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**PLANNING AND ZONING COMMISSION  
MEETING AGENDA**

**May 12, 2026  
5:30 PM**

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

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**REGULAR MEETING – 5:30 PM**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS**

Vicky Jo Carey, Ray Kimball, James Steffensen, Ross Schlotthauer, Chris Schreiber, Bobby Wilhelm, Michael Floch

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

- a. NATIONAL LIMERICK DAY

**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.

**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.

**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 - April 14, 2026
- b. Meeting Minutes - April 27, 2026

**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.

### **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:**

### **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. McKinley Meadows PUD/SUP/Subdivision File Nos. PUD-26-1/SUP-26-3/SUBD-26-3

### **5. ADMINISTRATIVE / STAFF REPORTS**

### **6. COMMISSION COMMENT**

### **7. 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, Michael Floch



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**PLANNING AND ZONING COMMISSION  
MEETING MINUTES**

**April 14, 2026  
5:30 PM**

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

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**REGULAR MEETING – 5:30 PM**

**CALL TO ORDER  
5:30 PM**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS**

Vicky Jo Carey, Ray Kimball, James Steffensen, Ross Schlotthauer, Chris Schreiber, Bobby Wilhelm

**Present: Carey, Steffensen, Schlotthauer, Schreiber, Wilhelm, Floch**

**Excused: Kimball**

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

a. **NATIONAL PECAN DAY**

A discussion was held regarding upcoming meetings and planning activities. A special meeting is anticipated within the next few weeks to address zoning recommendations currently being finalized. The meeting will likely be brief and conducted via a call-in format. Members should watch for an email with scheduling details.

The group was also informed that the city is undertaking a Comprehensive Plan update. As part of this process, three public presentation sessions will take place on April 29 at the Chamber of Commerce (8:00–9:00 AM), Q'emlin Park Trailhead (12:00–1:00 PM), and Hyatt Place (6:00–7:30 PM).

Additionally, a workshop related to the Comprehensive Plan update is scheduled for April 30 from 3:30 PM to 8:00 PM at City Hall. Further details will be posted on the city's website.

**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**

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**ACTION ITEMS:**

- a. Meeting Minutes March 10, 2026
- b. Meeting Minutes March 31, 2026
- c. Rosewater Place Subdivision Reasoned Decision File No. SUBD-25-10
- d. Pleasant View Annexation Zoning Recommendation File No. ANNX-25-10
- e. Echo Estates Subdivision Reasoned Decision File No. SUBD-24-4
- f. G2 Development Subdivision Amendment Reasoned Decision File No. SUBA-26-1
- g. Crown Reserve Subdivision Reasoned Decision File No. SUBD-25-6

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

**Second by Commissioner Schreiber**

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

**Motion Carried**

**2. CITIZEN ISSUES**

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**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. Klondike Place Subdivision File No. SUBD-26-2

**Opened: 5:35 PM**

**Staff report**

Justin Sauder, Associate Planner, presented the staff report. The applicant, Whipple Consulting Engineers on behalf of Prestige EMC LLC, is requesting approval to subdivide approximately 4.63 acres into 21 single-family residential lots within the Medium-Density Residential (R2) zone. The subject property is located at the southwest corner of Poleline Avenue and McGuire Road. Surrounding land uses include residential development to the north, south, and west, farmland to the east across McGuire Road, and nearby properties in Kootenai County to the north and west. A future subdivision, Lucky Larry Estates, is proposed directly to the south. The site currently contains one residence that will be removed. He reviewed the proposed subdivision layout, noting that the 21 lots will range from approximately 4,300 to 9,000 square feet. Access to the development will be provided from Poleline Avenue, as well as internal streets including Chilkoot Trail and Yukon Loop, which are planned to connect to the adjacent subdivision to the south if approved. Water service will be provided by East Greenacres Irrigation District, which has issued a will-serve letter confirming capacity. Sanitary sewer service will be extended to the site via Yukon Loop and Chilkoot Trail, with confirmation that the City's existing municipal system has adequate capacity to serve the development. The proposed street layout is consistent with the City's Comprehensive Plan and Transportation Master Plan. Poleline Avenue is required to be improved to a three-lane minor arterial standard, while McGuire Road will also be improved to a minor arterial standard consistent with existing improvements to the south. Sidewalks and other frontage improvements will be constructed, and a homeowners' association will be responsible for maintenance of landscaping, irrigation, and snow removal along adjacent rights-of-way.

