



**PLANNING COMMISSION MEETING AGENDA
WEDNESDAY, FEBRUARY 12, 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 January 8, 2020
 - New Commissioner Introductions
 - Approve 2020 Calendar
 - Design Review Subcommittee Members 2020/2021
4. **WORKSHOPS/PRESENTATIONS:**
 - Possible Amendments to City Landscaping Code
 - 2019 Development Statistics
5. **REPORTS:**
 - Secretary's Report
 - Planning Commissioner Reports
 - City Council Reporter of the Month
6. Citizens Comments
7. Adjournment

Next Meeting: March 11, 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, JANUARY 8, 2019

Planning Commission Members Present: Richard Siler, Jamie Baird, Charles Matthews, Tom Sahlberg, Joshua McKee

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

Absent: Jesse Fox

Staff Present: Lisa Key, Barbara Barker, Kelsey Wright

Call to Order: Meeting was called to order at 4:01 PM.

Roll Call: A quorum of members was present.

General Business:

Review of Agenda & Approval of Minutes:

Commissioner Sahlberg moved that the October 9th minutes be approved, seconded by Commissioner Mann. Minutes were approved with all ayes.

Workshops:

Possible Amendments to City Landscaping Code:

Barbara Barker continued the Workshop on possible revisions to the landscape code, working through a list of goals to determine to whether the planning commission felt they were important to incorporate into the upcoming Code revisions. Questions asked and answered.

Discussions/Presentations:

2020 Work Program Discussion:

In lieu of Lisa Key leading a discussion on possible 2020 Work Program options, she invited Mayor Brickner to share with the Planning Commissioners his ideas and priorities for the year ahead. Questions asked and answered.

Secretary's Report:

Lisa Key announced Commissioner Sahlberg's resignation and thanked him for his service.

Planning Commissioner Reports:

No reports at this time.

City Council Reporter of the Month:

Commissioner Siler volunteered to report at the next City Council meeting.

Citizens Comments:

No comments made at this time.

Adjournment:

The meeting adjourned at 6:03 p.m.

DRAFT



Liberty Lake Planning Commission

Meeting the 2nd Wednesday of each Month at 4 p.m.
in the City Hall Council Chambers

Regular Members - Voting

- **Jamie Baird** (City Resident)
Term Expiration: 12/31/2022
Email: JBaird@libertylakewa.gov
- **Paul Brown** (City Resident)
Term Expiration: 12/31/2022
Email: pbrown@libertylakewa.gov
- **Jesse Fox** (City Resident)
Term Expiration: 12/31/2020
Email: JFox@libertylakewa.gov
- **Joe Mann** (City Resident)
Term Expiration: 12/31/2021
Email: jmann@libertylakewa.gov
- **Charles Matthews** (City Resident) – Commission Vice Chair, 2019/2020
Term Expiration: 12/31/2020
Email: CMatthews@libertylakewa.gov
- **Joshua McKee** (City Resident)
Term Expiration: 12/31/2022
Email: JMckee@libertylakewa.gov
- **Richard Siler** (City Resident) – Commission Chair, 2020
Term Expiration: 12/31/2020
Email: RSiler@libertylakewa.gov

Adjunct Member(s) - Non Voting

- Kate Laven (City Resident)- Adjunct Position #1
Term Expiration: 12/31/2021
Email: klaven@libertylakewa.gov
- Shelli Dickinson (City Resident)- Adjunct Position #2
Term Expiration: 12/31/2021
Email: sdickinson@libertylakewa.gov
- Larry Alexander (City Resident)- Adjunct Position #3
Term Expiration: 12/31/2021
Email: lalexander@libertylakewa.gov

* **Design Review Sub-Committee Members (2020/ 2021) TBD**

Comprehensive Plan sections applicable to landscaping:

Natural Environment Goal 4: Preserve the unique beauty of the community through the conservation of the native trees.

Urban Design Policy 5: Require the planting of curbside trees. Identify those species of trees that are most appropriate for curbside plantings, considering safety, soils, aesthetics, and compatibility with infrastructure, and require species diversity to protect from disease and promote neighborhood identity.

Urban Design Policy 11: Native landscape materials and site-sensitive architectural designs shall be incorporated into all public and private building projects to enhance the cohesion between the natural and built environments.

Urban Design Policy 13: Require landscaping in parking areas to avoid large uninterrupted areas of asphalt.

Urban Design Policy 19b. Aesthetic quality and compatibility among land uses within and adjacent to centers should be enhanced through landscaping, building orientation and setbacks, traffic control, and other measures to reduce potential conflicts. Distinctive or historical local character and natural features should be reflected in development design to provide variety within centers.

Urban Design Policy 20b: Maintain specific regulations for designated aesthetic corridors and boulevards that: Require landscaping buffers adjacent to roadways;

Urban Design Policy 20d: Maintain specific regulations for designated aesthetic corridors and boulevards that: Provide performance standards to adequately screen heavy or “manufacturing” industrial-type developments that have exterior clutter (exterior storage, exterior heavy equipment, exterior fabrication/ assembly)

Transportation Policy 23: Encourage curbside landscaping consistent with safety requirements. Identify those species of landscaping that are most appropriate for curbside planting.

Natural Environment Policy 12: Water-conserving landscaping and other conservation practices should be encouraged. Incentives should be used to reduce water consumption.

Natural Environment Policy 19: Encourage public awareness of the increased property values associated with tree conservation.

Natural Environment Policy 20 Encourage programs that provide assistance to the public in caring for and nurturing trees.

Natural Environment Policy 21: Encourage tree planting programs that emphasize native species and encourage species diversity.

Natural Environment Policy 22: Maintain tree conservation regulations that discourage removal of mature trees, require appropriate tree replanting when removal is necessary to accommodate development, and provide incentive to conserve trees in accordance with the City's designation as a "Tree City USA".

Page 58 : The use of native and variable weather/season tolerant landscaping also extends the continuity of the natural into the built environment. The use of trees, shrubs, grass, open areas, rocks, and boulders further promotes the continuity of the built and natural environments.

Character and Identity : The City of Liberty Lake's natural setting, foothills, and nearby lake and river are highly recognizable features that define the City's character and identity. A distinctive attribute of the City of Liberty Lake is the remarkable mountain views existing from nearly every location in the City. The character of the community and its setting can be preserved and enhanced through the integration of thoughtful grading and re-vegetation, the use of landscape materials indigenous to the area, and building materials that compliment them. The City and its surroundings attract families, visitors, and businesses that value the community's environment and the City has unique and valuable resources near which to build. Encouraging the re-integration of native landscaping materials will also preserve and enhance the City's uniqueness. A wide variety of native and ornamental introduced plants make up the local landscape palette. The natural landscape and the protection of open space further the unique and marketable qualities of the community.

Page 64: Developers of commercial projects should be encouraged to "break up" large expanses of parking with landscaping and pedestrian paths, locating buildings at the street, and parking at the sides, rear, or within the buildings. This design approach also serves to provide the streets with a sense of vitality and community.

Page 65: Perimeter Wall/Fence Treatment :Walls and fences define the borders of residential communities and are used in perimeter landscape treatments for a variety of other development types in the City. Varied fencing types and interspersing solid fences with fencing that contains partial openings or breaks provide views into development open space areas and relieves the closed in feeling that walls can engender. The City should encourage the use of this type of viewshed window as a means of reducing the tunnel effect and preserving scenic vistas.

Article 10-3C- Landscaping, Street Trees, Fences and Walls

10-3C-2 Landscape Conservation; encourages incorporation of significant native vegetation into development landscape plans. Conserves existing mature landscaping with established root systems.

