

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

FEBRUARY 10, 2009

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, Luttropp, Rasor, Messina, Klatt, (Student Rep), Anderson (Alt. Student Rep)

PLEDGE OF ALLIGANCE:

APPROVAL OF MINUTES:

January 13, 2009

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

OTHER:

1. Approval of findings for:
 - a. A-7-08, 1130 E. Skyline Drive
 - b. ZC-1-09, S.W. corner of Hwy 95 and Hanley Avenue

ADMINISTRATIVE ITEMS:

1. Applicant: Zanetti Bros. INC.
Location: N.E. corner of Appleway Avenue and Ramsey Road
Request: Proposed 4-lot preliminary plat "Zanetti Subdivision"
SHORT PLAT, (SS-1-09)

2. Applicant: Kenneth A. Wilkinson
Location: The W. 90 ft. of lots 7 & 8, and the W. 90 ft of the S. half of lot 9, blk 12, Simm's Addtion
Request: Proposed 2-lot preliminary plat "KWI Tracts"
SHORT PLAT, (SS-2-09)

PUBLIC HEARINGS:

1. Applicant: City of Coeur d'Alene
Request: Establishing the East Sherman Gateway District
LEGISLATIVE, (0-9-08)

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
JANUARY 13, 2009
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT

Brad Jordan, Chairman
Heather Bowlby, Vice-Chair
Amy Evans
Peter Luttrupp
Tom Messina
Scott Rasor
Brian Klatt, Student Rep.

STAFF MEMBERS PRESENT

John Stamsos, Senior Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney
Gordon Dobler, Engineering Services Director

COMMISSIONERS ABSENT

Brian Klatt, Student Rep.

CALL TO ORDER

The meeting was called to order by Chairman Jordan at 5:33 p.m.

APPROVAL OF MINUTES:

Motion by Rasor, seconded by Bowlby, to approve the minutes of the Planning Commission meetings held on November 25, 2008 and December 9, 2008.

COMMISSION COMMENTS:

Commissioner Bowlby announced that she met with Planning Director Yadon to ask some questions she had regarding the East Sherman Gateway District.

STAFF COMMENTS:

Senior Planner Stamsos inquired if Commissioner Messina would like to be reappointed to the Design Review Commission.

Commissioner Messina commented that he would like to be reappointed to the Design Review Commission.

Senior Planner Stamsos announced the up-coming meetings for the month.

Deputy City Attorney Wilson announced that at the General Services meeting held on Monday, January 12th, presented drafts of the Oath of Office, Code of Ethics and Code of Conduct for the committee to review. After reviewing these documents, the committee felt this was a good idea and will forward these documents to the next City Council meeting scheduled on January 20th.

Chairman Jordan thanked Commissioner Luttrupp for originally bringing this idea forward for consideration.

PUBLIC COMMENT:

None.

PUBLIC HEARINGS:

1. Applicant: Steven B. Meyer
Location: 1130 E. Skyline Drive
Request: Proposed annexation from County Restricted Rural to City R-3 (Residential at 3 units/acre)
QUASI-JUDICIAL (A-7-08)

Senior Planner Stamsos presented the staff report, gave the mailing tally as 1 in favor, 2 opposed, and 3 neutral and answered questions from the Commission.

Commissioner Bowlby inquired if access on Skyline Drive allowed.

Senior Planner Stamsos answered that is correct.

Commissioner Razor inquired if a timeline with the applicant would be discussed once the application is approved, when sewer and water will be connected, and if this timeline would be included in the annexation agreement.

Deputy City Attorney Wilson concurred that those details will be discussed once this item is approved by council.

Commissioner Luttrupp inquired if the city has a policy to seek out the other property owners, once an application is filed for annexation, if they have any interest to be included in this request.

Senior Planner Stamsos commented it is not the policy for the city to seek out other property for annexation. He explained that once an application is filed, notices are sent informing the surrounding property owners of the up-coming annexation, and they could contact the city if interested.

Public testimony open.

Bob Redfearn, applicant representative, 2735 Fernan Hill Road, explained that they do not have any plans for development on this property and if they do decide to develop this property, it would be for one single family dwelling unit.

Commissioner Luttrupp inquired if there is a set limit on the number of homes that can be connected to sewer and water in that area.

Deputy City Attorney Wilson explained that the city water and wastewater departments have determined the number of homes they can safely maintain within the current city boundary, and if there is a problem those concerns are addressed with the applicant.

Commissioner Luttrupp commented that he feels R-1 is the more appropriate zone for this property.

Commissioner Razor commented that he disagrees, and feels that that the R-3 zone chosen by the applicant is not a concern since this property is regulated by the hillside regulations, preventing any unwanted uses on the property.

Chairman Jordan concurs that the R-3 designation is compatible from looking at the land use map in the staff report.

Commissioner Bowlby concurs with Commissioner Luttrupp that R-1 zoning is the appropriate zone.

Motion by Razor, seconded by Messina, to approve Item A-7-08. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Nay
Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Razor	Voted	Aye
Commissioner Luttrupp	Voted	Nay

Motion to approve carried by a 3 to 2 vote.

2. Applicant: Avista Corporation
Location: 2819 N. Fruitland
Request: An Above Ground Essential Service special use permit
In the MH zoning district.
QUASI-JUDICIAL (SP-1-09)

Senior Planner Stamsos presented the staff report, gave the mailing tally as 0 in favor, 0 opposed, and 2 neutral and answered questions from the Commission.

Commissioner Razor inquired why a seven foot fence was allowed when there is a six-foot height limit.

Senior Planner Stamsos answered that there is not a height limit restriction because this fence was not within the city setbacks.

Commissioner Luttrupp inquired if the applicant is required to have a vegetative buffer along with a fence.

Senior Planner Stamsos answered that the Landscape Ordinance states that the applicant has a choice of either a vegetative buffer or a fence, and in the past, some have provided both.

Public testimony open.

David Padon, applicant representative, P.O. Box 3727, Spokane, commented that the substation was originally built in 1935 and feels it has blended well with the community - since Avista has not received any complaints from the neighbors. He commented that a few months ago, Avista wanted to upgrade the substation and when discussing this project with staff, he was told that they will need a special use permit before the upgrade is allowed.

Commissioner Luttrupp inquired if they have selected the type of buffering to be used once the substation is finished.

Mr. Padon answered that they intend to use wood slats inserted into the fence as a buffer. He noted that there are existing trees located at the southwest corner of the property, and stated the reason why they do not use more trees is that trees usually do not survive planted next to a transformer.

Mike Magruder, P.O. Box 372, commented that he works for Avista as an engineer and added that the original substation built in 1935 was made out of wood and today, made out of steel that helps reduce noise. He commented that if staff has any other suggestions for a buffer rather than using wooden slats they would be open to suggestions.

Commissioner Bowlby inquired if Avista has ever received any complaints from the surrounding neighbors regarding noise coming from the substation.

Mr. Padon answered that they rarely get any complaints.

Commissioner Bowlby commented that she is concerned if the type of buffering selected will be enough to protect the neighborhood.

Mr. Padon explained that they do random noise studies on their substations and have found that the noise level produced from the transformers is comparable to an outdoor air-conditioning unit.

Commissioner Luttrupp questioned if there is any other type of plant that could be used as a buffer.

Mr. Padon explained that the facility does not have any water on the property to maintain any plants and commented that he would talk to the landscape architect to see if they could recommend some dry foliage that could be used as an alternative.

Commissioner Bowlby inquired what type of safety devices are installed on the transformers in case of fire.

Mr. Padon commented that he has never seen a transformer explode and explained that sometimes a "pop" can be heard meaning the system is working right. He added if there is a problem, the transformers are equipped with sensors that trigger the units to shut down.

Commissioner Bowlby inquired if substations located close to a residential neighborhood are safe.

Mr. Padon commented that substations are safe for residential neighborhoods.

Bill Kaufman, 2820 N. Howard Street, commented that he has lived in this area since 1959, and that Avista has been a good neighbor. He did agree that wooden slats inserted into the fence as a buffer is a better choice, because if trees were used and the transformers did catch fire it would be worse. He commented that Avista has been a good neighbor, and would like to be informed when they are going to start their expansion.

Public testimony closed.

Rebuttal:

Mr. Padon commented that he would be happy to contact Mr. Kaufman when this project gets closer to the design phase. He commented that they estimate this project will start in 2010.

Motion by Razor, seconded by Messina, to approve Item SP-1-09. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Razor	Voted	Aye
Commissioner Luttrupp	Voted	Aye

Motion to approve carried by a 5 to 0 vote.

3. Applicant: Chris Cheeley
Location: S.W. corner of Hwy 95 and Hanley Avenue
Request: A proposed zone change from R-8 (Residential at 8 units/acre) to C-17 (Commercial at 17 units/acre) QUASI-JUDICIAL (ZC-1-09)

Senior Planner Stamsos presented the staff report, gave the mailing tally as 0 in favor, 4 opposed, and 3 neutral and answered questions from the Commission.

Commissioner Razor inquired if staff could explain why the applicant chose C-17 rather than Neighborhood Commercial. He explained that Neighborhood Commercial would seem to be a better choice since this property abuts a residential neighborhood.

Senior Planner Stamsos commented that he suggested to the applicant Neighborhood Commercial at the time the applicant turned in his application. He added that the applicant explained that he had considered Neighborhood Commercial, but felt there were too many restrictions within that classification that would limit the type of use he intends to put on the property.

Public testimony open.

Chris Cheeley, applicant representative, 10439 W. Shale Court, commented that he was born and raised in this area and feels that this property should be zoned C-17 because of the location. He feels that US 95 should be considered a commercial corridor because of the numerous businesses located in this area. He added that this property, even though it sits next to a residential neighborhood, would not be a good spot for a home.

He explained that his intent, if approved, is to clean up this lot by putting a building on the lot similar in design to the one located on Northwest Boulevard, minus the coffee stand. He added that the building will be designed to blend with the existing homes using natural materials such as copper and wood. He commented that this lot has been vacant for 40 years and has run into some obstacles, which is why this lot has not been purchased previously.

He addressed the problems with traffic and discussed this with the City Engineer that if this application is approved, will give the additional right-of-way needed to help widen a portion of Hanley Avenue right turns without backing up traffic. He commented that this lot is small and is limited to the size of building that could be placed on this property. He stressed that he will be a good neighbor and feels that this building will be a benefit to the community if approved.

Commissioner Razor commented that he feels C-17L would be a better fit for this property, because the applicant would need a Special Use permit allowing the Planning Commission to place additional conditions on the property if needed. He feels that C-17 is premature for this area.

Mr. Cheeley commented that he disagrees and noted that U.S. 95 is where numerous retail stores have located making this area prime for commercial activity.

Commissioner Luttrupp inquired if the Planning Commission has the authority to change the zoning requested by the applicant from C-17 to C-17L during this meeting.

Chairman Jordan commented that the Planning Commission does not have that authority and that this item would have to be re-advertised.

Deputy City Attorney Wilson advised the Commission to not predetermine this request and to hear all public testimony before they make a decision.

John Tart, 12868 Hidden Valley Road, commented that he owns a duplex behind this property and has a hard time keeping tenants in his duplex because of the traffic on Hanley Avenue. He added that he would not have any objection if these three rows of homes facing U.S. 95 were zoned commercial.

Larry Anderson, 515 Twilight Court, commented that placing a business on this lot would add to the existing traffic problem.

John Vandenberg, 6045 Sunrise Terrace, commented that putting a store on the corner would be dangerous and not fair to the other homeowner's wanting to protect their privacy.

Mike Dolphin, 6000 N. Sunrise Terrace, commented that he sees a problem with access and by adding additional room to provide another turn lane on Hanley Avenue would only make traffic worse.

