



**PLANNING & ZONING COMMISSION
MEETING MINUTES**

**OCTOBER 11, 2022
5:30 PM**

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

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.

WORKSHOP – 4:30PM

- Cottage Homes – Ethan Porter, Associate Planner, to present - *Davis came late, Hampe was excused, all other Commissioners were present. * - The Cottage Home purpose and goals are to provide a form of smaller single-family residential units, diversifying a housing choice, to create a path to offer a middle ground between single-family residences and multi-family development communities while promoting open space, safety, and the interaction of the residence. Also, to continue to follow the guidance of LLUPA – Title 67, Chapter 65 seeking ways to create low-cost conventional housing. Standards may provide a level playing field for all Cottage Home Developments while creating a clearer path in permitting, may help incentivize some additional infill projects. Cottage housing can offer a smaller scale housing choice, which are suitable for meeting a variety of needs, compared to traditional detached single-family homes. The advantages of Cottage Homes; they have flexibility, making more effective or desirable use of underutilized spaces to serving the needs of different populations, for infill type development they can maintain a spacious feeling with open courts. Higher density development, they offer privacy by having detached units, their sizes allow them to be potentially more energy-efficient compared to larger residences. They can serve housing for families seeking to downsize, young households, and the workforce. Performance Standards proposed – Any detached residential structure, either on a platted lot or a common lot, with a total living area of less than 1,200 sq/ft (with ground floor area being no larger than 1,000 sq/ft) and more than 600 sq/ft. Implementing Zoning Districts: R2, R3, and RM. Also allowed in the CCM zone where the approved development agreement authorizes multi-family residential uses and in the CCS zone with an approved Special Use Permit. Comprehensive Plan Future Land Use Designation:
 - Low Density Residential (R-1-S, R1, **R2, RM**, Per Focus Area)
 - Medium Density Residential (**R2, R3, RM**, SC4, Per Focus Area)
 - High Density Residential (**R3, RM**, SC5, SC6, Per Focus Area)
 - Commercial (**CCM**, LC, **CCS**, SC4, SC5, Per Focus Area)
 - Business/Commercial (LC, **CCS, CCM**, TM, **R2, R3**, SC4, SC5, Per Focus Area)
 - Transitional (**Per Focus Area**)

It would not be allowed in the Business Industrial (I, HI, TM, Per Focus Area). General Design Standards (apply to both platted lot and common lot cottage home developments):

Must front a public ROW or a greenspace; vehicular access from the rear of the structure only; must have pedestrian access from the sidewalk to the building entry. Architectural Design: porch no less than 80 sq/ft (minimum 6' depth); no two abutting or directly opposing cottage homes may have the same front façade or the same exterior material application; minimum of four elements, features, or treatments listed in 18.24.032 (C.)(3.)(d). Accessory Structures: must match architectural style of the cottage home and meet separation requirements. Green Space: Cottage homes must provide 550 sq/ft of common Green Space per unit; developments with 8 or more units must have 50% of the common open space centrally located with 25% of the green space fronting a street; less than 8 units must consolidate the common Green Space into one location (no dimensions less than 20'). When placed on individual lots they will only require 325 sq/ft of common Green Space but will be required to provide a functional yard; located in the rear or side yard (not within front yard setback); equal to at least 10% of the parcel area; minimum dimension no less than 15' (no less than 12' for parcels smaller than 3,500 sq/ft). Fences are prohibited in common Green Space; parking: 1-bedroom units = 1 off street parking stall; 2+ bedroom units = 2 off street parking stalls; developments of 8 units or more that front a street or greenspace require an additional .25 parking stalls (centrally located) per unit. Single-Family Cottage Homes (applies only to platted lot cottage home developments): minimum lot area of 2,400 sq/ft; setbacks: front-16', side-net 15' (no less than 3' on either side); rear-20', flanking street-10', and a height of 25'. Accessory structures cannot exceed the height of the primary structure; nor the square footage of the primary structure of 720 sq/ft, whichever is less, and fences cannot exceed 36' in height. Green infrastructure: where a minimum of 25% of the lots contain green infrastructure amenities, common green space requirements may be reduced by 50 sq/ft per unit (from 325 sq/ft per unit to 275 sq/ft per unit)

- Solar arrays
- Rain gardens (located within the common green space)
- Water harvesting devices
- Green roofs
- Green alleys as outlined by National Association of City Transpiration Officials (NACTO)
- Residential scale wind turbines
- EV charging stations

Multi-Family Cottage Homes (applies only to common lot cottage home developments with three or more cottage homes; Separation must meet adopted building code; Exterior setbacks and height limitations:

- Front-20'
- Side-10'
- Rear-10'
- Flanking street-20'
- Height-25'

Green Infrastructure: Where green infrastructure amenities are provided, common green space requirements may be reduced by 50 sq/ft per unit (from 550 sq/ft per unit to 500 sq/ft per unit)

- At least two amenities as listed in 18.24.030
- EV charging stations (1 station for every 25 cottage home units)
- Green alleys as outlined by NACTO
- Solar arrays

- Rain gardens (located within the common green space
Access, driveways, parking, and garages: consolidated parking structures may be considered by the zoning administrator. Refuse: outside storage and solid waste areas must meet the requirements of 18.24.040. Example of implementing the Cottage Home Standards is the Tullamore Vista request; 20-acres; centrally located common green space; lots fronting ROW or common green space; access from rear; and pedestrian path between sidewalk and building entry. A Hypothetical infill lot is N. Spokane St. and W. 16th Ave (.40-acre). This lot could sustain the open space requirements and the fronting requirements.

