



**PLANNING COMMISSION MEETING AGENDA
WEDNESDAY, JANUARY 8, 2020
CITY HALL COUNCIL CHAMBERS
4:00 P.M.**

1. Call to Order
2. Roll Call
3. **GENERAL BUSINESS:**
 - Review of Agenda
 - Approval of Minutes from December 11, 2020
4. **WORKSHOPS:**
 - Possible Amendments to City Landscaping Code
 - 2020 Work Program Discussion
5. **REPORTS:**
 - Secretary's Report
 - Planning Commissioner Reports
 - City Council Reporter of the Month
6. Citizens Comments
7. Adjournment

Next Meeting: February 12, 2020

Non-hearing items scheduled, and their order, are only tentative and are subject to change. The Planning Commission may not address all items as listed and/or may continue certain items to a later session. The Commission reserves the right to take action on all items listed on the agenda. The Planning Commission provides at least 3 minutes for public comment and submission of written comments for inclusion into the public record and consideration by the Planning Commission is encouraged. For more information, please contact Planning & Engineering Services at 755-6708.

The public is invited to attend. Parking and meeting rooms are accessible for persons with disabilities. Contact the City at 755-6700 with 48-hours advance notice for special accommodations.



PLANNING COMMISSION MEETING MINUTES WEDNESDAY, DECEMBER 11, 2019

Planning Commission Members Present: Phil Folyer, Jesse Fox, Richard Siler, Charles Matthews, Tom Sahlberg

Adjunct Member(s) Present: Paul Brown, Joe Mann

Absent: Jamie Baird, Joshua McKee

Staff Present: Lisa Key, Barbara Barker, Kelsey Wright

Call to Order: Meeting was called to order at 4:00 p.m.

Roll Call: A quorum of members was present.

General Business:

Review of Agenda & Approval of Minutes:

Commissioner Brown moved that the November 13th minutes be approved, seconded by Commissioner Matthews. Minutes were approved with all ayes.

Election of Planning Commission Chair:

Commissioner Siler was unanimously voted as Planning Commission Chair.

Discussions/Presentations:

Efficient Irrigation & Landscape Design:

BiJay Adams, with Liberty Lake Sewer and Water District, and Terry Pickel with Coeur d'Alene Water Department, presented on behalf of the Idaho Washington Aquifer Collaborative to discuss ways to conserve water, primarily through irrigation system improvements. They illustrated simple improvements which could be made on both residential and commercial properties. Discussion followed regarding sharing this information with residents and possible incentives for water conservation. Questions asked and answered.

Workshops:

Possible Amendments to City Landscaping Code:

Barbara Barker led a workshop continuing the discussion on possible revisions to the landscape code.

Adjournment:

Multiple Commissioners had to leave early, quorum was lost and therefore the meeting adjourned at 5:50 p.m.

Possible GOALS to evaluate for any proposed revisions:

(the previously noted 30 action items have been categorized to fall under each of the 7 identified goals)

1. Allow for more designer creativity rather than prescriptive methodology. Provide performance based guidelines with interactive worksheet for compliance

1.Required density of shrubs (prescribed number of shrubs per lineal feet) creates an overgrown condition that requires the owner to remove plantings as they mature. The current code does not address the size of the plant at maturity, rather is prescriptive by count of plants. Should we change from count-based prescriptive code to performance-based coverage code?

4.Should there be exceptions to buffers (~~none of~~ narrower) if a fence is used

5.Need to further address how berms can replace perimeter planting.

From 12/11/19 workshop (after hearing from iwac and LLSWD on irrigation practices) should we reconsider having code regulations on residential properties? Further discuss.

2. Maintain the tree canopy in the City, but allow for different configurations

6. Should alternative method for interior parking be expanded to other zones

7. Should tree canopy in parking lots have same count (for heat island and shading) but allow for fewer planted islands, easier maintenance. Currently every island has a 6' strip for planting and every row has an island every 90' (10 spaces) for a density of 60' x 90' for tree density. Change to plantings every other island (leaving space for lighting/cameras) and every 6 spaces (120'x45'). Rather than prescriptive, forcing designer's spacing, provide performance density of 1 tree per 950 sq.ft. and let designer decide where they go.

