

RATHDRUM  
PLANNING AND ZONING

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**PLANNING AND ZONING COMMISSION MEETING**

**MEETING MINUTES**

Wednesday, April 15, 2020

6:00 PM

**Due to the Coronavirus, this meeting was held with a Zoom device**

**PRESENT:** Commissioner Furey, Commissioner Carr, Commissioner Shuman,  
Commissioner Munyer and Commissioner Hatcher

**STAFF:** Planner Siess, and City Administrator Duce

**PLEDGE OF ALLEGIANCE**

**MINUTES:** Approval of the meeting minutes for March 18, 2020 as they are presented made in a motion by Commissioner Shuman and seconded by Commissioner Carr. All in favor stating aye.

Mr. Duce confirmed that twelve attendees would be in the meeting via the Web-Zoom Cam.

**PUBLIC HEARING:** Timber Glade Annexation and Zoning Request

**Open the Public Hearing:**

Mr. Duce gave the overview of the procedure of the public hearing is through the web-zoom camera process; applicant speaking first, City Planner next, those in favor, those neutral and then those who are opposed. The applicant would then do a rebuttal.

**Applicant:**

Ray Kimball of Whipple Engineering  
2104 N Columbine CT  
Post Falls, ID 83854

Mr. Kimball thanked the Commissioners for their time and for meeting tonight via zoom. He began his presentation showing a power point with location of property being south of Christine Street and north of Flagstaff Street. Surrounding property zonings are as follows: R-2 to the south, R-1 to the west, R-2S to the north and the east is agriculture and is outside the city limits. They are requesting a R2S zoning designation which is the same as the property to the north of this parcel. This annexation of 9 acres would establish an infill of

property and would eliminate the island that was created within the city limits. This parcel is designated residential on the Comprehensive Plan map.

The following standards have been met: common boundaries on three sides, complies with the goals and policies of the comprehensive plan, growing within the Area of City Impact, utilities are sufficient with water and sewer being at two locations to service this parcel and subdivision.

The Lakeland School District asked for some sort of land donation and with the parcel only being 19.75 acres, it would not be feasible at this time.

Questions: Will there be fencing around the property?

Answer: Most existing parcels already have fencing and along Meyer Road.

Question: What will be done with the traffic impact on Meyer Road with all existing subdivisions and schools once this is annexed?

Answer: Traffic signal is scheduled for Hwy 53 and Meyer Road soon. The city has collected impact fees to accommodate traffic improvements projects.

Question: Are you connecting the street to the west?

Answer: No, pedestrian paths only.

Planner Siess stated that the parcel for annexation consists of 9.75 being real property which excludes the right of way along Meyer Road, which the city would maintain. This parcel is in compliance with the future land use map being that it is intended to be a residential area.

The surrounding properties are as follows; to the north R2S zoning (Park Rose Subdivision) to the east is agriculture (County), to the south is R2 zoning (Copper Valley Subdivision) and to the west is R-1 zoning (Timber Landings Estates subdivision).

The standard city codes have been met as stated by Mr. Kimball. Comprehensive Plan goals and policies were analyzed by city staff.

**Public testimony:**

**Support** – Mr Duce read those names that were sent in:

Wade Jacklin, Brett Neering, Debbie Hislop, Chali Gregory, Kelly Smith, T.J. Jacobson, Emily Hopkin, Sandy Motes, Sam Johnson, Tammy Neering, Devin Smith, Angela Adams, Alishia Mills.

**Neutral:**

Via Zoom:

Scott Krajack

Spokane Valley, WA

Rep: Viking Construction

They are the builder and developer to the property north of this parcel and do not have an investment interest in the annexation. With looking at the location of this parcel, it makes a lot of sense to approve the annexation request.

Donald Robson  
15387 N Liane Lane  
Rathdrum, ID 83858  
Mr Robson stated he was in favor of the annexation and growth.

Kathleen Robson  
15387 N Liane Lane  
Rathdrum, ID 83858  
Mrs Robson stated that she is in favor of the annexation and has a problem with people that are not even in the city limits commenting on this annexation.

Teresa Roco  
8050 W 2<sup>nd</sup> Street  
Rathdrum, ID 83858  
Ms Roco remarked that this annexation makes sense and is in favor.

