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**CITY COUNCIL  
MEETING MINUTES**

**March 3, 2026  
6:00 PM**

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

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**WORKSHOP – 5:00 pm 2nd Floor Conference Room**

- a. City of Post Falls Long Range Financial Plan

**Roll Call**

Mayor Westlund, Steigleder, Plew, Malloy, Ziegler, Lucca - **Present**

Mosby - **Excused**

Shelly Enderud, City Administrator: Staff has worked with FCS group to produce a Long Range Financial Plan to Council and the plan will be used in the FY27 budgeting process. The Long Range Financial Plan serves as a critical road map utilizing financial forecasting and strategizing to identify future challenges, opportunities, and fiscal imbalances. It supports informed decision-making through technical analysis of current, historical, and projected financial data, ensuring optimism in resource allocation over the long term. The plan is essential to community understanding and expectations of the cost of providing services. Aging infrastructure requiring significant investment, rising costs outpacing revenue growth (structural gap). Limited access to new revenue sources. Increased regulatory requirements. Long-term financial planning and investment to reduce overall costs. Benefits of having a Long Range Financial Plan include: Ensures the delivery of efficient and effective services that facilitate economic opportunities and enhance the community's quality of life. Enables the City to be proactive rather than reactive in financial planning. Supports financial resiliency and sustainability while maintaining high service levels. Provides structural balance, ensuring prioritization of resources during financial surplus and deficiency. Ensures alignment of resources and expenditures with desired service levels. And encourages consistency in capital purchases and maintenance planning. The process of putting together the Long Range Financial Plan involved four steps. The first step provided an overview of the city organization and general fund structure. Staff then moved into developing financial forecasts (and assumptions to build those forecasts). The third step evaluated the forecasts and refined the underlying assumptions for the forecasts. The final step produced three financial forecast scenarios. These scenarios provide considerations for both staff and Council to use when building future budgets and budget policies. The first financial forecast scenario assumes the City will continue to increase the annual property tax on new construction and annexation but will forego increasing the previous year's property taxes by the 3 percent allowed by law. The second financial forecast scenario assumes the City will continue to increase the annual property tax on new construction, annexation and by the 3 percent allowed by law. The final financial forecast scenario assumes the City will continue to increase the annual property tax on new construction, annexation and by the 3 percent allowed by law, plus program retention and improvements that support continued levels of service. Staff also provided additional revenue forecasts that could be considered in future budget discussions.

**REGULAR MEETING – 6:00 pm City Council Chambers**

The regular agenda is scheduled to start at 6:00 PM, but may start earlier depending on the completion of any preceding workshop.

## **CALL TO ORDER BY MAYOR WESTLUND**

### **INVOCATION**

The Mayor will offer a brief invocation intended to solemnize the Council's proceedings. Attendance and participation are voluntary. The invocation is not intended to require or encourage participation by members of the public, nor to advocate or proselytize for any particular religion or belief. No Council action is influenced by participation or non-participation.

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL OF CITY COUNCIL MEMBERS**

Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca Steigleder, Plew, Malloy, Ziegler, Lucca - **Present**  
Mosby - **Excused**

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

Mayor Westlund: I would like to recognize the loss of a City family member, Aaron Benjamin, who passed away on February 19th while rafting the Colorado River through the Grand Canyon. Aaron joined the City in 2009 first service seasonally in Parks before working for our Water Reclamation Division. He will be deeply missed by those who worked alongside him. On behalf of the City of Post Falls, I would like to extend our heart-felt condolences to his family, friends, and co-workers. We are grateful for his service and the impact he made during his time with us.

### **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**

The Mayor and members of the City Council have a duty to serve honestly and in the public interest. Where the Mayor or a member of the City Council have a conflict of interest, they may need to disclose the conflict and in certain circumstances, including land use decisions, they cannot participate in the decision-making process. Similarly, ex-parte contacts and site visits in most land use decisions must also be disclosed.

**None**

#### **1. CONSENT CALENDAR**

The consent calendar includes items which require formal Council action, but which are typically routine or not of great controversy. Individual Council 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 Council agenda packet regarding these items and any contingencies are part of the approval.

