

**PLANNING COMMISSION WORKSHOP
MINUTES
JANUARY 11, 2022
LOWER LEVEL – LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Tom Messina, Chairman
Jon Ingalls, Vice-Chair
Lynn Fleming
Peter Luttropp
Sarah McCracken
Brinnon Mandel

STAFF MEMBERS PRESENT:

Hilary Anderson, Community Planning Director
Sean Holm, Senior Planner
Shana Stuhmiller, Public Hearing Assistant
Randy Adams, Deputy City Attorney

COMMISSIONERS ABSENT:

Phil Ward

CALL TO ORDER:

The meeting was called to order by Chairman Messina at 12:00 p.m.

WORKSHOP:

Envision Coeur d'Alene (Comprehensive Plan Update and CDA 2030 Vision Validation and Implementation Plan) – Project Recap and Component Review, Mock Staff Report/Public Hearing Findings Example, Next Steps, and Discussion

Presented by: Sean Holm, Senior Planner

Sean Holm, Senior Planner provided the following statements

Planning Commission, the public, CDA 2030, City staff, and our consultant MIG have worked diligently over the last 2+ years in preparation for a new 20-year comprehensive plan to guide future growth and potentially function as a strategic plan for the community. The effort has also been a major collaboration with CDA 2030 to engage the public and update their vision and implementation plan.

He provided a Power Point presentation highlighting the areas to be discussed. Please [click](#) here to view the presentation.

Envision Coeur d'Alene Plan- Component Review

- Part I: **Plan Background and Organization**
- Part II: **About Coeur d'Alene**
- Part III: **Policy Document (+ Implementation appendix)**
- Part IV: **Land Use and Design**

Mock Staff Report/Public Hearing Findings

Next Steps

COMMISSION COMMENTS:

Commissioner Ingalls commented that was a great presentation and appreciates staff's efforts and leadership for the Comprehensive Plan that is heading in the right direction and looks like it's ready to go. He added that he likes the mock staff report which really illustrates how we are going to see this plan before us. In the past, we have longed for a better tool to use when addressing upcoming projects. He commented that he is excited with the addition of a land use map and place types to use when we are looking at projects -- it will be a great tool. He asked about the special areas that we have in the city and as an example, if we replaced the example of the staff report with another project, like on the hillside, would we need additional criteria to make a decision. Mr. Holm explained that we have a Hillside Code and explained a staff report would reference those conditions if the lot is over 15% then the Hillside Ordinance applies which is addressed at the time a building permit is issued. He added that the previous comprehensive plan addressed the Hillside Ordinance and noted it is also addressed in the new comprehensive plan.

Commissioner Fleming noticed we have included an existing and future plan for trail/bicycle and walking network, but a future transportation plan is not included. She explained if we are going to build higher density that's going to equal more people and more cars, and she isn't a fan of cars or black top. She added that we have the infrastructure and roadways, and questioned why aren't we trying to improve what the Coeur d'Alene Tribe gave us which was a loop bus system running from Atlas Road, Ramsey and down Sherman. She explained that we have a surplus of money in our state to provide funding that could be used to upgrade our existing bus system to provide a route that goes from Coeur d'Alene to Post Falls and she is frustrated that we are lacking a bus system. Mr. Holm explained that the city is partners with Citylink that has limited funding and added that he and Ms. Anderson rode the bus and asked those same questions and they said it had to do with ridership. Commissioner Fleming commented that this is needed to help the environment, ground and save the roadways. Ms. Anderson clarified that there are two action items in the implementation plan for the document addressing the partnership with Citylink and the effort that they have underway when looking at the future of transportation in the community and actively seeking funding for improving the network, expanding the network and pursuing grant funding for covered bus stops.

Commissioner Luttrupp inquired what can we do to assist in this process since this is a large project and the longer, we delay it will become more expensive.

