

**RATHDRUM
PLANNING AND ZONING**

PLANNING AND ZONING COMMISSION MEETING

MEETING MINUTES

Wednesday, January 15, 2020

6:00 PM

PRESENT: Commissioner Furey, Commissioner Carr, Commissioner Shuman

ABSENT: Commissioner Munyer and Commissioner Hatcher

STAFF: Planner Siess, Attorney Herrington and Assistant Planner Davey

PLEDGE OF ALLEGIANCE

MINUTES: Approval of the meeting minutes for December 18, 2019 as they are presented made in a motion by Commissioner Shuman and seconded by Commissioner Carr.

All in favor stating aye.

VISITOR: None

PUBLIC HEARING: Westwood Pines Subdivision

Open the Public Hearing:

Commissioner Furey stated the public hearing process.

Planner Siess gave an overview of the project with mentioning the location being north of Highway 53 and west of Meyer Road, a subdivision consisting of 113 lots on approximately 50 acres, the zoning being Residential R-2S for 110 lots with the average lot size being 8,995 square feet with two commercial lots. One lot located within the Residential R-3 and Residential R-2S zone district (split zoning) of approximately 8.8 acres will also be created. The plat will include dedication of right-of-way for extension of Meyer Road, and the other interior streets / sidewalks that will serve the development. Also, within the subdivision, one lot is dedicated to the City of Rathdrum for the purpose of a well to be constructed at a later date and with an easement to the east of the project along the R-3 zoning will be provided for a temporary sewer lift station.

Agency comments regarding the proposal were received from Northern Lakes Fire Department, Idaho Transportation Department and Department of Environmental Quality.

This parcel was annexed into the city limits in 2011 and subject to the Annexation Agreement recorded with the Kootenai County Recorder's office.

Applicant:

Ray Kimball of Whipple Consulting Engineers
2104 Calmine CT
Post Falls, ID 83854

Mr Kimball is representing Viking Construction and began by thanking the commissioners for their service on the board and acknowledged that their time is appreciated.

He stated the same information as the planner did above regarding location, number of lots, zoning, lot sized and the design of the streets within the subdivision. The traffic that will be generated by this subdivision will be accommodated by a traffic light that will be installed in the future at Meyer Road and Highway 53. They will be paving Meyer Road along their property with full utility infrastructure in all streets. It is currently planned to be developed in three phases. The sewer line that will supply the lift station will be ran along a street in the cemetery and will be paved.

Mr Kimball pointed out that the subdivision standards have been met with this submittal of Westwood Pines, being that it is in compliance with the city's comprehensive plan, street standards, drainage, city utilities and installing the temporary sewer lift station that is proposed in the Sewer Master Plan. Once the new sewer lift station is installed along Meyer Road south of this project, then this one will be taken offline.

Planner Siess gave an explanation of the two interior streets; Cloverdale Street and Meyer Road being that once there are more than 150 lots in a subdivision, there is a requirement per fire code to have two entrances to the subdivision.

Commissioner Furey asked if the developer was required to dedicate any 'green space' with this subdivision submittal? Planner Siess explained that in leu of donating property, that the city will collect a park impact fee when building permits are issued.

Public testimony:

Jim Dugan
6302 W Mallory Road
Rathdrum, ID 83858

Mr Dugan lives just north of the project and is concerned about his livestock and questioned whether or not the developer will install a perimeter fence around this project. He also commented that he uses Meyer Road for his main access and is concerned about the extra traffic this subdivision will generate.

John Leitzke
5943 W Highway 53
Rathdrum, ID 83858

Mr Leitzke would like to see fencing install around the property of the project and questioned just where the sewer lift station was going to be installed since he lives directly east of this subdivision.

Sally Williams
5922 W Mallory Road
Rathdrum, ID 83858

Ms Williams stated that she also lives just north of this project and would like to see a fence installed along the perimeter of the subdivision.

Rebuttal:

Mr Kimball stated that fencing has not been discussed by the developer, but they feel that most homeowners would put up their own fencing. Also, the developer has an agreement with the Lion's Club to tap their small RV park along Meyer Road with sewer stubs for each RV.

Richard Williams
5922 W Mallory Road
Rathdrum, ID 83858

Mr Williams lives just north of this proposed subdivision and is concerned about the survey being done for this project and how will affect his property and is worried about the safety of his horses.

Close the Public Hearing

Commissioners open discussion: they understand the concern of having a perimeter fence for safety and some sort of a buffer for neighboring properties. The traffic in this area of Highway 53 and Meyer Road is very congested already and with two schools (High School and Stem Academy) generating a lot of traffic. The need for a complete traffic study is required for such a congested area and the subdivision will be generating even more traffic. The application itself is in compliance with Rathdrum city code and everything seems to be in order.

Motion made by Commissioner Furey, to table this proposal, giving the applicant more time to do a traffic study and confer with the city engineer. Also, to address fencing around the property to make it more secure for the residence. Seconded by Commissioner Carr

Roll Call Vote:

Furey – aye

Shuman – aye

Carr – aye

All in favor stating aye

It is confirmed that this motion is tabled until the next regularly scheduled meeting, unless the applicant has the information requested earlier, then the city would schedule a special meeting with sufficient posting.

NEW BUSINESS – Food Trucks and Food Truck Courts

Planner Siess stated that the City of Rathdrum currently does not have a code to accommodate food trucks. Open discussion was done regarding food courts versus food trucks parking along side the road or parking lots. Permission from landowners to operate and the traffic flow that would be generated from both types. Allowing food trucks during special events without having to get a permit from the City. Requiring a Panhandle Health inspection along with a city permit. What to charge for a permit and how often to have them renewed. Commissioners asked what other jurisdiction did with this process and suggested that perhaps the City of Coeur d'Alene's planner could come to one of our meetings and give us some ideas on how to get started.

ADJOURNMENT