1. Trees in the public right of way with ~~12" 6"~~ dia trunks (measured 4' above grade) ~~and all plants in that dripline will be saved.~~ shall be conserved unless they fall within a new planned driveway, or are in conflict with other required infrastructure. **G7N30**

2. Trees on site with ~~12" 6"~~ dia trunks (measured 4' above grade) ~~should be saved if practical~~ shall be conserved unless they fall within the proposed building footprint or parking, or are in conflict with other required infrastructure. **G7N30**

10-3C-3 New Landscaping (outlined in 20 elements)

1. 10-3C-3(A) Applies to:

- a. Commercial and industrial buildings,
- b. Multi-family with 5 or more attached units,
- c. ~~Single or Multi family that is longer than 100 along street frontage~~ **REVIEW OF EXISTING**
- d. Development with 3 or more independent buildings on site
- e. As required by a condition of approval, or a conditional use permit
- f. Public buildings greater than 5000 sq.ft.
- g. ~~Residential irrigation must be permitted to regulate use of low-use sprinkler heads~~ **G6N29**

Comments : LK- This doesn't make sense...if new landscaping requirements do not apply to residential (less than 5 attached units), then why would we regulate irrigation in this section? We could address requirements for irrigation systems in a new section of 10-3, but in order to require permits, we would need a standard to review irrigation plans against. I would recommend that this item be put in a parking lot, to be addressed separately from the landscaping code.

- h. Exceptions for required interior islands and plantings with certain uses (i.e. trailer storage, display lots), however, perimeter buffers still apply **G4N2**

2. 10-3C-3 (B) Requires a registered landscape architects stamp ~~regardless of size~~ for projects with 11 or more parking spaces. (aprox. 5000 sq. ft. office) **G4N3**

3. 10-3C-3 (C) Allows for 150% bonding to get a business open with a Temporary C.O. prior to landscape completion. ~~With a phased construction, TCO can be extended once, for 12 months, but then landscape must be completed.~~ **G4N19**

~~4. 10-3C-3 (D) Requires minimum % of required site landscaping to overall site sq.ft.: 10%, 15% and 20% depending on zone~~ **G4N24**

Comment: Can remove this but circle back once new criteria is set to make certain the % are there.

5. 10-3C-3-(E) Parking Lot Landscaping on Interior Islands provided to break-up large expanses of paving. Trees on perimeter and on interior islands to create partial canopy. **G1N1 G2N7 G3N16**

~~a. No more than 10 spaces then break with an island. 1 tree + 5 shrubs~~

~~b. Island at the end of each row. 1 tree + 5 shrubs~~

~~———— c. Parallel islands to be 6' wide. 2 trees + 10 shrubs per 45' lineal ft~~

~~d. Alternative method for interior islands in I and C-2 zones only based on tree spacing — **G2N6**~~

Criteria to be 3 step: **G2N7 G1N1**

1) Determine tree count >> tree canopy to be ??% (small parking) to ??% (large lot per code)

canopy % = tree coverage / (site-building footprint)

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

2) Minimum landscape island width to be 8'. (determined for street tree health) **G4N13**

3) Total plantings coverage (interior and perimeter) to be somewhere between 28% (other jurisdictions) to less than 50% (our current perimeter at 5' depth). **G4N8**

Comment: Current count standard is too many plants for the 5' buffer, but maybe the right density for the 10' buffer. New standard would set a coverage percentage regardless of buffer depth.

6. 10-3C-3-(F) ~~Parking Lot / driveway~~ Landscaping on Perimeter . Buffers are provided between the ~~vehicular~~ area and property line for screening. Allow for "window" in landscape screen for building signage/identification.

~~a. parking/drive perimeter adjacent to (or closer than 50' to) public right-of-way ; 10' wide buffer with 1 shade tree + 10 shrubs OR 1 evergreen + 5 shrubs per 25 lineal ft. (NOTE: incentivized evergreen)~~

~~———— b. perimeters not adjacent to public right of way : 5' wide buffer with 1 shade tree + 10 shrubs OR 1 evergreen + 5 shrubs per 25 lineal ft~~

~~———— c. perimeters adjacent to I-90 : 15' wide buffer with 1 shade tree + 10 shrubs per 25 lineal ft. with 50/50 mix evergreen and shade (Note: River District has 40' buffer)~~

~~———— d. perimeters of C1, C2, I, P, and O districts adjacent to residential zones. 20' wide buffer with 1 evergreen + 10 shrubs (mostly evergreen) per 25 lineal feet.~~

Required perimeter buffer widths are determined based on the use and zone of the adjacencies. Refer to chart. The more intensive use must provide the buffer. Density of plantings within perimeter buffers

are defined as Type 1,2 and 3. See example and chart for specifics. Berms and fences can reduce the width and plant density of perimeter buffer. **G5N11**

Like-like adjacencies will not need to double-up on required buffer. First one in installs buffer. They can assume that the future use will be same use. If a more intensive use moves in adjacent to less intensive use, then buffer needs to be added by later user. **G5N9**

Maintain current frontage buffer for continuity. **G4N15**

If street trees are on frontage, do not need to add more landscape (trees or shrubs). Want to maintain visibility of business from the street. **G3N23**

Maintain side buffers if abutting is a more intensive use/zone. **G4N15**

For existing non-conforming parcels, do not have to revise to meet new code. Except for remodels/additions. If all interior, then landscape can be left non-conforming. If additions to outside require site design review, then require new exterior areas to meet code. Existing portions of the site can remain non-conforming. **G4N17**

At entrances and exits, provide landscape setbacks to promote safe ingress/egress for bicycle, pedestrian. Add clear view triangle at driveway for safety for a shrubs above 24" in height. **G4N28**

Add exception for conditions where topography provide natural screening. **G4N14**

For small lots, frontage buffer remains the same but other buffers maybe can be reduced if certain criteria is met (standards for reductions). Maybe a % of defined buffer width for sides/back only. **G4N15**

For shared parking on adjacent lots, no buffer to be required. **G5N10**

Buffer NOT to have height requirements (for screening) **G5N12**

~~7.10-3C-3-(F) Perimeter Buffer around structures (no other jurisdictions have this)~~ **G3N25**

~~———— a. 5' buffer with shrub counts where structure is adjacent to vehicle area OR~~

~~———— b. 6' sidewalk~~

Need to preserve the view of the building from the street for identification/signage. **G3N18**

Provide guidance on use of fences. The landscape buffer is still required but may be more narrow and maybe planting less dense. **G1N4**

Provide guidance on use of berms. The landscape buffer is still required but may be more narrow and planting less dense. **G1N5**

Comment: review all decisions against CPTED principles

8. 10-3C-3-(G) Screen mechanical equipment, outdoor storage and loading areas

9. 10-3C-3-(H) Screen refuse enclosure

10. 10-3C-3-(I) Plant materials

a. native plants preserved and planted where practical

b. significant existing preserved. "Significant" defined as 6" dia at 3' above grade. Must be saved if not in the way of new proposed infrastructure. **G7N30**

c. suggests use of combination of deciduous and evergreen, minimum sizes prescribed

11. 10-3C-3-(I) (5) ~~Encourages~~ Requires use of mulch, non-plant, or drought-resistant plant ground covers for water conservation.

~~12. 10-3C-3-(I) Hardscape features (patios and plazas)~~

~~———— a. May cover 10% of required landscape area **G4N26**~~

12. 10-3C-3-(I) Storm water facilities (detention ponds and swales)

a. Should be landscaped with ~~native water tolerant plants~~ as per Regional Stormwater Spec.

14. 10-3C-3-(J) Curbing

a. minimum 6" curb prescribed around landscape areas. Rolled curb acceptable. **From previous discussions**

15. 10-3C-3-(K) Maintenance and Irrigation

a. drought-tolerant plants ~~encouraged~~ incentivized. On interior, fewer plants (less density) required if low water use plants are utilized. On perimeter same is true as long as screening is preserved.

b. automatic irrigation required. ~~Drip and timers encouraged~~. Drip watering (on separate watering schedule) required for trees to promote deep root systems. Timers are required. Low water use sprinkler heads are required. Irrigation permits are required for cutsheet/layout review. Layout must be done by qualified professional. For new construction only.

Comment by LK: I think we need to address this separately from the landscape code.

16. 10-3C-3-(L) Allowance for additional buffering as required for a specific use with Conditional Use permit

17. 10-3C-3-(L) Reclaimed water use required when available

18. 10-3C-3-(L) Landscape design ~~should~~ **must** take into account placement of light poles and signage. **Trees must be kept 10' away from light poles and signage. Provide building sign location at time of landscape review.**

Comment by BB: By changing to performance-based versus prescriptive-based, designers can make these decisions in the design with the owner. We can recommend that they provide gaps in the landscape to see signage, but do not believe this should be regulated.

