



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**November 20, 2025
5:30 PM**

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

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

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. McGuire Annexation Zoning Recommendation File No. ANN-25-4
- b. Meeting Minutes

2. ADJOURNMENT

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

McGuire Annexation
File No. ANN-25-4
Planning and Zoning Commission
Zoning Recommendation

A. INTRODUCTION:

APPLICANT: Ray Kimball, Whipple Consulting Engineers o/b/o Prestige EMC, LLC, Wild Horse Investments, LLC, Scott and Patricia Hall and Larry and Rena Weed.

LOCATION: The property is generally located at the southwest corner of N. McGuire Road and W. Poleline Avenue and north of W. Yukon Avenue.

REQUEST: Zoning recommendation of Medium Density Residential (R-2) upon annexation of a combined 18.11-acres of contiguous property consisting of four separate parcels.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Vicinity Map
4. A-4 Authorization Letter
5. A-5 Title Report
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. PA-1 PFSD Comments
10. PA-2 KCFR Comments
11. PA-3 ITD Comments
12. PA-4 Phillips 66 Comments
13. PA-5 PFHD Comments
14. PA-6 PFHD Clarification
15. PC-1 Lakey Comments
16. PC-2 Marhofke Comments
17. PC-3 Tilton Comments
18. PC-4 Lackey Comments
19. PC-5 P. Tilton Comments
20. PC-6 Heinlein Comments
21. PZ Staff Report
22. Testimony at the November 12, 2025, Planning and Zoning Commission (“Commission”) hearing

Planning and Zoning Commission (hereinafter “Commission”) heard the request at the November 12, 2025, public hearing, and the meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The public hearing was properly noticed and conducted per the requirements of Idaho Code Sections 67-6511 and 67-6509, and City Code section 18.20.060. The purpose of the hearing was to afford the applicant and the public the opportunity

to supply testimony and documentation to be taken by the Commission in their application of City Code 18.20.100 when making the Commission's recommendation on zoning to the City Council.

Justin Sauder, Associate Planner

Mr. Sauder presented the staff report. The applicant is seeking a recommendation for an initial zoning designation of Medium Density Residential (R-2) on approximately 18.11 acres upon annexation into the City of Post Falls. The subject property is comprised of four contiguous parcels located at the southwestern corner of N. McGuire Road and W. Poleline Avenue. The parcels are currently located within Kootenai County and is adjacent to city limits across McGuire.

Mr. Sauder testified about the surrounding zoning and land uses. Surrounding the subject site are predominately single-family large residential lots within Kootenai County, except to the east where there is a field within the city and northeast of the subject property there is a small R2 zoned residential subdivision. The current land uses are four large lot residential properties, located over the Rathdrum Prairie Aquifer and the water provider is the East Greenacres Irrigation District, and the City of Post Falls would be the wastewater service having the capacity and ability to serve. He further testified that the existing septic systems would be required to be abandoned and remaining structures to be connected to the City's Water Reclamation system at the time of development, if approved for annexation. Additionally, he identified Poleline and McGuire as arterial roadways collector and Yukon Avenue to the south as a local roadway in the city's Master Transportation Plan.

During the hearing, Mr. Sauder provided information about the surrounding zoning which includes a transitioning Smartcode development area to the north, residential uses, and single large lot parcels in unincorporated Kootenai County to the west and residential subdivisions to the south. The area is identified as Transitional, which directs that land uses be consistent with the associated focus area—specifically, the West Prairie Focus Area. Growth in this area should embrace a variety of housing types and land uses, maintain quality standards, and provide even greater emphasis on pedestrian friendliness and connecting neighborhoods to community trails and nearby amenities. A R-2 zoning designation would be an implementing zone and Mr. Sauder testified that the proposal for a detached single-family subdivision is consistent with the Comprehensive Plan's Medium Density Residential land use category.

The property lies within the West Prairie Focus Area, which emphasizes mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials. He confirmed compliance with notification requirements to affected agencies and noted there were no adverse impacts identified in the response.

Finally, Mr. Sauder testified that the request for zoning could be supported by and in accordance with Goals 1, 7, and 12 and Policies 2, 15, 27 and 33 of the comprehensive plan by supporting transportation infrastructure improvements through the acquisition of rights-of-way and the protection of the aquifer by removing reliance on septic.

Ray Kimball, Applicant

Mr. Kimball represented the applicants and emphasized the coordinated effort required to assemble four separately owned parcels for this annexation. He explained that the intent is to develop a single-family residential subdivision under the R-2 zone, comparable in character to nearby developments such as Montrose. A conceptual plan was presented illustrating a traditional detached single-family layout, which Mr. Kimball confirmed could be restricted via the annexation agreement to exclude duplexes, apartments, or attached housing.

Mr. Kimball stated the project aligns with the goals of the Comprehensive Plan, including infill development, infrastructure improvements, and sidewalk connectivity. He noted that over a quarter mile of pedestrian improvements will be installed along McGuire and Yukon Avenues. He further explained that annexing allowed the city to secure right-of-way and future road improvements without direct expenditures, estimating over \$800,000 in public infrastructure benefit savings at full buildout.

The applicant reiterated the intent to provide entry-level, attainable housing in a location with existing utility infrastructure, including nearby sewer and water mains. Mr. Kimball cited the community benefit of expanding the local housing supply to address affordability challenges while ensuring infrastructure development is guided and consistent with City standards.

Public Testimony:

In Favor:

Darren Ducot, Coeur d'Alene, ID (not wishing to speak): Submitted written comments supporting additional housing opportunities for local families.

Jeremy Voeller, Post Falls, ID (not wishing to speak): Submitted written support for the annexation and zoning.

Felix Oleynik, Post Falls, ID (not wishing to speak): Supported the annexation, citing infrastructure improvements along McGuire as a long-term benefit for the surrounding area.

John Ridenbaugh, Post Falls, ID: Spoke in support, citing a need for affordable housing to retain younger residents. He emphasized economic benefits and infrastructure funding by developers.

Wade Jacklin, Coeur d'Alene, ID: One of the applicants. Described family history in the area and emphasized the proposal is locally led, seeking to build quality, modest single-family homes similar to earlier generations. He explained the importance of cohesive infrastructure planning and the long-term benefits to the city.

Amy Gilmore, Post Falls, ID: A nearby resident, she described safety concerns for children walking to school due to lack of sidewalks and supported the annexation for pedestrian connectivity and infrastructure improvements.

Charlie Rens, Post Falls, ID: Described the project as a "win" for the city due to cost savings from road construction and compliance with utility infrastructure. Supported the project for expanding attainable single-family housing.

Jason Knox, Rathdrum, ID: Identified as a younger resident of Rathdrum who would like to live in Post Falls and highlighted housing affordability challenges for younger generations and cited data on regional housing price increases. He testified that increasing housing supply is essential for economic and community viability.

Neutral:

Marilee Owen, Post Falls, ID: A neighboring property owner who supports annexation but opposed the R-2 zoning request based on concerns about density, infrastructure, and access issues near railroad crossings.

Opposed:

Stacy Smith Trust, Post Falls, ID (not wishing to speak): Submitted written comments expressing concern about too much building and potential for multifamily housing.

Cheryl Mossbaugh, Post Falls, ID (not wishing to speak): Submitted a letter read into the record, opposing annexation on the grounds that it undermines rural values, family legacy, and the integrity of farmland.

Paulette and Glenn Cooper, Post Falls, ID (not wishing to speak): Cited concerns about taxes, traffic, livestock conflicts, and the character of the rural neighborhood.

Ashley Tilton and Rick Heinland, Post Falls, ID (not wishing to speak): Submitted emails in opposition.