**Neutral:** None

**Opposed:** (read by Mr Duce)

Sara Santos  
6576 W Christine Street  
Rathdrum, ID 83858  
Ms Santos feels the Rathdrum is being over-built, strain on the streets and schools. There is a lack of businesses in this area and we have the highest taxes. Losing the small-town charm and there is already way too many projects currently going. Why aren't builders required to contribute to the cost of installing infrastructure. Does not want to hear more construction in their neighborhood.

Daron Jacobson - opposed

Bill Baragona  
15386 N Liane Lane  
Rathdrum, ID 83858  
Mr Baragona stated we are losing the small town feel and agrees with Sara Santos.

Sara Santos posted a comment during the public hearing, read by Mr Duce;  
There is still no solid plan in place for this annexation, there is no fencing along those houses on Christine Street as the applicant stated and he keeps dancing around the issues and not answering questions. And thru building new homes, implies that schools and infrastructure are being paid for by those with or without children.

Dale Zelber (read by Mr Duct)

He stated that with all 40 lots being developed, traffic in this area is certainly a huge concern.

Kim Zirbel  
6608 W Christine Street  
Rathdrum, ID 83858

Ms Zirbel stated that traffic at Meyer Road is extremely difficult at times to get out and there is only one grocery store. Very concerned on having enough infrastructure for all of this growth.

Donald Robson asked the applicant, why did he use the 2010 census as a part of his study for the growth to calculate the growth of young families in the area?

**Rebuttal:**

Ray Kimball began by stating that he used of the 2010 census data since it is the most recent one to get the information needed for school children count.

He asked that the current residence that are now living in the Park Rose Subdivision take the same consideration as when they first moved into a new subdivision, with loving the area and appreciating their surroundings. Unfortunately, you can't just close the door to growth because that is how they like currently like it. Rathdrum is a wonderful place to live. Growth is going to happen, and the responsible way is to do the infill first and then grow out.

**Close the public hearing**

**PUBLIC HEARING: Timber Glade Subdivision**

Ray Kimball of Whipple Engineering  
2104 N Columbine CT  
Post Falls, ID 83854

Mr Kimball began by description of the subdivision being 57 lots total, R2S zoning, two streets adjacent to this subdivision are Liane Lane and Flagstaff. Meyer Road is on the east side with a nice pathway along the subdivision with one street access on Gifford Street. The existing home that is on an acre lot will remain, with all other lots surrounding it will be developed.

Surrounds properties are as follows: to the south is Copper Valley subdivision, to the north is Park Rose subdivision and to the east County property.

Minimum lot size will be 7,800 square feet with the average lot size will be 13,000 square feet, water and sewer are available at Sedona Street and Liane Lane.

City standards have been met along with the comprehensive plan goals and policies. This subdivision of 57 total lots has 3.01 units per acre. Interior sidewalks in this subdivision will connect onto the existing pathway along Meyer Road, which will remain the same. The interior pathways will accommodate the foot traffic that is generated by Stem Charter School.

Public utilities are in Meyer Road, Sedona Street and Flagstaff Street and will provide service to the subdivision.

Question: Will there be a turn lane put into Meyer Road to enter your subdivision?

Answer: No, Meyer Road is wide enough. The traffic in this area is not sufficient enough to require a turn lane onto Gipper Street.

Question: Was there a study done to address the distance between Christine Street and the new street; Gipper Street, into this subdivision to accommodate traffic flow?

Answer: It does meet city standards, being two hundred feet, and we are right about 400 feet.

Question: Is Gipper Street going to be the driveway for the existing home that will remain in the subdivision?

Answer: No, but it is really close to it.

Question: Are the streets wide enough to for snow removal?

Answer: Yes, they met the city standards.

Question: Meyer Road is very congested when the Stem school is let out, being that most students there are out of town residence. Would putting another street in the subdivision help with this congestion.

Answer: This would not meet city street standards for traffic flow.

**Public Testimony:**

**In Favor:** (read by Mr Duce)

Wade Jacklin, Brett Neering, Debbie Hislop, Chali Gregory, Kelly Smith, T.J. Jacobson, Emily Hopkin, Sandy Motz, Tammy Neering, Devin Smith, Debbie Matthews, Angela Adams, Alisha Mills and Sam Johnson.

