

**CITY OF POST FALLS
AGENDA REPORT**

DATE: JUNE 18, 2024

TO: POST FALLS PLANNING AND ZONING COMMISSION

FROM: ETHAN PORTER, ASSOCIATE PLANNER, 208-457-3353, eporter@postfalls.gov

SUBJECT: FINAL STAFF REPORT FOR JULY 9, 2024, P&Z COMMISSION PUBLIC HEARING MEETING ASPEN COTTAGE AND TINY HOMES SPECIAL USE PERMIT FILE NO. SUP-24-4

INTRODUCTION:

McArthur Engineering has requested on behalf of Noah Stam, property owner, approval for a Special Use Permit in the Single-Family Residential (R1) zone to allow for four cottage home and tiny home units to be developed on approximately 2-acres as part of a larger 6.18-acre project per Exhibit A-3. The Planning & Zoning Commission must conduct a public hearing and determine if the proposed request meets the approval criteria contained in PFMC Section 18.20.070 (B). Following the public hearing, the Planning Commission will direct staff to prepare a Reasoned Decision, along with any appropriate conditions, that explains how the approval criteria are/are not met. The Planning Commission will review and approve the final Reasoned Decision at a subsequent meeting. The approval criteria are:

- A. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.
- B. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state.
- C. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or with land uses within the vicinity of the proposal.
- D. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.

PROJECT INFORMATION:

Project Name/File Number: Aspen Cottage and Tiny Homes Special Use Permit (SUP-24-4)

Owner: Noah Stam, 1831 N Lakewood Dr. #100, Coeur d’Alene, ID 83814

Applicant: McArthur Engineering, PO Box 2488, Post Falls, ID 83877

Project Description: The applicant is requesting approval to allow for single-family detached cottage and tiny homes to be developed on individual lots on approximately 2-acres as part of a larger 6.18-acre development project per **Exhibit A-3**.

Project Location: North of Interstate 90 and east of the southernmost end of N. Corbin Road and south of the termination of Terra Street (see vicinity map below).

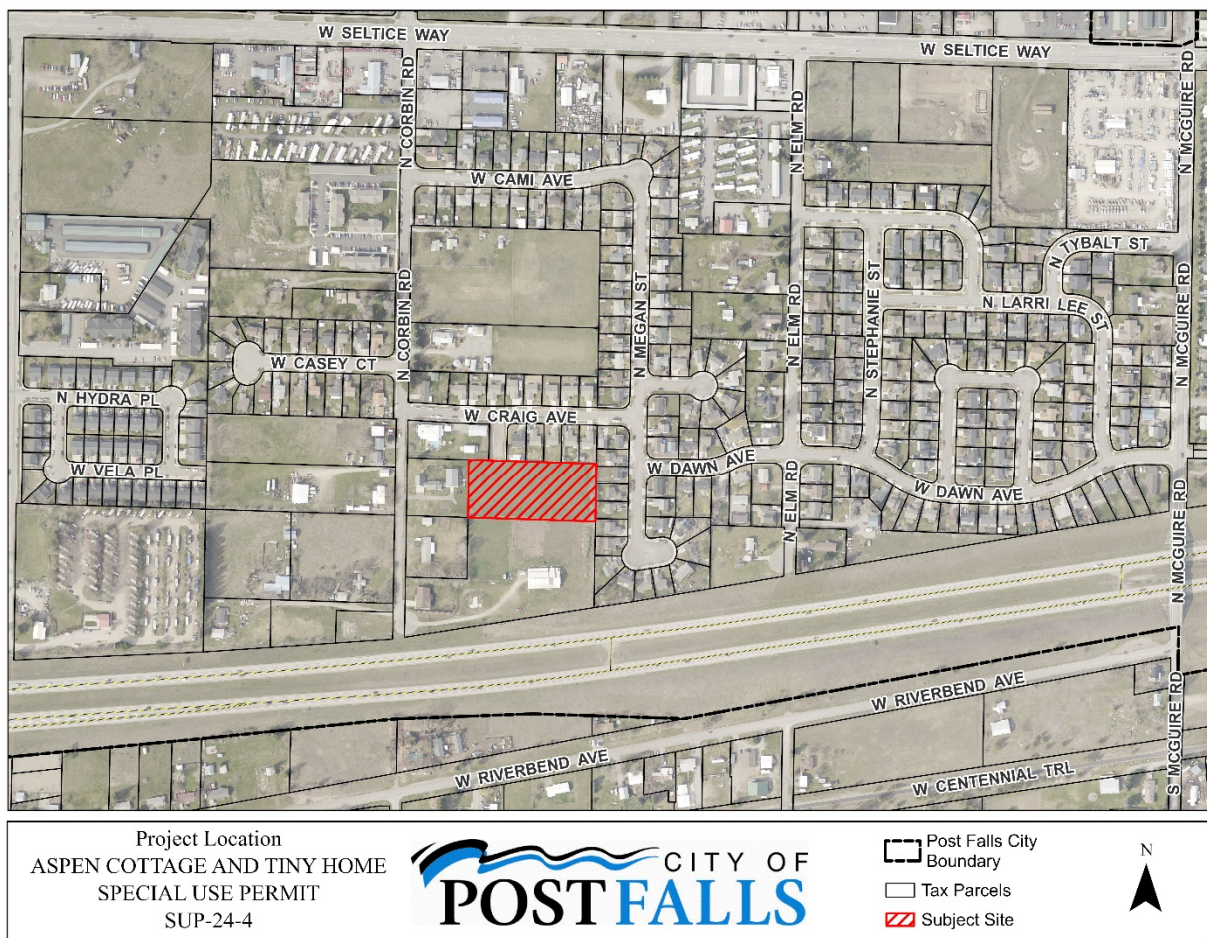
Water Provider: East Greenacres Irrigation District

