



**P & Z COMMISSION
SPECIAL MEETING
AGENDA**

**March 8, 2019
8:00 AM**

Location: Mayor Conference Room, 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

Kimball, Carey, Steffensen, Bishop, Latham, Davis, Hampe

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 potential, 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 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.

ACTION ITEMS:

A. Minutes – February 12, 2019

B. Selkirk Zone Change File No. RZNE-0008-2018 – Reasoned Decision

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

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. 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 staff presentation, applicant presentation followed by public testimony. Typically, testimony by the public will be limited to 4 minutes per person.

ACTION ITEMS:

11. NEW BUSINESS

12. STAFF COMMENTS

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 208-457-3341. Thank you.

**Chair: Ryan Davis Vice Chair: Ray Kimball
Members: Mark Latham, Vicky Jo Carey, Nancy Hampe, Sam Bishop, James Steffensen**



**P & Z COMMISSION
REGULAR MEETING
AGENDA**

**February 12, 2019
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

Kimball, Carey, Steffensen, Bishop, Latham, Davis - **PRESENT**
Hampe - **EXCUSED**

4. AMENDMENTS TO THE AGENDA

N/A

5. CEREMONIES, APPOINTMENTS, ANNOUNCEMENTS, PRESENTATIONS

**Jon Manley, Planning Manager - REMINDER FOR COMPREHENSIVE PLAN
AMENDMENT REVIEW; COMMENTS ARE DUE BY FRIDAY**

6. DECLARATION OF CONFLICT

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

N/A

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 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.

ACTION ITEMS:

A. Minutes – January 8, 2019

MOTION FOR APPROVAL: KIMBALL

2ND BY: STEFFENSEN

VOTE: BISHOP – YES; LATHAM – YES; DAVIS – YES; KIMBALL – YES; CAREY – YES; STEFFENSEN

MOVED

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.

N/A

9. UNFINISHED / OLD BUSINESS

N/A

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. To testify, individuals must sign up in advance, providing enough information to allow the Secretary to properly record their testimony in the official record of the Planning and Zoning meeting. Hearing procedures call for staff presentation, applicant presentation followed by public testimony. Typically, testimony by the public will be limited to 4 minutes per person.

ACTION ITEMS:

A. Selkirk Zone Change File No. RZNE-0008-2018 – Jon Manley, Planning Manager, to present –

The requested action is to change the zone from Limited Commercial (LC) to High Density Multi-family (R-3) zoning. The Planning & Zoning Commission is being asked to review the zone change request and make a recommendation of approval to City Council. The project is located on West 10th Avenue, west of North Spokane Street and is approximately 0.28 acres. There is currently a single-family residence on the property and has no significant topology or vegetation. The water and sewer will be provided by the City of Post Falls. The City Link Bus stop is near the proposed zone change.

Zone Change Criteria:

- Amendments to the Future Land Use Map should be in accordance with the zoning map. – It should be in accordance with the Future Land Use Map in the Comprehensive Plan, as you see it is designated for residential.
- Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan. - As mentioned in the staff report this is compliance with the goals and policies in the Comprehensive Plan.
- Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic

or natural features. The overall emphasis is to encourage a balance of land uses to help Post Falls remain a desirable, stable and sustainable community. – There are commercial services nearby and the bus link and other services to complement additional housing in the area. Of course, with the surrounding uses being CCS one could argue that this area of Limited Commercial could also be CCS zoning as well.

- Commercial and high-density residential zoning is typically assigned along streets with a higher road classification. – With Spokane Street being a main arterial, this zone change is consistent with these criteria.
- Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity. Ensure that adequate land is available for future housing needs. – One can argue that the current zoning is less compatible with these criteria than the proposed zone.
- Industrial zoning is typically assigned for properties with enough access to major transportation routes and may be situated away from residential zoning. – Not applicable.

All other agencies have been notified and the Kootenai County Fire and Rescue and Post Falls Police Department remain neutral on this project.

Carey – How many units can be put on this .28 acres?

Manley – The max they can do is 5, 18*.28. Possibly with design consideration with an Administrative Exception its possible they can max out at 6 units.

Carey- The two on each side, what are the current uses?

Manley – To the west it is a single-family residence and to the east it is an Accounting Firm.

Applicant: Scott Haug, 10157 N. Terran St., Hayden - I have read through the staff report and agree on all the conclusions that staff has come up with. I think we meet all the proposed criteria that needs to be met and it is consistent with the future zoning for this area. It also consistent with the Comp Plan and there has been no public comment.

Testimony:

In Favor – None

Neutral – None

In Opposition - None

Comments:

Carey – I agree, it follows all of the requirements and the big thing is that there has been no public comment, so I think it is a good plan.

Kimball – Our Comp Plan states it should be residential not Limited Commercial and it is very close to an arterial, bus stop, services a school is very close by. It is very close to one of the busiest intersections in our city, it makes sense.

Latham – I am always hesitant about changing commercial to residential because we don't have allot of it. However, it makes sense to have multi-family there. The building to the east is on a small parcel so that will never be a large building.

