



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**February 11, 2025
5:30 PM**

Location: City Council Chambers, 408 N. Spokane Street, Post Falls, ID 83854

REGULAR MEETING – 5:30 PM

CALL TO ORDER

5:30 pm

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

Vicky Jo Carey, Kibbee Walton, Ray Kimball, James Steffensen, Ross Schlotthauer, Chris Schreiber, Bobby Wilhelm

Present: Carey, Walton, Kimball, Schlotthauer, Wilhelm, Schreiber

Excused: Steffensen

**CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:
ACTION ITEM**

None

AMENDMENTS TO THE AGENDA

Final action cannot be taken on an item added to the agenda after the start of the meeting unless an emergency is declared that requires action at the meeting. The declaration and justification must be approved by motion of the Council.

Manley: Under the consent calendar we will move Action Item "C" to section 3 "Unfinished / Old Business".

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

Commission members are requested to declare if there is a conflict of interest, real or potential, pertaining to items on the agenda.

Ray Kimball: I have a conflict on the Crown Reserve Subdivision File No. SUBD-24-5 which has been moved to the Old Business, I will be recusing myself from that action item.

1. CONSENT CALENDAR

The consent calendar includes items which require formal Commission action, but which are typically routine or not of great controversy. Individual Commission members may ask that any specific item be removed from the consent calendar in order that it be discussed in greater detail. Explanatory information is included in the Commission agenda packet regarding these items and any contingencies are part of the approval.

ACTION ITEMS:

- a. Meeting Minutes - January 14, 2025, Planning & Zoning Meeting/Workshop

b. Meeting Minutes - January 30, 2025 Planning & Zoning Meeting

Motion by Commissioner Schlotthauer to move the consent calendar as presented.

Second by Commissioner Carey

Vote:

Yes - Walton, Kimball, Carey, Schlotthauer, Wilhelm, Schreiber

Moved

Record to note Commissioner Schreiber has joined the meeting.

c. Crown Reserve Subdivision Reasoned Decision File No. SUBD-24-5

Moved to "Old Business"

2. CITIZEN ISSUES

This section of the agenda is reserved for citizens wishing to address the Commission on an issue that is not on the agenda. Persons wishing to speak will have 5 minutes. Comments related to pending public hearings, including decisions that may be appealed to the City Council, are out of order and should be held for that public hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, by subsequent appointment. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring action must be placed on the agenda of an upcoming meeting. As such, the Commission cannot take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

None

3. UNFINISHED / OLD BUSINESS

This section of the agenda is to continue consideration of items that have been previously discussed by the Planning and Zoning Commission.

ACTION ITEMS:

Crown Reserve Reasoned Decision File No. SUBD-24-5

Manley: It was brought to our attention that condition six as proposed to you still had a reference to Balmoral Drive. Looking at the minutes the motion on that excluded Balmoral Drive.

Gabbert: I inadvertently had that inclusion of Balmoral Drive although specifically removed that (Balmoral Drive) when we approved it last month, this is an error in condition six, it should not be there. I would ask that the commission approve the reason decision as drafted with the strike through on condition six to remove the reference to Balmoral Drive that's consistent with the previous decision.

Schreiber: It will have the same wording but Balmoral Drive stricken from it?

Gabbert: Yes. Alternatively we could kick it for another month and bring it back with me deleting that.

Motion by Commissioner Carey to move to approve the Crown Reserve Reasoned Decision File No. SUBD-24-5 as amended.

Second by Commissioner Schreiber

Vote:

Yes - Carey, Schlotthauer, Wilhelm, Schreiber, Walton

Recused - Kimball

Moved

4. PUBLIC HEARINGS

There are generally two types of public hearings. In a legislative hearing, such as adopting an ordinance amending the zoning code or Comprehensive Plan amendments, the Mayor and City Council may consider any input provided by the public. In quasi-judicial hearings, such as subdivisions, special use permits and zone change requests, the Mayor and City Council must follow procedures similar to those used in court to ensure the fairness of the hearing. Additionally, the Mayor and City Council can only consider testimony that relates to the adopted approval criteria for

each matter. Residents or visitors wishing to testify upon an item before the Council must sign up in advance and provide enough information to allow the Clerk to properly record their testimony in the official record of the City Council. Hearing procedures call for submission of information from City staff, then presentation by the applicant (15 min.), followed by public testimony (4 min. each) and finally the applicant's rebuttal testimony (8 min.). Testimony should be addressed to the City Council, only address the relevant approval criteria (in quasi-judicial matters) and not be unduly repetitious.

