

PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS

JUNE 12, 2007

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: Bruning, Bowlby, George, Jordan, Rasor, Messina, Souza, McCloskey, (Student Rep)

APPROVAL OF MINUTES:

May 8, 2007

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

ADMINISTRATIVE ITEMS:

1. Applicant: R.E. Investments, LLC
Location: Lot 2 Block 7, Mill River First Addition
Request: Proposed 2-lot preliminary plat "Rivers Edge Medical"
SHORT PLAT, (SS-10-07)

PUBLIC HEARINGS:

1. Applicant: Jeffery D. Block
Location: 1401 N. 3rd Street
Request: Proposed zone change from R-12 (Residential at 12 units/acre)
to NC (Neighborhood Commercial)
QUASI-JUDICIAL, (ZC-8-07)

2. Applicant: Jerry Streeter, Viking Construction
Location: 4040 & 4082 N. Player Drive
Request: Proposed zone change from R-8 (Residential at 8 units/acre)
to CC (Community Commercial)
QUASI-JUDICIAL, (ZC-9-07)

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
MAY 8, 2007
CITY COUNCIL CHAMBERS**

COMMISSIONERS PRESENT

John Bruning, Chairman
Heather Bowlby
Tom Messina
Scott Rasor
Mary Souza
Annie McCloskey, Student Representative

STAFF MEMBERS PRESENT

John Stamosos, Senior Planner
Amy Ferguson, Executive Assistant

COMMISSIONERS ABSENT

Brad Jordan
Melinda George

CALL TO ORDER

The meeting was called to order by Chairman Bruning at 5:42 p.m.

APPROVAL OF MINUTES:

Commissioner Souza pointed out typographical errors on page 2 of the March 27, 2007 minutes, and also requested that more detail be included for the Wastewater presentation in the April 10, 2007 minutes.

Motion by Rasor, seconded by Messina, to approve the minutes of the Planning Commission Meetings held on March 27, 2007 and April 10, 2007, as amended. Motion approved.

COMMISSION COMMENTS:

Chairman Bruning mentioned that Bill Dahlberg passed away today. He had previously served on the Planning Commission for many years.

Chairman Bruning commented that there was a good turn out for the open house. Approximately 38 people attended. It was pretty steady all day. He further mentioned that design review was a huge issue.

Commissioner Souza commented that she heard a lot of people saying that they wanted the ordinances revised and didn't want exceptions. They don't want the rules to be bent.

Chairman Bruning commented that trees were another big issue and Senior Planner Stamosos stated that open space was also discussed by a couple of people.

Discussion ensued regarding the potential growth of the county in the next 20 years and predictions made by the outgoing Kootenai County Interim Planning Director. There was also discussion regarding the new Wastewater requirements and the challenges that the city and county will be facing in meeting those requirements.

Chairman Bruning stated that he would like to invite Jim Markley, Water Superintendent, to come and speak to the commission after the aquifer study comes out and he has had time to review it.

Commissioner Bowlby asked about the status of another Planning Commission retreat. Senior Planner Stamosos responded that it is scheduled for the fall.

Commissioner Bowlby asked about the status of the ordinances that are being redone. Senior Planner Stamsos responded that the City Council passed the Infill Ordinance last week and that they are pretty much caught up with all of the ordinance amendments at this point.

Commissioner Bowlby asked about a cell tower ordinance. Senior Planner Stamsos responded that there is an original cell tower ordinance, but no changes have been made to it.

Chairman Bruning announced that the City will have two more workshops for the Comprehensive Plan, on Wednesday, May 16th, from 6:30 p.m. to 8:30 p.m., at the Lake City Senior Center, and on Wednesday, May 23rd, from 6:30 to 8:30 p.m., at St. Pius Catholic Church. They will be the last two public workshops for the Comprehensive Plan. After the workshops, the Planning Commission will hold a public hearing and then make a recommendation to the City Council. Chairman Bruning further stated that copies of the Comprehensive Plan are available on the City's web site, and can also be picked up at City Hall.

Chairman Bruning noted that Item #3, the application of Rod Michaelis (Verizon) for a cell tower on the Lake City High School grounds, has been withdrawn. There will be no public hearing tonight.

STAFF COMMENTS:

Senior Planner Stamsos stated that George Beaudry's application, ZC-6-07, was appealed. It will be heard by the City Council on June 5th.

Senior Planner Stamsos further stated that there is an "O" item dealing with the repeal of the height variance language that will be heard by the City Council next Tuesday. In addition, the zone change for the new bank project will be heard by the Council on Tuesday.

PUBLIC COMMENTS:

There were none.

PUBLIC HEARINGS:

1. Applicant: Rob McCarthy
Location: 1003 E. Best Avenue
Request: Proposed zone change from R-12 (Residential at 12 units/acre) to NC (Neighborhood Commercial)
QUASI-JUDICIAL (ZC-5-07)

Associate Planner Stamsos presented the staff report, gave the mailing tally as 74 notices sent, 1 in favor, 3 opposed, and 2 neutral and answered questions from the Commission.

Senior Planner Stamsos stated that this is a continued hearing from the last meeting. At the last meeting the applicant was encouraged to apply for a different zone change more fitting to the use and location of the property. Mr. McCarthy was agreeable to the NC zone.

Senior Planner Stamsos enumerated the two conditions requested in the staff report: (1) standard city curb must be constructed along the Honeysuckle Drive frontage prior to the approval of the zone change, and (2) the applicant will be required to construct a parking lot to serve the subject property that will meet the criteria for use of the subject property.

Commissioner Bowlby asked Senior Planner Stamsos to review the possible usages for the new Neighborhood Commercial (NC) zone. Senior Planner Stamsos explained that the zone encompasses enterprises that mainly serve the immediate surrounding residential area. Most customers will reach the business walking or by bicycle, rather than driving. Some uses for the NC zone include retail, professional services, day care, residential above the ground floor, parks, and religious institutions and

schools by special permit. Examples of prohibited uses include industrial, warehouses, storage units, sales of boats and other equipment. Senior Planner Stamsos confirmed that the commission should look at the purpose and intent of the business in making their decision.

Commissioner Razor asked if there is a screen requirement for the new NC zone. Senior Planner Stamsos responded that there was a 10 foot planting screen requirement.

Public testimony open.

Rob McCarthy, 1003 E. Best Avenue, commented that he met with John Stamsos and agreed that the Neighborhood Commercial (NC) Zone was appropriate for what he was doing at the subject property.

Commissioner Razor asked if Mr. McCarthy had had any conversations with neighbors. Mr. McCarthy responded that he hasn't spoken to anyone, but that someone down on 4th Street came by and wished him good luck.

Commissioner Bowlby asked how many people would be coming and going. Mr. McCarthy responded that people would be coming and going on Mondays through Fridays at different times. Pay day is on Thursday and on that day there might be 15 to 30 people. Most other days it would probably be 5 people or less.

Commissioner Bowlby asked how the people would be accessing the building. Mr. McCarthy stated that some people will be parking on the side of 10th, and some will park in the drive next to the shop. Some will walk. There will not be a lot of traffic.

Commissioner Messina asked Senior Planner Stamsos about the parking lot requirement and how many parking spaces would be required. If the use of the property changes, does the parking have to fall in place with whatever the new use might be? Senior Planner Stamsos responded that in the new standards, the parking requirement is 3 parking spaces per 1,000 square feet of used space. If the property was sold and there was a different use, they would most probably have to remodel, which would trigger a building permit and new parking requirements.

John Christofferson, 2109 E. Crestline Drive, stated that he is the owner of the property located at 2600 Honeysuckle, north of the subject property. He is concerned about the fencing and would prefer at least a five foot fence that completely blocks it off. He further indicated that the parking requirement is great for the property but he has seen 5 or 6 cars parked there at a given time and suggested that the parking is not adequate. He would, however, be in favor of the zone change if there was a fence requirement. Mr. Christofferson further stated that the garage and the building attached to it are an eye sore.

Rebuttal:

Mr. McCarthy stated that the garage is dated but he doesn't think it needs to be torn down. He indicated that he would be open to do that, but thinks he can make it work.

Senior Planner Stamsos stated that because the use of the property existed prior to the adoption of the new code, the property can come into it as a non-conforming facility and continue to be used as is. With that in mind, Senior Planner Stamsos stated that the commission might want to put a condition on the approval that the applicant put a buffer fence along the property line.