Chairman Jordan commented that he wanted to clarify that this request is not for a mass zone change in this area. He felt he needed to mention this for anybody watching this hearing on television.

Robert Unrub, 6385 Sunrise Terrace, commented that since they built new apartments across from Lake City High School, combined with the kids leaving school using Hanley Avenue, that adding another business would add to the congestion.

REBUTTAL:

Mr. Cheeley commented that he sympathizes with the property owner who said he had a problem with keeping tenants in his property because of the traffic problem. He explained that his intentions are to develop this property into something that will benefit the community plus investing money to provide another turn lane on Hanley Avenue, helping to ease some of the congestion. He added he is willing to work with the neighborhood and be a good neighbor.

Commissioner Messina inquired if adding another turn lane on Hanley Avenue would help with the congestion on Hanley Avenue.

Engineering Service Director Dobler explained by providing another turn lane would help reduce congestion. He added it is a goal to get cars through this intersection and by having an additional lane; it would help alleviate that problem.

Public testimony closed.

DISCUSSION:

Commissioner Bowlby commented that she understands the applicant's vision, but feels if this is allowed it would be considered spot zoning. She commented that she has heard some comments from citizens to not allow a lot of commercial use in this area. She explained that approving this would go against the integrity of the neighborhood and feels this request is premature.

Commissioner Luttrupp commented that he feels C-17 is the appropriate zone for this property. He explained that the neighborhood has already been impacted by the growing commercial businesses in this area and feels that this property would blend with the other businesses.

Commissioner Messina inquired if this request is approved, how the city could guarantee that the applicant would provide the additional land for the right-of-way needed for the turn lane.

Deputy City Attorney Wilson commented that there are conditions listed in the staff report and if approved, that will be provided.

Commissioner Messina commented that he agrees with the applicant's choice for C-17. He explained that there are many benefits including an extra turn lane on Hanley Avenue that will help with the flow of traffic. He added that this lot is not big enough to build a very large building and feels that the negative testimony given is not because of the building, but with traffic. He feels that the applicant is willing to work with the city to help alleviate this problem that could be a win/win for everyone.

Commissioner Evans commented that she will vote to deny this request based on the drastic change it will have on the neighborhood if approved. She added that she would like to see other zoning options.

Motion by Razor, seconded by Bowlby, to deny Item ZC-1-09. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Nay
Commissioner Razor	Voted	Aye
Commissioner Luttrupp	Voted	Nay

Motion to deny carried by a 3 to 2 vote.

ADJOURNMENT:

Motion by Razor, seconded by Messina, to adjourn the meeting. Motion approved.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted by John Stamsos, Senior Planner

Prepared by Shana Stuhlmiller, Public Hearing Assistant

COEUR D'ALENE PLANNING COMMISSION
FINDINGS AND ORDER

A. INTRODUCTION

This matter having come before the Planning Commission on January 13, 2009, and there being present a person requesting approval of ITEM A-7-08, a request for zoning prior to annexation from County Restricted Residential to City R-3 (Residential at 3 units/acre).

LOCATION: +/- 2.7 acre parcel located at 1130 East Skyline Drive.

APPLICANT: Steven B. Meyer

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

- B1. That the existing land uses are single family residential, civic (Cherry Hill park) and vacant land.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the current zoning is County Restricted Residential.
- B4. That the notice of public hearing was published on November 22, 2008, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was not required to be posted, which fulfills the proper legal requirement.
- B6. That 21 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on November 21, 2008 and 6 responses were received: 1 in favor, 2 opposed, and 3 neutral.
- B7. That public testimony was taken on January 13, 2008 including:

John Stamsos, Senior Planner:

Mr. Stamsos presented the staff report and testified that the subject property is an unannexed 2.7 acre parcel that is almost completely surrounded by the City. He further testified that the applicant has requested R-3 zoning for the parcel which contains one residence. All of the surrounding property in the city is zoned R-3. He further testified that the Comprehensive Plan designation for the property is Stable Established and that the property is in the Cherry Hill

area of the Comprehensive Plan. He further testified that the property would be accessed from Skyline Drive.

Bob Redfern, 2735 Fernan Hill Road:

Mr. Redfern testified on behalf of the applicant that the applicant wants to annex the property now to facilitate long range planning for the property and had no plans for further development of the property in the near term. He testified that a water hook up for the existing residence is approved. He testified that the annexation would make a cleaner City limits in this area.

B8. That this proposal **is** in conformance with the Comprehensive Plan policies as follows:

The staff report notes that this property is within the city's area of city impact boundary and is given the stable established land use designation within the Cherry Hill area in the comprehensive plan. Stable established areas are areas where "the character of neighborhoods has largely been established and, in general, should be maintained." The subject property is located in an un-annexed pocket that is largely surrounded by the city boundaries. All of the properties in the city surrounding this property are zoned R-3, which is the zone the applicant is requesting for this property. As such, the request maintains the character of the surrounding neighborhood as contemplated by the stable established designation in the comprehensive plan.

Further, while the Cherry Hill area anticipates an overall density in the area of approximately one unit per acre, densities in any given development may reach three units per acre can be appropriate if site access is gained without significant disturbance, the terrain is relatively flat, the natural landforms permit development and the development will not significantly impact views and vistas. In this instance, access to the property is from an established road, and the property is in an area that will not significantly impact views and vistas and where the natural landforms permit development. While the property has an average slope of 20.5% measured from the highest point to the lowest point on the property, the fact that the other factors supporting a density of three units per acre are present and the fact that the subject property will be governed by the city's hillside regulations indicate that R-3 is an appropriate zone.

Additionally, Comprehensive Plan objective 1.12 (supporting enhancement of existing urbanized areas) and 1.14 (efficient use of existing infrastructure) support the applicant's request for R-3 zoning. As such, we find that the requested R-3 zoning conforms to the Comprehensive Plan.

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

Based on the staff report, we find that existing public facilities and services are available and adequate for the proposed zoning. The staff report indicates that water and sewer are available for extension to the subject property, albeit at a potentially significant cost, if the property is further developed. Additionally, police and fire service are available to the area since essentially all of the surrounding property is within city limits.

B10. That the physical characteristics of the site **do** make it suitable for the request at this

time.

As discussed above, the subject property is in an area of existing homes and is accessed from an existing road with no physical constraints. While the property has an average slope of 20.5% measured from the highest point to the lowest point on the property, the application of the city's hillside regulations will mitigate adverse consequences from any future development beyond the existing home on the property. As such, we find that the physical characteristics of the site do make it suitable for the requested zoning.

B11. That the proposal **would not** adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, **or** existing land uses.

As noted above, the subject parcel is almost completely surrounded by property currently within the City limits that has the same zoning. The street network in this area is fully developed. As such, we find that the proposed zoning will not adversely affect the surrounding neighborhood with regard to traffic, neighborhood character or existing land uses.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **Steven B. Meyer** for zoning prior to annexation, as described in the application should be **approved**.

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 Bowlby	Voted _____
Commissioner Evans	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Rasor	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

COEUR D'ALENE PLANNING COMMISSION
FINDINGS AND ORDER

A. INTRODUCTION

This matter having come before the Coeur d'Alene Planning Commission on January 13, 2009, and there being present a person requesting approval of ITEM ZC-1-09, a request for a zone change from R-8 (Residential at 8 units/acre) to C-17 (Commercial at 17 units/acre).

LOCATION: +/- 18,121 sq. ft. at the Southwest corner of Hwy 95 and Hanley Ave.

APPLICANT: Chris Cheeley dba A Thousand Hills, LLC

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

- B1. That the existing land uses are residential: single-family and duplex, commercial, civic and vacant parcels.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is R-8 (Residential at 8 units/acre).
- B4. That the notice of public hearing was published on December 27, 2009, which fulfills the legal requirement.
- B5. That the notice of public hearing was posted on the property on January 2, 2009, which fulfills the legal requirement.
- B6. That 29 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on December 26, 2008, and 7 responses were received: 0 in favor, 4 opposed, and 3 neutral.
- B7. That public testimony was heard on January 13, 2009, including but not limited to:

John Stamsos, Senior Planner.

Mr. Stamsos reviewed the staff analysis for land use, neighborhood characteristics, utilities, traffic and streets. Mr. Stamsos testified that the zoning south of Hanley Ave. and west of Hwy 95 is R-8. All of the area north of Hanley Ave. and east of Hwy 95 is zoned C-17. He testified that the proposed change from R-8 to C-17 would allow for a significant 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 U.S. 95 corridor planning boundary, as discussed in the staff report.

Chris Cheeley, 10439 W. Shale Court, Post Falls.

Mr. Cheeley testified that in his opinion the property should be zoned C-17 because of its location. He testified that all of the property along Hwy 95 should be considered a commercial corridor because of the numerous businesses located in this area. He testified that this property is the only residentially zoned property at a signalized intersection along Hwy 95 in the city limits and beyond. He added that this property, because of its proximity to Hwy 95 and the lack of access from the lot to the developed residential portions of Sunrise Terrace, is not a good spot for a home. He testified that he chose not to request Neighborhood Commercial or Community Commercial because the property does not face the existing residential property but rather faces Hanley Ave. and the Hwy 95 corridor and the design regulations for those zones would make it difficult to develop a reasonable commercial structure on this property. He also testified that because of the small size of this lot, many of the incompatible uses allowed in the C-17 zone will not be practical. He explained that his intent is to build a commercial building on the lot similar in design to one he recently built at 1700 Northwest Boulevard, minus the coffee stand. He further testified that the building will be designed to blend with the existing homes using natural materials such as copper and wood. He testified that the comprehensive plan policies concerning reasonable and compatible development patterns, enhancing the beauty of the city, encouraging economic growth of the city and promoting the efficient use of existing infrastructure support rezoning this property to C-17. He testified that this rezoning would help address traffic concerns on Hanley Ave. by dedicating additional right-of-way needed to widen a portion of Hanley Ave. for cars to make a right turn without backing up traffic on Hanley Ave.

John Tart, 12868 Hidden Valley Road, Rathdrum.

Mr. Tart testified that he owns a duplex behind this property that backs up to Hwy 95 and that he has had a hard time keeping tenants in his duplex because of the traffic/noise from Hwy 95 and the difficulty of accessing Hanley Ave because of traffic. He further testified that all of the property in Sunrise Terrace backing up to Hwy 95 should be rezoned commercial.

Larry Anderson, 515 Twilight Court.

Mr. Anderson testified that he owns property adjacent to the subject property. He further testified that placing a business on this lot will increase the traffic problems on Hanley Ave. but he agrees that the entire corridor should be rezoned commercial.

John Vandenberg, 6045 Sunrise Terrace.

Mr. Vandenberg testified the traffic at this intersection is already a problem. He was concerned that any additional uses in the area without changes to Hanley Ave. will only add to the problem. He testified that there is no pedestrian crossing across Hwy 95 on this corner, which will inhibit pedestrian access to the business. He further testified that intruding into a residential zone with the commercial zone is unfair to the residents.

Michael Dolphin, 6000 N. Sunrise Terrace.

Mr. Dolphin testified that he owns the property directly west of the subject property. He testified that traffic and access is already a problem and adding an additional turning lane would make the situation worse. He further testified that he would be ok with the entire corridor being rezoned but he would want to be kept apprised of that kind of change so he could plan for the change.

Robert Unruh, 6385 Sunrise Terrace.

Mr. Unruh testified that since the construction of Lake City High school and the apartments across the street from the school, traffic on Hanley Ave. has become very heavy. He testified that he has no particular objection to the proposal but he foresees more traffic and congestion.

Gordon Dobler, Engineering Service Director.

Mr. Dobler testified that the proposed zone change will advance one of the goals of the Hwy 95 study. He further testified that the additional right of way that would be acquired with this project would provide a turn lane and possibly another through lane that would reduce traffic queues at the intersection. He added it is a goal to get cars through this intersection and by having an additional lane would help elevate that problem.