Comment by LK: How does this work for spec building? What if they have not decided on signage at time of application?

19. 10-3C-3-(L) Alternative methods may be approved per Section 10-1B-8

20. 10-3C-3-(M) Shopping cart storage and cart return stations

PROVIDED AS PRINTED REFERENCE WITH NOTES
FROM PREVIOUS WORKSHOPS. HIGHLIGHTED EXAMPLE BELOW
WOULD BE DESIGNATED IN THE PROPOSED REVISION LIST AS G1N4,
CORRESPONDING TO GOAL1, NUMBER 4.
CONFIRM THAT NOTES SHOWN HERE MEET INTENDED DECISION

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? commission: yes

4.Should there be exceptions to buffers (~~none of~~ narrower) if a fence is used commission: no.Still need buffer, but maybe less dense and more narrow

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

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. 1/8/20 Commission: yes, should regulate both for residential and commercial

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 commission: yes

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 **commission (12/11/19: more concerned about safety than aesthetics. Also concern that landscape on facades blocks signage.**

~~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? **commission, questionable. not sure. Further discussion about visibility of the business and its signage.**

Landscaping setbacks to promote safe ingress/egress

1/8/2020: commission, if street trees are in place, should not require additional trees or shrubs. They block signage to buildings. They were OK with grass or even rock ground cover.

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

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 can have exceptions 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.

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? **commission: yes**

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

same buffer reqd on the frontage. can be smaller if compatible use, but not if incompatible. need to meet list of criteria to use reduced buffer.

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

if site not affected with TI, then NO, do not need to bring to code (ie. interior only). yes if there is a site design review. but only the new added exterior areas need to meet code. Not existing.

19. How should we address Phased construction?

TCO with bond. allow (1) one-year extension. Then require improvement (or pull bond).

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

no, but after we revise the densities and other changes, run some scenarios and make sure we meet this previous %

26. Do we need section prescribing % allowance for hardscape within landscape zones? **no**

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

yes, and move to safety goal #8

no to added buffers for other-than-vehicular areas



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) **no. if there is an existing buffer, new development does not need to provide another one. First one in has to provide buffer.**

10. Should there be a required buffer in parking lots with adjacent shared parking **no**

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))

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

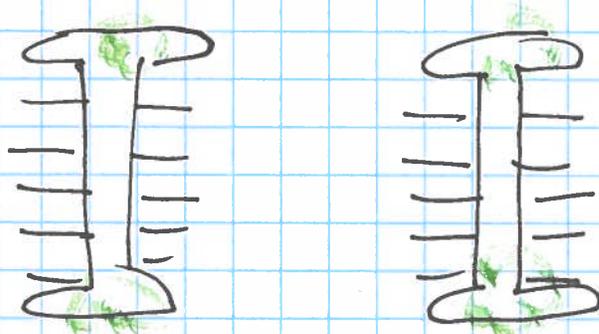
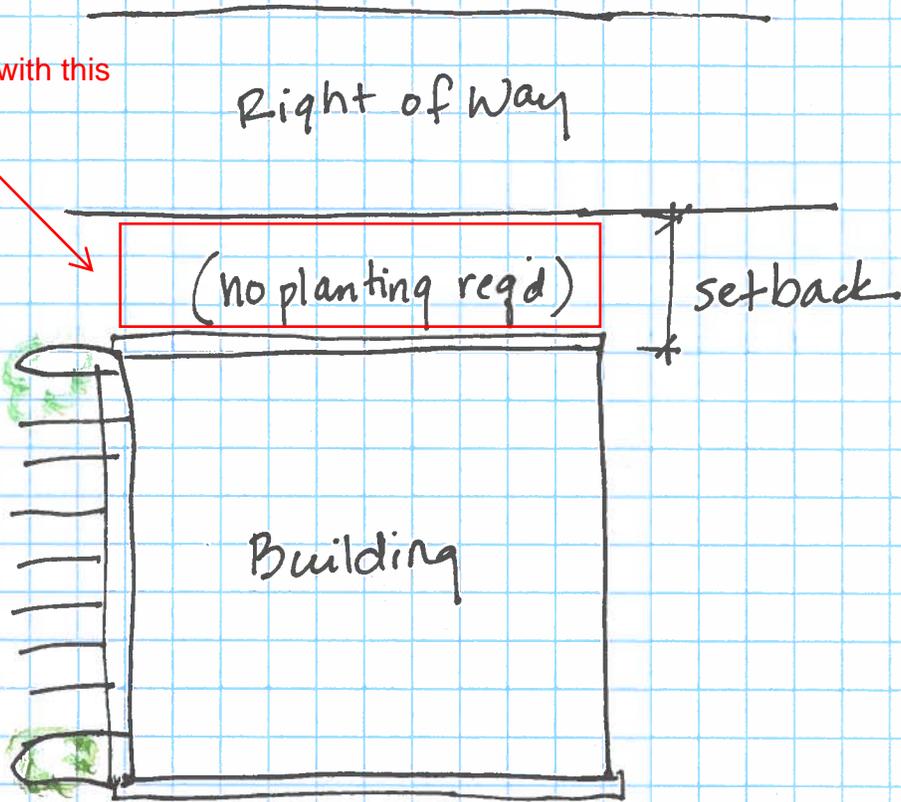
yes, use this method. maybe combine use and zone (hybrid) and require more intensive use to provide reqd buffer.

no

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

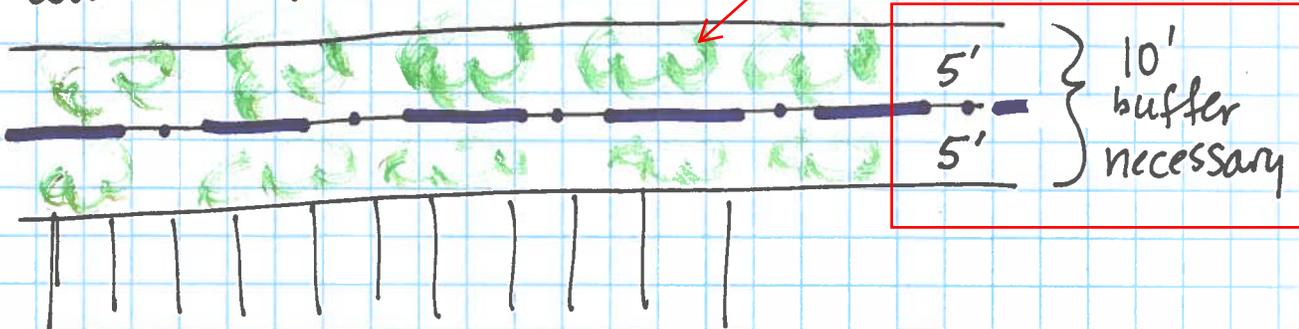
Goal 5 - Buffering for other-than parking

they are OK with this scenario



remove reqd duplication of buffer with like-to-like adjacency

Goal 5, Question 9



like this layout

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													

like the concept of landscape "types" for various buffer/screening needs

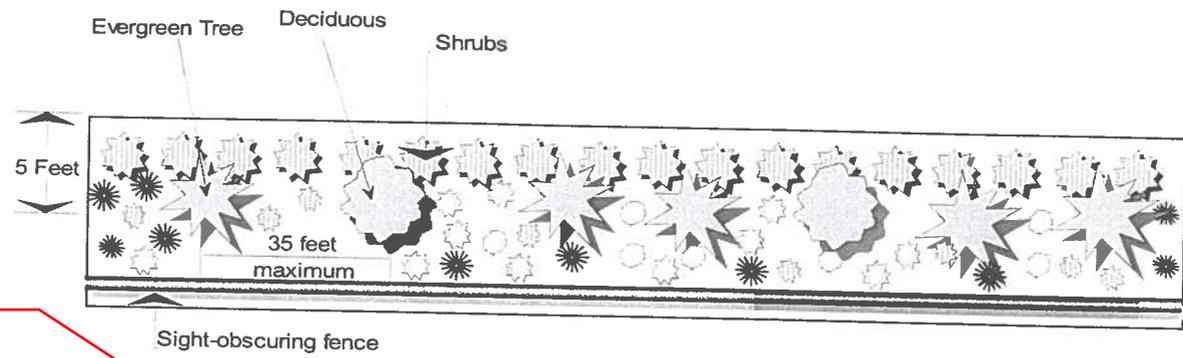


Figure 806-1 - Example of Type I Landscaping with Sight-Obscuring Fence (not to scale)

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.