Sewer Provider: City of Post Falls

AREA CONTEXT:

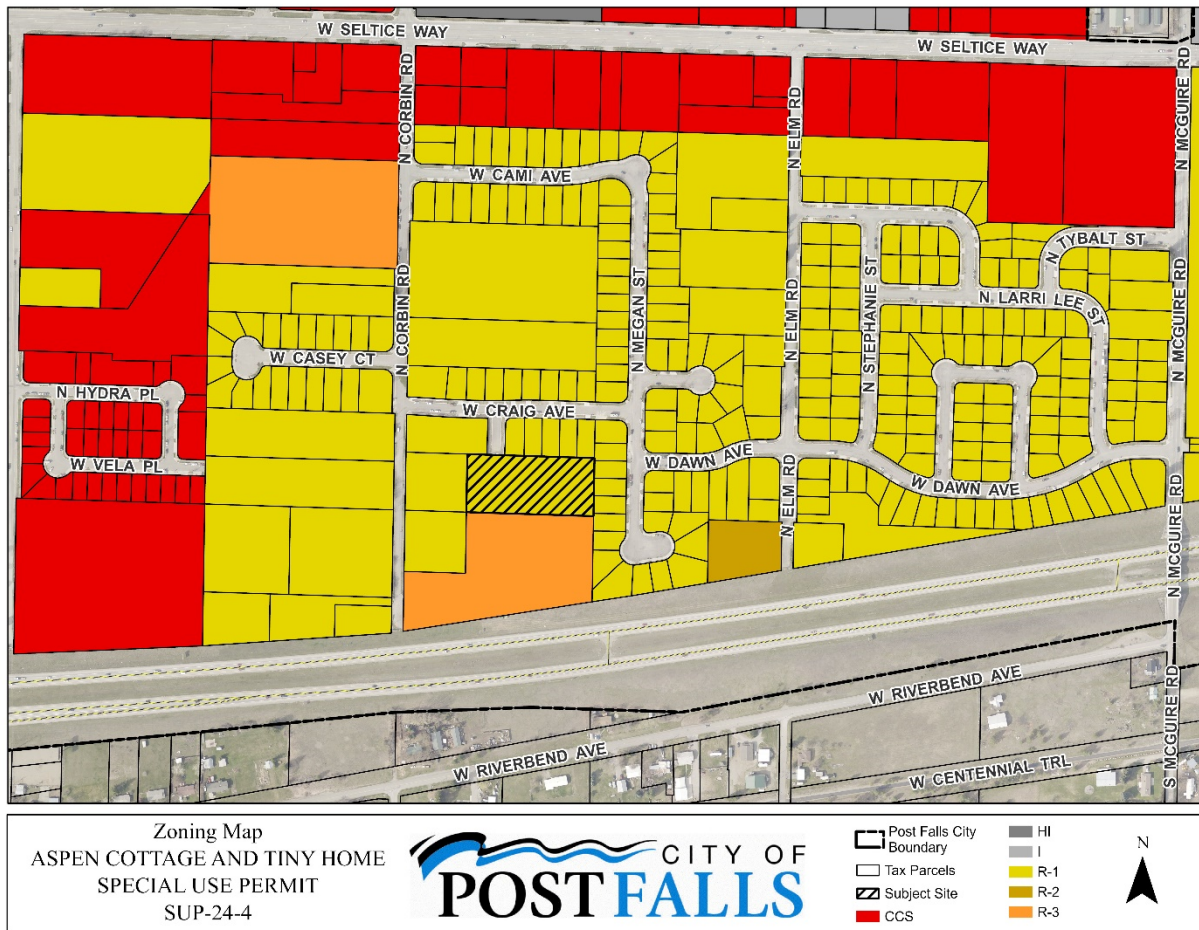
Surrounding Land Uses: Adjacent to the east is Dawns Place single-family residential subdivision. Directly north of the subject site is five (5) lots within the Bluegrass Pointe single-family residential subdivision. Located to the south and to the west includes single-family homes on large lots.

