

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

April 13, 2010

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, Messina, Rasor, Soumas, Neal (Student Rep)
Kieswetter, (Alt Rep)

APPROVAL OF MINUTES:

March 9, 2010

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

ADMINISTRATIVE ITEMS:

PUBLIC HEARINGS:

1. Applicant: North Idaho College
Location: 909 W. Garden Avenue & 927 W. River Avenue
Request: A proposed zone change from R-17(Residential at 17 units/acre)
& LM (Light manufacturing) to C-17 (Commercial at 17 units/acre)
QUASI-JUDICIAL, (ZC-1-10)

WORKSHOP:

1. North Idaho Housing Coalition – Renata McLeod

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
MARCH 9, 2010
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT

Brad Jordan, Chairman
Heather Bowlby, Vice-Chair
Amy Evans
Peter Luttrupp
Tom Messina
Lou Soumas
Aubrey Neal, Student Rep.
Jennifer Kiesewetter, Alt Student Rep.

STAFF MEMBERS PRESENT

John Stamsos, Senior Planner
Shana Stuhlmiller, Public Hearing Assistant
Warren Wilson, Deputy City Attorney

COMMISSIONERS ABSENT

Scott Rasor

CALL TO ORDER

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

APPROVAL OF MINUTES:

Motion by Soumas, seconded by Messina, to approve the minutes of the Planning Commission meeting on February 9, 2010.

COMMISSION COMMENTS:

There were none

STAFF COMMENTS:

Deputy City Attorney Wilson announced that he will be presenting an updated FEMA flood plan ordinance to council next month. He explained that this provision originally lived within the zoning code, and after discussions with City Engineer, Gordon Dobler, decided that section should be removed from the zoning code and be moved elsewhere.

PUBLIC COMMENTS:

There were none

ELECTIONS:

Chairman and Vice-Chairman

Motion by Luttropp, seconded by Soumas, to re-elect Commissioner Jordan to Chairman. Motion approved.

Motion by Luttropp, seconded by Soumas, to re-elect Commissioner Bowlby to Vice-Chairman. Motion approved.

DISCUSSION:

Off-street parking:

Senior Planner Stamsos commented that at a previous workshop, staff presented a guideline listing ideas on how to revise the parking ordinance. He noted issues such as selection of a sub-committee, televising future workshops, and who to invite from the community.

Commissioner Luttropp suggested that a discussion is needed with staff first, to decide what the goals are, before attempting to revise the parking ordinance. He commented that a third party or consultant should be discussed, and feels if this process is done wrong, it could be detrimental to the city.

Chairman Jordan concurred that staff should meet to discuss how the commission should proceed. He added that staff should update the commission after they have met, either through e-mail or with another workshop, on their ideas. He concurs this has been a tough economic year and realizes the city may not have the funds to hire a consultant, and we will also look at other options.

Senior Planner Stamsos suggested continuing this discussion to the next Planning Commission meeting scheduled on April 13, 2010.

PUBLIC HEARINGS:

1. Applicant: Steven Widmyer
Location: 3400 and 3514 N. Fruitland
Request: A proposed zone change from R-12 (Residential at 12 units/acre) to R-17 (Residential at 17 units/acre)
QUASI-JUDICIAL, (ZC-3-10)

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

Commissioner Luttropp declared that the applicant is a neighbor and feels that this will not be a conflict.

Commissioner Soumas inquired if there are any trees on the property.

Senior Planner Stamsos commented that there are trees on the northern parcel.

Commissioner Bowlby commented that there are mobile homes on the site and that many years ago, individuals who owned trailers on the property were offered relocation for their homes by the developer. She added this has come up in the past and inquired if the applicant has discussed with the tenants plans to relocate.

Senior Planner Stamosos commented that the applicant is available to answer questions.

Public testimony open:

Steve Widmyer, applicant, 1319 Ash Avenue, explained that his goal is to provide an affordable housing project similar to the project on Fruitland Lane. He commented that after reviewing the Comprehensive Plan, that this project meets the goals outlined for this area. In answering a question from Commissioner Bowlby regarding the six existing mobile homes on-site, that one is a rental and the other is owned and in negotiation to purchase their homes.