ACTION ITEMS:

- a. Briner Annexation and Spyglass Subdivision File No(s). ANN-24-7 & SUBD-24-9

Public Hearing Opened: 5:36 pm.

Staff report

Jon Manley, Planning Manager: Dobler Engineering, on behalf of Chris Briner, the property owner, request that the commission forward a recommendation to City Council regarding the Single-Family Residential (R1) zoning on approximately 4.63-acres as part of an annexation request into the City of Post Falls. To note, the role of the Planning & Zoning Commission is to forward a recommendation of zoning to City Council, not to decide on the annexation and the City Council will take that recommendation in consideration as part of their annexation review. The subdivision request is for 16 lots on approximately 4.63-acres, subject to City Council approving the proposed annexation. The property is generally located at the southwest corner of the W. Poleline Avenue and N. McGuire Road intersection. Surrounding zoning of the subject site is predominately single-family large lot residential within Kootenai County. Located east across N. McGuire Road there is vacant land and a By The Meadows single-family subdivision. Currently, there is a single-family home on this parcel and it is over the Rathdrum Prairie Aquifer. The water provider is East Greenacres Irrigation District, wastewater provided by the City of Post Falls. The City has the capacity to provide service and is willing to serve to the property at the requested density. The existing septic systems will be required to be abandoned and remaining structures to be connected to the City's Water Reclamation system. Poleline Avenue and McGuire Road are arterial roadways, additional rights-of-way and easement would need to be provided as part of annexation. Future Land Use Map classifies this property with the land use designation of Transitional. The timing for growth is undetermined, but guidance can be located within the associated Focused Area. Assigned zones should be compatible with the adjacent zones/uses within the City and consistent with the guiding principles within the associated Focus Area. The subject site is within a commercial node, as depicted in the Future Land Use Map. The proposed annexation is located within the West Prairie Focus Area. The proposed Single-Family Residential (R1) zone would conform to the surrounding uses and could be found being consistent with the Future Land Use Map and the above identified Focus Area. Goal 1, 7 and Policies 2, 15, 33 were addressed. Subdivision Review Criteria:

Water will be provided by East Greenacres per a will serve letter. The City of Post Falls has adequate capacity to provide service to the subdivision as proposed and it is in conformance with the City's Water Reclamation Master Plan. The subdivision and proposed layout accommodate connectivity and will not have a negative impact on the local transportation system. The roadways shall dedicate rights of way and easements and be constructed to the roadway standards as outlined within the City Transportation Master Plan. There are no known soil or topographical conditions which have been identified as presenting hazards. The subdivision is contingent on annexation approval from City Council. The subdivision and proposed lots conform to the requirements of Title 17 and Title 18. Impact fees and cap fees will be assessed and collected on individual building permits to assist in mitigating the off-site impacts to parks, public safety, streets, fire, and EMS. The public agencies were notified for both the annexation and subdivision, no comments or issues with any of the agencies. There were no demonstrable impacts were sighted.

Applicant Representative:

Gordon Dobler: I wanted to note, this is not a zone change, this is a zoning with annexation. Staff pointed out on the Future Land Use Map we have Transitional. Transitional anticipates higher density and on the edge business commercial. We're going from a lower density residential zone to a business commercial. Comp Plan anticipates that with a transitional zone allows for a little higher density. We feel the R1 is compatible, it fits in with the neighborhood, and R1 is an enabling zone for the transition of the land uses. In the layout you see we provide access to the south. This limits the accesses on to McGuire Road. To limit the access is one of the city's goals. There are 16 lots, there is an existing residence on the site that will be removed, the septic will be