Encourage use of fewer, but larger, consolidated landscape islands, particularly in larger parking lots

3. Maintain streetscape aesthetic, views from rights-of way

16. Do driveways interior to lot need landscape buffers? **see insert** Commission: No (added for 12/11/19 workshop)

18. For ROW aesthetic, how can we encourage use of plants at building entrances and facades facing rights-of-way

~~20. Should a short plat require full frontage improvement?~~

~~21. Should we require plantings in R/W with utility easements?~~

23. If commercial development abuts a R/W with street trees, is additional 10' buffer with trees required? Maybe just shrubs instead??

25. Do we need to have buffer around structures?

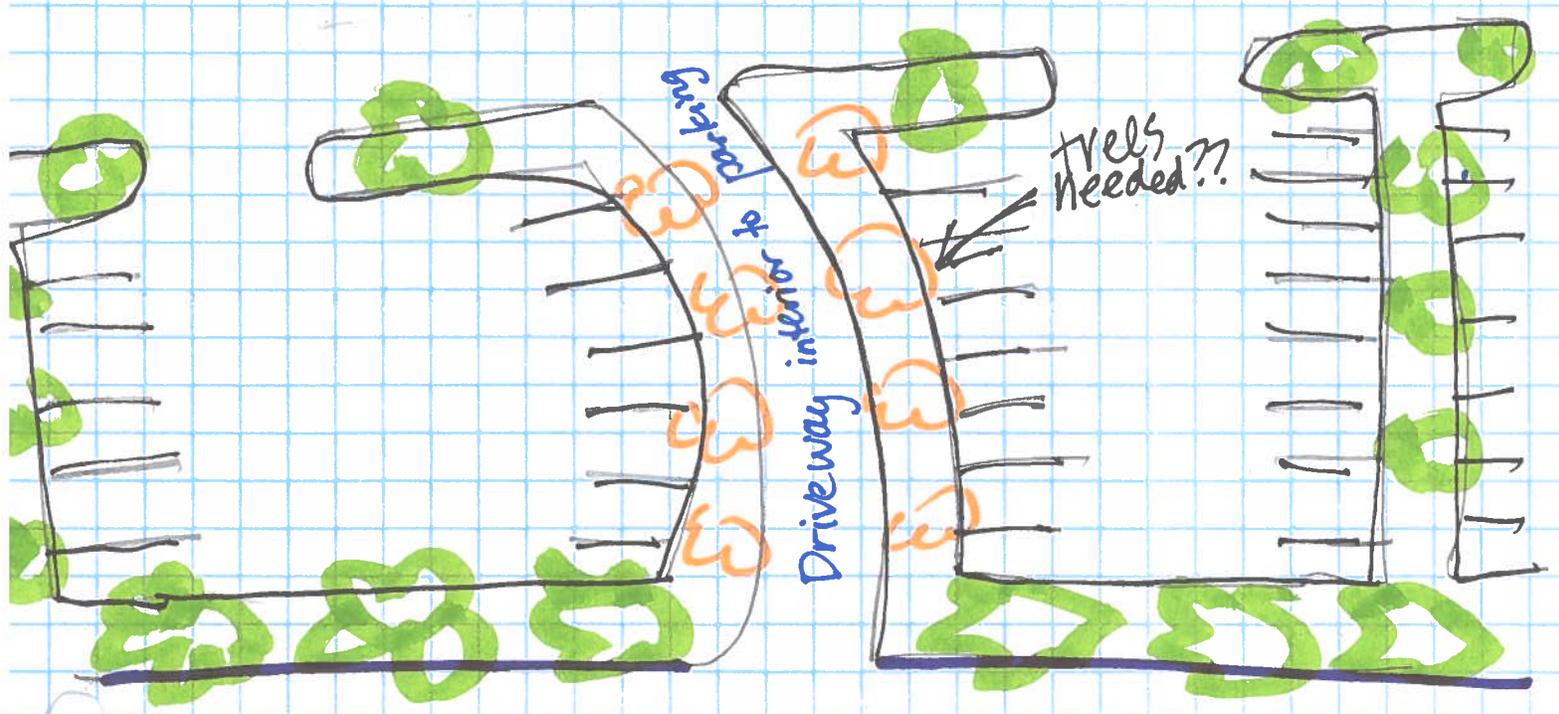
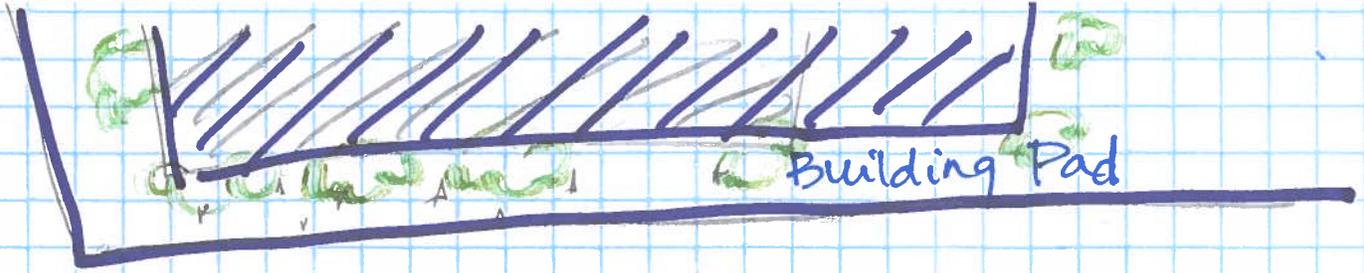
Landscaping setbacks to promote safe ingress/egress