Clayton Blocker, Post Falls, ID (not wishing to speak): Opposed to annexation, citing inconsistency with the county's comprehensive plan.

Karten Casson, Post Falls, ID (not wishing to speak): Submitted questions and objections regarding traffic, density, and lack of communication on annexation.

Mary Mort, Post Falls, ID (not wishing to speak): Opposed R-2 zoning, stating concern over housing density.

Don Leidel, Post Falls, ID: Opposed based on recent council rejection of a similar annexation, citing road conditions, rural character, and distrust in development pressures.

Alan Horning, Post Falls, ID: Cited dangerous traffic conditions on McGuire and opposed R-2 zoning, preferring larger lot single-family homes.

Gerald Dale, Post Falls, ID: Opposed annexation, expressing concern about density, lack of infrastructure, and the cumulative effect of growth on rural roads. Testified that neighborhood survey showing widespread opposition.

Tim Turrell Sr., Post Falls, ID: Identified road and utility challenges, including a nearby natural gas line and emergency response issues at rail crossings. He opposed annexation, citing poor timing and infrastructure constraints.

Debi Vocca, Post Falls, ID: Criticized reliance on an outdated future land use map and opposed increased housing density. She advocated for preserving larger lots and slower growth.

Jacob Sink, Post Falls, ID: Warned of cascading development pressures and political consequences if the annexation proceeds. He testified that he was in favor of smarter, better-timed growth elsewhere.

Rebuttal:

Mr. Kimball reiterated that the zoning request is limited to detached single-family homes in the R-2 zone and will not include multifamily housing. He emphasized the economic and planning benefits of proactive annexation to secure infrastructure and road improvements when offered by the landowners. He also addressed sewer and water availability to the subject properties and challenged criticisms of traffic and affordability arguments, stressing that increased housing supply is essential to housing access.

Deliberations: After the public hearing was complete, the hearing was closed, and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the criteria in City Code section 18.20.100.

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

C1. 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 applicant has requested initial zoning of R-2 on approximately 18.11-acres. The Future land Use map designates this area as Transitional and R-2 is an implementing zoning district for that future land use designation. The West Prairie District's goals of encouraging mixed residential and commercial uses with higher densities near major corridors would be consistent with this designation.

The Commission finds that the proposed R-2 zone is in consistent with the Future Land Use Map and Focus Area.

C2. 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?

Based on the testimony provided and the staff report, the Commission finds the R-2 zoning request to be consistent with the following goals and policies contained in the comprehensive plan.

Goals: The proposal is consistent with Goal 7 as it maintains and improves Post Falls' by expanding the availability of housing types and densities that meet a range of incomes, ages, and household sizes. It is further supported by Goal 6 as it maintains and improves Post Falls' transportation network by including additional right of way in annexing the southwest corner of Poleline Avenue and N. McGuire Road.

Policies: The proposal is consistent with Policy 15 by encouraging diverse and attainable housing. The proposal is consistent with Policy 2 and 33 in completion of circulatory transportation plans through the roadway and pedestrian improvements. Additionally, Policy 72 supports the request in redevelopment of existing septic sites into parcels utilizing the municipal sanitary sewer system and protecting the Rathdrum Prairie Aquifer from contaminants.

C3. 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?

The Commission finds that political subdivisions were notified and the city received no adverse written comments. No evidence of a demonstrable adverse impact upon the delivery of services by any other political subdivisions were provided and as such, the Commission finds this criterion satisfied.

D. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

ANNX-25-4, INITIAL ZONING: Following the public hearing, the Planning and Zoning Commission considered all relevant evidence and comments, and a motion to recommend approval of the recommended zoning upon annexation was made, the motion passed unanimously. The Planning and Zoning Commission hereby recommends that the City Council approve the proposal, finding that it conforms to the general purpose of the comprehensive plan and meets the applicable approval criteria for the applicant's request for Medium Density Residential (R2) zoning on approximately 18.11-acres upon successful annexation of the property.

