

Political Liaison Report - NIBCA Board Meeting 1/14/2020
(This report covers 12/1-12/31)

KOOTENAI

Kootenai Community Development Deliberations - December 3, 2020

https://www.kcgov.us/AgendaCenter/ViewFile/Minutes/_12032020-3602

ACTION ITEMS:

Continued Discussion of the Transfer of AIN2446521

Presenter: David Callahan

The right of way transfer is on record in the County Land Records and expressly says that the pipeline company has the right to do anything they need to do and to keep structures off of it.

New Information: The property owner, to the North, Jeff Withercome is concerned that if we grant this to the pipeline it puts him in a worse position.

The County merely inherited the property because of delinquencies and taxes. David suggests the County reconsider giving this back to the properties on either side; half to the property on the South, Mr Foresburg and half to Jeff's property to the North. All because that mirrors what has already been done to the neighbors to the SE, therefore there is precedence. It will put it back to the way it used to be and you are also not going to make any of your constituents mad. The Pipeline company can still do everything they want and these people also get what they want.

Jeff on the phone said it all sounds great and he is in favor.

Motion to approve the splitting and deed writing to transfer property to adjacent property owners

APPROVED UNANIMOUSLY - Deeds will come back for final approval once done

Ratification of Lease Agreement with Kootenai Electric for 2451 W Dakota Ave, Hayden

Moved to execute the agreement to by signed at closing

APPROVED UNANIMOUSLY

Continued Discussion of Whether to Pave a Portion of the Roadway in the 2500 Block of North 16th ST (Parcel AIN#101258) CDA

Presenter: David Callahan

It's \$65K to grade, drain, pave and properly complete. \$50K to gravel. It needs a complete reconstruction. We inherited this road, have owned it for 20 years, have 20 years of deferred maintenance and never accepted it as right of way. Otherwise the HWY District would have done it back in the day.

Lori Thomas said: "I have been in the Treasurer's office 20 years and the County has never put money into a tax deeded parcel. I think the County should step back and ask the adjacent property owners to take it on."

Pat, Legal Council, stated, "The City of Coeur d'Alene doesn't want it, HWY District doesn't want it and the property owners appear to not want it."

Brenda Listman is concerned about the liability that comes along with formally agreeing to be responsible for it. She has been in her house on the road for 30 years and she has a pile of road base gravel at the end of her driveway that she uses to fill in potholes.

Nancy Phiff: "I own 2 duplexes on that road and I would not be opposed to entering into a road maintenance agreement if the road was in usable condition, but 20 years of neglect, and expecting us to take that on...I don't think that is fair. My husband and I got an estimate to get the road paved and it was \$26K."

Steve, the Treasurer: "I am strongly opposed to spending any money to maintain this property and it borders on inappropriate."

Bill Brooks, Commissioner, agreed to talk to the 4 property owners to discuss a common understanding.

Pat, Legal, agreed to draft a road maintenance agreement.

Kootenai Community Development Deliberations - December 10, 2020

https://www.kcgov.us/AgendaCenter/ViewFile/Minutes/_12102020-3550

PUBLIC HEARING - Ordinance Amendment

Case # ORA 20-0003, a request by Kootenai County to amend various sections and tables in Title 8, Chapter 6 Kootenai County Code, and to amend Section 8.8.205

Presenter: David Callahan, "This is an update from the old codes to the new codes that the State requires if we are going to have building codes. It is not optional and we have to do it before Jan 1."

John Mills, Chief Building Officer discussed the areas that are more restrictive. Model code allows ½ inch gypsum board to meet fire codes, however, since the state eliminated fire suppression sprinkler systems, and took away all fire protection whatsoever between dwelling unit and garage, which is where a very high level of home fires originate, we are going to have to make a decision.

Kootenai Board of Commissioners Virtual Public Hearing - December 10, 2020

https://www.kcgov.us/AgendaCenter/ViewFile/Minutes/_12102020-3550

PUBLIC HEARING

Case No ORA 20-0003 Code Amendment: Minor Subdivisions

Presenter: David Callahan, Community Development Director

Background:

- Prior to 2016 minor subdivisions were only allowed if adjacent to a highway district public road
- Also prior to 2016, the so-called “free-split” provision was limited to no more than 4 divisions of land from the original parent parcel.
 - This worked ok but it also had serious problems with tracking. Staff could sometimes spend WEEKS going through deeds to find the original parcel and how it had been divided over time and whether it was eligible, so in 2016 we came up with the idea of a large lot provision.

The Issue:

- **A major shift occurred in the 2016 regulations affecting minor subdivisions.**
- The ‘Free-Split’ exemption was changed to become a Large Lot Division. This eliminated the tracking of original parcels and allowed any number for divisions of land, so long as the resulting parcel is at least 20 acres of size.
- The 2016 code also made it possible for minor subdivisions to occur anywhere in the county, so long as there is physical and legal access meeting fire district standards.
- **The two changes have resulted in a considerable increase in minor subdivisions and have made it possible to circumvent the major subdivision process when it is most needed.**

David said, “ I truly think this was an unintended consequence, where you can completely subvert the major subdivision process.”

	<u>MAJOR SUBDIVISION</u>	<u>LOTS</u>	<u>MINOR SUBDIVISION</u>	<u>LOTS</u>
2015	5	100	14	32
2016	5	77	31	78
2017	4	59	37	93
2018	9	111	45	124
2019	3	26	69	174
2020	7	107	86	258

*** Notice the increase of Minor Lots since 2016**

Staff recommends this language borrowed from Spokane County:

Exemptions:

The provisions of this ordinance shall not apply to:

A division of land into lots or tracts of a size consistent with the minimum lot size of the underlying zone classification, but no less than five (5) acres in size, for the purpose of transferring a separate tract of land to a spouse, son, daughter, mother, father, brother, sister, or grandchild; provided that no further subdivisions of the land so transferred may be made without complying with the provisions of this ordinance, and further providing that ownership of the property under consideration has not changed within the previous five (5) years, and will not transfer within the subsequent five (5) year period. A legal instrument excluding such conveyance shall be submitted with the application for this exemption. A record of survey of the land being divided shall also be submitted with the application.

Citizen Comment: Josh Shur, 2020 President of Association of Realtors:

“Opposed to the verbiage as is. We acknowledge, absolutely, that there is a problem when there are minors, daisy chained and operating together as a major subdivision. This creates issues for the HWY District, and there is absolutely a need to correct that problem. We are of the opinion that it needs more conversation. We would like a seat at the table to put a working group together. **As this sits it closes the door on 50% of the minor subdivisions.** Applicants in the County with the requirement to be right on a public road. The concern we have as an association is that the people this is designed to stop doing what they are doing, are not going to be that adversely affected, they will just do a major subdivision, if they have a developer and it will just take them a little more time.

MOVED to approve case #ORA 20-0003 Excluding section #'s 8.6.301 & 8.6.707 remanding them to Planning and Zoning to address the concerns.

APPROVED UNANIMOUSLY

KCATT - Kootenai County Area Transportation Team - December 15, 2020

Idaho Transportation Department (ITD):

Interchange opened up on HWY 53 & 95 and it went well.

All active construction projects are now shut down for the winter.

City Highway District Representatives all said they are just focused on winter maintenance and operations at this point.

The Health Corridor and Huetter Corridor will have updates next month. City of Hayden adopted a new corridor on the northside and should be under contract next month.

CDA

Coeur d'Alene City Council Meeting - December 1, 2020

<https://www.cdaid.org/files/Council/Packet120120.pdf>

Presenter: Todd Feusier, Director, Streets/Engineering

'20-'21 Snow Plan

City has a Grader that leads and then a loader that follows behind in Residential areas.

Plowing Routes are based on the following:

- Hospital Areas
- Major Arterials
- Hills & Curves
- Secondary Arterials
- School Bus Routes
- Residential Streets/Cul de Sacs

Snow will NOT be plowed from alleys

Goal is to have entire community plowed within 40 hours

Condition Red: more than 4" of snowfall on roadway surface

Condition Yellow: Frozen Moisture, Freezing Rain or 0-2" snowfall

Condition Green: Can be dry with surfaces above or below freezing

The total route is 520 lane miles of road

Atlas Waterfront Project Update

Presenter: Tony Berns, Executive Director, ignite CDA

Phil Boyd, President, Welch-Comer

Objective is to update City Council on Master Plan update and also options on the Triangle Piece

Vision - Support Preserving the Entire Waterfront

- Acceptable Trade-off: Higher Density in Exchange for more public space

(Inclusive of the Entire Waterfront as Public)

Triangle Piece Added 4.5 Acres

1. Allows additional density
2. Improves road network
3. Borrowing soils from triangle allows more cost effective remediation of Pits 1&2

Triangle Land Use Options Pros and Cons

	Area 16	Area 17	Area 18	Estimated Net Revenue	Pros	Cons
Option 1 - City Option	Single Family	Single Family	Single Family	\$ 2,520,000	1. Strong sales product so should sell quickly. 2. Highest net revenue.	1. Atlas already has a lot of SF product 2. High price point. 3. SF product adjacent to Seltice Way is a challenging land use.
Option 2 - ignite Option	Single Family	Single Family	Townhome	\$ 1,872,000	1. Provides mixture of product type and price pt. 2. TH next to Seltice Way will buffer noise on internal units.	1. Higher density may be a con to some. 2. SF will have a higher price point.
Option 3 - ignite Option	Townhome	Single Family	Townhome	\$ 1,694,000	1. Provides mixture of product type and price pt. 2. TH next to Seltice Way will buffer noise on internal units. 3. Area 16 TH have views.	1. Higher density may be a con to some. 2. SF will have a higher price point.
Option 4 - City Option	Hotel			\$ 1,740,000	1. Highest net revenue for non-residential options considered.	1. Current market anticipated to be soft. 2. Undesirable land use next to residential.
Option 5 - City Option	Multi-Family			\$ 1,510,000	1. Strong sales product so should sell quickly.	1. Higher density may be a con to some. 2. Atlas Waterfront already has a lot of MF product.
Option 6 - City Option	Office			\$ 1,050,000	1. May attract a larger employer because of the desirable site.	1. Current market anticipated to be soft. 2. Lowest net revenue

https://www.kcgov.us/AgendaCenter/ViewFile/Minutes/_12102020-3550

Coeur d'Alene Planning Commission Meeting December 8, 2020

<https://www.cdaid.org/files/Arts/PCpacket12-08-20.pdf>

PUBLIC HEARING- Legislative (002-20) - Proposed housekeeping amendments to Title 16 (Subdivision Ordinance) and Title 17 (Zoning Ordinance) of the Municipal Code.

Applicant: City of Coeur d'Alene

Presenter: Hilary Anderson- Community Planning Director - Planning Department

Title 16 (Subdivision Ordinance)

- Appeal timing related to notice of decision mailing rather than date of publication.

Title 17 (Zoning Ordinance)

- Aggrieved or Affected party - State Statutes Language
- Clarification to R-34 as a special use permit, increased height, KMPO 2020 Transportation Plan, and park proximity.
- MH-8 Maximum Height of SFR
- C-17 site performance standards regarding side and rear setbacks- stormwater and horizontal mixed-use project.
- Cleaned up old language, used property titles, and added designee
- Clarified ADU height if over garage 24'
- Buffer yard regulations - residential use or zone
- Clarified appeal process

Citizen Comment: Against expanding Zone R-34 because you can just get a density increase to 34 units/acre.

APPROVED UNANIMOUSLY to recommend and refer to City Council

Planning Commission Workshop - Envision Coeur d'Alene

Land Use scenarios and draft land use map

Introduced by Sean Holm, Senior Planner, Building Department

Presenter: Alex Dupey, Director of Planning Service for MIG

**Currently in Phase 4: Developing the COmprehensive plan that will be presented early 2021

Scenario Planning versus Land Use Map

Scenario Planning:

- Test various development options to identify options and tradeoffs
- NOT a Land Use Map- tests what decisions might mean for urban form and development

Comprehensive Plan Land Use Map:

- Implements vision and growth related policies
- Identifies general land use classifications within the ACI (Place Types)

Place Types: Generalized land use categories you would see on a comprehensive land use map

- Talks broadly about how growth could occur in a specific area
- Provide guidance for general land use and development
 - Key Characteristics
 - Transportation

Provides General guidance on scale and open space

- Density, Dwellings/acre
- Lot Size
- Open Space %
- Identifies Compatible Zoning

A total of 9 Place Types will be used

Focused on 3 Scenarios

Corridor- Focuses future growth along major highway and road corridors.

Compact- Envisions increasing jobs and housing primarily in the central position of the city through infill and redevelopment of commercial areas.

District- Locates jobs and housing in concentrated areas (e.g. Districts) around the city to provide a mix of uses including housing and retail.

Comprehensive Plan Map:

- Implements vision and growth related policies
- Identifies general land use classifications within the ACI (Place Types)
- Provides guidance about future growth

Next Steps:

- Develop drafts Comprehensive Plan Map
- Review Traffic Analysis
- Incorporate Place Types and draft Comprehensive Plan Map into the Draft Plan

Coeur d’Alene City Council December 15, 2020

https://www.cdavid.org/files/Council/agenda_121520.pdf

Other Business: A-1-20 &N Council Bill No 20-1023

A proposed 7.69 Acre annexation from County AG to City R-8

Location: 7278 Atlas Rd

Applicant: Harmony Homes LLC

APPROVED UNANIMOUSLY

Other Business: Grant Award Recommendation from CARES Act Funds Bill

Lake City Center is requesting \$18,292 for their expanded meals on wheels program due to the increased need as a result of the COVID-19 Pandemic

COVID has forced dining room closure and increased the need for to go meals by 38%

APPROVED UNANIMOUSLY

Other Business: Resolution 20-068

Approval of Letter of Intent with ignite CDA for the acceptance of Property known as Sherman Square Park

APPROVED UNANIMOUSLY

PUBLIC HEARING: Legislative - Adoption of the 2018 International Building Code with Amendments for:

Residential Code

Energy Code

Fuel Gas Code

Mechanical Code

Existing Building Code

International Changes of Importance

107.1 - Allows for other forms of electronic submittals

Residential Code Changes of Importance

- Fire Rating for townhouse and two-family dwelling
- Added Appendix J, Existing Building & Structures (relaxes some building codes for existing homes)
- Appendix Q, Tiny Homes (provides options for homes under 400 sq ft, NOT with wheels; MUST have foundation.)

APPROVED UNANIMOUSLY

PUBLIC HEARING - Quasi-Judicial ZC-7-20 - A proposed zone change from R-12 to LM (Light Manufacturing)

Location: 1609 N College Way (Between LaCrosse Ave & Mill Ave)

Applicant: Norman Anderson / Tapley Cabinet Works

.11 Acre Parcel 4790 sq ft

Presenter: Tami Stroud

Engineer/Consultant: Drew Dittman/Lake City Engineering, Inc.

The request is to add a little more manufacturing capability for their cabinet shop to the south operating since 1946.

This will allow for storage and space needed for the current business.

APPROVED 5 For and 1 Against

Post Falls

Post Falls City Council Meeting December 1, 2020

https://www.postfallsidaho.org/agenda_docs/pdf_agendas/CCagendas/CCMarked1.pdf

PUBLIC HEARING- Cecil Road Rights-of-Way Vacation

Case File: VACA-0005-2020

Applicant: Dennis & Michelle Bush

Requested Action: Review and approve the requested vacation for a portion of Cecil Road Rights-of-Way

APPROVED UNANIMOUSLY by council to direct staff to bring back a license for the use of a property.

PUBLIC HEARING- Purchase of Real Property, Lundy Property Purchase

Presenter: John Beacham, Public Works Director

Proposal to purchase the parcel for \$415,000

Current Owners Retain Life Estate

APPROVED UNANIMOUSLY

Post Falls Planning and Zoning Commission December 8,2020

https://www.postfallsidaho.org/agenda_docs/pdf_agendas/PZMarkedAgenda.pdf

PUBLIC HEARING- Livingston Annexation - Case File: ANNX-0005-2020

Presenter: Jon Manely, Planning Manager

Owner: Brian Livingstone

Applicant: Tiffanie Espe, ATS Inc.

Request- Recommendation for the Zoning Designation of High-Density Multi-Family (R-3) as part of the annexation request of approximately 10 acres into the City of Post Falls to City Council.

Location- ¼ mile East of HWY 41 near Zorros Rd/Early Dawn

Council members feel the timing may be a little early. It could add 500 units and HWY 41 may not be far rough along by the time the project is complete.

The concern is traffic.

Vote was 3 for and 3 against and forwarding it on to City Council

Post Falls City Council Meeting December 15, 2020

https://www.postfallsidaho.org/agenda_docs/pdf_agendas/CCagendas/CCMarked3.pdf

PUBLIC HEARING- 2018 Building Code Adoption

- Added Appendix J- which allows you to go down to 6'8" on a basement ceiling.
- Adopting the 2018 Energy Conservation Coeds
 - Fuel Gas Codes
 - Mechanical Codes
 - Existing Building Codes

Plumbing Code: "Any plumbing appliance or appurtenance in residential garages and in adjacent spaces that open to the garage and are not part of the living space of a dwelling unit shall be installed so that burners, burner-ignition devices or other sources of ignition are located **not less than 18 inches above the floor.**"

APPROVED UNANIMOUSLY - Adopting the 2018 Building Codes

PUBLIC HEARING - Comprehensive Plan

Presenter: Jon Manely, Planning Manager City of Post Falls

Case # CPA-0002-2020

Applicant: Post Falls Planning Division

Requested Action: The Planning Division is seeking to modify the language within the Low-Density Residential Land use description in the Comprehensive Plan.

Low Density Residential

Implementing Zoning Districts- R-1-S, R-1, RM, SC3, Per Focus Area

***Notice all are single family with the exception of RM (Residential Mixed) with the intention of requiring a development agreement much like PUD which allows City Council the opportunity to review plans prior to development.

Residential Mixed (RM): The Residential Mixed (RM) Zone is intended to accommodate a mixed residential community with a variety of housing types at varying densities within the development area. **Small Scale neighborhood commercial/office uses may be suitable within the RM Zone.** This Zone should be applied in areas designated for a residential land use pattern within the Comprehensive Plans Future Land Use Map.

RM Zone is appropriate for: Areas designated Low, Medium or High Density Residential, or Transitional in the Comprehensive Plan.

Restrictors: No more than 20% can be Multi-Family

No more than 10% can be Commercial/Office of the total development site.

APPROVED UNANIMOUSLY

Hayden

Hayden City Council Meeting December, 5 2020

PUBLIC HEARING Initiated by the City of Hayden

Presenter: Melissa Cleveland

Bicycle Pedestrian Transportation Policies Changes:

- If Off-Street...Need to make paths 10 feet wide (AASHTO Standards)
5 FT sidewalks required on roads, at a minimum widen to 8' when less than 5' of separation between the walk and curb exits.
- Mid block access ways may be required when a block exceeds 500'

- Road within ½ mile of a school or park shall include a shared use path

APPROVED UNANIMOUSLY

Traffic Analysis Process, Requirements and Guidelines

Traffic Impact Analysis (TIA) required when:

- Peak hr > 75 trips
- Average Daily > 500 trips
- When development changes the currently adopted Comprehensive Plan land use assumptions

Why is a Transportation Plan update needed?

