

RATHDRUM PLANNING AND ZONING

PLANNING AND ZONING COMMISSION MEETING

MEETING MINUTES

Wednesday – June 15, 2016

6:00 PM

PRESENT: Commissioner Rickard, Commissioner Hanninen, Commissioner Kellner,
and Commissioner Parker

ABSENT: Commissioner Havercroft

STAFF: Planner Armes, City Attorney Cafferty and Office Asst. Davey

MINUTES: Motion to approve May 18, 2016 meeting minutes made by
Commissioner Hanninen and seconded by Commissioner Kellner

PUBLIC HEARING:

Avista Corp Zone Change: The proposal is to amend the official zoning map and text amendment for approximately 302 acres located to the east of Idaho Road, southeast of Burlington Road and west of Greensferry Road. The parcels are currently zoned as Industrial, C-1, C-2, R-1, R-2S, R-3, Parks/Open Space and Public.

Open the Public Hearing

Applicant:
David Padon
Project Manager of Avista Corp
1411 E Mission Avenue
Spokane, WA 99220

Mr. Padon gave an overview of the parcel with mentioning the location, zoning, surrounding parcels being zoned industrial which would be in conformity with a power plant design and structure. This would be an ideal location. With the 302 acres, it could be possible for future growth for a park to be dedicated to the city.

Steve Silkworth
Power Supply Department @Avista Corp
1411 E Mission Avenue
Spokane, WA 99220

Mr. Silkworth gave the commissioners a hand out: Avista 2015 Integrated Resource Plan chart that shows the expectations of growth and the need for power. He stated that they are a regulated utility and with an intergraded resource plan. With that the market is then tested to justify the need for a power plant. A RFP study is done then it is determined if the customer needs will be met with a new plant or not. The plant would be an 80 megawatt deficit possibly being built in 2021 and it would be simple cycle gas fire combustion turbine. Studies and research would need to be done to determine if the customer's needs will be met with a new power plant. This would be a peak power type of plant that would provide power only when needed and less expensive to operate and produce cheaper power than what you would buy it for.

Greg Hesler
Sr. Advisor @Avista Corp

Mr. Hesler just clarified that the purpose of the hearing tonight was to rezone the parcel since they are not sure what or if ever will be constructed on this site, to address what our needs might be at that time.

Gary Allard
Manager at the Rathdrum Power Plant
9924 W Lancaster Road
Rathdrum, ID 83858

Mr. Allard stated that Rathdrum Power is neutral, but would like to comment to assure that all rules, regulations and codes are followed with the rezoning of this land to industrial for a natural gas generation facility. There concerns would be to have clarification of the water and sewer supply and hook-up plans since neither are at the site.

None Opposed.

Close the Public Hearing

Open discussion:

Land Use Map states this property is transformational. This is in accordance with the comprehensive plan. Water and sewer issues would be addressed at the time of the site plan review and when development of the site is started.

Attorney Cafferty clarified the commissioners roll in approving or denying the rezone request with mentioning that it is either approved or denied without conditions.

Concentrate on all possible uses that are allowed in the industrial zoning.

The industrial zoning does fit into the land use map and the comprehensive plan.

Motion to approve the rezone application as requested with considering the criteria of industrial zoning, location, adequate area for existing facilities, future expansion and complies with the goals and policies of the Rathdrum Comprehensive Plan and Future Land Use Map made by Commissioner Kellner. Seconded by Commissioner Hanninen.

All in favor stating aye.

Roll Call Vote:

Commissioner Hanninen – aye
Commissioner Rickard – aye
Commissioner Kellner – aye
Commissioner Parker – aye

OLD BUSINESS: Subdivision Ordinance review still in progress and will be addressed more in the July 20th meeting.

Request by the commissioners to have a workshop/training on techniques and verbage of making a motion.

ADJOURNMENT