

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

**DECEMBER 12, 2017**

**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:** Messina, Fleming, Ingalls, Luttrupp, Mandel, Rumpel, Ward

**APPROVAL OF MINUTES:**

**PUBLIC COMMENTS:**

**STAFF COMMENTS:**

**PUBLIC HEARINGS:**

1. Applicant: Hanley Partners, LLC  
Location: Northwest Corner of Hanley Avenue and Ramsey Road  
Request: A proposed modification to Coeur d'Alene Place PUD  
QUASI-JUDICIAL, (PUD-2-94.m.7)

**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.***



# **PUBLIC HEARINGS**



**PLANNING COMMISSION  
STAFF REPORT**

**FROM:** SEAN E. HOLM, PLANNER  
**DATE:** DECEMBER 12, 2017  
**SUBJECT:** PUD-2-94.M.7 - MODIFICATION OF COEUR D'ALENE PLACE PUD TO INCLUDE ADJACENT COMMERCIAL PROPERTY  
**LOCATION:** +/- 11.863 ACRES WEST OF RAMSEY ROAD AND NORTH OF HANLEY AVENUE (EXCEPT MAVERICK GAS STATION)

**OWNER:**  
Hanley Partners, LLC  
1421 Meadowood Ln., Suite #200  
Liberty Lake, WA 99019

**APPLICANT:**  
Lake City Engineering  
126 E. Poplar Ave.  
Coeur d'Alene, ID 83814

**DECISION POINTS:**

Hanley Partners, LLC is requesting approval of a modification of the Coeur d'Alene Place Planned Unit Development (PUD). There are two requests:

1. Allow the inclusion of commercially zoned property (C-17 & C-17L) associated with Coeur d'Alene Place into the PUD; and,
2. Modify the existing PUD multi-family parking requirements to current Coeur d'Alene parking standards.

**GENERAL INFORMATION:**

Previous Actions for Coeur d'Alene Place:

- **1992:** A-4-92 Approved
- **1994:** PUD-2-94, ZC-2-94, S-1-94 Approved
- **1998:** ZC-14-98, A-4-98 (190 acres), PUD-2-94.1 Approved
- **2000:** PUD-2-94.2, A-7-00, PUD-2-94.2 Approved
- **2005:** PUD-2-05, ZC-3-05, S-6-05 Approved
- **2007:** PUD-2-05.m (Sorbonne), S-3-07 (242 lot, Sorbonne) Approved
- **2011:** I-11-11 Rear Court yard setback "Parc Rose" Approved
- **2012:** S-3-12 (325 lot, CDA Place), PUD-2-94m.5 Approved
- **2013:** I-1-13 Adjust phasing plan for CdA Place Approved
- **2016:** PUD-2-94.m.6, S-3-12.m Bolivar 3<sup>rd</sup> Addition Approved

PUD VICINITY MAP:



