

**PLANNING COMMISSION
MINUTES
FEBRUARY 23, 2021, WORKSHOP
Virtual (Zoom.us) and In-Person
LOWER LEVEL – LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Tom Messina, Chairman
Jon Ingalls, Vice-Chair
Lynn Fleming (Zoom)
Peter Luttrupp
Lewis Rumpler (Zoom)

STAFF MEMBERS PRESENT:

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

COMMISSIONERS ABSENT:

Brinnon Mandel
Michael Ward

CALL TO ORDER:

The meeting was called to order by Chairman Messina at 5:30 p.m.

WORKSHOP:

A discussion on Envision Coeur d'Alene, which is an update to the City's Comprehensive Plan and CDA 2030's Vision and Implementation Plan. This workshop will focus on a future land use map to guide growth in the City over the next 20 years.

Sean Holm, Senior Planner made the following statements

- He stated tonight we will have a presentation and discussion on place types, a future land use map, relationship to zoning and discuss the next steps for the Comprehensive Plan.
- He referenced a timeline on what has been done on the Comprehensive Plan from the beginning of last year and stated we are now in phase 4 on the timeline.
- He stated that tonight staff is focused on getting input on the land use portion in the Comprehensive Plan with the goal to bring forward a copy of the Draft Comprehensive Plan first to Planning Commission and then to Council for approval in June.
- He explained the goals to be discussed at the workshop tonight:
 - Confirm Direction of the Draft Land Use Map
 - Future Locations for mixed-use, employment, and commercial areas.
 - Application for Place Types for future Historic Districts
 - Existing Planned Unit Development.

Mr. Holm concluded his presentation and introduced Alex Dupey, MIG

Mr. Dupey provided the following statements:

- He stated that the Compact Scenario was picked as the most popular scenario by the Planning Commission and Council and that the District Scenario was the second most popular.
- He stated since the December meeting where we presented a couple maps showing the areas where Vacant Lands and Redevelopment Lands located within the city and from looking at these maps Coeur d'Alene is limited in available vacant land within the city limits with some of the redeveloped land that has outlived their life span that is potentially ripe for redevelopment within the commercial core.
- He questioned how can we look at these old commercial "big box" retail sites that are vacant or seeing the end of their life and how can they transition over time.
- He described the draft future land use map showing the different scenarios District and Compact to help provide guidance where these potential land uses might go. He explained even though we are placing these scenarios on top of zoning, staff is not proposing changes to the official zoning map.
- He stated the areas with potential change are more located in the central spaces such as the District or Compact that raise the question if those districts should be commercial versus mixed use and what will that growth look like over time based on the future land use map.
- He indicated on the map for East Sherman that the community wanted to see some mixed use and commercial.

Commissioner Luttrupp inquired if the existing residential areas will be changed. Mr. Dupey explained the areas that are zoned residential will not be changed and that the land use map is a guide, not a mandate on how the city expects to grow over the next 20 years.

Mr. Holm stated an "Employment Center" located along East Sherman would need a large area located near I-90 transportation and requested Planning Commission input on where to place it.

Commissioner Luttrupp questioned if staff met with the property owners on East Sherman and inquired what their input is on this area. Ms. Anderson explained that there is a draft revitalization plan for East Sherman that has not yet been adopted by Council, with people's interest in mixed use that concurs with the comment from Chairman Messina that this plan is just a vision by the community wanting to see more change, walkability, and more places for jobs. She added that the majority of businesses on East Sherman are zoned C-17 zone which would allow an employment center and opportunity to do something cool.

Chairman Messina commented the city has received a lot of public input and used the input received to come up with a plan people can agree on.

Commissioner Luttrupp stated he supports walkability and likes seeing a concentration of businesses like neighborhood centers we currently have providing something more general and not specific as an example, on Schreiber Way which is zoned manufacturing, we have had many special use permits approved which gives the applicant more flexibility in that specific zone.

Mr. Dupey explained the job of a place type is meant to be used as general guidance and not used for specific zoning districts that defines specific building heights, parking, building height etc.

