



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**June 9, 2026
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, Ray Kimball, James Steffensen, Ross Schlotthauer, Chris Schreiber, Bobby Wilhelm, Michael Floch

Present: Steffensen, Schreiber, Wilhelm, Floch

Excused: Kimball, Carey

Absent: Schlotthauer

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

Jon Manley, Planning Manager, reminded attendees of the June 17 advisory committee meeting, the June 18 impact fee meeting, and the June 30 special-call Planning and Zoning meeting.

- a. National Donald Duck Day!

Staff provided reminders of upcoming meetings:

- The Advisory Committee Meeting will be held on June 17 for invited participants.
- The Impact Fee Meeting is scheduled for June 18 to review and discuss impact fees.
- A Special Call Meeting is scheduled for June 30.

The committee acknowledged the upcoming meeting dates.

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 05-12-2026
- b. Lucky Larry Estates Subdivision Reasoned Decision SUBD-26-1
- c. Klondike Place Subdivision Reasoned Decision File No. SUBD-26-2
- d. Genesis Land Special Use Permit Reasoned Decision File No. SUP-26-2
- e. McKinley Meadows SUP, PUD, and SUBD Reasoned Decision File Nos SUP-26-3/PUD-26-1/SUBD-26-3

Motion by Commissioner Wilhelm to approve the action item as presented. Second by Commissioner Schreiber

Vote: Stephensen - Yes, Schreiber - Yes, Wilhelm - Yes, Floch - 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. Signal Point Vista Annexation and Subdivision File Nos. ANNX-26-3 & SUBD-26-5

Opened: 5:33 PM

Staff report

Justin Sauder, Associate Planner, presented the staff report. The applicant requested annexation and Medium Density Residential (R2) zoning for approximately 14.62 acres and approval of a 67-lot single-family subdivision. Sauder explained the property is located between Syringa Street and Greensferry Road north of East 16th Avenue. The proposal would create approximately five dwelling units per acre, with lots generally ranging from 6,000 to nearly 8,000 square feet. Water service would be provided by Ross Point Water District and sewer service by the City of Post Falls. Staff concluded the request was consistent with the Comprehensive Plan, supported infill development within a county island, would not create a demonstrable adverse impact on public services, and met subdivision review criteria.

Applicant

Ray Kimball of Whipple Consulting Engineers presented on behalf of Viking Construction. He stated the project was intended to be a single-family detached residential development only and that the applicant supported a single-family restriction within the annexation agreement. Kimball explained that R2 zoning was requested primarily to accommodate 50-foot-wide lots for the builder's town series homes and not to facilitate duplexes, townhomes, or multifamily development. He stated the project would extend sewer infrastructure from Syringa Street, widen approximately 1,000 feet of East 16th Avenue frontage, provide a pathway along the frontage, and create future connectivity opportunities to adjacent undeveloped properties.

Testimony

In-Favor:

None

Neutral:

Donald Beatty, Post Falls, ID (not wishing to speak): Asked whether installation of the sewer line would require his property to connect to city sewer. Staff and the applicant later clarified that neighboring properties would not be required to connect as part of this project.

In Opposition:

Makala Patton, Post Falls, ID (not wishing to speak): Submitted opposition to the annexation, stating that the area is agricultural in character and that medium-density zoning is incompatible with surrounding farm properties.

Jeremy Patton, Post Falls, ID: Stated that the surrounding area consists primarily of large-lot agricultural and rural residential properties and questioned why R2 zoning was being requested when the applicant indicated the development would be single-family. He expressed concerns regarding traffic, safety along East 16th Avenue, notification timing, compatibility with existing farm uses, increased density, and the potential for future duplexes or higher-density development. He also voiced concerns regarding construction quality and neighborhood impacts.

Brooklyn Patton, Post Falls, ID: Testified in opposition on behalf of herself and her family. She stated that her family lives directly across from the project and believes the road is already unsafe. She referenced a prior incident involving her sister being struck while walking and argued that additional development would increase traffic and safety concerns. She also expressed concern that existing agricultural and dog-breeding activities on neighboring properties would conflict with increased residential density.

Gary Dagastina, Post Falls, ID: Testified in opposition, expressing concern that one of the proposed streets would align toward his residence and that increased development would worsen traffic conditions at 16th Avenue, Syringa Street, Idaho Street, and Greensferry Road. He stated he could support lower-density development but opposed R2 zoning.

Rebuttal

Ray Kimball reiterated that no duplexes, townhomes, or attached housing were proposed. He explained that the project density was approximately 4.5 units per acre, comparable to many R1 neighborhoods, and that the primary distinction from R1 zoning was reduced lot width. He also emphasized the roadway, sidewalk, utility, and connectivity improvements that would accompany the project.

Public Hearing Closed: 6:21 PM

Deliberation

The Commission discussed the annexation and subdivision review criteria. Commissioners noted the proposal was consistent with the Central Island Focus Area, promoted infill development, supported annexation of county islands, and would contribute public infrastructure including roadway frontage, sidewalks, water improvements, sewer extensions, and future street connectivity. Commissioners acknowledged public concerns regarding traffic but noted that many transportation issues stemmed from remaining county jurisdiction in the surrounding area.

Annexation 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?

Commissioners found the proposal consistent with the Central Island Focus Area. They noted the property is split between low-density and medium-density residential designations and that R2 is an implementing zone permitted within both designations. The proposal supports infill development and annexation of county islands.