Area Context Vicinity Map:



Surrounding Zoning Districts: Directly west, north, and east of the subject site is Single-Family (R1) zoning. South of the proposal is zoned as High Density Residential (R3) zoning (See Following Map).

Zoning Map:



EVALUATION OF SPECIAL USE PERMIT APPROVAL/ REVIEW CRITERIA:

- A. Implementation of the special use will/will not conform to the purposes of the applicable zoning district.**

Staff Comment: The proposed cottage homes are an allowed use with a Special Use Permit per PFMC 18.24.032(B) in the Single-Family Residential (R1) zoning district. Tiny homes, at this time, do not have standards as the ordinance is in the public hearing process currently to be approved. The proposed performance standards for tiny homes do have the same special use permit requirement for the R1 zoning district.

- B. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state.**

Staff Comment: Addressed in criteria A.

- C. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or with land uses within the vicinity of the proposal.**

Staff Comment: Single-family homes adjacent to other single-family homes are compatible uses. Cottage homes and tiny homes may be on smaller lots, which could create a small neighborhood

feel. Open space would be provided through a cottage/tiny home development, which could be seen as helping the health, safety and welfare for the area surrounding the development.

Transportation: The proposed special use is not anticipated to produce impacts that would adversely impact Corbin Rd. The City has a traffic signal identified for the intersection of Seltice Way / Corbin Rd. (CIP# M-25). Most recent traffic counts (2023) do not show the intersecting meeting MUTCD Warrants for signalization at this time for traffic volume or collision history. The Developer should provide a Warrant Analysis to help guide the City in timing signal installation, with future site plan review. The current roadway network has capacity, with identified impact fee projects in the immediate vicinity further facilitating long term traffic operations.

Proposed private alley's and roadway sections shall be designed to comply with KCFR requirements for turn arounds and parking restrictions.

Water Reclamation: The site will be connected to the City's Water Reclamation Facilities. Existing facilities are located in Corbin Road and have the capacity to handle the requested use. Site-specific issues would be handled with site plan review. Verification by the projects engineer should confirm sewer depths and capability to connect and serve the site from Corbin Road. The property is not subject to any Sewer Surcharges or Local Improvement Districts.

Domestic Water: The proposed special use will be serviced by the East Greenacres Irrigation District. Existing facilities are located adjacent to the site. Site-specific issues related to fire protection would be handled at the time of Site Plan Review.

D. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.

Goal 1: Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health.

In seeking long-term prosperity, residents understand the need to build economic diversity – capitalizing on access to neighboring job centers as well as developing a strong business base within City limits. Development of diverse housing choices within the city may assist in achieving this goal to help keep Post Falls prosperous.

Goal 5: Keep Post Falls' neighborhoods safe, vital, and attractive.