Commissioner Ingalls explained within the current Comprehensive Plan we use "chapters" that define areas in Coeur d'Alene such as: Spokane River Area; Woodland Area; Hillside Area; etc. and now with the revision of the new Comprehensive Plan with the addition of a land use map will replace those "descriptions" when making a decision on a project. Ms. Anderson explained that the Land Use Map is only a tool to use when making a decision.

Commissioner Fleming stated it would help to have a map showing the areas that are blighted and vacant to determine where we need to put multi-family, workforce housing etc. Mr. Dupey explained that we aren't proposing density changes for existing residential neighborhoods.

Mr. Dupey clarified that a vacant parcel map and redevelopment map was generated to help with the creation of the draft land use map presented at the workshop.

Commissioner Ingalls questioned if there was a recommendation on the three place types with a preference of one over the other.

Mr. Holm stated at the December 8th Planning Commission meeting, the feedback we received was let's have higher density within the Compact Scenario place type with the District Scenario place type more of a "hybrid" version of Compact and District south of I-90. Mr. Dupey suggested to get more discussion on specific areas where these place types fit in the city so we can comeback with a more refined map.

Commissioner Luttrupp questioned why is there a need to increase density. Ms. Anderson explained we are not trying to increase density, but trying to accommodate population growth that's anticipated.

Commissioner Fleming commented she would like to discuss where in the city to place high rise buildings Mr. Dupey stated that's a great idea and suggested to think about a place type for PUD's that allow taller buildings. Commissioner Fleming suggested putting taller buildings North of I-90 near the abandoned retail outlets or across the street adjacent to shopping opportunities and explained by going "vertical" would give a lot of opportunity for development on Government Way and Howard Street.

Ms. Anderson inquired if the commission would like to suggest other areas in the city for placing higher use residential in order to comeback with a more refined land use map.

Commissioner Ingalls commented that the 95 corridor and on N. Government Way is a lot of old tired properties and when going north the busier corridors are removed with the sensitive "not in my back yard" properties decreased.

Commissioner Fleming suggested looking at more transportation driven versus walking on foot and from Appleway looking west there is not a lot of areas to walk. She commented that on Best Avenue it could be a nice "work live play" area with the stretch from 4th to 15th a good opportunity to provide higher density projects that provide decent walkable areas with parks nearby and suggested placing mixed use developments in this area.

Mr. Dupey inquired if there were other areas in the city that should be addressed.

Mr. Holm suggested maybe the Government Way area north of Harrison Ave. to Ironwood Dr. could become a redevelopment corridor.

Commissioner Ingalls explained that from Annie to 4th and from Government Way to Third and from Ironwood down to Hazel where Daft Badger is located including the bus barn is a "hodge-podge" area screaming to be something different.

Ms. Anderson concurred that area is a mix of things and local residents call themselves the "NoHa" area north of Harrison which is its own district and questioned if we should allow change in that area.

Discussion ensued on areas in town such as small neighborhood that need direction with growth.

Mr. Dupey explained that the three proposed place types aren't going to change the underlying zoning and by adding the Land Use Map will be a helpful tool to use when looking at these areas that might be considering a change to the use will serve as a guide to what might be appropriate for that area.

Ms. Anderson noted some confusion on the definition of the Employment Center place type and inquired if it should be allowed to be scalable like the other mixed-use place type. Mr. Dupey explained that the employment center is considered a higher scale place type, likely more "auto" oriented which could be a call center, office building or a number of uses focused on employment without residential. Mr. Holm commented that he agrees with that definition and that our current code states a hospital is considered civic and if the definition changes from civic to employment center that needs to be addressed now. Ms. Anderson commented that a hospital would be a good employment center with potential growth in that

area and another thought is to have neighborhood commercial considered an employment center maybe on East Sherman for businesses to cluster together without it being a "Schreiber Way" area that is almost exclusively manufacturing or light manufacturing zoning with a multitude of special use permits for commercial/service uses.

Mr. Dupey questioned if we should look at a taller mixed-use type as another place type. Commissioner Fleming explained with the amounts of land that will be limited based on projected growth we should provide some high-rise clustering and make it livable by providing a destination point for high rise housing because as we age, we need elevators based on future growth estimates. Commissioner Rumpler concurs with the ability to use height to accommodate growth we don't have options. Mr. Dupey commented maybe those could be grouped with employment center or other areas.