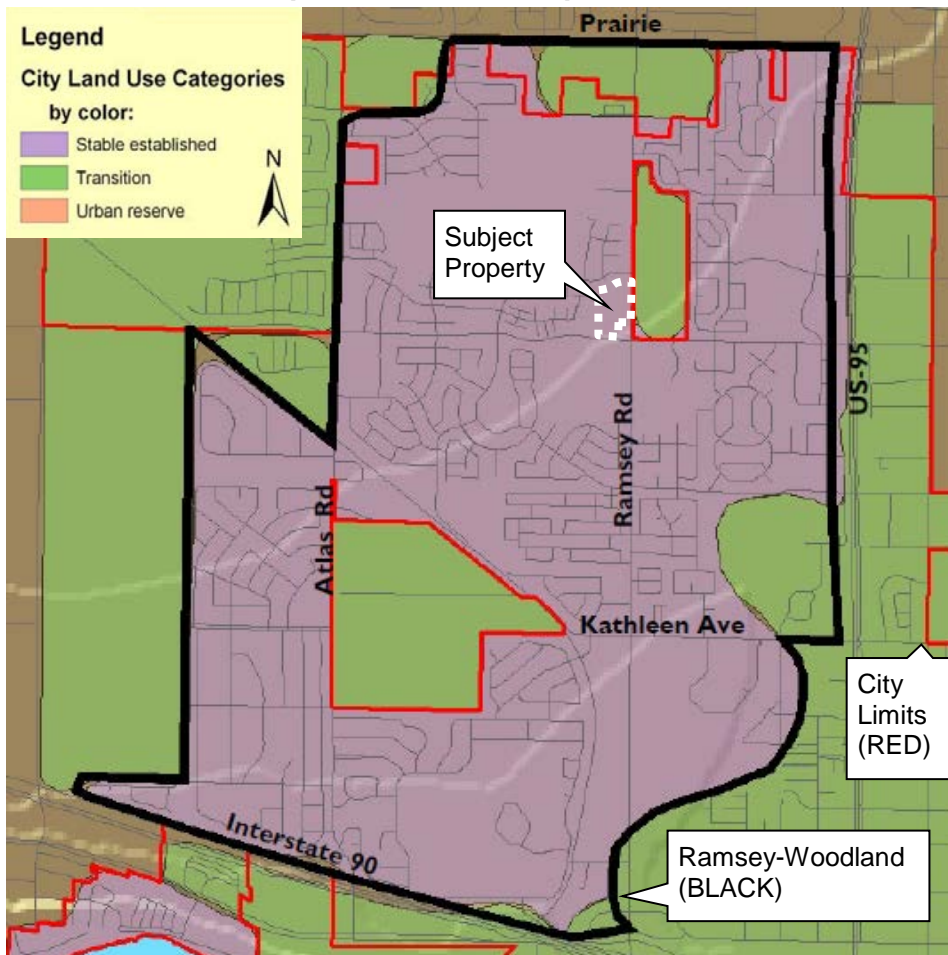
**REQUIRED FINDINGS (Modification of Existing Planned Unit Development - PUD):**

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

**2007 COMPREHENSIVE PLAN- LAND USE CATEGORIES:**

- The subject property is within existing city limits
- The City Comprehensive Plan Map designates this area as: Ramsey – Woodland.

**Atlas-Prairie Comprehensive Plan Map:**



**Stable Established:**

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.

**Land Use: Ramsey-Woodland**

**Ramsey - Woodland Today:**

The development pattern in this area is mixed with established subdivisions, such as Coeur d'Alene Place, that are continuing to expand to the north. Passive and active parks have also been provided for the residents of these housing developments. Industrial uses are prominent to the west of Atlas Road with a mix of residential zoning on the south side of Hanley Avenue.

Neighborhood service nodes can be found throughout the Ramsey-Woodland area.

## **Ramsey - Woodland Tomorrow**

Characteristics of the neighborhoods have, for the most part, been established and should be maintained. Development in this area will continue to grow in a stable manner. Lower density zoning districts will intermingle with the existing Coeur d'Alene Place Planned Unit Development (PUD) providing a variety of housing types. The northern boundary is the edge of the community, offering opportunities for infill.

### **The characteristics of Ramsey – Woodland neighborhoods will be:**

- That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Pedestrian and bicycle trails.
- Parks just a 5-minute walk away.
- Neighborhood service nodes where appropriate.
- Multi-family and single-family housing units.

### **COMPREHENSIVE PLAN GOALS & OBJECTIVES:**

- **Objective 1.11- Community Design:**  
Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.
- **Objective 1.12 - Community Design:**  
Support the enhancement of existing urbanized areas and discourage sprawl.
- **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 2.02 - Economic & Workforce Development:**  
Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.
- **Objective 2.05 - Pedestrian & Bicycle Environment:**  
Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.
- **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 3.08 - Housing:**  
Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.
- **Objective 3.10 - Affordable & Workforce Housing:**  
Support efforts to preserve and provide affordable and workforce housing.
- **Objective 3.16 - Capital Improvements:**  
Ensure infrastructure and essential services are available prior to approval for properties seeking development.
- **Objective 3.18 - Transportation:**  
Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.
- **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).
- **Objective 4.06 - Public Participation:**  
Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision making process.