Commissioner Souza asked if the zone change triggered the requirements because this was triggered by a code enforcement action. Senior Planner explained that the usage existed prior to the adoption of the new zone and would be grandfathered in. Senior Planner Stamsos then remembered and that the applicant came in for a zone change because of a code enforcement action and therefore would not be grandfathered and would have to meet the requirements of the NC zone.

Mr. McCarthy stated that he would be amenable to a requirement to put up a fence.

Senior Planner Stamsos stated that the requirement is a minimum 10 foot wide planting strip containing evergreen trees at least 15 feet tall at the time of planting and no more than 25 feet apart. But, he stated that the commission could condition their approval with the requirement for a fence. Senior Planner Stamsos stated that you can add to the requirements, but you can't take away from them.

Commissioner Razor asked if Best Avenue was a collector street. Senior Planner Stamsos stated that it is an arterial.

Public testimony closed.

DISCUSSION:

Commissioner Messina stated that the parking is tied into the use of the space and that the commission might want to note that they should look into the issue at some future time.

Senior Planner Stamsos stated that whenever you get a building permit, they require a plan to be submitted. In this case, the applicant is not getting a building permit. That is why they are requiring that the parking lot be brought up to code before the zone change is approved.

Commissioner Messina asked why the basement of the building wasn't being taken into consideration for parking. Senior Planner Stamsos responded that typically the basement is used for storage.

Motion by Razor, seconded by Messina, to approve Item ZC-5-07. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Razor	Voted	Aye
Commissioner Souza	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

2. Applicant: Sotiris Atteshis
Location: 1625 5th Street
Request: A proposed zone change from R-12 (Residential at 12 units/acre) to NC (Neighborhood Commercial) QUASI-JUDICIAL, (ZC-7-07)

Associate Planner Stamsos presented the staff report, gave the mailing tally as 45 notices sent, 0 in favor, 1 opposed, and 3 neutral and answered questions from the Commission.

Commissioner Messina asked if the requested zone change was for one or two lots. Senior Planner Stamsos responded that it is actually not quite two lots. The legal description excludes the south 17 feet of the second lot.

Public testimony open.

Sotiris "Michael" Attshis, 1625 5th Street, explained that he is planning on putting a commissary kitchen on the subject property, and will be providing catering and take out of Hawaiian food. He will be taking out the garage and putting in a new building. The house and trees will remain. Mr. Attshis confirmed that the only change in the use of the property will be the food preparation.

Commissioner Razor asked about cars going in and out of the property. Mr. Attshis stated that they will be mostly delivery and catering.

Sue Stiner, 1623 N. 6th Street, indicated that she did not wish to testify but asked to be marked in favor of the project.

Public testimony closed.

DISCUSSION.

Commissioner Souza commented that this appears to be a good fit for the new zone designation.

Motion by Razor, seconded by Souza, to approve Item ZC-7-07. Motion approved.

ROLL CALL:

Commissioner Bowlby	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Razor	Voted	Aye
Commissioner Souza	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

ADJOURNMENT:

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

The meeting was adjourned at 6:50 p.m.

Respectfully submitted by John Stamos, Associate Planner

Prepared by Amy Ferguson, Executive Assistant



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TO: Planning Commission
FROM: Christopher H. Bates, Project Manager
DATE: March 13, 2007
SUBJECT: **SS-10-07, Rivers Edge Medical**

DECISION POINT

Approve or deny the applicant's request for a two (2) lot commercial subdivision.

GENERAL INFORMATION

1. Applicant: RE Investments, LLC/Seltice Medical Investments, LLC
PO Box 3070
Coeur d'Alene, ID 83816
2. Request: Approval of a two (2) lot commercial subdivision, a replat of Lot 2, Block 7, Mill River First Addition.
3. Location: Southeast corner of Grand Mill Lane and Seltice Way.

PERFORMANCE ANALYSIS

1. Zoning: Existing zoning for the subject property is C-17PUD which is intended to be a commercial district that permits a broad mix of commercial uses, as well as a variety of housing types, at a density of not greater than 17 units/acre. The existing PUD for the subject property, which allowed for a variety of development deviations that were zone specific, was approved in 2004. For the C-17/C-17L zones, the PUD allowed for a reduction in the parking requirement by 20%.
2. Land Use: The subject property has an existing medical office facility situated on proposed Lot 1, while Lot 2 is vacant.

Infrastructure: Utilities, Streets, & Storm Water Facilities

Utilities: Sewer & Water

Sewer and water utilities are available to the subject property from main locations in Grand Mill Lane, and, from main extensions that have been stubbed to the subject property's.

Streets: Grand Mill Lane on the west, and, the private roadway situated between Lots 1 & 2, are fully developed curb to curb road sections.

Fire: There are fire hydrants situated at multiple points on Grand Mill Lane that meet the Fire Department spacing requirements.

Storm Water: Street drainage is already managed with the existing stormwater swales that were constructed with the underlying development. Development of the subject property may require some rehabilitation of the street side swales if they are not operating at peak efficiencies.

Proposed Conditions:

None

ss1007pc

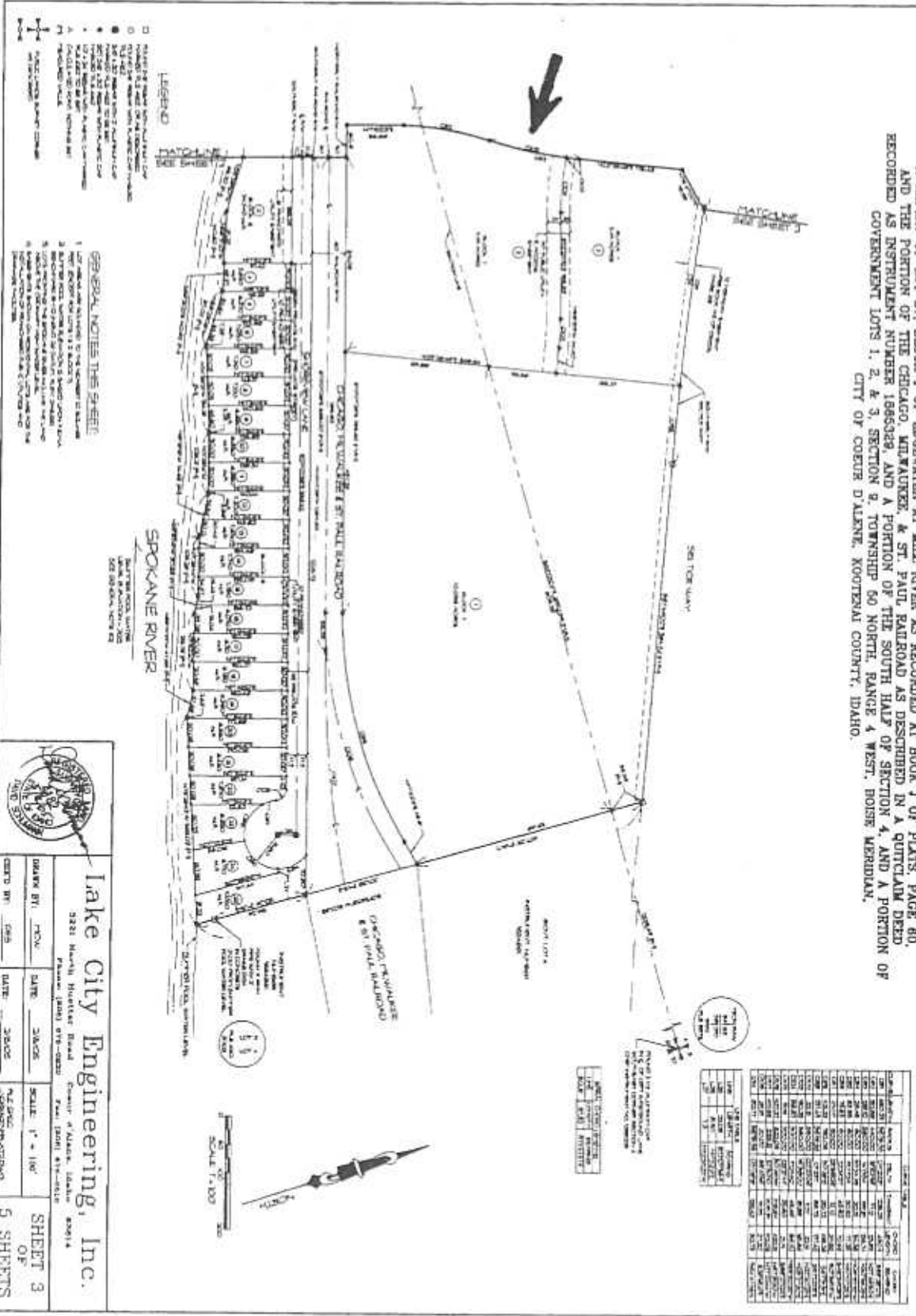
DECISION POINT RECOMMENDATION

Approve the proposed subdivision plat in its submitted configuration.