removed and that future residences will be hooked up to the sewer. The lots that have been platted on the east side of McGuire Road and south of Midway, those lots are smaller lots than we are proposing. Compatibility or extension of the traffic to the two street subs to the south, additional right-of-way would come with the annexation for both McGuire and Poleline. Transportation: 16 homes within the manual for uniform traffic control in the trip generation manual anticipates 151 new trips in a day which translates to 16 trips in the peak hour. Access to McGuire will be restricted or prohibited on the final plat, we will dedicate additional right-of-way for both McGuire and Poleline. Water, sewer, gas, power are available in Prairie and have capacity. The schools in the area were displayed, this project is estimated to produce 10 new students. There are 5 parks within 3/4 of a mile radius. This development will allow for the building and widening of McGuire and Poleline, both will have multi-use paths on our side of the street, curbs, storm water treatment comes with utilities. We pay sewer and water cap fees. The upgrade to sewer facilities keep pace with the incremental increase of sewer flow from this project. The subdivision brings to the city the improvements and widening of the streets that abuts it, it pays it's own way and then some. We think it meets the subdivision criteria, the R1 is the appropriate for annexation and would request the planning commission make that ruling.

Testimony

In-Favor: - None

Neutral - None

In Opposition - None

Wilhelm: Is McGuire getting shutoff at the end of Highway 53?

Rob Palus, City Engineer: The Pleasant View interchange project is currently under construction. When that project reaches completion, which will be in about three years, McGuire Road would be planned to be closed as a cross to get to Highway 53.

Walton: The transitional area, Is transitional zoning open to many different zoning designations?

Manley: Correct.

Public Hearing Closed: 5:59 pm.

Zoning Recommendation Review Criteria:

1. Is the proposed zoning district consistent with the Future Land Use Map and Focus Area contained in the currently adopted Post Falls Comprehensive Plan?

Kimball: The focus area when it comes to that commercial node says it may be appropriate in that location. Transitional is a land use category where you try to match what's next to you in the city. In this case you're going from a lower density lower intensity use on the east to what's likely to be a higher intensity on the west when it gets to Pleasant View.

Schreiber: It's R1 to the east and further down on Poleline we're going into the business commercial zone.

Kimball: On Pleasant View about a mile and a half away is undeveloped zoned industrial.

Wilhelm: It conforms to the surrounding uses and consistent with the Future Land Use Map.

Gabbert: Commissioners note there was some discussion in that West Prairie Focus Area the mixed residential at various densities could be used as a finding to support the R1 designation.

2. Is the proposed zoning district consistent with the goals and policies contained in the currently adopted Post Falls Comprehensive Plan that are relevant to the area under consideration?

Schlotthauer: It is consistent with the ones outlined in the staff report.

Kimball: In particular policy 15 where it looks to address future housing needs. Policy 45 meeting the Transportation Master Plan with right-of-way dedication which is important to keep our congestion down and have turn lanes. Policy 72 speaks to the conservation of the aquifer and removing a septic system from above the aquifer is important.

3. Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city?

Commissioners agree that none were identified.

Motion by Commissioner Carey to move to recommend approval of Briner Annexation File No. ANNX-24-7 finding that it is consistent with a comprehensive plan and adopting findings and conclusions consistent with the staff report with the requested zoning designation of R1.

Second by Commissioner Wilhelm

Vote:

Yes - Kimball, Wilhelm, Walton, Carey, Schreiber, Schlotthauer

Moved

Subdivision Review Criteria:

1. Definite provision has been made for a water supply system that is adequate in terms of quantity, and quality for the type of subdivision proposed.

Schreiber: We have a will serve letter from East Greenacres.

2. Adequate provisions have been made for a public sewage system and that the existing municipal system can accommodate the proposed sewer flows.

Schreiber: We have a will serve letter from the City of Post Falls for sewer in terms of capacity and location.

3. Proposed streets are consistent with the transportation element of the comprehensive plan.

Schlotthauer: It is consistent and the developers giving up considerable right-of-way and make considerable improvements.

Kimball: They are also providing connectivity to joining properties.

Gabbert: that connectivity limits access to McGuire and Poleline as conditioned.

4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.

Schreiber: None have been identified.