MOTION FOR APPROVAL: BY CAREY, WITH A ZONING DESIGNATION OF R-3

2ND BY: BISHOP

VOTE: STEFFENSEN – YES; CAREY – YES; KIMBALL – YES; DAVIS – YES; LATHAM – YES; BISHOP - YES

MOVED

11. **NEW BUSINESS**

N/A

12. **STAFF COMMENTS**

N/A

13. **COMMISSION COMMENTS**

N/A

14. **ADJOURNMENT**

MOTION TO ADJOURN BY: KIMBALL 6:13PM

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Chair: Ryan Davis Vice Chair: Ray Kimball

Members: Mark Latham, Vicky Jo Carey, Nancy Hampe, Sam Bishop, James Steffensen

Date: _____

Chairman

Attest

SELKIRK ZONE CHANGE

File No. RZNE-0008-2018

Planning and Zoning Commission Reasoned Decision

A. INTRODUCTION:

APPLICANT: SCOTT HAUG

LOCATION: GENERALLY LOCATED NORTH 10TH AVENUE, WEST OF SPOKANE STREET

REQUEST: ZONE CHANGE FROM LIMITED COMMERCIAL (LC) TO HIGH DENSITY MULTI-FAMILY RESIDENTIAL (R-3) AS DEPICTED IN EXHIBIT A-2.

B. RECORD CREATED:

1. A-1 Application.
2. A-2 Narrative.
3. S-1 Vicinity Map
4. S-2 Zoning Map
5. S-3 Future Land Use Map
6. PA-1 PFPD Comments
7. PA-2 KCFR Comments
8. S-4 P&Z Staff Report
9. Testimony at the public hearing on February 12, 2019 including:

Jon Manley, City Planning Manager.

Mr. Manley testified that the applicant has requested that a zone change from Limited Commercial (LC) to High Density Multi-family (R-3) zoning. He noted that the property is approximately .28 acres and is located at 105 W. 10th Avenue west of Spokane Street. He testified that the property currently contains a single-family residence with no significant topology or vegetation. There is a single-family residence adjoining on the west of the property and an accounting firm on the east. He noted that the proposed zone change could net 5 to 6 residential units. Water and sewer are provided by the City of Post Falls. The City Link Bus stop is near the proposed zone change as is the Spokane Street (Arterial) commercial corridor. He noted that the Future Land Use Map designation for the site is Residential.

Scott Haug, Applicant.

Mr. Haug testified that he agrees with the conclusions in the staff report and believes that they meet all of the approval criteria and the future zoning for the area.

C. EVALUATION OF APPROVAL CRITERIA:

C1. Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features (M.C. 18.16.010).

The staff report indicates that the site is located on a local street (10th Ave.) adjacent to a Minor Collector (Spokane Street). Based on the testimony of Jon Manley, the site is bounded by single-family residential on one side and a commercial use on the other. Further, the staff report indicates that the Future Land Use Map designates the site for Residential use. Given that, we

find that the proposed R-3 zone is consistent with both the existing land uses, where it can serve as a buffer between a single-family residential use and a commercial use, as well as future land uses. Finally, Mr. Manley testified that there is no geographic or natural features on the site. There was no other testimony or evidence on these points. As such we find this approval criteria satisfied.

C2. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification (M.C. 18.16.010).

The staff report notes that Spokane Street is a minor arterial, which is a higher road classification. There was no contrary evidence received. As such, we find that this approval criterion has been met.

C3. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity (M.C. 18.16.010).

Because the requested zone change is for High Density Residential R-3, this criterion is not relevant to this request.

C4. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning (M.C. 18.16.010).

Because the requested zone change is for High Density Residential R-3, this criterion is not relevant to this request.

C5. Amendments to the zoning map should be in accordance with the Future Land Use Map (M.C. 18.20.100).

As noted above, this area is designated Residential on the Future Land Use Map. Given that, we find that the applicant's request satisfies this approval criteria.

C6. Amendments to the zoning map should be consistent with the goals and policies found in the Post Falls Comprehensive Plan (M.C. 18.20.100).

Based on the staff report, we find the requested zone change is consistent with the goals and policies contained in the comprehensive plan. Specifically, we note that the proposal is consistent with the following policies:

Overall Policies: 7.
Commercial Policies: 5.

D. STEPS THE APPLICANT CAN TAKE TO OBTAIN APPROVAL:

Because the recommendation is for approval, this section is not applicable.

E. CONCLUSION AND DECISION:

The Planning Commission hereby recommends that the applicant's request for a zone change from LC to R-3 be approved as requested.

Date

Chairperson

Attest

NOTICE OF RIGHT TO REQUEST A TAKINGS ANALYSIS:

AN APPLICANT WHO IS AGGRIEVED BY A FINAL DECISION IS ENTITLED TO REQUEST THAT THE CITY PROVIDE A REGULATORY TAKINGS ANALYSIS AS REQUIRED BY I.C. 67-8003. THE REQUEST MUST BE MADE WITHIN 28 DAYS OF THE DATE OF THE FINAL DECISION IN THIS MATTER.