NEW LANDSCAPING GOAL:

Emphasize and enhance safety considerations in landscape design, with consideration given to:

- Bicycle & pedestrian safety
- Ingress & Egress
- CPTED principles (Crime Prevention Through Environmental Design)

END OF 11/13/19 PC Discussion



Goal #3, Question 16.

end of
12/11/19
workshop
discussion

4. Reduce the amount of maintenance for owners (both for snow and plants) and reduce initial costs of construction

2.Should there be exceptions due to use? Other jurisdictions have exceptions for parking areas used for retail or storage. (RV campground was example) **commission: Yes for interior islands, but maintain perimeter buffers**

3.Should there be an exception of landscape architect requirement for small lots? **commission: yes**

8.Should there be fewer shrubs required on interior islands for easier maintenance, more space for swales and snow storage.

see inserts
need to discuss
appropriate % of
cover, and tree
canopy std., yes to
concept

13.Should there be a minimum for interior island size for plant health? **further discussion needed, but yes to concept**

14.Should there be exceptions for topography? **see insert** **commission: yes**

15.Should there be smaller buffers required with a small lot? **see insert**

17.Should we require refresh landscape with a significant TI ?

19.How should we address Phased construction?

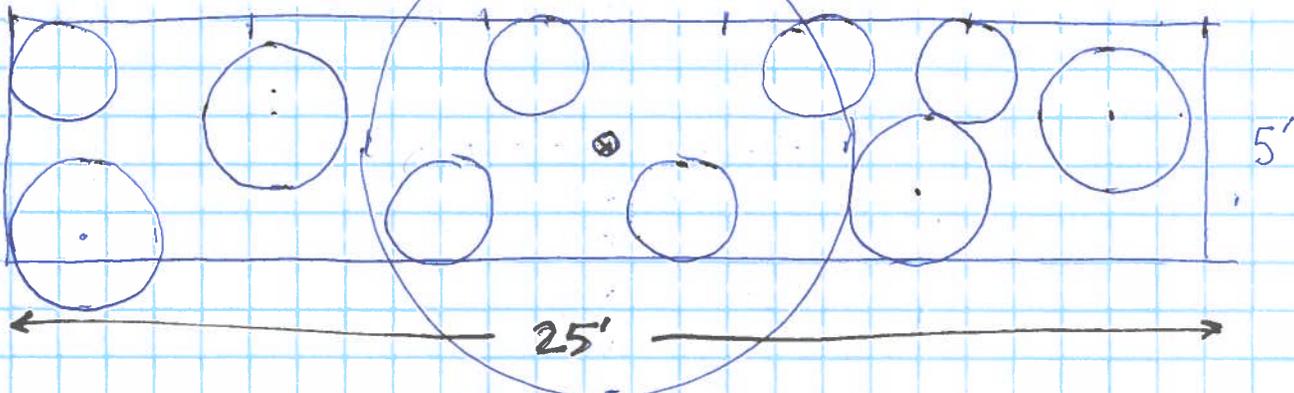
24.Do we need a prescribed landscape coverage %. If we define buffers and interior islands that should provide needed coverage.

26.Do we need section prescribing % allowance for hardscape within landscape zones?

28.Should we define a clear view triangle for entrances for trees and shrubs higher than 24"

Goal 4 - Question 8 = Landscape coverage.

CURRENT CODE



$$25 \times 5 = 125 \square$$

$$A = \pi r^2$$

$$(10)(\pi)1^2 + (4)(\pi)1.5^2 =$$

$$18.8 + 28.4 = 47 \square$$

Shade

⇒ 38% coverage

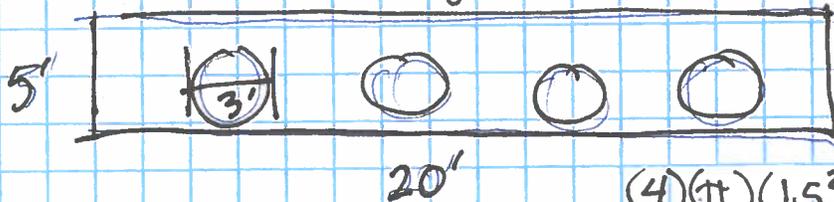
$$40 \text{ (in buffer)} + (3)(\pi)1^2 + (2)(\pi)(1.5)^2 =$$

$$40 + 9.4 + 14 = 63 \square$$

⇒ 50% coverage

Evergreen

4/100 sq. ft.



Other jurisdictions

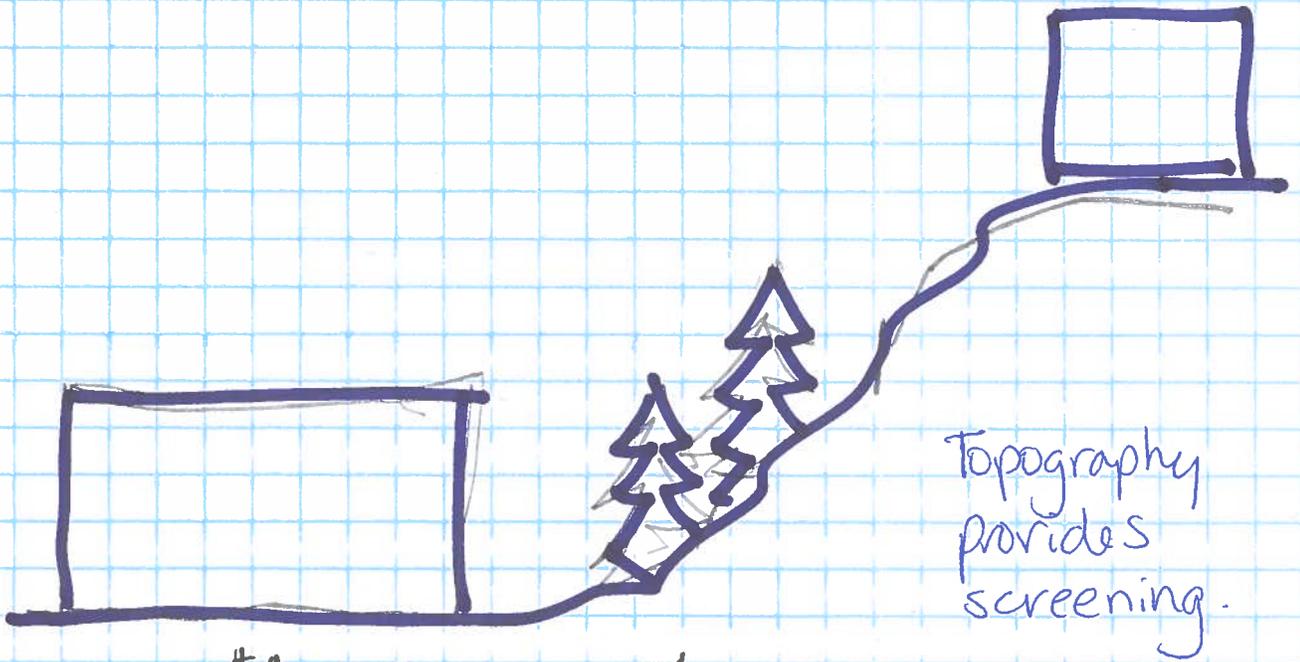
$$\frac{(4)(\pi)(1.5^2)}{100} = 28\%$$

Canopy coverage - Perimeter.

