

**SANDPOINT PLANNING COMMISSION MEETING  
5:30 P.M. CITY HALL COUNCIL CHAMBERS  
MINUTES OF MAY 7, 2019**

**COMMISSION MEMBERS PRESENT:** Slate Kamp, John Hastings, Danny Strauss, Tom Riggs, Cate Huisman, Travis Sherman

**COMMISSION MEMBERS ABSENT:** Jason Meyer

**STAFF MEMBERS PRESENT:** Planning & Community Development Director Aaron Qualls, Associate Planner Ryan Shea (minutes), City Engineer Dan Tadic, City Attorney Will Herrington

Chairman Riggs called the meeting to order at 5:30 p.m.

**Matters from the Public:** None.

**Approval of the Consent:**

Commissioner Strauss moved to approve and Commissioner Hastings seconded to approve the minutes of April 16, 2019. **Motion passes unanimously.**

**Agenda Item B: Public Hearing for Zone Change #ZC19-03 – ACTION ITEM**

**Staff Presentation:** Qualls started off by asking the Commissioners if they have had ex parte contact or conflicts of interest with this agenda item. Strauss disclosed that the property in question is being sold through his office, Evergreen Realty, but that he is not personally involved in it. Strauss stated that it would not impair his judgement in making a decision. The rest of the Commission members stated they had no conflicts of interest or ex parte contact.

Qualls explained that the applicant is requesting a zone change to change the parcel from Industrial General, the most intensive industrial zone in the city, to Mixed Use Residential. Most of the property is within the Airport Overlay Zone. The parcel is classified as CA-3B comp plan designation which essentially envisions a mix of housing types while allowing some smaller scale commercial uses. This parcel is between North Boyer Road and Samuelson Avenue. Qualls asked the Commission if there were any questions for staff.

Strauss asked Qualls about the difference between CA-3 and CA-3B. Qualls explained that CA-3 most directly translates to multi-family homes which generally restricts commercial uses and is similar to the city's Residential Multi-family zone (RM). CA-3B allows for traditional development patterns allowing for more housing types with light commercial uses mixed in. Qualls said that the zone that this designation most closely matches is Mixed Use Residential (MUR) which allows for smaller scale commercial and a range of residential uses.

Huisman asked about the historic use of this parcel. Qualls said he doesn't know the history and that it has been vacant for some time. Qualls explained that the MUR zone was originally envisioned as a buffer zone between more intense uses and lower density residential districts. Huisman asked if staff knew how much Industrial land the City has left. Qualls said that approximately 460 acres remains of land zoned Industrial General (IG). Huisman asked about recent developments in the IG zone such as the land on the other side of Woodland. Qualls said that this subdivision was created to allow for a range of industrial uses.

**Applicant Presentation:**

Taylor introduced himself as a certified land use planner with James A Sewell and Associates. Taylor said that this proposal represents a downzone from heavy industrial zoning to mixed use residential zoning. Taylor said that the properties surrounding the subject property are zoned MUR. Taylor said that the proposal could not be more consistent with surrounding zoning and comprehensive plan designations. This rezone is also consistent with the Comprehensive Plan goals and objectives. Further, the change in zone from IG to MUR is actually reducing the height limits from 45'-40' which would bring the zone more in line with the height restrictions in the Airport Overlay Zone. Taylor said that this property was zoned Industrial since 1999 and has sat vacant since that time. Taylor requested approval for the project.

Strauss asked about the plan for developing the property. Taylor clarified that the intent is housing, either single or multi-family.

Kamp asked about the notification of posting requirements. Qualls said that there are three requirements here which have all been met:

- Putting the zone change proposal in the paper 21 days prior to the public hearing.
- Mailing notices to property owners within 300 feet 14 days prior to the public hearing.
- Posting a sign at the site detailing the proposal 7 days prior to the public hearing.

Riggs asked if there was anyone else that would like to testify on behalf of the applicant. Taylor stated that no there was not.

**Riggs opened the public hearing.**

**Neutral:** None.

**Opposed:** None.

**Applicant Rebuttal:** None.

**Public Hearing closed at 5:50 pm.**

**Deliberation:**

Qualls recommended to the Commission that any land use decisions not based on intent. Zone change decisions should be based on whether or not the proposal is in accordance with the goals and policies of the comprehensive plan.

Riggs asked if there was any discussion. Huisman said that there has not been much clarification on the matter of the County Commissioner's stance of these zone changes around the airport. Huisman wondered why this parcel remains as Industrial General and said that it makes sense that this whole area should have been rezoned as MUR. Riggs said that as he recalls, this parcel, at the time of the rezoning following the comprehensive plan update, the Commission felt it best to keep it as Industrial and wait for zone change proposals to come in.

Strauss stated that he is in favor of this request and that the request is consistent with the comp plan designation CA-3B and is consistent with the goals and objectives of the comprehensive plan. A rezone to MUR acts as a good fit for this parcel as it can act as a buffer between higher intensity uses like IG and lower intensity uses.