Commissioner Luttrupp inquired if the applicant could explain his definition of affordable housing.

Mr. Widmyer commented his units will be in the \$600 per month range and envisions this project to meet the needs of local people who work in this area.

Commissioner Luttrupp commented that previously the Planning Commission had a workshop with members of the North Idaho Housing Coalition and feel this project is a good example of an affordable housing project. He suggested the applicant meet with this group to make them aware of this project.

Mike Delay, 402 & 403 W. Neider Avenue, commented that he is the owner of the mini storage business located to the west, bordering the applicant's property. His concern is the piece of land located in the front of the property used by his customer's to access his business and afraid if approved, access will be denied. He added that he supports the applicant's project, contingent on a recorded easement granted to him and other business owners allowing them to use the applicant's property for ingress/egress.

Commissioner Jordan questioned if an easement was ever granted for that piece of property.

Mr. Delay commented that there is a house on the property used as an office for the storage units and in the past not an issue, and assumed everything would be the same without a formal easement.

Commissioner Soumas questioned staff if granting the zoning has anything to do with granting easements.

Deputy City Attorney Wilson commented that a discussion on granting an easement should be between the applicant and Mr. Delay. He concurs that this is a land issue for zoning which is what the Planning Commission must make a decision on.

REBUTTAL:

Public testimony closed:

Mr. Widmyer commented that he will grant an easement to the mini storage.

Motion by Soumas, seconded by Bowlby, to approve Item ZC-3-10. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Soumas	Voted	Aye

Motion to approve carried by a 5 to 0 vote.

ADJOURNMENT:

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

Adjourned the meeting at: 7:00 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**PLANNING COMMISSION
STAFF REPORT**

FROM: JOHN J. STAMOS, SENIOR PLANNER
DATE: FEBRUARY 9, 2010
SUBJECT: ZC-1-10 – ZONE CHANGE
LOCATION: +/-1.1 ACRE PARCEL AT 909 AND 927 WEST RIVER AVENUE

DECISION POINT:

North Idaho College and the North Idaho College Foundation are requesting approval of a Zone Change from R-17 (Residential at 17 units/acre) for parcel "A" (Owned by NIC) and LM (light Manufacturing) for parcel "B" (Owned by NIC Foundation) to the C-17 (Commercial at 17 units/acre) zoning district.

SITE PHOTOS:

A. Site photo



B. View for River Avenue:

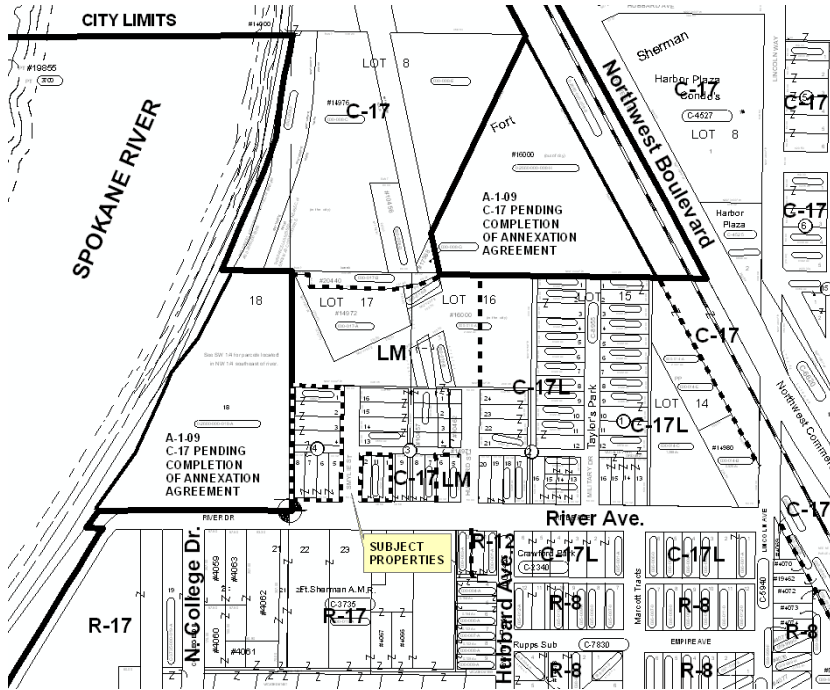


C. Looking south – Parcel “A” on left and Parcel “B” on right

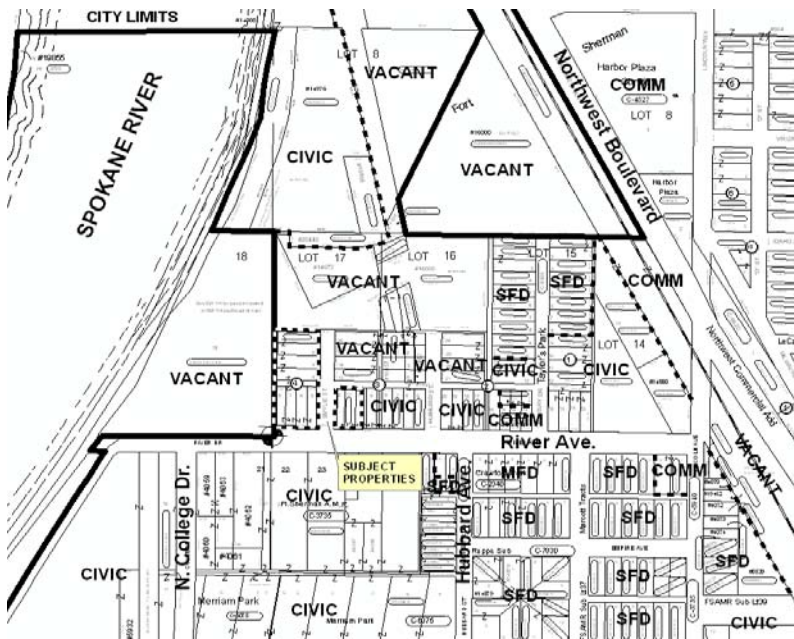


GENERAL INFORMATION:

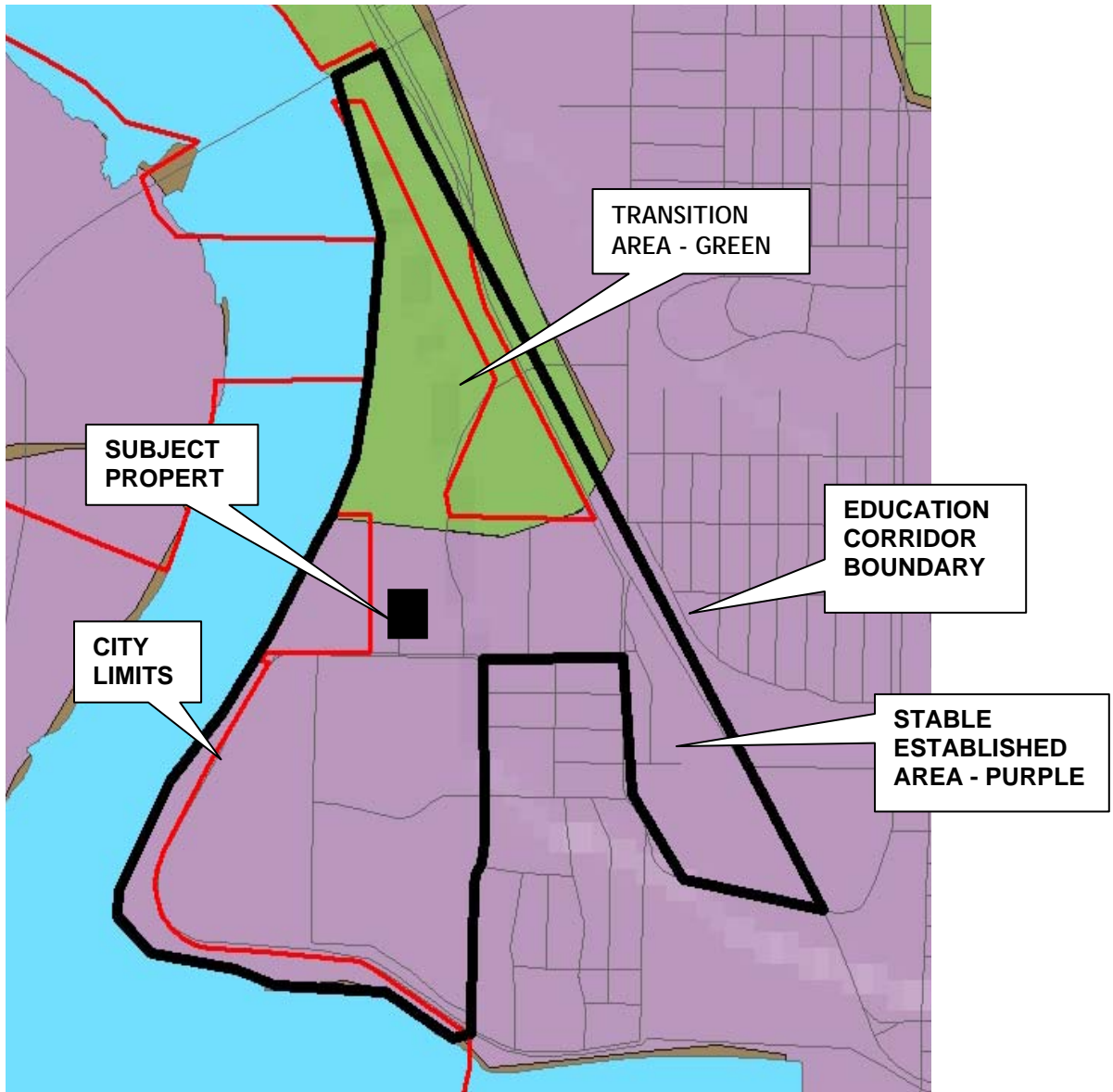
A. Zoning.



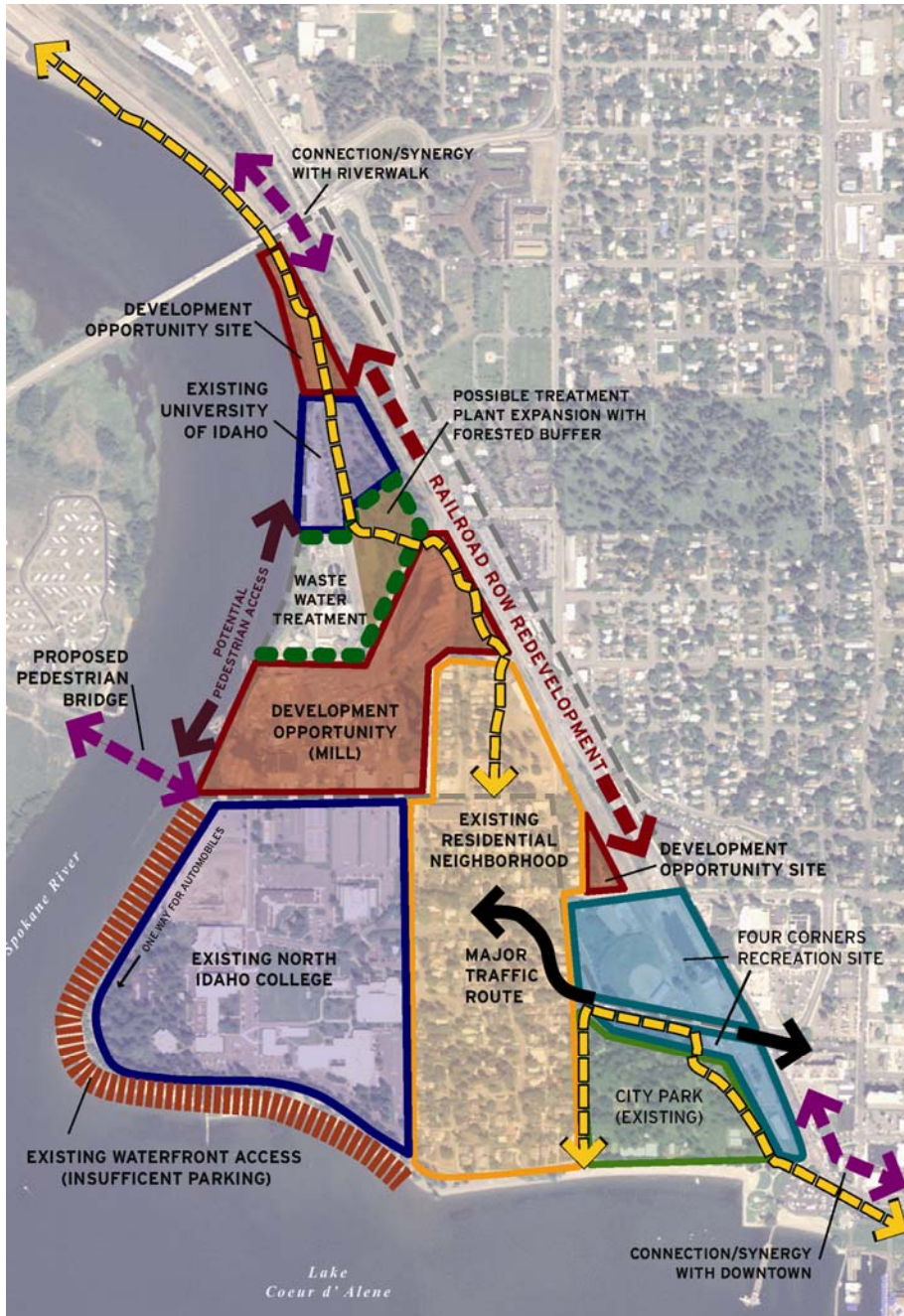
B. Generalized land use.



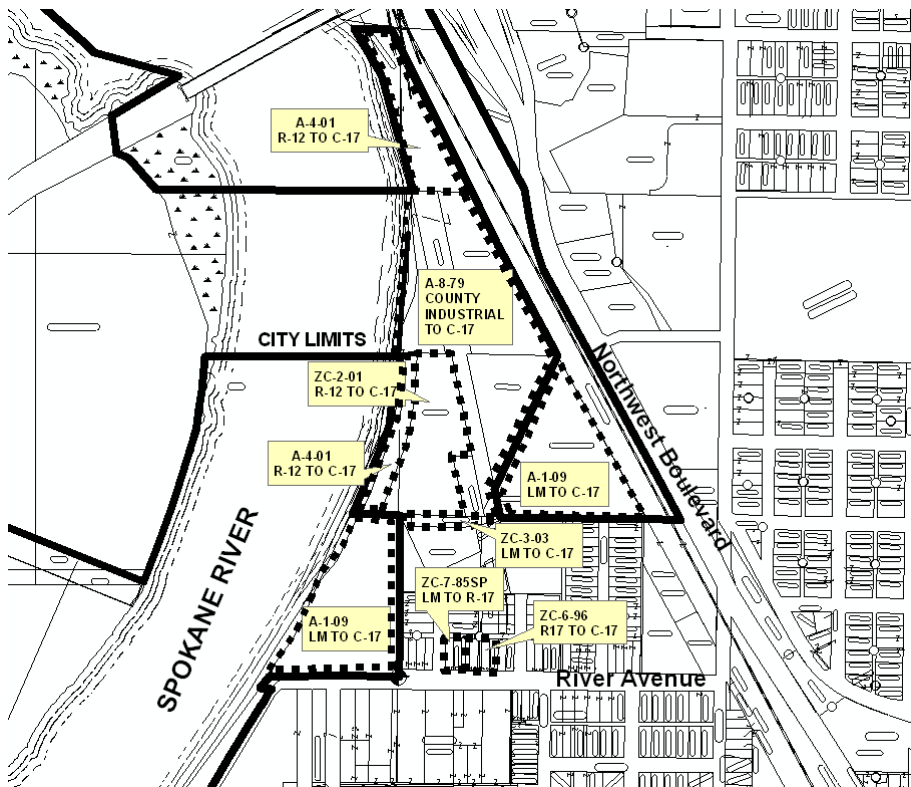
C. 2007 Comprehensive Plan designation - Stable Established – Education Corridor



