

**SANDPOINT PLANNING AND ZONING COMMISSION MEETING
5:30 P.M. CITY HALL COUNCIL CHAMBERS
MINUTES OF NOVEMBER 14, 2017**

COMMISSION MEMBERS PRESENT: Tom Riggs, Cate Huisman, Collin Beggs, Tom Russell, Mark Remmetter

COMMISSION MEMBERS ABSENT: Yuri Simon, Danny Strauss

STAFF MEMBERS PRESENT: Planning & Community Economic Director Aaron Qualls, Planner Melissa Bethel (minutes), City Attorney Scot Campbell, City Administrator Jennifer Stapleton

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

Matters from the Public: None

Approval of the Consent:

Commissioner Huisman moved and Commissioner Russell second to approve the minutes of October 17, 2017. **Motion passes unanimously.**

Public Hearing:

CP17-01 - The City of Sandpoint will consider the amendment of the Comprehensive Plan land use map in accordance with the provisions of *Idaho Code*. The proposed area includes the University of Idaho property located at 1904 N Boyer and the surrounding area as denoted on the attached map.

Staff presentation:

Qualls advised City officials met with representatives from the Lor Foundation and they have invited the City to present a proposal to the Foundation in March. Qualls stated the process will be community driven.

Qualls explained the public process to date.

Qualls explained to the Commission the southern area of the U of I property has been discussed as a future site for a community recreation center. Qualls stated the area has a mixture of three different context areas and based on previous designs for a recreation center there is concern some of the area designated as context area CA3 would be needed for the center and does not allow for that use. He stated the Commission might want to expand the CA3B or CA-4 north.

Qualls also pointed out the area south of the tracks is currently proposed as industrial but the commission might want to look at a CA4 which allows for a mixture of commercial and industrial uses.

Qualls reviewed the proposed changes to the Land Use Map.

Commissioner Huisman clarified the difference between the CA3-B and CA4.

Chairman Riggs opened the public hearing:

Public Testimony:

Richard Kuhnel: Mr. Kuhnel stated he is speaking to only the U of I property. He stated the City has a unique opportunity to develop an ecological orientated and economic viable development. He stated a developer he would be limited by the proposed blocks of Context Areas.

Deb Ruehle: Ms. Ruehle spoke as a resident and stated as a user of the property the area of the birch trees are iconic and would hate to see them lost.

Rick Price: Mr. Price spoke on behalf of the Sandpoint Nordic club. He stated the property has been used for the last 5 years as a nordic center average 2500 ski visits a year. Mr. Price stated the location is key and the proposed plan would cut the 4 kilometers of trail in half.

Fred Omodt: Mr. Omodt inquired if the public will have the option to view the presentation to the Lor Foundation. Qualls stated the community will be involved and the presentation will include the Community's vision.

Bob Anderson: Mr. Anderson inquired how many units could be developed under the comprehensive plan designations. Qualls explained zoning densities and clarified affordable housing.

Jim and Linda Wandler: The Wandlers stated they own the property on the west side of Boyer Avenue which was going to be developed as multi family, but is now proposed to be designated as Industrial. They stated with all the development and improvements happening in the area they would request the Commission consider changing the designation on the west side of Boyer to a multifamily designation.

Qualls indicated the area west is in the airport overlay and currently zoned industrial although the comp plan envisions it as multifamily.

Jake Humble: Mr. Humble stated knowing there is a shortage of affordable and multifamily homes is anyone looking at tiny homes. Qualls explained the City has Cottage Development, Accessory Dwelling Unit and Planned Unit Development Ordinances.

Pat Rademacker: Mr. Rademacker discussed the train traffic speed, increase in waiting times and the increase in traffic back up any new development will bring in that area.

Commissioner Beggs stated since the process has started, the mind set and what the potential for the property has changed with the entrance of the Lor Foundation.

Commissioner Beggs stated open space has been a clear priority of the public. Qualls stated there has never been a guarantee the City would get the property and it is still not a certainty.

Chairman Riggs closed the public hearing:

Planning Commission Discussion:

Chairman Riggs stated whether or not the City obtains the property, housing was still a priority in addition to open space.

Commissioner Huisman stated she is not sure even if the U of I property became a park, it would be the best use of the property.

Commissioner Russell inquired what the City plans to do if it was able to purchase the U of I property. Qualls stated that would all be part of the public vision.

Qualls stated this process is long range planning and the planning is broad based. There is no guarantee regarding the funding for the U of I property.

Chairman Riggs stated the Commission needs to move forward with what is before them tonight, all the other information is not a guarantee.

Commissioner Remmetter inquired the percentages of context areas. Qualls gave percentages of context areas for total property in question with 38% parkland being the highest.

The Commission discussed context areas and timeliness of protecting certain areas such as the trees on the U of I property.

The Commission discussed the intent of U of I and the reason for the process. Mark Remmetter stated with the percentages Qualls presented he is comfortable with the amount of green space and multifamily housing and the proposed land use map as presented makes sense.

Commissioner Russell suggest the CA3 area on the northern end of the U of I property be orientated along Mt View road to help with development and expansion of utilities. He stated it also addresses concerns from neighbors across the street that the zoning would be commercial and not residential.

The Commission agreed to change the rectangle CA3 area on the northern end of the U of I property to lay facing Mt. View road and shorten it to a polygon so as to protect the grove of birch trees.

Chairman Riggs suggested changing the land locked area between the RR tracks on the southern end from Industrial to CA4 to allow more commercial development opportunities.

The Commission agreed to change the area on the southern end between the RR tracks from Industrial to CA4.

Commissioner Huisman suggested the CA3B portion of the southern area of the U of I site be enlarged to accommodate the concerns regarding the potential for a Recreation Center site. **The Commission agreed to enlarge the CA3B area to accommodate the potential for a Recreation Center on the southern end of the U of I property.**

Chairman Riggs clarified the changes to the Land Use Map as agreed upon by the Commission.

Motion:

Commissioner Huisman moved and Commission Beggs second after consideration of the relevant standards and Idaho Code recommend the City Council approve the proposed amendments to the Comprehensive Plan Land Use Map as discussed and agreed upon at his meeting (and shown in bold in the above minutes). **Motion passes unanimously.**

Matters from Staff:

ADJOURNMENT: The meeting adjourned at 7:10