



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**September 9, 2025
5:30 PM**

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

REGULAR MEETING – 5:30 PM

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, Kimball, Steffensen, Schlotthauer, Schreiber, Wilhelm

Excused: Walton

**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.

Staff announced that Action Item B, Echo Estates Annexation File No. ANN-24-5, was modified. The applicant withdrew their interest in the subdivision portion of the application. As a result, the Commission continued only with the annexation aspect. The applicant is now seeking a zoning recommendation from the Commission, which will be forwarded to the City Council for a future decision. Should the annexation be approved, the applicant may return at a later date to submit a subdivision application.

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.

Commissioner Kimball declared a conflict of interest regarding the Consent Calendar and recused himself from the vote. No other conflicts, ex-parte contacts, or site visits were disclosed.

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 07-29-2025
- b. Meeting Minutes 08-12-2025
- c. Poleline & Zorros Special Use Permit Reasoned Decision File No SUP-25-3
- d. River City Corners Subdivision Reasoned Decision File No. SUBD-25-1
- e. River City Corners Special Use Permit Reasoned Decision File No. SUP-25-1
- f. G2 Development Annexation Zoning Recommendation File No. ANNX-25-2
- g. G2 Development Annexation Reasoned Decision File No. SUBD-25-2
- h. Painted Rock Subdivision Reasoned Decision File No. SUBD-25-3

Motion by Commissioner Carey

Second by Commissioner Schreiber

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

Kimball - Abstain

Motion Carried

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.

Sarah Ericson, Post Falls resident, addressed the Commission to propose a revision to City Code §6.08.030 regarding backyard ducks. She explained that the current code treats ducks as livestock, requiring one acre of land, whereas chickens are permitted on single-family lots. Ms. Ericson advocated for ducks to be allowed under similar guidelines as chickens, citing environmental and personal benefits such as pest control, quieter behavior, nutrient-rich eggs, and emotional support. She proposed a limit of 2–5 ducks per household, setback and housing requirements similar to chickens, and maintenance standards for duck pools to prevent odor and mosquito issues. She concluded by emphasizing ducks' educational and therapeutic value.

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 and Subdivision File Nos. PUD-25-2 and SUBD-25-4

Public Hearing Opened: 5:38 PM

Staff Report:

Jon Manley, Planning Manager: Introduced the revised Harvest Meadows PUD and subdivision proposal. He stated the project covers 11.2 acres and proposes 85 single-family residential lots at 7.36 dwelling units per acre. He noted the previous proposal (92 lots) was denied due to concerns over lot size, parking, and connectivity. The current revised proposal addresses those concerns with wider lots and additional parking. Staff confirmed adequate utility service from East Green Acres for water and the City of Post Falls for sewer. Manley walked through the PUD review criteria, emphasizing the revised parking plans (114 on-street stalls, four off-street stalls per lot), open space provision, setbacks, snow storage, internal connectivity, and HOA responsibilities. He also discussed how the open space met the 10% gross requirement and that each phase stands independently.

Applicant:

Merle Van Houten, on behalf of Blackwell Homes: Reviewed the history of the project from annexation to the current PUD and subdivision proposal. He described how they reduced the lot count from 92 to 85 to address Commission concerns, improved off-street parking, and maintained 10.6% open space. He emphasized the goal of offering affordable, detached single-family homes under the R2 zoning and confirmed that all homes would meet or exceed Post Falls' zoning standards. He also responded to Commission concerns about affordability, setbacks, HOA structure, play structure, and tree removal near adjacent properties.

Public Testimony

In Favor:

Brian McConnellan: Submitted written comment in favor

Gavin Jacobson: Called this a valuable use of land for affordable housing.

Jay DeNomi, Gavin Jacobson, Taylor Harlan, Alexandria Cook, Hannah Hunter, Colton Blizzard, Seth Wiley, Brandon Riolo, Kati Barnett: All supported without comment.

Michael Wendland: Developer meets and exceeds the city code; housing needed for entry-level buyers.

Christian Troutman, Sean Salmon, Garrett Kreitz: Shared personal stories of affordability challenges and supported the proposal.

Maggie Lyons, Executive Director, Panhandle Affordable Housing Alliance: Urged approval based on community need and partnership with PAHA.

Debora Thomas: Opposed the PUD due to high density and lot size deviations; raised concerns over tree removal, privacy, and prior representations.

Chad Gabbert: Opposed due to incompatibility with surrounding neighborhoods and traffic concerns.

Ren Fergustad: Opposed density and design; questioned affordability.

Karen Olsen: Concerned about compatibility with existing R1 homes and potential future mixed uses.

Rebuttal:

Merle Van Houten: Addressed density, affordability, tree removal, and clarified that homes would be detached single-family units per annexation conditions. Estimated sale prices would target ~\$425,000, below the county median. Agreed to include a play structure if deemed necessary by the Commission.

