MINUTES OF A CONTINUED MEETING OF THE
COEUR D'ALENE CITY COUNCIL
HELD IN THE LIBRARY COMMUNITY ROOM
ON OCTOBER 7, 2020 AT 11:00 A.M.

The City Council of the City of Coeur d'Alene met in continued session with the Planning Commission in the Library Community Room held at 11:00 A.M. on October 7, 2020, there being present upon roll call a quorum.

Steve Widmyer, Mayor

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

Tom Messina	) Members of the Planning Commission Present
Brinnon Mandel	)
Michael Ward	)
Lewis Rumpler	)
Jon Ingalls	)

| Peter Luttropp |) Members of Planning Commission Absent |
| Lynn Fleming |) |

STAFF PRESENT: Troy Tymesen, City Administrator; Randy Adams, Deputy City Attorney; Renata McLeod, City Clerk; Hilary Anderson, Community Planning Director; Sean Holm, Senior Planner; and Kenny Gabriel, Fire Chief; Craig Etherton, Fire Inspector; and Nick Goodwin, Urban Forester.

CALL TO ORDER: Mayor Widmyer called the meeting to order and noted that the purpose of the meeting was to hear the update regarding the Envision CDA Project (Comprehensive Plan Updates).

ENVISION CDA LEADERSHIP BRIEFING

Senior Planner Sean Holm thanked everyone for their attendance. He introduced Alex Dupey with MIG, Inc. who is the consultant presenting the information today. Mr. Dupey noted that they had solicited a lot of public input this summer. He noted that they met with advisory committee and stakeholders to gather input on policy and land use scenarios. The community conversations included partners representing health, safety, environment, education, economic development, and transportation who provided input regarding visions and principals. He noted that the survey that launched in July had 1,000 ± responses. Wherein respondents were able to self-select which portions of the survey they would like to complete. Highlights of the survey

include prioritization of actions and land use concepts. The majority of respondents were citizens of Coeur d'Alene. It was clarified that some people that lived out of the city limits may work or own a business within the city. The Community Advisory Committee and focus groups were able to review the public input and discussed the highest areas of potential growth/land use concepts. He reviewed the projected growth concepts based on KMPO projections and noted that many citizens expect a much faster growth rate. Mr. Dupey broke growth scenarios into three categories, Compact, District, and Corridors. The survey results include input promoting walkable neighborhoods, closeness to employment, and a variety of housing options. Mr. Dupey reviewed the different place types and suggested they would remain about the same in existing neighborhood infill, such as replacing a single-family dwelling with a new single-family dwelling or small vacant lots being developed into single-family. He also reviewed the Area of City Impact (ACI) inputs for housing and job growth.

The planning team is seeking input regarding which land use scenarios are a good fit, are there priority areas to focus on, and what are the most critical action to address in the plan. They are recommending that there is public acceptance of "District" or "Compact" scenarios based on the survey results, which can be used to develop a draft land use map. Additionally, the team recommends utilizing the public input to enhance the current special areas within the existing comprehensive plan, such as East Sherman, Health Corridor, and Mid-town. They would like to convene members of existing focus groups, city, CDA 2030 to further prioritize actions and identify lead partners.

Mr. Dupey noted that the next steps include a traffic analysis with scenarios, including the ACI, which will be a broad scale review of the impact of the different types of growth. They will complete a draft envision plan, and conduct a final leadership committee survey regarding equity, inclusion, and housing definition. The last piece of the timeline is the adoption of the plan, which will most likely be ready in early 2021.