MILL RIVER FIRST ADDITION

A REPLAT OF LOT 27, BLOCK 1 OF EDGEWATER AT MILL RIVER AS RECORDED AT BOOK J OF PLATS, PAGE 80, AND THE PORTION OF THE CHICAGO, MILWAUKEE, & ST. PAUL RAILROAD AS DESCRIBED IN A QUICCLAIM DEED RECORDED AS INSTRUMENT NUMBER 1866328, AND A PORTION OF THE SOUTH HALF OF SECTION 4, AND A PORTION OF GOVERNMENT LOTS 1, 2, & 3, SECTION 9, TOWNSHIP 9, NORTH RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO.

BOOK 3 PAGE 332B



This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property including, but not limited to, area, dimensions, easements, encroachments, or location of boundaries. It is not a part of, nor does it modify, the commitment or policy to which it is attached. The Company assumes NO LIABILITY FOR ANY MISTAKE OR OMISSION.

Lake City Engineering, Inc.
 2321 North Hunter Road
 Coeur d'Alene, Idaho 83814
 Phone: (208) 838-0800 Fax: (208) 838-0818

DATE: 2008	SCALE: 1" = 100'	SHEET 3 OF 5 SHEETS
DATE: 2008	CONTRACT NO.:	

**PLANNING COMMISSION
STAFF REPORT**

FROM: JOHN J. STAMSOS, SENIOR PLANNER
DATE: JUNE 12, 2007
SUBJECT: ZC-8-07 – ZONE CHANGE FROM R-12 TO NC
LOCATION – +/- 5,575 SQ. FT. PARCEL AT 1401 NORTH 3RD STREET

DECISION POINT:

Jeffrey D. Block is requesting a zone change from R-12 (residential at 12 units per gross acre) to NC (Neighborhood Commercial) at 1401 North 3rd Street.

SITE PHOTOS:

A. Aerial photo



- B. Subject property on west side of 3rd Street.

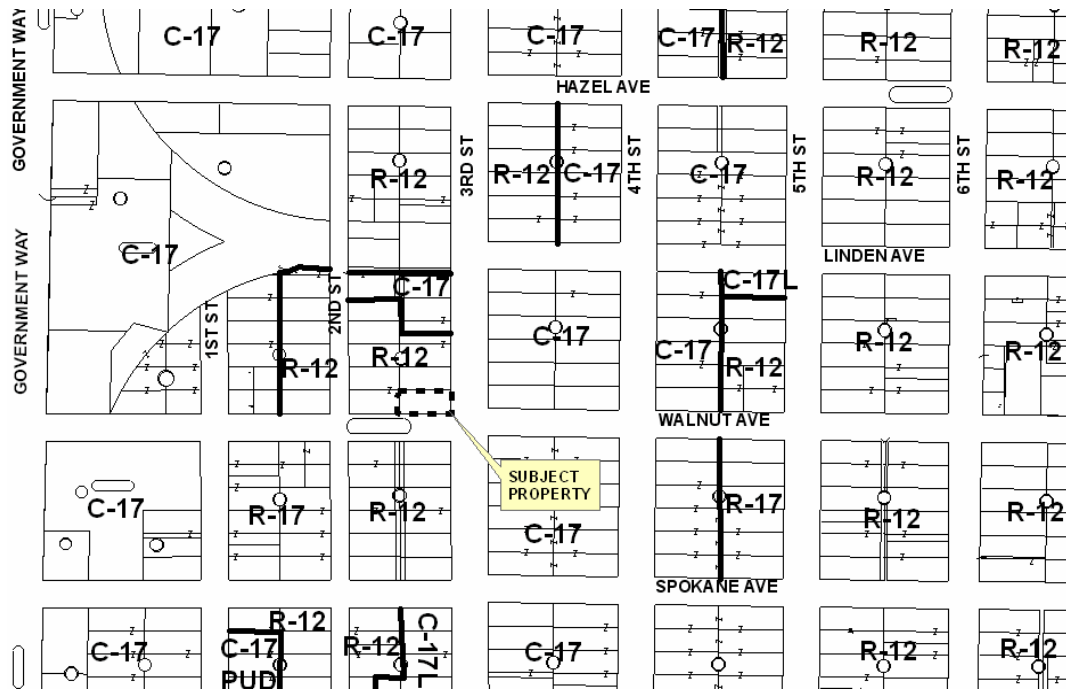


- C. Residences to north of subject property on west side of 3rd Street.

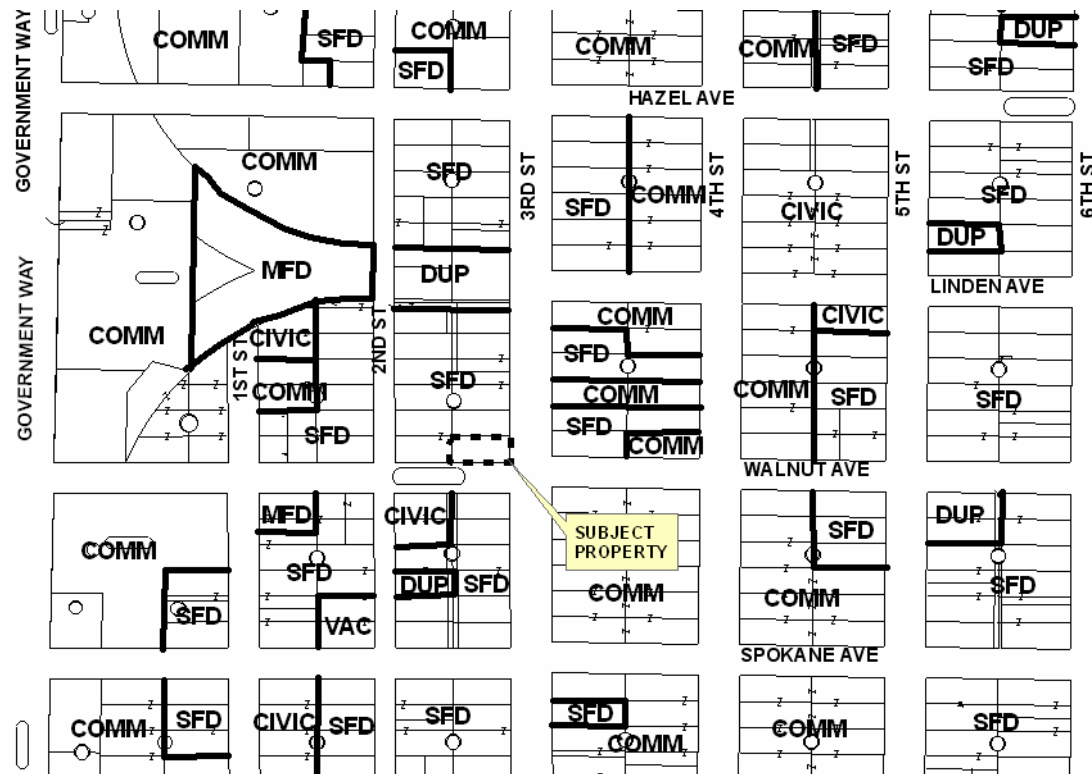


GENERAL INFORMATION:

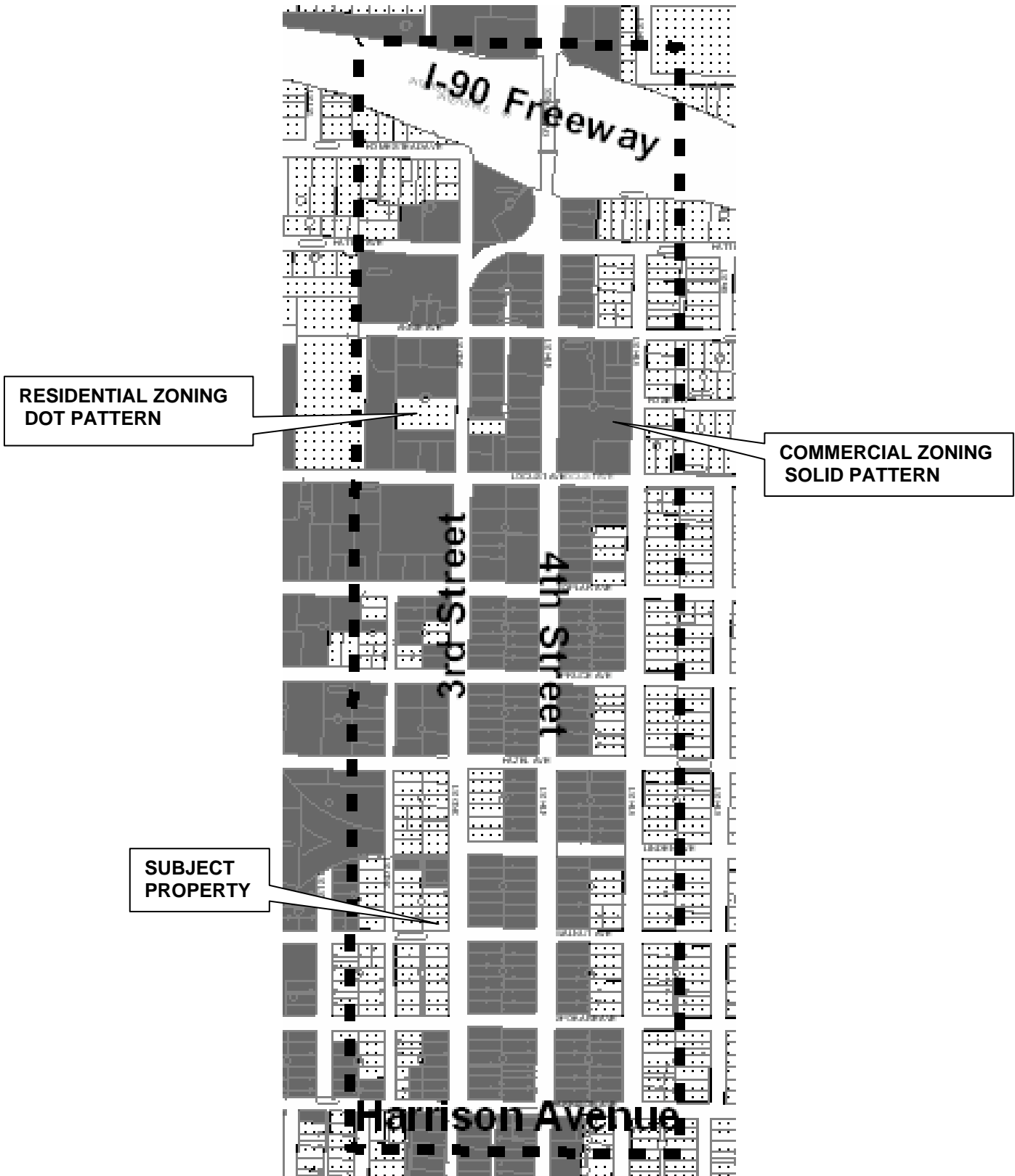
A. Zoning:



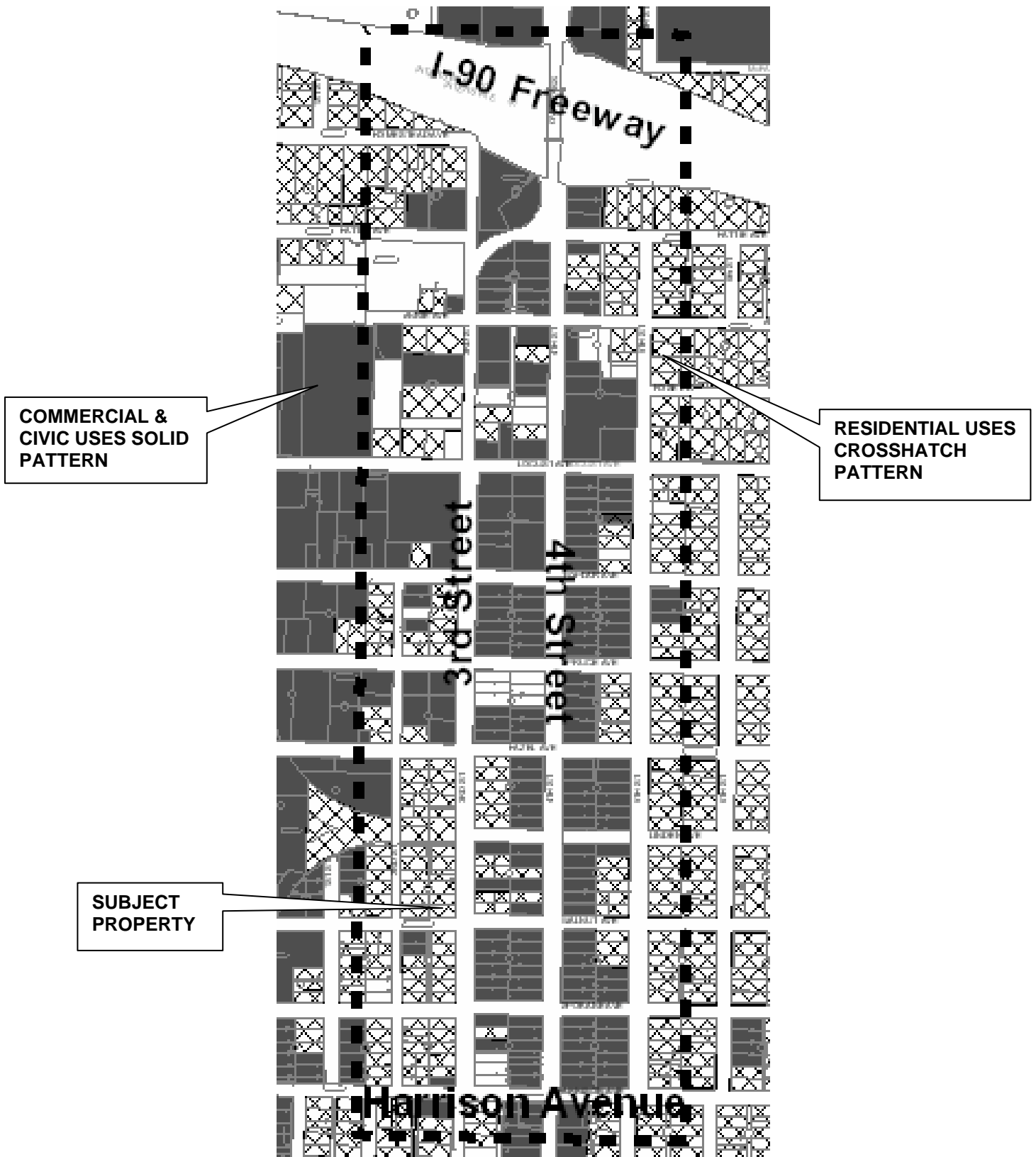
B. Generalized land use pattern:



C. Zoning pattern - 3rd/4th Street corridor:



D. Land uses along 3rd/4th Street corridor.



- E. Applicant: Jeffrey D. Block
Owner 112 East Hazel Avenue
Coeur d'Alene, ID 83814
- F. Land uses in the area include residential - single-family, duplex and multi-family, commercial – retail sales & service, civic and vacant land.
- G. The subject property is occupied by a single-family dwelling.
- H. Previous actions on surrounding property (See page 1):
1. ZC-15-86 - R-12 to C-17.
 2. ZC-5-87 - R-12 to C-17L.
 3. ZC-6-88- R-12 to C-17.
 4. ZC-9-04 - R-12 to C-17L.
 5. ZC-6-07 - R-12 to C-17.
 - A. Denied by Planning Commission on April 20, 2007.
 - B. Planning Commission decision appealed by applicant to City Council.
 - C. City Council approves request on June 5, 2007.

PERFORMANCE ANALYSIS:

- A. Zoning:

Approval of the zone change request would intensify the potential uses on the property by allowing commercial retail sales and service uses on a parcel that now only allows residential and civic uses.

The Neighborhood Commercial District is intended to allow for the location of enterprises that mainly serve the immediate surrounding residential area and that provide a scale and character that are compatible with residential buildings. It is expected that most customers would reach the businesses by walking or bicycling, rather than driving, as follows:

Principal permitted uses:

Retail
Personal Services
Commercial and Professional Office
Medical/Dental
Day Care
Residential (above the ground floor)
Parks

By special use permit:

Religious Institutions
Schools

Prohibited:

Industrial
Warehouses
Outdoor storage or Display of Goods, other than plants
Mini-storage
Sales, Repair or Maintenance of Vehicles, Boats, or Equipment
Gasoline Service Stations
Detention facilities
Commercial Parking

Maximum Building Height:

32 feet

Maximum Floor Area Ratio:

Non-Residential: 1.0
Total: 1.5

Maximum Floor Area;

4,000 sq. ft. for Retail Uses
8,000 sq. ft. for all Non-Residential Uses

Minimum Parking:

3 stalls per 1000 sq. ft. of non-residential floor area
1.5 stalls per dwelling unit

Setbacks from any adjacent Residential District:

8 inches of horizontal distance for every foot of building height.