D. 2007 Comprehensive Plan - Special Area – Education Corridor Conceptual Plan



E. Zone changes in surrounding area.



F. Applicant North Idaho College
1000 West Garden Avenue
Coeur d'Alene, ID 83814

Owners: North Idaho College
1000 West Garden Avenue
Coeur d'Alene, ID 83814

North Idaho College Foundation
1000 West Garden Avenue
Coeur d'Alene, ID 83814

G. Parcel A contains 2 portable units for offices and Parcel B contains 7 portable classroom units.

H Land uses in the area include civic – North Idaho College, Lewis & Clark State College, University of Idaho, waste water treatment plant and commercial and residential – single-family and multi-family.

I. While Seiter Hall on campus is remodeled, NIC has placed 9 temporary units on the subject property for office/classroom use during the January to July 2010 time period. The applicant has

placed the units on the property and is using them in advance of the zone change.

The following condition was included in Site Development Permit #116485, which has been issued for this project:

Permit is issued conditioned on the applicant completing a rezone of the subject property to a zoning designation that allows the intended use. In the event that an appropriate rezone of the property is not granted, permittee must discontinue the use. By signing for this permit, permittee acknowledges that it is proceeding at its own risk and will discontinue the use if an appropriate rezone is not granted.

J. Zone changes in surrounding area.

- A-8-79 – County Industrial to C-17
- ZC-7-85SP – LM to R-17
- ZC-6-96 – R-17 to C-17
- A-4-01 – R-12 to C-17
- ZC-2-01- R-12 to C-17
- ZC-3-03 – LM to C-17
- A-1-09 – County Industrial to C-17

ANALYSIS:

A. **Zoning:**

Parcel “A” is currently zoned R-17 (Residential at 17units/acre) and allows a community education use by right while Parcel “B” is LM (Light Manufacturing) and does not allow community education either by right or special use permit.

The applicant is requesting C-17 (Commercial) for both parcels, which allows the following uses by right and special use permit:

Purpose and Intent:

The requested C-17 zoning district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre. It should be located adjacent to arterials, however, joint access developments are encouraged:

Uses permitted by right:

1. Single-family detached housing (as specified by the R-8 District).
2. Duplex housing (as specified by the R-12 District).
3. Cluster housing (as specified by the R-17 District).
4. Multiple-family (as specified by the R-17 District).
5. Home occupations.
6. Community education.
7. Essential service.
8. Community assembly.
9. Religious assembly.
10. Public recreation.
11. Neighborhood recreation.
12. Commercial recreation.
13. Automobile parking when serving an adjacent business or apartment.
14. Hospitals/health care.
15. Professional offices.
16. Administrative offices.

17. Banks and financial institutions.
18. Personal service establishments.
19. Agricultural supplies and commodity sales.
20. Automobile and accessory sales.
21. Business supply retail sales.
22. Construction retail sales.
23. Convenience sales.
24. Department stores.
25. Farm equipment sales.
26. Food and beverage stores, on/off site consumption.
27. Retail gasoline sales.
28. Home furnishing retail sales.
29. Specialty retail sales.
30. Veterinary office.
31. Hotel/motel.
32. Automotive fleet storage.
33. Automotive parking.
34. Automobile renting.
35. Automobile repair and cleaning.
36. Building maintenance service.
37. Business support service.
38. Communication service.
39. Consumer repair service.
40. Convenience service.
41. Funeral service.
42. General construction service.
43. Group assembly.
44. Laundry service.
45. Finished goods wholesale.
46. Group dwelling-detached housing.
47. Mini-storage facilities.
48. Noncommercial kennel.
49. Handicapped or minimal care facility.
50. Rehabilitative facility.
51. Child care facility.
52. Juvenile offenders facility.
53. Boarding house.
54. Commercial kennel.
55. Community organization.
56. Nursing/convalescent/rest homes for the aged.
57. Commercial film production.