Date

Chairman

Attest

NOTICE OF RIGHTS:

Any affected person aggrieved by a final decision of the Planning and Zoning Commission may submit a written notice of appeal along with the required fees in accordance with the City's adopted fee schedule, to the City Clerk for appeal to the Post Falls City Council within fourteen (14) days of the date of the written decision, pursuant to Post Falls City Code 18.20.60.E

The final decision of the Planning and Zoning Commission is not a final decision for purposes of judicial review until the City Council has issued a final decision on appeal and the party seeking judicial review has requested reconsideration of that final decision as provided by Idaho Code 67-6535(2)(b), pursuant to Post Falls City Code 18.20.60.E.

Any applicant or affected person seeking judicial review of compliance with the provisions of Idaho Code Section 67-6535 must first seek reconsideration of the final decision within fourteen (14) days of such decision. Such written request must identify specific deficiencies in the decision for which reconsideration is sought.

The applicant has the right to request a regulatory taking analysis pursuant to Idaho Code Section 67-8003. Any affected person aggrieved by a final decision concerning matters identified in Idaho Code Section 67-6521(1)(a) may, within twenty-eight (28) days after all remedies have been exhausted under local ordinances, seek judicial review under the procedures provided by Chapter 52, Title 67, Idaho Code.



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**November 12, 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, Schrieber, Wilhelm

Excused: Schlotthauer, Kimball

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:

ACTION ITEM

Jon Manley, Planning Manager: Reminded the commissioners of the Planning and Zoning Special Meeting scheduled for November 20, 2025. This meeting will be for consent items only and should be a brief meeting.

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 10/14/2025

Motion by Commissioner Schrieber to approve the consent calendar as presented.
Second by Commissioner Wilhelm

Vote:

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

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. McGuire Annexation File No. ANNX-25-4

Public Hearing Opened: 5:34 PM

Staff Report:

Justin Sauder, Associate Planner: Presented the annexation request for approximately 18.11 acres located at the southwest corner of McGuire Road and Poleline Avenue, seeking R-2 (Medium Density Residential) zoning. The site includes four contiguous parcels currently within Kootenai County. Sauder noted compatibility with the Transitional Future Land Use Map designation and the West Prairie Focus Area. Utilities include East Greenacres Irrigation District for water and Post Falls for sewer. The parcels are served by arterial and local roads and are positioned over the Rathdrum Prairie Aquifer. No adverse impacts on services were identified. The proposal supports Comprehensive Plan Goals 1, 7, and 12 and Policies 2, 15, 27, and 33 by promoting infill, walkability, infrastructure upgrades, and aquifer protection.

Applicant:

Ray Kimball, Applicant Representative: Stated the proposal consolidates four properties to build a detached single-family subdivision in the R-2 zone, comparable to Montrose. Confirmed that duplexes and multifamily would be excluded through the annexation agreement. Emphasized over \$800,000 in pedestrian and road infrastructure improvements and alignment with the Comprehensive Plan. Cited infrastructure availability, housing affordability needs, and benefits of local coordination and infill development.

Testimony:

In Favor (Not Wishing to Speak):

Darren Ducot, Coeur d'Alene, ID: Submitted written comments supporting additional housing opportunities for local families.

Jeremy Voeller, Post Falls, ID: Submitted written support for the annexation and zoning.

Felix Oleynik, Post Falls, ID: Supported the annexation, citing infrastructure improvements along McGuire as a long-term benefit for the surrounding area.

In Favor:

John Ridenbaugh, Post Falls, ID: Spoke in support, citing a need for affordable housing to retain younger residents. Emphasized economic benefits and infrastructure funding by developers.

Wade Jacklin, Coeur d'Alene, ID (Applicant): Described family history in the area and emphasized that the proposal is locally led, seeking to build quality, modest single-family homes similar to earlier generations. Explained the importance of cohesive infrastructure planning and the long-term benefits to the city.

Amy Gilmore, Post Falls, ID: A nearby resident who described safety concerns for children walking to school due to lack of sidewalks. Supported the annexation for pedestrian connectivity and infrastructure improvements.

Charlie Rens, Post Falls, ID: Described the project as a "win" for the city due to cost savings from road construction and compliance with utility infrastructure. Supported the project for expanding attainable single-family housing.

Jason Knox, Rathdrum, ID: A younger resident of Rathdrum who would like to live in Post Falls. Highlighted housing affordability challenges for younger generations and cited data on regional housing price increases. Testified that increasing housing supply is essential for economic and community viability.

Neutral:

Marilee Owen, Post Falls, ID: A neighboring property owner who supports annexation but opposed the R-2 zoning request based on concerns about density, infrastructure, and access issues near railroad crossings.

Opposed (Not Wishing to Speak):

Stacy Smith Trust, Post Falls, ID: Submitted written comments expressing concern about too much building and potential for multifamily housing.

Cheryl Mossbaugh, Post Falls, ID: Submitted a letter read into the record, opposing annexation on the grounds that it undermines rural values, family legacy, and the integrity of farmland.

Paulette and Glenn Cooper, Post Falls, ID: Cited concerns about taxes, traffic, livestock conflicts, and the character of the rural neighborhood.

Ashley Tilton and Rick Heinland, Post Falls, ID: Submitted emails in opposition.

Clayton Blocker, Post Falls, ID: Opposed to annexation, citing inconsistency with the county's comprehensive plan.

Karten Casson, Post Falls, ID: Submitted questions and objections regarding traffic, density, and lack of communication on annexation.

Mary Mort, Post Falls, ID: Opposed R-2 zoning, stating concern over housing density.

Opposed:

Don Leidel, Post Falls, ID: Opposed based on recent council rejection of a similar annexation, citing road conditions, rural character, and distrust in development pressures.

Alan Horning, Post Falls, ID: Cited dangerous traffic conditions on McGuire and opposed R-2 zoning, preferring larger lot single-family homes.

Gerald Dale, Post Falls, ID: Opposed annexation, expressing concern about density, lack of infrastructure, and the cumulative effect of growth on rural roads. Testified that a neighborhood survey showed widespread opposition.

Tim Turrell Sr., Post Falls, ID: Identified road and utility challenges, including a nearby natural gas line and emergency response issues at rail crossings. Opposed annexation, citing poor timing and infrastructure constraints.

Debi Vocca, Post Falls, ID: Criticized reliance on an outdated future land use map and opposed increased housing density. Advocated for preserving larger lots and slower growth.

Jacob Sink, Post Falls, ID: Warned of cascading development pressures and political consequences if the annexation proceeds. Testified that he was in favor of smarter, better-timed growth elsewhere.

Rebuttal:

Ray Kimball: Reiterated only detached single-family homes are proposed. Emphasized proactive annexation to facilitate infrastructure improvements, address housing shortages, and secure right-of-way. Challenged traffic and affordability objections.

Public Hearing closed at 6:56 P.M.

Deliberations:

Commissioners reviewed zoning consistency and found R-2 compatible with the Comprehensive Plan's Transitional and West Prairie Focus Area designations. They noted the development's alignment with goals for housing diversity, infrastructure investment, and annexation of logical growth areas. Commissioners confirmed no adverse service impacts were reported by agencies.

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 Commission found that the Transitional land use and West Prairie Focus Area support the R-2 zone and that the proposed detached single-family subdivision is consistent with the area's planned development pattern.

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. The Commission cited support for:

Goal 6 (transportation infrastructure)

Goal 7 (housing variety and affordability)

Policy 2 and 33 (roadway and pedestrian connectivity)

Policy 15 (attainable housing)

Policy 72 (aquifer protection through sewer connection)

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. The Commission found that all service providers were notified, no objections were received, and no evidence of adverse impacts was presented.

Motion by Commissioner Schreiber to recommend approval of the R2 zone for the Maguire Annexation, file number ANNX-25-4, along with a recommendation to limit development to single-family detached housing.

Second by Commissioner Carey

Vote:

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

Motion Carried

- b. Gaul Annexation File No ANNX-25-1

Public Hearing Opened: 7:16 PM

Staff Report:

Justin Sauder, Associate Planner: Presented the annexation request for approximately 7.76 acres located at the southeast corner of Cecil Road and 16th Avenue. The applicant seeks Residential Mixed (RM) zoning for four parcels currently developed with single-family and mobile homes. The area lies over the Rathdrum Prairie Aquifer. Water service will be provided by Ross Point Water District and sewer by the City of Post Falls. The proposal includes right-of-way and infrastructure improvements during development. The Residential Mixed zoning is consistent with the medium density designation in the Comprehensive Plan and the site lies within the Central Island Focus Area. Traffic volumes on adjacent collectors were discussed, and no adverse service impacts were identified. The conceptual plan includes cottage-style homes and limited neighborhood commercial use. The proposal supports goals for infill, housing diversity, and economic resilience.

Applicant:

Nick Ebner, Ace Solutions, Applicant Representative: Agreed with staff's analysis and clarified intent to develop cottage-style homes with a small (10%) commercial element. Stated no high-density multifamily is planned and expected density is close to R2. Confirmed utility access is available and offered to install a six-foot vinyl fence on the southern property boundary at a neighbor's request.

Testimony:

In Favor:

Anthony Bennett, Post Falls, ID: (not wishing to speak): Submitted written comment supporting housing affordability and infrastructure improvements.

Treva Gaul, Applicant: Stated long-time family ownership and desire to offer small, downsized homes with optional small-scale commercial uses like a bakery. Emphasized neighborhood character and thoughtful development.

Opposed:

Patricia Murphy, Post Falls, ID: Opposed annexation and RM zoning, citing incompatibility with the single-family neighborhood. Raised concerns about increased traffic on 16th Avenue, lack of sidewalks, and insufficient infrastructure for the proposed uses. Urged commercial development be located elsewhere.

Rebuttal:

None.

Deliberations:

Commissioners reviewed zoning consistency and found the RM zone compatible with the Future Land Use Map and Central Island Focus Area. They noted the development's alignment with goals for housing diversity,

infrastructure investment, and annexation of logical growth areas. Commissioners confirmed no adverse service impacts were reported by agencies.

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 Commission found that Residential Mixed zoning is consistent with the medium density designation and Central Island Focus Area goals, including annexation of county islands, infill development, and enhanced pedestrian connectivity.

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. The Commission cited multiple supporting goals and policies including:

- Goal 1** (economic resilience and housing affordability)
- Goal 7** (land use sustainability)
- Goal 12** (fiscal health and service efficiency)
- Policy 2** (land use compatibility and infrastructure availability)
- Policy 8** (infill development)
- Policy 9** (annexation of logical extensions of city boundaries)

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. The Commission confirmed that responding agencies identified no service limitations. Infrastructure and utilities are available, and traffic volumes do not indicate current capacity issues.

Motion by Commissioner Walton to recommend approval of the Residential Mixed zoning designation for the Gaul Annexation File No. ANNX-25-1, with direction to staff to forward commercial use concerns to City Council for consideration in the annexation agreement.

Second by Commissioner Schreiber

Vote:

Schreiber — Yes, Walton — Yes, Carey — Yes, Wilhelm — Yes, Steffesen — Yes

Motion Carried

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

The Chair discussed the Special Meeting scheduled for November 20, 2025. Several commissioners indicated they will be present, and a quorum is expected.

7. ADJOURNMENT

8:06 PM

Date: _____

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.

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Members: Vicky Jo Carey, Chris Schreiber, Ross Schlotthauer, Bobby Wilhelm, Kibbee Walton