



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**July 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 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: Wilhelm, Schreiber, Carey, Schlotthauer, Steffensen

Excused: Kimball, Walton

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

City staff will be at the Post Falls Festival on Friday, July 11 (11:00 a.m. – 8:00 p.m.) and Saturday, July 12 (10:00 a.m. – 8:00 p.m.) to share information about two major planning efforts: the Transportation Master Plan and the Comprehensive Plan Update. Community members are encouraged to visit the booth to learn more, ask questions, and provide input. Feedback is important for shaping the future of transportation, growth, and development in Post Falls.

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 06-10-2025
- b. Zoning Recommendation Lingar Annexation File No ANNX-24-11
- c. Zoning Recommendation Painted Rock Annexation ANNX-25-3
- d. Reasoned Decision Harvest Meadows PUD File No PUD-25-1

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

Second by Commissioner Schreiber

Vote: Wilhelm - Yes, Schreiber - Yes, Carey - Yes, Schlotthauer - Yes, Steffensen - Yes

Motion Move

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. Special Use Permit Soaring Learners File No SUP-25-4

Public Hearing Opened: 5:34 PM.

Staff report

Jon Manley, Planning Manager, presented the application on behalf of applicant Robyn Bench, represented by Scott McArthur of McArthur Engineering. The request was for a Special Use Permit (SUP) to allow a private micro-school and tutoring center to operate within an industrial zoning district. The facility is located at 1461 E. 3rd Avenue on the northwest corner of Bay and Third Street. The building was most recently used as a daycare center, a use permitted outright in this zoning district.

Surrounding Zoning and Land Use: Industrial to the west and south, R-3 Multifamily and R-2 Medium Density to the east and southeast, R-1 to the west. Future land use designation is Business Commercial, with proximity to high-density residential and park amenities. Comprehensive Plan Consistency:

- Policy 7 – Encourages diversity in educational options to support long-term community prosperity.
- Policy 8 – Promotes infill development and reuse of underutilized properties.
- Policy 10 – Favors school locations near collector roads and residential areas.
- Staff noted the site's proximity to the Centennial Trail and a public park, aligning with community values even though not explicitly stated in the current plan.

Agency Comments: No objections were submitted. Comments received were neutral or deferred to the permitting stage (utilities, site development, etc.).

Applicant

Robyn Bench, founder of Soaring Learners, explained the micro-school concept: a small, community-based private school serving up to 25 students with project-based, hands-on learning. School hours would be 9:00 AM to 5:00 PM with staggered drop-off and pickup to reduce traffic impact. The applicant emphasized the low-impact nature of the use and commitment to meeting all city requirements.

Scott McArthur (McArthur Engineering) confirmed the existing building's suitability and plans to meet parking, storm water, and other city code requirements.

Testimony

In-Favor: - None

Neutral - None

In Opposition - None

Rebuttal - None

Public Hearing Closed: 5:47 PM

Deliberation:

Commissioners found the proposal consistent with zoning purposes, allowed as a special use, compatible with surrounding uses, and aligned with Comprehensive Plan policies. They noted the reduced traffic compared to previous daycare use and the benefits of proximity to parks and trails.

Review Criteria:

A. Whether the implementation of this special use would/would not conform to the purposes of the applicable zoning district.

Commissioners agreed that educational use is consistent with industrial zoning goals for low-impact, service-based uses, particularly given its similarity to the previously permitted daycare.

B. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state.

Commissioners agreed it is allowed. While not explicitly listed, the use aligns with comparable educational facilities, which require a special use permit.

C. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or the land uses within the vicinity of the proposal.

Commissioners agreed it is compatible. It presents lower traffic volume than the former daycare, complements adjacent residential and industrial uses, and serves as a buffer between them.

D. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.

Commissioners agreed it does align. It supports community education diversity, walkability, and appropriate infill development near residential neighborhoods and existing infrastructure.

Motion by Commissioner Schreiber moves to approve Soaring Learners Special Use Permit File No SUP-25-4 finding that it meets the approval criteria as outlined in the Post Falls Municipal Code 18.20.070 and as outlined in our deliberation, subject to the conditions of obtaining a certificate of occupancy, all building and site improvements, future improvements and any required by city code and building codes.

Second by Commissioner Wilhelm

Vote: Wilhelm - Yes, Steffensen - Yes, Schreiber - Yes, , Carey - Yes, Schlotthauer - Yes,

Motion Moved

b. Special Use Permit Hope & Zorros File No. SUP-24-7

NOTE: The Planning & Zoning Commission agreed to combine the presentation and public comment on two related proposals (*Hope and Zorros* and *Early Dawn and Zorros*) due to their similarities. These items will be presented together but deliberated and voted on separately. A third proposal (Item D) will be handled separately in both presentation and deliberation. This approach was chosen to save time and reduce repetition, with agreement from both the commission and applicant.

Public Hearing Opened: 5:53 PM
Staff report

Jon Manley, Planning Manager: Presented the application on behalf of the applicant. Austin Fuller of Whipple Consulting Engineers, representing property owner Lanzce Douglas, is requesting Special Use Permits for two adjacent multi-family developments in the CCS zone. The Hope & Zorros project proposes 96 units on 4.2 acres (SUP-24-7), while the Early Dawn & Zorros project proposes 192 units on 9.63 acres (SUP-25-2). Both projects utilize density bonuses supported by seven site amenities each, such as community gardens, sports courts, and BBQ areas.

Garages are placed along Zorros to buffer nearby single-family homes, and each site exceeds required open space minimums. Access will be provided via private internal roads with future frontage improvements along Hope Avenue to improve circulation and connectivity to Highway 41. The developments are consistent with the CCS zoning intent and the City's Comprehensive Plan, which encourages higher-density infill near commercial corridors.

Commissioners discussed density, traffic, and compatibility concerns. While opinions varied, most agreed the projects meet code, are well-sited, and support long-term planning goals. Suggested conditions include limiting density on one parcel, requiring two parking spaces per unit, and coordinating with police on safety measures. Approval of each SUP is considered independently.

Applicant:

Austin Fuller of Whipple Consulting Engineers, representing applicant Lanzce Douglas, presented Special Use Permit requests for two multifamily developments in Post Falls: one at Early Dawn and Zorros (SUP-25-2) and one at Hope and Zorros (SUP-24-7). Both sites are zoned CCS and proposed apartment units consistent

with allowed density, including the 30% bonus for amenities. The Early Dawn site is 9.67 acres with a proposal for 192 units (maximum allowed: 226), and the Hope site is 4.14 acres with 96 units proposed (maximum allowed). Both developments include single-story garages along Zorros Road to buffer adjacent single-family homes. Open space requirements are exceeded on both sites, with 25,948 square feet at Hope and 44,251 square feet at Early Dawn. Parking is provided through a mix of surface stalls and garages: 169 spaces at Hope and 435 at Early Dawn. Mr. Fuller emphasized compatibility with surrounding land uses and the Comprehensive Plan, citing goals related to housing diversity, infill development, and reduced sprawl. He argued that apartments are a more compatible buffer between commercial and residential uses than other permitted CCS uses such as retail or warehouses. Proposed amenities include playgrounds, sports courts, BBQ areas, a dog park, and internal sidewalks, which also qualify the projects for the density bonus. While each site includes its own qualifying amenities, they may be shared with adjacent properties under common ownership. Public concerns about density, views, and rural character were addressed. The applicant noted that the proposals are within zoning allowances and that site design—including garage placement and landscaping—addresses compatibility. Construction impacts such as dust were identified as separate code enforcement issues. The applicant also responded to police department input by highlighting CPTED strategies, although gated access is excluded due to fire code limitations. The applications are consistent with city requirements and comprehensive plan goals, and staff were asked to approve both Special Use Permits.

Todd Whipple, representing the applicant's development team, provided information on the proposed phasing of the multifamily developments. He explained that the project would be constructed in three phases, beginning with the southernmost site near Poleline Road (SUP-25-3), followed by the Early Dawn site (SUP-25-2), and concluding with the Hope site (SUP-24-7). Vertical construction is expected to begin in late 2025, with initial occupancy by late 2027. Subsequent phases are projected to follow in 2028–2029. In response to the commissioner's questions, Mr. Fuller confirmed that garages will be located along Zorros Road to act as a buffer for adjacent single-family homes and that each project will include on-site management. He added that while each site includes its own amenities to meet density bonus criteria, shared use of amenities across the developments is anticipated due to common ownership. Regarding transportation improvements, Mr. Whipple noted that the project will include frontage work on Hope Avenue, from the centerline out to 10–12 feet, likely including a 20–28-foot paved strip that will eventually connect to Highway 41. Although Hope Avenue currently lacks formal access, the improvements will help reduce congestion by offering an alternate route for nearby residents. Whipple also explained that traffic studies focus on intersection performance and that the intersection at Zorros and Poleline may require future improvements, such as a roundabout, depending on traffic growth.

Testimony

In-Favor: None

Neutral:

Scott Sherwood, Post Fall, ID: (not wishing to speak):

In Opposition:

Robin Lorenzini, Post Fall, ID: (not wishing to speak): Opposes the special use permit, citing concerns about lower property values, more crime and traffic, safety risks, and loss of community feeling due to renters.

Nick Arnold, Post Fall, ID: Opposes the project, citing speeding and unsafe traffic on North Zorros and lack of stop signs. He asks about plans for better traffic control.

Jeff Lorenzini, Post Fall, ID: Opposes the project, citing a study that shows rentals in single-family neighborhoods lead to more traffic, crime, and less upkeep. He worries Zorros can't handle the added traffic, that apartments will increase vandalism, and reduce community safety. He's also concerned apartments near Highway 41 will limit commercial growth and that tall buildings will invade residents' privacy.

Julie Hensley, Post Fall, ID: Opposes any density bonus, stating that Post Falls already has too much high-

density housing with a 10% vacancy rate. If allowed in R1 areas, limit buildings to two stories to preserve the

small-town feel. The school board wants notice of large developments due to impacts on school capacity, and future bonds may be needed. Overusing R3 zoning near roundabouts is a concern.

Peter Xhudo, Post Fall, ID: Opposes stating that he lives near Hope. Opening the road will worsen traffic and speeding near the school. He stated that it feels like we're being pressured to approve apartments or face unwanted commercial development. He stated that we deserve more control over our community.

Jeffery Williams, Post Fall, ID: Opposes the special use permit and rezoning, citing heavy traffic, parking issues, and increased crime along Zorros. He shared how nearby multi-family complexes hurt property values and views. He says the area is better suited for commercial use, not more apartments, and urges the zoning to stay R1 to protect the neighborhood's character and safety.

Rebuttal

Mr. Whipple explained that peak traffic is only about 10% of daily traffic counts. Multi-family housing generates less traffic than commercial uses, which creates more congestion. Commercial businesses face major roads, so Zorros isn't ideal for retail. Douglas apartment projects provide enough parking and good security with garages and landscaping. The apartments will be well-maintained and set back far from homes, likely better in appearance than some nearby single-family homes. Overall, these apartments should fit well with the neighborhood and not worsen traffic or safety.

Public Hearing Closed: 7:36 PM

Deliberation:

Gabbert: Recommended closing the public hearing and starting deliberations. Mr. Gabbert reminded the council to ignore unsupported comments linking apartments to crime to avoid Fair Housing Act violations and begin the review criteria starting with application SUP-24-7, Hope and Zorros.

Review Criteria:

A. Whether the implementation of this special use would/would not conform to the purposes of the applicable zoning district.

Commissioners agreed that multifamily is allowed in CCS with a special use permit if it aligns with the zone's intent, which includes retail, services, and compatible high-density housing. The key question is whether this use fits without compromising existing uses.

B. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state.

Commissioners discussed that multi-family are allowed in CCS with a special use permit and noted that, while the process may be frustrating, it's the current legal framework. The zoning and road infrastructure support the use, and there's no evidence the project violates any laws or regulations.

C. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or the land uses within the vicinity of the proposal.

Commissioners debated traffic, safety, and density. Some supported the project for its design, location, and added connectivity. Others, like Commissioner Wilhelm, opposed it due to high density, traffic concerns, and public safety impacts, calling it too much for the area.

D. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.

Commissioners agreed the proposed developments align with the Comprehensive Plan by supporting higher-density housing near Highway 41, promoting infill and redevelopment of underutilized land, and providing a transition between commercial and single-family residential areas. The projects were also recognized for addressing the city's evolving housing needs. Overall, the location, site design, and infrastructure access were viewed as appropriate and consistent with long-term city planning goals.

Deliberation:

The Planning and Zoning Commission discussed concerns regarding traffic, density, and overall growth. While some commissioners expressed hesitation about the number of apartment units and potential traffic impacts, others emphasized the inevitability of growth and the need for responsible, code-compliant development. The project was acknowledged as meeting zoning and code requirements, and commissioners discussed the legal implications of denying a compliant application. Potential conditions were considered, including requiring two parking spaces per unit, capping density on one parcel at 175 units, and having the developer meet with a police liaison to address safety. Commissioners agreed that each parcel should be considered independently due to differing timelines. The overall discussion reflected a mix of concerns and support, with a general recognition that the proposal is consistent with city plans and offers needed housing while incorporating infrastructure improvements.

Motion by Commissioner Schlotthauer to approve Sup-24-7 and SUP-25-2 finding that they meet the approval criteria in the Post Falls Municipal code 18.20.070 in our deliberations subject to conditions one through seven listed with the additional condition of meeting with the liaison for the police department to address their concerns and these concepts in the CPTED flyer and I also agree with the 2:1 parking to limit the on street parking and impact on the adjacent neighborhoods and direct staff to prepare a written reason decision.

Second by Commissioner Schreiber

Vote: Wilhelm - No, Schreiber - Yes, Carey - Yes, Schlotthauer - Yes, Steffensen - No

Motion Moved

c. Special Use Permit Early Dawn & Zorros File No SUP-25-2

NOTE: The Planning & Zoning Commission agreed to combine the presentation and public comment on two related proposals (*Hope and Zorros* and *Early Dawn and Zorros*) due to their similarities. These items will be presented together but deliberated and voted on separately. A third proposal (Item D) will be handled separately in both presentation and deliberation. This approach was chosen to save time and reduce repetition, with agreement from both the commission and applicant.

Public Hearing Opened: 5:53 PM

Staff report

Jon Manley, Planning Manager: Presented the application on behalf of the applicant. Austin Fuller of Whipple Consulting Engineers, representing property owner Lanzce Douglas, is requesting Special Use Permits for two adjacent multi-family developments in the CCS zone. The Hope & Zorros project proposes 96 units on 4.2 acres (SUP-24-7), while the Early Dawn & Zorros project proposes 192 units on 9.63 acres (SUP-25-2). Both projects utilize density bonuses supported by seven site amenities each, such as community gardens, sports courts, and BBQ areas.

Garages are placed along Zorros to buffer nearby single-family homes, and each site exceeds required open space minimums. Access will be provided via private internal roads with future frontage improvements along Hope Avenue to improve circulation and connectivity to Highway 41. The developments are consistent with the

CCS zoning intent and the City's Comprehensive Plan, which encourages higher-density infill near commercial corridors.

Commissioners discussed density, traffic, and compatibility concerns. While opinions varied, most agreed the projects meet code, are well-sited, and support long-term planning goals. Suggested conditions include limiting density on one parcel, requiring two parking spaces per unit, and coordinating with police on safety measures. Approval of each SUP is considered independently.

Applicant:

Austin Fuller of Whipple Consulting Engineers, representing applicant Lanzce Douglas, presented Special Use Permit requests for two multifamily developments in Post Falls: one at Early Dawn and Zorros (SUP-25-2) and one at Hope and Zorros (SUP-24-7). Both sites are zoned CCS and proposed apartment units consistent with allowed density, including the 30% bonus for amenities. The Early Dawn site is 9.67 acres with a proposal for 192 units (maximum allowed: 226), and the Hope site is 4.14 acres with 96 units proposed (maximum allowed). Both developments include single-story garages along Zorros Road to buffer adjacent single-family homes. Open space requirements are exceeded on both sites, with 25,948 square feet at Hope and 44,251 square feet at Early Dawn. Parking is provided through a mix of surface stalls and garages: 169 spaces at Hope and 435 at Early Dawn. Mr. Fuller emphasized compatibility with surrounding land uses and the Comprehensive Plan, citing goals related to housing diversity, infill development, and reduced sprawl. He argued that apartments are a more compatible buffer between commercial and residential uses than other permitted CCS uses such as retail or warehouses. Proposed amenities include playgrounds, sports courts, BBQ areas, a dog park, and internal sidewalks, which also qualify the projects for the density bonus. While each site includes its own qualifying amenities, they may be shared with adjacent properties under common ownership. Public concerns about density, views, and rural character were addressed. The applicant noted that the proposals are within zoning allowances and that site design—including garage placement and landscaping—addresses compatibility. Construction impacts such as dust were identified as separate code enforcement issues. The applicant also responded to police department input by highlighting CPTED strategies, although gated access is excluded due to fire code limitations. The applications are consistent with city requirements and comprehensive plan goals, and staff were asked to approve both Special Use Permits.

Todd Whipple, representing the applicant's development team, provided information on the proposed phasing of the multifamily developments. He explained that the project would be constructed in three phases, beginning with the southernmost site near Poleline Road (SUP-25-3), followed by the Early Dawn site (SUP-25-2), and concluding with the Hope site (SUP-24-7). Vertical construction is expected to begin in late 2025, with initial occupancy by late 2027. Subsequent phases are projected to follow in 2028–2029. In response to the commissioner's questions, Mr. Fuller confirmed that garages will be located along Zorros Road to act as a buffer for adjacent single-family homes and that each project will include on-site management. He added that while each site includes its own amenities to meet density bonus criteria, shared use of amenities across the developments is anticipated due to common ownership. Regarding transportation improvements, Mr. Whipple noted that the project will include frontage work on Hope Avenue, from the centerline out to 10–12 feet, likely including a 20–28-foot paved strip that will eventually connect to Highway 41. Although Hope Avenue currently lacks formal access, the improvements will help reduce congestion by offering an alternate route for nearby residents. Whipple also explained that traffic studies focus on intersection performance and that the intersection at Zorros and Poleline may require future improvements, such as a roundabout, depending on traffic growth.

Testimony

In-Favor: None

Neutral:

Scott Sherwood, Post Fall, ID: (not wishing to speak):

Robin Lorenzini, Post Fall, ID: (not wishing to speak): Opposes the special use permit, citing concerns about lower property values, more crime and traffic, safety risks, and loss of community feeling due to renters.

Nick Arnold, Post Fall, ID: Opposes the project, citing speeding and unsafe traffic on North Zorros and lack of stop signs. He asks about plans for better traffic control.

Jeff Lorenzini, Post Fall, ID: Opposes the project, citing a study that shows rentals in single-family neighborhoods lead to more traffic, crime, and less upkeep. He worries Zorros can't handle the added traffic, that apartments will increase vandalism, and reduce community safety. He's also concerned apartments near Highway 41 will limit commercial growth and that tall buildings will invade residents' privacy.

Julie Hensley, Post Fall, ID: Opposes any density bonus, stating that Post Falls already has too much high-density housing with a 10% vacancy rate. If allowed in R1 areas, limit buildings to two stories to preserve the small-town feel. The school board wants notice of large developments due to impacts on school capacity, and future bonds may be needed. Overusing R3 zoning near roundabouts is a concern.

Peter Xhudo, Post Fall, ID: Opposes stating that he lives near Hope. Opening the road will worsen traffic and speeding near the school. He stated that it feels like we're being pressured to approve apartments or face unwanted commercial development. He stated that we deserve more control over our community.

Jeffery Williams, Post Fall, ID: Opposes the special use permit and rezoning, citing heavy traffic, parking issues, and increased crime along Zorros. He shared how nearby multi-family complexes hurt property values and views. He says the area is better suited for commercial use, not more apartments, and urges the zoning to stay R1 to protect the neighborhood's character and safety.

Rebuttal

Mr. Whipple explained that peak traffic is only about 10% of daily traffic counts. Multi-family housing generates less traffic than commercial uses, which creates more congestion. Commercial businesses face major roads, so Zorros isn't ideal for retail. Douglas apartment projects provide enough parking and good security with garages and landscaping. The apartments will be well-maintained and set back far from homes, likely better in appearance than some nearby single-family homes. Overall, these apartments should fit well with the neighborhood and not worsen traffic or safety.

Public Hearing Closed: 7:36 PM

Deliberation:

Gabbert: Recommended closing the public hearing and starting deliberations. Mr. Gabbert reminded the council to ignore unsupported comments linking apartments to crime to avoid Fair Housing Act violations and begin the review criteria starting with application SUP-24-7, Hope and Zorros.

Review Criteria:

A. Whether the implementation of this special use would/would not conform to the purposes of the applicable zoning district.

Commissioners agreed that multifamily is allowed in CCS with a special use permit if it aligns with the zone's intent, which includes retail, services, and compatible high-density housing. The key question is whether this use fits without compromising existing uses.

B. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state.

Commissioners discussed that multi-family are allowed in CCS with a special use permit and noted that, while the process may be frustrating, it's the current legal framework. The zoning and road infrastructure support the use, and there's no evidence the project violates any laws or regulations.

C. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or the land uses within the vicinity of the proposal.

Commissioners debated traffic, safety, and density. Some supported the project for its design, location, and added connectivity. Others, like Commissioner Wilhelm, opposed it due to high density, traffic concerns, and public safety impacts, calling it too much for the area.

D. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.

Commissioners agreed the proposed developments align with the Comprehensive Plan by supporting higher-density housing near Highway 41, promoting infill and redevelopment of underutilized land, and providing a transition between commercial and single-family residential areas. The projects were also recognized for addressing the city's evolving housing needs. Overall, the location, site design, and infrastructure access were viewed as appropriate and consistent with long-term city planning goals.

Deliberation:

The Planning and Zoning Commission discussed concerns regarding traffic, density, and overall growth. While some commissioners expressed hesitation about the number of apartment units and potential traffic impacts, others emphasized the inevitability of growth and the need for responsible, code-compliant development. The project was acknowledged as meeting zoning and code requirements, and commissioners discussed the legal implications of denying a compliant application. Potential conditions were considered, including requiring two parking spaces per unit, capping density on one parcel at 175 units, and having the developer meet with a police liaison to address safety. Commissioners agreed that each parcel should be considered independently due to differing timelines. The overall discussion reflected a mix of concerns and support, with a general recognition that the proposal is consistent with city plans and offers needed housing while incorporating infrastructure improvements.

Motion by Commissioner Schlotthauer to approve Sup-24-7 and SUP-25-2 finding that they meet the approval criteria in the Post Falls Municipal code 18.20.070 in our deliberations subject to conditions one through seven listed with the additional condition of meeting with the liaison for the police department to address their concerns and these concepts in the CPTED flyer and I also agree with the 2:1 parking to limit the on street parking and impact on the adjacent neighborhoods and direct staff to prepare a written reason decision.

Second by Commissioner Schreiber

Vote: Wilhelm - No, Schreiber - Yes, Carey - Yes, Schlotthauer - Yes, Steffensen - No

Motion Moved

d. Special Use Permit Poleline & Zorros File No SUP-25-3

Public Hearing Opened: 8:19 PM

Staff report

Jon Manley, Planning Manager: Presented the application on behalf of applicant Austin Fuller, representing property owner Lanzce Douglas, is requesting a Special Use Permit to develop 96 multifamily units on 4.76 acres, utilizing a 12% density bonus above the base 86 units. The site is located at the northwest corner of Poleline Avenue and Zorros Road and falls under the Community Commercial Services- (CCS) zoning district, which allows multifamily housing through a special use permit. The area is surrounded by other multifamily and commercial uses, with Zorros Road serving as a buffer between this site and nearby R1 zoning. The project is being considered separately from adjacent proposals due to its non-contiguous location. Access to the site is primarily from Zorros, with shared access planned through the neighboring Bluegrass Apartments. A future roundabout at the intersection has been accounted for, with rights-of-way secured through the annexation agreement. Staff confirmed that a traffic study will be required during the site planning phase. Water service will be provided by Ross Point Water District, wastewater will be provided by the City of Post Falls. The property lies within the 12th Avenue force main basin and is subject to the Meyer line surcharge, which supports infrastructure expansion needed for future development, particularly east of Finnescus Road. Post Falls Police department service concerns were discussed, particularly regarding strain on public safety resources, as previously noted in related projects. Although not explicitly mentioned in this case, staff inferred those concerns apply here as well. The applicant has proposed seven on-site amenities, exceeding the two required by code. Commissioners emphasized the importance of conditioning these amenities as part of the approval to ensure they are built, especially given past cases where proposed features were not delivered. Staff indicated that without a specific condition, enforcement relies on professional discretion rather than a binding requirement. From a planning perspective, the project supports city goals related to infill, housing diversity, infrastructure funding, and connectivity. It promotes higher-density housing near major corridors like Highway 41 and contributes impact fees that support roads, sewers, and parks. The application aligns with goals for mixed-use development, clustered density, and improved pedestrian access to commercial areas. Overall, commissioners generally supported the project but discussed the need to formally condition the inclusion of amenities and ensure coordination with traffic improvements. The project was acknowledged as consistent with the comprehensive plan and zoning requirements, though some emphasized the importance of infrastructure and public safety considerations moving forward.

Applicant:

Austin Fuller, Whipple consulting Engineers, presented a proposal for a 96-unit multifamily residential development. Seeking approval for a special use permit. The proposed development is located on a 4.76-acre parcel within the Community Commercial Services (CCS) zoning district, south of Grocery Outlet and 7-Eleven. The site lies within city limits and meets zoning requirements both in terms of land use and density. With a base allowance of 85 units and a 30% bonus density for amenities, up to 110 units would be permitted—yet the proposal stays within that limit at 96 units. The project provides 200 parking spaces, split evenly between 96 garages and 104 surface stalls, meeting the 2.0 parking space per unit requirement. The project's landscaping and open space exceeds the required 21,600 square feet of amenity space by offering 27,640 square feet. Landscaping includes trees, shrubs, and centrally located green spaces. He pointed out that this level of upkeep surpasses that typically seen in nearby single-family neighborhoods, particularly because residents have a direct stake in the quality of their surroundings—unlike commercial occupants. Mr. Fuller clarified that the Bluegrass Farms apartments, used as a reference, do in fact include a dog park within their central courtyard. He also highlighted that many more intense commercial uses, such as auto repair shops, warehouses, and casinos, are permitted in this zone without needing a special use permit. By contrast, the proposed apartments would result in less disruption and visual impact. He shared visual comparisons to illustrate how multifamily housing, when thoughtfully designed, integrates better with the surrounding area than some allowed commercial uses. Dust control during construction was a concern raised by commissioners and the public. Mr. Fuller explained that the team uses water trucks and hoses to suppress dust during dry periods and follows state and local code requirements. While enforcement typically follows complaints, he stated that their team acts proactively when dust becomes an issue. Finally, the conversation touched on the timing of the traffic impact study. Staff confirmed that such a study is not required at the special use permit stage, but would be expected during the site plan review phase. Mr. Fuller affirmed they were not asked to provide a traffic study at this point but would be ready to do so when needed. In conclusion, Fuller requested that the commission approve the special use permit, noting that the project conforms to all zoning regulations, provides appropriate amenities, and offers a less intrusive alternative to what could otherwise be built on the site.

Testimony

In-Favor: - None

In Opposition:

Julie Hensley, Post Fall, ID: Ms. Hensley voiced appreciation for Commissioners Wilhelm and Stephensen for opposing higher-density development, noting they had listened to both public sentiment and a third-party study that was funded by taxpayers, that concluded the area already has too much high-density housing. While acknowledging property owners' rights, she urged the commission to exercise its authority to limit density bonuses, cap unit counts, and increase parking requirements to reduce neighborhood impacts. Ms. Hensley emphasized that even seemingly small increases, like 1%, 12%, 26% more homes, add up over time, straining local infrastructure. She pointed to concerns from the police, fire, and schools, and warned that healthcare access is already overburdened, with wait times for primary care and specialists growing longer. She urged the commission to consider the broader consequences of continued growth, particularly its effects on public services and resident well-being.

Jeff Lorenzini, Post Fall, ID: It was noted that Mr. Lorenzini was absent but had expressed opposition to the special use permit. It was assumed his comments would have echoed concerns he raised earlier, likely related to high-density impacts.

Rebuttal: None

Public Hearing Closed: 8:52 PM

Deliberation:

Review Criteria:

A. Whether the implementation of this special use would/would not conform to the purposes of the applicable zoning district.

Commissioners acknowledged the zoning supports this type of development, and no new or differing comments were raised. The consensus was to apply the same findings as previously discussed.

B. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state.

Commissioners agreed the proposed multifamily use is explicitly allowed under a special use permit in the CCS zone, as confirmed by the land use table. The commission moved forward without objection.

C. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or the land uses within the vicinity of the proposal.

Commissioners agreed that this criterion warranted deeper discussion. While some earlier concerns about traffic and density remained, Commissioner Wilhelm distinguished this project was less impactful and had a more reasonable unit count. However, he expressed a preference for reducing the number of units from 96 to 86 to provide more space and lessen the overall density. Traffic impacts were discussed, particularly access limitations such as no direct access to Poleline Road, with a new access point off Zorros. Staff and commissioners noted this would help distribute traffic differently compared to larger adjacent projects. There was broad concern about the overall strain on Poleline Road, especially given parts of it lie outside city limits and are difficult to regulate. Commissioners referenced illegal racing activity, limited road capacity, and inconsistent lane widths. While these concerns were not unique to this development, they emphasized the need for careful consideration of future growth along Poleline. The commission appreciated that the project includes frontage improvements and an 80-foot right-of-way, which would enhance traffic flow and safety—funded by the developer, not the city. Several commissioners also reiterated concerns raised by police,

supporting the idea of adding a condition requiring coordination with law enforcement to help mitigate public safety concerns.

D. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.

The project aligns with goals for mixed land use, clustering, and infrastructure support. There is a recognized need for attainable housing. Impact fees will help fund infrastructure improvements, mitigating the project's effects.

Motion by Commissioner Carey to approve Poleline and Zorros Special Use Permit File No SUP-25-3 finding that it meets the approval criteria in the Post Falls Municipal Code 18-20.070 as outlined in our deliberations subject to conditions one through six contained in the staff report and adding condition seven that they meet with the police liaison regarding the safety and this CPTED principals and direct staff to prepare a written reasoned decision.

Second by Commissioner Schlotthauer

Vote: Wilhelm - Yes, Schreiber - Yes, Carey - Yes, Schlotthauer - Yes, Steffensen - Yes,

Motion Moved

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

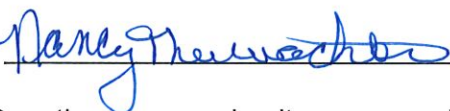
None

7. ADJOURNMENT

9:05 PM.

Date: 8/12/28

Chair: 

Attest: 

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