Commission Feedback:

- Parking standard desired:
 - .5 additional instead of .25
 - Have it as 2.5 across development instead of 1.5 as Ray mentioned for multi-family
- Will garages fit and is there enough space
- Exterior material application
 - More specific in the wording
 - Market driven
- Public/private street fronting for greenspace was in question for 8 or more
- 30-feet for the height maximum consideration
- Wind power green infrastructure may need to be allowed to exceed the max height
- 48-inches for the fence height to help with dogs in the yard
 - Through administrative exception?
- Special Use Permit for cottage homes in the R1 zone to promote infill and use of code
- Open space not requiring 25% fronting street frontage
 - Help with awkward shaped lots
 - Sight lines into the park area
- Let the building and fire department handle the spacing issues between structures and property line
- Define floor area
- Change ADA parking to meet federal ADA requirements within access, driveways, parking and garages section Possibly change front setback to 12-feet for cottage homes on platted lots.

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, Steffensen, Davis, Ward, Schlotthauer, Kimball - Present
Hampe – Excused

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:

- NATIONAL FACE YOUR FEARS DAY
- SAUSAGE PIZZA 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. Meeting Minutes 9-13-2022
- b. Zoning Recommendation – Farwest Steel Annexation File No. ANNX-22-10
- c. Zoning Recommendation – Joseph Family Trust Annexation File No. ANNX-22-7
- d. Zoning Recommendation – Gabourie Annexation File No. ANNX-22-9

Motion to approve as presented by - Steffensen

2nd by - Carey

Vote: Schlotthauer – Yes; Ward – Yes; Davis – Yes; Kimball – Yes; Carey – Yes; Steffensen - Yes

Moved

2. 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. 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. **Zoning Recommendation** for the Adams Annexation File No. ANNX-22-12 – Jon Manley, Planning Manager, to present a request for a recommendation to City Council on a request for a zoning designation of Single-Family Residential (R1) on approximately 4.75-acres. Requested action is to provide a recommendation to City Council for the zoning designation of Single-Family Residential (R1) on approximately 4.75-acres as part of an annexation request into the City of Post Falls. In Idaho “Growth” and “Land Use” is governed by the Local Land Use Planning Act (LLUPA) was adopted in 1975. The city adopts regulations in accordance with LLUPA. The purpose is to protect property rights, making accommodations for other types such as low-cost housing and mobile home parks. To encourage urban and urban-type development within incorporated cities and to avoid undue (unjustified) concentration of population and overcrowding of land. The general location is south of E 16th Ave and east of N. Idaho St. It is currently a large lot residential and sits over the Rathdrum Prairie Aquifer. Water and Sewer will be provided by the City of Post Falls. The zoning to the north and west of the property is Single-Family Residential (R1) with county south and direct east. There was an approval of an R1 zoning with a subdivision to the east and west of N. American Dr.

Zone Change Review Criteria:

- The Future Land Use Map designates this site as Low-density residential – encompasses all types of single-family residential uses up to 8 dwelling units per acre. Implementing zoning districts are R-1-S, R1, R2, RM, SC3, and Per Focus Area. The Focus Area is Central Island – which promotes infill development as this subject property.
- G.03 Maintain and improve Post Falls' small-town scale, charm, and aesthetic beauty. G.05 Keep Post Falls' neighborhoods safe, vital, and attractive; Safe: Improve roadways with development create safer conditions for both vehicles and pedestrians, as well as in many cases increase access for emergency vehicles. Additionally, impact fees are paid towards public safety. Vital: with the current housing shortage and low vacancy rates, improving the net number of housing units may be necessary in supporting the Employers of the area. Additional rooftops/housing units may also add to the vibrancy of Post Falls. Attractive: there are currently minimal design standards for single-family development. Several other goals were listed in the staff report. P.01 to support land use patterns that maintain or enhance community levels of service; foster the long-term fiscal health of the community; maintain and enhance resident quality of life; promote compatible, well-designed development; and implement goals and policies of the comprehensive plan, related master plan and/or facility plans. There are several other policies listed in the staff report as well.

- 16th Ave. Is a major collector roadway; rights-of-way conforming to the City's standards were acquired with the previous widening project of 16th Ave. And a 10-foot sidewalk, drainage and utility easement would be required along the property's boundary.
- Commercial and high-density criteria are not applicable.
- This is set further away from the higher intensity urban activities that are located along Seltice, Mullan and Highway 41.
- The industrial criteria are not applicable.

All agencies have been notified with the Yellowstone Pipeline and DEQ responding with no comment, Post Falls School District and Post Falls Police Department responded with remaining neutral and the Post Falls Highway District is in support and the Kootenai County Fire and Rescue reserves comments for the permitting process.