Limited Hours of Operation:

Any use within this district shall only be open for business between 6am and 10pm.

Screening along any adjacent Residential District:

Minimum 10 foot wide planting strip containing evergreen trees
(Trees to be at least 15 feet tall at time of planting, and no more than 25 feet apart)

Landscaping:

One tree for every 8 surface parking stalls.
(Trees shall be at least 15 feet tall at time of planting)

Design Standards:

- a. At least 50% of any first floor wall facing an arterial street shall be glass.
- b. If a building does not abut the sidewalk, there shall be a walkway between the sidewalk and the primary entrance.

- c. Surface parking should be located to the rear or to the side of the principal building.
- d. Trash areas shall be completely enclosed by a structure of construction similar to the principal building. Dumpsters shall have rubber lids.
- e. Buildings shall be designed with a residential character, including elements such as pitched roofs, lap siding, and wide window trim.
- f. Lighting greater than 1 footcandle is prohibited. All lighting fixtures shall be a “cut-off” design to prevent spillover.
- g. Wall-mounted signs are preferred, but monument signs no higher than 6 feet are allowed. Roof-mounted signs and pole signs are not permitted. *
- h. Signs shall not be internally lighted, but may be indirectly lighted. *

* Sign standards would be incorporated into sign code.

The maps showing zoning, land use and the commercial corridor (see maps on pages 3 & 4) depict the commercial corridor running along 3rd and 4th streets between the I-90 freeway and Harrison Avenue, as verified by the zoning and land use patterns.

Evaluation: The Planning Commission, based on the information before them, must determine if the NC zone is appropriate for this location and setting.

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

- 1. The subject property is within the existing city limits.
- 2. The City Comprehensive Plan Map designates this area as a Transition Area and adjacent to 3 rd and 4th Streets, which are designated as High Intensity Corridors, as follows:

Transition Areas:

“These areas represent the locations where the character of neighborhoods is in transition and, overall, should be developed with care. The street network, the number of building lots and general land use are planned to change greatly within the planning period.”

- Protect and/or enhance the integrity of existing residential areas.
- Encourage lower intensity commercial service and manufacturing uses close or abutting major transportation routes.
- Discourage uses that are detrimental to neighboring uses.
- Encourage commercial clusters that will serve adjacent neighborhoods vs. city as a whole.
- Pedestrian/bicycle connections.

In reviewing all projects, the following should be considered:

Page 28 – All requests for zone changes, special use permits etc., will be made considering, but not limited to:

- 1. The individual characteristics of the site;
- 2. The existing conditions within the area, and
- 3. The goals of the community.

High Intensity Corridors:

“These corridors are established as the primary areas where significant auto oriented community sales / service and wholesale activities should be concentrated.”

- Encourage auto oriented commercial uses abutting major traffic corridors.
- Residential uses up to 34 du/ac may be encouraged. Low intensity residential uses are discouraged.
- The development should be accessible by pedestrian, bicycle and auto.
- Residential uses may be allowed but not encouraged. Low intensity residential uses are discouraged.
- Encourage manufacturing / warehousing uses to cluster into district served by major transportation corridors.
- Arterial / collector corridors defined by landscaping / street trees.
- Development may be encouraged to utilize large areas adjacent to these transportation corridors.

Significant policies for consideration:

4C: “New growth should enhance the quality and character of existing areas and the general community.”

6A: “Promote the orderly development of land use at locations that are compatible with public facilities and adjacent land uses.”

6A2: “Encourage high-intensity commercial development, including professional offices, to concentrate in existing areas so as to minimize negative influences on adjacent land uses, such as traffic congestion, parking and noise.

6A3: “Commercial development should be limited to collector and arterial streets.”

6A5: “Encourage renewal and enhancement of commercial sales and service corridors.”

46A: “Provide for the safe and efficient circulation of vehicular traffic.”

47C1: “Locate major arterials and provide adequate screening so as to minimize levels of noise pollution in or near residential areas.”

51A: “Protect and preserve neighborhoods both old and new.”

51A5: “Residential neighborhood land uses should be protected from intrusion of incompatible land uses and their effects.”

62A: “Examine all new developments for appropriateness in regard to the character of the proposed area. Inform developers of City requirements and encourage environmentally harmonious projects.”

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.

WATER:

Water is available to the subject property.

Evaluation: The lot currently has two ¾ inch services to it with a 6 inch and 8 inch main in the corresponding streets. A fire hydrant is present at the adjacent corner of the intersection.

Terry Pickel, Assistant Water Superintendent

SEWER:

Public sewer is available and of adequate size to support the applicants request.

Evaluation: Public sewer is available within the westerly alley abutting this property. The public main is of adequate capacity to support this zone change request. The sewer lateral servicing this lot will be reviewed for adequacy at the permit level.

Don Keil, Assistant Wastewater Superintendent

STORMWATER:

City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site.

Evaluation: Any site development that results in an increase in impervious area on the subject property will require the construction of stormwater treatment facilities (i.e.: swales).

TRAFFIC:

The ITE Trip Generation Manual estimates the project may generate approximately 2.9 trips during peak hour periods.

Evaluation: The adjacent streets will accommodate the additional traffic volume.

STREETS:

1. The subject property is bordered by Third Street on the east, and, Walnut Avenue on the south. The current right-of-way widths meet City standards, and the streets are developed roadway sections.

Evaluation: There is no sidewalk on the Walnut Avenue frontage, and therefore, will need to be installed as a condition of the zone change and with any site development activity.

2. The proposed commercial use will require construction of a parking lot to serve the subject property.

Evaluation: Any parking area that is constructed which utilizes the adjoining alley for access, will require the paving of the alley across the subject property frontage. Alley design will require an inverted crown section, and, will be required to be submitted for approval prior to commencement of any work.

APPLICABLE CODES AND POLICIES:

UTILITIES

1. All proposed utilities within the project shall be installed underground.

STREETS

2. Site improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
3. An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.

STORMWATER

4. A stormwater management plan shall be submitted and approved prior to start of any construction. The plan shall conform to all requirements of the City.

SUBMITTED BY CHRIS BATES, ENGINEERING PROJECT MANAGER

FIRE:

Prior to any site development, the Fire Department will address issues such as water supply, fire hydrants and access.

Submitted by Dan Cochran, Deputy Fire Chief

POLICE:

I have no comments at this time.

Submitted by Steve Childers, Captain, Police Department

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

The subject property is level with no significant topographic features.

Evaluation: There are no physical limitations to future development.

- 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 located on 3rd Street, which is identified as a High Intensity Corridor and identified in the Comprehensive Plan as an area where significant auto oriented community sales / service and wholesale activities should be concentrated." The zoning and land use patterns in the

area show

Evaluation: The subject property is on the edge of an established commercial corridor so, the Planning Commission must determine if commercial zoning is appropriate in this location and setting.

F. Proposed conditions:

Engineering

1. Construction of sidewalk along the Walnut Avenue frontage with any site development activity.
2. Any parking area that is constructed which utilizes the adjoining alley for access will require the paving of the alley across the subject property frontage.

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:staffrptsZC807]

PROPERTY INFORMATION

1. Gross area: (all land involved): 0.128 acres, and/or 5575.7 sq. ft.
2. Total Net Area (land area exclusive of proposed or existing public street and other public lands) 0.128 acres, and/or 5575.7 sq. ft.
3. Total length of streets included: 0 ft., and/or _____ miles.
4. Total number of lots included: 1
5. Average lot size included: 0.128 Ac
6. Existing land use: _____
7. Existing Zoning (circle all that apply): R-1 R-3 R-5 R-8 R-12 R-17 MH-8
C-17 C-17L C-34 LM M
8. Proposed Zoning (circle all the apply): NC C-17 R-1 R-3 R-5 R-8 R-12 R-17 MH-8
C-17L C-34 LM M

JUSTIFICATION

Proposed Activity Group: Administrative & Professional Offices

Please use this space to state the reason(s) for the requested zone change.