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?

Commissioners cited policies supporting infill development, annexation of county islands, sidewalk continuity, infrastructure improvements, and future connectivity. They noted the project contributes roadway frontage, sidewalks, utility extensions, and supports long-term transportation planning.

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?

Commissioners stated no demonstrable adverse impacts were identified in the staff report or during deliberations.

Motion by Commissioner Schreiber to recommend approval of the Signal Point Vista Annexation File No. ANNX-26-3 and recommend approval of the R2 zone with the caveat that it be limited to 67 single family detached homes as presented by the applicant.

Second by Commissioner Wilhelm

**Vote: Floch - Yes, Wilhelm - Yes, Schreiber - Yes,
Steffensen - Yes Motion Carried**

Subdivision 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.

Commissioners found adequate water service is available based on the Ross Point Water District will-serve letter. They also noted the developer is making improvements to the water system that will enhance maintenance and service capacity.

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

Commissioners found the City of Post Falls has adequate sewer capacity. They noted the developer will extend sewer service from Syringa Road to the project site in accordance with City policy.

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

Commissioners found the subdivision street layout was intentionally designed to provide future connectivity with surrounding development. Although concerns were raised regarding traffic conditions on 16th Avenue, commissioners acknowledged those limitations are largely associated with adjacent county-owned properties and future annexation opportunities.

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 findings were presented or discussed regarding this criterion. Commissioners stated no hazardous soil or topographical conditions were identified.

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

Commissioners found the proposed subdivision is consistent with the R2 zoning designation. They noted the project density is comparable to surrounding development while providing smaller lots and more attainable housing opportunities.

6. The developer has made adequate plans to ensure that the community will bear no

Commissioners found that the developer will bear its fair share of infrastructure costs through impact fees and construction of public improvements, including streets and sidewalks.

Motion by Commissioner Wilhelm to approve the project Signal Point Vista subdivision File No. SUBD-26-5 finding that it meets the approval criteria on Post Falls Municipal Code 17.12.060 as outlined in our deliberations subject to conditions one through eight in the staff report and direct staff to prepare a written reason decision.

Second by Commissioner Floch

Vote: Steffensen - Yes, Schreiber - Yes, Wilhelm - Yes, Floch - Yes Motion Carried

5. ADMINISTRATIVE / STAFF REPORTS

a. Land Use Application Data 2018-2025

Presenter: Bob Seale, Community Development Director City of Post Falls

Mr. Seale provided an informational presentation summarizing development activity within the City of Post Falls over the previous eight years and discussed anticipated impacts of recent state legislation. He advised the Commission that the City Council would be conducting a workshop regarding Senate Bill 1352 (Starter Home Subdivision legislation), which will require cities to allow residential lots as small as 1,500 square feet and no wider than 30 feet in qualifying residential subdivisions. He noted that future amendments to the Comprehensive Plan and land use regulations would likely be necessary and would eventually be reviewed by the Planning and Zoning Commission.

Mr. Seale then presented data collected over an eight-year period regarding annexations, plats, site plans, preliminary plats (subdivisions), special use permits, planned unit developments (PUDs), and zone changes. Highlights included:

- **65 approved annexations** totaling approximately **2,600 acres**.
- **More than 1,500 acres rezoned**.
- **Approximately 3,500 buildable lots created**.
- **Approximately 3,600 multifamily dwelling units approved**.
- **203 site plans approved** during the study period.

Mr. Seale explained that the City had developed a GIS dashboard to track and display development trends and that the data would be updated annually. He compared development activity between two four-year periods and noted that overall growth patterns remained relatively consistent despite changes in City Council membership and market conditions.

The presentation included detailed information regarding:

- Annexation activity and approval trends.
- Platting activity and the creation of buildable residential lots.
- Site plan approvals, including distinctions between multifamily and non-residential development.
- Multifamily housing development by zoning district.
- Preliminary plat activity and long-term subdivision buildout timelines.

- Zone changes and Planned Unit Development amendments.
- Vacant residential land inventory and lot-size trends related to attainable housing objectives.

Commission Discussion

Commission members discussed the implications of Senate Bill 1352 and the potential increase in residential density resulting from smaller lot sizes. Commissioners expressed concern regarding the number of homes that could be accommodated under the new state requirements. Staff acknowledged that implementation of the legislation would require further policy discussion and future code amendments.

Additional discussion occurred regarding multifamily development trends, zoning districts that accommodate multifamily housing, and the role of special use permits in the CCS zoning district. Staff noted that multifamily development activity had declined in recent years due in part to increased vacancy rates but indicated that vested projects may proceed in the future as market conditions change.

6. COMMISSION COMMENT

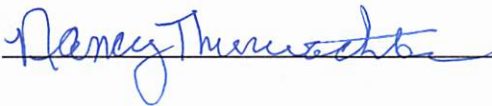
None

7. ADJOURNMENT

6:50 PM

Date: 7/14/26

Chair: 

Attest: 

Questions concerning items appearing on this Agenda should be addressed to the Community Development Department – Planning Division at 408 N. Spokane Street or call 208-773-8708.

The City Hall building is handicapped accessible. If any person needs special equipment to accommodate their disability, please notify the City Media Center at least 24 hours in advance of the meeting date. The Media Center telephone number is 208-457-3341.

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