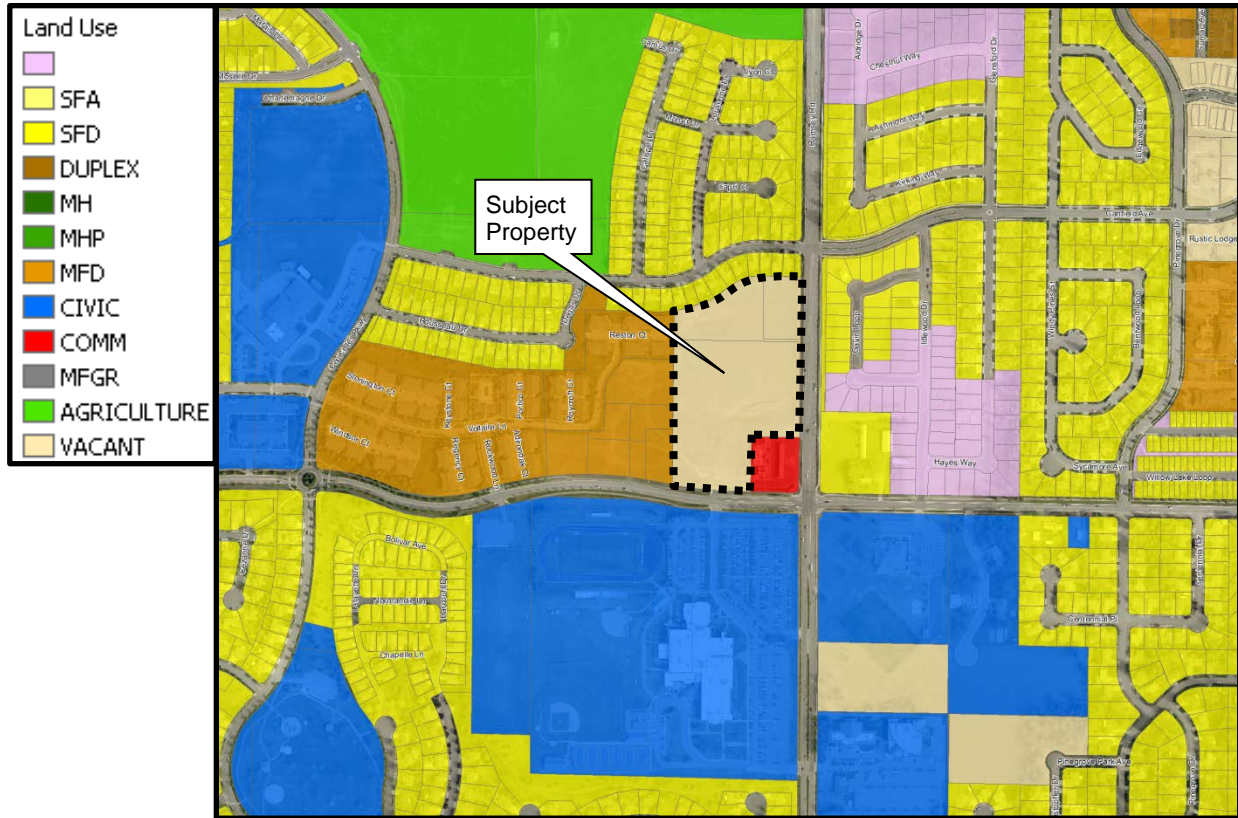
**Evaluation:** *The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