Public Hearing Closed: 7:06 PM

Deliberation:

Commissioners discussed the revised proposal in detail, reviewing each PUD and subdivision criterion. They acknowledged improved off-street and on-street parking, better lot configurations, phased open space, HOA maintenance mechanisms, and overall compliance with city code. Several commissioners expressed lingering concerns about affordability and long-term HOA viability but recognized the development's alignment with PUD standards and the city's housing goals.

Review Criteria:

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

Commissioners agreed that water and sewer services are adequate, and the revised parking layout provides at least four off-street and 1.3 on-street spaces per unit, meeting or exceeding code.

2. The proposed PUD provides for an integrated transportation network that adequately serves the proposed development.

Commissioners found the street layout meets city standards, with new public roads improving connectivity. Spokane Street will be widened to city standards.

3. The proposed PUD provides enhanced community design by incorporating natural, scenic, or historical features.

No natural or historical features were identified. Commissioners accepted this criterion as not applicable.

4. The proposed PUD integrates a mix of compatible land uses and adequately buffers incompatible uses.

The project contains only detached single-family homes adjacent to other detached single-family homes. Commissioners deemed the proposed land use compatible.

5. The proposed lot sizes blend with surrounding uses and neighborhoods.

Commissioners noted that while lots are small, the net density and inclusion of open space provide functional equivalency to R1 lot sizes.

6. The proposed PUD provides at least 10% open space for recreational needs.

Commissioners confirmed the open space requirement is exceeded. A condition was added requiring the inclusion of a play structure to serve recreational needs of residents.

7. The proposed PUD provides for timely development and future completion and maintenance.

The project will be completed in three phases. A condition was added requiring completion of open space in

phases 1 and 2 before beginning phase 3. Commissioners also required a funding mechanism for long-term private street maintenance.

Motion by Commissioner Schreiber to approve Harvest Meadows PUD File No. PUD-25-2 finding that it meets the approval criteria in Post Falls Municipal Code Section 17.12.060 and as outlined in deliberations, subject to the conditions introduced in the subdivision motion and staff report and direct staff to prepare a written reasoned decision.

Second by Commissioner Carey.

Vote: Carey — Yes, Kimball — Yes, Steffensen — Yes, Schlotthauer — Yes, Schreiber — Yes, Wilhelm — Yes

Motion by Commissioner Schreiber to approve Harvest Meadows Subdivision File No. SUBD-25-4 finding that it meets the approval criteria in Post Falls Municipal Code Section 17.12.060 and outlined in our deliberations subject to conditions contained in the staff report. Those conditions are 1 through 12,

finding that it meets the approval criteria in Post Falls Municipal Code 17.12.060 and as outlined in deliberations, subject to staff conditions one through twelve. With amendments to:

Condition 3: Phases 1 and 2, including all common areas, must be fully completed prior to construction of Phase 3.

Condition 4A: Replace “not to exceed 7.35 lots per acre” with “not to exceed 85 lots (excluding common area tracts).”

Condition 11: Amend to read "The homeowners association for the project shall be required to maintain all common areas, including right-of-way frontage, adjacent to open space tracts, private roads, streets, and alleyways, including paving, landscaping, irrigation, and snow removal, and provide a funding mechanism for capital repair replacement in the future.

Condition 13: Add requirement for a children’s play structure within the open space.

Second by Commissioner Kimball

Vote: Carey — Yes, Kimball — Yes, Steffensen — Yes, Schlotthauer — Yes, Schreiber — Yes, Wilhelm — Yes .

Motion Carried

- b. Echo Estates Annexation File No. ANNX-24-5

Public Hearing Opened: 7:51 PM

Staff report:

Justin Sauder, Associate Planner: Presented the Echo Estates annexation request (ANNX-24-5) submitted by Olsson Engineering on behalf of Eagle Crest Land LLC. The request is to annex approximately 9.72 acres with an initial zoning designation of R2 (Medium Density Residential). Mr. Sauder explained the surrounding zoning context, existing land uses, utilities, and transportation access. He confirmed the request is consistent with the Future Land Use Map and the West Prairie Focus Area. The area would be served by East Greenacres Irrigation District and Post Falls wastewater. Echo Drive would require right-of-way dedications. Mr. Sauder also reviewed each of the three required review criteria for zone changes.

Jon Manley, Planning Manager: Provided additional context regarding the 2020 Comprehensive Plan and public workshops that led to the West Prairie Focus Area’s designation. He described how the plan envisions a transition from higher-intensity uses near Seltice Way to medium-density residential to the north. He emphasized the proposed R2 zone is appropriate for buffering between commercial/industrial areas and single-family neighborhoods.

Applicant:

Jeremy Terzulli, Land Use Consultant, Olson Engineering: Spoke on behalf of property owner Ryan Stoker. Confirmed the requested R2 zoning is consistent with the comp plan, focus area, and surrounding

development. Explained that the developer has designed multiple layout concepts, including single-family homes on 10,000 sq. ft. lots and twin homes with garages and side setbacks up to 30 feet between buildings. Emphasized the flexibility within R2 zoning and asked for Planning Commission feedback on housing form. Confirmed the applicant has no interest in multifamily or apartments.

Ryan Stoker, Eagle Crest Land LLC: Confirmed willingness to build larger lots or twin homes with accessory shops. Stated he spoke with neighbors and is open to adjusting the final design to community preferences. Described previous developments in Post Falls and desire to build compatible housing.

Testimony

In-Favor: - None

Neutral - None

In Opposition -

Melissa Morris: Criticized R-2 for encouraging crowding, transient residency, and harming pedestrian safety. Presented photos showing over parked streets and neglected properties. Warned against trusting developer promises.

Debi Vocca: Opposed due to fast growth, poor infrastructure, and decline in neighborhood safety and quality. Advocated for slower, well-planned development with larger single-family lots.

Barbara Broncheau: Called for R-1 zoning to preserve rural character and prevent further congestion. Expressed concern about law enforcement gaps and illegal activity.

Kathy Bliesner: Opposed R-2, shared negative interaction with the developer. Highlighted unsafe road conditions, odor issues, and concerns about future conflicts with livestock.

Wayne Plante: Cited road damage from prior developments, traffic cut-throughs, fire hazards, and the loss of quiet rural life. Supported R-1 zoning only.

Glenn Whipple: Long-time property owner opposing city encroachment on rural life. Noted dust, noise, lack of parks, loss of property value, and lack of proper notice for planning changes.

Rebuttal

Jeremy Terzulli: Clarified no subdivision is currently submitted. Reaffirmed alignment with comp plan, infrastructure availability, and future traffic improvements. It noted the R2 designation offers flexibility to build single-family homes or twin homes but excludes apartments. Expressed openness to city council guidance if they prefer R1.

Public Hearing Closed: 8:45 PM

Deliberation:

Commissioners debated the appropriateness of R2 zoning. Some voiced concerns about road width, traffic safety, and infrastructure. Other noted R2 is the lowest density allowed under the current comprehensive plan and can still support larger-lot single-family homes. Commissioners emphasized their responsibility to remain consistent with the Comprehensive Plan and state law. Several mentioned sympathy for neighbors' concerns and encouraged participation in the ongoing comprehensive plan update.

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?

Yes. The project site is designated Medium Density Residential on the Future Land Use Map and lies within the West Prairie Focus Area. R2 is one of the implementing zones for this designation.

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

Yes. Commissioners cited goals and policies encouraging housing diversity, interconnectivity, orderly

annexation, and buffering higher-intensity commercial areas. R2 zoning supports these goals without introducing multifamily units.

3. Does the proposed zoning district create a demonstrable adverse impact upon the delivery of services by any political subdivision providing public services within the City?

No. Staff reported no identified adverse service impacts. Water and sewer infrastructure is available, and transportation improvements will be addressed through development review.

Motion by Commissioner Kimball moves to recommend approval of an R2 zone for Echo Estates Annexation File Number ANN-24-5, finding that the requested zoning of R2 meets the approval criteria in Post Falls Municipal Code 18.20.100 as outlined in our deliberation, and direct staff to prepare a zoning recommendation to be provided to City Council.

Second by Commissioner Carey

**Vote: Steffensen — Yes, Schlotthauer - Yes, Schreiber - Yes, Wilhelm - No, Carey - Yes, Kimball - Yes
Motion Carried**

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

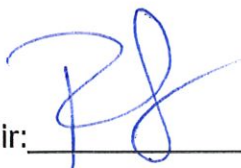
Commissioners requested staff evaluate several items during the ongoing subdivision code update process:


1. HOA Financial Responsibility: Commissioners expressed concerns over the lack of capital repair and replacement funding in HOA's and requested staff explore ways to address this in the subdivision code.
2. Livestock Zoning Consistency: Commissioners asked staff to review the code's treatment of ducks versus chickens, citing inconsistencies in residential livestock regulations.
3. Private Streets: Commissioners questioned whether the current subdivision code incentivizes private streets, which may lead to long-term infrastructure and maintenance liabilities. Staff acknowledged this is a known issue and may be addressed in the ongoing subdivision code revisions.
4. Density vs. Affordability: Commissioners noted the repeated assertion by applicants that increasing density leads to housing affordability. It was discussed that this claim may lack basis and should be examined further, especially in terms of impact fees and actual development cost data. Staff encouraged commissioners to raise such points during deliberation rather than during public comment to maintain hearing neutrality.

7. ADJOURNMENT

9:15 PM

Date: 10-14-25

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.

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

September 9, 2025

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