B8. That this proposal is not in conformance with the Comprehensive Plan policies.

We find that the proposed zone change is not in conformance with the Comprehensive Plan as follows:

The property in question is within the stable established area identified in the comprehensive plan and within the Hwy 95 corridor. 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.” The proposed zone change would allow for an intrusion by the city’s most intense commercial zone across Hanley Ave and Hwy 95 into an established residential neighborhood. This does not comport with the direction for stable established areas in the comprehensive plan. The inclusion of this property within the Hwy 95 planning area in the comprehensive plan may indicate that this property should at some time be zoned as commercial property. However, by taking this one property by itself and requesting the city’s most intense commercial zone creates an inappropriate intrusion of intense commercial into an existing residential area at this time. In addition, this conclusion is supported by Objective 3.05 of the comprehensive plan to protect and preserve existing neighborhoods from incompatible land uses and developments.

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 will provide adequate access to the property. 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 not adversely affect the surrounding neighborhood with regard to traffic, neighborhood character or existing land uses.

While there was significant testimony about increasing traffic on Hanley Ave, which we find persuasive, Gordon Dobler, City Engineer, testified that the proposed re-zone would actually help resolve the traffic issues by providing right of way for additional lanes that would reduce the traffic queuing on Hanley Ave. There is little question that the Sunrise Terrace neighborhood has been impacted by increasing traffic but we find that, because of the additional right of way and the location of the property at the intersection, approving the requested zone change would not adversely impact the surrounding neighborhood regarding traffic. With regard to neighborhood character and existing land uses, the overwhelming testimony was that the neighborhood character has already been impacted by the growth in traffic and other impacts on Hwy 95 and Hanley Ave. This increase in traffic and noise has led to difficulties in attracting tenants in the properties backing up to Hwy 95. There was little or no testimony indicating that a small commercial building would further adversely impact the neighborhood character. As such, we conclude that the proposed transition from residential to commercial for this property would not adversely impact the existing neighborhood's character and existing land uses. We again reiterate that the zone change is being denied because the intensity of the requested zoning is not compatible with the comprehensive plan.

C. ORDER: CONCLUSION AND DECISION

The Planning and Zoning Commission, pursuant to the aforementioned, finds that the request of **Chris Cheeley dba A Thousand Hills, LLC** 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.

ZC-1-09

February 10.2009

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 Bowlby Voted _____

Commissioner Luttrupp Voted _____

Commissioner Messina Voted _____

Commissioner Razor Voted _____


Commissioner Evans Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to approve carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN



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TO: Planning Commission
FROM: Christopher H. Bates, Engineering Project Manager
DATE: February 10, 2009
SUBJECT: **SS-1-09, Zanetti Subdivision**

DECISION POINT

Approve or deny the applicant's request for a four (4) lot commercial development at the northeast corner of W. Appley Avenue and Ramsey Road.

GENERAL INFORMATION

1. Applicant: Zanetti Bros., Inc.
PO Box 928
Osburn, ID 83849
2. Request: Approval of a four (4) lot commercial development in a designated C-17 zone.

Lot 1. 9.0 acres
Lot 2. 8.3 acres
Lot 3. 7.2 acres
Lot 4. 1.9 acres
3. Location: Northeast corner of W. Appley Avenue and Ramsey Road.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is C-17 (Commercial), which is intended to be a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential at a density not to exceed 17 units/acre.
2. Land Use: The 26.4 acre parcel is currently contains a surface mining activity (gravel pit), that is planned to be replaced with a shopping center/retail complex. The proposal will create four (4) lots, ranging in size from 1.9 to 9.0 acres.
3. Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

There are existing sanitary sewer and water utility main lines located in the adjoining roadways. There are numerous sanitary sewer lateral services existing along the Ramsey Rd. and W. Appley frontages that could provide service to proposed Lots 2 and 3. All but one service to each of the noted lots will be required to be abandoned to protect the integrity of the sanitary sewer main at the time that each lot develops.

The developer will be required to extend the existing sanitary sewer from the manhole located in W. Appley to the subject property and then extend the line to the easterly boundary to provide service for Lots 1 and 4, and future properties to the east. This line will be required to be placed in an easement dedicated to

the City, that allows for year round access, operation and maintenance. This main extension will be required prior to final plat approval. The proposed sanitary main extension along the northerly boundary will not be allowed.

The proposed water main extension looping around the subject property from W. Appleway to Ramsey Rd., will not be allowed because the utility mains are in two different pressure zones (W. Appleway/High Zone & Ramsey/General Zone). The use of a pressure reducing valve may allow this loop to be constructed, however, design and approval of the City Water Department would be required prior to installation. If a looping connection is required to provide service to Lot 1, the water main will be required to extend from W. Appleway to Marie Avenue (same pressure zone/High Zone).

Streets: The adjoining public streets are W. Appleway and Ramsey Road, both of which are five (5) lane arterial road sections, and, are fully developed with signalization at the intersection. The adjacent intersection of Golf Course Road and Ramsey at the northwest corner of the subject property has been recently signalized and will provide an additional access point to the subject property upon agreement between the Idaho Transportation Department and the developer. The developer will be required to pay a pro-rata share of the signalization cost for the intersection.

Access to the subject property will be reviewed, and, approved/denied at the time of submission of permit applications for the subject lots. No left turn/southbound movements will be allowed onto Ramsey Road from the subject property, nor, will any alteration to the median island will be allowed.

Fire: Fire hydrant placement will be required to meet the spacing requirements of the City Fire Department. Development of the site will determine the extent of the fire suppression requirements and this will be determined at the time of construction. Any fire hydrants that are required by the City Fire Department will be installed as conditions of the building permits that are applied for on the site.

Storm Water: Street drainage along the adjoining roadways was addressed during the reconstruction of the roads, and will not be utilized by the proposed development. All on-site drainage will be required to be contained and treated on the subject property. The entire site will be required to be contained with silt fencing to retain all surface material on the subject property. Submission of an erosion control plan will be required prior to any site grading on the subject property and final plat approval.

Proposed Conditions:

1. Abandonment of all sanitary lateral services to the subject property that are not utilized by the individual platted lots. Extra services will be required to be abandoned per the method approved by the City Wastewater Department (one lot, one service per the City Wastewater Department) at the time of building on the lot.
2. Sanitary sewer main extension will be required to provide service to lots along the easterly boundary of the subject property. This sanitary main will be accessed in W. Appleway, and the main extension will be required to be installed in an easement that will provide for year round access, operation and maintenance. Sanitary service must made available to all lots to the east, and, the main must be installed prior to final plat approval.

3. Water main extension will be required to provide service to all of the platted lots. If looping is required to meet pressure requirements of the proposed facilities, due to pressure zone restrictions, a connection will be required to be made from W. Appleway to the water main situated in Marie Avenue.
4. Left turn movements onto Ramsey Road from the subject property will not be allowed, nor will any alteration to the Ramsey Road median island be allowed. All southbound traffic movements from the subject property that do not utilize W. Appleway, will be required to proceed through the newly signalized intersection of Golf Course Road and Ramsey Road.
5. The developer will be required to pay a "pro rata" share of the signal installation cost for the newly installed traffic signal adjacent to the subject property at Golf Course Road, prior to final plat approval.
6. Fire hydrant installation requested by the City Fire Department for fire suppression services, must be installed prior to final plat approval, or, building permit issuance, whichever is most appropriate.
7. Submission of a complete grading plan, and, an erosion control plan is required prior to the implementation of any site grading on the subject property. The entire site must be encircled with silt fencing to prevent any material from leaving the site and entering the City storm water removal system. These plans must be submitted prior to final plat approval.

RECOMMENDATION

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

ZANETTI SUBDIVISION

PORTION OF THE SW 1/4, SEC. 2, T.50N., R.4W., B.M.,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

UNPLATTED

FOUND TACK & CHISEL
PLS 5289

FOUND 5/8" REBAR
WITH NO CAP IN
MONUMENT BOX
CP&E #1383087

2
360,468 sq. ft.
8.279 acres

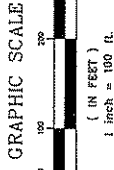
3
315,168 sq. ft.
7.285 acres

1
392,043 sq. ft.
9.000 acres

4
53,881 sq. ft.
1.225 acres

LINE	LENGTH	BEARING
L1	9.27	S. 00°01'10" E.
L2	75.00	S. 88°54'22" E.
L3	25.00	S. 88°54'22" E.
L4	80.32	N. 00°00'25" W.
L5	48.97	N. 00°04'11" E.

SW COR. SEC. 2,
FOUND 3" I.T.O. CAP
CP&E #1859785



LEGEND

- ⊙ P.L.S.S. CORNERS AS NOTED
- FOUND SURVEY PINS AS NOTED.
- ⊗ FOUND 5/8" REBAR WITH PVC CAP MARKED "PLS 5289".
- SET 5/8" REBAR WITH PVC CAP MARKED "PLS 5289".
- × CALCULATED POINT NOTHING SET

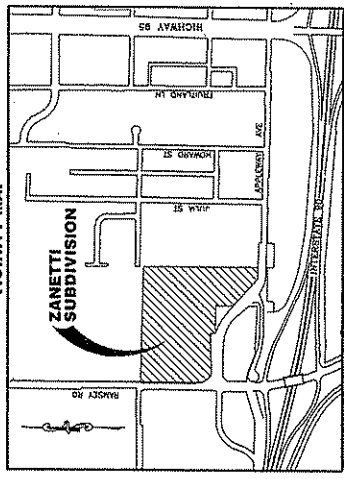
REFERENCES

- RECORD OF SURVEY - BOOK 26, PAGE 307
- RECORD OF SURVEY - BOOK 20, PAGE 479
- PLAT OF MOEN SUBDIVISION - BOOK 1, PAGE 340
- PLAT OF EAGLE ADDITION - BOOK 1, PAGE 6
- TITLE REPORT



RUSSELL C. HONSKAKER, P.L.S. NO. 5289

VICINITY MAP



BASIS OF BEARING
BOOK 1, PAGE 340

ZANETTI SUBDIVISION

FRAME & SMETANA, PA
Consulting Engineers

603 North 4th Street, Coeur d'Alene, Idaho, 83814
PH: (208)834-2171/Fax: 785-5302/Email: info@framesmetana.com

DATE: 12/31/08 2-50N-4W A223

PLS: A223-RAL/RS

DATE: JAN 1 2009

SHEET 1 OF 2

SS-1-04

TO: Planning Commission
FROM: Christopher H. Bates, Engineering Project Manager
DATE: February 10, 2009
SUBJECT: **SS-2-09, KWI Tracts**

DECISION POINT

Approve or deny the applicant's request for a two (2) lot residential development at the northeast corner of 5th Street and Harrison Avenue.

GENERAL INFORMATION

1. Applicant: Kenneth A. Wilkinson
3680 W. Seltice Way – Unit “B”
Post Falls, ID 83854
2. Request: Approval of a two (2) lot residential development in a designated R-12 zone.

Lot 1. 5,689 sq. ft.
Lot 2. 5,542 sq. ft.
3. Location: Northeast corner of 5th Street and Harrison Avenue.

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 currently has a single family dwelling on Lot 2, while Lot 1 is vacant.
3. Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

There are existing sanitary sewer and water utility main lines located in 5th Street along the subdivision’s westerly boundary. Lateral service connections will be required to be made to these main lines, and, these service laterals will be required to be installed prior to final plat approval.

Streets: The adjoining public streets, 5th Street and Harrison Avenue, are fully developed and built to City standards. Due to winter weather conditions, it is not possible to determine the status of the adjacent sidewalk, however, any deficiencies will be required to be installed, repaired or replaced, prior to final plat approval.