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

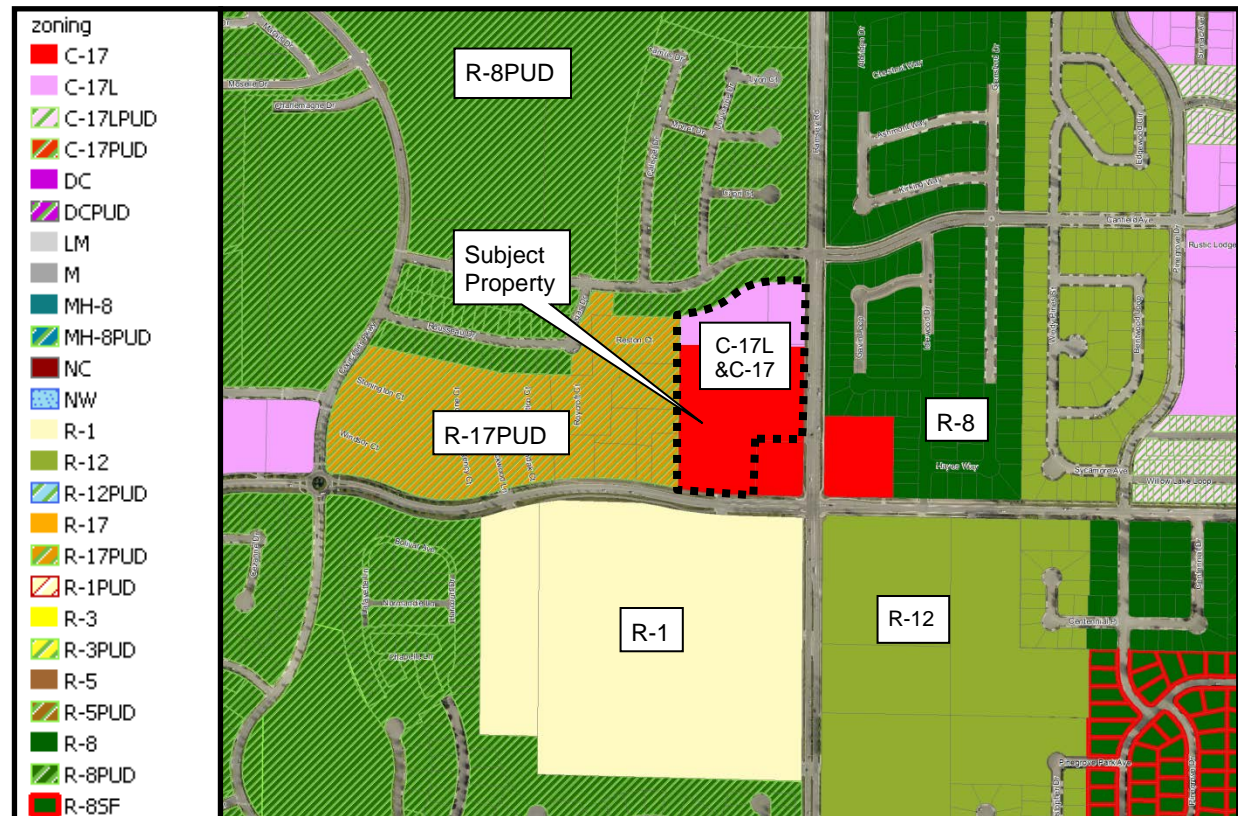
**LOCATION, SETTING, AND EXISTING USES:**

See both “Ramsey-Woodland (today and tomorrow)” descriptions from the 2007 Comprehensive Plan listed in finding #B8A above as well as finding #B8C below. Also, see the land use map, zoning map, and photos below of the subject property.

**GENERALIZED LAND USE PATTERN:**



**EXISTING ZONING:**





**PHOTOS OF SUBJECT PROPERTY:**

*Looking SW into property from northern extent of Ramsey Road (Photos: Courtesy of Google):*



*Looking east toward Ramsey along Hanley from SW corner of subject property:*



*Subject property looking north from Hanley Avenue:*



*Looking NW toward subject property & Maverick gas station from intersection:*



**Evaluation:** *The Planning Commission must determine, based on the information before them, whether or not the design and planning of the site is compatible with the location, setting and existing uses on adjacent properties.*

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

The subject property is relatively flat and vacant with Ramsey Road to the east and Hanley Avenue to the south. To the north of the subject property are single-family homes and to the west are apartments, both of which are a part of the Coeur d'Alene Place PUD. The existing Maverick fuel station is sited at the northwest corner of the intersection of Ramsey Road and Hanley Avenue. To the south of the subject site along Hanley Avenue is Lake City High School. At less than 15% slope, the subject property is hillside exempt.