Davis – To be clear Fire and Rescue offer comments through the entire process, correct.

Manley – With Subdivision and site development they review intimately with the city.

Davis – Thank you, sometimes I think that gets missed with the in support or neutral.

Steffensen – Isn't the main reason for this Annexation is to hook up to city sanitation and not build a subdivision.

Manley – You'll need to speak with the applicant; however, I think they do want to create a minor subdivision and create some larger lots. There are some sewer limitations currently and have spoken with the city on some means to gain services potentially and at that time possibly create a subdivision at that time. So, short term no; however, long-term, potentially but that is for the applicant to clarify.

Applicant, Glenn Adams, Athol, Idaho – George and Marilyn are my parents. The main reason to annex at this time is for sanitation services. We might be looking at a minor subdivision down the road our hands are tied at this point. We don't know where the future is going to take this property, my parents are in their late 80's between myself and sister we will be purchasing the property once they want to sell however at this point they want to stay in the house.

Schlotthauer – What is the limitation you were saying that you couldn't develop?

Adams – To my understanding sewer has to go north or you have to pump it due to it being 6ft. Deep and to fully develop the property you have to go south with the sewer, and we have no easement to take it that direction. Our current thought is to subdivide in 2 and building another house so someone can be closer to them.

Ward – On 16th there is a lot in that area further east that is in full development is the sewer running south or through the front along the road?

Kimball – It runs north and to the east.

Manley – I will say, the direction of the sewer isn't one of the criteria they are looking for a zone and is the zone they are asking for the right one.

Testimony:

In Favor - None

Neutral - None

In Opposition – Dennis W. Braulick 917 E 12th- I am in opposition mainly I've had some interesting threats from our local realtors and the people who are wanting to develop this place. What was explained to me was 16th could not have sewer and water run through it because pipes were too small. One of them offered me \$35,000 for the right-of-way because I am at the south end of that property where they have to bring the access to. This

would destroy 5 of my lots for my future development or if I decide to turn it over to my family. In 2008 we thought we would sell as a block when this first came up a developer from Canada was wanting to develop all 100+ acres for a senior development similar to cottages with a pool, etc. They offered me \$2million so I was going to sell however, no one wanted small houses. Anyway, I disagree this development will improve the road, trying to get out on 16th; I had to go to the mayor and threaten and American Disability Act because the snow gets thrown up on the sidewalks even though they stated 16th was designed to be safer but kids were walking home on the street because the sidewalks were packed with snow. One of the developers told us they would get our property no matter what. I refuse to give access due to the \$1million damages that was done to my property when I refused to sell because we didn't want small lots and homes but that is what we are ending up with anyway. I've been concerned about eminent domain coming into play because there is no way this project can be built without coming up through mine.

Rebuttal, Adams – I know there was an offer a couple of years ago and the reason it fell through is because of the easement. I have no idea why anyone would threaten but at this time we are not looking to develop the property we are just looking to annex the property and move forward. Maybe look for another step later but for now just an annexation.

Comments

Davis – This is a zoning recommendation, and it will move forward to Council for the ultimate decision on whether to annex or not.

1. Consistent with Future Land Use Map.

Kimball – Future Land Use Map calls this area out as Low-Density Residential and R1 is an implementing zone.

2. Consistent with the Goals and Policies found in the Comprehensive Plan.

Kimball – Staff went over this in the presentation and it is also in the applicants narrative: this is part of a county island surrounded by the City of Post Falls.

3. 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. Encourage a balance of land uses to help Post Falls remain a desirable, stable, and sustainable community.

Schlotthauer – R1 fits with the surrounding zones, I don't see how anyone would object to it.

4. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.

Not Applicable

5. 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 available for future housing needs.

Kimball – The closest urban intensity would be on Mullan which is about ½ mile away.

6. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.

Not Applicable

Steffensen – 16th and Idaho is slated as an impact fee project at that intersection in the future. If they decide to develop it, there will possibly be an intersection being developed as well.

Motion to recommend approval to City Council finding the requested zoning meets the approval criteria in PFMC and direct staff to draft a Zoning Recommendation with an R1 zoning designation by Carey

2nd by - Steffensen

Vote: Schlotthauer – Yes; Ward – Yes; Davis – Yes; Kimball – Yes; Carey – Yes; Steffensen - Yes

Moved

- B. **Approve/Deny** CORSTOR Special Use Permit File No. SUP-22-3 – Ethan Porter, Associate Planner, to present a request to approve or deny a Special Use Permit to construct a new mini storage within the Single-Family Residential (R1) and High-Density Multi-Family Residential (R3) zones per Post Falls Municipal Code 18.20.030 Land Use Table on approximately 6.16 acres. The requested action is for approval to develop a storage unit facility on approximately 6.16 acres within the R1 and R3 zoning districts. It is located north of I-90, east of N. Corbin and south of W. Craig Ave. It is currently a large residential lot and a vacant lot that is over the Rathdrum Prairie Aquifer. The water will be provided by East Greenacres Irrigation District and the sewer will be provided by the City of Post Falls. It is surrounded by R1 zoning with commercial to the far west and far north.