Fire: There is an existing hydrant at the northwest corner of 5th Street and Harrison that meets the spacing requirements of the City Fire Department. No additional hydrants will be required.

Storm Water: Street drainage along the adjoining roadways is controlled by the existing City hard pipe system. No alterations are required.

Proposed Conditions:

1. Sewer and water lateral installation will be required for the newly created vacant Lot 1, prior to final plat approval. These connections will be required to be made to the utility main lines located in 5th Street on the subdivisions westerly boundary.
2. Any damaged, missing, or, non ADA compliance sidewalk on either the 5th Street or Harrison Avenue frontages, will need to be removed, replaced, or, reinstalled, prior to final plat approval.

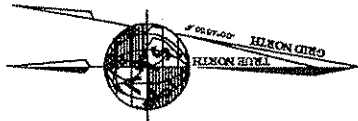
RECOMMENDATION

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

KWI TRACTS

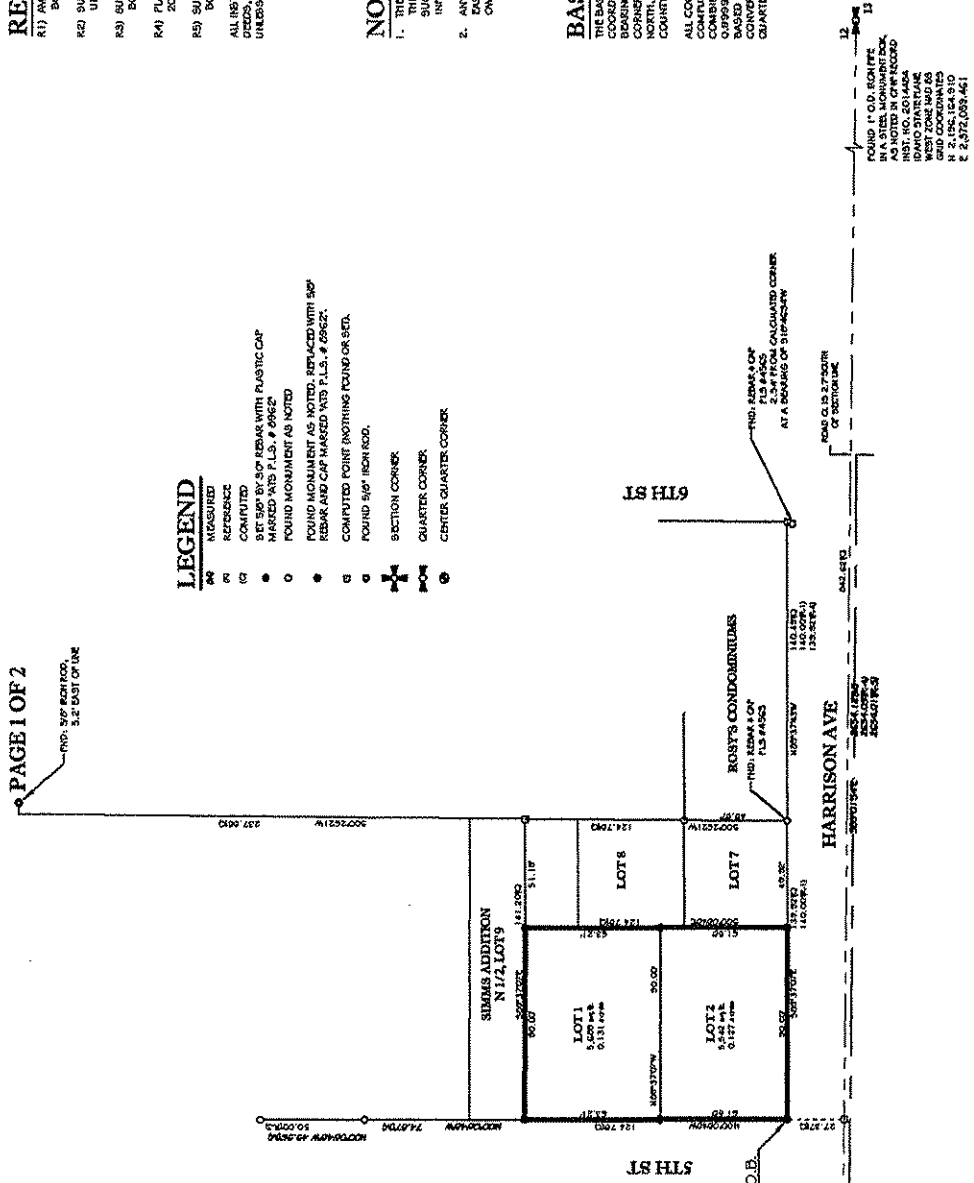
A PORTION OF LOTS 7, 8 & 9, BLOCK 12, AMENDED PLAT OF SIMMS ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

PAGE 1 OF 2



LEGEND

- MEASURED
- REFERENCE
- COMPUTED
- SET 5/8" BY 3/8" REBAR WITH PLASTIC CAP
- MARKED 'MS' P.L.S. # 2862
- FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED, REPLACED WITH 5/8" REBAR AND CAP MARKED 'MS' P.L.S. # 2862
- COMPUTED POINT (NOTHING FOUND OR SET)
- FOUND 5/8" IRON ROD
- SECTION CORNER
- QUARTER CORNER
- CENTER QUARTER CORNER



- ### REFERENCES
- R1) AMENDED PLAT OF SIMMS ADD., BY J.B. EDWARDS, CE, JULY 1906, BOOK 8, PAGE 57.
 - R2) SURVEY BY FREDRICK A. MCCORD, IS 704, FEBRUARY 1972, UNRECORDED.
 - R3) SURVEY BY RUSSELL G. HONSAKER, PLS 5289, DECEMBER 2004, BOOK 25, PAGE 116.
 - R4) PLAT OF ROYSTS CONDO, BY ERNEST M. WARNER, PLS 4565, MAY 2006, BOOK 1, 56.
 - R5) SURVEY BY JUSTY B. OSBENMAYER, PLS 11119, AUGUST 2007, BOOK 25, PAGE 147.
- ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND OTHER DOCUMENTS REFER TO KOOTENAI COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

- ### NOTES
1. THERE WAS NO ATTEMPT MADE TO SHOW ALL PHYSICAL FEATURES OF THE TRACTS SHOWN HEREON, SUCH AS BUILDINGS AND FENCES WHICH MAY BE SHOWN, ARE FOR INFORMATIONAL PURPOSES ONLY.
 2. ANY RIGHT OF WAY OR EASEMENT, AS WELL AS THE BEARINGS OF PERPETUAL MONUMENTS, SHOWN HEREON, ARE AS SHOWN AND REPORTED BY THE OWNERS CERTIFICATE, PARCEL ON THIS PLAT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE IDAHO STATE PLANE COORDINATE SYSTEM. WEST ZONE HAD 83. SAID BEARINGS TAKEN AS GRID BEARING OF NORTH 90°15'4" WEST, BETWEEN THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF HAGER, KOOTENAI COUNTY, IDAHO.

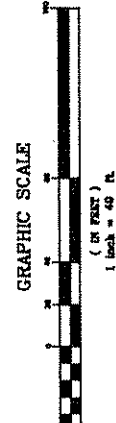
ALL COORDINATES SHOWN ARE GRID COORDINATES, WHICH HAVE BEEN COMBINED WITH THE CORRECTION FACTOR OF THE CITY OF COEUR D'ALENE, OF 0.999901. ALL DISTANCES SHOWN ARE PROJECT GROUND DISTANCES BASED UPON CITY OF COEUR D'ALENE PROJECT COORDINATES. A CORRECTION FACTOR OF 0.999901 WAS USED TO COMPUTE THE DISTANCE BETWEEN THE QUARTER CORNER OF SECTION 12,



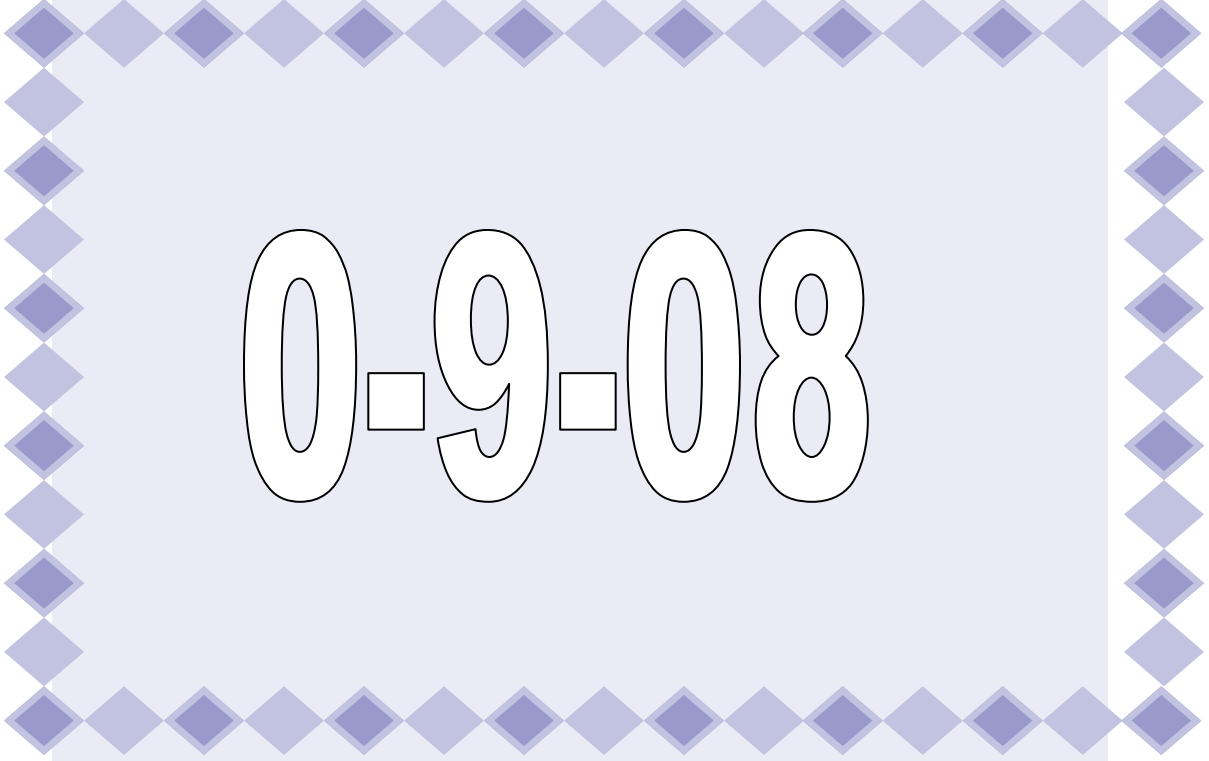
ADVANCED TECHNOLOGY & SURVEYING & ENGINEERING, INC.

P.O. BOX 1467, HAYDEN IDAHO, 83413
P.L.S. 688-792-5941 FAX 688-303-5711

SCALE 1"=40'
CHECKED BY: AM
DATE: 12-25-2008
DRAWN BY: MRM
DATE: 12-25-2008
PWR: PLAT-2A
PROJ: 08-075



SS-2-09



0-9-08

DISCUSSION DRAFT 2.10.09

East Gateway Mixed-Use District

A. Intent

The intent of this district is to create a diverse and visually appealing entry into the city from the freeway. Infill development is encouraged – whether retail, office, residential or a mix. Intensity and height should recognize the presence of lower scale residential areas that immediately abut both sides but still allow for a mid-rise form of development. The district would contain features that would enhance the streetscape and the approach to the downtown but would be considered separate and distinct from the downtown core, with its greater height and intensity.

B. Uses

1. Permitted Uses

Uses permitted within the underlying district shall be allowed, with exceptions as noted below. The purpose is to create an environment suitable for mixed-use development in close proximity to low density residential development.