**Evaluation:** *The Planning Commission must determine, based on the information before them, whether or not the proposal is compatible with natural features of the site and adjoining properties.*

**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.**

**FIRE:**

The Fire Department works with the Engineering, Water and Building Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents:

Fire department access to the site (Road widths, surfacing, maximum grade and turning

radiuses), in addition to, fire protection (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation or during the Site Development and Building Permit, utilizing the currently adopted International Fire Code (IFC) for compliance. The CD'A FD can address all concerns at site and building permit submittals.

*-Submitted by Bobby Gonder, Fire Inspector*

**WATER:**

There is adequate capacity in the public water system to support domestic, irrigation and fire flow for the request.

*-Submitted by Kyle Marine, Assistant Water Superintendent*

**WASTEWATER:**

If a different design from the Sewer Master Plan (SMP) is proposed, this project may ultimately create downstream capacity issues within the public sewer system. Prior to the permitting process, the Applicant will need to have an Idaho Professional Engineer demonstrate to the City that the ultimate peak wastewater flows generated from this project will not compromise the downstream capacity within the City's sewer system. The SMP may need to be re-modeled from this project's injection points to the convergence Manhole RAM1-10 (3720 Ramsey Road). If during the demonstration, downstream capacity issues are discovered, this project may require offsite public sewer modifications.

Sewer Policy #716 requires each legally recognized lot to have its own sewer lateral connection to the public sewer (One Lot : One Lateral Rule). If lot consolidations are not considered, then per Sewer Policy #710 & #719, a public sewer extension "to and through" the development will be required where each lot has its own sewer lateral connection (SP-716).

Presently, public sewer is available along Ramsey Road and Hanley Avenue.

*-Submitted by Mike Becker, Utility Project Manager*

**STORMWATER:**

Stormwater will be addressed as the subject area develops. It is anticipated that the development will typically utilize curb adjacent swales to manage the site runoff. All stormwater must be contained on-site. A stormwater management plan, conforming to all requirements of the City, shall be submitted and approved prior to the start of any construction.

*-Submitted by Chris Bosley, City Engineer*

**STREETS & ENGINEERING:**

The subject site is currently undeveloped. The site has frontage along the west side of Ramsey Road. Any necessary improvements to this site would be addressed during the subdivision and/or site development process. The Streets and Engineering Department has no objection to this PUD modification request as proposed.

**PARKS:**

For Permit/Site Development:

The 2017 Trails and Bikeways Master Plan calls for the completion of the existing bike path along Hanley, from its terminus to the west, to the existing trail at the Maverick gas station. The existing trail on Ramsey cannot be moved or destroyed without providing an equal or better trail along Ramsey Avenue: meaning trail width, shy distance, materials and compaction. Any Curb cuts that are made need to put the graded approach aprons on the street side of the trail so that there is no added cross slope to the trail. See the approaches at the Maverick for reference. Approaches across the trail need to have a striped crossing like the Maverick station as well.

*-Submitted by Monte McCully, Trails Coordinator*

**Evaluation:** *The Planning Commission must determine, based on the information before them, whether or not the location, design, and size of the proposal are such that the development will be adequately served by existing public facilities and services.*

**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.**

**Open Space Map (ALL OF CDA PLACE):**

- LEGEND**
- 10' ASPHALT PATH
  - ★ PRIVATE PARKS
  - PUBLIC PARKS
  - PRIVATE PARKS AND OPEN SPACE

NOTE:  
PLAN IS FOR ILLUSTRATIVE PURPOSES. INFORMATION  
SHOWN BASED ON CONDITIONS EXISTING MAY 9TH,  
2012. PLAN AND DESIGNS MAY BE SUBJECT TO  
MODIFICATION OR CHANGE WITHOUT NOTICE.



Calculation of open space from the applicant:

	Current PUD	Proposed Addition	New Total
Area	583.96 ac	11.85 ac	595.82 ac
Open Space Set Aside	77.84 ac	0	77.84 ac
Percentage	13.33%		13.06%

**Evaluation:** *The Planning Commission must determine, based on the information before them, whether or not the proposal provides adequate private common open space area, 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.*

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

As part of the request, the applicant has asked that the parking standard for the CDA Place PUD be updated to reflect the current multifamily parking requirements for the City of Coeur d’Alene. This request is made in conjunction with the request to include the property into the PUD, and if approved, will apply to the entirety of the PUD.

The reasoning for this request stems from the old city parking code standard that was determined to be excessive and updated in 2011. Prior to that time, in 1998, the applicant had requested a reduction from the old standard. There was a study done by the applicant requesting a reduction that was approved. As mentioned, since 2011, the CDA Place PUD requires more parking stalls for multifamily than the current city standard. This would align the parking standard to existing requirements, rather than the hybrid that currently exists.

**EXISTING CDA PLACE STANDARD:**

<u>Residential Uses</u>	<u>Requirement</u>
Multiple-family housing:	
1. Studio units	1.5 space per unit
2. 1 bedroom units	2 spaces per unit
3. 2 bedroom units	2 spaces per unit
4. 3 bedroom units	3 spaces per unit
5. More than 3 bedrooms	1 space per bedroom

**CURRENT CITY PARKING CODE (MULTIFAMILY):**

**17.44.030: RESIDENTIAL USES:**

Unless otherwise allowed by the relevant zoning or overlay district, the following off street parking is required for all residential uses:

<u>Residential Uses</u>	<u>Requirement</u>
Multiple-family housing:	
1. Studio units	1 space per unit
2. 1 bedroom units	1.5 spaces per unit
3. 2 bedroom units	2 spaces per unit
4. 3 bedroom units	2 spaces per unit
5. More than 3 bedrooms	2 spaces per unit

**Evaluation:** *The Planning Commission must determine, based on the information before them, whether or not the off-street parking provides parking sufficient for users of the development.*

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

A Home Owner's Association (HOA) was created with the original Coeur d'Alene Place PUD to maintain all common property and the same should apply to the subject property. A Planning condition has been requested asking that the subject property be included into the existing HOA and complies with CC&Rs.

**Evaluation:** *The Planning Commission must determine, based on the information before them, whether or not the proposal provides for an acceptable method for the perpetual maintenance of all common property.*

**PROPOSED CONDITIONS:**

**PLANNING:**

1. Any tax parcels (numbers) that were created without the city's consent be returned to their original configuration or platted through the city's process.

**WASTEWATER:**

2. Applicant is required to demonstrate to the City that this PUD Modification's sewer discharge will not deviate from the City of CD'A 2013 Sewer Master Plan (SMP).
3. Each legally recognized lot within this PUD modification is required to have its own sewer lateral connection to the public sewer.
4. All sewer facilities serving this PUD Modification will be required to be installed and accepted by the WW Utility prior to issuance of building permits.

**PARKS:**

At the time of site development or building permit, whichever comes first, the applicant must:

5. Provide a shared-use path to city/ADA standards, as required in the adopted Trails and Bikeways Master Plan.
6. Install streets trees, which are required every 35 feet within the right-of-way, on all street frontages and must be chosen from the approved street tree list.

**ORDINANCES & STANDARDS USED FOR EVALUATION:**

2007 Comprehensive Plan  
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  
2017 Trails and Bikeways Master Plan

**ACTION ALTERNATIVES:**

The Planning Commission must consider these requests and make separate findings to approve, deny or deny without prejudice. The findings worksheets are attached.

A decorative border consisting of a grid of purple diamonds in various shades, surrounding a central light purple rectangular area.

**APPLICANT'S  
NARRATIVE**



# *Amendment to Coeur d'Alene Place PUD*

## *Project Narrative*

*City of Coeur d'Alene, Idaho*

*November 1, 2017*



*126 E. Poplar Avenue  
Coeur d'Alene, Idaho 83814  
Phone/Fax: 208-676-0230*

On behalf of Greenstone-Kootenai II, we are requesting two amendments to the Coeur d'Alene Place PUD. The first amendment is to modify the current boundary of the PUD to include the Commercially zoned property abutting the west side of Ramsey Rd, north of Hanley Ave. The second amendment is to revise the required parking for one-bedroom apartments from the current PUD standard of two spaces per unit to the current City standard of 1.5 spaces per unit.