Strauss moved that the Sandpoint Planning Commission, after consideration of the criteria and relevant standards of Idaho Code and Sandpoint City Code, recommend that the Sandpoint City Council **APPROVE** the request by **Eric Cookman** for a zone change from Industrial General (IG) to Mixed use Residential (MUR) for one parcel totaling 2 acres, which is legally described as: 10-57N-2W Tax 16, Less West 290'.

The reasons for this decision are:

1. Particular consideration has been given to the effects of this proposed zone change upon the delivery of services by any political subdivision providing public services within the planning jurisdiction.
2. Staff has followed the notice procedures applicable to zone changes contained in Idaho Code §67-6511 and Sandpoint City Code Title 9, Chapter 9.
3. The proposed Mixed Use Residential zoning designation is consistent with the existing land use patterns and is in accordance with the goals and policies of the Sandpoint Comprehensive Plan.

***Motion seconded by Huisman. Motion passes unanimously (6-0).***

**Agenda Item C: Comprehensive Plan Update – Defining the Scope**

Qualls explained that the Commission is now in the final stages of scoping the Comprehensive Plan. Qualls explained that tonight the Commission will be reviewing Economic Development and asked the Commission if there is anything missing from this Chapter. Qualls said something like the Fiber Optic upgrade could be mentioned in here. Hastings agreed. Huisman asked if the statistics in this chapter will be updated. Qualls said that all the data points in the Comp Plan will need to be updated. Huisman said that this section should put more emphasis on other things that the City has been doing other than the tourist and care industries. Huisman said that including more

information about the high tech and aerospace industries would be good. Huisman said that maybe including something about employing students right out of high school might be a good idea. Huisman said that she feels that the lack of affordable housing affects the health of the workforce and should probably be mentioned in this chapter.

Huisman said that the chapter mentions being an active partner with surrounding governments. Huisman wondered about opportunities for additional intergovernmental partnerships. Qualls said that it is certainly possible.

Qualls moved onto the next Chapter: Natural Resources and Hazardous Areas. One key component of this chapter is water quality – a big issue for this community. Another component is air quality. Qualls said that Sandpoint was a non-attainment area which means that it is an area with persistent air quality problems – primarily due to wood burning in Sandpoint. Riggs asked if the non-attainment primarily concerned with particulate matter. Qualls said yes. He does not currently believe that the City is out of compliance with the federal air quality standards as there have been strides with more efficient wood burning stoves. Riggs asked if the non-attainment area presents any constraints. Tadic said that the information he has found shows that Sandpoint is below the national average.

Huisman said that it doesn't seem like there's much the City can do to protect itself from air quality. She agrees with the goals and policies but doesn't think they can actually make a difference. Qualls said that something like requiring more efficient wood stoves could be required through code.

Qualls said that wildfires are absent from this section of the Comp Plan. Tadic noted that the watershed could be impacted greatly by wildfires. The Commission agreed that wildfires should be addressed in this Chapter.

Qualls moved onto Special Areas and Sites next. Qualls said that it is broken down into 3 parts: Historic Places, Urban Forest, and Arts and Culture.

Huisman asked about historic preservation and what examples have been done locally. Shea explained that this is largely been evident in the expansion of the expansion of the historic district downtown. Huisman said that it appears some of the goals seem to have not been acted upon throughout the life of the comprehensive plan and wondered if keeping them in is worthwhile like the goal about identifying viewsheds. Are these valuable enough to leave them in? Strauss and Hastings agreed that keeping these in is worth it, even though they haven't specifically been implemented. Hastings said that identifying city-owned property in order to increase forest canopy may be good.

Qualls moved onto the Implementation chapter. Qualls said that a number of the implementation items have been completed. Huisman said that things like the bypass strategy could be removed and perhaps grade separated railroad crossings because they can be so expensive. Tadic said that having things like this in City plans can be

advantageous for leveraging federal grant dollars. Huisman also pointed out the actions speaking about streetscape improvements along US-2.

The Commission determined that keeping language about sidewalk improvements is important in Implementation.

Huisman asked about interim zoning being put in place due to the creation of new zoning code taking so much time. Huisman said that there should be a way to get certain zoning provisions into code in order to be more consistent with an adopted comp plan. Qualls said that there is potential if something needs to be adopted very quickly and that will be a decision that City Council needs to make.

Hastings wondered if there is opportunity to incentivize affordable housing in the code. Strauss agreed that something needs to happen to help create more affordable housing.

Qualls said that he is hoping to initiate a housing assessment that can help speak to this. Obtaining regional partnerships for something like this would make it more robust. Qualls said that there are potential solutions for affordable housing and sometimes it may not involve the City but efforts from agencies like the housing authority or local employers.

**MATTERS FROM STAFF:** Qualls said there needs to be two Planning Commissioners to be part of the Historic Design Standards Advisory Committee. Kamp and Huisman agreed to be part of it.

**ADJOURNMENT:** The meeting adjourned at 7:04 p.m.