Appropriate Comprehensive Plan goals and policies should be included in your reasons.

The objective is to ~~stay~~ ^{change} upgrade the ^{existing} zone ~~to~~ ^{classification} in order to be representative of the predominate ^{C-17} zoning in the 3rd & 4th St. business corridor between Harrison Ave and Interstate 90.

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

A. INTRODUCTION

This matter having come before the Planning Commission on, June 12, 2007, and there being present a person requesting approval of ITEM ZC-8-07, a request for a zone change from R-12 (residential at 12 units per gross acre) to NC(Neighborhood Commercial)

LOCATION : +/- 5,575 sq. ft. parcel at 1401 north 3rd Street

APPLICANT: Jeffrey D. Block

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 residential - single-family, duplex and multi-family, commercial – retail sales & service, civic and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition
- B3. That the zoning is R-12 (residential at 12 units per gross acre)
- B4. That the notice of public hearing was published on, May 26, 2007, and, June 5, 2007, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, June 4, 2007, which fulfills the proper legal requirement.
- B6. That 50 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on, May 25, 2007, and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on June 12, 2007.
- 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 **JEFFREY D. BLOCK** 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 George	Voted _____
Commissioner Jordan	Voted _____
Commissioner Messina	Voted _____
Commissioner Razor	Voted _____
Commissioner Souza	Voted _____

Chairman Bruning Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN JOHN BRUNING

**PLANNING COMMISSION
STAFF REPORT**

FROM: JOHN J. STAMOS, SENIOR PLANNER
DATE: JUNE 12, 2007
SUBJECT: ZC-9-07 – ZONE CHANGE FROM R-8 TO CC
LOCATION – +/- 34,456 SQ. FT. PARCEL AT THE SOUTHEAST CORNER OF
PLAYER DRIVE AND LOPEZ STREET - 4040 & 4042 NORTH PLAYER DRIVE

DECISION POINT:

Jerry Street for Viking Construction is requesting a zone change from R-8 (residential at 8 units per gross acre) to CC (Community Commercial) at 4040 & 4042 Player Drive.

SITE PHOTOS:

A. Aerial photo



B. Subject property looking south from Lopez Avenue.

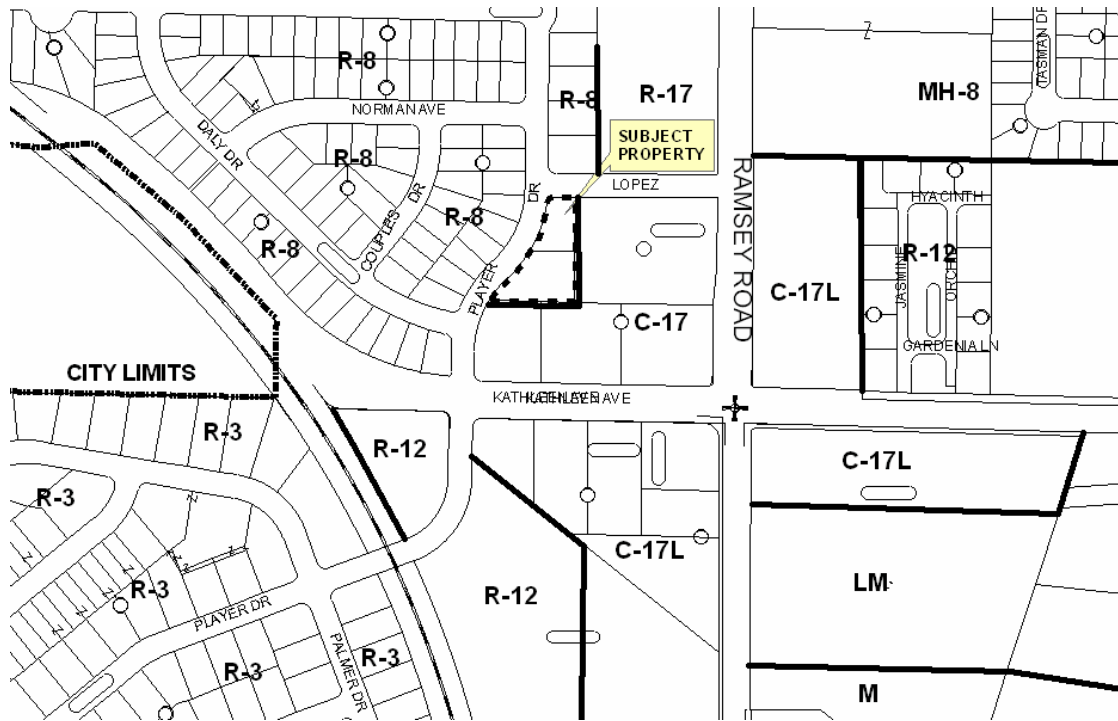


C. Residences along Player Drive across the street from subject property.

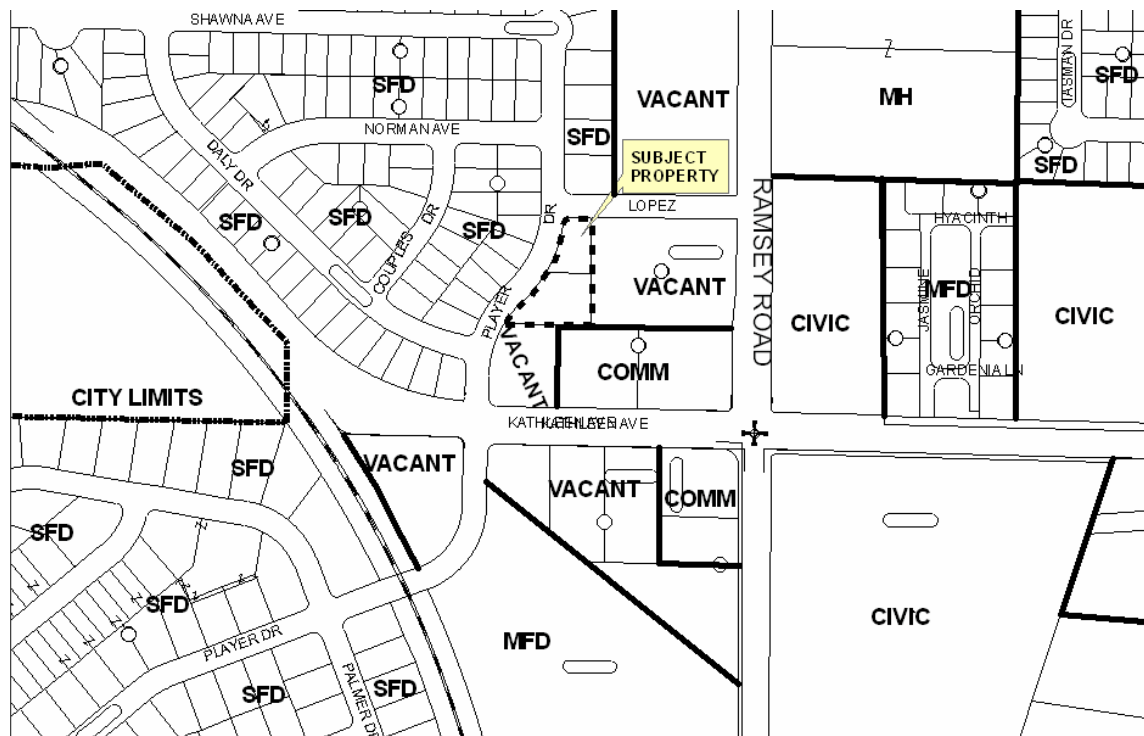


GENERAL INFORMATION:

A. Zoning:



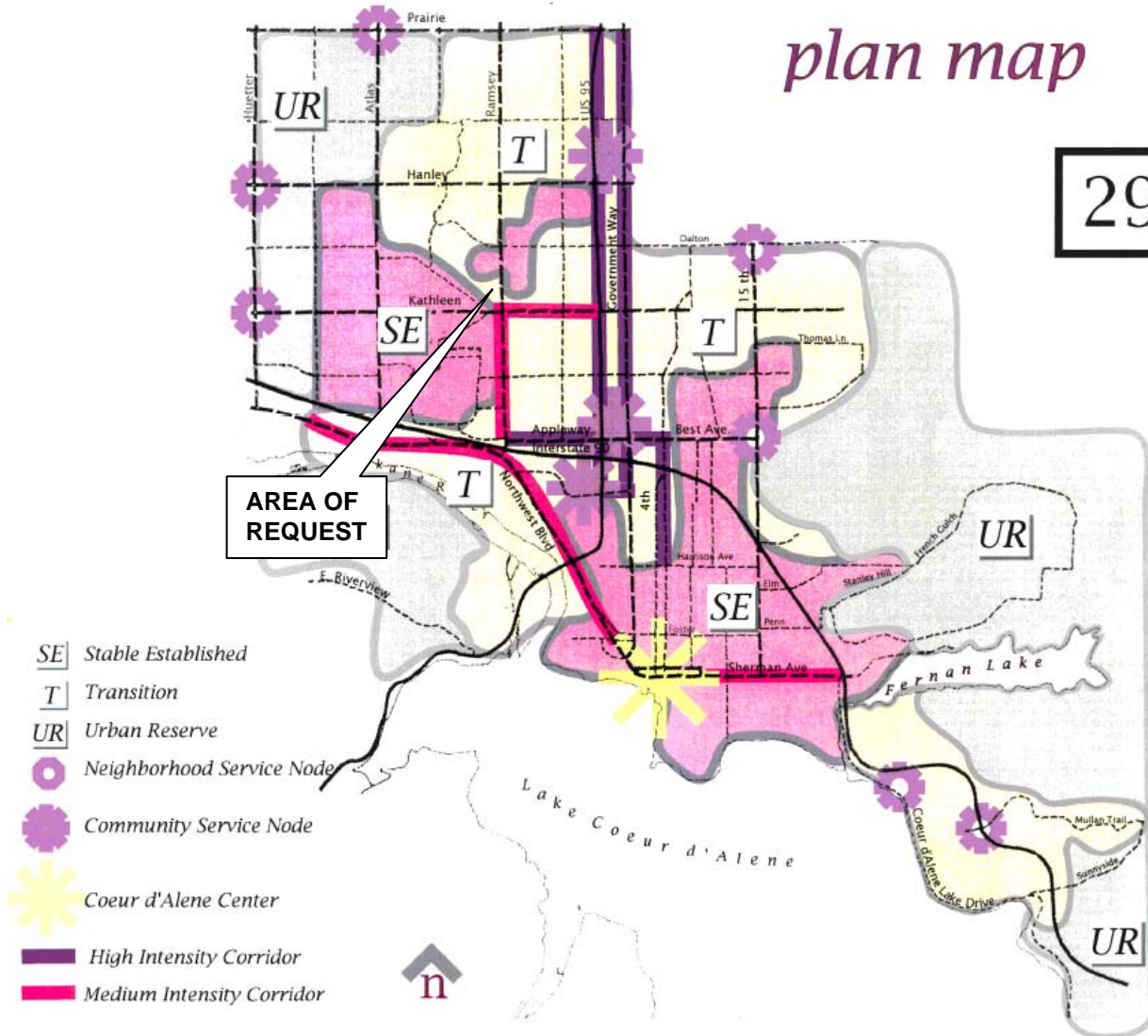
B. Generalized land use pattern:



C. 1995 Comprehensive Plan:

plan map

29



- D. Applicant: Jerry Streeter for Viking Construction
Owner: 2605 West Hayden Avenue
Hayden, ID 83835
- E. Land uses in the area include residential - single-family, mobile homes and multi-family, commercial – retail sales & service, civic and vacant land.
- F. The subject property is vacant land.
- G. Previous actions on surrounding property (See page 1):
 - 1. ZC-13-92 - R-12 to C-17L.
 - 2. ZC-4-95 - R-12 to C-17L.

3. ZC-8-95- LM to C-17L.
4. ZC-3-98 - R-8 to C-17.

PERFORMANCE ANALYSIS:

A. Zoning:

Approval of the zone change request would intensify the potential uses on the property by allowing commercial retail sales and service uses on a parcel that now only allows residential and civic uses.

The Community Commercial District is intended to allow for the location of enterprises that mainly serve the surrounding residential areas and that provide a scale and character that are compatible with residential buildings.

Except for the subject property, the entire block at the northwest corner of Kathleen Avenue and Ramsey Road bounded by Ramsey Road, Player Drive, Lopez and Kathleen Avenues is currently zoned C-17 and contains several community oriented commercial businesses including a convenience store with gas, tanning salon, cafe and bank. These uses are the start of a small commercial district that serves the surrounding residential neighborhoods and is the kind of small commercial node that the Community Commercial District was intended to create.

Principal permitted uses:

Retail
Personal Services
Commercial and Professional Office
Medical/Dental
Day Care
Residential (above the ground floor)
Parks

By special use permit:

Religious Institutions
Schools
Gasoline Service Stations

Prohibited uses:

Industrial
Warehouses
Outdoor storage or Display of Goods, other than plants
Mini-storage
Sales, Repair or Maintenance of Vehicles, Boats, or Equipment
Detention facilities
Commercial Parking

Maximum Building Height:

32 feet

Maximum Floor Area Ratio:

Non-Residential: 1.0
Total: 1.5

Maximum Floor Area:

10,000 sq. ft. for Retail Uses
20,000 sq. ft. for all Non-Residential Uses

Minimum Parking:

3 stalls per 1000sq. ft. of non-residential floor area
1.5 stalls per dwelling unit

Setbacks from any adjacent Residential District:

8 inches of horizontal distance for every foot of building height.

Screening along any adjacent Residential District:

Minimum 10 foot wide planting strip containing evergreen trees
(Trees to be at least 15 feet tall at time of planting, and no more than 25 feet apart)

Landscaping:

One tree for every 8 surface parking stalls.
(trees shall be at least 15 feet tall at time of planting)

Design Standards:

- a. At least 50% of any first floor wall facing an arterial street shall be glass.
- b. If a building does not abut the sidewalk, there shall be a walkway between the sidewalk and the primary entrance.
- c. Surface parking should be located to the rear or to the side of the principal building.
- d. Trash areas shall be completely enclosed by a structure of construction similar to the principal building. Dumpsters shall have rubber lids.
- e. If a gasoline service station is approved, it shall be limited to 4 double-sided pumps. Lighting greater than 2 foot-candles is prohibited. All lighting fixtures shall be a "cut-off" design to prevent spillover.
- f. Wall-mounted signs are preferred, but monument signs no higher than 6 feet are allowed. Roof-mounted signs and pole signs are not permitted.
Sign standards would be incorporated into sign code

Evaluation: The Planning Commission, based on the information before them, must determine if the CC zone is appropriate for this location and setting.

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

- 1. The subject property is within the existing city limits.

2. The City Comprehensive Plan Map designates this area as a Transition Area and adjacent to Ramsey Road and Kathleen Avenue, which are designated as Medium Intensity Corridors, as follows:

Transition Areas:

"These areas represent the locations where the character of neighborhoods is in transition and, overall, should be developed with care. The street network, the number of building lots and general land use are planned to change greatly within the planning period."

- Protect and/or enhance the integrity of existing residential areas.
- Encourage lower intensity commercial service and manufacturing uses close or abutting major transportation routes.
- Discourage uses that are detrimental to neighboring uses.
- Encourage commercial clusters that will serve adjacent neighborhoods vs. city as a whole.
- Pedestrian/bicycle connections.

Medium Intensity Corridor:

"These areas primarily consist of areas where commercial and residential uses may be encouraged."

- Residential/commercial mix.
- Possible residential density = 17/34 du/acre
- Encourage lower intensity commercial service and manufacturing uses close or abutting major transportation routes.
- Discourage uses that are detrimental to neighboring stable established neighborhoods.
- Arterial/collector corridors defined by landscaping/street trees.

In reviewing all projects, the following should be considered:

Page 28 – All requests for zone changes, special use permits etc., will be made considering, but not limited to:

1. The individual characteristics of the site;
2. The existing conditions within the area, and
3. The goals of the community.

Significant policies for consideration:

- 4C: "New growth should enhance the quality and character of existing areas and the general community."
- 6A: "Promote the orderly development of land use at locations that are compatible with public facilities and adjacent land uses."
- 6A2: "Encourage high-intensity commercial development, including professional offices, to concentrate in existing areas so as to minimize negative influences on adjacent land uses, such as traffic congestion, parking and noise."
- 6A3: "Commercial development should be limited to collector and arterial streets."

- 6A5: "Encourage renewal and enhancement of commercial sales and service corridors."
- 46A: "Provide for the safe and efficient circulation of vehicular traffic."
- 47C1: "Locate major arterials and provide adequate screening so as to minimize levels of noise pollution in or near residential areas."
- 51A: "Protect and preserve neighborhoods both old and new."
- 51A5: "Residential neighborhood land uses should be protected from intrusion of incompatible land uses and their effects."
- 62A: "Examine all new developments for appropriateness in regard to the character of the proposed area. Inform developers of City requirements and encourage environmentally harmonious projects."

