

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

JULY 8, 2008

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, Luttrupp, Rasor, Messina, Satterly, (Student Rep)

APPROVAL OF MINUTES:

June 10, 2008

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

ADMINISTRATIVE ITEMS:

1. Applicant: Dwight Dirkmaat
Location: The East 175 ft. of the West 375 ft. of tract 77 Fruitlands Addition
Request: Proposed 3-lot preliminary plat "Lauf Lane Estates"
SHORT PLAT, (SS-4-08)
2. Applicant: City of Coeur d'Alene
Request: Amendments to City ACI Boundary
LEGISLATIVE, (0-7-08)
3. Approval of findings for A-3-08 (Riverstone West, LLC)
4. Review proposed Lakes Urban Renewal District boundary changes for conformity with Comprehensive Plan

PUBLIC HEARINGS:

2. Applicant: U.S. Department of Interior- Bureau of Lands Management
Location: 945 Highway 95
Request: Proposed annexation from County Restricted Residential to City R-1(Residential at 1 unit/acre)
QUASI-JUDICIAL, (A-4-08)

ITEM ZC-3-08 WITHDRAWN BY APPLICANT

3, Applicant: Charles Seymour
 Location: 729 N. 4th Street
 Request: Proposed zone change from R-17 (Residential at 17 units/acre)
 To NC (Neighborhood Commercial)
 QUASI-JUDICIAL, (ZC-3-08)

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
JUNE 10, 2008
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

STAFF MEMBERS PRESENT:

John Stamsos, Senior Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney
Dave Yadon, Planning Director

COMMISSIONERS ABSENT:

Julianna Satterly, Student Representative

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Rasor, seconded by Messina, to approve the minutes of the Planning Commission meeting held on May 13, 2008. Motion approved.

COMMISSION COMMENTS:

None.

STAFF COMMENTS:

Senior Planner Stamsos announced that a Planning Commission retreat has been scheduled for Monday, June 23, from 3:00 p.m. to 6:00 p.m. in the old City Council chambers. He suggested topics for discussion such as setting priorities for code amendments or other topics that the Commission feels need to be addressed. He added that a presentation will be done by Deputy City Attorney Wilson discussing new legislation and court cases with planning issues. He commented that at past retreats, presentations were done by various city department heads and inquired if this is something the Commission would like to do this year.

The Commission concurred and requested that the following staff be invited to speak to the Commission on timely topics: Mayor Bloem, Sid Fredrickson, Tony Berns and Jim Markley.

Planning Director Yadon announced that he is in the process of scheduling a joint meeting with the Planning Commission, City Council, and Mark Hinshaw to discuss height issues on East Sherman. He indicated that a tentative date for this meeting has been set for Thursday, July 17th in the old Council Chambers.

PUBLIC COMMENTS:

None.

ADMINISTRATIVE ITEMS:

1. Volunteers needed to participate as a member of a sub-committee formed by the Parking Commission to discuss parking fees in mid-town.

Commissioner's Razor and Evans volunteered to participate on the Parking Commission Sub-Committee.

PUBLIC HEARINGS:

1. Applicant: Riverstone West, LLC
Location: Near the intersection of Beebe Boulevard in the Riverstone Development
Request: Proposed annexation from County Industrial to City C-17 (Commercial at 17 units/acre) zoning district
QUASI-JUDICIAL (A-3-08)

Senior Planner Stamsos presented the staff report, gave the mailing tally as 1 in favor, 0 opposed and 4 neutral and answered questions from the Commission.

Commissioner Bowlby inquired if this property was originally planned as a mixed zoning development and not commercial.

Senior Planner Stamsos explained that this parcel has always been zoned commercial. The most recent change in this area was a PUD approved last year for additional height for multi-family uses.

Commissioner Luttrupp noted in the applicant's justification it stated that they feel this parcel should be included in the PUD and questioned if staff discussed this zoning with the applicant.

Senior Planner Stamsos explained that this parcel was outside the original PUD boundary and not considered part of the PUD.

Deputy City Attorney Wilson suggested that if the Planning Commission felt that this parcel should become part of the original PUD, that they make a recommendation to the City Council to include this in the annexation agreement.

Chairman Jordan feels that the zoning the applicant has selected is the appropriate zone for the parcel.

Chairman Jordan announced that the applicant is not present and questioned if this request could still be heard without the applicant being present.

Assistant City Attorney Wilson commented that if the Commission feels that they have enough information without a presentation from the applicant they should go forward with the hearing.

Chairman Jordan felt that this request should go forward to the City Council based on recommendations from the Planning Commission.

Commissioner Messina concurred.

Commissioner Luttrupp felt that after reading the applicant's justification this parcel should become part of the original PUD at sometime in the future.

Commissioner Razor recommended that the applicant be required to come back to the Planning Commission within six-months to request that this parcel become part of in the PUD.

Motion by Razor, seconded by Messina, to approve Item A-3-08. 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.

ADJOURNMENT

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

The meeting was adjourned at 7:00 p.m.

Respectfully submitted by John Stamsos, Senior Planner

Prepared by Shana Stuhlmiller, Public Hearing Assistant



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TO: Planning Commission
FROM: Christopher H. Bates, Engineering Project Manager
DATE: July 8, 2008
SUBJECT: **SS-4-08, Lauf Lane Estates**

DECISION POINT

Approve or deny the applicant's request for a three (3) lot residential development on Lauf Lane.

GENERAL INFORMATION

1. Applicant: Dwight Dirkmaat
PO Box 203
Hayden, ID 83835
2. Request: Approval of a three (3) lot residential development in a designated MH-8 zone.
3. Location: South of Bosanko Avenue, between Fruitland Lane and US Hwy 95.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is MH-8 (Mobile Home), which is intended as a moderate density residential district for mobile homes at a density of 8 units/acre. The minimum square footage requirement for lots in this zone is 5,500 square feet with fifty feet (50') of frontage.
2. Land Use: The 0.42 acre parcel is currently occupied by one existing mobile home structure w/ a garage. The proposal will create three (3) lots with a minimum square footage of 5,529 s.f., and a minimum of fifty two feet (52') of frontage.
3. Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

There are existing sanitary sewer and water utility main lines located in the adjoining roadway. The subject property will require the installation of both sanitary sewer, and, water lateral service lines to provide service to the site. These services will be required to be installed prior to final plat approval.

Streets: Lauf Lane, the adjoining public street is a twenty four foot (24') street situated within a fifty foot (50') right-of-way. The roadway has a paved surface typical of the older developments in the County, that over time, have been annexed into the City. The roadway is not curbed, and, due the location of the proposed development (mid block) there will not be a requirement for the installation of roadway improvements. There are no City plans in the foreseeable future that would call for any alterations to the roadway section.

Fire: There is a fire hydrant immediately adjacent to the subject property that does meet the spacing requirements of the City Fire Department.

Storm Water: Street drainage along the roadway sheet drains to the sides and dissipates through percolation in the same manner that the current system of roadside swales does.

Proposed Conditions:

1. Install the necessary sewer and water service laterals prior to final plat approval, or, the issuance of any setting permits for mobile or manufactured homes on the subject property.

DECISION POINT RECOMMENDATION

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

LAUF LANE ESTATES

MINOR SUBDIVISION PLAT

A PORTION OF TRACT 77, FRUITLANDS ADDITION, BOOK C OF PLATS, PAGE 12 IN THE SW 1/4, NE 1/4, SECTION 2, TOWNSHIP 50 NORTH, RANGE 04 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, COUNTY OF KOOTENAI, STATE OF IDAHO



CONVERGENCE ANGLE= -00'46"22"

GRAPHIC SCALE



NOTES:
 A. ELECTRIC EASEMENT EXISTS PER INST. #739817.
 NO DEDICATIONS OR SPECIAL SETBACKS ORIGINAL FRUITLANDS ADDITION PLAT IS BOOK B, PAGE 108.
 AMENDED FRUITLANDS ADDITION IS BOOK C, PAGE 12.

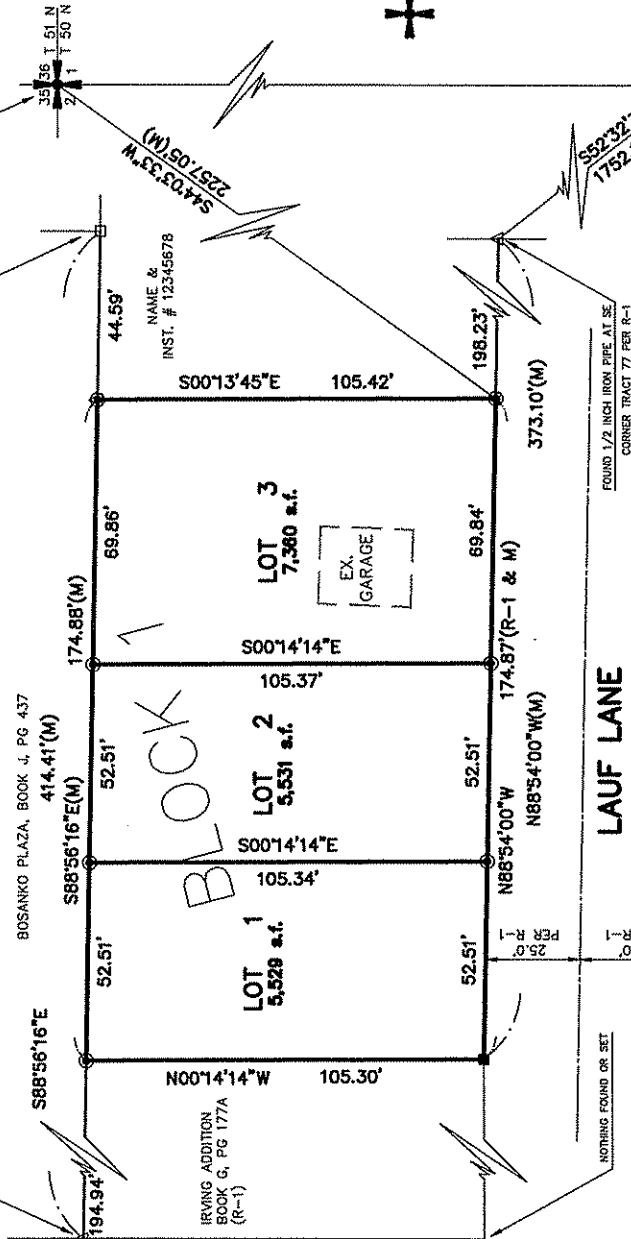
FOUND 2 1/2" AL. CAP INSCRIBED "INITIAL POINT IRVING PLAT OF TRACT 77 PLS #772 1894" PER R-1

FOUND 1/2" INCH ALUMINUM CAP IN MONUMENT CASING MARKED AS SHOWN, PER CP&P INST. # 12345678

FOUND 1/2" INCH REBAR & YELLOW PLASTIC CAP AT SE CORNER LOT 2, BOSANKO PLAZA, PER R-2 ORIGINALLY SET FROM R-4

FOUND 1/2" INCH BRASS CAP MARKED AS SHOWN IN MONUMENT CASING PER CP&P INST. # 123456789

BOSANKO PLAZA, BOOK 4, PG 437



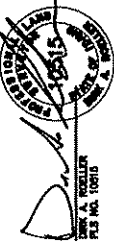
COUNTY RECORDER

STATE OF IDAHO, COUNTY OF KOOTENAI, } SS
 FILED AT THE REQUEST OF ROELLER & ASSOCIATES
 AT _____ MINUTES PAST _____ O'CLOCK, M
 THIS _____ DAY OF _____ 2008, CE
 INSTRUMENT NO. _____ AND DULY RECORDED
 AT BOOK _____ PAGE _____ OF PLATS.
 DANIEL J. ENGLISH - RECORDER

By _____ Deputy
 _____ Fee

SURVEYOR'S CERTIFICATE

I, DANIEL J. ENGLISH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT OF LAUF LANE ESTATES WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE KOOTENAI COUNTY COMMISSION AND THE LAWS OF THE STATE OF IDAHO PERTAINING TO PLATS AND SURVEYS.



DATE 5/26/08

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MERIDIAN PLAT OF THE EAST LINE OF THE METROPOLITAN DISTRICT OF SECTION 2, T. 50 N. R. 04 W. E.M. 1/4, NE 1/4, SW 1/4, AND SE 1/4, AS SHOWN ON A PLAT OF THE KOOTENAI COUNTY RECORDS OFFICE, KOOTENAI COUNTY, IDAHO, BOOK 6, PAGE 177A. THE MERIDIAN PLAT OF THE EAST LINE OF THE METROPOLITAN DISTRICT OF SECTION 2, T. 50 N. R. 04 W. E.M. 1/4, NE 1/4, SW 1/4, AND SE 1/4, AS SHOWN ON A PLAT OF THE KOOTENAI COUNTY RECORDS OFFICE, KOOTENAI COUNTY, IDAHO, BOOK 6, PAGE 177A. THE MERIDIAN PLAT OF THE EAST LINE OF THE METROPOLITAN DISTRICT OF SECTION 2, T. 50 N. R. 04 W. E.M. 1/4, NE 1/4, SW 1/4, AND SE 1/4, AS SHOWN ON A PLAT OF THE KOOTENAI COUNTY RECORDS OFFICE, KOOTENAI COUNTY, IDAHO, BOOK 6, PAGE 177A. ALL BEARINGS ON THIS PLAT ARE TRUE BEARINGS.

LEGEND

- ① SET 1/4" NAIL TO EACH CORNER & 1/2" NAIL TO EACH MARKED PLS CORNER
- ② FOUND 1/2" INCH REBAR & YELLOW PLASTIC CAP MARKED AS SHOWN
- ③ FOUND 1/2" INCH BRASS CAP MARKED AS SHOWN
- ④ FOUND 1/2" INCH NAIL PER R-1
- ⑤ FOUND 1/2" INCH REBAR PER R-1
- ⑥ MARKED REBAR MEASUREMENT
- ⑦ MARKED REBAR MEASUREMENT
- ⑧ FOUND CORNER OR SUBSTANTIAL SECTION CORNER AS DEPICTED

REFERENCES

SUBDIVISION PLAT:
 (R-1) IRVING ADDITION - BOOK 6, PAGE 177A
 (R-2) BOSANKO PLAZA - BOOK 4, PAGE 437
 (R-3) IRVING ADDITION - BOOK 6, PAGE 177A
 (R-4) BOOK 10, PAGE 280

ROELLER AND ASSOCIATES
 P.O. BOX 1887
 Hayden, Idaho 83408
 PHONE 208-768-7776

LAUF LANE ESTATES

MINOR SUBDIVISION
 A PORTION OF TRACT 77, FRUITLAND ADDITION
 BOOK C, PAGE 12, IN THE SW 1/4, NE 1/4
 SECTION 2, T. 50 N. R. 04 W. E.M.

COUNTY	KOOTENAI	BOOK	1014	PAGE	1
DATE	5/26/2008	TIME	1:07	OF	2

SS-4-08

PLANNING COMMISSION
STAFF REPORT

Date: July 8, 2008
From: David Yadon, Planning Director
Subject: **Adjustments to Area of City Impact Boundary**

Decision Point

The Planning Commission is asked to consider adjustments to the Area of City Impact Boundary and Regulations.

History

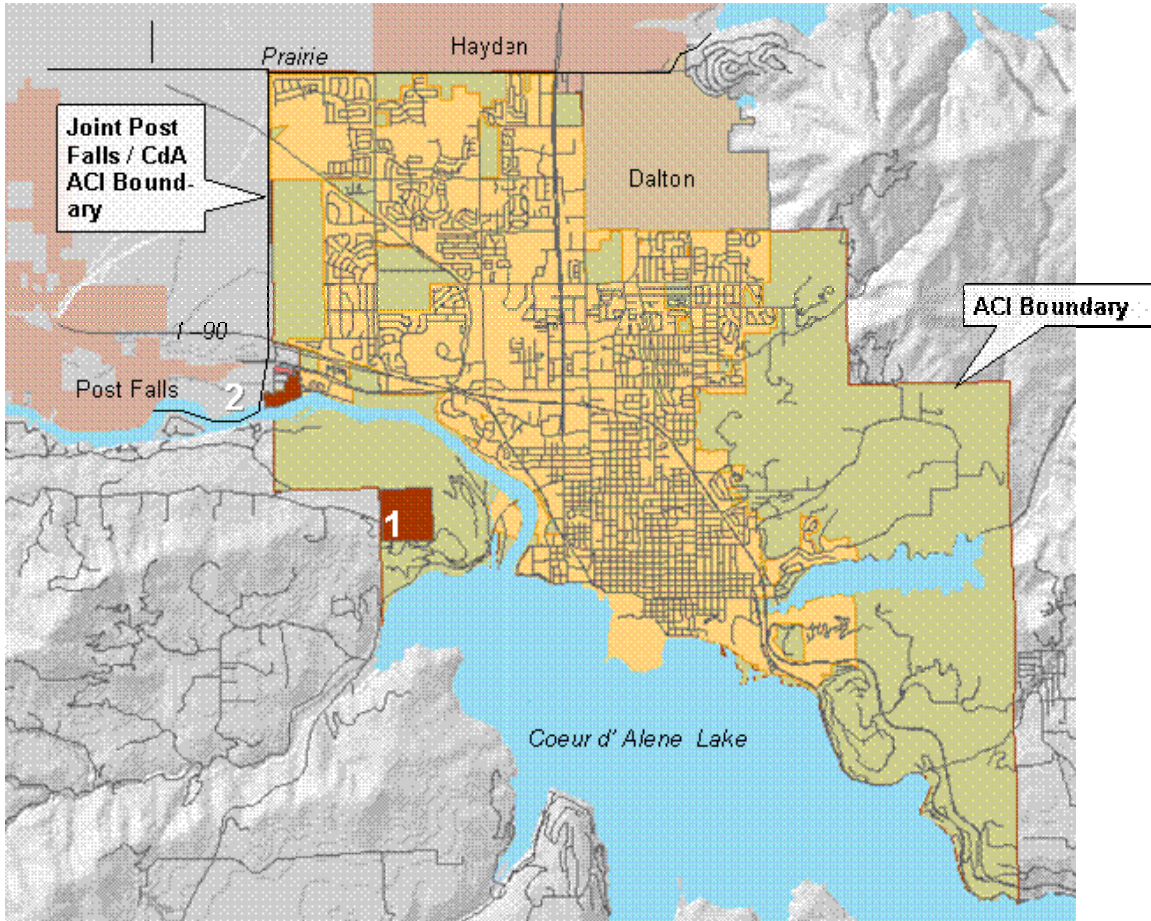
An Area of City Impact (ACI) is required by Idaho code to be negotiated and adopted by every city and county in Idaho. The area of city impact is the region surrounding the city that is planned to develop and become a part of the city. The area of city impact may also consider how development surrounding a city may impact a city. The ACI agreement includes two required ordinances:

- An ordinance establishing the area of city impact map/and
- An ordinance setting forth the comprehensive plan, zoning and subdivision regulations that will apply in the area of impact – city, county, or the combination of both.

Our existing ACI map and ordinance were finalized in 1993 after over 15 years of negotiation and public hearings.

In November 2007, as a part of the adoption of the new comprehensive plan, the Council approved a motion to “remove the Wes Hanson Conservation Easement from the Planning area boundary and begin negotiations with the County to remove it from the Area of City Impact.” (Approximately 160 acres – See area #1 below)

In addition to this area the Council has asked that portion of the “Mill River Development” that extends outside of our ACI boundary (Approximately 40 acres – Area #2) be included within the ACI.



Performance Analysis

Comprehensive Plan reference pages including 5, 18, 34, 39, 47, 55 and 86 are relevant to the Area of City Impact.

Decision Point Recommendation

The Planning Commission should recommend what if any additional adjustments to the Area of City Impact Boundary should be pursued.

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

A. INTRODUCTION

This matter having come before the Planning Commission on June 10, 2008, and there being present a person requesting approval of ITEM A-3-08, a request for zoning prior to annexation from County Industrial to City C-17 (Commercial at 17 units/acre)

LOCATION: +/- 15,625 sq. ft. parcel near the intersection of Beebe Boulevard and Tilford Lane

APPLICANT: Riverstone West, LLC

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

- B1. That the existing land uses are residential – single-family, Riverstone Park, commercial and vacant land.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the current zoning is County Industrial.
- B4. That the notice of public hearing was published on May 24, 2008, and June 3, 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 72 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on May 23, 2008 and 5 responses were received: 1 in favor, 0 opposed, and 4 neutral.
- B7. That public testimony was taken on June 10, 2008 from John Stamsos, Senior Planner. No other public testimony was offered. Mr. Stamsos testified as follows.

John Stamsos, Senior Planner:

Mr. Stamos presented the staff report and testified that the subject property is an unannexed parcel, approximately 15,625 square feet in size, that is completely surrounded by the City. He further testified that the applicant has requested C-17 zoning for the parcel. All of the surrounding property is zoned C-17 but is also subject to a PUD. He further testified that the Comprehensive Plan designation for the property is Stable Established and that the property is in the Spokane River District area of the Comprehensive Plan.

- 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 in the Comprehensive Plan. The Comprehensive Plan also designates this property as part of the Spokane River District. The Spokane River District is an area "going through a multitude of changes and this trend will continue for many years." Generally, the Spokane River District is envisioned to be mixed use neighborhoods consisting of housing and commercial retail and service activities that embrace the aesthetics of the proximity to the Spokane River. The Comprehensive Plan indicates that the characteristics of the Spokane River District will be urban in nature with various commercial, residential and mixed uses. Overall residential density in the Spokane River District will be 10-16 units per acre with areas of higher density. The requested zoning is C-17, which is the City's general commercial zone that allows a wide mix of commercial, residential (up 17 units per acre) and mixed uses. The requested zoning closely parallels the Comprehensive Plan land use designation for this property. 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 C-17 zoning. As such, we find that the requested C-17 zoning is 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. Additionally, police and fire service are available to the area since 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.

According to the staff report, the subject property is essentially flat with no physical constraints to development. 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 completely surrounded by property currently within the City limits that has the same zoning. The street network in this area is fully developed. Further, the surrounding area is currently being developed by the applicant, who intends to incorporate the subject property into the overall development. 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 **RIVERSTONE WEST, LLC** for zoning prior to annexation, as described in the application should be **approved**.

Suggested provisions for inclusion in an Annexation Agreement are as follows:

1. The applicant will submit an application to include the subject property into the Riverstone West PUD within 6 months after Council approves the annexation agreement.

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

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.

RESOLUTION 08-09: Recommended Adoption of Amended & Restated Lake District Urban Renewal Plan, Including the Sorenson Magnet School, Winton School, and Winton Park.

LCDC Executive Director Tony Berns provided a background overview for the Board as to this proposed District boundary modification. Tony shared the following LCDC Board history related to this initiative:

November, 2005

Letter from LCDC to SD271 leadership:

“...LCDC Board of Commissioners strongly supports school District 271’s strategic vision of maintaining a strong and viable education presence in the downtown / midtown areas of Coeur d’Alene. Retaining a viable school network south of the I-90 corridor is critical to the preservation of the older city neighborhoods and also to the economic vitality of the downtown / midtown areas.”

December, 2006

Letter from LCDC to SD271 leadership:

“The recently released BBC Coeur d’Alene affordable housing needs assessment study’s Strategic Blueprint Goal #5 stresses the need to “maintain quality schools within the City”. The LCDC Board of Commissioners views the Sorenson School as a key component of a viable education presence in the downtown area, and encourages District 271 leadership to factor in long-term neighborhood viability in their academic sourcing decisions.”

February, 2007 – Board meeting

School District 271 Superintendent Harry Amend and Assistant Superintendent Hazel Bauman shared a Sorenson magnet school concept overview with the Board. They started the presentation by sharing that District 271’s financial status is still tenuous, and that times are tight. Due to this financial climate, the economic viability of each District 271 school, specifically schools located in the downtown area, is reviewed by school district leadership annually. The Sorenson elementary school has continually come up for review due to its cost structure and student demographics.

Discussions re. the fate of the Sorenson school began in earnest on November 20, 2006. It costs approximately \$411,000 annually to operate Sorenson. Sorenson is an old school, has no on site parking, is not Americans with Disability Act (ADA) compliant, and is located on a small 2 acre site. Even with Sorenson’s challenges, by a 10-8 vote, the long range planning team recommended that the District School Board find a way to keep Sorenson open. That vote, coupled with all of the community, City and LCDC input received supporting the effort to keep the school open, swayed the School Board to give the proposed Sorenson magnet school model a chance.

The vitality of the downtown and the ‘fine arts and humanities’ magnet school model were key issues supporting the decision to give the school a chance. The proposed Sorenson magnet school model offers the school the ability to attract new students from outside the current District 271 student population (e.g. from private schools, home schooling). School District 271 leadership would like the LCDC to be a financial partner in the Sorenson magnet school initiative.

LCDC Board members thanked Harry and Hazel for their presentation and discussed several issues:

- The Sorenson school is located just outside of the LCDC’s Lake District which makes LCDC financial participation more difficult. However, a rational case can be made that many community value adding facilities can not be located on every corner of the city so to speak

(e.g. a water treatment plant) and that a school asset is a very valuable asset to a wide geographic area.

- The request of the LCDC re. partnership funding for the Sorenson initiative is more applicable to capital oriented expenses rather than operating expenses.
- District 271 needs to help the LCDC quantify the “impact” (e.g. economic impact, social impact, recreation impact) of the proposed Sorenson magnet school concept to the LCDC’s Lake District and the surrounding urban neighborhoods.
- Housing is a key driver to urban renewal and redevelopment, and a healthy educational infrastructure is a necessity for a viable housing market in the mature urban neighborhoods – a magnet school could be a value adding asset to viable urban housing. The LCDC Board would like District 271 leadership to share any magnet school case studies highlighting a magnet school’s beneficial affect on housing issues.

April, 2007 - Board Meeting

Harry Amend and Hazel Bauman shared a Sorenson Magnet School update with the Board. Also, as requested by the LCDC Board, School District 271 completed an analysis of ADA costs associated with the Sorenson School:

~~SORENSEN ELEMENTARY~~
ADA COMPLIANCE REVIEW
ESTIMATED CORRECTIVE COSTS

<u>Existing Facility Non-Compliance Element</u>	<u>Estimated Corrective Cost</u>
Accessible Route/Changes in Level (BUSES)	\$1,885
Exterior Accessible Route	\$445
Gratings	\$450
Access Aisles (PARKING)	\$350
Parking Signage	\$600
Curb Ramps	\$3,560
Entrances	\$2,830
Signage	\$1,400
Automatic Doors	\$5,565
Ramps	\$1,400
Interior Stairs and Handrails	\$2,740
Elevators	\$91,650
Two Doors in Series	\$4,000
Drinking Fountains	\$4,500
Restrooms, Boy's and Girl's (both floors)	\$44,800
Restrooms Staff Toilet	\$5,120
Sinks	\$10,800
Access to Performing Areas	\$16,500
Storage	\$3,400
Alarms	\$35,500
Public Telephones	\$1,850
Libraries	\$1,500
Wheelchair Accommodation in Assembly Areas	\$16,500
Gym Exiting	\$3,250
Exit Signage	\$75
Fire Protection	\$63,700
Total Door Schedule Estimated Corrective Costs	<u>\$26,730</u>
Subtotal	\$351,100
General Contractor's Overhead, Profit, Bond & Insurance	\$52,665
Contingency @ 5%	<u>\$17,555</u>
Total Estimated Corrective Costs	\$421,320

The Board reviewed the submitted list of ADA costs, and discussed the other issues associated with Sorenson becoming a magnet school. Harry reminded the LCDC Board that the SD 271 Board had indicated that three thresholds had to be met before Sorenson could be approved as a magnet school:

- Student enrollment targets had to be met (accomplished),
- Sorenson comm. fundraising targets had to be met (progressing well),
- Sorenson building ADA compliance issues had to be addressed.

Harry shared that the SD 271 Board has given the green light for Sorenson to proceed as a magnet school since the enrollment and fundraising thresholds are progressing so well. Hazel shared that a magnet school triggers the ADA compliance requirements quicker than a standard neighborhood school, so the potential LCDC partnership is very important to the school district.

Motion by Elder, seconded by Goodlander, identifying the LCDC as a partner in the success of the Sorenson Magnet School concept, directing Executive Director Berns to continue working with SD 271 staff and LCDC legal counsel on defining the appropriate LCDC role in the Sorenson partnership, and to report back to the Board with a partnership strategy recommendation at the May Board meeting. Motion carried.

May, 2007 – Board Meeting

Tony shared that LCDC legal counsel is working on the Sorenson initiative, and that SD271 staff is collecting Sorenson school metrics relative to the school's affect/impact on the LCDC Lake district.

June, 2007 – Board Meeting

Tony shared that LCDC legal counsel is concluding work on the Sorenson initiative, and that SD271 staff is concluding their analysis of the Sorenson school metrics (including student demographics) relative to the school's affect/impact on the LCDC Lake District. Tony also shared that SD271 staff has prioritized the ADA cost data as reflected below into two potential funding phases:

**SORENSEN ELEMENTARY
ADA COMPLIANCE REVIEW
ESTIMATED CORRECTIVE COSTS**

<u>Existing Facility Non-Compliance Element</u>	<u>Estimated Corrective Cost</u>
Accessible Route/Changes in Level	\$1,885
Exterior Accessible Route	\$445
Gratings	\$450
Access Aisles	\$350
Parking Signage	\$600
Curb Ramps	\$3,560
Entrances	\$2,830
Signage	\$1,400
Automatic Doors	\$5,565
Ramps	\$1,400
Interior Stairs and Handrails	\$2,740
Elevators	\$91,650
Restrooms, Boy's and Girl's (both floors)	\$44,800
Restrooms Staff Toilet	\$5,120
Wheelchair Accommodation in Assembly Areas	\$16,500
Access to Performing Areas	\$16,500
Subtotal	<u>\$195,795</u>
General Contractor's Overhead, Profit, Bond & Insurance	\$26,333
Contingency @ 5%	\$9,790
Phase 1	\$231,917
Two Doors in Series	\$4,000
Drinking Fountains	\$4,500
Sinks	\$10,800
Storage	\$3,400
Alarms	\$35,500
Public Telephones	\$1,850
Libraries	\$1,500
Gym Exiting	\$3,250
Exit Signage	\$75
Fire Protection	\$63,700
Total Door Schedule Estimated Corrective Costs	<u>\$26,730</u>
Subtotal	\$155,305
General Contractor's Overhead, Profit, Bond & Insurance	\$26,333
Contingency @ 5%	\$7,765
Phase 2	\$189,403
Total	\$421,320

The Board discussed the SD271 proposed phased funding approach for the Sorenson ADA initiative, and decided to postpone further discussion re. the Sorenson initiative until LCDC's legal counsel delivers their findings re. the LCDC's ability / latitude to participate in the Sorenson ADA initiative.

August, 2007 - Special Call Board Meeting

LCDC legal counsel Ryan Armbruster's legal opinion review: basically four alternatives available to the Board:

- postpone any action on this initiative; a do nothing approach,
- possibly fund Sorenson ADA-related improvements with the Sorenson school located outside of the Lake District boundary,
- possibly fund Sorenson ADA-related improvements by amending the Lake District boundary to include the Sorenson school within the Lake District,
- possibly rebate tax increment revenue funds to the School District on a general basis for their possible use in funding Sorenson ADA-related improvements.

The legal opinion shared concerns regarding the choice of alternatives 2 and 4, stating that alternative 3 is the best course of action for the Board to consider. Board members discussed the varying aspects of the legal opinion, agreeing that alternative 3 was the best venue to consider.

In bringing the boundary change discussion to closure, Commissioner Patzer asked the Board if including the Winton elementary school in the eligibility study would be prudent since the Winton school currently borders the Lake District boundary and is in similar disrepair as is the Sorenson school. The Board agreed with Commissioner Patzer's rationale, and agreed that from a planning process, it would be wise to include both Sorenson and Winton schools in the eligibility study.

Motion by Davis, seconded by Elder to direct Executive Director Berns to engage a planning consultant to perform an eligibility study for the possible inclusion of the Sorenson School property (located at 311 N 9th Street) and the Winton School property (located at 920 LaCrosse Avenue) into the Lake urban renewal district. Motion carried.

August, 2007 – Board Meeting

Sorenson/Winton eligibility report commissioned – Harlan Mann consulting engaged. Winton Park area added to eligibility report parameters following discussion with Doug Eastwood, City Parks Director, due to the relationship of the Park with the Winton School site.

October, 2007 – Board Meeting

LCDC Resolution passed accepting Sorenson/Winton eligibility report, forwarding eligibility report on to City Council for their review and adoption

November, 2007 – City Council Meeting

City Council adopted Sorenson/Winton eligibility report (resolution 07-070), and directed LCDC to prepare and amend Lake District urban renewal plan to include the Sorenson and Winton schools, and Winton Park.

January, 2008 – Board Meeting

Keyser-Marston Associates engaged to perform economic feasibility analysis.

June, 2008 – Board Meeting

Lake District Amended Plan, including the Keyser-Marston economic feasibility report, before LCDC Board for adoption and forwarding on to City Council.

Following Ex. Director Berns' summary, Chairman Nipp invited SD271 Superintendent Hazel Bauman to visit with the Board re. the current status of the Sorenson school. Hazel shared that the current SD271 financial challenges (i.e. the failure to pass the recent SPFL levy) do not affect the Sorenson Magnet school. Hazel said that Sorenson is doing great, with over 300 students registered for the next school year. With that level of student enrollment, Sorenson has become a very viable SD271 school.

Commissioner Patzer thanked Hazel for her comments and also reiterated that the proposed inclusion of the Sorenson and Winton schools, as well as Winton Park, will have no property tax roll impact because all three of these assets are exempt from paying property taxes. Mr. Patzer also shared that the Keyser-Marston economic feasibility study performed for the 2008 amended and restated Lake District plan analysis was not required due to the simple boundary change to include tax exempt properties, but that the LCDC Board felt it prudent to update the financial projections of the Lake District Plan to share with the community the impact of the LCDC's proposed long-term value adding initiatives.

Commissioner Colwell asked Hazel to share an enrollment history for Sorenson. Hazel shared that Sorenson’s historic student enrollment exceeded 300 students. Due to several factors, Sorenson’s enrollment declined over the past 10 years, dropping to less than 200 students, thus leading to the discussion of Sorenson’s long-term viability in the school system. Since the decision was made to convert Sorenson into a Magnet school, student enrollment is now over 300 students again. School District leadership is so pleased with the performance of Sorenson, that they are considering migrating the magnet school model to possibly Lakes Middle school.

Motion by Elder, seconded by Davis to approve Resolution FY08-09, adopting the Amended and Restated Lake District Urban Renewal Project, including the Sorenson Magnet School, Winton School, and Winton Park area, (now referred to as the Second Amended and Restated Plan), which Second Amended and Restated Plan includes revenue allocation financing provisions; authorizing the Chairman and Executive Director to take appropriate action and providing for the resolution to be effective upon its passage and approval, with the minor amendment to the Resolution document on page 5, section 3, changing the term “adopts” to “accepts”.

Roll Call:

Nipp	Yes	Goodlander	Recused	Hassell	Recused
Colwell	Yes	Patzer	Yes	Jordan	Yes
Elder	Yes	Davis	Yes		

Commissioners Hassell and Goodlander recused themselves from voting on this Resolution due to their roles as elected City Council members, who as City Council members, will be voting on the ordinance that will effectuate the Lake District boundary change.

Motion carried.

**PLANNING COMMISSION
STAFF REPORT**

FROM: JOHN J. STAMSOS, SENIOR PLANNER
DATE: JULY 8, 2008
SUBJECT: A-4-08 – ZONING PRIOR TO ANNEXATION FROM COUNTY RESTRICTED RESIDENTIAL TO R-1
LOCATION: +/- 9.6 ACRE PARCEL NEAR THE BLM BOAT RAMP AND CANAL DRIVE

DECISION POINT:

The U. S. Department of the Interior, Bureau of Land Management is requesting Zoning Prior to Annexation from County Restricted Residential to City R-1 (Residential at 1 unit/acre) for a +/- 9.6 acre parcel.

GENERAL INFORMATION:

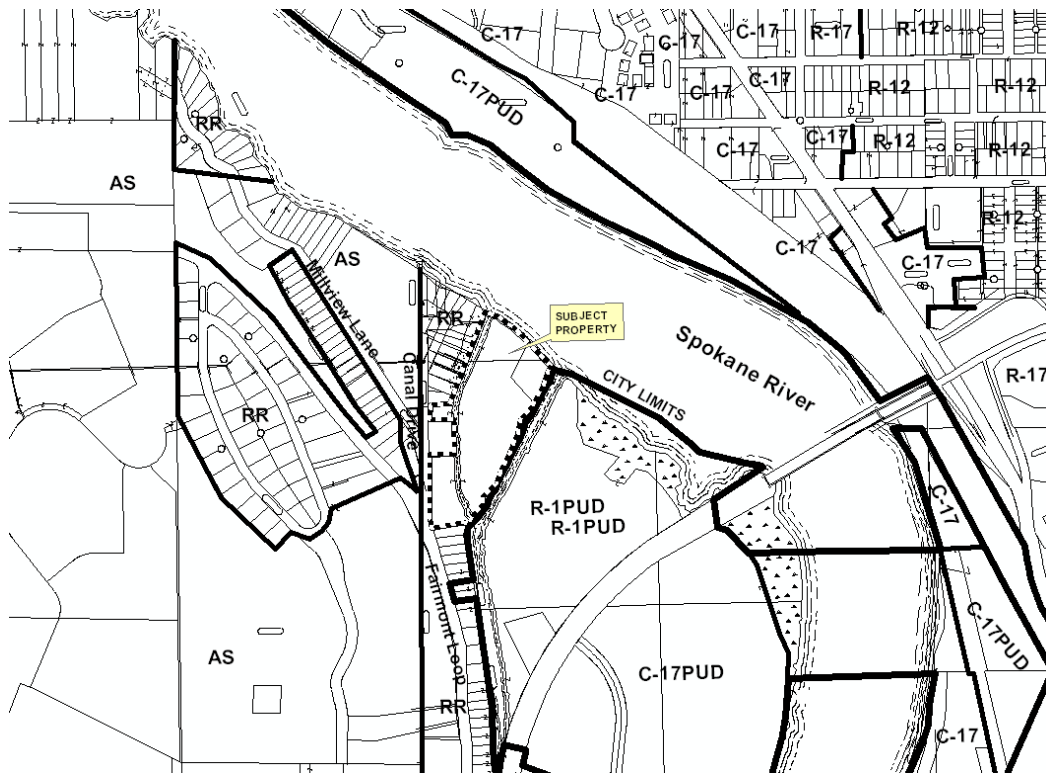
- A. Site photo



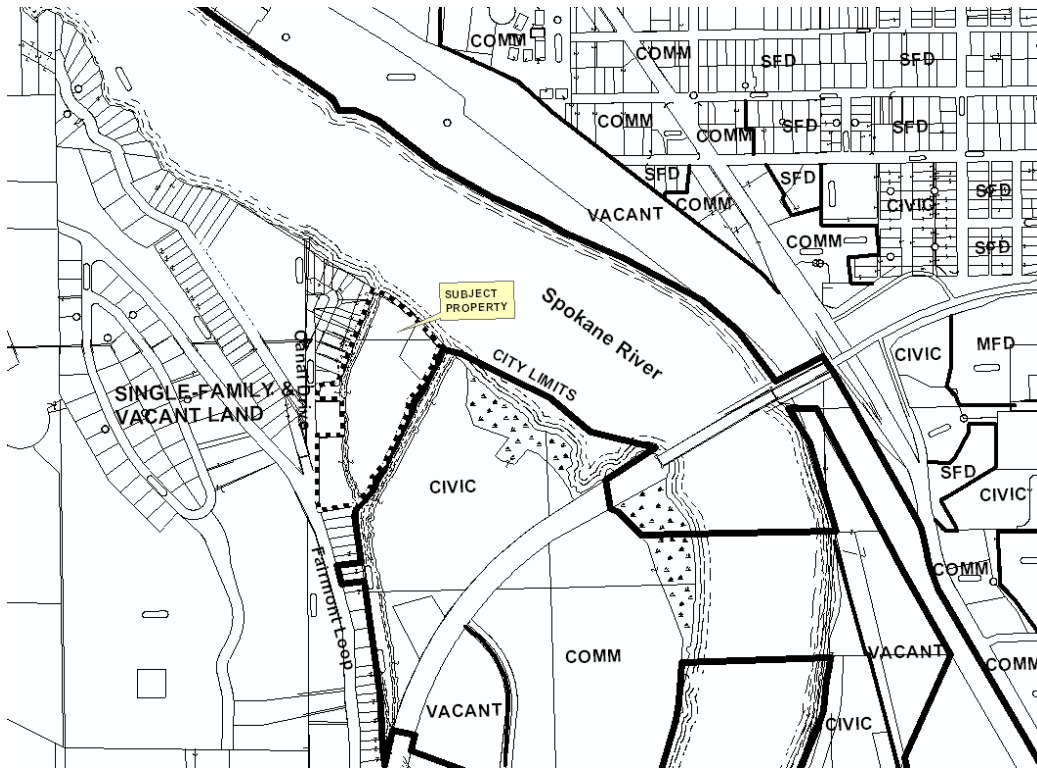
- B. Subject property.



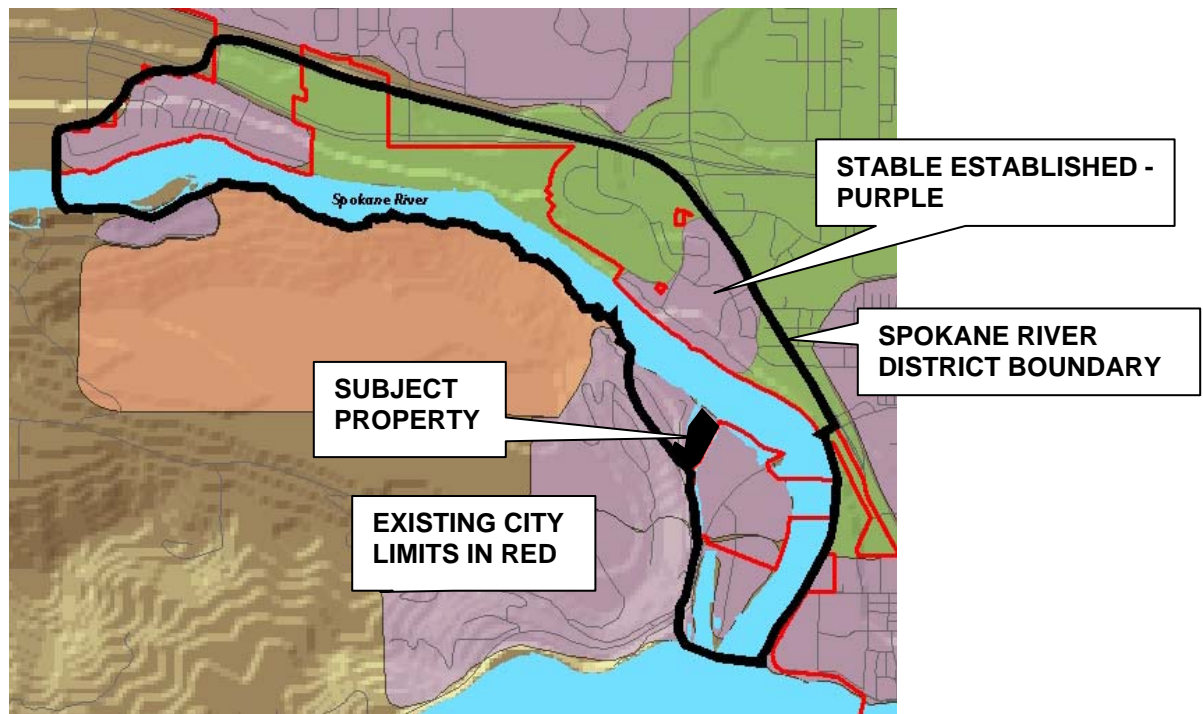
C. Zoning.



D. Generalized land use.



E. 2007 Comprehensive Plan - Stable Established – Spokane River District:



F. Applicant/ Owner: U. S. Department of Interior, Bureau of Land Management
 3815 Schreiber Way
 Coeur d'Alene, ID 83815

- G. The subject property is vacant and undeveloped.
- H. Land uses in the area include single-family residential, BLM boat ramp, commercial and vacant land.
- I. RCA-1-08 – Request to Consider Annexation was approved by the City Council on February 5, 2008.

PERFORMANCE ANALYSIS:

A. Zoning:

The R-1 district is intended as a residential area that permits single-family detached housing at a density of one unit per gross acre.

Permitted uses:

- 1. Essential service (underground).
- 2. "Home occupation" as defined in this title.
- 3. Single-family detached housing.
- 4. Neighborhood recreation.
- 5. Public recreation facilities.

Uses allowed by special use permit:

- 1. Commercial film production.
- 2. Community education.
- 3. Essential service (aboveground).
- 4. Noncommercial kennel.
- 5. Religious assembly.

The zoning pattern (see zoning map on page 3) in the surrounding area shows Restricted residential and agricultural suburban zoning in the County and R-1PUD and C-17PUD zoning in the City.

B. Finding #B8: That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.

- 1. The subject property is within the Area of City Impact Boundary.
- 2. The subject property has a land use designation of Stable Established and is within the Spokane River District and Shorelines Special Area, as follows:

Stable Established Areas:

These areas are where the character of neighborhoods has largely been established and, in general, should be maintained. The street network, the number of building lots and general

land use are not expected to change greatly within the planning period.

Spokane River District:

This area is going through a multitude of changes and this trend will continue for many years. Generally, the Spokane River District is envisioned to be mixed use neighborhoods consisting of housing and commercial retail and service activities that embrace the aesthetics of the proximity to the Spokane River. As the mills are removed to make way for new development, the river shoreline is sure to change dramatically.

The characteristics of the Spokane River District will be:

- Various commercial, residential, and mixed uses.
- Public access should be provided to the river.
- That overall density may approach ten to sixteen dwelling units per acre (10-16:1), but pockets of denser housing are appropriate and encouraged.
- That open space, parks, pedestrian and bicycle connections, and other public spaces will be provided throughout, especially adjacent to the Spokane River.
- That the scale of development will be urban in nature, promoting multi-modal connectivity to downtown.
- The scale and intensity of development will be less than the Downtown Core.
- Neighborhood service nodes are encouraged where appropriate.
- That street networks will be interconnected, defining and creating smaller residential blocks and avoiding cul-de-sacs.
- That neighborhoods will retain and include planting of future, large-scale, native variety trees.

Shorelines Special Area:

The City of Coeur d'Alene is known for its shorelines. They are an asset and provide a multitude of benefits. Community pride, economic advantages, transportation, recreation, and tourism are just a few examples of how shorelines affect the use and perception of our city.

Public access to and enhancement of our shorelines is a priority. Shorelines are a positive feature for a community and they must be protected. To ensure preservation, the city has an ordinance that protects, preserves, and enhances our visual resources and public access by establishing limitations and restrictions on specifically defined shoreline property located within city limits.

To increase desired uses and access to this finite resource, the city will provide incentives for enhancement. Efficient use of adjacent land, including mixed use and shared parking where appropriate, are just a few tools we employ to reach this goal.

Policy:

Make public access to river and lake shorelines a priority.

Methods:

- Shoreline ordinance will govern appropriate development in designated areas.
- Ensure scale, use, and intensity are suitable with location.
- Promote protection and connectivity along shorelines.

3. Significant policies:

➤ Objective 1.12 - Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl.

➤ Objective 1.13 - Open Space:

Encourage all participants to make open space a priority with every development and annexation.

➤ Objective 1.14 - Efficiency:

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

➤ Objective 3.02 - Managed Growth:

Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.

➤ Objective 3.16 - Capital Improvements:

Ensure infrastructure and essential services are available prior to approval for properties seeking development.

➤ Objective 4.02 - City Services:

Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling, and trash collection).

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

C. **Finding #B9: That public facilities and utilities (are) (are not) available and adequate for the proposed use.**

SEWER:

Seasonal public sewer is available to the subject property, at this time, from an existing

annexation and seasonal sewer request. The BLM site contains its own private pumping system connected to the portion of public force main under the Hwy 95 bridge deck; however, no public sewer extension will be needed.

Comments submitted by Don Keil, Assistant Wastewater Superintendent

WATER:

A 12 inch main borders the west side of the property so water is available but services are not stubbed in. Will need to evaluate whether the current system can support any further growth, if subject property were to be subdivided.

Comments submitted by Terry Pickel, Assistant Wastewater Superintendent

TRAFFIC, STREETS AND STORMWATER:

No comments.

Submitted by Chris Bates, Engineering Project Manager

FIRE:

No comments.

Submitted by Glenn Lauper, Deputy Fire Chief

POLICE:

No comments.

Submitted by Steve Childers, Captain, Police Department

D. Finding #B10: That the physical characteristics of the site (make) (do not make) it suitable for the request at this time.

The subject property is river bottom land within the 100 year flood zone of the Spokane River. Any future development would have to meet the requirements of both the City's Flood Hazard Development and Shoreline Regulations.

Evaluation: The physical characteristics of the site appear to be suitable for the request at this time.

E. Finding #B11: That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.

The subject property is in an area of residential development and adjacent to the BLM Boat Ramp. With the exception of a seasonal RV caretakers site along Canal Drive for the boat ramp, the remainder of the 9.6 acre parcel will remain undeveloped and in its natural state.

Evaluation: The requested annexation would continue the rural undeveloped character of the property along the Spokane River in this area.

F. Items recommended for an Annexation Agreement.

None.

- G. Ordinances and Standards Used In Evaluation:
Comprehensive Plan - Amended 1995.
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.

ACTION ALTERNATIVES:

The Planning Commission must consider this request and make appropriate findings to approve, deny or deny without prejudice. The findings worksheet is attached.

[F:pcstaffreportsA408]

JUSTIFICATION

Please use this space to state the reason(s) for the requested annexation and include comments on the 2007 Comprehensive Plan Category, Neighborhood Area, and applicable Special Areas and appropriate goals and policies and how they support your request.

Stable Established neighborhood. Only one dwelling unit would be placed on the property during the summer season season. The proposed 1 dwelling/9.6 acre density maintains the character of the area, and the total number of lots would not be increased.

Spokane River District. No pavement or other impervious surfacing would be constructed at the site which would maintain water quality and enhance site drainage. The proposed septic system would be sealed and self contained, with effluent pumped to existing city sewer extension at Blackwell Island Recreation Site. All development costs would be entirely borne by the BLM. Open space would be preserved on the bulk of the property and native vegetation would be retained.

Special Areas - Shorelines. The entirety of shoreline on the parcels would remain undeveloped under this proposal. Only non-motorized boat traffic is allowed in the canal network. The proposed RV site development would not be visible from the Spokane River main channel.

The Blackwell Island Recreation Site has grown in popularity since its opening in 2003, topping 32,000 visitors in 2007. It has relieved overcrowding at other boating facilities managed by the City, County, and State. This proposal would allow BLM to develop an RV pad site for occupation by a site Host during the summer months.

As cooperators in the initial development of the site, the City would be allowing BLM to better manage increasing use and and congestion at the site. The host would remind visitors that the site is under City Ordinances, such as no open alcohol containers. The Host would also regularly visit the site to conduct litter cleanup and disposal, toilet cleaning, and other light maintenance activities. Considering the entire recreation site is currently within the City, improved visitor experiences would promote the image of Coeur d'Alene as a destination for both tourism and boating activities.

The 1995 Comprehensive Plan (p. 20), called for encouraging ". . . construction of an alternative boat ramp with parking on the outskirts of Coeur d'Alene city limits, in cooperation with other agencies. . ." The Blackwell Island site certainly helped meet this goal.

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

A. INTRODUCTION

This matter having come before the Planning Commission on July 8, 2008 and there being present a person requesting approval of ITEM A-4-08, a request for zoning prior to annexation from County Restricted Residential to City R-1 (Residential at 1 unit/acre).

LOCATION: +/- 9.6 acre parcel near the BLM boat ramp and Canal Drive

APPLICANT:U. S. Department of the Interior, Bureau of Land Management

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

(The Planning Commission may adopt Items B1-through7.)

- B1. That the existing land uses are single-family residential, BLM boat ramp, commercial and vacant land.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is County Restricted Residential.
- B4. That the notice of public hearing was published on June 21, 2008, and July 4, 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 30 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on June 20, 2008, and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on July 8, 2008.
- B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as follows:

- B9. That public facilities and utilities **(are) (are not)** available and adequate for the proposed use.
This is based on

Criteria to consider for B9:

1. Can water be provided or extended to serve the property?
2. Can sewer service be provided or extended to serve the property?
3. Does the existing street system provide adequate access to the property?
4. Is police and fire service available to the property?

- B10. That the physical characteristics of the site **(do) (do not)** make it suitable for the request at this time because

Criteria to consider for B10:

1. Topography.
2. Streams.
3. Wetlands.
4. Rock outcroppings, etc.
5. vegetative cover.

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

Criteria to consider for B11:

1. Traffic congestion.
2. Is the proposed zoning compatible with the surrounding area in terms of density, types of uses allowed or building types allowed?
3. Existing land use pattern i.e. residential, commercial, residential w churches & schools etc.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **U. S. DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT** for zoning prior to annexation, as described in the application should be **(approved) (denied) (denied without prejudice)**. Suggested provisions for inclusion in an Annexation Agreement are as follows:

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



УШУН - УСУН УШУН - УСУН УШУН - УСУН



2008 Planning Commission Priorities Progress

JULY 2008

<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 		CC 7/17 East Sherman Wkshp
<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 		Eric Keihl, Idaho Department of Corrections
<ul style="list-style-type: none"> • Public Hearings 		August, 0 Items
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>PC workshop with Mark Hinshaw scheduled July 16</p> <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>Commercial design guidelines review w/M. Hinshaw</i></p> <p><i>Research begun</i></p>
<p>1. Expansion of Design Review Anticipate expansion in concert with revised zoning</p>		
<p>3. Off-Street Parking Standards <i>Review and updating. Anticipate cooperation with Parking Commission on certain aspects.</i></p>		
<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 & rfq/p being drafted</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>		<p>City staff & consultant working on various aspects ie Community Development Block Grant.</p>
Other Action		
Mid Town Fees-In-Lieu Parking		Joint work w/ Parking Commission
Area of City Impact		Request from City Council