**Neutral:** Read by Mr. Duce:

Devin Smith; would like to see more park space.

Tereas Roco

8050 W 2<sup>nd</sup> Street

Rathdrum, ID 83858

Ms Roco asked if there had been a traffic study done for this area. The increased traffic this area is a bottle neck for traffic and was hoping that perhaps a turn lane into this subdivision could be constructed. She also asked if any green space/playground and dog park area would be included. What type or style of homes are going to be built, price range and will the taxes be raised for existing homes in the area. Will there be a HOA for the subdivision?

**Opposed:** Read by Mr Duce

Sara Santos: (same comments as the annexation)

Darren Jacobson Read by Mr Duce

5322 W Anderson, Rathdrum – Opposed

Jennifer Eastman: Read by Mr Duce

26976 Michelle – Athol

Please no more housing in Rathdrum, you are losing your small town feel and the traffic is terrible, do not want to be another Coeur d'Alene.

Jennifer Brown: Read by Mr Duce

6702 W Christine Street – Rathdrum

Our road and street are overflowing right now, Christine Street is currently way too busy. Schools are over crowded now. Concerned about the increased in crime in the area. Campers parked on the street need to be removed and wants to know who is responsible for monitoring this, expecting that people are occupying these and shouldn't be able to. They are a traffic hazard.

Gabriel Dervine: Read by Mr Duce

7164 W Diagonal Road – Rathdrum

Our schools are overflowing and the city cannot handle all of this building.

Dale Zirbel: Read by Mr Duce

6608 W Christine Street – Rathdrum

Too many subdivisions being approved, schools are being overloaded, traffic and the speed of traffic is a great concern.

Kathleen Robson

15387 N Liane Lane

Rathdrum, ID 83858

Ms Robson is concerned about the schools being over crowded, and that the census count that was done in 2010 is not sufficient data and would like to see just the count of students in the Lakeland School District. Would like to see the developer help with the school system. She is upset about trees being removed and way too much traffic, enough is enough.

Donald Robson

15387 N Liane Lane

Rathdrum, ID 83858

Mr Robson would like to see more research done and like to see larger lots in this subdivision. Recommends an R-1 zoning. Please slow down on the new development and let the city catch up and consider the condition of the aquifer.

Dale Verbale

He is concerned about the parking along Christine Street that is generated by the Stem School, would like to see larger lots, streets and grocery stores can not handle this rapid growth.

Bill Baragona

15386 N Liane Lane

Rathdrum, ID 83858

Would like to see larger lots, confused on the math used to calculate each lot size. Bottle neck on Christine Street with the school traffic. Trees are important to try and keep. Taxes seem to rise when developments come in. Very opposed.

**Rebuttal:**

Mr Kimball began by stating the home prices will be similar to those in Park Rose subdivision, the lot sizes are calculated with lots with the number of acres, have made an effort to place lot sizes along adjacent subdivisions to blend. Park impact fees are charged on each building permits that are received by the city during development. There will be a HOA with fees. It seems that the traffic issues are created by the Stem School and not the residential neighborhoods, so with that being said, we can't change that at this point. One remedy would be contributing to the City's transportation fund to obtain adequate traffic studies of the best service, it is never a fail proof system. School district is difficult with growth going on since the 1970's and feels that the citizens and city shouldn't have to clean up the districts poor planning, with them having poor communication skills. For them to receive any sort of funding, it is done thru growth and they realize that fact. The tree issue, most of them will come down, but the developer will try and keep as many as possible. Based on staff reports and staff communications, we have adequate utilities.

Question: Is the aquifer adequate?

Answer: The major source is western Montana which all drains to our aquifer. We have a lot of capacity, 5,000 per minute was just tested by a test in Ross Point Water District. It is an amazing resource.

Planner Siess stated that the city staff reviewed the proposal with including new infrastructure, roads, sidewalks, utilities – water and sewer capacities, anticipated impacts such as traffic and compliance with Rathdrum City Code. Existing annexation agreement was reviewed. Other agencies were notified of this application. Comments received were Northern Lakes Fire, Bonneville Power Company, Lakeland School District and the City Engineer, which included the city transportation plan. Impact fees such as parks and transportation will be collected at the time that building permits are issued. The comp plan is generally compliant.

