



**PLANNING & ZONING COMMISSION
MEETING MINUTES**

**February 22, 2022
5:30 PM**

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

MEETING ATTENDEES ARE ENCOURAGED TO MAINTAIN A 6 FOOT SEPARATION FROM OTHER ATTENDEES AT THE MEETING AND MASKS ARE ENCOURAGED FOR THOSE WHO HAVE NOT BEEN FULLY VACCINATED FOR COVID-19.

THE MEETING MAY BE VIEWED ON CABLE CHANNEL 1300 OR LIVESTREAMED ON THE CITY'S YOUTUBE CHANNEL (<https://www.youtube.com/c/CityofPostFallsIdaho>).

WRITTEN TESTIMONY AT PUBLIC HEARINGS IN LIEU OF ATTENDING IN PERSON IS ENCOURAGED. WRITTEN TESTIMONY WILL BE CONSIDERED TO THE SAME EXTENT AS LIVE TESTIMONY.

REGULAR MEETING – 5:30 PM

CALL TO ORDER

*** PLEASE TURN OFF YOUR CELL PHONES ***

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

Carey, Hampe, Davis, Ward, Schlotthauer – Present
Steffensen, Kimball - EXCUSED

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:

Today is National Be Humble Day

AMENDMENTS TO THE AGENDA

Final action cannot be taken on an item added to the agenda after the start of the meeting unless an emergency is declared that requires action at the meeting. The declaration and justification must be approved by motion of the Council.

None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

None

1. 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 that it 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 8, 2022, Planning and Zoning Commission Meeting
- b. Reasoned Decision – Elm Place Subdivision File No. SUBD-0019-2021
- c. Reasoned Decision – River City Center Subdivision File No. SUBD-0020-2021

Motion to approve as presented by Hampe

Second by: Carey

Vote Carey – Yes; Davis – Yes; Ward – Yes; Schlotthauer – Yes; Hampe - Yes

Moved

2. CITIZEN ISSUES

This section of the agenda is reserved for citizens wishing to address the Commission regarding City-related issues that are not on the agenda. Persons wishing to speak will have 5 minutes. Comments related to pending public hearings, including decisions that may be appealed to the City Council, are out of order and should be held for that public hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, by subsequent appointment. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring action must be placed on the agenda of an upcoming meeting. As such, the Commission cannot take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

None

3. UNFINISHED/OLD BUSINESS

This section of the agenda is to continue consideration of items that have been previously discussed by the Planning and Zoning Commission.

None

4. PUBLIC HEARINGS

There are generally two types of public hearings. In a legislative hearing, such as adopting an ordinance amending the zoning code or Comprehensive Plan amendments, the Mayor and City Council may consider any input provided by the public. In quasi-judicial hearings, such as subdivisions, special use permits and zone change requests, the Mayor and City Council must follow procedures similar to those used in court to ensure the fairness of the hearing. Additionally, the Mayor and City Council can only consider testimony that relates to the adopted approval criteria for each matter. Residents or visitors wishing to testify upon an item before the Council must sign up in advance and provide enough information to allow the Clerk to properly record their testimony in the official record of the City Council. Hearing procedures call for submission of information from City staff, then presentation by the applicant (15 min.), followed by public testimony (4 min. each) and finally the applicant's rebuttal testimony (8 min.). Testimony should be addressed to the City Council, only address the relevant approval criteria (in quasi-judicial matters) and not be unduly repetitious.

ACTION ITEMS:

- A. Post Falls Title 18 Zoning Code Update File No. TA-0001-2022 – Jon Manley, Planning Manager, to present a request to amend sections of Title 18 dealing with the Public Reserve Zone, Land Use Table, Residential Performance Standards, Parking, and Landscaping Exemptions. Applicant is Post Falls Planning and Zoning.

Proposed Changes:

- Establish Setbacks for the Public Reserve Zone
- Update RV to Special Use Permit in Industrial zones
- Residential driveway width not be narrower than the approaches in Title 12
- Allow fences to be taller than 6' for sports recreation facilities
- When buildings are adjacent to a public street or private street, the building entrances must be clearly visible and oriented to face the public street. The *Zoning Administrator* may grant deviations when the implementation of this criteria is practically implausible, the proposed deviation creates a better design for the community, or there has been a general attempt to meet this criterion.
- Update ADA parking stalls to match other parking requirements. Modify 20' to 18' stall length
 - Proposal meets Department of Justice Requirements
- Post Falls Municipal Code Section 18.24.080: Landscaping, Subsection B.1. is amended to read as follows:
 1. Exemptions. The following Uses are exempt from the requirements of this section:
Single family, two family, and three family Dwellings are exempt from applying the Buffer stated within this section. Single tax parcels of Dwellings are exempt from applying the Buffer stated within this section.

Manley – Clarification of one of the changes on the one-way 45 degree, we did add four feet to the overall width to that diagram.

Ward – I have a question about the parking approach. Most of the driveways in Post Falls on the other side of the sidewalk they have that “v” that goes out that makes up that extra two feet and it gives you that residential look. What happens if we reduce it so that all the driveways are the width of the driveway?

Manley – We don't include the apron in the width. It's the width along the right-of-way. You still get the apron. The width is just ten feet rather than jumping out to fourteen.

Schlotthauer – Does everybody feel good about the half acre? My only thought is that it's pretty restrictive. It could be a make-or-break on half an acre.

Manley – You can increase it. If you want to increase it to an acre or less, then that is what you would forward to City Council.

Schlotthauer – I think the concept is good. I'm just not sure on the size because it could discourage infill.

Manley – Commercial against residential is fifteen feet. With multi-family against residential, we went to ten feet.

Hampe – Could that buffer be part of your setback?

Manley – Yes.

Carey moved to forward to City Council TA-0001-2022 Title 18 text amendment with recommendation for approval.

Second by - Hampe

Vote Hampe – Yes; Schlotthauer – Yes; Ward – Yes; Davis – Yes; Carey – Yes
Moved

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

Schlotthauer – I have a “For the Good of the Order.” I don’t know what the correct channel for this is. I think it might be an ITD issue, but has anyone else noticed the insane amount of litter on I-90? I think it could be a commercial operator, one of the garbage services, because they run their trucks up to Pleasant View. It stops at Pleasant View. There was a letter in the paper. It’s probably not a city issue, but it’s our city and it’s going through the middle of it.

Herrington – I’ll look around. It may be that it’s ITD’s purview. We’ll report back.

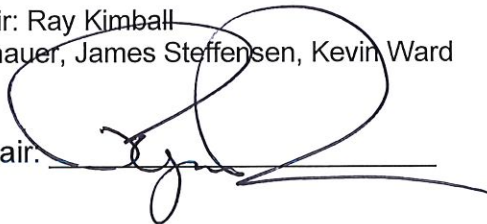
7. ADJOURNMENT 6:03 PM

Questions concerning items appearing on this Agenda should be addressed to the Community Development Department – Planning Division at 408 Spokane Street or call 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 Center telephone number is 208-457-3341.

Chair: Ryan Davis Vice Chair: Ray Kimball
Members: Vicky Jo Cary, Nancy Hampe, Ross Schlotthauer, James Steffensen, Kevin Ward

Date: 3-8-22

Chair: 

Attest: 