Uses allowed by special use permit:

1. Veterinary hospital.
2. Warehouse/storage.
3. Custom manufacturing.
4. Extensive impact.
5. Adult entertainment sales and service.
6. Auto camp.
7. Residential density of the R-34 district as specified.
8. Underground bulk liquid fuel storage-wholesale.
9. Criminal transitional facility.
10. Wireless communication facility.

The zoning pattern (see zoning map on page 3) in the surrounding area shows R-8, R-17, C-17L,

C-17 and light manufacturing zoning.

However, the North Idaho College property to the south is zoned R-17 and the City owned property to the north containing the wastewater treatment plant and University of Idaho is zoned C-17. The subject property is currently zoned light manufacturing and R-17.

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 Establish and is within the Education Corridor land use area and the Education Corridor Conceptual Plan and Neighborhoods (Fort Grounds) Special Areas, 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.

Education Corridor:

The Education Corridor is becoming an important asset to our community as institutions of higher learning continue to grow in this area. A study looking at future land use patterns in the Education Corridor is currently underway. This study should provide the needed framework to ensure compatibility with the existing neighborhoods, wastewater treatment plant, shoreline, and the planned higher educational uses.

The characteristics of the Education Corridor will include:

- An increasing number of uses related to the provision of higher education that is suitable in scale and density with the existing surrounding uses.
- Ensuring connectivity is maintained and improved throughout the corridor to provide multi-modal transportation options.
- Retaining and increasing trees and landscaping.

3. Special Areas – Education Corridor Conceptual Plan

Coeur d'Alene is home to three institutions of higher education: the main campus of North Idaho College (NIC), and branch campuses of the University of Idaho (UI) and Lewis-Clark State College (LCSC). NIC has made its home at the Fort Grounds since it was founded in 1933, and UI and LCSC have been offering classes and services in various locations for many years. In 2002, the City of Coeur d'Alene sold a former restaurant/office building down river from NIC to UI. It is probable that an additional institution, Idaho State University, will also offer programs from this location in the future.

The city recognizes that the continuation and growth of these higher education institutions is crucial for its quality growth. Our vision is that the locations be joined to form an Education Corridor that would extend along Northwest Boulevard and the Spokane River for more than a mile.

Two other entities are currently included in this land mix: the city's Wastewater Treatment Facilities and the DeArmond Lumber Mill, owned and operated by the Stimson Lumber

Company.

The city's vision is that the treatment facilities remain, but be designed and landscaped to be compatible with a new, more expansive campus.

Policy:

Working in conjunction with LCDC, NIC, UI, LCSC, and private development groups, we will create an education corridor that will connect the existing NIC campus with other higher education institutions.

Methods:

We will support educational institutions in their planning efforts for the Education Corridor.

We will enlarge the wastewater treatment plant, but will design and build it to ensure compatibility of the adjoining land uses.

4. **Special Areas: Neighborhoods – Fort Grounds:**

During the next 20-year planning period, this neighborhood will be impacted by extensive development along its borders to the north and east. Careful planning in cooperation with the Fort Grounds Home Owners Association will be necessary to preserve this neighborhood's character and charm.

Policy:

We will preserve the Fort Grounds as an historic area, park, and campus.

Methods:

Establish an additional traffic ingress/egress for increased circulation.
Support the higher education institutes in their existing and planned campuses.

5. **Significant Policies:**

➤ Objective 1.01 - Environmental Quality:

Minimize potential pollution problems such as air, land, water, or hazardous materials.

➤ Objective 1.02 - Water Quality:

Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer

➤ 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 2.01 - Business Image & Diversity:
Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.
- Objective 2.02 - Economic & Workforce Development:
Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.
- Objective 3.05 - Neighborhoods:
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- Objective 3.06 - Neighborhoods:
Protect the residential character of neighborhoods by allowing residential/commercial/industrial transition boundaries at alleyways or along back lot lines if possible.
- Objective 3.12 - Education:
Support quality educational facilities throughout the city, from the pre-school through the university level
- Objective 3.16 - Capital Improvements:
Ensure infrastructure and essential services are available prior to approval for properties seeking development.
- Objective 4.01 - City Services:
Make decisions based on the needs and desires of the citizenry.
- 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).