2. Uses Expressly Prohibited in the Overlay District

Adult entertainment

Automobile parking, unless serving a principal use

Commercial kennel

Criminal transition facilities

Gasoline sales (except by Special Use Permit)

Juvenile detention

Manufacturing and fabrication

Outdoor storage of inventory, materials, or supplies

Rehabilitation centers

Sales, repair, parts, service, or washing of vehicles or boats

DISCUSSION DRAFT 2.10.09

C. Development Intensity

Allowable Floor Area Ratio

Basic: 2.0

With Bonuses: 3.5

Exclusions from Floor Area Calculations:

- Floor area dedicated to parking
- Elevators, staircases and mechanical spaces
- Exterior decks, porches and arcades open to the air

The Basic Allowable FAR is permitted by simply complying with basic standards and guidelines.

D. Development Bonuses

If a development incorporates amenities from the lists below, the FAR may be increased through a discretionary review process intended to ensure that the each amenity both satisfies its design criteria and serves the intended purpose in the proposed location.

1. Minor Amenities

Each feature from the following list may allow an increase of .2 FAR from the Basic Allowable FAR to the Maximum FAR

a. Additional Streetscape Features

Seating, trees, pedestrian-scaled lighting, and special paving in addition to any that are required by the design standards and guidelines.

b. Common Courtyard or Green

This space shall be available to tenants or residents of the development. It shall be an area equal to at least 4% of the floor area of the building. There should be both paved areas and landscaping, with planting consuming at least 30% of the area. Seating and pedestrian-scaled lighting shall be provided.

c. Canopy over the Public Sidewalk

A permanent structure extending over the sidewalk at least 5 feet in width that extends along a minimum of 75% of a building's frontage. The height above the sidewalk shall be between 8 and 10 feet.

DISCUSSION DRAFT 2.10.09

d. Alley Enhancements

Decorative paving, pedestrian-scaled lighting, special paving, and rear entrances intended to encourage pedestrian use of the alley.

e. Upgraded Materials on Building

Use of brick and stone on the building façades that face streets.

2. Major Amenities

Each Public Amenity from the following list may allow an increase of .5 FAR from the Basic Allowable FAR to the Maximum FAR

a. Exterior Public Space

This space shall be available to the public between dawn and dusk. It shall be an area equal to at least 2% of the total interior floor space of the development. No dimension shall be less than 8 feet. Landscaping, textured paving, pedestrian-scaled lighting, and seating shall be included.

b. Public Art or Water Feature

Appraised at a value that is at least 1% of the value of building construction. Documentation of building costs and appraised value of the art or water feature shall be provided.

c. Through-Block Pedestrian Connection

A walkway at least 6 feet wide allowing the public to walk between a street and an alley or another street. The walkway shall be flanked with planting and pedestrian-scaled lighting.

d. Below-ground Structured Parking

All required parking shall be contained within a structure that is below grade.

DISCUSSION DRAFT 2.10.09

E. Building Height

Basic Allowable Height: 45 feet.

For Sherman Avenue From 11th street to 23rd St. building height may be increased to 75 feet if all of the following conditions are met:

1. For each foot of height above 45 feet, the required setback from the rear property line shall increase by one foot.
2. Above a height of 45 feet, the maximum dimension of a building shall be 100 feet.
3. Pitched roof forms shall be incorporated.
4. 80 % of parking shall be contained within structure(s).
5. At least one Minor Amenity and one Major Amenity shall be incorporated.

For Sherman Avenue east of 23rd St., 23rd street, and Coeur d'Alene Lake Dr., Building height may be increased to 165 feet if all of the following conditions are met:

1. Above a height of 45 feet, the maximum dimension of a building shall be 100 feet.
2. Pitched roof forms shall be incorporated.
3. 80 % of parking shall be contained within structure(s).
4. At least one Minor Amenity and one Major Amenity shall be incorporated.

F. Parking Standards

1. Residential Uses

One off-street parking stall shall be provided for each bedroom (or studio).

Exception: Residential restricted to people over 62 years of age may be .5 stall per unit.

2. Commercial and Other Uses

DISCUSSION DRAFT 2.10.09

One off-street parking stall shall be provided for each 330 square of interior floor

Exception: Restaurants greater than 1000 square feet shall provide one stall per each 200 square feet of interior floor area.

3. Off-Site Parking

Parking requirement may be satisfied on off-site lots, so long as the parking is located within 400 feet of the development.

4. Shared Parking

If different uses within a development share parking, the Director may reduce the total amount of required parking by 20%.

G. Design Guidelines

In addition to above standards, development shall comply with the design guidelines adopted by reference to this section. Although a project proponent must demonstrate how each guideline is being addressed, there is some flexibility in the application of each, provided that the basic intent is determined to be satisfied through the design review process.

Note: The underline & strikeouts show the comparison to the existing C-17 District.

<h1>EG</h1>	<h2>DRAFT 2.10.09</h2> <h3>PERMITTED USES</h3>	
East Gateway Mixed-Use District	Principal Uses	Special Use Permit
<p>The intent of this district is to create a diverse and visually appealing entry into the city from the freeway. Infill development is encouraged – whether retail, office, residential or a mix. Intensity and height should recognize the presence of lower scale residential areas that immediately abut both sides but still allow for a mid-rise form of development. The district would contain features that would enhance the streetscape and the approach to the downtown but would be considered separate and distinct from the downtown core, with its greater height and intensity</p>	<p>residential activities:</p> <ol style="list-style-type: none"> single family housing (as specified in the R-8 district) duplex housing (as specified in the R-12 district) pocket residential multiple family (as specified in the R-17 district) home occupation boarding house group dwelling <p>civic activities:</p> <ol style="list-style-type: none"> child care facility community assembly community education community organization essential service handicapped or minimal care facility hospital / health care juvenile offenders facility neighborhood recreation nursing/ convalescent homes public recreation rehabilitative facility religious assembly <p>sales activities:</p> <ol style="list-style-type: none"> ag. supplies & commodity sales <u>Indoor</u> automobile & auto accessory sales business supply retail sales construction retail sales convenience sales department stores farm equipment sales <u>indoor</u> food & beverage sales, (on & off site consumption) retail gasoline sales home furnishing retail sales finished goods retail sales specialty retail sales 	<p>residential activities:</p> <ol style="list-style-type: none"> residential density @ R-34 <p>civic activities:</p> <ol style="list-style-type: none"> criminal transitional facility extensive impact wireless communication facility <p>service & sales activities:</p> <ol style="list-style-type: none"> adult entertainment service & sales auto camp veterinary office utilizing some outdoor space. retail gasoline sales <p>wholesale & industrial activities:</p> <ol style="list-style-type: none"> custom manufacturing underground bulk liquid fuel storage warehouse/storage <p>PROHIBITED USE</p> <ol style="list-style-type: none"> Outdoor storage or inventory, materials, or supplies

Note: The underline & strikeouts show the comparison to the existing C-17 District.

SITE PERFORMANCE STANDARDS			
Maximum Height	Minimum Lot Size Requirements	Minimum Yard/Setback Requirements	
principal structure			
<p>single family, duplex & pocket housing 32 feet (2 1/2 stories). An additional story may be permitted on hillside lots that slope down from the street. (see Sec. 17.06.330) 32 feet Pocket residential multiple family 45 feet (3 1/2 stories) detached carports & garages with low slope roof (< 2 1/2: 12): 14 feet with high slope roof (> 2 1/2: 12): 18 feet other accessory structures: 18 feet remaining uses: no height limits</p>	<p>single family duplex 5,500 sq. ft. per dwelling unit 7,000 sq. ft.</p> <p>multiple family & pocket residential 7,500 minimum site size 2,500 sq. ft per dwelling unit</p> <p>remaining all uses no minimum except those as required by State or Federal laws.</p> <p>Pocket: maximum lot coverage 50%</p> <p><u>Allowable Floor Area Ratio</u> Basic: <u>2.0</u> With Bonuses: <u>3.5</u></p> <p><u>The Basic Allowable FAR is permitted by simply complying with basic standards and guidelines.</u></p>	<p>single family & duplex front: 20 feet from property line side, interior (with alley): 5 feet side, interior (with no alley): one side 10 ft., the other side 5 ft. side, street: 10 feet however, garages that access streets must be 20 ft. from property line. rear: 25 feet 12 1/2 ft. if adjacent to public open space. Zero setback side yards are allowed for single family. (see 17.05.080e) Pocket- project perimeter front: 20 feet from property line side, interior: 10 feet side, street: 15 feet rear: 15 feet project interior: 0 feet</p>	<p>multiple family front: 20 feet from property line side, interior: 10 feet side, street: 20 feet rear: 20 feet 10 ft. if adjacent to public open space.</p> <p>remaining uses front yard: 0 feet 10 feet unless 51 % of block is developed to 0 feet; then setback is 0 feet. side: 0 feet unless abutting district with greater setback; then 10 ft. max.</p> <p>Extensions into these yards are permitted in accordance with Sec. 17.06.495</p>
<p><u>Basic Allowable Height:</u> <u>45 ft.</u> For Sherman Avenue From 11th street to 23rd St. Building height may be increased to 75 feet if all of the following conditions are met:</p>	<p>1. For each foot of height above 45 feet, the required setback from the rear property line shall increase by one foot.</p> <p>2. Above a height of 45 feet, the maximum dimension of a building shall be 100 feet.</p>	<p>3. Pitched roof forms shall be incorporated.</p> <p>4. . 80 % of parking shall be contained within structure(s).</p>	<p>5. At least one Minor Amenity and one Major Amenity shall be incorporated.</p>

Note: The underline & strikeouts show the comparison to the existing C-17 District.

<p><u>For Sherman Avenue east of 23rd St., 23rd street, and Coeur d'Alene Lake Dr., Building height may be increased to 165 feet if all of the following conditions are met:</u></p>	<p>1. <u>Above a height of 45 feet, the maximum dimension of a building shall be 100 feet.</u></p> <p>2. <u>Pitched roof forms shall be incorporated.</u></p>	<p>3. <u>.80 % of parking shall be contained within structure(s).</u></p> <p>4. <u>At least one Minor Amenity and one Major Amenity shall be incorporated</u></p>	
	<p><u>Development Bonuses</u></p> <p><u>If a development incorporates amenities from the lists below, the FAR may be increased through a discretionary review process intended to ensure that the each amenity both satisfies its design criteria and serves the intended purpose in the proposed location.</u></p> <p><u>1. Minor Amenities</u> <u>Each feature from the following list may allow an increase of .2 FAR from the Basic Allowable FAR to the Maximum FAR</u></p> <p><u>a. Additional Streetscape Features</u> <u>Seating, trees, pedestrian-scaled lighting, and special paving in addition to any that are required by the design standards and guidelines.</u></p> <p><u>b. Common Courtyard or Green</u> <u>This space shall be available to tenants or residents of the development. It shall be an area equal to at least 4% of the floor area of the building. There should be both paved areas and landscaping, with planting consuming at least 30% of the area. Seating and pedestrian-scaled lighting shall be provided.</u></p> <p><u>c. Canopy over the Public Sidewalk</u> <u>A permanent structure extending over the sidewalk at least 5 feet in width that extends along a minimum of 75% of a building's frontage. The height above the sidewalk</u></p>	<p><u>d. Alley Enhancements</u> <u>Decorative paving, pedestrian-scaled lighting, special paving, and rear entrances intended to encourage pedestrian use of the alley.</u></p> <p><u>e. Upgraded Materials on Building</u> <u>Use of brick and stone on the building façades that face streets.</u></p>	<p><u>2. Major Amenities</u></p> <p><u>Each Public Amenity from the following list may allow an increase of .5 FAR from the Basic Allowable FAR to the Maximum FAR</u></p> <p><u>a. Exterior Public Space</u> <u>This space shall be available to the public between dawn and dusk. It shall be an area equal to at least 2% of the total interior floor space of the development. No dimension shall be less than 8 feet. Landscaping, textured paving, pedestrian-scaled lighting, and seating shall be included.</u></p> <p><u>b. Public Art or Water Feature</u> <u>Appraised at a value that is at least 1% of the value of building construction. Documentation of building costs and appraised value of the art or water feature shall be provided.</u></p> <p><u>c. Through-Block Pedestrian Connection</u> <u>A walkway at least 6 feet wide allowing the public to walk between a street and an alley or another street. The walkway shall be</u></p>

Note: The underline & strikeouts show the comparison to the existing C-17 District.