The site lies over the Rathdrum Prairie Aquifer and no significant topographical or soil hazards have been identified. Existing septic systems will be removed upon development. There are two nearby gas pipelines; The Northwest Pipeline Corporation has a pipeline approximately 600 feet south of the project site through Lucky Larry Estates, and Phillips 66 has a pipeline approximately 265 feet to the north across Poleline Avenue. Neither crosses the property and the respective agencies provided no comments or concerns. He stated that the proposal complies with applicable zoning regulations, including minimum lot size requirements, and that impact fees will be assessed at the time of building permit issuance to offset impacts to public services.

Commissioners asked clarifying questions regarding allowable density within the R2 zone. Staff explained that the minimum lot size is 4,000 square feet, which establishes the maximum potential density, and confirmed that the proposed lots meet or exceed this requirement.

**Applicant:**

Ray Kimball, Whipple Consulting Engineers: Represented the property owner and confirmed the project density is approximately 5 units per acre, below allowable limits. He clarified that all lots exceed minimum size requirements and are intended for single-family homes. Mr. Kimball described infrastructure improvements including replacement of an existing 6-inch water main with a 10-inch main, sewer extension from McGuire Road, and roadway improvements to minor arterial standards. He explained there are no significant topographical constraints aside from minor elevation changes and emphasized compliance with subdivision criteria, including right-of-way dedication, frontage improvements, and payment of impact fees to mitigate service impacts. Mr. Kimball provided clarification on land dedication, noting approximately two acres are allocated for roads and infrastructure improvements.

**Testimony**

**In-Favor: - None**

**Neutral - None**

**In Opposition**

Shari Bolander, Post Falls, ID: Expressed concerns about increased traffic, congestion, and noise on McGuire Road. Asked about road widening impacts and future road plans.

**Rebuttal**

Ray Kimball: Explained road widening is limited to project frontage and intended to improve traffic flow. Clarified long-term plans for McGuire Road and capacity improvements.

**Public Hearing Closed: 5:51 PM**

**Deliberation:**

Commissioners discussed compliance with infrastructure, transportation improvements, density being below maximum, and benefits of frontage improvements and impact fees.

**Review Criteria:**

**1. Definite provision has been made for a water supply system that is adequate in terms of quantity and quality for the type of subdivision proposed.**

Water will be provided by East Greenacres Irrigation District and provided a will-serve letter confirming capacity.

**2. Adequate provisions have been made for a public sewage system and that the existing municipal system can accommodate the proposed sewer flows.**

The City has the capacity and is willing to serve as proposed development.

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

Street improvements, widening, and connectivity are consistent with the Transportation Master Plan and include frontage improvements and pedestrian infrastructure.

**4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.**

No hazards were identified. Nearby pipelines were reviewed with no concerns.

**5. The area proposed for subdivision is zoned for the proposed uses and the uses conform to other requirements found in this code.**

The project complies with R2 zoning and all applicable code requirements. Density is below maximum allowed. The subdivision and proposed lots conform to the requirements of Title 17 and Title 18. Single-Family detached homes are allowed through the Land Use Table in PFMC Section 18.200.030 within the R2 zone.

**6. The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services.**

Impact fees and significant frontage improvements ensure costs are appropriately allocated.

**Motion by Commissioner Carey to approve Klondike Place subdivision file number SUBD-26-2 public hearing finding that it meets the approval criteria in the Post Falls Municipal Code 17.12.060 as outlined in our deliberation subject to conditions 1 through eight contained in the staff report and direct staff to prepare a written reasoned decision.**

**Second by Commissioner Schlotthauer**

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

**Motion Carried**

b. Lucky Larry Estates Subdivision File No. SUBD-26-1

Opened: 5:57 PM

**Staff report**

Justin Sauder, Associate Planner: Presented the Lucky Larry Estates Subdivision request for 63 lots on approximately 13.46 acres in the Medium Density Residential (R2) zone located at the northwest corner of Yukon Avenue and McGuire Road. The project site is mainly surrounded by residential development to the north, south, and west, with farmland to the east across McGuire Road. To the north of this site is the proposed R2 Klondike Place Subdivision, and the area east across McGuire Road is R1. To the west and south, across Yukon Avenue and the railroad tracks is Kootenai County. The existing land use on the site is three residential parcels and nearby railroad infrastructure. The subdivision layout includes lot sizes ranging from approximately 5,100 to 12,000 square feet and the retention of one existing home. Highlighted key design elements including restriction of direct access to McGuire Road, realignment of Yukon Avenue for improved safety near the railroad crossing, and creation of Yukon Loop. Reviewed subdivision criteria, confirming water service through East Greenacres Irrigation District, sewer availability from McGuire Road, and compliance with transportation planning including roadway widening and frontage improvements. Noted requirement for HOA maintenance, installation of fencing near the railroad, and no identified hazards aside from a pipeline easement, which is addressed in the design. Confirmed agency coordination and agreement from the Post Falls Highway District.

**Applicant**

Ray Kimball, Whipple Consulting Engineers: Represented the applicant and detailed the subdivision design, noting a density of approximately 4.68 units per acre, well below maximum allowances. The intentional design decisions, including the relocation of Yukon Avenue, were to improve safety near the railroad crossing and the incorporation of a greenbelt with pedestrian pathways. Infrastructure plans include sewer extension via a deep sewer hole connection, water service, and coordination with adjacent developments for connectivity. He provided a detailed explanation of pipeline location, depth, and easement design to avoid conflicts and ensure safe construction. Roadway improvements were highlighted, including widening McGuire Road, relocation of utilities, installation of pedestrian pathways, and significant infrastructure investment. Mr. Kimball confirmed compliance with all subdivision criteria, zoning requirements, and impact fee obligations.

**Public Testimony:**

**In Favor:** None

**Neutral:** None

**Opposed:**

Shari Bolander, Post Falls, ID: Reiterated concerns about traffic congestion and impacts from additional development.

**Rebuttal:** None additional

**Public Hearing Closed: 6:18 PM**

**Deliberation:**

Commissioners discussed transportation improvements, Yukon realignment for safety, compliance with zoning, and infrastructure capacity.

**Review Criteria:**

**1. Definite provision has been made for a water supply system that is adequate in terms of quantity and quality for the type of subdivision proposed.**

A will-serve letter confirms adequate water service.

**2. Adequate provisions have been made for a public sewage system and that the existing municipal system can accommodate the proposed sewer flows.**

City sewer system has capacity and will serve the development.

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

Street design, realignment, and improvements meet transportation plan requirements and improve safety near the railroad.

**4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.**

No hazards identified; pipeline easement is accounted for in design.

**5. The area proposed for subdivision is zoned for the proposed uses and the uses conform to other requirements found in this code.**

The project complies with R2 zoning and is below maximum density.

**6. The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services.**

Impact fees and roadway improvements address service impacts.

**Motion by Commissioner Carey to approve Lucky Larry Estate Subdivision file number SUBD-26-1 the public hearing finding that it meets the approval criteria in Post Falls Municipal Code 17.12.060 as outlined in our deliberation, subject to conditions 1 through 12 and direct staff to prepare a written reason decision.**

**Second by Commissioner Schlotthauer**

**Vote: Carey - Yes, Stephensen - Yes, Sclotthauer - Yes, Schreiber - Yes, Wilhelm - Yes, Floch - Yes**

**Motion Carried**

- c. Genesis Land Special Use Permit File No. SUP-26-2

**Opened: 6:23 PM**

**Staff report**

Jon Manley, Planning Manager: Presented the Genesis Land Special Use Permit request for 112 fourplex units on 6.52 acres within the Community Commercial Services (CCS) zone. The site is located between Charville Road and Highway 41, north of East 16th Avenue, and is zoned Community Commercial Services (CCS). Mr. Manley stated that multifamily housing is permitted in the CCS zone through a Special Use Permit and must meet R3 development standards. He noted that the proposed density is approximately 17.18 units per acre and meets the minimum land area requirements per unit. He explained that the proposal aligns with Comprehensive Plan goals by encouraging higher-density residential development near commercial corridors, supporting walkability, and promoting economic vitality.

