
- B4. That the notice of public hearing was published on, July 24, 2010, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, July 30, 2010, which fulfills the proper legal requirement.
- B6. That 281 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on July 23, 2010, and _____ responses were received: _____ in favor, _____ opposed, and _____ neutral.
- B7. That public testimony was heard on August 10, 2010.
- B8. Pursuant to Section 17.07.230, Planned Unit Development Review Criteria, a planned unit development may be approved only if the proposal conforms to the following criteria to the satisfaction of the Planning Commission:

B8A. The proposal **(is) (is not)** in conformance with the Comprehensive Plan. This is based upon the following policies:

B8B. The design and planning of the site **(is) (is not)** compatible with the location, setting and existing uses on adjacent properties. This is based on

Criteria to consider for B8B:			
1.	Density	6.	Open space
2.	Architectural style	7.	Landscaping
3.	Layout of buildings		
4.	Building heights & bulk		
5.	Off-street parking		

B8C. The proposal **(is) (is not)** compatible with natural features of the site and adjoining properties. In the case of property located within the hillside overlay zone, does not create soil erosion, sedimentation of lower slopes, slide damage, or flooding problems; prevents surface water degradation, or severe cutting or scarring; reduces the risk of catastrophic wildfire in the wildland urban interface; and complements the visual character and nature of the city. This is based on

Criteria to consider for B8C:			
1.	Topography	3.	Native vegetation
2.	Wildlife habitats	4.	Streams & other water areas

B8D The location, design, and size of the proposal are such that the development **(will)** **(will not)** be adequately served by existing streets, public facilities and services. This is based on

Criteria to consider for B8D:

1. **Is there water available to meet the minimum requirements for domestic consumption & fire flow?**
2. **Can sewer service be provided to meet minimum requirements?**
3. **Can the existing street system accommodate the anticipated traffic to be generated by this development?**
4. **Can police and fire provide reasonable service to the property?**

B8E The proposal **(does)** **(does not)** provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes. This is based on

B8F Off-street parking **(does)****(does not)** provide parking sufficient for users of the development. This is based on

B8G That the proposal **(does)** **(does not)** provide for an acceptable method for the perpetual maintenance of all common property. This is based on

B8H That the proposal **(would)** **(would not)** adversely affect the surrounding neighborhood at this time with regard to traffic, neighborhood character **(and)** **(or)** existing land uses because

Criteria to consider for B8H:

1. Will the change in traffic flow adversely affect the livability of the surrounding neighborhood?
2. Does the proposed development "fit" with the surrounding area in terms of density, layout & appearance?
3. Is the proposed development compatible with the existing land use pattern? i.e. residential, commercial, residential w churches & schools

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **RIVERSTONE WEST, LLC** for approval of the planned unit development, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are:

Motion by _____ seconded by _____ to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Evans	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Soumas	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

**УШУН - УСУН
УШУН - УСУН**



2010 Planning Commission Priorities Progress

AUGUST 2010

Administration of the Commission's Business	
▪ Follow-up of Commission requests & comments	No new requests.
▪ Meeting with other boards and committees	None scheduled
▪ Goal achievement	Checklist of projects w/updated 6/08
▪ Building Heart Awards	Awards given as identified.
• Speakers	
• Public Hearings	2 items scheduled for September
Long Range Planning	
▪ No current projects	
Public Hearing Management	
▪ No changes anticipated	
Regulation Development by priority	
1. Zoning Ordinance Updates <i>Continued evaluation and modification of existing districts with comprehensive plan.</i> <ul style="list-style-type: none"> • Lot berming Average Finish Grade • Non-Conforming Use Reg cleanup • Screening of rooftop equipment • PUD Standards • Lighting • Re-codification or re-org to Unified Development Code 	<i>Fort Grounds Example, research on hold.</i> <i>Part of approved Commercial design guidelines</i> <i>Part of approved Commercial design guidelines</i> <i>Research begun</i>
2. Expansion of Design Review	Complete. Possible expansion in concert with revised zoning
3. Off-Street Parking Standards	To be heard by Planning Commission on September 14 th
4. Revise Landscaping Regulations <ul style="list-style-type: none"> • General review & update • Double Frontage Lot landscaping • Tree Retention 	w/Urban Forestry Also revised standards w/commercial design guidelines project Sample ord from Hinshaw given to Urban Forestry
5. Subdivision Standards <ul style="list-style-type: none"> • Double Frontage Lot landscaping • Tree Retention • Condition tracking & completion • Alternate standards to reflect common PUD issues such as: • Road widths, sidewalks, conditions for open space and other design standards 	Part of work on road width item below Sample ord from Hinshaw given to Urban Forestry Discussed (07) by DRT. Implementation pending Research in progress. Some changes part of action below In progress. Eng & Plg preparing package of changes
6. Workforce & Affordable Housing <i>Support for Council efforts recognizing that primary means of implementation in Cd'A are outside of Commission authority.</i>	North Idaho Housing Coalition presentation made. PC. Administration, Finance & Plg staff reviewing possible code amendments and procedures w/NIHC for future PC consideration.
Other Action	
Mid Town Fees-In-Lieu Parking	Approved by City Council on 1-6-09
Area of City Impact	Action completed by city & county
East Sherman Zoning	CC Consultant preparing kick-off of project
Mixed –Use Districts	Basic form complete w/M.Hinshaw
Film regulation update	Pending meeting w/ Multi Media Committee
Code clean-ups	Legal preparing package of changes
Planning Commission Vacancy	Mayor seeking applicants. Submit to Shana