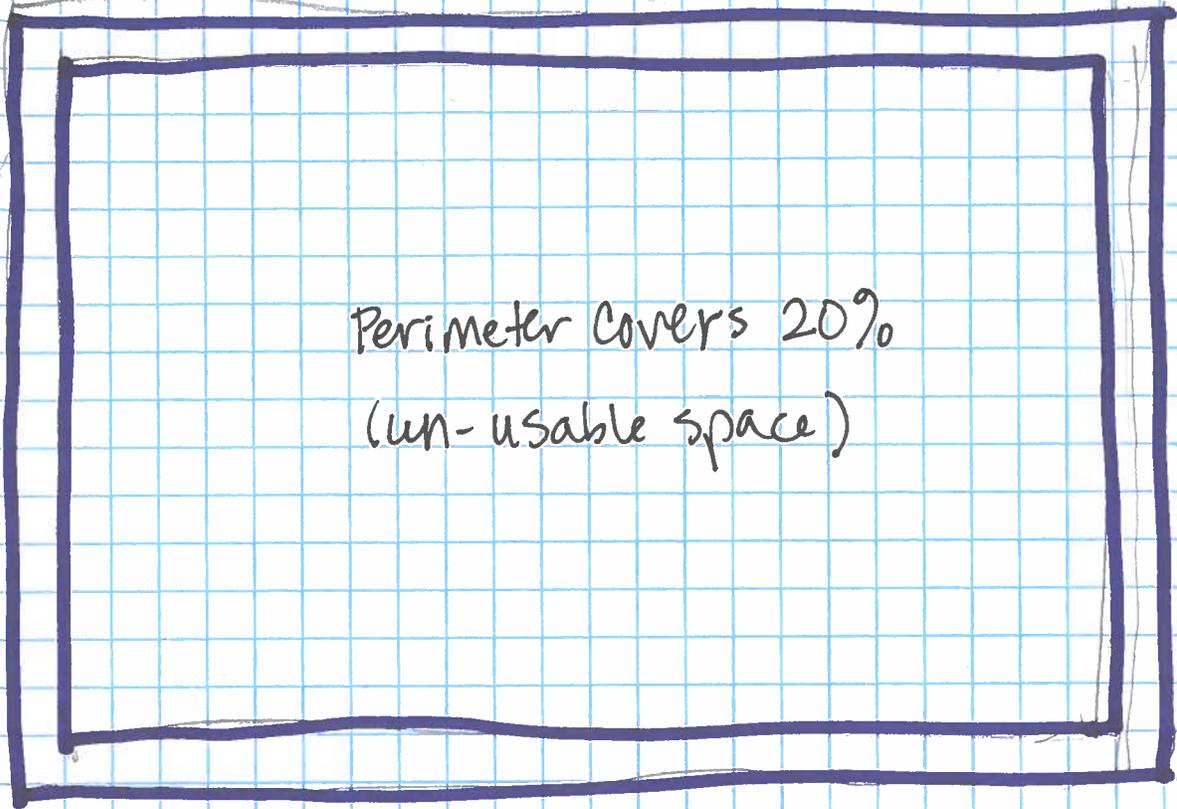


TWO STEP

- tree canopy - retain extg.
- pedestrian cover - by %



GOAL #4, Question 14



24

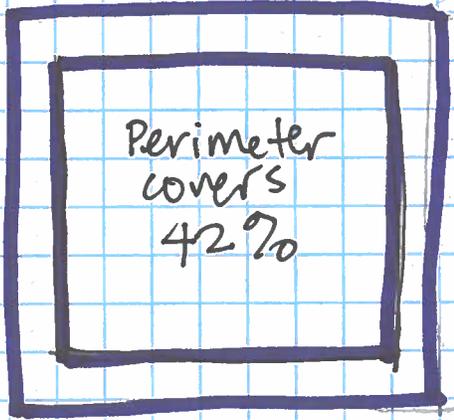
Perimeter covers 20%
(un-usable space)

16

$$24 \times 16 = 384$$

$$\frac{76}{384}$$

$$\frac{20\%}{\underline{\quad}}$$



Perimeter covers 42%

$$\frac{8 \times 9}{72}$$

$$\frac{30}{72} = 42\%$$

Goal 4
Question 15

Goal 4, Question 15

see insert

5. Acknowledge adjacencies for required buffering (like zones/uses may not need buffering), maybe add buffers for other-than vehicular areas.

9. Should there be a required buffer for adjacent properties within the same zone and like uses? (ie at wake-up with 5' buffer next to 5' buffer (10' total) for two commercial bldgs. adjacent) **see insert**

10. Should there be a required buffer in parking lots with adjacent shared parking

11. Should we identify categories for how much buffering there ought to be based on use like used in other jurisdictions? (Eg. fully-obscuring (non compatibility adjacent use)/ partial-obscuring (similar use) / non-obscuring (same use)) **see insert**

12. Should we have requirement for a headlight screen (30" minimum height, evergreen only) at property lines?

Need to discuss difference between adjacent "use" and adjacent "zone", particularly ramifications for a vacant lot

~~27. Should we require street tree plans for final plats?~~ **done**

2. Table 806-3 provides landscaping requirements for proposed uses that are adjacent to an existing use. The table indicates the type and width of landscaping required along side and rear property lines not abutting public streets. The requirements are determined by comparing the proposed use (in the left hand column) to the existing use (in the top column). Should there be a conflict in required landscaping between the zone buffering tables (Tables 806-1 or 806-2) and the use buffering table (Table 806-3), then the table that requires the most landscaping shall apply. Landscape requirements for mineral lands are considered separately from the standards in this chapter and can be found in chapter 14.620.

Table 806-3 Use Buffering		Adjacent Use													
		Single-Family and Duplex		Multi-family or Manufactured Home Park		Commercial		Light Industrial		Heavy Industrial		Public and Semi-public		Agriculture and Forestry	
		Width	Type	Width	Type	Width	Type	Width	Type	Width	Type	Width	Type	Width	Type
Proposed Use	Commercial Light Industrial Uses	20'	I	20'	I	~	~	~	~	10'	I	10'	II	10'	I
	Heavy Industrial Uses	20'	I	20'	I	10'	I	10'	I	~	~	10'	I	20'	I
	Manufactured Home Park	10'	I	10'	I	10'	I	20'	I	20'	I	20'	II	20'	II
	Multi-Family	10'	I	~	~	10'	I	10'	I	10'	I	10'	II	20'	II
	Public / Semi-Public ¹	10'	I	10'	I	~	~	10'	I	20'	I	~	~	10'	I
1. Except Parks and Playgrounds															

