



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**June 10, 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, Steffensen, Schlotthauer, Schreiber, Wilhelm

Excused - Kimball

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

A joint workshop between the City Council and the Planning & Zoning Commission is scheduled for June 17, 2025, at 5:00 PM on the second floor of City Hall. This public meeting will serve as the official kickoff for the Comprehensive Plan Update and is open to all community members.

In staff updates, it was noted that the Planning Department has experienced some turnover. While the departure of previous staff is acknowledged, the City has welcomed new team members who bring strong qualifications and enthusiasm to their roles.

Andrew Millar, who holds a Bachelor's Degree in Geography from Marshall University, has been with the City for about two months. He expressed excitement about joining the team and has a strong interest in Planning and Geographic Information Systems (GIS).

Justin Sauder also joined the Planning team as an Associate Planner. He earned his degree in City and Regional Planning from Cal Poly and brings seven years of experience from his roles in Palmdale and Santa Clarita, California. Mr. Sauder moved to Idaho in early 2025 with his wife and two young children and shared that his proactive outreach to city staff during a January visit helped initiate his transition into the new role. He conveyed enthusiasm about contributing to the City's planning efforts.

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 2025-05-13

Motion by Commissioner Walton to approve the consent calendar as presented.

Second by Commissioner Schreiber

Vote:

Carey - Yes, Walton - Yes, Steffensen - Yes, Schreiber - Yes, Wilhelm - 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. Harvest Meadows PUD & Subdivision File Nos PUD-25-4 & SUBD-25-1

Opened: 5:36 PM

Staff Report: Jon Manley, Planning Manager for the City of Post Falls, presented the Harvest Meadows Planned Unit Development (PUD-25-1) and Subdivision (SUBD-24-4) applications, submitted by Merle Van Houten on behalf of Blackwell Home Development. Manley explained that the PUD and subdivision requests would be reviewed concurrently. The proposal involves approximately 11.22 acres of land recently zoned R2, with a proposed maximum density of 8 dwelling units per acre. The subdivision portion of the request includes 92 single-family residential lots—a slight increase from the 85 lots conceptually shown during annexation, which the commission had then referred to as "R2 Light". Based on the approximate gross acreage of 11.57 acres, the proposed density of 7.56 dwelling units per acre remains compliant with zoning conditions imposed at the annexation. The site is located between Guy Road and Spokane Street, just west of the North Brookie Drive and Spokane Street intersection. The area is identified as transitional in land use, with some prior large-lot single-family homes and visible site preparation underway, indicating a shift toward more intensive development. The site lies over the Rathdrum Prairie Aquifer, with water service being provided by the East Green Acres Irrigation District and sanitary sewer by the City of Post Falls. Surrounding zoning primarily consists of R1 single-family residential homes, present on the north, south, and east sides of the project site. With agricultural and county land to the west. A golf course and smaller residential lots front Spokane Street to the east. The subdivision criteria were reviewed. East Greenacres Water District has issued a will-serve letter, and the City of Post Falls will provide sewer service. The proposed street layout complies with the City's transportation element of the Comprehensive Plan. No topographic or environmental hazards have been identified on-site. The site is zoned R2, and the proposed single-family detached residential would be consistent with the submitted PUD and Annexation Agreement. Design deviations are proposed which are typically under a standard R2 designation, but are allowable through PUD approval. Impact and sewer cap fees at the time of building permit issuance will offset impacts on parks, streets, emergency services, and public infrastructure.

Agency Comments:

- Post Falls School District: Neutral
- Kootenai County Fire & Rescue: Coordination deferred to construction plan stage
- Idaho Department of Environmental Quality: No environmental concerns
- Idaho Transportation Department: Neutral
- Gas Pipeline Provider: No conflict
- Highway District: No comment

Commission Discussion:

Wilhelm questioned the return of the project after a prior R2 zoning recommendation had been made. Staff clarified that developers commonly seek zoning entitlements before investing in detailed subdivision design. The prior plan proposed 85 lots; the current plan includes 92. The road layout remains largely unchanged. The R2 designation with a density cap of 8 dwelling units per acre was approved by City Council and included in the annexation agreement.

Schlotthauer raised questions about the trade-offs permitted under the PUD. Staff explained that the primary benefit is the flexibility to allow smaller lots in exchange for open space and community amenities. The PUD tool enables greater housing diversity and may support affordability goals, as indicated in the City's housing

needs analysis. In this case, 1.32 acres of open space is being provided alongside 35-foot-wide lots. The proposal remains compliant with the overall density limitation.

Applicant: Merle Van Houten, Van Houten Consulting & Design LLC, representing Blackwell Homes, presented the Harvest Meadows subdivision and Planned Unit Development (PUD) proposal for an 11.57-acre R2 single-family development in Post Falls. He emphasized that the project aligns with the city's Comprehensive Plan and housing affordability goals. The intent is to create detached single-family homes, affordable to local residents, without resorting to rental development. Van Houten highlighted that the plan focuses on "scaled housing", offering modestly sized homes that are larger than cottage-style but remain affordable. The subdivision includes 92 lots using a PUD to allow smaller lot sizes (down to 2,649 sq. ft. from 4,000 sq. ft.) while still capping density at 8 units per acre, per annexation agreement terms. He emphasized community compatibility by maintaining R2 setbacks, enhancing green space buffers, and improving key roadways. The design includes front-loaded and alley-loaded access with 122 on-street parking spaces and three open space tracts, including a trail connection along Spokane Street and recreation space for children. He explained the three-phase development plan, detailing how each will proceed with road extensions, open space implementation, and utilities. He also pointed out aesthetic transitions from adjacent R1 neighborhoods and clarified minor PUD deviations, such as a few adjusted setbacks and reduced right-of-way widths. In closing, he reiterated that the proposal conforms to zoning and PUD criteria and delivers enhanced community design. He concluded by opening the floor for questions from the commission.

Carey: Regarding the lower road with parking on one side, is it a private road?

Van Houten: Yes, Aryshire Lane is a private road.

Carey: How does snow plowing work for private roads versus public roads?

Manley: The city plows public roads only. Private roads are maintained and plowed by the HOA. There are existing cases in Post Falls with mixed public and private streets, coordinated through CC&Rs.

Carey: Does this arrangement cause issues with timing between city and HOA plowing?

Manley: Sometimes plowing occurs at different times, but CC&Rs clarify maintenance responsibilities.

Carey: Are the designated snow storage areas for private plowing?

Van Houten: Yes, two designated areas at the ends of private streets are intended for snow storage and storm water management.

Steffensen: What determines the transition from Phase One to Phase Two?

Van Houten: Ideally, phases progress consecutively, but economic conditions and market demand are key factors. Interest in nearby subdivisions is encouraging.

Steffensen: Are there any structures planned in the green spaces?

Van Houten: No structures like pavilions or splash pads; the design includes trails, vegetation, benches, and play fields to keep HOA costs low.

Schreiber: Is parking provided according to requirements?

Manley: Yes, each residence has two parking spaces via one-car garages plus driveways sized 12 by 20 feet.

Manley: What are the closest public parks? The closest parks are Crown Point Park and White Pines Park, with additional open spaces such as Prairie Meadows nearby.

Manley: Proposed Condition: Completion of the second park/green space is required prior to starting Phase Three to avoid issues seen in previous projects where phases were combined before amenities were finished.

Van Houten: Acknowledged and will address the proposal during rebuttal.

Testimony

In-Favor: - None

Neutral - None

In Opposition - None

Molly Lorenzo, Post Falls, ID, Ms. Lorenzo expressed concerns about the proposed development. She questioned the project's characterization as having "no environmental impact," pointing out that the land was formerly agricultural and that converting it to residential use represents a significant environmental change. Ms. Lorenzo also raised concerns about utility costs, noting a \$30 increase in her personal water bill over the past decade. She inquired whether the proposed homes would be connected to City of Post Falls utilities or the Green Acres system. Lastly, Ms. Lorenzo asked about the timing of construction activities, specifically requesting that work not be scheduled during typical sleeping hours to minimize disruption to existing residents. Staff noted that construction timing would be subject to city regulations and any applicable

conditions of
approval.

Manley responded that the Idaho Department of Environmental Quality (DEQ) had reviewed the project and reported "no environmental concerns." He clarified that this determination reflects the agency's regulatory perspective and does not negate the possibility of perceived impacts from nearby residents.

William Guy, Post Falls, ID: Mr. Guy expressed strong opposition to the proposed modifications to the Harvest Meadows subdivision. He noted that the original zoning was R1, and nearby homeowners expected similar development. He criticized the shift to smaller lots and narrower streets, stating the project is incompatible with the surrounding neighborhood and diminishes residents' privacy. He also questioned the affordability of the proposed homes, disputing claims that they qualify as low-income housing. Guy voiced concerns about traffic, parking, and future maintenance, warning the development could deteriorate over time. He urged the commission to deny the request.

Deborah Thomas, Post Falls, ID: Ms. Thomas expressed concern over the proposed Harvest Meadows PUD, citing increased density, smaller lot sizes, and incompatibility with surrounding neighborhoods. She objected to the significant reduction from the originally approved minimum lot size of 4,000 sq. ft. to 2,649 sq. ft., noting that 81 of 92 proposed lots fall below the 4,000 sq. ft. threshold. She requested conditions limiting the number of homes on the Elfers portion to 40, enforcing two-story height limits, restricting rentals, and ensuring more accurate plat information. She also requested a 10-foot setback for Lot 88, adjacent to her property, which the developer agreed to, along with the removal of a large cottonwood tree near her fence. Thomas offered to donate a replacement tree to be planted in the new development's swale area.

Kristen Nelson, Post Falls, ID: Ms. Nelson expressed concern over the shift from low to medium density, stating that it would negatively impact her property and the character of the neighborhood. She objected to the small lot and home sizes, lack of yard space, and potential safety issues from children playing in crowded streets with limited parking. Nelson raised specific concerns about overflow parking spilling onto Tennessee Avenue and compared the proposed layout unfavorably to nearby alley-access subdivisions. She expressed strong opposition to the inclusion of what she characterized as low-income housing and stated the development may cause her to leave Post Falls.

Rebuttal

Van Houten provided clarifications regarding the project. He acknowledged the validity of neighbors' concerns while emphasizing the goal of providing affordable, cottage-style single-family homes for those priced out of the local market. Van Houten confirmed that construction hours would be limited to 7:00 a.m. to 5:00 p.m. to minimize disruption. Water service will be supplied by East Greenacres, with sewer provided by the City of Post Falls, both of which have been reviewed and found sufficient. He clarified the zoning history, noting that the subject property was previously under county zoning and received its R2 zoning only upon annexation to the City. Thus, it was not a change from R1 as some had suggested. The applicant explained that the development now represents a unified Planned Unit Development (PUD) encompassing three parcels, originally proposed separately by different applicants. This consolidation allows for a cohesive site plan and compliance with city code. Addressing specific concerns, Van Houten confirmed agreement to increase the side yard setback on Lot 88 from five feet to ten feet, as requested by an adjacent property owner, and agreed to the removal of a large cottonwood tree impacting the site, with these commitments reflected in the revised plans and subject to conditions of approval. Regarding parking concerns, the applicant highlighted that the project provides more on-street parking spaces than typical subdivisions, prohibits parking in alleys, and has incorporated a trail spur to accommodate residents and guests accessing alley-facing homes. Finally, Van Houten agreed to an additional staff-proposed condition that requires completion of the second phase green space prior to commencing Phase 3 construction, citing lessons learned from prior developments. Van Houten concluded by reiterating the intent to create a compatible, attractive, and affordable single-family residential community that balances the needs of future residents and existing neighbors.

Public Hearing Closed: 6:50 PM.

PUD Review Criteria:

1. The proposed PUD provides for adequate utilities services and parking to service the proposed development by:

a. Providing a public water supply system that has adequate supply to serve the proposed development; and

Based on testimony, the Commissioners confirmed that East Greenacres Irrigation District will provide public water service to the development. No concerns were raised regarding capacity or adequacy of supply.

b. Providing a public wastewater collection system that is designed in accordance with the City's adopted Wastewater Master Plan and has sufficient capacity to accommodate the proposed sewer flows; and

Gabbert: Noted that the City of Post Falls has issued a "will serve" letter for wastewater service, confirming that the City can accommodate the sewer flows as proposed.

c. Providing adequate accommodation for other utilities necessary to support the proposed development

Commissioners noted no concerns related to utility access. Commissioner Schreiber stated there were no questions raised regarding easements for electricity or gas. Commissioner Gabbert referenced testimony indicating that utility easements are shown on Exhibit A3 along both public and private roads.

d. Providing sufficient parking throughout the development to adequately meet the parking needs of all uses proposed in the PUD.

Commissioners deliberated extensively on whether the Harvest Meadows Planned Unit Development (PUD) provides sufficient parking for the proposed density and layout. While staff confirmed that the plan meets the Post Falls code for both on-street and off-street parking, several commissioners expressed concern about practical functionality:

Steffensen: questioned whether one-car garages and 20-foot driveways would accommodate modern vehicles and multi-car households, citing similar problems in existing neighborhoods.

Wilhelm and Schreiber: Echoed concerns, noting issues with large trucks overhanging into walkways or roads and the difficulty of snow removal in narrow streets.

Schlotthauer: He highlighted the trade-off between tighter roadways and the desire for open space but acknowledged it as a challenging compromise.

Gabbert: Emphasized the importance of considering community functionality beyond code compliance.

Robert Palus, City Engineer: Mr. Palus clarified that the road widths (28 feet for parking on one side, 32 feet for both sides) conform to city standards, even if the overall right-of-way is narrower.

Conclusion: There was consensus that while the development meets minimum parking standards, the real-world implications, particularly with street width, vehicle size, and increased density, could lead to congestion and accessibility issues. Concerns were formally noted for the record.

2. The proposed PUD provides for an integrated transportation network which adequately serves the proposed development by subsection:

a. Providing for the continuation of arterial and collector streets meeting city standards for volume in a manner consistent with the city's adopted master transportation plan.

Carey: Acknowledged that the applicant has addressed street connectivity for managing immediate traffic needs

Schreiber: Stated there were no concerns with connections to Spokane Street or Guy Road, noting that these align with city requirements.

Commissioners viewed right-of-way dedications along Spokane Street positively and see it as improving overall network continuity.

c. Providing a pedestrian and bicycle system designed to provide adequate circulation throughout the entire development and to all open spaces.

Commissioners generally viewed the connections as adequate.

Schreiber: Raised concerns about cars in short driveways potentially blocking sidewalks.

3. The proposed PUD provides enhanced community design by:

Schreiber: clarified that while neighbors expressed concern about increased density, the property is zoned R2, which permits significantly more homes than proposed. He explained that the PUD limits the project to 92 units—fewer than the 122 units that standard zoning would allow—offering a trade-off: less density in exchange for more open space. He framed the proposal as a compromise between allowable density and community benefit.

a. Conserving and incorporating the sites significant natural, scenic and/or historical features in the development, if any; and

The Commission found no significant scenic, natural, or historical features on the site. While a six-foot fence along the adjacent rail corridor was mentioned, there was no formal recognition or consensus that the corridor itself holds historical significance.

b. Integrating a mix of compatible land uses in the development and adequately buffering and/or separating any incompatible uses in the development; and

Schreiber: He acknowledged concerns about higher-density housing near existing low-density (R1) neighborhoods but emphasized that the site is zoned R2, which permits greater density. Without the PUD, the developer could build up to 122 homes under standard R2 zoning, but the current proposal limits it to 92 units and includes open space, making it a balanced trade-off between density and community benefits.

c. Locating the proposed uses and lot sizes in the proposed PUD in a manner that blends with the surrounding uses, neighborhoods and public facilities located in the City;

Commissioners evaluated how well the proposed Harvest Meadows development blends with surrounding neighborhoods.

Steffensen: Pointed out the surrounding area is zoned R1, this project falls under R2, and questioned whether the development type is appropriate.

Gabbert: Noted some efforts to position the denser units toward the interior of the site, away from neighboring R1 homes.

Schlotthauer acknowledged the applicant had made a clear effort to design a transition that respects the existing neighborhood context.

Schreiber raised questions about building height limits, but staff confirmed that both R1 and R2 zones allow up to 35 feet with no additional setback required above 25 feet.

d. Providing at least ten percent (10%) of the gross land area for open space that meets the recreational needs of the users of the development and provides for a variety of recreational uses;

Commissioners agreed the proposed PUD meets and exceeds the city's requirement to dedicate at least 10% of the gross land area to open space.

Walton: noted that the project includes approximately 11.7% open space, which is above the minimum threshold.

4. The proposed PUD provides for timely development of the property and security for future completion and maintenance by:

a. Ensuring that each development block contains all the necessary element to exist independently from future blocks; and

The commissioners discussed the phasing of the development, agreeing that the third phase should not begin until all open spaces are completed and dedicated. This condition was supported by the commissioners and agreed to by the applicant to ensure proper development and maintenance of open areas.

b. Ensuring that each building in the development lot has sufficient access around the structure to allow for continual maintenance of the building and access for emergency services.

The commissioners noted that the fire department will review the development plans, and any concerns regarding access, such as roads, turnarounds, and dead ends, will be addressed before final approval. The fire department's sign-off is required prior to project finalization.

c. Ensuring that a funding mechanism exists to adequately maintain common areas that are not publicly maintained.

The commissioners discussed the requirement for a homeowners association (HOA) to maintain private common areas in the development. While the city mandates the HOA's formation and maintenance responsibilities through CC&Rs, it does not manage the HOA or enforce funding mechanisms like capital reserves. Concerns were raised about the risk to homeowners if adequate reserves are not set aside, but it was acknowledged that this is standard for HOAs and beyond the city's control.

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.

The commissioners confirmed that an adequate water supply is proposed through East Greenacres Irrigation District.

2. Adequate provisions have been made for a public sewage system and that the existing municipal

system can accommodate the proposed sewer flows.

The commissioners confirmed that the City of Post Falls can provide adequate sewage services for the development.

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

The commissioners reviewed the proposed street layout, confirming it aligns with the city's transportation plan. They noted that private streets are allowed even without a PUD, so the PUD status does not affect this aspect. The design supports connectivity and meets city standards.

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.

The commissioners confirmed none were identified in the staff report.

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

Gabbert stated that the single-family detached homes proposed are compliant with regulations and would be subject to PUD approval, indicating the development meets required standards aside from the PUD considerations.

6. The developer 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 streets, parks, and other public facilities within the community.

The commissioners confirmed that impact fees are standard charges collected at the time of development or when individual building permits are issued. These fees help offset the costs associated with the development's impact on public infrastructure or services.

Motion by Commissioner Carey to move to approve Harvest Meadows PUD file number PUD-25-1 finding that it meets the approved criteria and Post Fall's Municipal Code 18.20.080 as outlined in our deliberation subject to conditions 1 through 12 contained in the staff report and adding condition 13 that both common areas be completed before the start of phase three of the development and direct the staff to prepare a written reason decision

Second by Commissioner Walton

Vote:

Carey - Yes, Walton - Yes, Steffensen - No, Schlotthauer - Yes, Schreiber - No, Wilhelm - No

PUD Denied

b. Painted Rock Annexation File No ANNX-25-3

Opened: 7:29 PM.

Staff report Jon Manley, Planning Manager for the City of Post Falls, presented the application on behalf of Ryno Land, LLC, represented by Ray Kimble of Whipple Consulting Engineers. The request was for a recommendation to City Council to apply R2 (Medium Density Residential) zoning to approximately 4.67 acres as part of an annexation proposal. The Planning and Zoning Commission was not voting on the annexation itself, only on the zoning recommendation. The subject property is located at the northwest corner of Midway Avenue and McGuire Road. It is currently a large-lot single-family residence situated over the Rathdrum Prairie Aquifer. Wastewater services would be provided by the City of Post Falls, which has available capacity. Water service would come from East Greenacres Irrigation District. Any existing septic systems will be removed as part of the development process. Additional rights-of-way and easements will be required for Midway and McGuire as part of annexation. It was noted that McGuire Road is scheduled for a closure at its northern end in the near future. The surrounding zoning includes R2 townhome products to the south, R1 zoning to the east, and a mix of commercial, industrial, and transitional zones nearby. The proposal is consistent with the City's Comprehensive Plan and lies within the West Prairie Focus Area. This area emphasizes walkability, pedestrian connectivity, diverse housing types, and transportation network improvements. The annexation would complete all four corners of the Midway/McGuire intersection within city limits, supporting connectivity and pedestrian

access in all directions. The medium-density proposal fits within the city's vision of transitioning from higher-intensity commercial and industrial uses along Seltice Way to residential neighborhoods. Residential development can support corridor revitalization, and the proposed zoning can help meet city goals related to housing diversity. Agency comments received showed no objections. The proposed R2 zoning does not create a demonstrable adverse impact on service delivery. A previous annexation near this area at Poleline and McGuire for R1 zoning was noted as having been denied by City Council. The Midway corridor is envisioned as an east-west connector that may eventually extend to Corbin Road, helping to ease traffic loads on McGuire. The R2 zoning request aligns with the comprehensive plan and the city's long-term planning goals.

Applicant: Ray Kimble, Whipple Consulting Engineers, representing the owner, Ryno Land, LLC, for the Painted Rock Annexation. The project site covers about 4.67 acres, and we're requesting the R2 zoning designation, which aligns with the City's Comprehensive Plan designation of Medium Density Residential. This zone allows for 50-foot-wide lots, which fits well with the type of single-family homes typical in Post Falls, which are generally 40-foot-wide houses on these lots. This lot size allows for more efficient use of land compared to R1 zoning, which requires 60-foot-wide lots, and helps reduce overall development costs without compromising product quality. The property is essentially a county "peninsula" surrounded by city limits, making it an ideal candidate for infill annexation. It meets the key criteria for redevelopment—appropriate size, shape, available city utilities, and is currently on the market. Annexing and developing this parcel helps reduce isolated county islands and supports the city's growth management objectives. One important aspect I want to highlight is the transportation benefit. McGuire Road, which fronts this property, is designated as a minor arterial and has the potential for a future interchange as part of the city's long-term transportation plan. The development will include right-of-way dedication and frontage improvements valued at roughly \$355,000 in today's dollars, which the city would otherwise need to fund in the future. This developer-funded infrastructure advances the city's transportation goals without tapping into taxpayer resources. We have received no negative agency feedback, and there are no anticipated adverse impacts on public services. Overall, the proposal supports the city's goals for housing diversity, infill development, and infrastructure planning.

Testimony

In-Favor: - None

Neutral - None

In Opposition - None

Public Hearing Closed: 7:50 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?

The commissioners agreed that the proposed Medium Density Residential R2 zoning district is an appropriate implementing zone for this land use designation, consistent with the intent and focus of the adopted Comprehensive Plan.

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?

The commissioners agreed that the proposed zoning supports Policy 15 of the Comprehensive Plan, which calls for diverse housing options that meet a range of needs in terms of size, type, and affordability. R2 zoning allows for housing that is more attainable than larger-lot single-family homes found in lower-density districts.

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

The commissioners agreed that there was no evidence in the record of any demonstrable adverse impact on the delivery of public services associated with the proposed zoning. No negative comments were received from utility or service providers. Staff identified the preservation of future transportation corridor options as a beneficial consideration for long-term planning.

Motion by Commissioner Schreiber moves to recommend approval of the Painted Rock Annexation File No ANNEX-25-3 finding that the requested R2 zoning meets the approval criteria in the Post Falls Municipal Code as outlined in our deliberation and direct staff to prepare a zoning recommendation to be provided to City Council.

Second by Commissioner Schlotthauer

Vote:

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

Moved

c. Text Amendment PFMC Title 18.24.020F File No TA-25-1

Opened: 7:55 PM.

Staff report: Jon Manley, Planning Manager for the City of Post Falls. The Post Falls Planning Division proposed a text amendment to Title 18 of the municipal code to clarify when frontage improvements and right-of-way dedications are required during development. The amendment is aimed at supporting infill and small-scale residential development by eliminating the need for frontage improvements in specific scenarios, such as when constructing residential accessory structures or small-scale infill (cottages or tiny homes), provided the lot is not in a SmartCode zone and does not front a collector or arterial roadway. The change replaces an existing section (Section F) in its entirety and removes the need for individual waiver requests to City Council. The goal is to make housing investment more attainable while maintaining consistency with city infrastructure and planning standards. The Planning and Zoning Commission voted unanimously to forward the amendment to City Council with a recommendation for approval following a public hearing and staff presentation.

Testimony

In-Favor: - None

Neutral - None

In Opposition - None

Public Hearing Closed: 8:08 PM.

Motion by Commissioner Carey recommend that TA-25-1 be forwarded to City Council with our recommendation to approve.

Second by Commissioner Schreiber

Vote:

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

Moved

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

None

7. ADJOURNMENT

8:10 PM

Date:

7/8/25

Chair:

Jon Manley

Attest: Nancy Thumacher

Questions concerning items appearing on this Agenda should be addressed to the Community Development Department – Planning Division at 408 N. 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, Chris Schreiber, Ross Schlotthauer, Bobby Wilhelm, Kibbee Walton