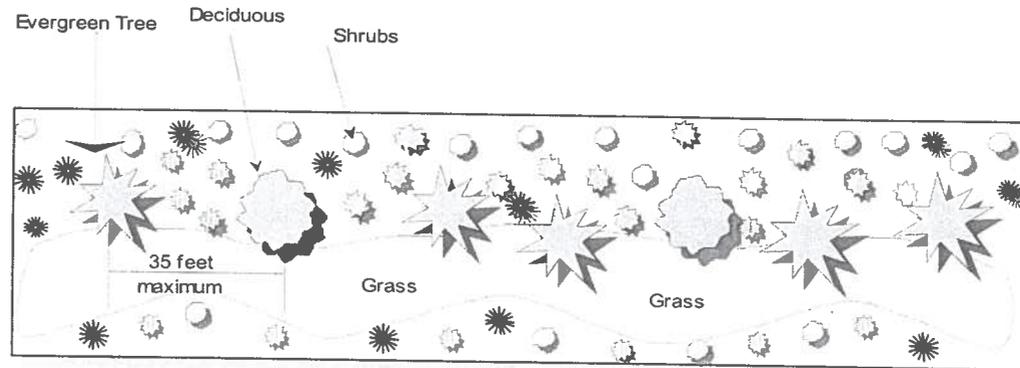


Figure 806-3 - Example of Type II Landscaping

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Type III landscaping may contain either evergreen or deciduous trees

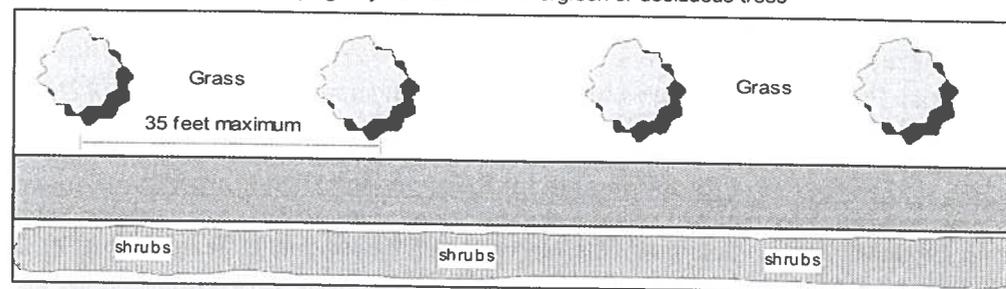


Figure 806-4 - Example of Type III Landscaping

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?

yes incentivize, maybe fewer plant density or buffers if low water use ??

should we re-look at residential code for use of water conserving spray-heads?

yes for new residential and commercial installations. Will require an irrigation permit with reviewed cutsheets and follow-up inspections.

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

no heritage trees. May be some 12" diameter

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

yes and define as 6" dia at waist height. keep unless its in the way of new proposed structures.



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Crime Prevention Through Environmental Design

ARTICLE TABLE OF CONTENTS [Skip to section](#)[Natural Surveillance](#)[Territorial Reinforcement](#)[Target Hardening](#)[Natural Access Control](#)[Maintenance](#)BY [WILLIAM DEUTSCH](#) | Updated May 23, 2019

Crime Prevention Through Environmental Design (CPTED) is a set of design principles used to discourage crime and promote [building security](#). The concept is simple: Buildings and properties can be designed to prevent damage from the force of the elements and natural disasters; they should also be designed to prevent crime.

CPTED principles are based on anticipating the thought processes of a potential offender and creating an environment that discourages follow-through. CPTED has the added advantage of creating a sense of security and well-being among employees and tenants.

When CPTED is put into practice, the resulting environment, including the building and its surroundings, will discourage or impede criminal behavior, and at the same time encourage honest citizens to keep a watchful eye.

The four main principles of CPTED are:

- Natural surveillance
- Natural access control
- Territorial reinforcement





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Criminals do not like to be seen or recognized, so they will choose situations where they can hide and easily escape. Here are some ways to incorporate natural surveillance into a business environment.

- Keep areas well lit. In particular, building entrances should be bright at all times and provide a clear line of sight from both inside and outside.
- Eliminate hiding spots. Cut down hedges and remove trees, bushes, fences, dumpsters, etc. that create blind spots or hiding places.
- Low, thorny hedges work well around windows, because they don't obstruct the view in or out, and they don't provide a comfortable place to hide.
- Use Closed Circuit Television ([CCTV](#)) to view areas without natural sight lines. Put up monitors in public areas so that visitors know they are being watched. The last thing a criminal wants to see when they enter a building is their own face on a [security camera's](#) monitor.

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The result: A potential offender should feel like they are being watched, and that the surroundings offer no easy escape routes.

Natural Access Control

Criminals like to feel that they are in control. However, this sense of control can be denied by clearly marking the approaches to buildings and properties and channeling visitors into a defined area. Here are a few tips for creating natural access control:

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- Use maze entrances in public lobbies. The goal is to cut off straight-line access to a potential target, such as a bank teller or cashier. We're not talking about barbed wire -- even tension barriers that have to be jumped or navigated around can discourage the bad guys.
- Use curbing and landscaping to direct automobile and foot traffic into a controlled, visible area.

The result: a criminal should never feel like they have the upper hand when approaching a facility.

Territorial Reinforcement

The purpose of this principle is to create a clear distinction between public and private property. This is important for two reasons: Legitimate occupants have a sense of ownership and will notice, and even challenge, people who don't belong; intruders, on the other hand, have a harder time blending in. Here are some ways to implement territorial reinforcement and [secure your property](#):



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The result: Employees gain a feeling that "this is my space," while intruders are immediately put on the defensive.

Maintenance

Maintenance is related to territorial reinforcement. A well-maintained area sends the message that people notice and care about what happens in an area. This, in turn, discourages [vandalism](#) and other crimes. Security practitioners refer to the "Broken Windows Theory," the idea that one broken window will entice vandals to break another. A vandalized area then becomes more inviting to higher levels of crime. A property should be well-maintained as a matter of safety as well as pride.

Target Hardening

Target hardening is another strategy often mentioned in connection with CPTED. This simply means making a building more difficult to forcibly enter.

The use of deadbolt locks is one example of target hardening. To be effective, the locks should have hardened steel bolts extending at least one inch into the door jamb. When deadbolts are installed on a wooden frame door, the screws that fasten the strikes should also penetrate at least one inch into the door frame. Medeco's Maxum Deadbolt is the standard for this type of high-security lock.

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Protective window films are another example of target hardening. Buildings with plate glass windows are vulnerable to "smash and grab" burglaries. But plate glass can stop a sledgehammer when a protective film is properly installed. ShatterGARD is the premier product for this application.