Question: Will the existing home on this parcel which is on its own water/septic system have to hook up to city services?

Answer: Yes

**Close the public hearing**

**NEW BUSINESS:**

***Thayer Farms 1<sup>st</sup> Addition Final Plat***

Planner Siess: The Preliminary Plat and PUD was already approved to be improved in six phases in June of 2019. This is a formality to approve the next phase of the project which includes 15 estate lots and completion of Seed Loop with all utilities and right of way dedication. Phase one has already been recorded and this phase two includes the 15 lots to be approved for final plat and then be recorded. Staff has reviewed the application and it is found to be nearly identical to the already approved preliminary plat.

Motion to approve: "I recommend to approve the First Addition Final Plat to Thayer Farms." Made by Commissioner Shuman and seconded by Commissioner Munyer.

All in favor stating aye.

***Brookshire 1<sup>st</sup> Addition Final Plat***

Planner Siess: The preliminary plat was approved in February 2019 for 461 single family lots and a ten-acre parcel which was donated to the Lakeland School District. Phasing of the project was to be determined by the market conditions. Phase one is already recorded and includes 81 residential lots, approved by the City Council in September of 2019. This additional phase consists of 52 residential lots and completion of streets, utilities and dedication right of ways. Includes a 19.309-acre parcel that will be used for future subdivision. This phase is east of the existing subdivision. Staff did review and found it to be in compliance and identical to the preliminary plan submittal.

Motion to approve: “I move to recommend to the City Council that the proposal be approved and finding it is in accord with the Rathdrum City Code and is identified with the conclusions of the staff report, I further move that the Planning Administrator provide a written report to the council as soon as possible and include the recommendation of this commission and the facts that provide the basis of the decision.” Made by Commissioner Furey, seconded by Commissioner Hatcher. All in favor stating aye.

***Timber Glade Annexation and Zoning Request***

Open discussion by the Commissioners with some concern about traffic in the area, and that which is generated by the Stem Academy School, possibly have traffic director to help with the high peak times, would there be a chance that Meyer Road could be widened to accommodate a turn lane. Zoning of larger lot is preferred, this annexation is a good fit right in the middle of town. Rapid growth is a concern for schools and businesses not sure what the future brings. R2S zoning is a good fit for this area and the surrounding subdivisions. Although larger lots – R1 would be more appealing. Planner Siess read all of the square footage of each lot in the annexation proposal.

Motion to approve, “I move to recommend to the City Council that the proposal be approved and finding it is compliant with the Rathdrum Comprehensive Plan and Rathdrum City Code that is shown in the Rathdrum Comprehensive Plan analysis which is found in the staff report dated March 11, 2020, I further move that the Planning and Zoning Administrator provide a written report to the council within sixty days.” Made by Commissioner Furey and seconded by Commissioner Shuman.

**ROLL CALL VOTE:**

Commissioner Hatcher – aye  
Commissioner Munyer – nay  
Commissioner Furey – aye  
Commissioner Carr – nay  
Commissioner Shuman – aye

Motion passes.

***Timber Glade Subdivision***

Open discussion by the Commissioners; would like to see the subdivision to have larger lots and perhaps provide some green space in this subdivision. They feel that the developer has met all standards. There is a concern regarding all of the other subdivisions currently being developed and growing way to fast.

Motion: "I make a motion to deny the Timber Glade Subdivision, and return it to the applicate for modification being the unseen circumstances of what will happen in the future with the two major developments that are currently going." Made by Commissioner Shuman and seconded by Commissioner Carr.

Commissioner Shuman and Carr, removed their motions.

Planner Siess suggested: Motion to return the proposal to the applicant for additional information to assist the PZ Commissioners in determining compliance with the proposed subdivision, keeping the record open in order to receive that information.

"I would like to make the motion as stated by staff" made by Commissioner Furey and second by Commissioner Carr.

**ROLL CALL VOTE:**

Commissioner Hatcher – aye

Commissioner Munyer – aye

Commissioner Furey – aye

Commissioner Carr – aye

Commissioner Shuman – aye

**ADJOURNMENT**