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.

WATER:

Water is available to the subject property.

Evaluation: The two parcels shown have 1-inch services stubbed to the property. There is a 12-inch main in Player Drive and a fire hydrant at the intersection of Player and Daly Drives.

Terry Pickel, Assistant Water Superintendent

SEWER:

Public sewer is available and of adequate capacity to support the applicant's request.

Evaluation: Public sewer is available in North Player Drive to serve lots 4 and 5, Fairway Meadows. The public line is of adequate capacity to support this zone change request. The sewer laterals servicing these lots will be reviewed for adequacy at the permit level.

Don Keil, Assistant Wastewater Superintendent

STORMWATER:

City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site.

TRAFFIC:

Although there is no proposed use at this time, this proposed rezoning would in theory allow

other uses that could generate additional traffic. Direct access to two major arterial roadways will facilitate traffic movements from the subject property; however, eastbound turning movements onto Kathleen Avenue may be difficult at peak periods and have longer wait times.

Evaluation: Any change in use and related traffic impacts are evaluated prior to issuance of building permits. The Development Impact Fee Ordinance requires any extraordinary traffic impacts to be mitigated by the applicant as a condition of permit issuance. Therefore, potential traffic impacts need not be addressed at this time.

STREETS:

The proposed subdivision is bordered by Player Drive on the west, Lopez Avenue on the north and is adjacent to Kathleen Avenue and Ramsey Road. The current right-of-way widths meet City standards.

Evaluation: Both adjoining roadways are developed street sections without the presence of sidewalk. Development of the subject property will require the installation of sidewalk and pedestrian ramps.

APPLICABLE CODES AND POLICIES:

UTILITIES

1. All proposed utilities within the project shall be installed underground.
2. All water and sewer facilities shall be designed and constructed to the requirements of the City of Coeur d'Alene. Improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
3. All water and sewer facilities servicing the project shall be installed and approved prior to issuance of building permits.
4. All required utility easements shall be dedicated on the final plat.

STREETS

5. All required street improvements shall be constructed prior to issuance of building permits.
6. An encroachment permit shall be obtained prior to any work being performed in the existing right-of-way.

STORMWATER

7. A stormwater management plan shall be submitted and approved prior to start of any construction. The plan shall conform to all requirements of the City.

SUBMITTED BY CHRIS BATES, ENGINEERING PROJECT MANAGER

FIRE:

Prior to any site development, the Fire Department will address issues such as water supply, fire hydrants and access.

Submitted by Dan Cochran, Deputy Fire Chief

POLICE:

I have no comments at this time.

Submitted by Steve Childers, Captain, Police Department

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

The subject property is level with no significant topographic features.

Evaluation: There are no physical limitations to future development.

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 located in an emerging commercial node, is adjacent to two medium intensity corridors and

Evaluation: The subject property is on the edge of an established commercial corridor so, the Planning Commission must determine if commercial zoning is appropriate in this location and setting.

F. Proposed conditions:

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:staffrptsZC907]

Zone Change Request Narrative

The subject property consists of two vacant R-8 lots in the Fairway Meadows 2nd Addition having frontage on Player Drive and Lopez Avenue within the Fairway Meadows development. These two roads collect the residential traffic from the Fairway Meadows development and direct this traffic to Kathleen Avenue to the south and Ramsey Road to the east. Both Player Dr. and Lopez Ave. separate the subject property from the developed residential (R-8) lots on the opposite side of the street. This property does however abut against the existing C-17 commercial lots to the South and East. With this application, the owner is proposing to change the zoning of the subject property from R-8 to Community Commercial District for reasons outlined below.

As outlined in the Comprehensive Plan, this area is considered stable established, where it is encouraged to develop lower intensity commercial service uses close to or abutting major transportation routes such as Ramsey Road and Kathleen Avenue. A zoning of CC will provide for lower intensity commercial uses where development is sensitive to the neighboring single family residential and commercial retail neighborhood, and it will provide for a better transition to the adjoining lots in the Fairway Meadows 2nd Addition. Additionally, approval of this zone change will promote the orderly development of this commercial cluster and enhance the commercial services provided to the surrounding neighborhoods.

Public facilities and utilities are present and have adequate capacity to serve such a zone change. These services include the existing roadways that provide access to the site as well as existing water and sewer in the adjacent roadways and existing services to the property which will be upgraded as required. On-site development for this property will be subject to the city requirements for commercial development including on-site parking availability and stormwater management requirements of the City of Coeur d'Alene. The existing site grade of the subject property will provide no physical limitations to future development of the site.

The approval of this zone change request to CC would allow for much needed, neighborhood service oriented practices, such as dental, family doctors, physical therapists and general office space for small businesses, to be added to this area of the City.

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

A. INTRODUCTION

This matter having come before the Planning Commission on, June 12, 2007, and there being present a person requesting approval of ITEM ZC-9-07, a request for a zone change R-8 (residential at 8 units per gross acre) to CC (Community Commercial)

LOCATION – +/- 34,456 sq. ft. parcel at the Southeast corner of Player Drive and Lopez Street - 4040 & 4042 North Player Drive

APPLICANT: Jerry Street for Viking Construction

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 residential - single-family, mobile homes and multi-family, commercial – retail sales & service, civic and vacant land.
- B2. That the Comprehensive Plan Map designation is Transition
- B3. That the zoning is R-8 (residential at 8 units per gross acre)
- B4. That the notice of public hearing was published on, May 26, 2007, and, June 5, 2007, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, May 31, 2007, which fulfills the proper legal requirement.
- B6. That 58 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on, May 25, 2007, and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on June 12, 2007.

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 **JERRY STREETER** 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 George	Voted _____
Commissioner Jordan	Voted _____
Commissioner Messina	Voted _____
Commissioner Rasor	Voted _____
Commissioner Souza	Voted _____

Chairman Bruning Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN JOHN BRUNING

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2007 Planning Commission Priorities Progress

JUNE 2007

<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 		Mayor response to letter to CC on workforce housing rec by PC
<ul style="list-style-type: none"> ▪ Meeting with other boards and committees 		Park/rec Comm workshop 9/06. Sign Bd 06, CC 3/07
<ul style="list-style-type: none"> ▪ Goal achievement 		Checklist of projects w/updated 2/07
<ul style="list-style-type: none"> ▪ Building Heart Awards 		Discussed 7/06 No awards will be given.
<ul style="list-style-type: none"> • Speakers 		Wastewater & LCDC completed
<ul style="list-style-type: none"> • Public Hearings 		July 10, 2 items scheduled
Long Range Planning		
<ul style="list-style-type: none"> ▪ Comprehensive Plan Update 		Workshops completed. Bruning mtg w/ P&R 6/8 PC wkshp 6/13, PC hearing estimated for 7/24.
Public Hearing Management		
<ul style="list-style-type: none"> ▪ Continued work on Findings and Motions 		Warren and Plg staff to review
<ul style="list-style-type: none"> ▪ Public hearing scheduling 		Chrman Bruning consulted on agenda
Regulation Development		
1. Subdivision Standards		
2. Revise Landscaping Regulations		
		w/Urban Forestry
3. Expansion of Design Review		
		w/ Design Review Commission CC & PC wkshps 6/28 or 6/29
4. Commercial Zoning Districts		
		Hgts/Commercial Zoning Breakout
5. Off-Street Parking Standards		
6. Workforce & Affordable Housing		
		City staff working on various aspects ie block grant
Misc Zoning Ord. Updates		
<ul style="list-style-type: none"> • Non-Conforming Use Reg cleanup • Average Finish Grade • Screening of rooftop equipment • Mediation – state law • Planned Unit Development Standards • Lighting • Surface Water, Irrigation – ID law • Re-codification or re-org to Unified Development Code 		Fort Grounds Example CC Approved 5/1
Other Code Provisions under Development Supported by Commission		
<ul style="list-style-type: none"> • Variance criteria • Design Review Procedure • Downtown Design Review – cleanup • Height Projections 		CC approved hgt 5/1 Procedure developed. Wkshop w/CC TBA 6/07 Draft prepared. Wkshp w/downtown TBA
Other Action		
07 Priorities		Council lists PC request as high priority 4/12/07
Infill East Revisions		CC, PC, DRC wkshp w/ Mark Hinshaw & E.Mullan 6/28 or 6/29