Utilities will be provided by Ross Point Water District and the City of Post Falls for wastewater. Mr. Manley stated that surrounding land uses are primarily multifamily and commercial, and no buffering is required under current code. He indicated that a traffic impact study will be required to evaluate potential impacts to surrounding roadways and intersections. Mr. Manley also discussed fire access requirements, explaining that developments with more than 100 units may require a secondary access unless otherwise approved by the Fire Department, depending on building design and fire suppression systems. He summarized agency comments, noting that the school district was neutral, DEQ had no concerns, and the Post Falls Highway District requested review of the traffic study. Staff recommended conditions including completion of a traffic study, roadway and frontage improvements, consideration of on-street parking along East 16th Avenue, and compliance with fire access requirements.

Commissioners asked questions regarding the CCS zoning designation and whether the proposal effectively replaces commercial land with residential use. Staff explained that the CCS zone was intentionally designed to allow flexibility through the Special Use Permit process, acknowledging that market conditions may not always support commercial development on all properties within the corridor. Commissioners also discussed density standards and clarified that the project meets R3 requirements, which are applied through the Special Use Permit process within the CCS zone.

**Applicant**

Ray Kimball, Whipple Consulting Engineers: Represented the property owner and provided project background. He explained that the site was previously planned for a school but is not well suited for commercial use due to its depth and limited visibility. The project includes two-story fourplex buildings designed to resemble single-family homes, with units averaging approximately 1,200 square feet. The development includes open space, pedestrian connectivity, and code-compliant parking. Improvements will include widening East 16th Avenue and adding a multimodal pathway. The applicant stated the project supports housing needs and nearby businesses. A traffic study will determine if additional access is required, and fire access will be addressed during development.

Commissioners asked about parking availability, including accommodations for visitors, and discussed the adequacy of the proposed parking ratio. Questions were also raised regarding the single access point and potential traffic congestion during peak hours. Additional discussion included the possibility of providing secondary emergency access, building height limitations, and the types of amenities planned for the open space areas. The applicant confirmed that the buildings would be two stories and that open space amenities are planned but not yet finalized.

**The hearing was opened for public comment.**

**In Favor:**

Jeremy Voeller, Post Falls, ID: A nearby property owner and commercial developer, spoke in favor of the application. He stated that the project represents the highest and best use of the property and would complement surrounding development, including his own duplex properties. He expressed support for the design and noted that additional residential units would help support nearby businesses. Mr. Bowler requested that, if a secondary access is required, it be limited to emergency use only with appropriate controls such as a gate. He also requested that the buildings be limited to two stories to remain consistent with surrounding development.

Mark Hughes, Post Falls, ID: Spoke in favor of the project, stating that he is familiar with the site and believes the applicant has done a good job designing a project that addresses the challenges of the property.

KC Reese, Post Falls, ID: A retail broker representing the property owners, spoke in favor of the application. He explained that the site is not viable for retail development due to its lack of visibility, limited access, and excessive depth. He stated that the property does not meet key criteria required by retail users and supports the proposed multifamily use as the most appropriate option.

**Neutral: None**

**In Opposition:**

Pat McDonald, Post Falls, ID: Initially submitted opposition but revised her position to neutral. She expressed concerns regarding traffic volume and pedestrian safety in the area, particularly along East 16th Avenue.

**Public Hearing Closed: 7:23 PM**

**Deliberation:**

Commissioners discussed the zoning intent of CCS, loss of commercial land, housing needs, and compatibility with surrounding uses.

**Review Criteria:**

**1. Implementation of the special use will/will not conform to the purposes of the applicable zoning district.**

The proposal aligns with CCS intent by allowing higher-density residential near commercial corridors.

**2. 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.**

Multifamily is allowed through a special use permit and meets code requirements.

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

The project is compatible with surrounding uses and supported by infrastructure and traffic mitigation measures.

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

The project supports housing diversity, infill development, and proximity to employment and commercial areas.

**Motion by Commissioner Schreiber moves to approve the Genesis Land Special Use Permit File No. SUP-26-2 finding that it meets the approval criteria in Post Falls Municipal Code 18.20.070 as outlined in our deliberations and subject to the four conditions as recommended by staff, adding to that condition number five, limiting the development to two stories or fewer and direct staff to prepare a written reasoned decision.**

**Second by Commissioner Carey**

**Vote: Carey — Yes, Steffensen - Yes, Schlotthauer - Yes, Schreiber - Yes, Wilhelm - Yes, Floch - Yes**

**Motion Carried**

**5. ADMINISTRATIVE / STAFF REPORTS**

None

**6. COMMISSION COMMENT**

None

**7. ADJOURNMENT**

**7:37 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.

**City of Post Falls**

**Planning and Zoning Commission Minutes**

**April 14, 2026**

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Chair: James Steffensen      Vice Chair: Ray Kimball

Members: Vicky Jo Carey, Chris Schreiber, Ross Schlotthauer, Bobby Wilhelm, Michael Floch



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**PLANNING AND ZONING COMMISSION  
MEETING MINUTES**

**April 27, 2026  
1:30 PM**

**Location: Conference Room 165, 408 N. Spokane Street, Post Falls, ID 83854**

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**REGULAR MEETING – 1:30 PM**

**ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS**

Vicky Jo Carey, Ray Kimball, James Steffensen, Ross Schlotthauer, Chris Schreiber, Bobby Wilhelm

**Present: Steffensen, Wilhelm, Carey, Schlotthauer, Schreiber, Kimball, Floch**

**1. CONSENT CALENDAR**

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**ACTION ITEMS:**

- a. Fisher Lift Station Annexation Zoning Recommendation File No. ANNX-26-1
- b. Public Works Annexation Zoning Recommendation File No. ANNX-26-2

**Motion by Commissioner Kimball to approve the consent calendar as presented.**

**Second by Commissioner Carey**

**Vote: Carey - Yes, Kimball - Yes, Steffensen - Yes, Yes, Schlotthauer - Yes, Schreiber - Yes, Wilhelm - Yes, Floch - Yes**

**Motion Carried**

**2. ADJOURNMENT**

**1:33 PM**

Date: \_\_\_\_\_

Chair: \_\_\_\_\_

Attest: \_\_\_\_\_

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Chair: James Steffensen      Vice Chair: Ray Kimball  
Members: Vicky Jo Carey, Chris Schreiber, Ross Schlotthauer, Bobby Wilhelm, Michael Floch



**POST FALLS**  
SCHOOL DISTRICT #273

DISTRICT OFFICE  
P.O. Box 40  
Post Falls, ID 83877  
PHONE 208-773-1658  
FAX 208-773-3218  
[www.pfsd.com](http://www.pfsd.com)

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September 15, 2025

Robert Seale  
Community Development Director  
City of Post Falls  
408 Spokane Street  
Post Falls, ID 83854

Dear Bob,

The purpose of this letter is to restate the status and position of the Post Falls School District regarding growth within the city and school district boundaries. The Post Falls School District will continue to remain neutral regarding proposed developments and will provide additional or modified comments in a timely manner when deemed necessary.

The district has a responsibility through state statute to provide an appropriate education for every student ages 6 through 21 who attend our schools. It is also the district's responsibility to provide an adequate educational program, organizational structure, and facilities.

Though there are pros and cons for new development growth, the district will continue to provide a quality education. The district appreciates the working relationship we have with the City of Post Falls.

With the anticipated growth in future years, the district requests assistance from the Planning Department to acquire school building sites in any large proposed residential developments and requests financial mitigation for smaller developments.

The enrollment status and capacity of each school for the 2025-2026 school year are listed below.

The district will review/revise the current long-range facility plan during the 2027-2028 school year. A copy of the current plan is included with this letter.

***Our school community will develop relationships, skills, and knowledge to become responsible citizens who think critically to solve problems.***

School	2025-2026 Enrollment	Building Capacity
Greensferry Elementary	392	525
Mullan Trail Elementary	321	500
Ponderosa Elementry	440	570
Prairie View Elementary	376	525
Seltice Elementary	372	560
Treaty Rock Elementary	366	525
West Ridge Elementary	428	525
Post Falls Middle School	775	920
River City Middle School	554	750
Post Falls High School	1663	1800
New Vision High School	124	225

The school district looks forward to continuing the good working relationship we have with the City of Post Falls. Thank you for your support of the Post Falls School District.

Sincerely,



Dena Naccarato  
Superintendent

Cc: Post Falls School District Board of Trustees  
Shelly Enderud, City Administrator

# Kootenai County Fire & Rescue

Fire Marshal's Office

5271 E. Seltice Way  
Post Falls, ID 83854  
Tel: 208-777-8500  
Fax: 208-777-1569  
www.kootenaifire.com

February 24, 2026

Nancy Thurwachter  
Planning Administrative Specialist  
City of Post Falls  
408 N Spokane Street  
Post Falls, ID 83854

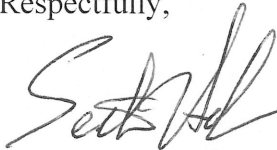
## RE: Notice to Jurisdiction Response

Dear Nancy,

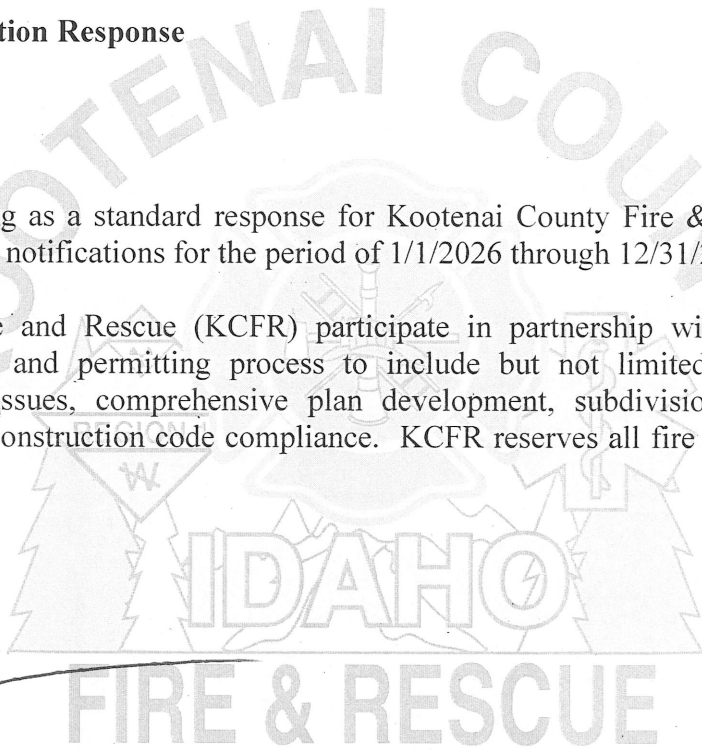
Please use the following as a standard response for Kootenai County Fire & Rescue for all applicable "Notice of Jurisdiction" notifications for the period of 1/1/2026 through 12/31/2026.

"Kootenai County Fire and Rescue (KCFR) participate in partnership with the City of Post Falls throughout the review and permitting process to include but not limited to the following: City Annexations, Zoning issues, comprehensive plan development, subdivision development, site plan approval and building construction code compliance. KCFR reserves all fire code-related comments for that process."

Respectfully,



Seth Hohenstreet  
Kootenai County Fire & Rescue  
Deputy Fire Marshal



## Nancy Thurwachter

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**From:** Farley,Alynette B (CONTR) - TERR-BELL-1 <abfarley@BPA.Gov>  
**Sent:** Monday, April 27, 2026 7:33 AM  
**To:** Nancy Thurwachter; Raymond,Amanda R (BPA) - TERR-BELL-1  
**Subject:** RE: Notice to Jurisdictions McKinley Meadows PUD/SUP/SUBD File Nos.  
PUD-26-1/SUP-26-3/SUBD-26-3

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No comment, tract does not touch BPA powerline ROW.

Alynette Farley  
**BONNEVILLE POWER ADMINISTRATION**  
**DEPARTMENT OF ENERGY**  
**CONTR (Actalent)**  
Right-of-Way Agent | Real Property Services | TERR  
[abfarley@bpa.gov](mailto:abfarley@bpa.gov) | O: 509-468-3083 | C: 971-710-6926

---

**From:** Nancy Thurwachter <nthurwachter@postfalls.gov>  
**Sent:** Friday, April 24, 2026 3:44 PM  
**To:** Ali Marenau <AMarienau@kmpo.net>; Farley,Alynette B (CONTR) - TERR-BELL-1 <abfarley@BPA.Gov>; Raymond,Amanda R (BPA) - TERR-BELL-1 <arraymond@bpa.gov>; Avista <c01\_Real\_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carriann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; christina@postfallschamber.com; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinnac <Daniel.Mavrinnac@BNSF.com>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kate Williams <kwilliams@kmpo.net>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Kyle Leatham <kyle.leatham@bsnf.com>; Lance Kippen <lkippen@olsson.com>; Lee Barnes <lee.barnes@tdstelecom.com>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mike Behary <Mbehary@kcgov.us>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Serena <serena@carlsonstratcomm.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>; Ziply <ID-EWA.SFU.MDU.Engineering@ziply.com>  
**Cc:** Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; james.steffensen@yahoo.com; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter

## Nancy Thurwachter

---

**From:** Martinez, Leo <Leo.Martinez@p66.com>  
**Sent:** Monday, April 27, 2026 11:50 AM  
**To:** Nancy Thurwachter  
**Subject:** Notice to Jurisdictions McKinley Meadows PUD/SUP/SUBD File Nos. PUD-26-1/SUP-26-3/SUBD-26-3  
**Attachments:** Exhibit PH-2 NTJ\_McKinley Meadows PUD-26-1.pdf

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Phillips 66 does not have any utilities within the attached project vicinity.  
(Response 13343)

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### Leo Martinez

Associate, Operations Support • Real Estate Services

O: 805-541-8912 | F: 805-538-6204  
18781 El Camino Real | Atascadero, CA 93422  
[Leo.Martinez@phillips66.com](mailto:Leo.Martinez@phillips66.com)



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**From:** Nancy Thurwachter <nthurwachter@postfalls.gov>

**Sent:** Friday, April 24, 2026 3:44 PM

**To:** Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01\_Real\_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carriann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; christina@postfallschamber.com; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengeering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kate Williams <kwilliams@kmpo.net>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver <kris.faver@tdstelecom.com> <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Kyle Leatham <kyle.leatham@bnsf.com>; Lance Kippen <lkippen@olsson.com>; Lee Barnes <lee.barnes@tdstelecom.com>; Martinez, Leo <Leo.Martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mike Behary <Mbehary@kcgov.us>; Patton, Michael M <Michael.M.Patton@p66.com>;

Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Serena <serena@carlsonstratcomm.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@ZiPLY.com>; URA <postfallsura@gmail.com>; ZiPLY <ID-EWA.SFU.MDU.Engineering@ziPLY.com>

**Cc:** Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; james.steffensen@yahoo.com; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Justin Sauder <jsauder@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Michael Floch <badger1michaelf@gmail.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallop@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

**Subject:** [EXTERNAL]Notice to Jurisdictions McKinley Meadows PUD/SUP/SUBD File Nos. PUD-26-1/SUP-26-3/SUBD-26-3

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[Report Suspicious](#)

Please find attached the Notice to Jurisdictions for McKinley Meadows PUD/SUP/SUBD File Nos. PUD-26-1/SUP-26-3/SUBD-26-3 that is scheduled for the Planning & Zoning meeting May 12, 2026. The draft staff report will be on the city's website shortly.

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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The City of Post Falls has changed our domain to POSTFALLS.GOV. Please adjust your contacts/links.

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## Nancy Thurwachter

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**From:** DEQ Comments <deqcomments@deq.idaho.gov>  
**Sent:** Thursday, April 30, 2026 1:19 PM  
**To:** Nancy Thurwachter  
**Subject:** RE: Notice to Jurisdictions McKinley Meadows PUD/SUP/SUBD File Nos. PUD-26-1/SUP-26-3/SUBD-26-3

**WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality  
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814  
Office Line: 208.769.1422  
[www.deq.idaho.gov](http://www.deq.idaho.gov)

**Our mission:** To protect human health and the quality of Idaho's air, land, and water.

---

**From:** Nancy Thurwachter <nthurwachter@postfalls.gov>  
**Sent:** Friday, April 24, 2026 3:44 PM  
**To:** Ali Marenau <AMarienu@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01\_Real\_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carriann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kate Williams <kwilliams@kmpo.net>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Kyle Leatham <kyle.leatham@bnsf.com>; Lance Kippen <lkippen@olsson.com>; Lee Barnes <lee.barnes@tdstelecom.com>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>;

Regarding McKinley Meadows,

My name is Candyce A. Frank, and I live at 307 W Montgomery Pl. I have several concerns about this development going in.

First point, is the increased traffic that this will create. I bought my house in 1990. It is a dead-end street with minimal traffic. This development will increase our traffic immensely. We have 13 houses that face the road on Montgomery Pl. with the additional 17 houses, this will triple the traffic we already have.

Second point, is I am concerned that with the minimal amount of parking that they will have, that this will have cars parking on our street. This will make Montgomery Pl resident homeowner parking inconvenient for their own use.

Third point, is I am concerned about the flooding in this area. I have personally seen it happen at least five times. It is a natural catch basin for our area. If this is filled in, where will the water go from there? Will it cause flooding in our street? We have problems already with flooding on our street. Especially, in front of my house, which the street department is aware of. I have called several times in the 35 years that I have lived in my home. It backs up into my driveway, and then into my garage. If you allow this to be developed, where will all the runoff go?

Fourth point, in our covenant, it states that the front of the house needs to be 20 feet away from the street in front, and 20 feet from the house in the back of the property line, and 10 feet from the interior lot lines. These lots and homes are still part of our covenant and need to go by this.

Fifth point, I am very concerned with smaller houses and yards will bring down my property values. I have a 1/3 acre lot. Those houses and yards appear to be much smaller than mine and most of the other neighbors.

Shane came to us a few weeks ago and stated that if we keep our covenant, that when the development comes in, and their HOA, we would become part of their HOA and could receive fines and/or removal of our shop/garage and any outbuildings. Some of our neighbors have talked, and he made the same reference talking to them. I took it as a small threat. I also do not want to cancel our covenant. I most definitely do not want to be part of an HOA!

What will happen to the original house on the property if they do raise the development? It has a daylight basement already there. Will this cause the house to flood?

Sincerely,

Candyce A. Frank

Supplemental Dedication dated April 22, 1955 and filed for record April 22, 1955 and recorded in Book 27 Misc. Records page 542 as Instrument No. 295616 of CHERRY ADDITION TO POST FALLS, IDAHO by Frank Cherry and Violette I. Cherry, as follows: "We, the undersigned, as such owners, to hereby restrict and limit each and all lots and parcels contained in said addition in the following particulars and to the extent as follows:

(1) No lot or parcel contained within said Addition shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot or parcel other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

(2) No dwelling shall be permitted on any lot at a cost of less than, \$8,500.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be a quality of workmanship and material substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet for a one-story dwelling nor less than 1400 square feet for a dwelling of more than one story.

(3) No building shall be located on any lot nearer than twenty feet to the front lot line, or nearer than ten feet to any side-street line, or nearer than ten feet to an interior lot line. No dwelling shall be located on any interior lot nearer than twenty feet to the rear lot line

(4) No dwelling shall be erected or placed on any lot having a width of less than 80 feet to the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 9,000 square feet.

(5) An Easement for installation and maintenance of utilities and drainage facilities are reserved over the rear 10 feet of each lot.

(6) No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

The foregoing restrictions shall remain in full force and effect for the period of Forty years from the date hereof and thereafter until such time as the majority of the then Owners of all the lots in said Addition desire and agree to change these restrictions in whole or in part.