Special Use Permit Review Criteria:

- A. Implementation of the special use will conform to the purposes of the applicable zoning district through a Special Use Permit.
- B. Mini-storage warehouse/self-storage uses are allowed through special use permit within the PFMC Land Use Table, section 18.20.030 in the R1 and R3 zoning districts. Conforms to the Future Land Use Map. The Business/Commercial provides for a wide variety of general services, retail, professional office, light industrial, artisan manufacturing and mixed-uses that serve local and regional residents as well as the traveling public. The Focus Area: Seltice West; Buffering between high and low-intensity development patterns should be maintained, employing use buffering and physical distance between said patterns.
- C. Proposed special use is projected to generate less than 20 trips per day; wastewater generation from the proposed mini storage units would be less than a residential development.
- D. Maintain and improve the provision of high-quality, affordable and efficient community services in Post Falls (G-02): municipalities exist to provide infrastructure and services that would be impossible for individuals to provide. While pooled resources make essential services achievable, they also require strong levels of coordination and management to assure; time may profoundly affect the costs of services – and livability of the community. This goal anchors the need for the City of Post Falls to consider the long-term cost, parks and recreational services, as well as other types of infrastructure. G.07 plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability. P.01 support land use patterns that: maintain or enhance community levels of service; foster the long-term fiscal health of the community; maintain and enhance resident quality of life; promote compatible, well-designed development; implement goals and policies of the comprehensive plan, related master plan and/or facility plans. P.08 encourage compatible infill development and redevelopment of vacant and under-utilized properties within City limits. P.26 maintain and improve the continuity of sidewalks, trails, and bicycle paths in Post Falls. P.86 With the local business

community, work to enhance, sustain and diversify the local economic base by helping retain, promote and expand existing businesses and industry; supporting innovative, entrepreneurial enterprises; supporting opportunities related to business “campus” and mixed-use models; coordinating provision of workforce housing; attracting new businesses and clean industry.

All agencies have been notified with DEQ, Post Falls Highway District, and Yellowstone Pipeline responded with no comment, Post Falls Police Department remains neutral, and the Kootenai County Fire and Rescue makes comments throughout the permitting process. The Commission may add conditions including, but not limited to, minimizing adverse impact on other development; controlling the sequence and timing of development; controlling the duration of development; assuring that development is maintained properly; controlling the location and setbacks of development; and requiring more restrictive standards than those generally required in the zoning ordinance. Other conditions remove cited billboard sign – commercial site signage Ok; and reduce the visual appearance of blank walls, coordinate with city staff at time of Site Plan Review with a planting scheme while preserving vehicular movement.

Carey – I don’t know if this is for you or applicant, will it be 24hour access?

Porter – I will leave that to the applicant.

Ward – You mentioned something about 20 trips per day.

Porter – Correct.

Ward – Is that 20 vehicles in the facility per day.

Porter – That was Engineering review for that, I don’t know if Mr. Palus wants to go over it.

Palus - We took the number of units for this request and went to a manual called “The Institute of Transportation Engineers” this manual holds data from different studies that have been done over the years. It gives a range based on similar types of uses that you can expect for the number of trips per day. This request has about 211 units, I believe, from the chart we saw that you would anticipate around 20 trips per day coming to the site. If there was a residential use on there you would have around 300 trips per day. Most people with a mini storage do not go to it every day, maybe a couple times a month and some maybe less. The average is about 20 trips per day, 30 days that’s around 600 trips per month for 200 units.

Kimball – For comparison I think the ITE states a single-family house produces 10 trips per day?

Palus – Correct.

Kimball – So, it is the equivalent of 2 houses.

Palus – Yes.

Ward – I went to my storage unit up on 16th for my catering trailer and the gate opened about 30 times while I was there. I think we need to worry about this, not only for the units but these facilities end up parking hundreds of vehicles in there too. The spaces are rented out for 50-100 bucks a month for RVs or boats, and it doubles the number of people that are in there vs. The number of units available.

Palus – I understand what you are saying, and you need to talk with the applicant as to whether or not they’re looking at additional boat and RV storage other than just the units themselves.

Porter – With the existing R3 zoning if they did multi-family in the site, you’d probably get a lot more trips per day as well.

Ward – You get landscapers, carpenters, that rent out it is non-stop going.