Residents prize the character and unhurried pace of Post Falls neighborhoods, and wish to ensure their neighborhoods are kept safe, active, and aesthetically pleasing. Mixing housing types within a development and having smaller scale single-family homes may assist this goal through performance standards. Smaller neighborhood feel may help the neighborhood be attractive and safe.

Goal 7: Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability.

Cities exercise considerable influence over land use, in turn influencing the type and character of development, patterns of growth, and the short and long-term financial impact of growth on the local economy. Diversification in housing choices may assist in achieving this goal.

Goal 15: Maintain and Improve the City's water and sewer infrastructure, anticipating future needs regarding population and regulatory conditions.

Provision of clean, safe water and responsible treatment and disposition of wastewater are essential services for any community. Post Falls recognizes the extreme value of potable water and wastewater treatment as relates to its future, and working with all providers, pledges to manage provision of water

and wastewater services, sustaining growth and community vitality. This proposal may help support existing incorporated properties to connect to city sewer services that may not be already in the area.

The following policies may or may not assist the review of this Special Use Permit request.

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service.

Staff Comment: Impact Fees will be paid at the time of permit issuance to assist maintaining the community levels of service for parks, streets, multi-modal, fire, EMS and safety.

- Foster the long-term fiscal health of the community.

Staff Comment: Diversified housing opportunities bolsters the long-term health of the housing sector within a community. The industrial and commercial sectors within a community benefit by having a healthy and diverse housing sector as it either offers securities that their employees have a place to live, or it puts rooftops to provide commerce.

- Maintain and enhance resident quality of life.

Staff Comment: The goal of this point may be achieved through the performance standards for cottage/tiny homes. Cottage/Tiny homes may be seen as a type of housing that is sustainable/affordable, which in turn could assist the quality of life for the residents.

- Promote compatible, well-designed development.

Staff Comment: City design standards assist creating compatible, well-designed developments. Having compatible development next to one another may further assists in well-designed development.

- Implement goals and policies of the comprehensive plan, related master plan and/or facility plans.

Staff Comment: The analysis within this staff report addresses this policy point.

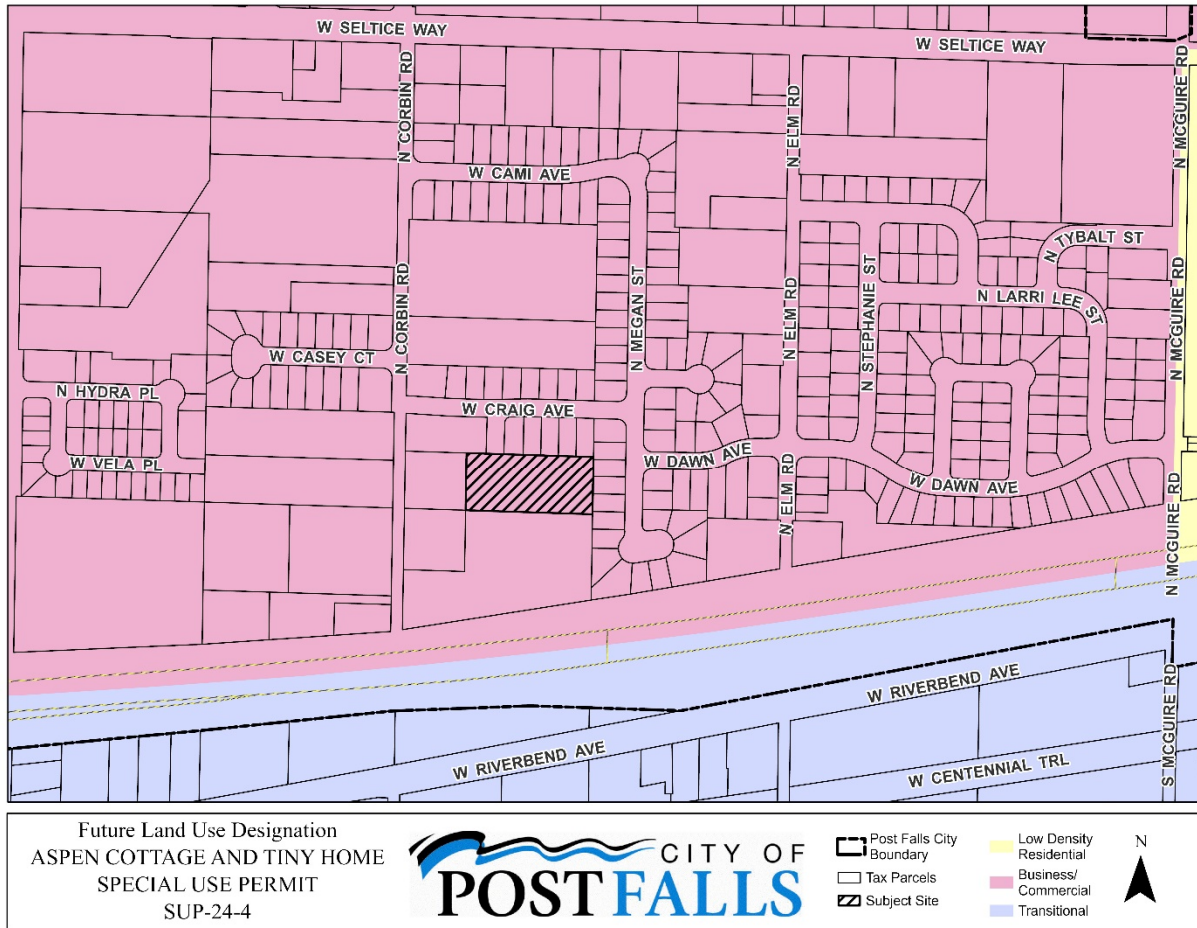
Policy 2: Apply or revise zoning designations with careful consideration of factors including:

- Future land use mapping.

Staff Comment: The site has a future land use designation of Business/Commercial (see following map). This category promotes a mixture of moderate/high density housing types within walking distance of the city center, neighborhood center and corridor commercial uses, as well as civic uses and other amenities within Post Falls. The implementing zoning district details the breadth and types of uses that would be permitted within the Business/Commercial area. Multifamily uses may also be integrated into Business/ Commercial areas. Compatible non-residential uses are also allowed under special conditions. Implementing Zoning Districts include LC, CCS, CCM, TM, R-2, R-3, SC4, SC5, Per Focus Area.

This site is in the Seltice West Focus Area. This highlights that the existing character is expected to remain largely the same. One action item that may pertain to this proposal is the buffering of low-intensity development patterns and the Seltice Way corridor should be maintained, employing use buffering and physical distance as necessary.

Future Land Use Designation Map



- Compatibility with surrounding land uses;

Staff Comment: Per PPMC 18.24.032(B) and cited in Criteria A, cottage homes being allowed through a Special Use Permit in R1 zoning district suggests that it is compatible with other single-family land uses. Tiny homes draft ordinance is proposed to have the same special use requirement in the R1 zoning district.

- Infrastructure and service plans.

Staff Comment: The site is located adjacent to existing sanitary sewer and water infrastructure. Existing facilities have sufficient capacity to provide service for the anticipated land uses. The city does not have any existing capital plans for Sewer or Water infrastructure at this location. Verification by the projects engineer should confirm sewer depths and capability to connect and serve the site from Corbin Road.

- Existing and future traffic patterns.

Staff Comment: The site is located adjacent to Corbin Road, that provides connection to Seltice Way (Principle Arterial) allowing local and regional connectivity. The proponent should provide a traffic study to guide timing for the installation of a Traffic Signal at Seltice Way / Corbin Rd., as identified in the City’s Capital Improvement Plan (CIP# M-25)

- Goals and policies of the comprehensive plan, related master plan and/or facility plans.

Staff Comment: The analysis within this staff report addresses this policy point.