The reason for the request to amend the PUD boundary is twofold. First, as a housekeeping item to clarify that this area is included in the PUD boundary. In reviewing the record documents for the PUD, this area was always included in the Development Plan, but it became apparent that there was no clear indication whether or not this area was included in the PUD. There seemed to be conflicting maps and narratives, and the owners (Greenstone-Kootenai II) understood that the commercially zoned property was included in the PUD (see attached letter). However, city staff determined that the preponderance of evidence indicates this area was not included in the current PUD boundary. This action would clarify any discrepancies. Secondly, to ensure that any development in these zones is governed by the PUD standards and not subject to any other standards that may be imposed through the Design Review process.


From the inception of the Coeur d'Alene Place Development Plan and the PUD, the desire has been to create a community with a common design theme, governed by the same design standards, resulting in a strong sense of neighborhood identity and ownership. To introduce other standards would contradict that intention and possibly introduce undesirable elements. The overall design standards for all of Coeur d'Alene Place were carefully considered and set forth by the Planning Commission when the original plan was approved, and have been followed since that time.

Finally, enlarging the PUD boundaries would normally require additional open space to be set aside. However, under the current PUD, the amount of open space set aside exceeds the total amount required when the additional area from this request is added. As can be seen from the data in the following table, no additional open space is required to be set aside with this request.


	Current PUD	Proposed Addition	New Total
Area	583.96 ac	11.85 ac	595.82 ac
Open Space Set Aside	77.84 ac	0	77.84 ac
Percentage	13.33%		13.06%

The reason for the request to amend the parking requirements for one-bedroom apartments is that we believe that the revised City standards of 1.5 spaces per unit more accurately reflects the actual parking demand.

We feel that these amendments are in keeping with the original intent of the Development Plan, that it will result in a more homogenous and consistent development within Coeur d'Alene Place, and that it would enhance the surrounding area. Thank you for your consideration.



# **FINDINGS**



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

**A. INTRODUCTION**

This matter having come before the Planning Commission on December 12, 2017, and there being present a person requesting approval of PUD-2-94.m.7: A modification of Coeur d'Alene Place PUD to include adjacent commercial property.

APPLICANT: HANLEY PARTNERS, LLC.

LOCATION: +/- 11.863 ACRES WEST OF RAMSEY ROAD AND NORTH OF  
HANLEY AVENUE (EXCEPT MAVERICK GAS STATION)

**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 and commercial.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is C-17L and C-17.
- B4. That the notice of public hearing was published on, November 25, 2017 which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on December 1, 2017, which fulfills the proper legal requirement.
- B6. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B7. That public testimony was heard December 12, 2017.
- 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

<b>Criteria to consider for B8B:</b>	
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

<b>Criteria to consider for B8C:</b>	
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

**C. ORDER: CONCLUSION AND DECISION**

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

Special conditions applied are:

**PLANNING:**

- 1. Any tax parcels (numbers) that were created without the city's consent be returned to their original configuration or platted through the city's process.

**WASTEWATER:**

- 2. Applicant is required to demonstrate to the City that this PUD Modification's sewer discharge will not deviate from the City of CD'A 2013 Sewer Master Plan (SMP).
- 3. Each legally recognized lot within this PUD modification is required to have its own sewer lateral connection to the public sewer.
- 4. All sewer facilities serving this PUD Modification will be required to be installed and accepted by the WW Utility prior to issuance of building permits.

**PARKS:**

At the time of site development or building permit, whichever comes first, the applicant must:

- 5. Provide a shared-use path to city/ADA standards, as required in the adopted Trails and Bikeways Master Plan.
- 6. Install street trees, which are required every 35 feet within the right-of-way, on all street frontages and must be chosen from the approved street tree list.

Motion by \_\_\_\_\_ seconded by \_\_\_\_\_ to adopt the foregoing Findings and Order.

**ROLL CALL:**

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Mandel	Voted _____
Commissioner Rumpler	Voted _____
Commissioner Ward	Voted _____

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

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

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

\_\_\_\_\_  
CHAIRMAN TOM MESSINA