Applicant, Scott McArthur, My clients looked at this property for years and wanted to make sure the development had the least amount of impact in this area which is why they decided on a storage facility. Originally, they were leaning towards the uses of multi-family and single-family under the underlying zone of R1 and R3. They also had a conversation regards to a zone change from R3 and R1 to commercial, I informed them adding commercial to this area with the residential neighborhoods would end up creating a traffic nightmare. This request boils down to traffic and not being an eyesore and knowing what my clients does nothing has been an eyesore that they are developing. There is an existing home on the property, 324 Corbin, currently is on East Greenacres Irrigation District which serves the entire property. It doesn't currently have sewer to it however, it will be extended from Cami Court to the south to serve the facility as well as the missing piece that could never seem to be developed on Corbin. We have 4.17 acres of R3 and 1.97 acres of R1 zoning and asking for a special use to encumber the entire 6.14 acres with this storage facility. It could either be a multi-phase or single-phase facility we're not quite sure yet. This will all be indoor storage and yes, the units ranging from 10x20 to 16x50 will be a range of mini storage to your RV and Boat storage. I have one and visit it once every other month to put more stuff in it for my wife. One of the main controlling items is the access, there is access to Terrace St. Which is off Craig Ave. to the north and access off Corbin Rd. to the south adjacent to the interstate. With concern being traffic, we pushed the main entrance point to Corbin with an emergency access as required by fire out through Terrace St. The existing house will serve as a rental or primarily for the facility groundskeeper as there isn't a good reason to just get rid of it. We have the schematics of the structures and what they will look like, and we'll work with city staff for the sign permit as well. I concur with the city staff and engineer that the site on average will endure 20 trips per day. Looking at just peak trips, morning and evening peak trips, in a residential R1 it would be about 47 peak trips and for a multi-family development the peak trips would be about 55. The peak trips for a storage facility are considerably less let alone the 20 trips per day. I agree with you, the odds of the gate opening that many times when you were there is considerably rare, I've developed several storage facilities in this area and it's very rare and that is one of the major concerns are traffic. We will be working with East Greenacres on how to provide domestic water, irrigation water and fire suppression; the pre-existing home is on East Greenacres already and has fire suppression and is served through a 6inch line that is in Corbin Rd. There is an 8inch water stub that travels south off Craig Ave. Down Terrace St into the property. Our plan is to work with East Greenacres and extend the 8inch line and loop it into Corbin Rd. Our facilities use of the water will be for one required city restroom, irrigation use for landscaping and major buffers. Calculating today there is about 80psi for the fire flow and shouldn't be an issue. The cost of this lies on the developer however, paying for the work usually is a benefit for the surrounding neighbors. Sanitary sewer will extend from Casey Court to the south and again connecting the missing piece on Corbin Rd, south of the existing apartments down to Casey Court. We have no objection to screening requirements, the buffering required would be a good addition to the project as I travel this daily. The comments on lighting generally with facilities like this there are foot candle requirements to light the pathway and the facility for security purposes. I've never been part of a project that's failed to meet this requirement. We plan to meet all codes of the city for this project so there will be no objections to any conditions. We do have a landscape architect to provide us a full set of plans that will be reviewed by city staff (Urban Forester). There will be a security fence as well as surveillance our intent to develop a nice facility and not something that is run down or an area that would attract thieves.

Carey – Will there be open vehicle storage for trailers and stuff?

McArthur – It will all be indoor covered storage with garage doors.

Carey – What about hours of access?

McArthur – Generally speaking, hours of access are usually 24 hours a day 7 days per week. Limiting that at this point, it could be discussed, but every facility I've built this has been discussed but never been implemented and never become an issue the way the facilities are laid out it provides a buffer to the east and north for the homes there.

Carey – That would be my only issue is it being a 24hr access and someone coming in at 2 a.m. there will be noise and even though there is a buffer you still have single-family around this entire project.

McArthur – I don't have a lease in front of me, but previous ones I have agreed to have had limited access to be 7am – 10pm. People do have needs, whether they come home late from camping and need to put their trailer away and it is 11:30 at night, those are few and far between. We are more than happy to agree to a lease drafted by the city to have reduced access after 10pm.

Ward – Ours is reduced to access after 6pm and is annoying.

McArthur – It's not ideal and it's been implemented before in the county and later waived by the board of County Commissioners because of many complaints.

Carey – I could see it not being at 6pm but maybe at 10pm.

McArthur – We could reduce access between midnight and 6am potentially. Are you concerned about theft?

Carey – No, I am concerned about noise. I don't have a concern with the units just the 24 hr. Access because of where it is, if it didn't have the houses around it, it would be fine.

Schlotthauer – The comparison the applicant is making is if they built the R3 and had, how many units of R3?

McArthur – 80-83.

Schlotthauer – I think it is going to be less noise than 80 units of apartments regardless.

McArthur - With the buffering with structures facing away from the homes; your neighbor could have to get up at 3am to start their truck from the snow and let it run for about 40 minutes before they go to work. We can't stop them from doing that. Our intention, after getting to know the owners more, is to develop a nice facility, they've sacrificed units for this layout after going over many renditions of the layout they are putting together a facility that will not be questioned by the city. They want to make sure moving forward that they are creating a good name and a good product.

Schlotthauer – So the sewer will have to be brought down from Casey Court?

McArthur – There is a section that is south Casey Court through Corbin that is dry, no sewer in that section right now. This project will be required to put that in.

Schlotthauer – Then there will be 1 bathroom?

McArthur – Yes, and the existing home will need to be taken off septic and put on sanitary sewer.

Schlotthauer – Thos houses currently on Corbin, do not have sewer?

McArthur – No.

Schlotthauer – But it'll be available after this?