5. The area proposed for subdivision is zoned for the proposed uses and the uses conforms to other requirements found in the code.

Kimball: It could be as long as the R1 zone is approved by the City Council and it's annexed into the city the subdivision does meet the dimensional requirements for R1 zone.

6. The developers has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to street, parks, and other public facilities within the community. It is the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay development impact fees.

Carey: They will pay impact fees.

Motion by Commissioner Schreiber to move to approve Spyglass Subdivision File No. SUBD-24-9 finding that it meets the approval criteria of Post Falls Municipal Code 17.12.060H as outlined in our deliberation subject to conditions as contained in the staff report and direct staff to prepare a written reasoned decision.

Second by Commissioner Walton

Vote:

Yes - Walton, Schreiber, Wilhelm, Schlotthauer, Kimball, Carey

Moved

b. Steckman Annexation File No. ANNX-24-9

Public Hearing Opened: 6:11 pm.

Staff Report

Jon Manley, Planning Manager: The owner is Blackwell Homes, LLC and the applicant is Van Houten Consulting and Design, LLC. The applicant is asking for a recommendation to City Council for Medium Density Residential (R2) zoning on approximately 6.7-acres as part of an annexation request into the City of Post Falls. The location is west of Spokane Street midway between W. Grange Avenue and Prairie Avenue on the west side of Spokane Street. The surrounding zoning is R1. There is a county island the proposal would be shrinking. Currently there is a single-family use, it's over the Rathdrum Prairie Aquifer. Water provider would be East Greenacres Irrigation District, wastewater would be provided by the City of Post Falls, there is capacity to provide service to the proposal. There is a comment to abandon the existing septic systems and remaining structures to be connected to the City Water Reclamation system at the time of development. Spokane Street is an arterial roadway, Tennessee Avenue is a local residential roadway. Additional rights-of-way and easement would need to be provided as part of annexation for Spokane Street. The Future Land Use is designated as low density residential. Within this it entertains all types of single-family uses up to eight dwelling units per acres and an implementing zoning district is R2. When the comp plan was originally adopted R2 was not an implementing zone. We removed multi-family as an allowed use in R2. After multi-family was removed as a potential permitted use in R2, we added R2 in an amendment and included that in the comp plan. It does allow for townhomes. The project location is in the Central Prairie Focus area. Goals 6, 7, and policies 8, 9, 15, 24, 26, and 33 were highlighted. Public agencies were notified of the project, the comments received were neutral/would comment at the time of permitting/no comment. Citing additional comments not in the staff report

cover items 3 and 4 in the annexation agreement addressing terminating the existing septic systems and securing water rights from the purveyor district if there's one there. No demonstrable impact comments were received.

Schreiber: The properties immediately surrounding this are R1. Is there any particular reason why this would be R2 other than slightly higher density?

Manley: The applicant will address that. We see them as compatible.

Applicant:

Merle Van Houten: The applicant is Blackwell Homes and present tonight. Currently Tennessee Avenue ends into the subject property. This provides a continuation of Tennessee Avenue up to Spokane Street where we would provide a four way intersection with Brookie. The Elfers Annexation will continue a public road out to Guy Street with improvements to both Spokane Street and Guy Street with compatibility with the Transportation Master Plan. A pedestrian connection on Spokane Street will be constructed as part of the subdivision. Our goals and objectives are to provide affordable housing, limited density, and limited impact. An R2 zoning allows us to bring prices below the median value in an effort to provide primary homeownership. Open space within the neighborhood will be provided. We're going to keep our density compatible with the city comprehensive plan with single-family detached development, no multi-family, no twinhomes, duplexes, or townhomes. There is a direct connection to a major collector road, Spokane Street, that will provide for ingress and egress. Extending Tennessee Avenue will relieve pressure on those local roads by giving another means out to Spokane Street. Water and sewer are readily available. The proposal maximum density is 8 units per acre, single-family detached homes with price points lower than that of R1. The proposed housing type are single-family detached, 3 bedrooms, 2.0 - 2.5 bathrooms, 2 stories tall, with an attached garage. Goals 1, 2, 3, and policies 9 and 33 were presented.

Wilhelm: Does Guy Road get widened?