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SMALL BUSINESS

Annual Review- 2019

PLANNING, ENGINEERING & BUILDING SERVICES

SUMMARY COMMERCIAL: 2018 TO 2019

New Commercial 2018

Selkirk Middle School

Trail Breaker Cider

Medical/Dental Office

10 projects at \$21.7 M

New Commercial 2019

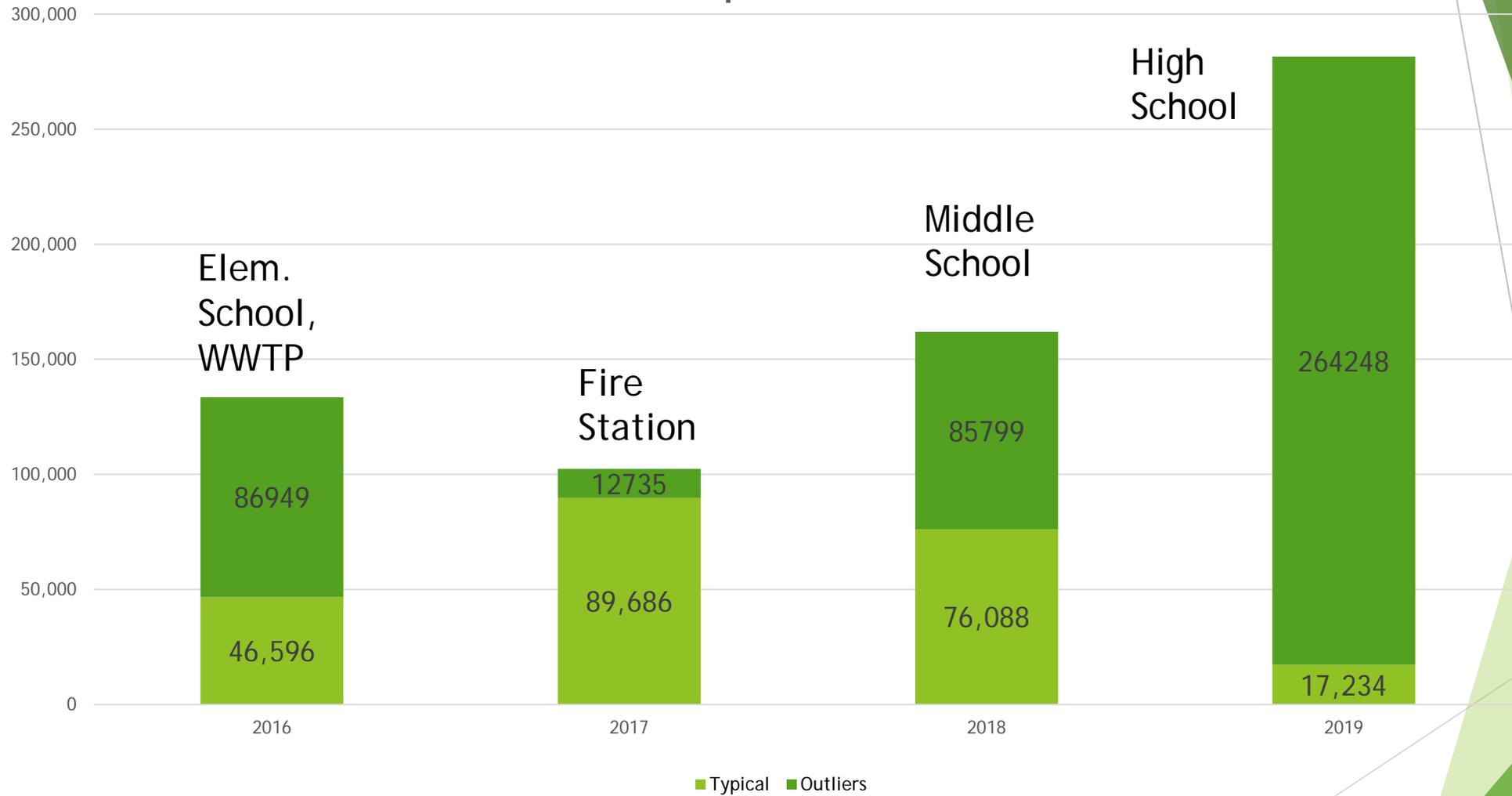
Ridgeline High School

Orchard Park Buildings

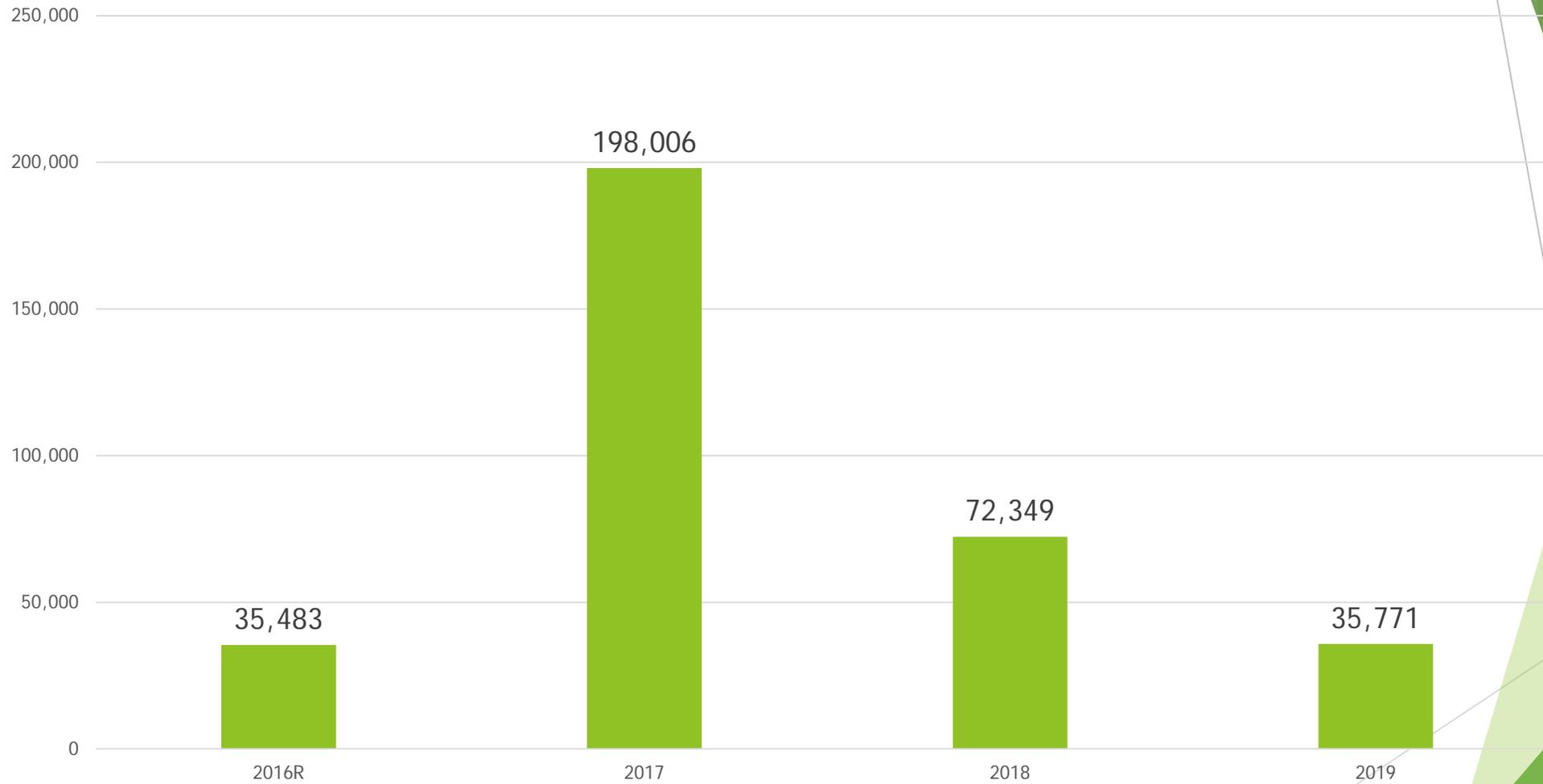
Lease-space Building

7 projects at \$48.7 M

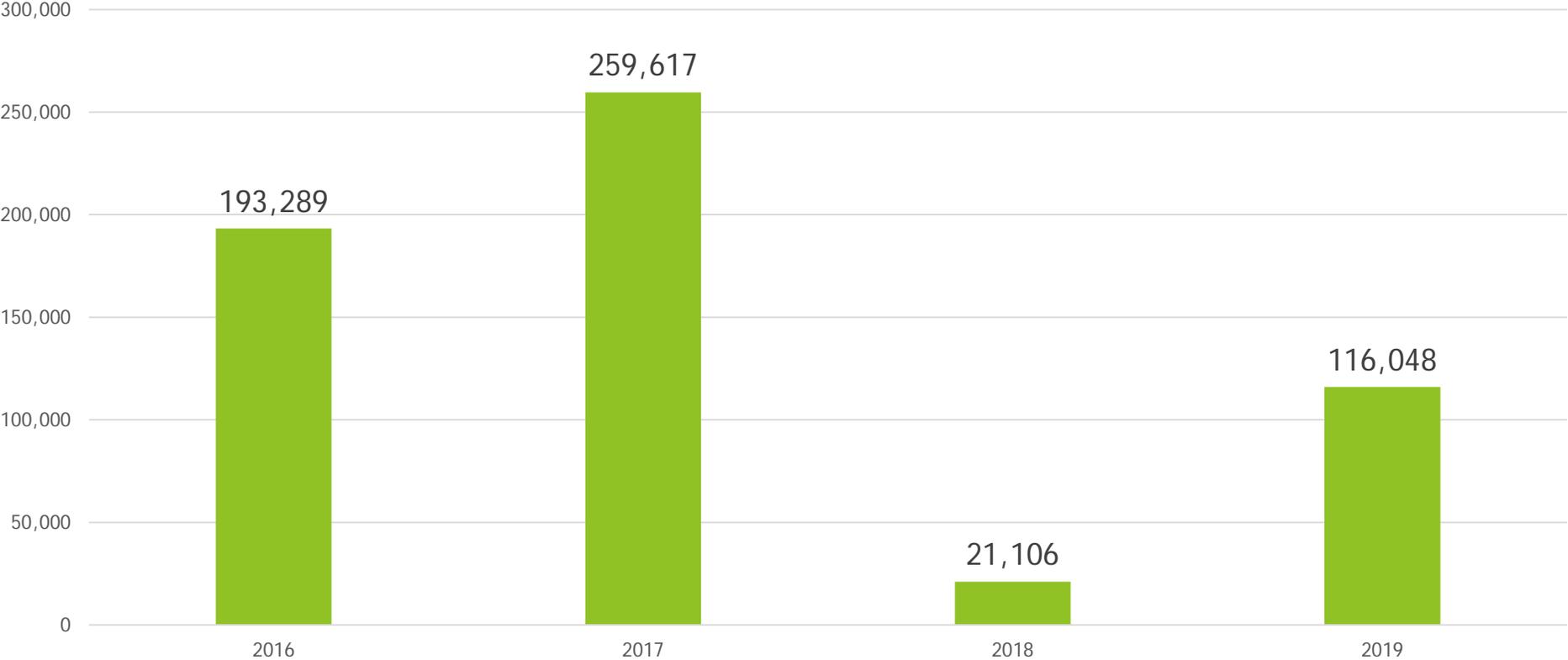
New Commercial Trend, Sq. Ft.



Commercial Tenant Improvement, Sq. Ft.



Commercial, Multi-Family, Sq. Ft.