McArthur – Yes, I don't know if that house that is on the southeast corner of Craig and Corbin is on sewer but one thing to note too is the sewer basin for the area west of Corbin is in a different basin than to the east. So, we're the tail end of the sewer basin so extending this sewer to the property is really only to serve this property and the 3 parcels are

potentially, or 2 parcels, to the north. So, this is a considerable amount of work to make this facility work that's my client's intentions with the property.

Kimball – With regard to lighting and wall packs on the buildings, would it be amenable to your client to limit the wall packs to face the driving areas and no have them off the back of the buildings facing the neighborhood residences?

McArthur – I agree, I think that is ideal my only issue with that is security and I think that we have all been around flood lights and they come on when your dog runs by them, and we don't want that to happen. I don't know a good solution to that, we do want to protect the neighbors too, we don't want somebody walking down this 15-foot landscape buffer and jump a fence into someone's backyard either. It could happen now with nothing developed on the property; I think we can reduce the foot candles to that area to have some lighting but not have too much.

Kimball – My experience with the wall packs, as downward directed as they are still having an impact. Some of those houses look like they have about a 20-foot setback to their back property line which I would expect that it would be incredibly obtrusive to have a wall pack staring into their backyard all night long.

McArthur – I think what we can do in exchange is reduce the wall packs on the back of the structures and have some sort of night vision type security camera. This would capture activity without looking into the neighbor's backyard but facing down the back of the buildings.

Schlotthauer – In the staff report condition 4 states to be completed in 1 phase however, I think you said maybe 1 or 2 phases.

McArthur – We have talked about phasing this project since the submittal of this plan with the economy right now we want to make this project happen and my clients are looking at opportunities to make it happen under a single phase, but we would request that be potentially a multi-phase project. Make a quick note, the elevation is about a 3ft difference, so even though these structures will be x high, they will be lowered into the ground and will be different in scale compared to a multi-family structure.

Carey – Looking at your picture here, your larger units would be in the middle, the taller and larger ones.

McArthur – What we proposed are single shed roof on the structures that are adjacent to the north, east, and the west boundaries. The taller peak structures will be in the middle, they are 12 by 35 units in the middle, so the peak won't be as high as let's say an RV structure.

Testimony:

In Favor - None

Neutral - None

In Opposition-

Alex Sherman, 455 N Megan St. - The main 3 points are 1, is the possibility of devaluing property value because of the construction of that as well plus another thing is traffic; like you were mentioning before the engineer presented that Special Use project is projected to generate less than 20 trips per day. I know that is an average being compared other things in general, but I feel like this is a bit low. I am curious to know if there are other values compared to that that are a little higher than the usual 20, I do understand that this is a storage unit so there is a possibility that that number is true. Right at Craig and Corbin here is

a bunch of neighbors with lots of children playing and there is a chance that this area can get congested. Possible traffic accidents or anything like that due to kids playing around and enjoying their time. Third, is a concern of the housing shortage we are currently going through. I feel this would be better suited to stay as residential to accommodate for future development. To give you a reference Seltice has 4 self-storage units and within a half mile radius of this property there's already 7 self-storage units, so I think this is to be saturated for our area. I feel in perspective of the Comprehensive Plan I feel this would be more of a detriment and could be used for single-family use later down the road and contribute to the tax for our community in general.

Casey Browning, 425 N. Megan – I am right up against this project to the far corner. I am against this due to access roads on the property, cut through a heavily residential area that is greatly offset from the main Avenue, it would create a dangerous situation for the children bringing in heavy unwanted traffic near homes and families. I did add obstruction of views and he was talking about building height I think it goes more to an undesirable view and light pollution. For those of us on that line, this will obviously need to be lit up at night so we will be bombarded with more light than we already have. This will create an eyesore for those of us that are already here it will degrade the look of the neighborhood as a whole having such a large industrial site put smack dab in the middle of our neighborhood. Which will cause property values to drop drastically and make our homes and neighborhood undesirable. This property should remain residential and be developed as such to create more opportunities for home ownership for local hard-working families to enjoy in the future. The only ones that will benefit from this development are the owners wishing to make a profit and destroying our neighborhood. This type of development should remain directly off the main road and not encroaching on a neighborhood.

Davis, we have 2 others that need read into the record, Matthew Barbari – What is the purpose of zoning laws here in Post Falls serve if this is allowed to proceed according to the zoning maps this was originally zoned as residential not business. We're not discussing a storage facility at the beginning of our neighborhood or on a main street but in the heart of our neighborhood to get this proposed you would need to drive through the neighborhood to get to the business entrance. This has the potential of lowering home values I like many others who would never choose to move next to a storage facility with rising crime significant increase in traffic to this quiet neighborhood thus making it less safe for our children. This is without question the absolute worst idea for this area and should not be allowed to proceed. I sincerely implore you to deny this absurd request for a Special Permit and to build a building in the middle of a neighborhood.