### **ACTION ITEMS:**

- a. Minutes – February 17, 2026, City Council Meeting

- b. Payables 02/18/2026 - 03/04/2026
- c. December Cash and Investments
- d. Corbin Dog Park Design Agreement
- e. Replacement vehicle - Streets
- f. Painted Rock Subdivision Construction Improvement Agreement

**Motion by Malloy to accept the Consent Calendar as presented.**

**Second by Ziegler.**

**Vote: Lucca-Aye, Malloy-Aye, Steigleder-Aye, Plew-Aye, Ziegler-Aye**

**Motion Carried**

## **2. 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. Prairie Medical Zone Change (ZC-25-2)

### **Public Hearing Opened at 6:03 PM.**

**Staff Report:** Justin Sauder, Associate Planner, The zone change request is for approximately 30.88 acres located at the southeast corner of Highway 41 and Prairie Avenue. They are seeking rezoning from Community Commercial Services (CCS) to Community Commercial Mixed (CCM). The request is driven by building height limitations, with CCS allowing for a maximum height of 45 feet and CCM allowing up to 105 feet, necessary to accommodate a future hospital tower as part of the proposed medical campus. The site is currently undeveloped and located over the Rathdrum Prairie Aquifer. Water service would be provided by Ross Point Water District and sewer by the City of Post Falls. No adverse service impacts were identified. The request is consistent with the Future Land Use Map, Highway 41 North Focus Area, and applicable Comprehensive Plan goals and policies. Highway 41 and Prairie Avenue are classified as principal arterial, with Prosper Avenue and Zorros Road classified as minor collectors. All reviewing agencies were notified; no objections were received, and one letter of support was submitted by Urban Renewal.

**Applicant** Ben McGrann, OAC Services Inc: The proposed Prairies Medical Campus is a partnership between Kootenai Health, MultiCare and Parkwood Business Partners. The requested height increase allows a vertically integrated hospital design, preserving open space

and supporting modern healthcare standards. Phase 1 includes a 14-bed emergency department, outpatient imaging, a medical office building, and construction of adjacent rights-of-way, with completion targeted for late 2027 and early 2028. Future phases include a hospital tower and additional facilities over a 10-15 year build-out.

### Testimony

In Favor: None

Neutral: None

In Opposition: None

### Public Hearing closed at 6:21 PM.

### Deliberation

#### 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?

Ziegler: CCM is an implementing zone in the Master Plan. There are adequate arterial in that area to service the site.

Malloy: One of the criteria is to promote the health of the community and this clearly does that.

Lucca: I am concerned about traffic, so I would like to see more of the traffic plan.

Mayor: We are skipping that one. That is the annexation question.

Lucca: Is it consistent with the Land Use Map, yes.

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?

Malloy: I would say yes, the Highway 41 Prairie corridors are identified as avenues with higher intensity uses. This literally supports the health of the community. It contributes to the financial sustainability of the community. It should bring in a lot of well-paying jobs and save lives.

Steigleder: It will deliver babies, which is key.

Ziegler: We talk a lot about yield per acre and this project going vertical will help that long term sustainability. I think it is a great change for the City.

Lucca: Does it though, most of this property is going to be owned by a non-profit corporation, so would they be paying property taxes?

Malloy: They would be.

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?

Malloy: None were noted.

Lucca: It did not say on there, but having been in law enforcement, 911 data shows that hospitals are among the highest frequency non-residential users of police services. So I think there could be an adverse effect on our police force.

Steigleder: Is this going to be on Ross Point water or the City?

Plew: Ross Point.

Field Herrington, City Attorney: I wanted to clarify for tonight's purposes, we have to consider what is before us in the record only.

Ziegler: Most of this area was annexed before my time, but I do remember annexing the property to the northeast of this and, as part of the deliberation, I advocated for CCM to allow a medical campus. This makes sense.

**Motion by Malloy to approve the Prairie Medical Zone Change ZC-25-2.**

**Second by Ziegler.**

**Vote: Malloy-Aye, Steigleder-Aye, Plew-Aye, Ziegler-Aye, Lucca-Aye**

**Motion Carried**

- b. Gaul Annexation (ANNX-25-1)

**Public Hearing opened at 6:29 PM.**

**Staff Report**

Justin Sauder, Associate Planner: Owners are Treva and Nolan Gaul. The applicant is Ace Solutions. The applicant is requesting the City Council to approve a request to annex approximately 7.76-acres with a Residential Mixed (RM) zoning as part of an annexation request into the City of Post Falls. The site is currently single-family homes and mobile homes over the Rathdrum Prairie Aquifer. Wastewater would be provided by the City of Post Falls and the city has the capacity to provide service and is willing to serve the property at the requested density. Existing septic systems would be required to be abandoned and remaining structures to be connected to the City's Water Reclamation system. Water would be provided by the Ross Point Water District. Cecil Road and 16th Avenue are both classified as major collector roadways. Additional rights-of-way and easements would need to be provided as part of annexation and road widening at the time of development. The Residential Mixed zoning is consistent with 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: The intent is 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. Utility access is available and offered to install a six-foot vinyl fence on the southern property boundary at a neighbor's request.