	<p><u>shall be between 8 and 10 feet.</u></p>	<p><u>flanked with planting and pedestrian-scaled lighting.</u></p> <p><u>d. Below-ground Structured Parking</u> <u>All required parking shall be contained within a structure that is below grade.</u></p>
Landscaping	Fences	Parking
<p>Landscaping, including street trees, is required for all uses in this district. See Planning Department for details.</p> <p style="text-align: center;">Other</p> <p>As a general rule, 5 foot sidewalks with a 5 foot "tree lawn" is required with new residential construction.</p> <p>For other uses a 5- or 8-foot sidewalk is generally required. See the Engineering Department for details.</p>	<p>front yard area: 4 feet side & rear yard area: 6 feet All fences must be on or within the property lines.</p> <p>Fences within the buildable area may be as high as the height limit for principal use.</p> <p>Higher fence height for game areas may be granted by Special Use Permit.</p>	<p>parking, single family & duplex: 2 paved off-street spaces for each unit.</p> <p>parking, pocket: 1 space for each 1 bedroom unit. 2 paved spaces for 2+ bedrooms.</p> <p>parking, multiple family: studio: 1 1/2 paved spaces are required for each unit. 4 bedrm: 2 paved spaces are required for each unit. 2-3 bedrm: 3 paved spaces are required for each unit. 4+bedrm: .75 paved spaces are required for each bedrm. <u>One off-street parking stall shall be provided for each bedroom (or studio) Exception: Residential restricted to people over 62 years of age may be .5 sp/ unit.</u></p> <p>parking, general commercial uses: retail sales (non-restaurant): 1 paved off-street space for each 250 <u>330</u> sq. ft. of gross floor area. restaurant: 1 sp. / 400 <u>330</u> sq. ft. of gross floor area. <u>Exception: Restaurants greater than 1000 square feet shall provide one sp/ 200 sf of interior floor area</u> office (non-medical): 1 space / 300 <u>330</u> sq. ft. of gross floor area.</p> <p>Off-Site Parking</p> <p>Parking requirement may be satisfied on off-site lots, so long as the parking is located within 400 feet of the development.</p> <p>Shared Parking</p> <p><u>If different uses within a development share parking, the Director may reduce the total amount of required parking by 20%.</u></p> <p><u>Design Guidelines</u></p> <p><u>In addition to above standards, development shall comply with the design guidelines adopted by reference to this section. Although a project proponent must demonstrate how each guideline is being addressed, there is some flexibility in the application of each, provided that the basic intent is determined to be satisfied through the design review process.</u></p>

COEUR D'ALENE

PRELIMINARY DRAFT
East Sherman District
Design Standards and Guidelines



MAY 12, 2008

I. DESIGN STANDARDS

A. GENERAL LANDSCAPING

In order to reinforce the natural setting of the surrounding area and to reduce the impacts of the built environment, development subject to the requirements of district must comply with the following requirements:

1. General Requirements:

All areas of the site being developed that are not otherwise devoted to site improvements shall either be planted and/or maintained with plant material meeting the requirements of this section.

a. Native and/or Drought Resistant Species:

Plant material should consist of native and/or drought resistant species that are adapted to the region's climatic conditions. (Refer to the City's Approved Tree List)

b. Year Round Interest:

Plant varieties must provide year-round interest.



Site Area Planting



Accent Pedestrian Area

Accent Vehicular Entrance

I. DESIGN STANDARDS

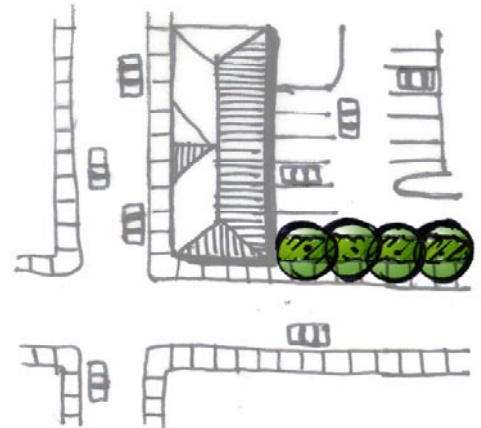
B. SCREENING OF PARKING LOTS

In order to reduce the visual impacts of surface parking lots, the following requirements shall be met:

1. General Requirements:

Parking lots that abut the public street shall be screened with a continuous screen that is at least 2 feet in height but no more that 3 feet in height. The screen may be one or a combination of the following treatments:

- a. Landscape plantings consisting of evergreen shrubs and groundcover materials.
- b. Low walls made of concrete, masonry, or other similar material.
- c. Continuous raised planters planted with evergreen shrubs.



Parking Lot Screening

2. Exceptions:

a. Use of Railings:

In the event that there is insufficient space to allow the use of evergreen plant material or low walls to screen parking areas, a railing with articulation of detail may be used.



Plant Material Screen



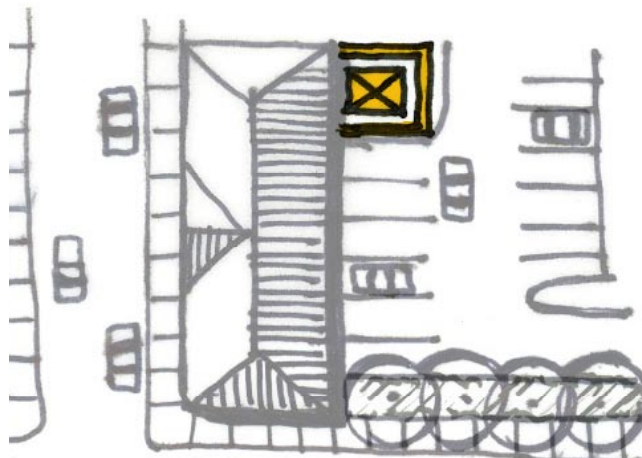
Railing

I. DESIGN STANDARDS

C. SCREENING OF TRASH/SERVICE AREAS

In order to reduce the visual impacts of trash and service areas, the following requirements shall be met:

1. General Requirements:
 - a. Location of Trash and Service Areas:
Trash and service areas shall be placed away from the public right-of-way.
 - b. Screening:
Trash and service areas shall be screened from view on all sides with solid evergreen plant material or architectural treatment similar to the design of the adjacent building.



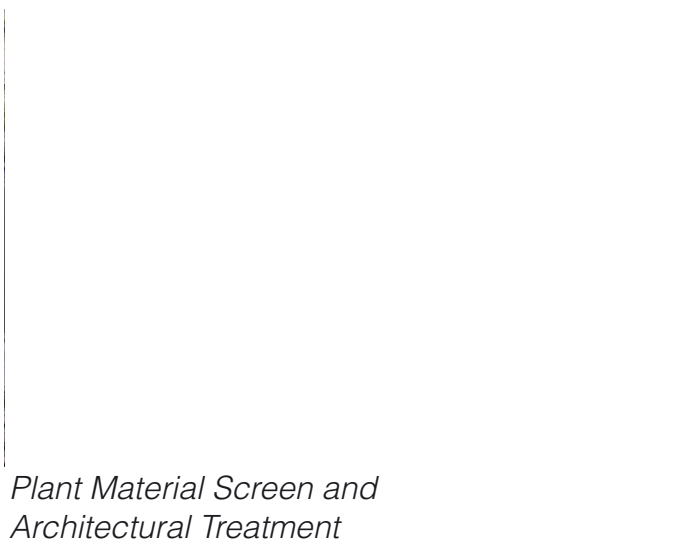
Trash/Service Area with Architectural Screen



Trash/Service Area with Landscape Screen

Plant Material Screen

Architectural Treatment



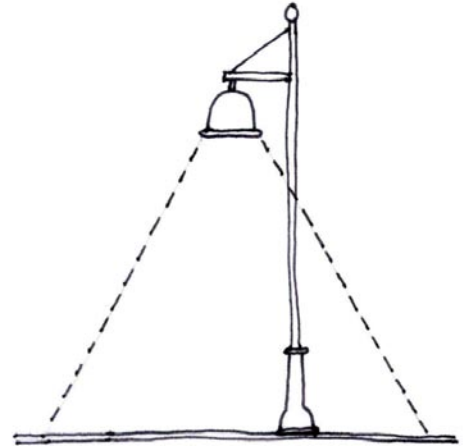
Plant Material Screen and Architectural Treatment

I. DESIGN STANDARDS

D. LIGHTING INTENSITY

In order to conserve energy, prevent glare and reduce atmospheric light pollution while providing sufficient site lighting for safety and security, the following requirements must be met:

1. General Requirements:
 - a. Light Trespass:
All fixtures must be shielded to prevent light trespassing outside the property boundaries.
 - b. Minimize Up-Light Spill/Glare:
All fixtures used for site lighting shall incorporate shields to minimize up-light spill and glare from the light source.
 - c. Flashing Lights Prohibited:
Flashing lights are prohibited with the following exception:
 - i. Low wattage holiday and special occasion accent lights.
 - d. Up-Lighting Prohibited:
Lighting directed upwards above the horizontal plane (up-lighting) is prohibited, with the following exception:
 - i. Up-lighting of Government Flags. Government flags used for advertisement are discouraged.



Cut-off Fixture

Example of Atmospheric Light Pollution

Signage Lighting

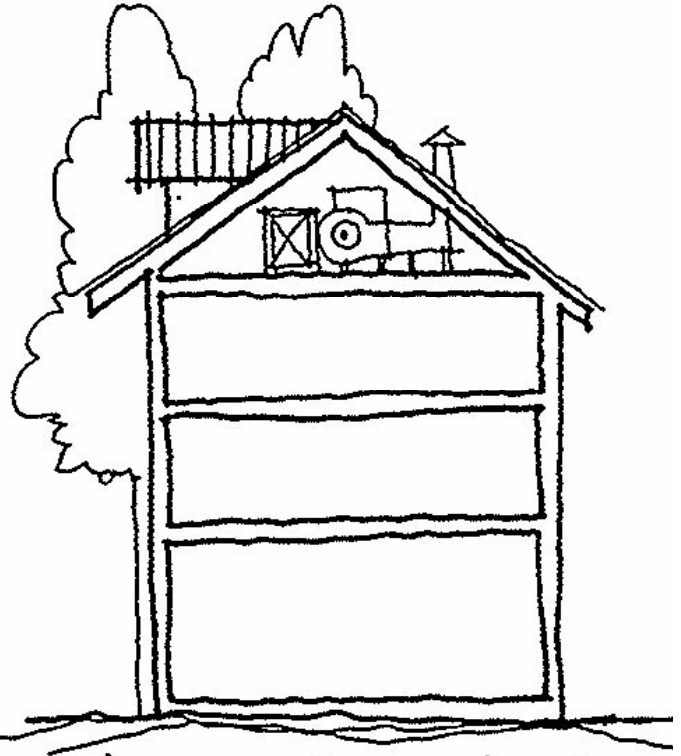
I. DESIGN STANDARDS

E. SCREENING OF ROOFTOP MECHANICAL EQUIPMENT

In order to screen rooftop mechanical and communications equipment from the ground level of nearby streets and residential areas, the following requirements must be met. Painting rooftop equipment or erecting fences are not acceptable methods of screening rooftop equipment.

