

**CITY OF POST FALLS
AGENDA REPORT
PUBLIC HEARING
MEETING DATE: October 5, 2021**

DATE: SEPTEMBER 16, 2021
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: JON MANLEY, PLANNING MANAGER
jmanley@postfallsidaho.org / 208-457-3344
SUBJECT: REVIEW PROPOSED AMENDMENT TO THE 2020 COMP PLAN
File No. CPA-0001-2021

ITEM AND RECOMMENDED ACTION:

The Planning Division is requesting City Council to approve the proposed amendment to the 2020 Comprehensive Plan.

PROPOSED CHANGES:

Being that the Medium-Density Residential (R-2) zoning district no longer allows for multi-family housing to be permitted, the Planning Division is seeking to add R-2 as an implementing zoning within the comprehensive plans Low Density Residential Future Land Use Designation, as shown below:

Low Density Residential Implementing Zoning Districts

R-1-S, R-1, R-2, RM, SC3, Per Focus Area

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON: N/A

APPROVED OR DIRECTION GIVEN: On September 14, 2021 the Planning and Zoning Commission forwarded a recommendation of approval.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING: N/A

BUDGET CODE: N/A

SUPPORTING DOCUMENTS:

STAFF EXHIBITS:

Exhibit S-1 PZ Staff Report 9-14-2021

Exhibit S-2 Meeting Minutes 9-14-2021

Testimony

**CITY OF POST FALLS
AGENDA REPORT**

REPORT DATE: September 10, 2021
TO: POST FALLS PLANNING AND ZONING COMMISSION
FROM: JON MANLEY, PLANNING MANAGER
(208) 457 - 3344, jmanley@postfallsidaho.org
SUBJECT: FINAL STAFF REPORT FOR THE SEPTEMBER 14, 2021 P&Z
COMMISSION MEETING - COMPREHENSIVE PLAN AMENDMENT

FILE NO(s): CPA-0001-2021: COMPREHENSIVE PLAN AMENDMENT

APPLICANT: CITY OF POST FALLS PLANNING DIVISION

COMPREHENSIVE PLAN AMENDMENT REQUEST:

Being that the Medium-Density Residential (R-2) zoning district no longer allows for multi-family housing to be permitted, the Planning Division is seeking to add R-2 as an implementing zoning within the comprehensive plans Low Density Residential Future Land Use Designation, as shown below:

Low Density Residential Implementing Zoning Districts

R-1-S, R-1, R-2, RM, SC3, Per Focus Area

Low-Density Residential

Principal Uses & Character: This category encompasses *all types of residential uses up to eight dwelling units per acre* and also supports land uses such as parks, schools, and public facilities. Densities may vary as appropriate to location, street and infrastructure capacities, planned development patterns and compatibility with existing development.

Additional Uses: Use patterns blending commercial and residential may be considered in areas as they develop, provided they are consistent with the Focus Area descriptor, feature higher traffic volumes, and/ or are located and designed to function as a pedestrian-friendly focal point of the surrounding neighborhood. Such patterns should feature an interconnected street system allowing easy, all-modes access to adjoining neighborhoods.

The 2020 Comprehensive plan sought to diversify the housing options within Post Falls to assist in reducing the predominance of only two housing choices; being either single family or multi-family housing. A mixture of Duplexes, Townhomes, Cottages, Tiny

Homes, and some Multi-family may be suitable in areas within the Low-Density residential designation, such that the overall density does not exceed the 8 d.u./acre and is consistent with a Focus Area (Appendix A - Comprehensive Plan). Currently, the Residential Mixed (RM) zoning district is the only zoning district that allows for the mixing of the mentioned housing types. The RM zoning district allows for up to 20% of a site to be developed with multi-family subject to an approved Development Agreement. Adding the R-2 zoning district as an implementing zoning district continues the initiative for housing diversification without the potential for multi-family.

The following are the descriptions of the Residential Mixed and Medium Density Residential (R2) zoning district:

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 Plan’s Future Land Use Map. Approval of the Residential Mixed (RM) zone requires a development agreement regulating the development site as provided in section [18.20.190](#) of this title.

Medium Density Residential (R2): The R2 Zone is intended for residential structures containing one or more dwelling units and for accessory uses that are associated and compatible with residential uses. This zone is primarily applied in areas suitable for residential development where such residentially designated areas are readily serviced by collector and arterial streets suitable for higher levels of traffic; where other public services are sufficiently available for the intensity of use contemplated; and where the configuration of Municipal infrastructure and neighboring land uses are compatible with the use allowed hereby. Lot area and building bulk and placement requirements shall agree with the values set forth in section 18.20.040, "Official Bulk And Placement Regulations Table", of this title.

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

Post Falls Post Office	PF Park & Rec	East Greenacres Irr. District
Kootenai County Fire	Kootenai Electric	Time Warner Cable
PF Highway District	Ross Point Water	PF Police Department
PF School District	Verizon	Utilities (W/WW)
Avista Corp. (WWP-3)	Idaho Department of Lands	Urban Renewal Agency
Department of Environmental Quality	Panhandle Health District	Kootenai County Planning
Conoco, Inc. (Pipeline Co.)	NW Pipeline Corp.	KMPO
Yellowstone Pipeline Co.	TransCanada GTN	TDS

PUBLIC PROCESS: This application is processed as an amendment to the *2020 Comprehensive Plan*. A public hearing is held before the Planning & Zoning Commission; of which, will review the record, hear the staff report, and make a recommendation concerning the proposed amendment to City Council. Upon receipt of the recommendation, City Council will hold a public hearing at a later date and render a decision regarding the proposed amendment. If the amendment is approved, it will be made part of the Comprehensive Plan upon the preparation and passage of a resolution adopting the amendment.

Notice of the proposed amendment follows the Notice and Hearing provisions under [Idaho Code 67-6509](#). Notice of the time and place and a summary of the plan to be discussed has been published in the Post Falls Press on August 28, 2021. The commission also made available the notice to other papers, radio, and television stations serving the jurisdiction for use as a public service announcement. Notice of intent to amend the plan was sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing scheduled by the commission.

MOTION OPTIONS: The Planning Commission must provide a recommendation to the City Council concerning the proposed amendment. Should the Commission need additional information or wish to hear additional testimony, it may wish to move to continue the public hearing to a date certain. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain. If the Planning Commission recommends a material change to the proposed amendment to the plan, such notice of the recommendation shall be included in the notice of public hearing provided by the City Council.

ATTACHMENTS:

Testimony: None received