Van Houten: Yes it does if the Elfers Annexation is approved.

Testimony

In-Favor: - Maggie Lyons, Hayden, ID: She represents the organization developing Miracle on Britton. Spoke about the issues with homeownership for local workers and builders willing to develop for that demographic.

Neutral - None

In Opposition - Marilyn Morlan, Post Falls, ID: Expressed concerns this will cause too much traffic that is already an issue.

Rebuttal

Van Houten: Traffic is always a valid concern with every development. At the time of this development, Tennessee will connect to Spokane and it will punch through to Guy. Spokane Street is a major collector. What we're bringing forward complies with the city's Traffic Master Plan and the densities described in the Land Use Master Plan.

Wilhelm: You will only do 8 houses per acre, R2 allows up to close to 11 and R1 is 6.7. So you are asking for a house and a third units per acre

Van Houten: To achieve a lower price point we want to do what the comprehensive plan envisions which is slightly more than what R1 allows.

Public Hearing Closed: 6:51 pm.

Review Criteria:

1. Is the proposed zoning district consistent with the Future Land Use Map and Focus Area contained in the currently adopted Post Falls Comprehensive Plan?

Kimball: R2 is listed as an implementing zone, low density residential.

2. Is the proposed zoning district consistent with the goals and policies contained in the currently adopted Post Falls Comprehensive Plan that are relevant to the area under consideration?

Schlotthauer: It meets several goals and policies but is it compatible? Is this the right area for this?

Wilhelm: If they were going straight R2 it would be different, they are basically stretching R1 to get that extra lot to pay for the building.

Kimball: It addresses goal 2 and policy 15 with regards to future housing needs. Policy 26 speaks to the continuity of the pathway on Spokane Street and getting that installed upon development.

3. Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city?

Commissioners agree there were none identified, there was no testimony to the contrary.

Motion by Commissioner Schrelber to recommend approval of the Steckman Annexation file no. ANNX-24-9 the finding that the requested zoning meets the approval criteria in Post Falls Municipal Code 18.20.100 as outlined in our deliberation and direct staff to prepare a zoning recommendation to be provided to City Council and including the items listed in the staff report including 1) Dedications of right-of-way and easements along Spokane Street. 2) Transfer of water rights. 3) Abandonment of existing septic. 4) Maximum density be limited of eight dwelling units per acre. 5) Detached single family residences only.

Second by Commissioner Walton

Vote:

Yes - Carey, Kimball, Schlotthauer, Wilhelm, Schrelber, Walton

Moved

c. Elfers Annexation File No. ANNX-24-10

Public Hearing Opened: 7:12 pm.

Staff report

Jon Manley, Planning Manager: The owner is Cooper Family Trust, the applicant is Van Houten Consulting and Design, LLC. Applicant is asking for a recommendation to City Council for Medium Density Residential (R2) zoning on approximately 4.89-acres (5.2 with rights-of-way) as part of an annexation request into the City of Post Falls. The project location is just west of the previous Steckman Annexation and southeast of the intersection of Fisher and Guy Road. Zoning directly adjacent to the north and south are additional R1 single family. Current land use is single family large lot, over the Rathdrum Prairie Aquifer. The water provider is East Greenacres Irrigation and wastewater will be the City of Post Falls. The City has the capacity to provide service and is willing to serve to the property at the requested density. The existing septic systems will be required to be abandoned and remaining structures to be connected to the City's Water Reclamation system at the time of development. Guy Road is a local roadway, additional rights-of-way and easement would need to be provided as part of annexation. The Future Land Use is low density residential, R2 is an implementing zoning district. Comprehensive goals 6 and 7 and Comprehensive policies 8, 9, 15, 24, 26, and 33 were highlighted. Steckman Annexation adjacent, if development together there would potentially be another access from Guy Road easterly towards Spokane Street. Public agencies were noticed, comments received were neutral/no comment/review upon permitting/no utilities in vicinity. There were four comments from the public included in the staff report. Existing septic systems will be required to be decommissioned and any remaining structures connected to City of Post Falls Sanitary Sewer at the time of future development. Prior to commencement of development of the property, the owners shall grant to the City or a municipal water purveyor designated by the City all water rights associated with the land being annexed, but may continue the use of the water for agricultural purposes from the well located on site, if any, until such time that the annexed area is fully developed, at which time owners shall discontinue the use of any well serving the property and the use of the water for agricultural purposes.