1. General Requirements:

- a. Use of Parapet Walls or Other Integrated Roof Structures Required:
Mechanical equipment must be screened by extended parapet walls or other roof forms that are integrated with the architecture of the building.
- b. Integration of Rooftop Mounted Voice/Data Transmission Equipment:
Any rooftop mounted voice/data transmission equipment shall be integrated with the design of the roofs, rather than being simply attached to the roof-deck.



Raised Parapet

I. DESIGN STANDARDS

F. WIDTH AND SPACING OF CURB CUTS

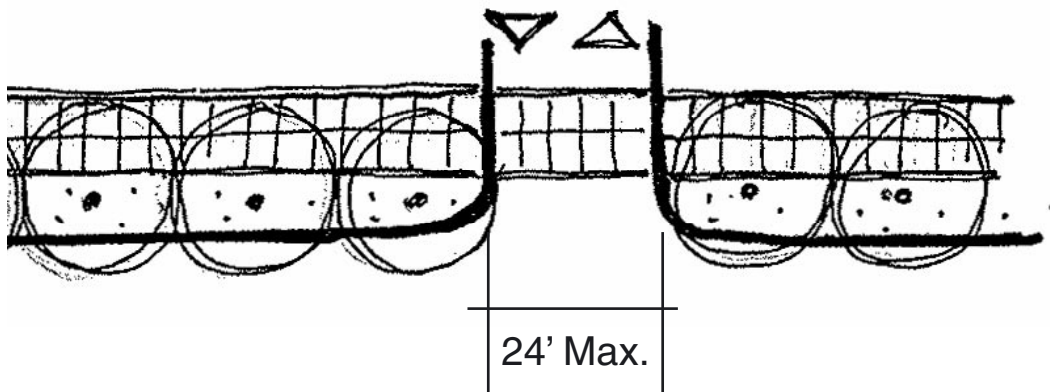
In order to maintain continuous uninterrupted sidewalks within the district, the following requirements must be met:

1. General Requirements:

- a. Non-residential Curb Cuts:
Curb cuts for non-residential uses shall not exceed 24 feet for combined entry/exits for every 100 feet of street frontage.
- b. Continuous Sidewalk Pattern and Materials:
The sidewalk pattern and material shall carry across the driveway.
- c. Shared Use of Driveways:
Adjacent developments shall share driveways, to the greatest extent possible.



Sidewalk pavement is visibly continuous



II. DESIGN GUIDELINES



BE IT FURTHER RESOLVED, that the City Council adopts the following Design Guidelines pursuant to Coeur d'Alene Municipal Code Section 17.07.940.

A. GENERAL LANDSCAPING

The planting of perennials and annuals is encouraged to accent building and vehicular access areas, entrances, pedestrian areas, public open spaces, etc.



B. PARKING LOT LANDSCAPE

In order to reduce the visual mass of parking lots the following requirements must be met.

1. Side or Limited Front Parking Lots:

Where the parking lot is located to the side of the building and partially abuts the public street, one shade tree for every six spaces shall be provided. (In those rare instances in which lots are in front of buildings this same guideline shall apply.)

2. Rear Parking Lots:

Where the parking lot is located behind the building and is not visible from the public street, one shade tree for every eight spaces shall be provided.

3. Required Tree Type:

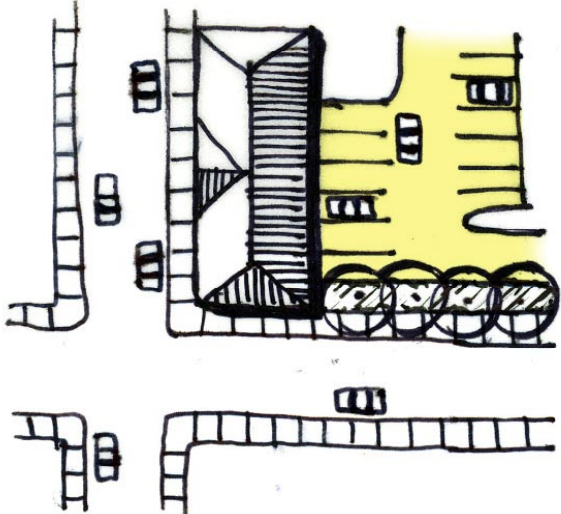
Parking lot trees shall have rounded umbrella like canopies that provide shade. Parking lot trees shall be selected based upon mature size, soil conditions, drainage, exposure, built environment space constraints and hardiness zone. Non-native columnar and pyramidal type tree canopies are discouraged.



Interior Landscape

C. LOCATION OF PARKING

In order to diminish the visual impact of parking areas and to enhance the pedestrian experience, parking lots shall be located behind buildings to the greatest extent possible. If necessary, parking lots may be located to the side of the building. Parking lots should never be located between the public street and the building or at intersection corners.



Parking Located Behind



Parking Located to the Side



Parking Located Behind

D. CURBSIDE PLANTING STRIPS

In order to maintain the existing boulevard streetscape setting, the following guidelines must be met:

1. Required Planting Strips:

Continuous planting strips shall be provided between the street curb and sidewalk on both sides of the public street.

2. Required Plantings and Street Trees:

Planting strips shall be planted with living ground cover and street trees. Street trees should be a combination of evergreen (where space allows) and deciduous varieties.

Curbside Planting



Deciduous Street Trees

Evergreen Street Tree

E. ENTRANCES

In order to ensure that building entrances are welcoming to pedestrians, easily identifiable and accessible from streets and sidewalks, the following guidelines must be met:

1. Visual Prominence:

The principal entry to the building shall be marked by at least one element from each of the following groups:

Group A

- i) recess
- ii) overhang
- iii) canopy
- iv) portico
- v) porch

Group B

- i) clerestory
- ii) sidelights flanking door
- iii) ornamental lighting fixtures
- iv) large textured entry door(s)

Group C

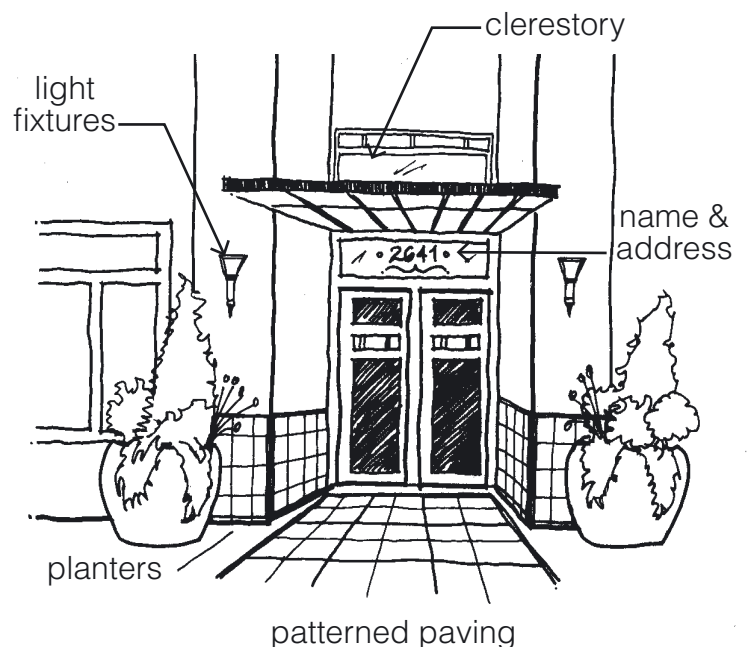
- i) stone, masonry or patterned tile paving in entry
- ii) ornamental building name or address
- iii) pots or planters with flowers
- iv) fixed seating

2. Weather Protection:

Some form of weather protection (wind, sun, rain) shall be provided. This can be combined with the method used to achieve visual prominence.



Residential example



Commercial example

F. ORIENTATION TO THE STREET

In order to provide a clearly defined, welcoming, and safe entry for pedestrians, from the sidewalk into the building, the following guidelines must be met:

1. Clearly Identifiable Entry:

Architectural elements shall be used to provide a clearly identifiable and defensible entry that is visible from the street.

2. Required Entry Design Elements:

Developments shall include at least two of the following:

- a) recesses
- b) balconies
- c) articulated roof forms
- d) front porches
- e) arches
- f) trellises
- g) windows at sides and/or above entry doors
- h) awnings and/or canopies

3. Pedestrian Scale Lighting Required:

Pedestrian scale lighting and/or lighted bollards shall be provided.

4. Entry to Face Street:

Primary building entries should face the street. If the doorway does not face the street, a clearly marked and well-maintained path shall connect the entry to the sidewalk.



G. MASSING: BASE/MIDDLE/TOP

In order to reduce the apparent bulk of multi-story buildings and maintain pedestrian scale by providing a sense of “base,” “middle,” and “top”, the following guidelines must be met:

1. Top:

The “top” of the building shall emphasize a distinct profile or outline with elements such as projecting parapets, cornices, upper level setbacks, or pitched rooflines.

2. Middle:

The “middle” of the building must be made distinct by change in material or color, windows, balconies, step backs, or signage.

3. Base:

Buildings shall have a distinct “base” at the ground level, using articulation and materials such as stone, masonry, or decorative concrete. Distinction may also be defined by the following:



- | | |
|---------------|------------------------------------|
| i) windows | iv) bays |
| ii) details | v) overhangs |
| iii) canopies | vi) masonry strips & cornice lines |



Commercial or Mixed-Use

H. TREATMENT OF BLANK WALLS

In order to mitigate blank walls within public view by providing visual interest, the following guidelines must be met:

1. Required Architectural Elements:

Walls within public view shall have windows, reveals or other architectural detail.

2. Additional Guidelines for Long Blank Walls:

Uninterrupted expanses of blank wall, façade or foundation longer than 30 feet shall be broken up by using two or more of the following:

a. Vegetation:

Vegetation, such as trees, shrubs, groundcover and/or vines, adjacent to the wall surface;

b. Artwork:

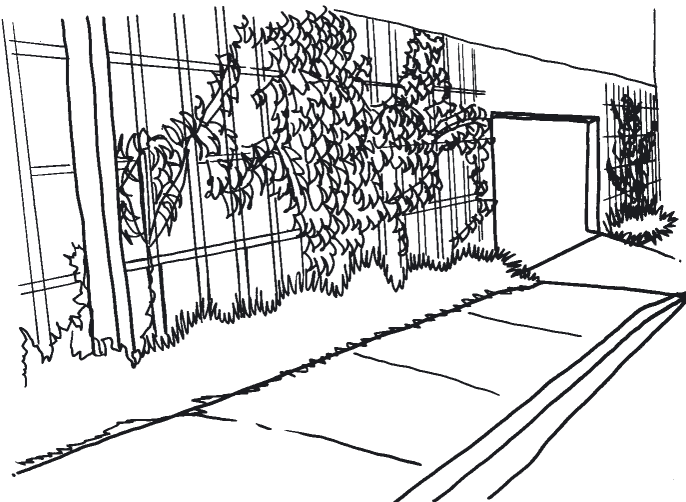
Artwork, such as bas-relief sculpture, mural or trellis/vine panels;

c. Seating:

Seating area with special paving and seasonal planting.

d. Architectural details:

Architectural detailing, reveals, contrasting materials or other special interest.



I. INTEGRATION OF SIGNS WITH ARCHITECTURE

In order to ensure that signage is part of the overall design of a project, the following guidelines must be met:

1. Sign Plan Required:

The design of buildings and sites shall identify locations and sizes for future signs. As tenants install signs, such signs shall be in conformance with an overall sign plan that allows for advertising which fits with the architectural character, proportions, and details of the development. The sign plan shall indicate location, size, and general design.

2. Projection Above Roof Prohibited:

Signs shall not project above the roof, parapet, or exterior wall.