Commissioner Luttrupp questioned what is the purpose of having taller buildings. Commissioner Fleming answered that it's for capacity to go up because we have a shortage of land. Commissioner Ingalls stated another reason could be affordability and explained articles in the paper stating that home prices have went up a half-million dollars with no inventory and people who want to live here we need to provide buildings that would provide housing stock, missing middle etc. Commissioner Luttrupp inquired if we are going to change the height limit. Ms. Anderson explained that the R-34 special use permit allows for 63 feet in height and downtown we have the maximum is 220 feet in height and then we have C-17 that allows unlimited height only if it is 51% more commercial, and questioned if we are going to guide the future, what would be the appropriate height. Mr. Dupey stated we can look at that place type to see if we can provide a better definition since there is zoning that allows more scale to buildings and may be add one to accommodate something like that. Mr. Holm explained through the Comprehensive Plan its general in nature would rather see a range then a specific height which would trigger an ordinance change.

Chairman Messina asked can we do a height range in an area. Ms. Anderson explained that the Comprehensive Plan is a tool for us to guide development allowing to change the zoning code after the Comprehensive Plan is updated, in case we need to tweak zoning districts or clarify zoning districts. Commissioner Ingalls commented that he likes flexibility and would like to see some of these mixed-use areas to be categorized. Mr. Dupey suggested that the zoning is the regulatory decider what is allowed and place type is to provide guidance for that. but the zone will dictate the use and what he is hearing from this discussion is to maintain the flexibility with the heights within the place types and will look at the place types to make sure they align with future zoning.

Historic Districts:

Mr. Dupey explained that recently the community has had discussions on a Historic District if it should have a place type and questioned how should we incorporate this within the Comprehensive Plan or suggested it could have its own place type as an overlay district where you could apply it with a base zoning.

Chairman Messina inquired if staff could explain how a property becomes an historic district. Ms. Anderson explained its time consuming and currently we have the Fort Grounds neighborhood has the designation with the Garden District in the process of doing a detailed survey of all the properties within the district to determine if the properties are historic in nature. She added that future requests we would be working with our State Historic Preservation Office and our Historic Preservation Commission to process those requests and once that is done, they will be recognized through the National Register of Historic Places as a district. She stated recently that staff have had a discussion with the Historic Preservation Commission on how to role the historic plan within the Comprehensive Plan and do we look at recommendations through the Comprehensive Plan to change the zoning code to allow people to create historic district in the zoning code to give it more "teeth". Chairman Messina questioned how do we keep this timeline on track. Ms. Anderson stated this could be an overlay and once the Comprehensive Plan is done look at the zoning if there are some action items supported by Planning Commission and Council.

Planned Unit Developments:

Mr. Dupey questioned if we should have a place type just for PUDs since there are many existing within the city that have their own development requirements, density and uses.

Commissioner Ingalls commented that makes sense and gave an example of the development called Bellerive that is complicated and been before this commission many times for things to be tweaked. He liked the suggestion since these need some special attention.

Recap of Planning Commission direction for staff:

- Review the draft land use map to identify blighted areas primed for changes (such as density, height, and/or use)
- Protect existing single-family neighborhoods while allowing for sensitive changes where appropriate
- Add the following “place types”:
 - Historic
 - An increased height mixed use
 - Planned Unit Development (PUD)
- Define large civic uses in the land use map (such as the hospital) as “employment centers”

Next steps:

- Mr. Dupey stated this input has been helpful.
- He stated from tonight’s input will go back make modifications to the refined map.
- He stated that City Council requested to have a joint workshop with the Planning Commission to talk about the Land Use Map and looking at a date in March and after that workshop is done be able to start the draft plan and hopefully in April come back to the Planning Commission with a draft Comprehensive plan for review and then to Council in June for approval.

Ms. Anderson added that Council did ask for some additional public input an we were brainstorming how the best way to do that and maybe doing a “Virtual Townhall Meeting” might be the best way for input which will be a challenge because of COVID-19.

Mr. Dupey thanked everyone for their input.

ADJOURNMENT:

Motion to adjourn.

The meeting was adjourned at 7:27 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant