



**P & Z COMMISSION
REGULAR MEETING
AGENDA**

**August 9, 2011
6:00 PM**

Location: City Council Chamber, 408 N. Spokane Street, Post Falls, ID 83854

1. CALL TO ORDER

Please Turn Off Your Cell Phones

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

4. AMENDMENTS TO THE AGENDA

5. CEREMONIES, APPOINTMENTS, ANNOUNCEMENTS, PRESENTATIONS

6. DECLARATION OF CONFLICT

Commission members are requested to declare if there is a conflict of interest, real or perceived, pertaining to items on the agenda.

7. CONSENT CALENDAR

The consent calendar includes items which require formal Commission action, but which are typically routine or not of great controversy. Individual Commission members may ask that any specific item be removed from the consent calendar in order to be discussed in greater detail. Explanatory information is included in the Commission agenda packet regarding these items and any contingencies are part of the approval.

- A. Minutes – July 12, 2011 Planning & Zoning Meeting**
- B. Silver Creek Final PUD – Findings of Facts and Conclusions**

8. CITIZEN ISSUES

This section of the agenda is reserved for citizens wishing to address the Commission on an issue that is not on the agenda. Comments on issues that are planned for future meeting agendas should be held for that meeting.

9. **UNFINISHED / OLD BUSINESS**

None

10. **PUBLIC HEARINGS**

Items listed as public hearings allow citizen comment on the subject matter before the Commission. Residents or visitors wishing to comment upon the item before the Commission should follow the procedural steps. In order to testify, individuals must sign up in advance, providing sufficient information to allow the Secretary to properly record their testimony in the official record of the Planning and Zoning meeting. Hearing procedures call for presentation by the applicant, submission of information from City staff, followed by public testimony. Typically testimony by the public will be limited to 3 minutes per person.

No Public Hearing

11. **NEW BUSINESS**

12. **STAFF COMMENTS**

Impact Fee Presentation

13. **COMMISSION COMMENTS**

14. **ADJOURNMENT**

Questions concerning items appearing on this agenda should be addressed to the Public Services Department – Planning Division at 208-773-8708.

The City Hall building is handicapped accessible. If any person needs special equipment to accommodate their disability please notify the City Media Center at least 24 hours in advance of the meeting date. The Media telephone number is 208-292-2314. Thank you.

Commission Chair: Alan Wolfe Vice-Chair: Gene Hill

Members: Larry Gilman, Mark Latham, Tim Moses, Paula Rehrmann, Lynn Borders



**P & Z COMMISSION
REGULAR MEETING
MINUTES**

**July 12, 2011
6:00 PM**

Location: City Council Chamber, 408 N. Spokane Street, Post Falls, ID 83854

1. CALL TO ORDER

Commissioner Hill called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

Commissioners Present: Gene Hill, Paula Rehrmann, Lynn Borders, Larry Gilman, and Mark Latham.

Commissioners Absent: Tim Moses and Alan Wolfe

Staff Present: Will Herrington, Attorney; Terry Werner, Director; Bill Melvin, City Engineer; Jon Manley, Associate Planner; Hilary Anderson, Planning Manager and Kelley Setters, Administrative Specialist.

4. AMENDMENTS TO THE AGENDA

None

5. CEREMONIES, APPOINTMENTS, ANNOUNCEMENTS, PRESENTATIONS

Terry Werner introduced the new Planning Manager Hilary Anderson

6. DECLARATION OF CONFLICT

None

7. CONSENT CALENDAR

A. Minutes – June 14, 2011 Planning & Zoning Meeting

Commissioner Borders **moved to approve** the consent agenda as presented.
Commissioner Rehrmann **seconded**.

Roll Call Vote: Borders aye, Latham aye, Gilman abstain, Rehrmann aye, and Hill, **Motion carried**.

8. **CITIZEN ISSUES**

None.

9. **UNFINISHED / OLD BUSINESS**

None.

10. **PUBLIC HEARINGS**

A. Timber River 3rd Addition Subdivision (S-11-01)

Coeur d Alene Development Company is requesting to subdivide approximately 4.34 acres into 18 (R-1) Single Family Residential lots. Located on the northside of Maplewood Avenue east of and adjacent to Everwood Estates and approximately 200' east of Teak Street.

Manley: Introduced the project.

Bart North (representative for the applicant) 3365 E Quad Park Suite C, Post Falls ID 83854: We have reviewed the staff report and take no exception of any of its content. Would like to clarify the connection to the lift station and frontage improvements of Maplewood Ave. It was determined through discusses with staff that the sewer flow down to Maplewood Ave would be more beneficial to the applicants resources than our original plan. Cost sharing for oversizing and extra depth of the sewer main will be negotiated with the Construction Improvement Agreement.

Gilman: Can you explain the cost sharing?

Bart: Has not being determined yet.

Mark: Is Timber River Ct private?

North: It is a public road.

Commissioner Gilman **moved to recommend approval** recognizing the Findings of Facts and Conclusions and Conditions contained in the Staff Report with the minor exception from the Staff Report, by Assistant City Engineer Rob Palus to direct the sewer flow to the Maplewood Ave lift station.

Roll Call Vote: Borders aye, Latham aye, Gilman aye, Rehrmann aye, and Hill aye, **Motion carried.**

B. Expo@Post Falls Zone Change (Z-11-03)

The applicant has requested to change the current zoning of Single Family Residential (R-1) and Community Commercial Services (CCS) to Industrial (I) of approximately 69 acres. The property is generally located west of Pleasant View Rd, north of Expo Parkway, south of the Expo Industrial Commerce Park and east of the Woodbridge Subdivision.

Manley: Introduced the project.

Rob McCone (representative for applicant) 101 Main Street, Suite A Seal Beach CA. 90740: Our request for the zone change would help us be more flexible with our marketing efforts and to expedite the sale and development of the site to a wider variety of users.

Manley: Stated that the property is designated on the Comprehensive Plan Future Land Use Map as suitable for Industrial and Commercial Development. A zone change for the property will allow the project to be treated in a more predictable and consistent manner, and facilitate the intended future built environment that would be utilizing the Pleasantview Rd interchange and the potential future Beck Rd interchange.

Commissioner Gilman **moved to recommend approval** as presented adopting the Findings of Facts and Conclusions contained within the Staff Report.

Commissioner Borders **seconded.**

Roll Call Vote: Borders aye, Latham aye, Gilman aye, Rehrmann aye, and Hill aye, **Motion carried.**

C. Expo@Post Falls Subdivision (S-11-02)

The applicant has requested to subdivide approximately 132 acres into 28 Industrial (I) zoned lots. Generally located north of I-90, west of Pleasantview Rd. south of Innovation Way and east of the Woodbridge subdivision.

Manley: Introduced the project.

Drew Dittman (representative for the applicant) 3909 N Schreiber Way Unit 4, CDA ID 83815:

Stated that the subdivision goes hand in hand with the Expo@Post Falls Zone Change. The lots are a continuation of the Industrial on Innovation Way. The project is split in two different water districts the Eastgreen Acres Water District and City of Post Falls. The proposed subdivision was approved by the Eastgreen Acres Water District Board at last night's meeting.

Manley: Explained the adjoining residential subdivision. Will act as a buffer from the Industrial uses with the extension of Creative Way and the inherent sidewalks and tree standards. Private sites will use the buffer requirement within the Post Falls Municipal Code. During the site plan review process.

Subdivision and development of lands south of Jacklin Rd with the platting of Expo 7th Addition is anticipated to have minor impacts to the City's transportation network. Further development or subdivision of the properties, will require a Traffic Impact Analysis (TIA).

Gilman: How do you view access of Lot 8-12 of Block 1?

Manley: Going forward I presume it will be within the Master Development Agreement or the Construction Improvement Agreement.

Melvin: Part of the issue is the islands on Expo Parkway that cause limited access. As we looked at the project we need better circulation and have a better way out. The developer has indicated there will be a risiptical access easement. This easement will be recorded on the Plat.

Betty Johnson, 319 N Lynnwood Ct, Post Falls, ID.: I'm a resident of the Woodbridge Subdivision adjacent to the proposed project and I am opposed and would not feel safe with the Industrial zoning.

Drew Dittman: Two topics I'd like to address, the buffering issue we are aware of the requires and they will be addressed in site development, we decided that bringing Creative Way in next to the residential will increase the buffering between the Residential and the Industrial. The second topic is the access this was not included in the Staff Report and was just brought to our attention. I haven't had a chance to digest it I do understand staff's concerns. A lot will depend on the intended use of the

property. Don't feel this should be a condition of approval and can be worked out with staff as we go along.

Commissioner Gilman **moved to recommend approval** as presented adopting the Findings of Facts and Conclusions contained within the Staff Report.