Treva Gaul, Owner: Long-time family owner with a desire to offer small, downsized homes with optional small-scale commercial uses like a bakery. Emphasized neighborhood character and thoughtful development. I have owned property in Post Falls since 1997. This land is in the County and is zoned High Density Residential and can have 38 units per acre. I did not like that. We are very excited about the cottage homes. As far as the high-density residential spot, we felt that we could put in a bakery, coffee spot, ice cream shop. Maybe a dog groomer. We do not have any huge grandiose schemes. A nice commercial area to clean it up. I am a small town girl and I like a small two feel.

Malloy: Would you have any objection to limiting the height to 35 feet?

Gaul: Is that enough for a 2-story?

Malloy: It should be plenty.

Gaul: I never had any grandiose plans.

Lucca: Are you planning on being the landlord for the commercial part?

Gaul: We are, we are hoping that could be a retirement income.

**Testimony**

In Favor: None

Neutral: None

**Public Hearing closed at 7:10 PM.**

### **Deliberations**

#### Review Criteria

Is the annexation of the property in the best interest of the City?

Malloy: It is in a County pocket. It increases the sanitation of the City. It gets rid of a lot of the septic tanks. It improves connectivity of some of the high intensity uses in the City.

Many on Council agreed.

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?

Malloy: The Land Use Map calls out medium density specifically.

Ziegler: This is a unique property in that it is designated high density by the County and located in the City. For us to go to a medium density, it would be a reduction, and it is a implementing zone in the Comp Plan.

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

Malloy: The goals and policies promote annexation of County pockets and promote a diversity of housing.

Steigleder: Long term fiscal health. It is nice to have commercial mixed in with residential. It improves walkability. Keeps the small town charm.

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?

Malloy: None were noted.

Steigleder: I would like to note my skepticism with what the Post Falls School District has said publicly and what is submitted, but I do not think it is enough to change my decision on this property.

Lucca: No

**Motion by Malloy to approve the Gaul Annexation ANNZ-25-1 and that it be designated Residential Mixed Zone and further to direct staff to clarify the development agreement such that the restrictions on single-family housing does not apply to the 10% Commercial area.**

**Second by Plew.**

**Vote: Steigleder-Aye, Plew-Aye, Ziegler-Aye, Lucca-Aye, Malloy-Aye**

**Motion Carried**

### **3. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS**

This section of the agenda is to continue consideration of items that have been previously discussed by the City Council and to formally adopt ordinances and resolutions that were previously approved by the Council. Ordinances and resolutions are formal measures considered by the City Council to implement policy which the Council has considered. Resolutions govern internal matters to establish fees and charges pursuant to existing ordinances. Ordinances are laws which govern general public conduct. Certain procedures must be followed in the adoption of both ordinances and resolutions; state law often establishes those requirements.

**ACTION ITEMS:**

**None**

**4. NEW BUSINESS**

This portion of the agenda is for City Council consideration of items that have not been previously discussed by the Council. Ordinances and Resolutions are generally added to a subsequent agenda for adoption under Unfinished Business, however, the Council may consider adoption of an ordinance or resolution under New Business if timely approval is necessary.

**ACTION ITEMS:**

**None**

**5. CITIZEN ISSUES**

This section of the agenda is reserved for citizens wishing to address the Council regarding City-related issues that are 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 the 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, either by subsequent appointment or after tonight's meeting, if time permits. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring Council action must be placed on the agenda of an upcoming Council meeting. As such, the City Council can't 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.

Kim Brown, Post Falls Historical Society: Spoke about the Historical Society and the improvements they have made to the building over the years.

Cindy Mead, Treasurer Post Falls Historical Society: Spoke about the improvements they have made to the building over the years.

**6. ADMINISTRATIVE / STAFF REPORTS**

This portion of the agenda is for City staff members to provide reports and updates to the Mayor and City Council regarding City business as well as responses to public comments. These items are for information only and no final action will be taken.

**None**

**7. MAYOR AND COUNCIL COMMENTS**

This section of the agenda is provided to allow the Mayor and City Councilors to make announcements and general comments relevant to City business and to request that items be added to future agendas for discussion. No final action or in-depth discussion of issues will occur.

**None**

**8. EXECUTIVE SESSION**

Certain City-related matters may need to be discussed confidentially subject to applicable legal requirements; the Council may enter executive session to discuss such matters. The motion to enter into executive session must reference the specific statutory section that authorizes the executive session. No final decision or action may be taken in executive session.

**ACTION ITEMS:**

**None**

**RETURN TO REGULAR SESSION**

**ADJOURNMENT**

**7:28 PM**



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Randy Westlund, Mayor



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Rhiannon O'Neill, Deputy City Clerk

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 408 N. Spokane Street or call 208-773-3511. City Council and City commission meetings are broadcast live on Post Falls City Cable on cable channel 1300 (formerly 97.103) as well as the City's YouTube Channel (<https://www.youtube.com/c/CityofPostFallsIdaho>).

Mayor Randy Westlund

Councilors: Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca

Mission  
Building Community.