SUMMARY : 2018 TO 2019

New SF Residential 2018

Trutina

River Crossing North

Rocky Hill

142 units at \$40.4 M

New SF Residential 2019

Legacy Ridge, Legacy Ridge W

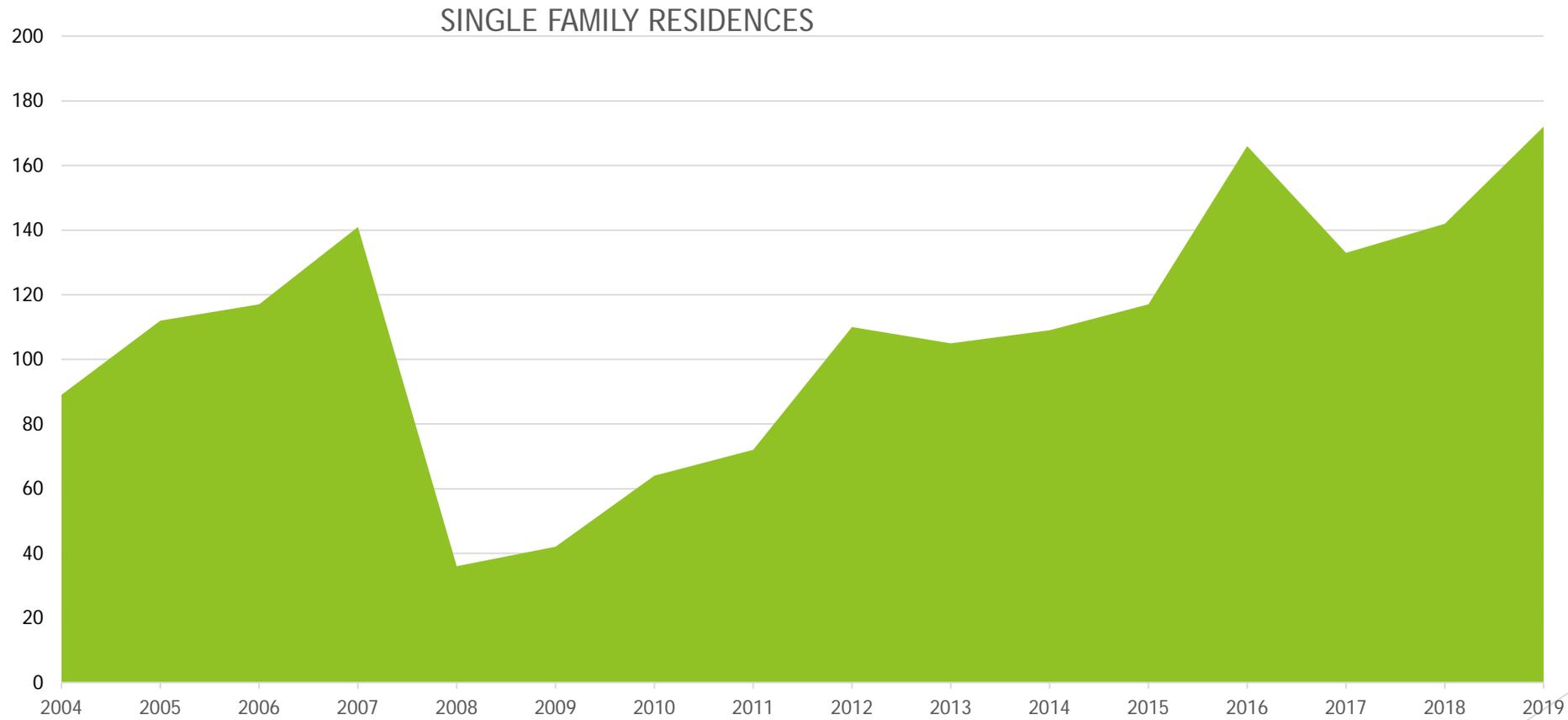
Trutina

River Crossing North and South

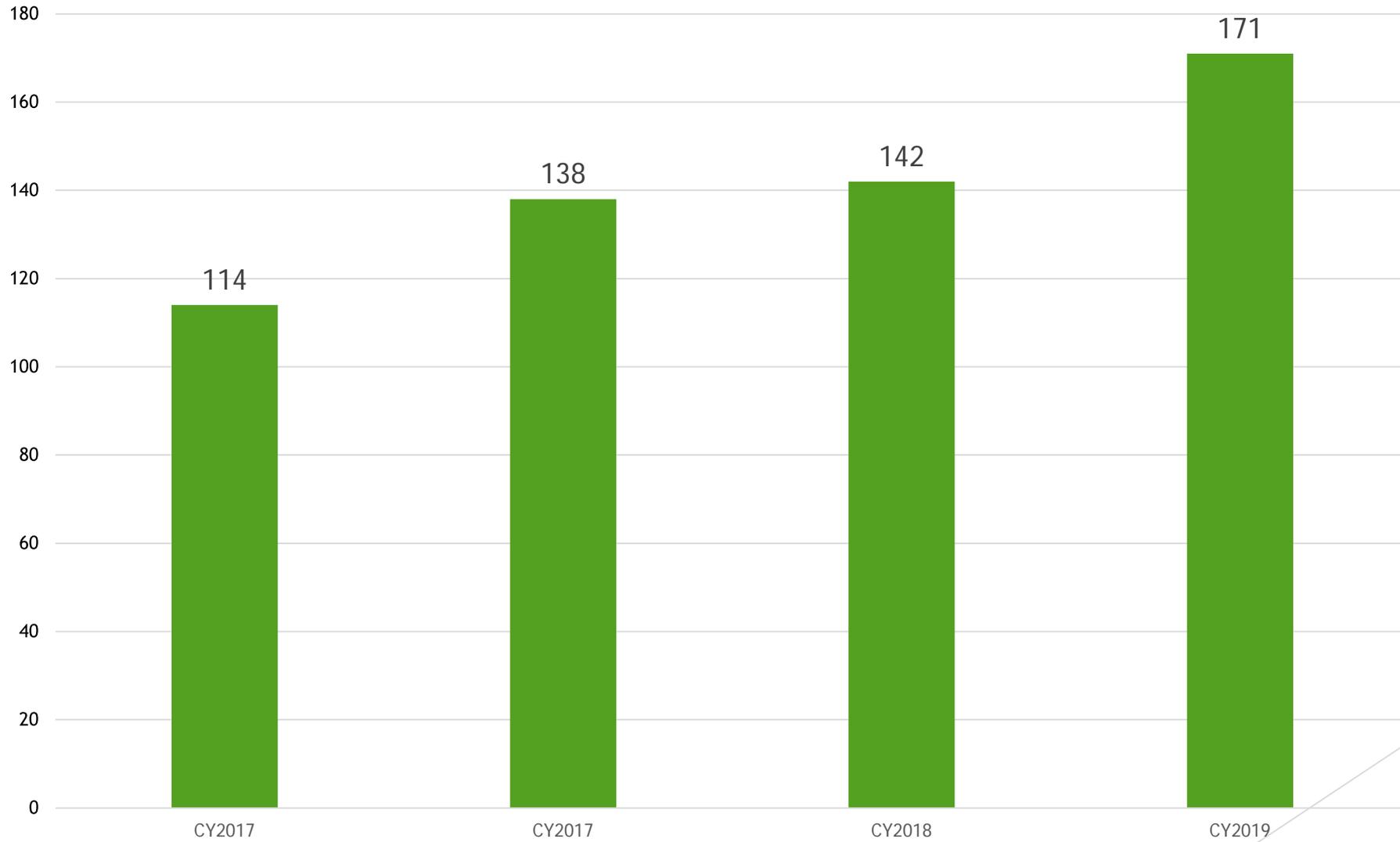
Rocky Hill

171 units at \$51.8 M

Housing over the last 15 years

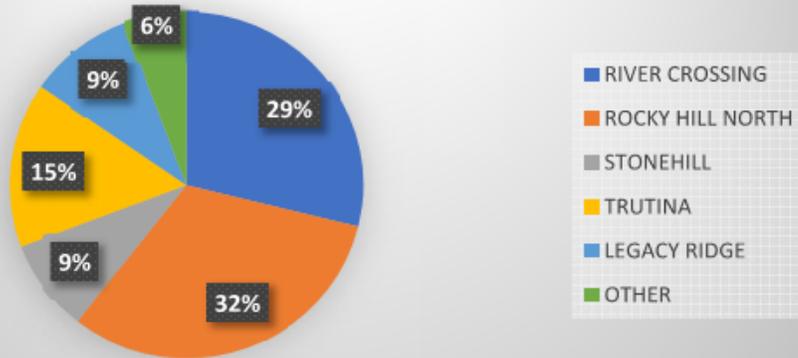


Single Family Residence- # Units

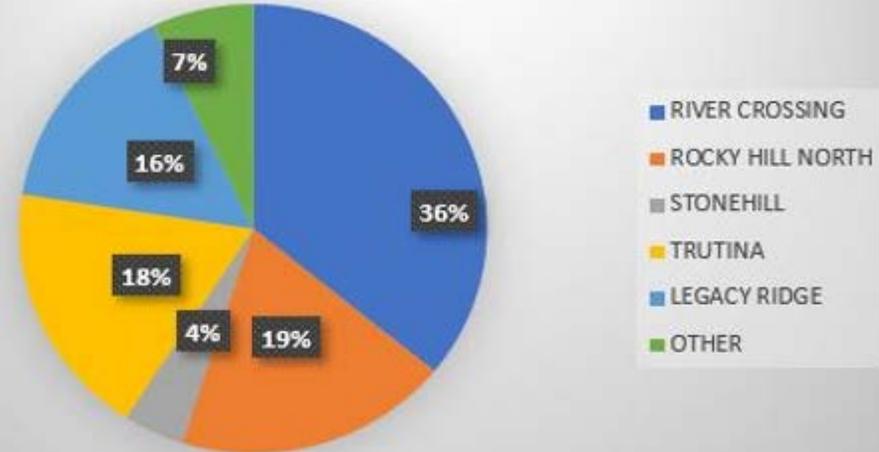


Counts by subdivision - Single Family

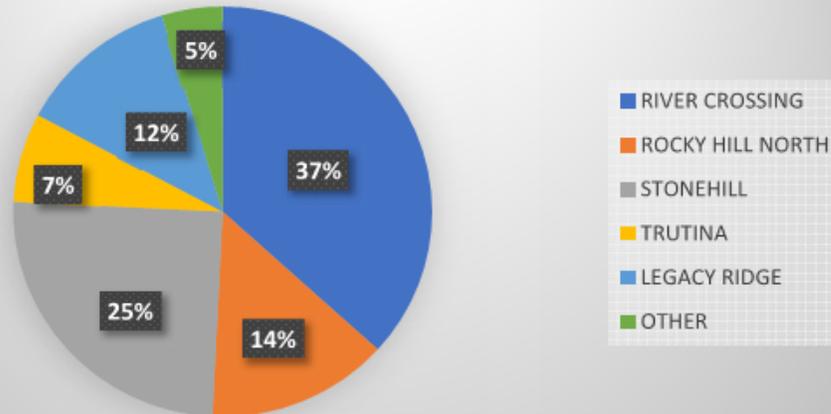
2016- Single Family: Total=104



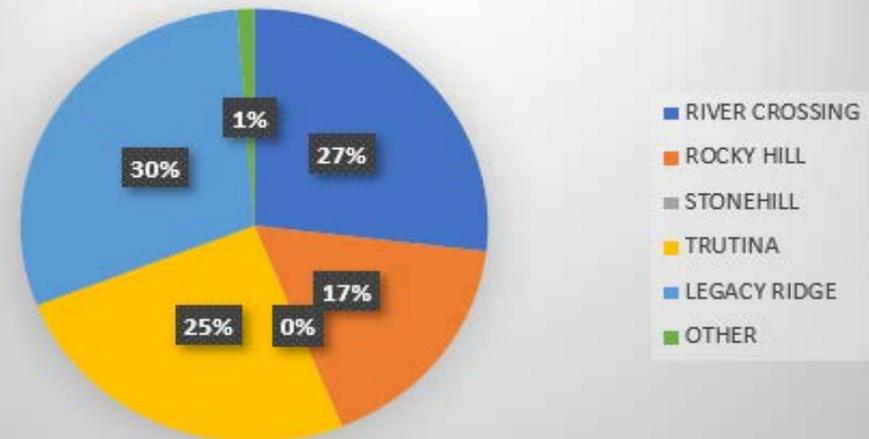
