

Post Falls Municipal Code Title 18 and 18A Housekeeping Amendment

File No. TA-24-1



Jon Manley – Planning Manager

7/2/2024

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APPLICANT: Post Falls Planning Division

REQUESTED ACTION:

Review and approve the requested amendments to the Title 18 and 18A.



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- **PFMC Section 18.20.130** – Subsection A4, change of use Commercial Site Plan Review development standards.
- **PFMC Section 18A.20.070** – Building Configuration, Subsection A, describes what qualifies as a story in SmartCode and identifies how a single level building may be counted as a two (2) story building under certain conditions.

PROPOSED CHANGES



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PFMC Section 18.20.130. - Site Plan Review, Subsection A4:

~~4. Tenant improvement that results in the change of Use or expansion of an existing Use of twenty-five (25) percent or more within a Structure. Change of Use is defined by the International Building Code (IBC). A change of Use within an existing Structure of twenty-five (25) percent or more, an expansion of an existing Structure of twenty-five (25) percent or more, or any change of Use on the site itself (outside of the Structure) where improvements are required within PFMC for the utilization of the land as intended.~~

PROPOSED CHANGES



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PFMC Section 18A.20.070 – Building Configuration, Subsection A:

4. ~~Stories may not exceed fourteen (14) feet in height from finished floor to finished ceiling, except for a first floor commercial Function, which shall be a minimum of eleven (11) feet and may be a maximum of twenty-five (25) feet. A single floor level exceeding fourteen (14) feet, or twenty-five (25) feet at ground level, shall be counted as two (2) Stories. Mezzanines extending beyond thirty-three (33) percent of the floor area shall be counted as an additional Story.~~

PROPOSED CHANGES



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i. Stories may not exceed fourteen (14) feet in height from finished floor to finished ceiling.

ii. A ground-level non-residential Function will be a minimum of eleven (11) feet. If a ground-level non-residential Function is measured at between eighteen (18) feet and twenty-five feet (25), it will be counted as two (2) Stories. In no event can any ground-level non-residential Function exceed twenty-five (25) feet in height as measured from finished floor to finished ceiling, except for single-level buildings with a flat roof with a parapet.

iii. Mezzanines extending beyond thirty-three (33) percent of the floor area of any building shall be counted as an additional Story.

PROPOSED CHANGES



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5. All single-level buildings with a pitched roof of at least eighteen (18) feet and up to a maximum of twenty-five (25) feet measured from finished floor to finished ceiling or top plate of the wall, shall be counted as two (2) Stories.

6. All single-level buildings with a flat roof with a parapet of at least twenty (20) feet and a maximum of thirty feet (30) feet measured from finished floor to top of parapet, shall be counted as two (2) Stories.

PROPOSED CHANGES



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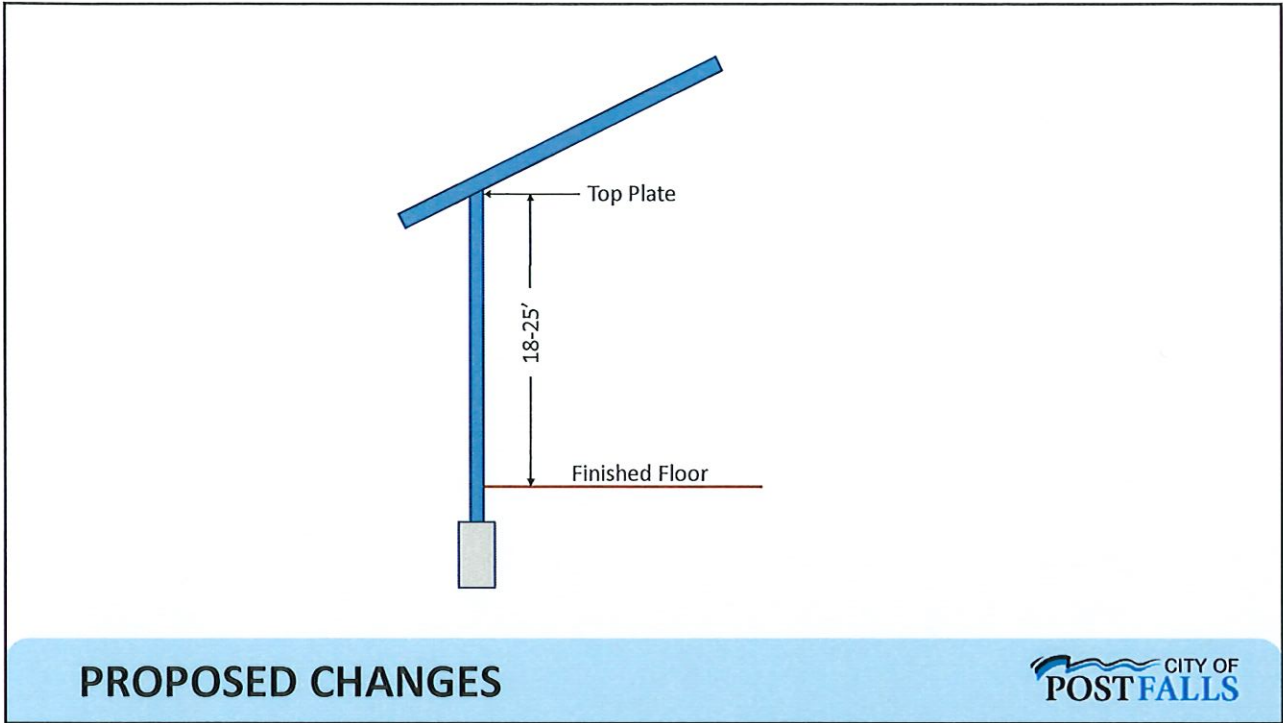
5. All single-level buildings with a pitched roof of at least eighteen (18) feet and up to a maximum of twenty-five (25) feet measured from finished floor to finished ceiling or top plate of the wall, shall be counted as two (2) Stories.

5. All single-level buildings with a pitched roof, having a height of at least eighteen (18) feet and up to a maximum of twenty-five (25) feet, measured from the finished floor to the finished ceiling, which corresponds to the top plate of the wall, shall be counted as two (2) stories.

PROPOSED CHANGES



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| <p>Kootenai County Fire PF Highway District PF School District Avista (WWP-3) Dept. of Environmental Quality Conoco Inc. (Pipeline company) Yellowstone (Pipeline company) TransCanada GTN PF Parks & Rec Kootenai Electric Ross Point Water TDS</p> | <p>Verizon Idaho Department of Lands Panhandle Health NW Pipeline Corp. PF Post Office East Greenacres Irrigation District Time Warner Cable PF Police Department Utilities Urban Renewal Agency Kootenai County Planning KMPO</p> |
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- AGENCIES NOTIFIED**
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- Exhibit PA-1: Post Falls School District – Remains Neutral
- Exhibit PA-2: Kootenai County Fire & Rescue – Reserves to coordinate at time of permitting
- Exhibit PA-3: Panhandle Health District – has no comment
- Exhibit PA-4: Department of Environmental Quality – has no environmental impacts
- Exhibit PA-5: Post Falls Highway District – has no comment
- Exhibit PA-6: Post Falls Highway District – has no comment

AGENCY COMMENTS



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Questions



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