Benjamin Ruckman – With deep alarm and concern that you're considering issuing a building permit for commercial building in a residential area R1 R3 the address 324 N. Corbin is tucked away between single-family and multi-family residential locations and the I-90 corridor this location is limited in expansion and will either become 1 or 2 areas a commercial or residential area. Currently, it's a residential area and for it to become a commercial area it must lose its qualities that make it a place to have a home. I've used many storage units and I'm currently renting one I am utterly opposed to having commercial property stuck in the middle of an area that has required renters to pass through a residential area to gain access to their property. Renters have rights to access their property 24/7/365 and to provide that would significantly increase the road traffic in and around the residential area. By increasing

the traffic in this area you'd be risking the current and future residents of the area to have higher chances of crime and vehicle versus pedestrian minor emergencies. We currently have a significant number of children who have the freedom to ride their bikes and to play at night in the areas where the place of the mini storage unit would go, and the neighborhood would be a risk to them. We propose that finding a location that would have direct or less close access to W. Seltice way without having to drive through a R1 R3 area and risk higher crime and endangering children unnecessarily would be more appropriate.

Herrington – We did have an issue with the notice going out basically saying we would take written comment up to the date of the hearing rather than a few days prior. With that said Mr. McArthur has a letter in favor that he would like to read into the record prior to addressing the concerns.

McArthur reading in favor Mr. Donald Cooley, 508 N. Corbin Rd – As an adjoining property owner I do endorse and support the project. So, he lives adjacent to the development.

Ward – Would that be one of the lots that would benefit from the water line? Rather, the sewer line.

McArthur – Yes, they will benefit from it.

Rebuttal – McArthur – I think we have gone down the path of many discussions as far as trips per day it seems low if you look at the trips per day again as Mr. Palus mentioned earlier if it were multi-family it would be 300 trips per day let alone the the single-family add another 70-80 trips per day if you develop the R1 and together I think you can see that's pretty significant up to 400 trips per day if we were to develop this under the current zones. So, again a storage facility is significantly less compared to the R1 and R3 zones. Kids playing in the area, same discussion with the trips per day, 400 trips per day to an upwards of 50 trips per day both negatively impact the neighborhood it isn't a matter of lessor of 2 evils it is what is best for this property. Any development on this property will increase access the reduced access; if this was developed as a residential neighborhood the access would be split between Terra St. And Corbin Rd. We are limiting all of our access to Corbin Rd. Nothing through Terra St. Which benefits those who may choose to navigate to the east through Megan. Most important aspect is we are controlling our points of access reducing the number of trips per day to this property under what development that's up for Planning and Zoning to decide. I have worked with Preston Hill, your Urban Forester on several commercial jobs and they have turned into some lavish landscaped projects. He does a good job of making sure these projects are well landscaped maintained and just protecting those around people as developments are put through the city. This landscape will not happen overnight however, as trees grow, and the landscape matures the sightlines with this buffer will protect the visualization.

Kimball – Do you know the city ordinance for noise is?

Manley – I believe it is 10pm.

Palus – The noise ordinance for the City of Post Falls is from 10pm to 6am.

Kimball – So is someone is making obscenely loud noise during those times cops can be called for a resolution.

Ward – Is Corbin a minor collector?

Manley – I don't know if Palus wants to answer, I think it is a local access road.

Ward – Are there any other storage units in the City of Post Falls that access a local access road?

Manley – In speaking with Bill local access roads can't support residential and commercial uses.

Ward – So let me rephrase that, do you know of any storage facility units in Post Falls that go through a neighborhood to access them?

Manley – I wouldn't consider Corbin Road going through a neighborhood, that's the main access.

Ward – Major Collectors and Arterials are only ones I can think of except that one going through Montrose; those that are right off Chase.

Manley – Are there any questions on that billboard element from staff? Billboards are regulated more through the Federal Highway Administration, and they have spacing standards.

Ward – Do we have a height on that?

Manley – Commercial signs do have height limits like any other business on I-90 and would treat them like the rest, billboards are a completely different beast.

Davis – One thing that has come up multiple times before, seems like whenever there's a project, storage units, apartments, store, whatever the case is, the immediate is this will ruin my property values. I've tried to look and research that and have not been able to find anything statistically speaking that there is a decline in value. Many cases it is actually and increase.

Herrington – To piggyback off that a little bit; we have Special Use Permits that we've adopted criteria for and can-do extra conditions on them, it is the whole idea behind Special Use Permits, they are a conditional thing, and you can regulate certain things. Those added conditions do have to comply with our adopted criteria which is the health, safety and welfare of the public and not to private land property values. So, I would say those kinds of comments don't necessarily relate to a review criterion for Special Use Permits. And b, it's a hard thing to judge.

Ward - I am looking at a picture of a 30-foot-tall metal sign that says CoreStor Self Storage, is that the billboard we are talking about or is it not pictured.

Manley – To me it is just a Site Plan that shows billboard, and what I have experienced at times you have something called out on a site plan and then you come after a decision then you're wrestling during a site plan review with them saying it was approved. So, by correcting that saying you're not inadvertently approving a billboard.

Kimball – So, that condition of approval says that any signage you have is going to meet Post Falls signage code.

Manley – Yes, it is just clarifying that so a later date when we're doing some administrative review process we're not.

Kimball – We're not approving a 150-foot-tall billboard that blocks out the sun.

Manley – You can make it to where no higher than what's allowed Max height in the underlying zone. Which is 45 ft.