DISCUSSION: Councilmember McEvers noted that it was surprising to see that the survey results noting that health and safety didn't come up as the top priority. Mr. Dupey noted that it is shown as lower; however, due to the spread in survey results it still received many votes. Councilmember Wood questioned if retail was still projected as the largest job growth area. Mr. Dupey explained that it is still a part of the jobs, but at a different scale in a corridor area. Councilmember English asked if multifamily means 4 or more units. Mr. Dupey clarify that multi-family could be a mixed use or multifamily development. Within a District they were a little more focused on mixed use. Councilmember English asked if the goal of affordable housing, workforce and/or subsidized housing would need to be in the multifamily areas. Mr. Dupey noted that it would depend; however, it was clear from the public input there needs to be more variety in housing options which would result in some affordable options. Councilmember McEvers asked for clarification regarding what the action items are. Mr. Dupey explained that the actions are broad reaching based on the six principles. One example, is working on the Coeur Housing regulations that the city is already working on, and clarified that there are approximately 150 other action items. He noted that there could be a section with principles, goals and objectives within the Comprehensive Plan and another piece with specific actions within the appendix. The goal is to provide more clarity to City, staff, and developers. Councilmember Wood asked for clarification regarding the education and learning category and

questioned what the City's role would be. Mr. Dupey noted that the Education & Learning focus group included School District and higher ed representatives and clarified that the City is a partner but not the lead in this category.

Mayor Widmyer asked for clarify regarding how affordable housing will be noted within the plan. Mr. Dupey explained that there are a number of actions that talk about affordability and they will come back to determine how the city wants to define affordability. This plan will help provide guidance of what it looks like but not setting specific goal of numbers to be built. Councilmember Gookin noted that many people within the community are concerned about preservation of historical neighborhoods, and wondered if it will be included in the final plan. Mr. Dupey confirmed that it would be in the plan under Growth & Development or Community & Identity, there are several within those principals. Councilmember Miller asked for clarity regarding what is needed from Council such as input on the type of buildings that can be built where? She noted that an overlay map on top of the land use map address ability to change current zoning when deciding those requests. Mr. Dupey noted that the land use map would look like the zoning map but would outline developable properties and clarified that vacant land use would depend on its location and surrounding uses. Councilmember Miller asked if the plan will incorporate neighborhood nodes, which would help to reduce traffic flow. Mr. Dupey noted that they would need to determine what place types and location nodes the city would want and where. For example, the City of Boise puts circles on their land use maps indicating acceptable node and mixed-use categories. Councilmember Wood asked what is the most important element for a successful city plan. Mr. Dupey explained that a successful plan is one that helps balance existing land use with desired land use, based on community input such as: not being stuck in traffic, provide for walkability, and more choices in retail. He noted that flexibility is key but having guidance is important. Councilmember McEvers noted that in past plan updates growth was based on sewer treatment plant capacity, and questioned how population growth was determined for this plan. Mr. Dupey explained that current land use/opportunities were studied, then it will be turned over to water and wastewater facilities to plan for their needs and then the City Council can determine what is appropriate. He further clarified that they reviewed the ACI and what could occur over the next 20 years.

Mayor Widmyer clarified that other updates will continue to be provided to the Council to provide opportunity to give input along the way. Discussion ensued regarding what the Council needs to further understand before providing direction. The Mayor suggest that an additional workshop be held before the draft plan is develop in order to ensure it is going in the right direction and suggested planning staff provide a summary of what has been done to this point.

Mr. Holm noted that he will provide the Council with additional information, so that at the next workshop they will be prepared to determine the land use scenario recommendation between the "District," "Corridor," and "Compact." He noted that they are looking at the transportation elements and will provide information along the way. Community Planning Director Hilary Anderson noted that they will send the policy document to Council for review, as well as the KMPO (Kootenai Metropolitan Planning Organization) transportation results.

Commissioner Messina noted that the Planning Commission has had a few meetings on this already, and believes they have had more time to discuss the items and its usability. They will

continue to review the information and would appreciate continued dialog with the Council. He also noted that the Coeur Housing Committee has been meeting and will include those updates in the comprehensive plan.

Mayor suggested that the next meeting be in a large enough venue to meeting in-person with the Planning Commission and Mr. Dupey.

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

The meeting adjourned at 12:44 p.m.

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Steve Widmyer, Mayor

ATTEST:

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Renata McLeod, CMC
City Clerk