



**CITY COUNCIL
MEETING MINUTES**

**April 1, 2025
6:00 PM**

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

WORKSHOP – 5:00 pm 2nd Floor Conference Room

- a. 2025 Personnel Policy Manual

**Roll Call: Steigleder, Plew, Ziegler, Westlund, Davis - Present
Malloy - Excused**

Field Herrington, Legal Services Director: Purpose of the Overhaul: Consolidate multiple adopted policies into one document, modernize and clarify policy language, enhance legal compliance and administrative efficiency, and to promote transparency, consistency, and accountability. The update promotes government integrity through political neutrality. Supports values of accountability and frugality. Enables responsive service with clear, consolidated rules. Reduces legal liability by standardizing key compliance areas. The update reflects input from department and independent legal review. Simplifies internal guidance for supervisors and human resources. Supports a consistent, defensible, and professional city workforce.

REGULAR MEETING – 6:00 pm City Council Chambers

The regular agenda is scheduled to start at 6:00 PM, but may start earlier depending on the completion of any preceding workshop.

CALL TO ORDER BY MAYOR JACOBSON

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Randy Westlund, Ryan Davis
**Steigleder, Plew, Ziegler, Westlund, Davis - Present
Malloy - Excused**

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

- a. Fair Housing Proclamation
- b. Week of the Young Child Proclamation
- c. Appointment of Deborah Patterson to the Parks and Recreation Commission - **ACTION ITEM**

Motion by Ziegler to approve the appointment of Deborah Patterson to the Parks and Recreation Commission.

Second by Steigleder.

Vote: Steigleder-Aye, Plew-Aye, Ziegler-Aye, Westlund-Aye, Davis-Aye

Motion Carried

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.

Motion by Ziegler to move the Executive Session to now in the agenda.

Second by Westlund.

Vote: Davis-Aye, Westlund-Aye, Plew-Aye, Steigleder-Aye, Ziegler-Aye

Motion Carried

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

The Mayor and members of the City Council have a duty to serve honestly and in the public interest. Where the Mayor or a member of the City Council have a conflict of interest, they may need to disclose the conflict and in certain circumstances, including land use decisions, they cannot participate in the decision-making process. Similarly, ex-parte contacts and site visits in most land use decisions must also be disclosed.

None

1. CONSENT CALENDAR

The consent calendar includes items which require formal Council action, but which are typically routine or not of great controversy. Individual Council 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 Council agenda packet regarding these items and any contingencies are part of the approval.

ACTION ITEMS:

- a. Minutes – March 18, 2025, City Council Meeting
- b. Accounts Payable 3.19.25 - 4.2.25
- c. Trailer Park Wave Maintenance Services Agreement With Avista Utilities
- d. Parks Division Items for Surplus

Steigleder: on the Parks Surplus was is a multi-crane?

Bryan Myers, Parks Manager: It is a hitch-mounted crane.

Motion by Ziegler to accept the Consent Calendar as presented.

Second by Westlund.

Vote: Plew-Aye, Ziegler-Aye, Westlund-Aye, Davis-Aye, Steigleder-Aye

Motion Carried

2. 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. Steckman Annexation File No. ANNX-24-09

Public Hearing Opened at 6:07 PM.

Staff Report Jon Manley, Planning Manager: Owner is Blackwell Homes. The applicant is Van Houten Consulting and Design, LLC. The applicant is asking for City Council to approve the requested annexation of approximately 6.7 acres (6.96 with rights-of-way) and apply Medium Density Residential (R2) zoning. The surrounding Zoning is R1. Currently, there is a single-family use. The water provider is East Greenacres Irrigation District. Wastewater provider is the City of Post Falls. The City has the capacity to provide service and is willing to serve the property at the requested density. The existing septic systems would be required to be abandoned and the remaining structures to be connected to the City's Water Reclamation system at the time of development. Spokane St is an arterial roadway. Tennessee Ave is a local residential roadway. Additional rights-of-way and easements would need to be provided as part of the annexation of Spokane St.

Steigleder: Spokane St north of Poleline, does it have the same designation? It seems like alot of access points for a 35 mph road. With no left-hand turn lane.

Rob Palus, City Engineer: There is a turn lane to about the railroad tracks, then it narrows down across the tracks. After the railroad tracks, it widens back out.