Commissioner Mandel questioned if the implementation plan will be available to look at and questioned how our Comprehensive Plan aligns/ties into regional efforts from KMPO and if there are any activities or objectives aligned with regional efforts. Mr. Holm answered yes. There are regional action items in CDA 2030's implementation plan, and the City's implementation plan. He added that the city has influence within our city boundary and outside of that is where Coeur d'Alene 2030 has more influence and explained that the policy document staff has been working on that portion for the last five months, and it

will be part of the draft plan.

Commissioner Luttrupp inquired what is the difference between CDA 2030 and the City's roles for this process. Mr. Holm explained that CDA 2030 can act as a regional entity, so they can help bring things as an example; bringing water beyond city limits including the shorelines to look at the bigger picture, they look at our relationship with the Coeur d'Alene Tribe and the county. Commissioner Luttrupp commented that some of this is a "political" process and if he wanted something done who would be the person able to answer that question. Mr. Holm explained that CDA 2030 is one of the partners that can "get us to the table" to identify our highest priorities and get people together. Commissioner Luttrupp inquired if I have a question for CDA 2030, what is the process. Ms. Anderson explained how action items work and that Coeur d'Alene 2030 is identified as a convening authority and that their job is to oversee the process by pulling the lead partners and supporting partners together to complete priority action items.

Commissioner McCracken commented that she serves on the board of CDA 2030 and that any board member would be happy to receive an email with questions. She explained that with most action items, we will be a joint partner with CDA 2030 because there is some element that will be part of the City. She added that transportation is a good example where the city is a small partner with other various entities. She commented that CDA 2030 isn't an authority on any of the action items and explained that the few they have are ones the community has identified as something they want to see in the future but not a clear leading person/organization on that yet. She added we have spent a lot of time who should take the lead on some of these issues that can be delegated. Chairman Messina inquired who are the partners. Commissioner McCracken explained could be a number of things as an example transportation would have as a partner CDA 2030 and the City, and supporting partners would be Citylink or KMPO and other cities, and that the list gets long with some having maybe 15 partners for a regional action. One example, like the trail system, might just be for city trails and might have supporting partners like users of the Centennial Trail. Mr. Holm noted an example of where the actions will be located within the Comprehensive Plan. Ms. Anderson explained that this is a detail in the implementation plan which is a State requirement of the Comprehensive Plan and as a commission you won't ever get into the action items with the staff reports keeping it at the goal/objective level and that the actions is how we implement those objectives/goals.

Mr. Holm explained the next steps.

- January 25th, City Council/Planning Commission
- February 8th – Planning Commission public hearing
- February 15th – City Council approval for adoption

Chairman Messina inquired if City Council will be updated prior to our joint workshop on January 25th. Ms. Anderson responded that we have had sent them updates with a number of videos which we will share again as a refresher and encourage them to watch this recording too.

Commissioner Luttrupp questioned if there will be any effort to bring groups back together to give them an update. Mr. Holm explained that we had a virtual open house and an opportunity to contact staff for a meeting in person and difficult to find a venue big enough to house everyone with the pandemic so we had a Zoom meeting which wasn't widely attended and the feedback we received is that we already provided our comments and ready to bring it forward. Commissioner McCracken clarified that we did receive feedback on various items and the process of updating the action items and getting input from partners has been very tedious.

Commissioner Ingalls suggested at the joint workshop with council to walk them through the mock staff report that is so valuable and a great tool and appreciates will now have a land use map which is powerful. He stated that the other comprehensive plan was very general and the new plan will now direct where density and growth within the city should be directed. He noted that people are concerned about protecting existing neighborhoods and this new plan will do that.

Ms. Anderson noted that CDA 2030 will be in attendance at the joint workshop and will be able to provide some opening remarks, the value of the partnership and you will meet the new Executive Director, J.J.

O'Dell.

ADJOURNMENT:

Motion by Fleming, seconded by Mandel, to adjourn the meeting. Motion approved.

The meeting was adjourned at 1:10 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant