



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**April 8, 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

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, Steffensen, Wilhelm, Schlotthauer, Schrieber

Excused: Kimball

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.

None

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.

None

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 March 11, 2025
- b. Idaho Ranch Annexation Zoning Recommendation File No. ANNX-24-8

**Motion by Planning and Zoning Commissioner Carey to accept the Consent Calendar as presented.
Second by Planning and Zoning Commissioner Walton
Carey - Yes, Walton - Yes, Steffensen - Yes, Wilhelm - Yes, Schlotthauer - Yes, Schrieber - Yes
Moved**

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:

None

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. Lingar Annexation File No. ANN-24-11

Public Hearing Opened: 5:32 PM.

Staff Report

Jon Manley, Planning Manager: The owner is Mickey Lingar and the applicant's representative is Jeramie Terzulli of Olson Engineering, who is present tonight. They are requesting a recommendation from the City Council for Medium Density Residential R2 zoning on approximately 4.54-acres as part of the annexation request. The project is located west of the intersection of W. Midway Avenue and N. McGuire Road. Currently, it is a large-lot single-family use. It is over the Rathdrum Prairie Aquifer. Surrounding land uses include medium-density residential town homes, single-family homes, multifamily units, a church, and some industrial and commercial zoning—particularly along Seltice Way. The water provider is East Greenacres Irrigation District, and the 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 will be required to be abandoned and the remaining structures to be connected to the City's Water Reclamation system at the time of development. Transportation access includes Midway Avenue (a minor collector) and McGuire Road (a minor arterial), and right-of-way and easement dedication along Midway Avenue would be required as part of annexation. The future land use designation for the area is Transitional, indicating expected changes in land

use patterns due to increased urban pressure. The surrounding area includes a mix of residential and non-residential uses, with existing city planning documents recognizing the need for transitional land uses and medium-density housing to support long-term urban sustainability. The proposal aligns with several goals and policies of the city's comprehensive plan, such as encouraging diverse housing options and planning for transportation improvements through annexation. Medium-density zoning (R2) was described as critical for enabling "missing middle" housing types like town-homes, cottages, and duplexes. No significant adverse impacts or environmental concerns were identified. Comments received from public agencies and citizens were minimal and non-objectionable. Roadway improvements would occur during subsequent subdivision construction phases, not at the time of annexation approval. The recommendation for zoning will proceed to the City Council for final consideration.

Robert Palus, City Engineer: There is utility availability, water service exists along Midway Avenue and sewer service is available at the southeast corner of the site. Service extensions would be coordinated with the city, taking into account sewer basin constraints.

Applicant:

Jeramie Terzulli, Olson Engineering: I'm the land use consultant for North Idaho REI team. I'm presenting a request for annexation and rezoning of an approximately 4.54-acre parcel with an R-2 (Medium Density Residential) designation. The project is in alignment with the City's Comprehensive Plan, particularly the Future Land Use Map and the principles of the West Prairie focus area. The parcel, situated just west of McGuire Road and adjacent to a railroad line, is currently bordered by a mix of medium-density residential, commercial, and industrial uses. Due to its transitional nature and proximity to existing infrastructure, medium-density housing is the most suitable use. High-end residential development is unlikely in such proximity to a railroad corridor, further supporting the appropriateness of R-2 zoning. Key criteria for evaluating the rezoning request is: 1) Consistency with the Comprehensive Plan and Future Land Use Map. 2) Compatibility with adjacent land uses. 3) Minimal impact on service delivery, as confirmed by city staff and other agencies. This aligns with city policies promoting housing diversity, efficient infrastructure use, and walkable communities. The proposed development is within walking distance of schools, parks, churches, and local amenities, supporting goals related to sustainability and affordability, particularly for first-time homebuyers and downsizing seniors.

Testimony

In-Favor: - None

Neutral - None

In Opposition - Debbie Vocca, Post Falls, ID: Ms. Vocca is a nearby resident. She spoke in opposition, expressing concerns about losing the rural character of the area. She emphasized that the area remains quiet with limited development, and noted that most homes are on larger lots, many with animals. She feared that R2 zoning would bring more congestion, reduce property values, and favor developer profits over community values. She also raised concerns about a strain on services and odors from a nearby water treatment plant, and questioned the need for R2 when the adjacent lot is zoned R1.

Rebuttal

Jeramie Terzulli: A group of local real estate agents is requesting R2 zoning and annexation of a currently uninhabitable property adjacent to city limits. Their goal is to develop 25 single-family detached homes with slightly smaller lots than R1 zoning allows, making the project more financially feasible. They've completed a preliminary layout with an engineer and partnered with a builder, but have held off on a full subdivision application due to the risk of annexation denial. The property is well-located near key transportation corridors and residential areas, making it ideal for starter homes. They now officially own the property and are open to negotiating density restrictions with the city council.

Public Hearing Closed: 6:02 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?

Schreiber: The proposed annexation and R2 zoning request align with the city's comprehensive plan and the transitional land use designation outlined for the West Prairie District. This area encourages a mix of residential and commercial uses, with higher densities near transportation corridors, which supports the developers' plan to build 25 single-family detached homes on slightly smaller lots.

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Wilhelm: The property is currently in severe disrepair and previously uninhabitable and lies adjacent to other R2 zones and near railroad tracks, making it a suitable site for moderately dense residential development.

Steffensen: The benefit of homeownership over rental apartments in this location is preferred and R2 zoning would be consistent with existing nearby uses and would improve a long-neglected area. While the transitional designation is somewhat open-ended, the proposal appears to satisfy the intent of the plan by encouraging responsible redevelopment in a growing part of the city.

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?

Steffensen: The proposal leverages existing city infrastructure, such as water and sewer lines located along Midway Avenue, directly supporting Goal 15 of the comprehensive plan. There was some upkeep recently on the wastewater plant that should alleviate the odor. Any application and annex that could improve the sidewalks, roads, and right-of-ways is beneficial for the city to continue that connectivity to the surrounding neighborhoods.

Wilhelm: Also Goal 7: supporting community needs for affordable housing.

Schreiber: I have some concerns about mismatches in road widths and sidewalk alignment during phased infrastructure improvements along Midway, although I consider these manageable and typical of evolving development corridors.

3. Does the proposed zoning district create a demonstrable adverse impact upon the delivery of any services?

The commissioners agreed that none were identified.

Motion by Commissioner Carey to recommend approval of Lingar Annexation File No. ANN-24-11 finding that the requested zoning meets the approval criteria in Post Falls Municipal Code as outlined in our deliberation and direct staff to prepare a zoning recommendation of R2 to be provided to the City Council.

Second by Commissioner

Vote: Wilhelm

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

Moved

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

None

7. ADJOURNMENT

6:09 PM

Date: 5/13/25

Chair: 

Attest: 

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