Ziegler: from the map i am envisioning that Tennessee Ave would be a straight shot to Spokane Street?

Palus: No, it will follow the railroad tracks till it gets to about a lot size from Spokane St, then head north, then connect to Spokane St. Getting it further from the railroad and getting it lined up with an intersection.

Steigleder: So Tennessee would be the only access onto Spokane St?

Palus: Stand alone Tennessee would have access to Spokane St and Guy Rd.

Steigleder: On the Annexation Agreement my question is what restrictions are being held in R2 that could not be achieved in R1? Is it truly just lot sizes that are different? With the map, it feels like R1 is the most appropriate. It is surrounded by R1.

Manley: I will do my best from the planning side. R1 does not allow as small lots as R2 can. Cottage Homes are allowed in R2 and not in R1.

Steigleder: Does a PUD trump an Annexation Agreement?

Manley: I do not believe so. They would have to stick to the 8 dwelling units per acre.

Applicant Merle Van Houten, Owner of Van Houten Consulting and Design: We are requesting an 6.71-acre annexation of County Ag-Suburban into the City R2 zone. I would like to provide a clarification. This is coming before you as two applications because originally there were two different applicants. After the P&Z hearing, Blackwell Homes became the developer for both properties. We are looking at doing Affordable Housing. Home prices below median values. Available for individual ownership. With the ability to work and reside in the same area. We want to be compatible with the neighborhood surroundings. There would be no multi-family housing.

There is a direct connection to a major collector road. This eases traffic on existing local roads. Water and sewer connections are readily available. It is already served by the City police and schools. This project will have 1,300 sq. ft to 1,800 sq. ft floor plans. Home prices will be less than \$450,000. R1 zoning does not meet project goals and objectives. It sets the price point of a single-family home beyond what is attainable. This excludes the next generation of home buyers who grew up here and want to raise a family in Post Falls. R2 zoning meets project goals and objectives. It keeps density in line with the City's planned growth. Home sales prices are lower than those of R1. Housing Type: Single-family detached housing. Finished houses will be put on the market with the opportunity for local families to purchase 3 bedrooms and 2.0-2.5 bathrooms. 2 stories tall. Attached garage. Smaller yards would equal less maintenance. Guaranteed it will not be duplexes, twin homes, townhomes, multi-family, or cottage homes. It will not be retained by the developer as rental housing.

Ziegler: Did you show a park in the plan?

Van Houten: What you see is a PUD product. We are dedicating open space, 10% open space is required in a PUD.

Ziegler: For the open space, would that be managed by an HOA?

Van Houten: Yes.

Steigleder: So we would have front doors on a major collector?

Van Houten: From the front door there is a 10 ft set back then a multi-use path.

Steigleder: That seems odd to me. I know we have this in the older sections of the city. The reason for R2 is so you can utilize the cottage home lot size. So with the PUD, are we giving a lot size reduction?

Van Houten: If the Council does not agree with R2 and wants R1, we would go back to the drawing board and look at 6.7 units per acre or cottage homes, which would be smaller homes.

Westlund: I think this is a really clever way to approach this. It's kind of an R1 1/2 compromise. Still meeting our definition of low density and everything else.

Testimony

In favor not wishing to speak is Neil Doyle.

In favor not wishing to speak Camy Thomas: The growth is here whether we like it or not, the best we can do is move forward with practical solutions for attainable housing before even more residents are forced to leave their homes in North Idaho because of the inflated housing market.

In favor wishing to speak Casey Doyle: This is a great opportunity to create a variety of housing. If we can't do this R2 here, then where in Post Falls can we do it?

In favor not wishing to speak Barry Stearns.

In favor not wishing to speak Nichole Shanley.

In favor wishing to speak Amy Pace: I am a consultant for PAHA. I am here in favor of this development. I have had the opportunity over the last 12 months to review 230 applications from our local workforce that are looking for housing that is not available to them because of the price of housing. Of that, we only have 13 units currently under contract and only 28 in the miracle on Britton community. So I am here today advocating for this particular development because it will offer attainable housing to our local workforce if approved.

In favor wishing to speak Nathan Armon: I have lived here my entire life and always planned on buying a house in the area where my family is. I have looked for quite a while and thought I would have to look somewhere else to live. I was fortunate to be accepted through the PAHA process and currently have a house being built. I would like for that opportunity to be available to as many members of our community and workforce as possible, so hopefully, people can achieve that dream.

In favor wishing to speak Maggie Lyons: I wanted to do a review of the miracle on Britton. These

are deed-restricted homes that will forever be affordable. They will never price to market. In order to get the housing we need the private market has to do this. I am so encouraged that we have this builder with the heart and the mind to understand our needs. They have agreed to reserve 10% of these homes for this particular model home. We will manage the deed restrictions for him and find the buyers for the homes. Our buyers are 95% Kootenai County residents. They are mostly two-wage-earning families making a combined average \$100,000 household income. A \$100,000 in this community is not poor. We have an opportunity for this development to be a showcase to other builders of how this can be done. And because the City of Post Falls has done such a good job with multiple product types. The land costs are a deterrent. One example will lead to many more doing the same.

Neutral wishing to speak Taytem Wolfe: I was born and raised in Coeur d' Alene Idaho. I have been renting in CdA for the past 10 years and I currently manage a local insurance company. It is extremely hard for me to find affordable living in the area. People are being priced out of the area. Thanks to PAHA I am able to achieve the homeownership dream.

Mayor: Can I ask a quick question? That sounded like a pretty positive statement and yet you marked neutral.

Wolfe: I did not do my research on what the development is. I knew there were homes in the development that were in the program. I put neutral because i did not know if all the homes were going to be the normal housing costs and only 10% were going to be PAHA. I didn't really know.

In Opposition wishing to speak Kristin Nelson: This small parcel of land is less than 12 acres and does not support medium-density housing. The entire neighborhood is single-family dwellings low density. By the City's zoning definition, it does not meet medium density. Arterial streets are not suited for higher traffic levels. Spokane Street is a bottleneck, especially at the RR tracks. There are no public services close to this location. No bus stops, no continuous bike lanes and the neighboring land is all low-density housing. I work in the utility and have seen firsthand medium and high-density parking challenges and issues. There is never enough parking. Overflow parking on the streets will decrease the quality of life in the neighborhood. Parking will be insufficient based on the Blaze Loop example. Leased property provides a high turnover of people and lack of pride and care in their homes. I have worked hard for my home and want to live in a neighborhood with like-minded homeowners. Leased property areas based on my own experiences have higher crime rates, which directly affects my personal safety and the safety at my home. I like to walk my dog in the neighborhood and want to feel safe. Please understand I am not opposed to progress, I knew this land would be developed, and it should be developed, but like the rest of the neighborhood, at low density! Please take this into consideration. I really want to continue to live safe in my current neighborhood.

In Opposition wishing to speak Linda Wilson: I have concerns regarding traffic flows on small streets. This could change the small neighborhood feel. This is one reason we moved to this area.

In Opposition not wanting to speak William Appleton: I purchased my home at the end of Tennessee Ave because it was a dead-end street, so it was safer for my grandchildren to play.

In Opposition not wanting to speak Jeff Scott

Rebuttal

Van Houten: I heard concerns about traffic on Tennessee. Currently, it does deadend, but it was always the intent to be a through street. Once it connects to Spokane St, which is a major connector, people will choose to use that connection. We will get to the Guy Rd. improvements on the next presentation, but it will not be the narrow road it is today. The only way R2 would get changed is if we came back before you. There was talk about parking issues. We are going to at least have a single-car garage with room in the driveway and on-street parking.

Steigleder: Just to be clear, R2 by right or what you are asking for is essentially 54 units you could put on this one piece of property based on the 8 units per acre. You could have 54, but I think you said you were only doing 47. R1 would only allow you to do 40, so I understand the concerns between R1 and R2, but you are really going for an R1 feel, but to make it more affordable, you are close to R1 density with a dedicated open space.

Van Houten: Our conceptual layout does have 47 lots, but we are not requesting that tonight. We will figure that out.

Public Hearing closed at 7:16 PM.

Review Criteria

Is annexation of the property in the best interest of the city?

Ziegler: I would say that it is. It is a county pocket and I like it when we can annex property into our utility system.

Steigleder: I would agree. It makes sense for what they want to use it for. The connectivity on Spokane St. with the Prairie Falls development seems quite reasonable to have more sidewalks.

Westlund: The right-of-way is worth mentioning since it is on a major collector to make sure we are not overburdened with traffic in the future.

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

Westlund: R2 is an implementing zone of the low density residential category of the focus area. The limitation to 8 units per acre brings it differentially down to the bounds of the future land use map.

Steigleder: I would slightly amend that sentence in my opinion to say that R2 does not strictly fit based on the comprehensive plan just looking at the surrounding land usages. I don't think it is appropriate, but given what the developer is proposing to do with that land and the annexation restrictions agreement, I think it does fit into that area.

Davis: When you look at it against the railroad tracks, it is a unique piece of property as far as shape. I like the annexation agreement with R2. And frankly, I would like to see this option a little bit more. I think back my first home was not even 900 sq. ft. It is a good fit.

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?

Ziegler: I would say it is. I would agree with Councilor Steigleder with the strict interruption of R1 vs. R2 I would lean more towards R1, but I do feel this strikes a really good balance between the offering of R1 proposes and the cost benefit of a higher density plat. I do like that it is like an R1.5. It is one of our challenges in our city to provide quality single-family homes that are owned by the occupant. I do think this zone designation is correct with the allowances the developer is willing to give us.

Westlund: We can point to sidewalks, pedestrian connectivity, right-of-way acquisition along roadways, the diversity of housing types in the city.

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?

Westlund: None of them raised any objections.

Mayor: Often times we see people with an annexation request like this for something other than R1, and it is to pack in as many units as they can for obvious reasons. People are there to make

a profit. I think this is a great balance. I am a R1 guy and like large lots, but that is not what reality is anymore. For homes to be affordable, they have to be smaller with smaller lots. I think with the housing needs in our area we have to do something to try and meet those needs. A developer coming in and willing restricting the number of lots, we do not see that very often. I am not going to get to vote on this, but I support it.

Davis: Having just gone through the housing needs assessment and seeing this come through is most fortunate.

Ziegler: I have one more comment. I would like to say I greatly appreciate all you here today to give us your opinion on what you are looking for, both positive and negative. Specifically on the impacts of the neighboring areas. We are very aware this does have an effect on you. However, in this particular case, the rebuttal to that issue was very well answered. It is really important to hear from you and i appreciate you here tonight.

Steigleder: I truly do understand the love of R1 because that is also mine. In looking around that area and thinking it should all be R1, strictly speaking, we have to go by what the comprehensive plan sets out and what is listed in the future land use map, and then we are only able to evaluate and request based on the three criteria.

Motion by Ziegler to approve the Steckman Annexation File No. ANNX-24-09 and the approved R2 zoning finding the zoning meets the approved criteria of the Post Falls municipal code as outlined in our deliberation and to direct staff to prepare a reasoned decision.

Second by Westlund.

Vote; Ziegler-Aye, Westlund-Aye, Davis-Aye, Steigleder-Aye, Plew-Aye
Motion Carried

b. Elfer's Annexation File No. ANNX-24-10

Public Hearing opened at 7:27 PM

Staff Report Jon Manley, Planning Manager: Owner was Cooper Family Trust and the Applicant is Van Houten Consulting and Design, LLC. The applicant is asking for the City Council to approve the requested annexation of approximately 4.89 acres (5.2 with rights-of-way) and apply Medium Density Residential (R2) zoning. Currently, a large lot single family use. Water is provided by the City of Post Falls and so is wastewater. 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 the remaining structures will be connected to the City's Water Reclamation system at the time of development. Guy Rd. is a local roadway. Additional rights-of-way and easements would need to be provided as part of annexation. Same elements as the previous hearing. The development agreement will not exceed 8 units per acre. The owner agrees to only construct single family detached units. No Certificate of Occupancies shall be obtained until a road connection to Spokane Street has been established.

Steigleder: How much of Guy gets fixed and to what extent?

Manley: you will get center line plus 10 ft and frontage improvements on the east side of the street.

Steigleder: Would that road become wide enough to accommodate a car parked on one side and still have appropriate through traffic?

Rob Palus, City Engineer: We may want to have no parking in this section, but it would need to be evaluated.

Applicant Merle Van Houten, Van Houten Consulting and Design: 4.89 acre total annexation of County Agricultural into the City R2 zone. Since the Planning and Zoning Hearing, Blackwell Homes is now the developer. We have all the same goals for affordable housing as the last hearing. We would be doing 8 units per acre with the same product as before. Single-family detached housing. No multi-family housing.

Mayor: Are any of these proposed units designated as 10% deed-restricted properties or is that just with the first annexation?

Van Houten: I believe so, but am not sure.

Ziegler: I have a question about the private road. Is it privately maintained?

Van Houten: Yes, it would be privately maintained.

Davis: Do you know what the width of the private road would be?

Van Houten: 25 ft

Steigleder: How does a private road and an HOA fit in with having houses that are affordable?

Van Houten: The applicant would structure that part of it.

Steigleder: Are we allowing front doors on Guy Rd?

Palus: Driveways would be allowed on Guy Rd.

Testimony

In favor wishing to speak Amy Pace: I am a consultant for PAHA. I am here in favor of this development. I have had the opportunity over the last 12 months to review 230 applications from our local workforce that are looking for housing that is not available to them because of the price of housing. Of that, we only have 13 units currently under contract and only 28 in the miracle on Britton community. So i am here today advocating for this particular development because it will offer attainable housing to our local workforce if approved.

Neutral wishing to speak Taytem Wolfe: I was born and raised in Coeur d' Alene, Idaho. I have been renting in CdA for the past 10 years and I currently manage a local insurance company. It is extremely hard for me to find affordable living in the area. People are being priced out of the area. Thanks to PAHA I am able to achieve the homeownership dream.

Maggie Lyons: The PAHA houses will be peppered throughout the development. I can answer the question on the HOA. We have an HOA in Britton. The HOA for the deed restriction agreement we added a term to the HOA CCR that in the event that there becomes a conflict, the deed restriction will prevail.

In Opposition wishing to speak Kristin Nelson: This small parcel of land is less than 12 acres and does not support medium-density housing. The entire neighborhood is single-family dwellings low density. By the City's zoning definition, it does not meet medium density. Arterial streets are not suited for higher traffic levels. Spokane Street is a bottleneck, especially at the RR tracks. There are no public services close to this location. No bus stops, no continuous bike lanes and the neighboring land is all low-density housing. I work in the utility and have seen firsthand medium and high-density parking challenges and issues. There is never enough parking. Overflow parking on the streets will decrease the quality of life in the neighborhood. Parking will be insufficient based on the Blaze Loop example. Leased property provides a high turnover of people and lack of pride and care in their homes. I have worked hard for my home and want to live in a neighborhood with like-minded homeowners. Leased property areas based on my own experiences have higher crime rates, which directly affects my personal safety and the safety at my home. I like to walk my dog in the neighborhood and want to feel safe. Please understand I am not opposed to progress. I knew this land would be developed, and it should be developed, but like the rest of the neighborhood, at low density! Please take this into consideration. I really want to continue to live safe in my current neighborhood.

In Opposition wishing to speak Linda Wilson: I have concerns regarding traffic flows on small streets. This could change the small neighborhood feel. This is one reason we moved to this area.

In Opposition not wanting to speak William Appleton: I purchased my home at the end of Tennessee Ave because it was a dead-end street, so it was safer for my grandchildren to play.

In Opposition not wanting to speak Jeff Scott

Neutral wishing to speak Bill Guy: I am in a hard place and a rock because I am selling a piece of property to the same people. I am not going to badmouth the development, but I do not like it. They should have some consideration to the people who live to the south. They bought their property knowing someday someone was going to develop behind them. But they did not expect to have two-story houses 10 feet from the fence. They are losing all their privacy. They paid good money for their houses. Every time you pick up the paper you hear that we have got to have affordable housing. That horse left the barn in Idaho a long time ago. These houses may be cheaper, but they are not going to be affordable to some guy making \$20 an hour. You are going to create a disaster area there, putting that many houses on that little of ground. Old people won't buy the houses because they can't climb the stairs. Young people aren't going to buy it because there is no place for the kids to play. I think they should build bigger houses and fewer of them, and they will still sell. My side of Guy Rd will not be developed till I am gone. On the little street they are putting on the south side, is that a private street? Who is going to remove the snow? The garages are not big enough for two big cars. I am all for putting Tennessee Ave out to Spokane. Yards aren't big enough for kids to play in, so they play in the street.

In Opposition not wishing to speak Deb Thomas: This has always been zoned R1 Low Density single family detached. R2 is not comprehensive plan. There are only 9 homes on S Side. Only 5 homes on N. side. S. side lots are approx 7400. N side lots range 8400-1/2 acre. Allowing med-density with 4000 lots is not compatible to neighborhood. Lots should be minimum 6500 lots with R1 zoning remaining. For 2-story homes, there should be significant setbacks, like 40 ft, to help maintain some semblance of privacy for current residences.

In Opposition not wishing to speak Kimberly Cummings: I'm strongly opposed to rezoning so close to already established neighborhoods. This will decrease our property values and be dangerous with increased traffic. There is not enough parking. What rules will be enforced to ensure no parking on our streets or using our common space?

In Opposition not wishing to speak Ren Fuglestad: Width of streets wide enough for parking on each side and room for cars driving in each direction? Blanton and Tennessee are not wide enough. Traffic volume. With 97 houses at 2 cars per house 194 additional cars in the area. Even one car per (97) is a huge number.

In Opposition wishing to speak Wendy Graham: I live one block down Guy Rd. from the proposed annexation. I oppose the R2 designation on the basis of continuity, esthetics and traffic. Friends who have visited our home in Post Falls have commented on how quiet and attractive the neighborhood is. The lots are fairly uniform size, the streets wide with sidewalks, and neighbors are considerate. Usually the neighborhood is quiet at night, with the exception of the Fourth of July! I oppose the R2 designation on the basis of continuity. For about 2 1/2 square miles, Prairie to Poleline and Chase to Spokane, and another section between Chase and Howell, the lots are fairly uniform square footage. Yet the R2 designation here proposes 90 houses in the 10-acre space. I question why choose this pocket of land to provide denser housing? I am not opposed to affordable housing. The second and stronger reason for my opposition is aesthetics. I love the peaceful pasture within sight of our front porch, the cows moving here and there, chewing their cud. Across Guy Rd is the bright red barn and large lot with at least a dozen 90-foot trees. Many birds inhabit those trees and their bird song is so uplifting in the spring mornings. Our view of the hills to the south by the river is unrestricted. I'm concerned that these esthetics will be marred

with a crunch of homes and the ensuing heavy residential traffic. The trees lopped down, bird habitat wiped out. A peaceful corner of Post Falls overrun. This leads to my greatest concern, traffic. Let's look at the big picture here... I don't think these roads were designed for heavier traffic patterns. This section of denser development will have an east, west, and possibly southeast access roads, not along the long edge but at each end. There may not be any issue with the southeast access into Tennessee, except eliminating Tennessee's quiet dead end for those residents. Guy Rd, the exit on the west, is quite narrow next to the pasture, and will be for the foreseeable future. In addition, cars turning left at that exit will have to meander through the neighborhood to get to Grange. Cars turning right onto Guy Rd will either turn onto Fisher, another narrow road, passing houses of families with children, or continue on and turn right onto Ashworth, which is where my house is, on the corner. Our neighborhood has quite a few children who enjoy the sidewalks and cross the street to visit friends. The third access point is the east exit onto Spokane. As far as I can tell, it will be right next to the railroad crossing. Here is where it gets more dicey. There currently isn't a middle turn lane at that point on Spokane. There is a possibility of traffic backing up around that railroad crossing as cars are trying to turn into the proposed development, as well as traffic backing up in the development itself at heavy morning and evening drive times. Single garages might lead to more street parking. Think of it this way, 90 houses, at least 90 cars, maybe 180 cars, if these are 2-car families would be added to the neighborhood. I imagine every morning, 90 to 180 cars trying to exit onto Spokane, Guy, or Tennessee. That's not all. 90 to 180 cars have to return at night. But if they are like my family they might take one or two other trips during the day. I'm guessing that means 30 to 40 additional cars going in any of the three directions, 2, 3, or 4 times a day. The additional traffic will be detrimental to our neighborhood. I respectfully request that the designation be changed from R2 to R1 to reduce the negative impact of the new development. I also request that some of the trees be left standing.

In Opposition wishing to speak Karen Olsen: I have lived here for five years. I am concerned about density. Parking with only one garage will be on the street. No one is convinced that the streets at this time can handle the traffic that will be coming down our road. The development is in no way compatible. It does not add to the esthetics it will detract. I want to believe that our government agency, when weighing these projects, will not make money the central component to the final outcome.

In opposition wishing to speak Michelle Missamore: I echo and adopt what has already been said in opposition to this annexation.

Rebuttal

Van Houten: Again, I hear a lot about traffic. I think this land works so well is the connection to Spokane St that will draw the bulk of the traffic. This is a classic case of infill development. Along with the smaller lots, there will be a dedicated open space for children to play in.

Ziegler: With the HOA structure are still. How long from the first time we build a house would the open space be transferred to the HOA?

Van Houten: There is a phased development being considered. The first phase there would be open space.

Manley: There are conditions that can be added to the agreement, but usually when an open space is turned over to an HOA is a private matter the city does not get involved in.

Steigleder: Would it be a deterrent if this was not annexed till the first project was finished and see the ramifications?

Van Houten: Phase one would be limited by utilities. Phase two, water and sewer would have to come under the public road. The applicant would need to speak on if it would be a deterrent.

Closed the public hearing at 8:16 PM

Review Criteria

Is annexation of the property in the best interest of the city?

Westlund: I believe it is. This gives us pedestrian and road improvements along Guy Rd. It connects the parcel to the east. And it's a county island.

Steigleder: I do not know confidently at this time that without having the through street and the connectivity to Spokane that annexing this single piece of property is in the best interest of the city at this time.

Plew: I think it does serve the city with the sidewalks and improvements to the roads. Taking in a county island all serve the city's interests.

Ziegler: I would agree it serves the city's interests as well.

Davis: Absolutely agree it does serve the city's interests.

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

Westlund: It is, the Future Land Use Map has a designation of low density and this is a low density development.

Plew: Remember it is R2 light.

Ziegler: I would mention what we have said before. It is kind of an R1.5. If it was straight R2 I would not pass it, but with the allowances the developer is making, I would pass it.

Steigleder: I would like to remind you that we can only look at the Comprehensive Plan and the developer has the land use rights to request much more density than they are requesting.

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?

Westlund: It is because we have policies about pedestrian connectivity, road connectivity, right-of-way acquisition, county islands, and diversity of housing types. All of these apply.

Davis: On this piece, policy 19 clustering units of new development. I think it is a good cluster of development. I have never been able to find any data that says it will negatively affect home values.

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?

Westlund: No, they raised no objections.

Motion by Ziegler to approve Elfer's Annexation ANNEX-24-10 and have staff pre-pair final ordinance for annexation.

Second by Westlund.

Vote: Ziegler-Aye, Westlund-Aye, Davis-Aye, Steigleder-Nay, Plew-Aye

Motion Carried

Motion by Ziegler to zone Elfer's Annexation ANNEX-24-10 R@ as requested finding that the zoning meets the approval criteria of the Post Falls municipal code as outlined in our deliberation and to direct staff to prepare a reasoned decision.

Second by Davis.

Vote: Ziegler-Aye, Westlund-Aye, Davis-Aye, Steigleder-Aye, Plew-Aye

Motion Carried

3. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS

This section of the agenda is to continue consideration of items that have been previously discussed by the City Council and to formally adopt ordinances and resolutions that were previously approved by the Council. Ordinances and resolutions are formal measures considered by the City Council to implement policy which the Council has considered. Resolutions govern internal matters to establish fees and charges pursuant to existing ordinances. Ordinances are laws which govern general public conduct. Certain procedures must be followed in the adoption of both ordinances and resolutions; state law often establishes those requirements.

ACTION ITEMS:

- a. Spokane Street Rehabilitation – Contract Amendment with Welch Comer Engineers for the Spokane Street and Poleline Avenue Roundabout

Andrew Arbini, Projects Division Manager: This was originally designed and constructed circa 2009. Recent patching efforts indicate more extensive repair is necessary. Including sub-grade and base rock improvements. The City intends to request bids from three paving contractors. City Staff and Welch Comer will evaluate the bids and return to Council with a recommendation. The total request this evening is \$44,000. Any remaining grant funds will be applied to offset project costs. My final comment is we are restarting construction on Spokane St 4th Ave to Seltice Way from April 7th to May 28th.