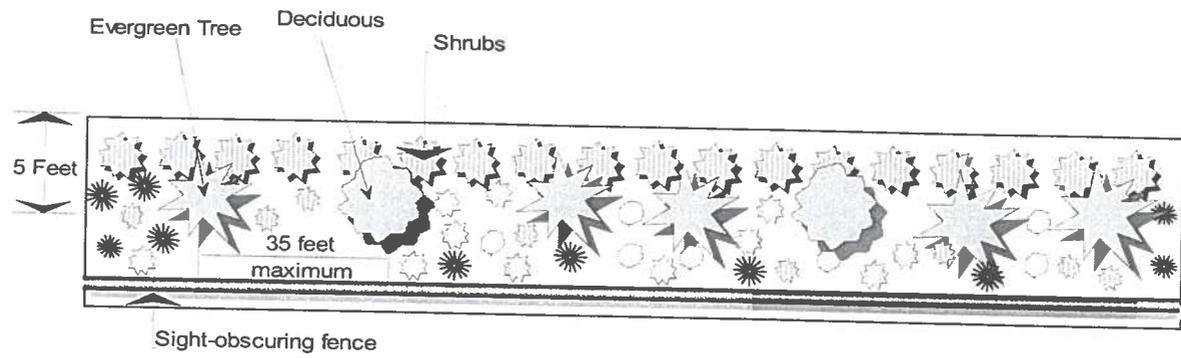


Figure 806-1 - Example of Type I Landscaping with Sight-Obscuring Fence (not to scale)

2016 Printing

- g. If a fully or partially sight-obscuring fence is installed it shall be consistent with the requirements for a clear view triangle.

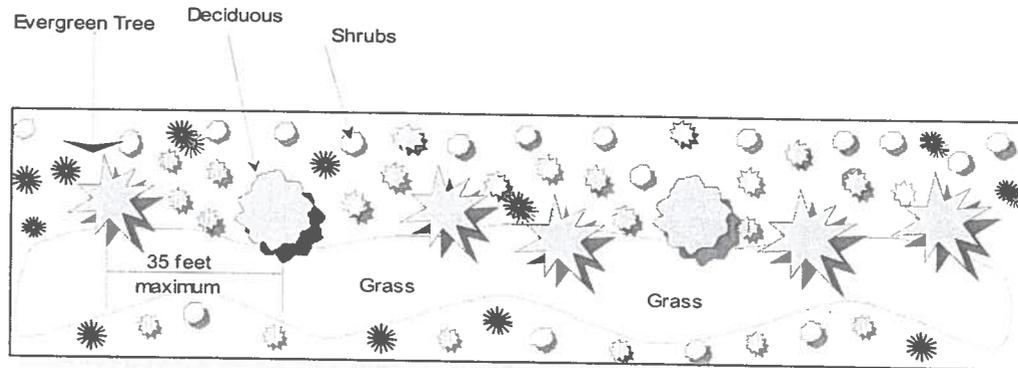


Figure 806-3 - Example of Type II Landscaping

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Type III landscaping may contain either evergreen or deciduous trees

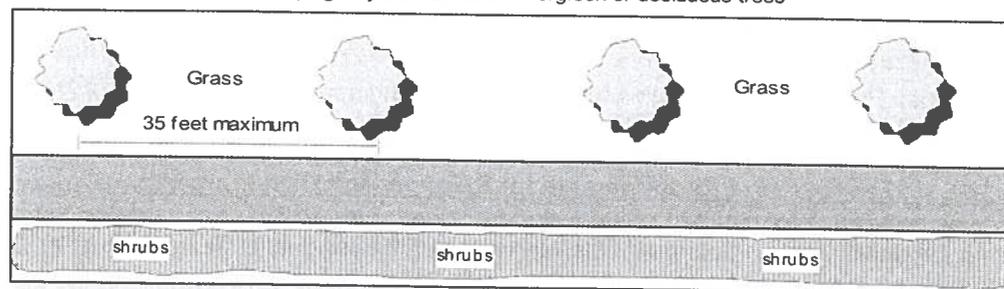


Figure 806-4 - Example of Type III Landscaping

6. Reduce water usage, incentivize the use of native plants and xeriscaping (consider the different aesthetic with less grass turf)
29. Should we incentivize low-water use plants and xeriscaping?

7. Incentivize the use of existing/mature trees rather than replacement (12" may be too large)

22. Is Heritage tree section necessary? Are there any? They are "significant trees" by definition

30. Should we incentivize the use of existing/ established trees (versus "save when practical")