Kimball – I didn't see a title report but the Federal Highway Administration has easements and stuff along the interstate anyway so that may or may not apply. I don't know, but i think our typical sign code would be appropriate.

Comments:

Special Use Permit Criteria:

1. Whether implementation of the Special Use would or would not conform to the purpose of the applicable zoning district.

Schlotthauer – Isn't this kind of circular that it's allowed for as under a special use permit and it is transitioning the zoning district.

Steffensen – While it is allowed in there, the future land use says business commercial and then you have a bunch of R1 and you've got to have commercial in the middle there are lots that are R1 in the city that are not developed. In theory they can come back and build other houses then you're left with commercial. You will have more traffic with houses or R3 so there are pros and cons to both.

Kimball – I know some people that own storage units, and they say about 80% of the users are single-family, 10% are apartments and 10% are business. This is because the people that are in single-family are accumulating stuff and they want to use their garage but the wife wants that for parking her car, so the boat has to go into a storage unit. So, when you look at does it conform to the purpose, with it being built near single-family residences for the single-families stuff as they are the 80% users of storage facilities, then yes it does conform to the underlying zone.

Schlotthauer – Reducing traffic as a whole because they are utilizing what is close by rather than traveling across town.

Davis – So, what you are saying these storage units would be utilized more neighborhood based than somebody who's living in Rathdrum.

Schlotthauer – The houses that are adjacent to it are the perfect candidates for the units themselves. They can utilize the units for excess cars, boats which will beautify the city more and I also think the traffic and noise with this use will be less than any other use.

Davis – How many have we just covered?

Herrington – You dove into 3 of them, 2 I think you covered you know it's a use established by the land use table so I would say we're into basically 3 and 4.

2. Health, safety, welfare and goals and policies of the Comp Plan.

Kimball – I do think commercial lighting can be incredibly obtrusive and think they can accomplish a security on the back side of the buildings with cameras if necessary and I think that is less obtrusive than all night long security wall pack lighting. I would be in support of a condition number 7 that said, lighting should be restricted to face away from adjacent residential properties.

Davis – Anyone want to touch on traffic, there was concern with kids having access to the roads and places to play.

Kimball – If a conservative estimate is 15% of the traffic generated by residential development I think it's an overall win, traffic wise if there is 300 trips per day from a single-family or multi-family development and let's say 60 trips per day from a storage unit then I think it's definitely an overall win.

Davis - What about compliance to the goals and policies. Herrington, do you think we hit all 4?

Kimball – The comp plan shows this as business commercial, those goals and policies were covered well in the staff report I thought.

Carey – Didn't item number 4 need to be changed? They said they weren't going to do it in 1 phase now.

Davis – 4 reads as 1 phase. Due to the economy, their goal is for 1 phase, but it might be phase out.

Carey – It might be.

Herrington – You can remove or add however many phases.

Davis – I don't know it needs to be in there if it isn't going to be in one phase.

Manley – We do multi-phased site plans.

Davis – So, inserting number 7 and omitting number 4.

Carey – Would it be feasible to add in a limitation on access hours, I still have a problem with the 24hr. access. Can we add a condition that it can't be utilized from 10pm to 6am?

Davis – The applicant stated those that have put restrictions in have removed them all just because they don't seem to function, and you Ward, said you don't like the restrictions?

Ward – 6 o'clock is crazy. I'd be open for like 10 or 12, I don't think anyone needs to be in a storage unit after midnight.

Kimball – I think it will be a rare occurrence and I contrast that to the barking dog which could happen with just a bad single-family neighborhood. We have a noise ordinance that the police can enforce.

Ward – One thing that worries me, is we put a moratorium on 41 for no more storage units, and now we are approving one at the entrance of our city and I would hate to see this catch fire. Storage units have the best return on investment, they are never for sale.

Manley – The reason why it was taken off of more prime commercial corridors is so it could lend itself to some valued commercial uses to bring in a better tax base consuming those. It was more of a land preservation methodology along Seltice, Mullan, and 41 and Prairie.

Schlotthauer – Seeing what they are proposing and knowing the area, I think it will add to the aesthetics of the area rather than detract.

Motion to approve the requested Special Use Permit by Kimball – finding meets approval criteria in PFMC as outlined in the deliberations subject to conditions 1-3, 5, 6 and adding condition 7 as stated in the deliberations and direct staff to prepare a written Reasoned Decision.

2nd by - Ward

Vote: Steffensen – No; Carey – No; Kimball – Yes; Davis – Yes; Ward – Yes; Schlotthauer - Yes

Moved

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

Steffensen made comments
Davis made comments

7. ADJOURNMENT 7:09PM

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.

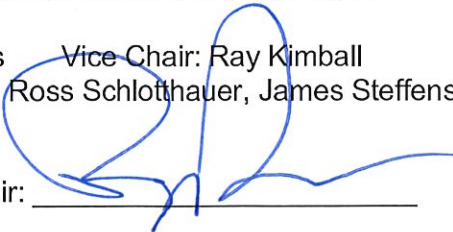
**City of Post Falls
Planning and Zoning Commission Agenda**

September 13, 2022

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: 11-8-22

Chair:  _____

Attest:  _____