Evaluation: The Planning commission must determine, based on the evidence 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:

Public sewer is available and adequate to serve the use.

Comments submitted by Don Keil, Assistant Wastewater Superintendent

WATER:

Water is available and adequate to serve the use.

Comments submitted by Terry Pickel, Assistant Wastewater Superintendent

STREETS, TRAFFIC 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.**

There are no physical constraints such as topography that would make the subject property unsuitable for development.

Evaluation: The Planning commission must determine, based on the evidence before them, whether the physical characteristics of the site make it 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 proposed use will not increase the overall campus traffic because it is providing a temporary location for the existing classrooms and offices located in Seiter Hall during the remodeling of that building. This site is located on a portion of the vacant DeArmond mill site, is adjacent to buildings containing NIC offices and maintenance facilities and is across the street from college parking lots and tennis courts.

F. Recommended conditions:

None

G. Ordinances and Standards Used In Evaluation:

Comprehensive Plan - 2007.

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.

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

A. INTRODUCTION

This matter having come before the Planning Commission on, February 9, 2010 , and continued to April 13, 2010, there being present a person requesting approval of Item ZC-1-10, a request for a zone change from R-17 (Residential at 17 units/acre) – parcel “A” (Owned by NIC) and LM (light Manufacturing) – parcel “B” (Owned by NIC Foundation) to the C-17 (Commercial at 17 units/acre) zoning district.

LOCATION: +/-1.1 acre parcel at 909 and 927 West River Avenue

APPLICANT: North Idaho College and the North Idaho College Foundation

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 civic – North Idaho College, Lewis & Clark State College, University of Idaho, waste water treatment plant and commercial and residential – single-family and multi-family.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is R-17 (Residential at 17 units/acre) – parcel “A” and LM (light Manufacturing) – parcel “B”
- B4. That the notice of public hearing was published on, January 23, 2010, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, January 26, 2010, and March 27, 2010, which fulfills the proper legal requirement.
- B6. That 9 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on, January 22, 2010, and March 26, 2010 and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on April 13, 2010.

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 and adequate 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 **NORTH IDAHO COLLEGE AND THE NORTH IDAHO COLLEGE FOUNDATION** for a zone change, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied 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 _____
Commissioner Soumas	Voted _____

Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN



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2010 Planning Commission Priorities Progress

APRIL 2010

<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 	None scheduled
<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 	2 items scheduled for May
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	
1. Zoning Ordinance Updates	
<p><i>Continued evaluation and modification of existing districts with comprehensive plan.</i></p> <ul style="list-style-type: none"> • Lot berming Average Finish Grade • Non-Conforming Use Reg cleanup • 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>Part of approved Commercial design guidelines</i></p> <p><i>Part of approved Commercial design guidelines</i></p> <p><i>Research begun</i></p>
2. Expansion of Design Review	
	Complete. Possible expansion in concert with revised zoning
3. Off-Street Parking Standards	
	Two workshops held. Future work to be scheduled by PC
4. Revise Landscaping Regulations	
<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>
5. Subdivision Standards	
<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>Research in progress. Some changes part of action below</p> <p>In progress. Eng & Plg preparing package of changes</p>
6. Workforce & Affordable Housing	
<p><i>Support for Council efforts recognizing that primary means of implementation in Cd'A are outside of Commission authority.</i></p>	Workshop scheduled with North Id Housing Coalition at Planning Commission meeting on April 13th
Other Action	
Mid Town Fees-In-Lieu Parking	Approved by City Council on 1-6-09
Area of City Impact	Action completed by city & county
East Sherman Zoning	Rec given to CC Consultant selection being finalized
Mixed –Use Districts	Basic form complete w/M.Hinshaw
Film regulation update	Pending meeting w/ Multi Media Committee