- The existing Transportation Plan was last updated in 2013
- To plan for the future and work with developers on roadway improvements
- To detail long-range transportation goals and provide investment strategy

Transportation Goals & Objectives

Goal 1: Provide and maintain an efficient and safe vehicular, pedestrian, and bicycle transportation system in the City of Hayden.

Goal 2: Minimize impact of traffic passing through residential areas of the City to assure safe neighborhoods and preserve the residential character of the community.

Goal 3: Minimize financial and operational impacts resulting from improvement projects and maintenance.

Crash analysis confirms:

Hayden has much lower average crash rate than CDA

Hayden has a very low percentage of fatal crashes

Intersections at Less than acceptable Levels of Service:

Huetter Road & Hayden Avenue

Government Way & Miles Avenue

Atlas Road & Hayden Avenue

Ramsey Road & Hayden Avenue

Plan Recommendations:

Hayden Avenue

- Intersection with Huetter Rd.
- Intersection with Atlas Rd.

- Intersection with Ramsey Rd.
- 5 lanes between Huetter Rd. and Atlas Rd.
- 3 lanes between Atlas Rd. and UD-95
- Sidewalks/paths/bike lanes

Government Way

- Intersection with Buckles Rd.
- Intersection with Miles
- Intersection with Honeysuckle Ave.
- Intersection with Dakota Ave.
- Corridor Study
- Bike lanes where possible

Ramsey Road

- Intersection with Hayden Ave.
- Intersection with Honeysuckle Ave.
- Intersection with Prairie Ave.
- 5 lanes Prairie Ave. to Hayden Ave.
- 3 lanes north of Hayden Ave.
- Sidewalks/path/bike lanes

Honeysuckle Avenue

- Intersection with Ramsey Rd.
- Intersection with Gov't Way
- Intersection 4th St.
- Pedestrian paths/sidewalks

Rathdrum

Rathdrum City Council December 9, 2021

https://www.rathdrum.org/vertical/sites/%7BB217A04D-FA9D-403A-9D25-24962991B1D9%7D/uploads/Dec_9th_Council_Packet.pdf

PUBLIC HEARING- Adoption of the 2018 Building Code Amendments

APPROVED UNANIMOUSLY

Action Item: Consideration of the Thayer Farms Planned Unit Development (PUD) Amendment Request

<u>Number of Lots</u>	<u>Lot Size</u>	<u>NEW Home Size Proposed</u>
49 "Cottage Lots"	Min lot size 5,210SF	Houses Avg 1200SF Living Area plus 1000SF additional covered area (garage, deck, patio)
61 "Traditional Lots"	Avg lot size 7000SF	Houses Avg 2000SF Living Area plus 1000SF additional covered area (garage, deck, patio)
69 "Estate Lots"	Avg lot size 36,600 SF Max lot size 53,179SF	NO CHANGE REQUESTED- staying the standard

****Previously Approved maximum lot coverage to meet code requirement was 35%, they are asking for 45%.

APPROVED 3 For and 2 Against - to allow the Thayer PUD but denying the request that setbacks for added structures be only 5FT.

JOINT MEETING Rathdrum City Council and Planning & Zoning Rathdrum Comprehensive Plan Update

2020 Population 9,365 expected to 2X by 2040 to 19,481 residents

Buildable Lansa/Annexation Analysis:

- Annexation Interest
- Land Currently Developed
- Existing lots of Record
- Owners Preference
- Subdividable Land
- Zoning
- Steep Slopes
- Floodway (NOT floodplain)
- Utility Easements/ownership
- Public Lands and other specific ownership

Future Combined Meeting Topics

- Demographics/Buildable lands continued
- Infrastructure discussion

- Housing and Neighborhoods
- Commercial areas

Public can Email comments to publicinput@rathdrum.org