Commissioner Latham **seconded**.

Roll Call Vote: Borders aye, Hill aye, Latham aye, Gilman aye, Rehrmann aye, **Motion carried.**

11. NEW BUSINESS

A. Silver Creek Final PUD (P-11-02)

Community Development Inc. is requested a Final Planned Unit Development to construct commercial buildings, and multi-family housing (low income senior housing) in the commercial zone. The property is generally located west of Idahline Road, along Tayjan Lane.

Manley: The Preliminary PUD was approved by City Council on July 5, 2011. The commission is being asked to review the Final PUD proposal of the 40 unit senior housing apartments on lot 2 and lots 3 and 4 developed as commercial and find that it is acceptable, and approve the request.

Commissioner Borders **moved to approval** as presented. Recognizing the Comp Plan Analysis including the Findings of Facts and Conclusions and Conditions contained in the Staff Report.

Commissioner Rehrmann **seconded**.

Roll Call Vote: Borders aye, Hill aye, Latham aye, Gilman aye, and Rehrmann aye, **Motion carried.**

12. STAFF COMMENTS

None.

13. COMMISSION COMMENTS

The Commission welcomed Hilary Anderson the new Planning Manager.

14. ADJOURNMENT

Commissioner Borders **moved to adjourn at 7:00 meeting adjourned.**

Gene Hill, Vice Chair

Kelley Setters, Recording Secretary

FINDINGS OF FACT & CONCLUSIONS

SILVER CREEK FINAL PUD FILE NUMBER P-11-02

INTRODUCTION:

The Silver Creek Preliminary PUD, was preliminarily approved by City Council on July 5, 2011 (File No. P-11-01) The applicant has requested Final PUD approval to construct the Silver Creek 40 unit senior apartment building and two proposed commercial sites on approximately 4.75 acres of property located west of Idahline Road along Tayjan Lane.

The application has been reviewed according to Post Falls Municipal Code Title 18 (Planned Unit Development). The matter was considered by the Planning and Zoning Commission at their July 12, 2011 meeting as a Final PUD.

NOW, THEREFORE, THE CITY COUNCIL HEREBY MAKES THE FOLLOWING FINDINGS OF FACT AND CONCLUSIONS:

1. The proposed PUD design does provide site specific benefits, but requires a PUD to facilitate the development, rather than through compliance with the normally required zoning standards and regulations.
2. The preliminary PUD, as prepared, satisfies requirements of the Post Falls Municipal Code, Title 18 (Planned Unit Development).
3. Utilities are available with adequate capacities to serve the project and the utility layout is satisfactory subject to further review and approval of detailed construction plans with each phase of the project.
4. Notice and Hearing procedures have been provided according to Post Falls Municipal Code.
5. The proposed planned unit development is in conformance with the Residential Policies of the Comprehensive Plan.
6. The design of the project and amenities provided, warrant requested exceptions from standards.
7. The proposed uses are appropriate with the surrounding area.
8. Open space provided will satisfy Municipal Code requirements for the PUD.

DECISION:

In consideration of the foregoing Findings of Fact and Conclusions, the Planning and Zoning Commission, at the July 12, 2011 meeting, moved to approve the Silver Creek Final PUD with the following conditions:

1. Corrections and additions, if any, to the Preliminary Planned Unit Development requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. Findings of Facts and Conclusions and Conditions be prepared by staff, reviewed and approved by the Planning and Zoning Commission, and signed by the parties prior to commencement of any construction.

3. Prior to issuance of a Certificate of Occupancy for the newly proposed 40 unit Senior Housing Project on Lot 2 of the Silver Creek Commercial Park, the landscaping and open space will need to be completed or bonded, as presented at the Planning and Zoning Commission meeting.
4. The maintenance of the open space, congregational areas, public right-of-way landscaping, maintenance of the buildings, and interior streets will be the obligation of the owners of the Multi-Family and Commercial Sites. If at such time these areas were to be condo platted, a homeowners association will be required to maintain these areas.
5. Individual sites within the PUD will utilize the Site Plan Review process for site development and will maintain consistency with the approved PUD
6. Final landscaping plans for the street trees, open space and common areas will be submitted with the final PUD plans.
7. Details of signage, lighting, and site furnishings will be submitted with final PUD plans.

Vice Chairman, Gene Hill

Tim Cobb
Community Development Inc.

Kelley Setters
P&Z Commission Secretary