

RATHDRUM
PLANNING AND ZONING

PLANNING AND ZONING COMMISSION MEETING

MEETING MINUTES

Wednesday, July 15, 2020

6:00 PM

Due to the Coronavirus, this meeting was held with a Zoom device and Commission members/Staff present in city hall.

PRESENT: Commissioner Furey, Commissioner Carr, Commissioner Shuman and
Commissioner Munyer

ABSENT: Commissioner Hatcher

STAFF: Planner Siess, Assistant Planner Davey, City Administrator Duce, City Attorney
Herrington

PLEDGE OF ALLEGIANCE

MINUTES: Approval of the meeting minutes for June 17, 2020 as they are presented made in a motion by Commissioner Shuman and seconded by Commissioner Carr.

All in favor stating aye.

Planner Siess announced that we will be changing the date for the August meeting, it will be held on August 18th (Tuesday) in lieu of the regularly scheduled meeting. Commissioner Furey confirmed the date change.

NEW BUSINESS: Update Multifamily Standards

Planner Siess gave an overview of the Multi-family code section being in 11-5-3 along with the Commercial/Industrial Standards and the purpose of this workshop is to have this code to be a standalone city code.

The following standards shall be in addition to other provisions of this title, including but not limited to Rathdrum City Code 11-5-1, 11-5-3 and 11-5-4 to be addressed in the Site Plan Review process. These provisions are intended to:

1. Ensure that multi-family projects are designed to be compatible with surrounding neighborhoods and land uses.

2. Encourage multi-family projects that residents can take pride in and have a sense of ownership in their neighborhood.
3. Enhance the interface of multi-family development in relation to surrounding uses with attention to building placement, massing and orientation, landscaping treatment and open space areas.
4. Ensure that multi-family projects incorporate amenities that enrich the lives of residents, address privacy, solar access, lighting and aesthetics.

The following key points were discussed:

Building placement and orientation

- a. Zone district standards, two or more building designs and separation.

Building design and architecture

- a. Avoid a monotonous and institutional appearance, variety of facades, staggered roof lines, building lengths and upper story projecting beyond the ground floor.

Open space and amenities

- a. A minimum of twenty five percent of the site's net area shall be incorporated in the site plan, shall provide two or more amenities, ie: garden areas, playground, swimming pool, BBQ areas, sport courts, etc.

Parking, access and circulation

- a. Off street parking, guest parking, placement of parking lots on the complex, parking lot landscaping, pathways along parking, bicycle parking for each building in the project, traffic safety and parking to be connected to all building entrances.

Landscaping

- a. Shall be designed as an integral part of the overall site plan, beautify entrance as viewed from the street and all areas not covered by drive aisles, parking or necessary hardscape shall be appropriately landscaped.

Accessory Structures, Utilities and Fencing

- a. All shall be architecturally consistent with the design of the other buildings, trash enclosures should be conveniently located within the complex, utilities all underground, the city discourages perimeter fencing of any type along public street frontages except where noise attenuation is required.

Lighting of Parking Ares, Drive Aisles, and Pedestrian Walkways

- a. Pedestrian-scaled lighting, less than fourteen feet in height, low-level bollards are suggested and standards for outdoor lighting for buildings and landscaping, (downward lighting)