Policy 6: Encourage residential development patterns typically featuring:

- Housing that faces the street edge;
Staff Comment: Cottage home performance standards and proposed tiny home performance standards require these products to be facing the street edge and can be side or rear loaded.
- An interconnected grid or small-block streets network;
Staff Comment: Homes to be platted on their own lots will require a subdivision, which is approved through the Planning and Zoning Commission. This will need to meet the city's subdivision requirements, to include right-of-way improvements for sidewalks and streets networks.
- Street sections designed for safety, traffic calming and aesthetic appeal, including narrower lanes, sidewalks, landscaping and lighting;
Staff Comment: These are reviewed at the time of subdivision or site improvements to meet City of Post Falls' standards, which include sidewalks, landscaping, street trees, lighting and safety measures for roadways.
- Development and utilization of alleys for parking and service access;
Staff Comment: Included in Cottage home, and proposed tiny home, performance standards are rear or side loaded requirements for these types of developments. This will help create alleys and help address parking on/off street, as well as service access.
- Vertical or horizontal mixed use where appropriate along the ID-41 corridor and in neighborhood and regional centers.
Staff Comment: This proposal is not along ID-41 and therefore not applicable.

Policy 8: Encourage compatible infill development and redevelopment of vacant and underutilized properties within City limits.

Staff Comment: This lot could be considered as under-utilized and infill. Currently the lot is vacant and any residential density could offer some relief to the housing concerns within the city.

Policy 15: Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes, and abilities through provision of diverse housing types and price levels.

Staff Comment: The proposed special use permit could help created additional housing in the City that is needed to help support commercial development and housing for the workforce.

Policy 18: Maintain housing standards, fees and regulations that support and sustain related services and infrastructure.

Staff Comment: The proposed special use permit may help to maintain housing standards, fees and regulations service and other residential homes in the area by allowing connection to sanitary sewer.

Policy 19: Encourage clustering of units in new residential development, providing service efficiencies and creating opportunities for private or community open space.

Staff Comment: The proposed cottage/tiny home uses may be an example of clustered residential units that will also develop private open space for residents per open space requirements. The proposed development will pay park impact fees at time of permit issuance to contribute towards community open space.

Policy 60: Maintain adopted Levels of Service (LOS) for parks, recreation and open space, and continue to identify opportunities to acquire parkland.

Staff Comment: This project would not be an opportunity to acquire further parkland, but the LOS can be achieved through the impact fees paid for parks. This would help to allocate funds to purchasing park property and further expanding existing park facilities. Currently the city has plans to develop new park land approximately a mile and a half from the proposed development. However, the area is identified as below the target level of service value in the 2020 Parks and Recreation Master Plan.

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

Post Falls Post Office	PF Park & Rec	East Greenacres Irrigation District
Kootenai County Fire	Kootenai Electric	Time Warner Cable
PF Highway District	Ross Point Water	PF Police Department
PF School District	Verizon	Utilities (W/WW)
Avista Corp. (WWP-3)	Idaho Department of Lands	Urban Renewal Agency
Department of Environmental Quality	Panhandle Health District	Kootenai County Planning
Conoco, Inc. (Pipeline Co.)	NW Pipeline Corp.	KMPO
Yellowstone Pipeline Co.	TransCanada GTN	TDS

Exhibit PA-1: Pending Comment(s)

PUBLIC PROCESS: Notice of the proposed subdivision was mailed to property owners within 300 feet of the proposed project **March 15, 2024**. Notice has been published in the Post Falls Press on **March 19, 2024** and was sent to appropriate jurisdictions on **March 19, 2024**. The property is scheduled to be posted by **March 29, 2024**.

MOTION OPTIONS: The Planning Commission may approve the requested Special Use Permit as presented, approve with conditions, or deny the Special Use Permit request.

CONDITIONS (If any are applied):

1. Tiny home development can move forward pending City Council approval of the tiny home performance standards.
2. Site Access points will be required to conform with City Access Management requirements.
3. Complete Traffic Signal Warrant Analysis, Seltice Way / Corbin Rd. prior to site development.
4. Verify sewer connection depths prior to site development.

ATTACHMENTS:

APPLICANT'S EXHIBITS:

- Exhibit A-1: Application
- Exhibit A-2: Narrative
- Exhibit A-3: Conceptual Plan

Exhibit A-4: Vicinity Map

Exhibit A-5: Owner Authorization

Exhibit A-6: Open Space Calculation

STAFF EXHIBITS:

Exhibit S-1: Vicinity Map

Exhibit S-2: Zoning Map

Exhibit S-3: Future Land Use Map

TESTIMONY:

Exhibit PA-1 Pending Comment(s)

DRAFT