2018- Single Family: Total=142



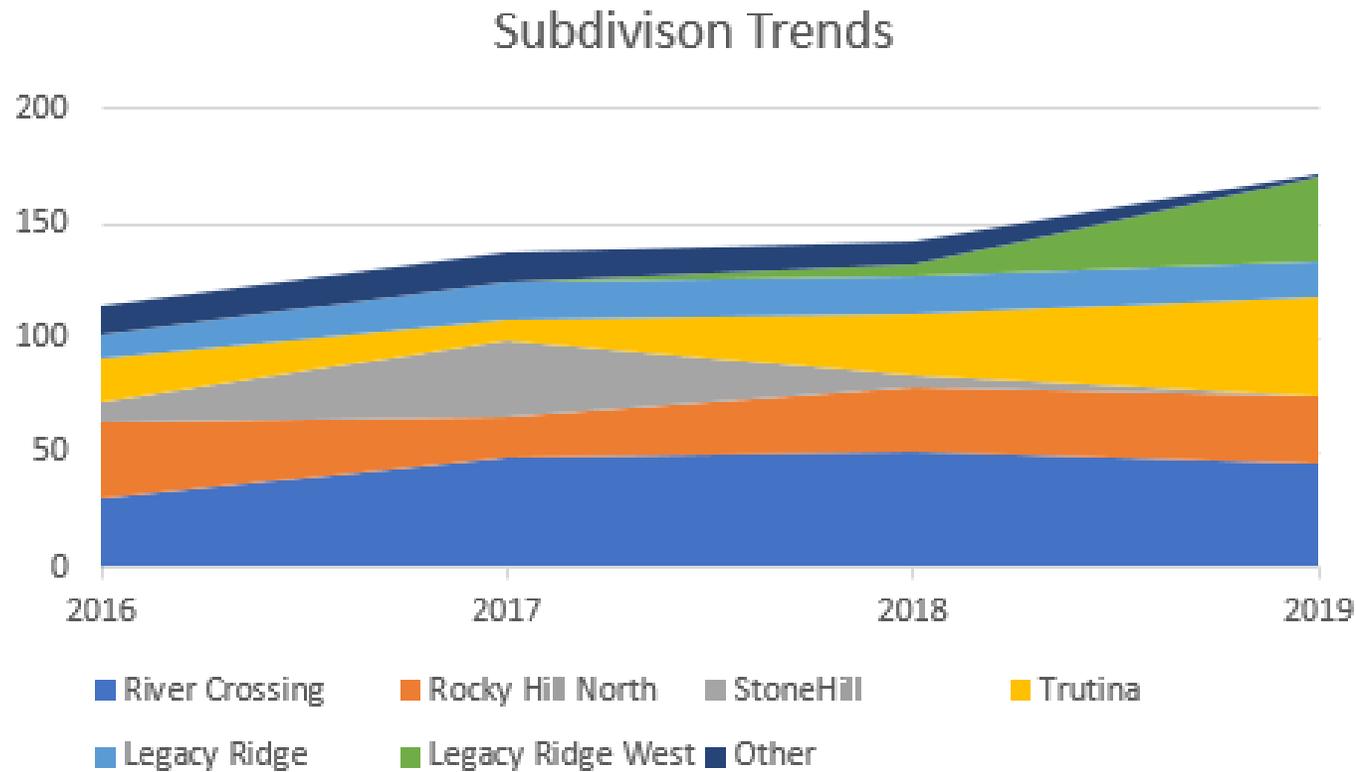
2017 - Single Family: Total=128



2019- Single Family: Total=171

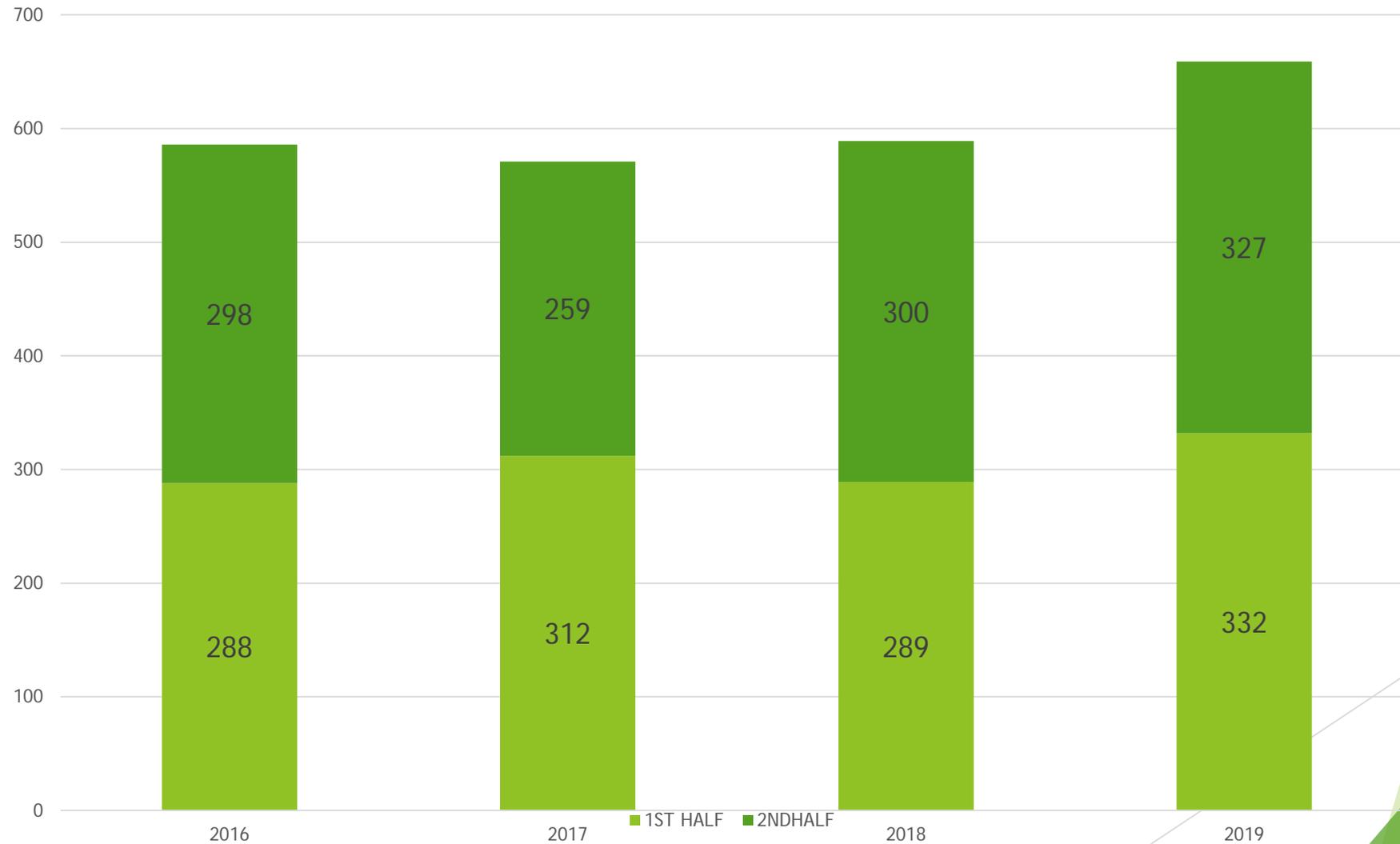


Single Family Residences - Permits Issued



Permit Activity

Permits Issued



Department Activity - 2019

- ▶ 12 Code Amendments
- ▶ 2 Binding Site Plan
- ▶ 5 Boundary Line Adjustments
- ▶ 2 Final Plat
- ▶ 12 Current Public Projects
- ▶ 1656 Project Reviews
- ▶ 4093 Inspections
- ▶ 659 Permits Issued
- ▶ 140 Certificates of Occupancy
- ▶ 65 Code Enforcements

Completion Rates - 2019

Added 239 housing units

Multi-family: 96

Duplex: 8

Single Family Residences: 107

Single Family, 55+ Communities: 28

- **Completion Rates – Subdivisions**

River Crossing North 3rd Add: 36 lots, 100%

River Crossing South Add: 36 lots, 100%

River Crossing East Add: 43 lots, 42%

Rocky Hill 4th Add: 39 lots, 69%

Trutina 2nd Add: 47 lots, 91%

Legacy Ridge: 362 lots, 88%

Legacy Ridge West: 79 lots, 52%

Land Use - Residential- upcoming

River Crossing East - 1st Addition

Hawkstone - 2nd Addition - 48 lots

Rocky Hill North - 5th Addition - 30 lots

Trutina - 3rd Addition - 35 lots

Land Use - Commercial - upcoming

Huntwood Addition

Orchard Park - Neighborhood Commercial

Questions?

Interesting information you are not seeing?