**Motion by Ziegler to approve the Spokane Street Rehabilitation Contract Amendment with Welch Comer Engineers for the Spokane Street and Poleline Avenue Roundabout.
Second Westlund.**

**Vote: Westlund-Aye, Davis-Aye, Steigleder-Aye, Plew-Aye, Ziegler-Aye
Motion Carried**

4. NEW BUSINESS

This portion of the agenda is for City Council consideration of items that have not been previously discussed by the Council. Ordinances and Resolutions are generally added to a subsequent agenda for adoption under Unfinished Business, however, the Council may consider adoption of an ordinance or resolution under New Business if timely approval is necessary.

ACTION ITEMS:

None

5. CITIZEN ISSUES

This section of the agenda is reserved for citizens wishing to address the Council regarding City-related issues that are 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 the 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, either by subsequent appointment or after tonight's meeting, if time permits. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring Council action must be placed on the agenda of an upcoming Council meeting. As such, the City Council can't 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

6. ADMINISTRATIVE / STAFF REPORTS

This portion of the agenda is for City staff members to provide reports and updates to the Mayor and City Council regarding City business as well as responses to public comments. These items are for information only and no final action will be taken.

a. Area of Impact

Warren Wilson, Deputy City Administrator: Areas of City Impact (ACI) are required by the Local Land Use Planning Act. Areas intended to identify areas outside city limits were potential annexation areas, areas where geographic factors impact the city, and trade areas around the city. City and county would negotiate land use rules for ACI. SB 1403 amended this and completely changed the focus to Areas of Impact. Areas of Impact now solely focus on annexation. The boundaries must be reviewed every 5 years, the county sets boundaries and land use rules in Area of Impact, and the city pays for the hearing process at the county. Area of Impact Requirements: Boundary limited to areas likely to be annexed within five years, and areas within two miles of existing city limits. The new boundary cannot divide a parcel or overlap with another Impact Area.

7. MAYOR AND COUNCIL COMMENTS

This section of the agenda is provided to allow the Mayor and City Councilors to make announcements and general comments relevant to City business and to request that items be added to future agendas for discussion. No final action or in-depth discussion of issues will occur.

Steigleder: April 12 Friends of the Park Day. Meet at Q'emiln Park Trailhead at 9AM. This is an all-day event and lunch will be provided by the Chamber. Offering a chance to help restore the Parkway Fire burn area through volunteer tree planting.

8. EXECUTIVE SESSION

Certain City-related matters may need to be discussed confidentially subject to applicable legal requirements; the Council may enter executive session to discuss such matters. The motion to enter into executive session must reference the specific statutory section that authorizes the executive session. No final decision or action may be taken in executive session.

ACTION ITEMS:

- a. 74-206(1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Motion by Ziegler to enter into Executive Session pursuant to Idaho Code 74-206(1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated, further that no action will be taken during the session and that the session will last approximately 30 minutes.

Second by Westlund.

Vote: Davis-Aye, Westlund-Aye, Plew-Aye, Steigleder-Aye, Ziegler-Aye

Motion Carried

Entered into Executive Session at 5:20 PM.

RETURN TO REGULAR SESSION

6:00 PM

9. UNFINISHED BUSINESS

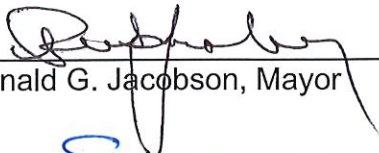
ACTION ITEMS:

- a. Settlement Authorization City V. GVD Partners and Redtail Construction Litigation

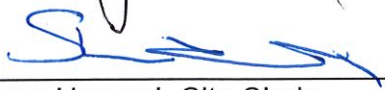
Not needed.

ADJOURNMENT

8:51 PM



Ronald G. Jacobson, Mayor



Shannon Howard, City Clerk

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 408 N. Spokane Street or call 208-773-3511. City Council and City commission meetings are broadcast live on Post Falls City Cable on cable channel 1300 (formerly 97.103) as well as the City's YouTube Channel (<https://www.youtube.com/c/CityofPostFallsIdaho>).

Mayor Ronald G. Jacobson
Councilors: Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Randy Westlund, Ryan Davis

Mission
Building Community.