Sign Integrated with the Entrance



Sign integrated with building order and bays

J. CREATIVITY/INDIVIDUALITY OF SIGNS

In order to encourage interesting, creative and unique approaches to the design of signs, the following guidelines must be met:

1. Graphic Signs:
Signs should be highly graphic in form, expressive and individualized.
2. Projecting Signs:

Projecting signs supported by ornamental brackets and oriented to pedestrians are strongly encouraged.



Unique Projecting Signs



Sign expressing the product, integrated with graphic form



K. SIDEWALK USES:

In order to create a pedestrian friendly “streetscape” by providing street trees and sidewalks, the following guidelines must be met:

1. Amenity Zone:

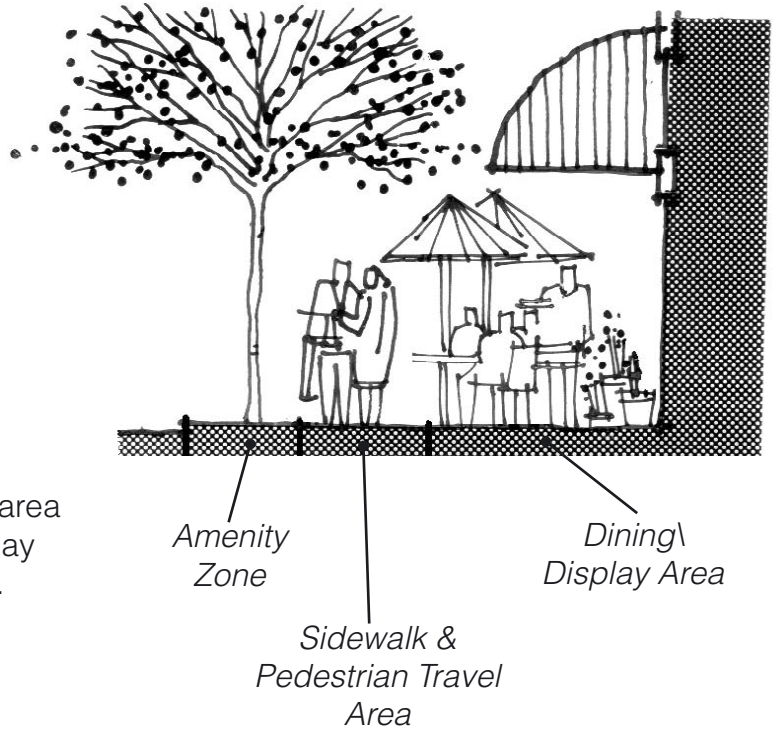
Street trees shall be spaced 20 feet to 40 feet apart, located in the amenity zone in tree grates or continuous 5 foot wide planted area.

2. Sidewalk Area:

Sidewalk area shall maintain a clear 7-foot dimension for pedestrian travel.

3. Dining and Display Area:

Sidewalk area outside the pedestrian travel area may be used for outdoor dining and/or display areas delineated at grade or by a low fence.



Dining Area



Dining/Display Area



Display Area

L. MAXIMUM SETBACK - MO District Only:

In order to create a lively, pedestrian friendly sidewalk environment buildings shall be set up to the back of the sidewalk along pedestrian streets.

1. Exception:

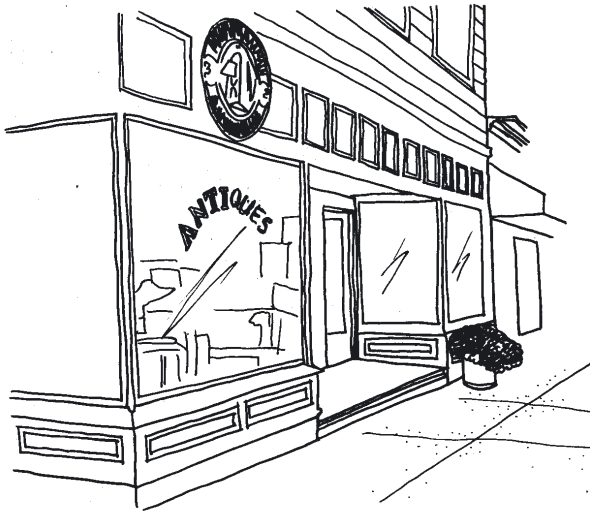
Buildings may be set back up to 10 feet for the purpose of providing a publicly accessible “plaza”, “courtyard” or recessed entrance.

Building set back from sidewalk to create plaza



M. GROUND FLOOR WINDOWS - MO District Only

In order to provide visual connection between activities inside and outside the building, a minimum of 60% of any ground floor façade facing the street shall be comprised of windows with clear, "vision" glass. Display windows may be used to meet half of this requirement.

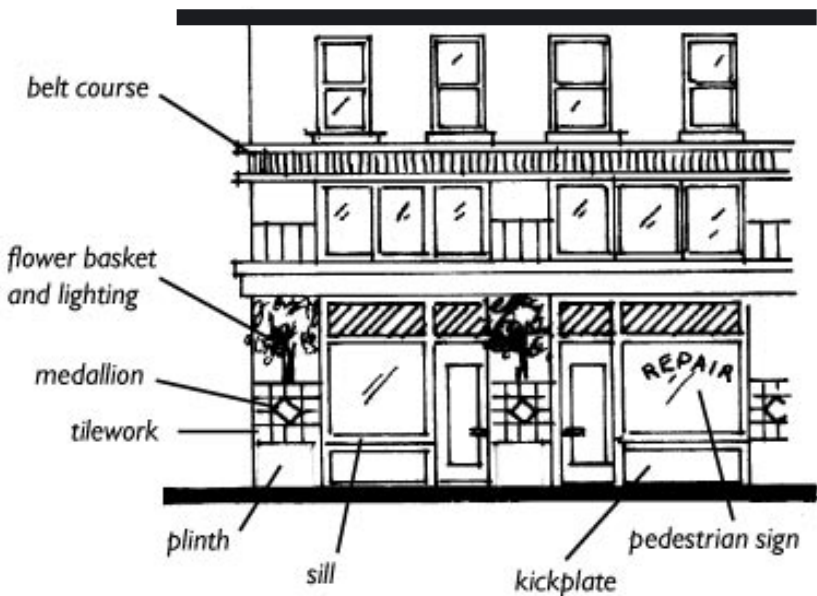


Facade with 60% Transparency

N. GROUND LEVEL DETAILS - MO District Only:

In order to ensure that buildings along any abutting street display the greatest amount of visual interest and reinforce the character of the streetscape, the façades of commercial and mixed-use buildings that face the street shall be designed to be pedestrian-friendly through the inclusion of at least three of the following elements:

- 1) Kick plates for storefront window.
- 2) Projecting sills.
- 3) Pedestrian scale signs.
- 4) Canopies.
- 5) Plinth.
- 6) Containers for seasonal planting.
- 7) Ornamental tile work.
- 8) Medallions.



O. ROOF EDGE:

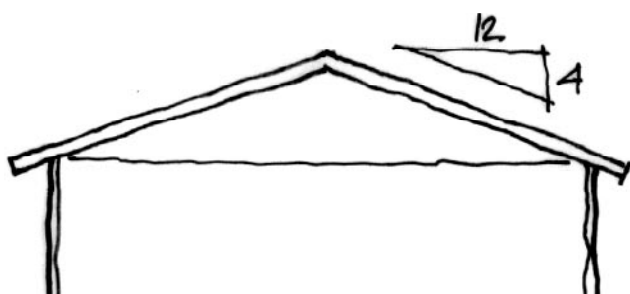
In order to ensure that rooflines present a distinct profile and appearance for the building and expresses the neighborhood character, the following guidelines must be met:

1. Buildings with Pitched Roofs:

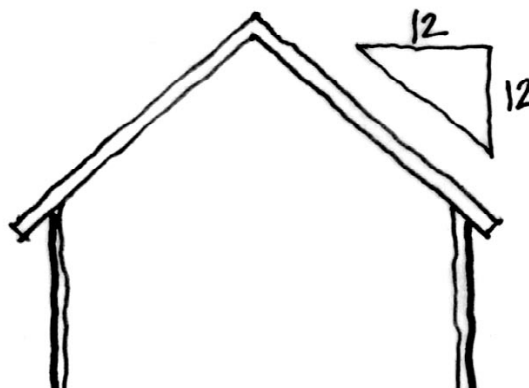
Buildings with pitched roofs shall have a minimum slope of 4:12 and maximum slope of 12:12.

2. Buildings with Flat Roofs:

Buildings with flat roofs shall have projecting cornices to create a prominent edge when viewed against the sky. Cornices shall be made of a different material and color than the predominate siding of the building.



Minimum Roof Pitch



Maximum Roof Pitch



Projecting Cornice

УШУН-УСД АМАЧО

2009 Planning Commission Priorities Progress

FEBRUARY 2009

<p>.A note on the colors from from Tony Berns: "I use the stop light analogy: Red is bad – either that initiative has failed, or our Board goal for the year will not be met. Yellow is caution – could get to "red" if we don't do something pronto. Green is good. he other colors like "pending" are place holders until action on those items can occur." Note: The PC is encouraged to select what "color" is appropriate.</p>		
Administration of the Commission's Business		
<ul style="list-style-type: none"> ▪ Follow-up of Commission requests & comments 		No new requests.
<ul style="list-style-type: none"> ▪ Meeting with other boards and committees 		
<ul style="list-style-type: none"> ▪ Goal achievement 		Checklist of projects w/updated 6/08
<ul style="list-style-type: none"> ▪ Building Heart Awards 		Awards given as identified.
<ul style="list-style-type: none"> • Speakers 		
<ul style="list-style-type: none"> • Public Hearings 		March, 1 Item
Long Range Planning		
<ul style="list-style-type: none"> ▪ No current projects 		
Public Hearing Management		
<ul style="list-style-type: none"> ▪ No changes anticipated 		
Regulation Development by priority		
<p>1. Zoning Ordinance Updates <i>Continued evaluation and modification of existing districts with comprehensive plan.</i></p> <ul style="list-style-type: none"> • Lot berming • Non-Conforming Use Reg cleanup • Average Finish Grade • Screening of rooftop equipment • PUD Standards • Lighting • Re-codification or re-org to Unified Development Code 		<p><i>Fort Grounds Example, research continuing.</i></p> <p><i>Commercial design guidelines review w/M. Hinshaw</i></p> <p><i>Commercial design guidelines review w/M. Hinshaw</i></p> <p><i>Research begun</i></p>
<p>1. Expansion of Design Review</p>		Complete. Possible expansion in concert with revised zoning
<p>3. Off-Street Parking Standards</p>		<i>Review and updating. Anticipate cooperation with Parking Commission on certain aspects.</i>
<p>4. Revise Landscaping Regulations</p> <ul style="list-style-type: none"> • General review & update • Double Frontage Lot landscaping • Tree Retention 		<p>w/Urban Forestry</p> <p>Also revised standards w/commercial design guidelines project</p> <p>Sample ord from Hinshaw given to Urban Forestry</p>
<p>5. Subdivision Standards</p> <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 		<p>Pending – some research begun</p> <p>Sample ord from Hinshaw given to Urban Forestry</p> <p>Discussed (07) by DRT. Implementation pending</p>
<p>6. Workforce & Affordable Housing <i>Support for Council efforts recognizing that primary means of implementation in Cd'A are outside of Commission authority.</i></p>		City staff & consultant working on various aspects ie Community Development Block Grant.
Other Action		
Mid Town Fees-In-Lieu Parking		Approved by City Council on 1-6-09
Area of City Impact		Request from City Council forwarded to county Public Hearing Cty PC 2/23/09
East Sherman Zoning		Numerous wkshps 2 nd PH 2/10
Mixed –Use Districts		Work continues w/M.Hinshaw