Applicant:

Merle Van Houten: These are two separate applications I am representing both. This project fronts Guy Road, to the north and south are Greenside Vistas and Peregrine Place that have a widened road, curb, gutter, and sidewalk. We would be improving the east side of Guy Road to provide connectivity to those improvements to the north and south. Our goals and objectives are affordable housing, primary ownership, limited density, and limited impact. The Future Land Use Map encourages all types of single-family residential uses up to 8 dwellings per acre, R2 is an implementing zone. It is located in the Central Prairie Focus Area that we are striving to adhere to. Our proposed density is 8.0 units per acre to help us set a price point to allow more people to enter home ownership market. The housing type is the same as Steckman Annexation, only single-family detached, 3 bedrooms, 2.0 - 2.50 bathrooms, 2-story, with an attached garage. There are smaller lots that front a private road and includes open space with larger lots along the north providing a good transition to the Greenside subdivision. The Comprehensive Plan Compatibility goals 1, 2, 3 and policies 9 and 33 were noted.

Carey: Will this development and Steckman complement each other with regards to style?

Van Houten: They want to develop the same housing type and the same development type with a good

Testimony

In-Favor: - None

Neutral -

Paul Graham, Post Falls, ID: His concerns traffic would bottleneck where Tennessee connects to Guy Road, he's against duplexes/townhomes, and he expressed concerns about the homes being rentals vs primary ownership. There are "gorgeous trees" there that he doesn't want to see removed.

In Opposition -

Laura Mahaffy, Post Falls, ID (not wishing to speak): I do not support Elfers Annexation.

Karen Olsen, Post Falls, ID (not wishing to speak): I oppose R2 zone. Please keep it single-family.

Deb Thomas, Post Falls, ID: Against R2 Zone. Should remain R1 detached single-family min. 7400 sq ft lots.

Ren Ferglestad, Post Falls, ID: We bought land and built our house in a totally R1 zoned subdivision. I disagree changing the zoning, this is not the only area that could be developed zone R2. The same concept could be done elsewhere that is not yet zoned. We have great diversity in our neighborhood.

Travis Oslund Post Falls, ID: He expressed concerns regarding parking on the street and connectivity to Spokane Street, infrastructure before development not being done, and prefers to keep the volume of homes lower.

Shannon Celentano, Post Falls, ID: This annexation and proposed zoning is a direct contrast to the surrounding zoning. It does not match at all and creates considerable concerns for traffic, safety, and home values.

Elwood Missamore, Post Falls, ID: Too congested with houses and traffic. Spokane Street is only 2 lanes. Many Children, unsafe with all the extra vehicles. Small lot size, where will folks park their cars?

Rebuttal

Van Houten: Regarding Guy Road, we will have a public road that connects to Guy Road and heads east, connects to Tennessee and then up to Spokane Street. There has to be an approach on Spokane Street. When Greenside Vistas was developed there were cul-de-sacs that would not be allowed today, there would have been continuity through to the pieces that we're discussing tonight. We need a connection point to Spokane Street or all the traffic when these properties are developed in any form will end up on Tennessee and Guy Road. The concerns with density, we are trying to meet the need for affordable housing that's below the median home value. By going to 8.0 units per acre we're creating as much density as we can without exceeding what the city has envisioned. Both the layouts presented tonight did have dedicated green space, Steckman had .6-acres and Elfers had .50-acre. Regarding parking, we are willing to entertain a 2 car garage product. The applicants desire is not to retain these lots as rentals. We can work with PAHA to put in place what happened with Miracle on Britain when these are put on the open market.

Public Hearing Closed: 7:56 pm.

Review Criteria:

1. Is the proposed zoning district consistent with the Future Land Use Map and Focus Area contained in the currently adopted Post Falls Comprehensive Plan?

Carey: It is consistent with the Future Land Use Map and the Focus Area.

