

Handout #4

**PLANNING COMMISSION RECOMMENDATIONS
ON THE CLASP**

The following is a summary of the Planning Commission's recommendations on major issues relating to the CLASP

1. Land use alternatives/residential densities-

Subareas 1 and 2:

The Planning Commission unanimously recommended the land use alternatives and densities as shown in the CLASP for Subareas 1 and 2 (See Table 4.1 on page 4-3 of the CLASP).

Subarea 3:

The Commission unanimously recommended that the density be reduced below 85 units for Subarea 3 but that the greatest diversity of housing types and affordability is maintained.

2. Traffic Mitigations (see Handout #3)

Signal at King and Magnolia(included in the TIF):

The Commission voted against a signal at this intersection by a vote of 2 ayes (McCluney/Young) and 3 noes (Heitkamp/Stahl/-Deignan). The majority of the Commission voted against the signal on the basis that the quality of life and pedestrian access are more important than traffic mobility, they do not want to encourage through traffic.

Addition of Left-Turn Lanes at Ward and Magnolia (included in the TIF):

By consensus, the Commission agreed to recommend for the proposed improvements to add left turn lanes at Ward and Magnolia.

Traffic Signal at Doherty Drive and the Entrance to Piper Park:

By consensus, the Commission agreed to recommend against a traffic signal at Doherty Drive and the Entrance to Piper Park.

Standards T-3 and T-4- Relating to Paving Color and Texture:

By consensus, the Commission agreed to recommend for keeping Standards T-3 and T-4 with the provision that they be re-evaluated at the time of a specific proposal

for improving Doherty Drive. See Revision #5 in Exhibit A of the attached Resolution.

3. Subarea 3 (Niven Property) Ingress/Egress Options

The ingress/egress options for Subarea 3 are included in Policy T-18 of the CLASP (see pages 5-6 and 5-7 of the CLASP). The Policy requires further study prior to the selection of an option as part of a specific development application. The Commission's recommendation relates only to which options should or should not be included in the CLASP and studied further at a later date.

Subarea 3 Ingress/Egress Options 4 & 5-Thru Traffic Between Ward and Doherty:

By consensus, the Commission agreed to recommend for keeping options 4 & 5 allowing thru traffic between Ward and Doherty with traffic calming measures.

Subarea 3 Ingress/Egress Option 3-Two-Way Connection to Ward with no Direct Connection to Doherty:

By consensus, the Commission agreed to recommend against keeping option 3. See Revision #6 in Exhibit A of the attached Resolution.

4. Residential Parking Standards

By consensus, the Planning Commission recommended increasing multifamily parking requirements from that proposed in the CLASP, as follows:

The multifamily (non-restricted) and cottage homes residential parking standards in Table 5-1, page 5-9 of the CLASP, should be revised to reflect the following:

Multifamily (non-restricted) and Cottage Homes:

- 1 space per studio or 1 bedroom unit
- 2 spaces per 2 bedroom unit
- 2.5 spaces per 3 bedroom unit

Plus 1 guest parking space for every 4 multifamily units.

Reductions in parking may be granted by the Planning Commission for units designated for low and very-low income households.

5. Natural Resource/Creek Buffers

The Commission, by consensus, recommended for the 50' setback along the north/south reach of the creek and the 25' setback along the east/west reach of the creek as proposed in the CLASP and to allow grassy swales within the setback area, as also proposed in the CLASP. The Planning Commission also recommended Revisions #10 and 14 of the draft Resolution to address some of the concerns relative to the creek.