Schreiber: I question the zone choice. The R2 is an implementing zone for low density residential use as defined in the comp plan. The R2 zone is for residential structures containing one or more dwelling units and for areas that are readily serviced by collector and arterial streets. Looking at this in isolation, not the whole development, this parcel is not serviced by an arterial or collector street. It's only serviced by a two lane residential side street.

Kimball: I think that's generally higher density is limited towards higher classification roads. Anything over the low density residential threshold of 8 units per acre. Medium density residential, typically is R2 comp plan designation are along a collector or arterial street.

Schreiber: Am I mixing the R2 from the comp plan versus the R2 from zoning.

Kimball: I think you might be mixing medium density on the comp plan.

Carey: They're asking for R2 to make the lots sizes smaller, we can still condition this to single family detached homes with a maximum of 8 units per acre. The R2 is so the lots can be a little smaller without the density.

Schreiber: Looking at our R2 descriptions that says it should be for areas serviced by collector and arterial

streets. That's my concern.

Kimball: The Central Prairie Focus Area talks about a variety of housing types, smaller lot single family does provide a blend. It's not duplexes or townhomes, if Council accepts the condition put on it.

Wilhelm: This isn't really R2, it's just a house and a third so they can make these a little bit more affordable. Post Falls has a housing crisis. I think this is a good idea. If it was straight R2, I would vote against it.

2. Is the proposed zoning district consistent with the goals and policies contained in the currently adopted Post Falls Comprehensive Plan that are relevant to the area under consideration?

Schlotthauer: Is this compatible? It's close. It's a reasonable expectation of the city that the product built on the newly annexed County Island to be comparable to the existing homes around it.

Kimball: The comp plan does talk about a variety of housing and future housing needs. This does have the potential to provide for those future housing needs and the affordability.

Carey: There is a need, if this was strictly R2 I wouldn't want that there. With the extra conditions I think this is good.

Schreiber: R1 at 6,500 foot lots, that's 32 units for this parcel. R2 at 4,000 foot lots that's 39 units. So that's a difference of 7 homes.

Gabbert: There was some discussion on preserving the adjacent right-of-way for this zoning district, and Guy Road being currently only x amount of feet. Policy 24 talks about preserving and improving an adjacent right-of-way.

3. Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city?

Carey: There was none noted in the packets. No testimony to the contrary.

Discussion:

Schreiber: I'm not in favor of this to front a small single street.

Schlotthauer: I agree. I'm not in favor of this. I want this to be presented to City Council as non unanimous for them to weigh the merits of the application and the concerns that the public has.

Motion by Commissioner Carey to approve Elfers Annexation File No. ANNX-24-10 finding that the requested zoning meets the approval criteria in the Post Falls Municipal Code 18.20.100 as outlined in our deliberation taking into consideration items one through four in the staff report and that a maximum eight units per acre and all be single family detached homes and direct staff to prepare a zoning recommendation to be provided to the City Council.

Second by Commissioner Walton.

Vote:

Yes - Carey, Kimball, Wilhelm, Walton

No - Schlotthauer, Schreiber

Moved/Denied

5. ADMINISTRATIVE / STAFF REPORTS

Manley: Reminder we have a public hearing on February 27, 2025.

6. COMMISSION COMMENT

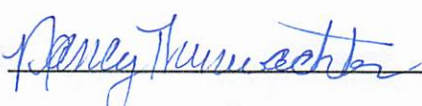
None

7. ADJOURNMENT

8:14 pm

Date: 2/27/25

Chair: 

Attest: 

Questions concerning items appearing on this Agenda should be addressed to the Community

**City of Post Falls
Planning and Zoning Commission Minutes**

February 11, 2025

Development Department – Planning Division at 408 Spokane Street or call 208-773-8708.

The City Hall building is handicapped accessible. If any person needs special equipment to accommodate their disability, please notify the City Media Center at least 24 hours in advance of the meeting date. The Media Center telephone number is 208-457-3341.

Chair: James Steffensen Vice Chair: Ray Kimball
Members: Vicky Jo Carey, Nancy Hampe, Ross Schlotthauer, Bobby Wilhelm, Kibbee Walton