



**CITY COUNCIL AND PLANNING &
ZONING
WORKSHOP MINUTES**

June 22, 2022

6:00 PM

**Location: Post Falls Police Department Community Room, 1717 E. Polston Ave., Post Falls,
ID 83854**

CALL TO ORDER BY MAYOR JACOBSON

ROLL CALL OF CITY COUNCIL MEMBERS

Kerri Thoreson, Joe Malloy, Nathan Ziegler, Lynn Borders - **Present**
Kenny Shove, Josh Walker – **Excused**

ROLL CALL OF PLANNING AND ZONING COMMISSION MEMBERS

Ryan Davis, James Steffensen, Vicky Jo Carey, Ross Schlotthauer, Ray Kimball, Nancy Hampe - **Present**
Kevin Ward - **Excused**

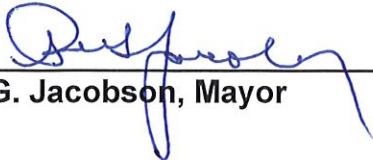
WORKSHOP – 5:00 pm Community Room

Topic: Multi-Family and Special Use Permits in Post Falls

Bob Seale, Community Development Director presenting: Renters are paying 51% of their income on rent. In a survey of 1,495 renters and 18 property managers, 94% of the renters reported an increase in their rent last year. Average rent of the respondents was \$1,648/month (2 bed MF or 3 bed independent unit). In Kootenai County average rent increased from \$989 to \$1,695 per month and increase of more than 71%. One-bedroom units increased from \$688 to \$1,221, a 77% increase. Two-bedroom units increased 77% from \$847 per month to \$,502. The 18 property managers surveyed by CDA2030 have a combined 5,536 rental units and report a vacancy rate of less than 1%. Typically, vacancy rates between 4-6% are healthy. Mixed Use Zone or Blended Developments presser undeveloped or environmentally sensitive land elsewhere in the community. There are opportunities for more or different housing, bicycle and pedestrian-friendly destinations, and an enhanced sense of place or sense of community. There is a reduction in traffic on a city scale. Customer base is near to commercial businesses. Elimination of Special Use Permits (SUP) would result in many non-conforming uses. The Planning and Zoning Commission may attach appropriate conditions to mitigate impacts, and to ensure conformance with the intent of the Comprehensive Plan and applicable provisions of this title. The Community Commercial Mixed (CCM) zone is intended to accommodate both commercial and high-density residential development at densities permitted by the high-density multi-family residential (R3) zone in a mixed-use development pattern. This zone should be applied in areas primarily located near arterials and collector streets to support commercial, residential, professional office, and civic uses that support and accessible work, live, and shop environment.

Attendees broke into groups. On their tables were zoning maps, future land use maps, road classification maps, and Comprehensive Plan goals and policies. They were asked to discuss, draw, and mark up the maps and where these zones should go. Staff would review their incite.

ADJOURNMENT 7:05 PM



Ronald G. Jacobson, Mayor



Shannon Howard, 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 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 Ronald G. Jacobson

Councilors: Kerri Thoreson, Josh Walker, Joe Malloy, Nathan Ziegler, Lynn Borders, Kenny Shove

Mission

The City of Post Falls mission is to provide leadership, support common community values, promote citizen involvement and provide services which ensure a superior quality of life.

Vision

Post Falls, Idaho is a vibrant city with a balance of community and economic vitality that is distinguished by its engaged citizens, diverse businesses, progressive leaders, responsible management of fiscal and environmental resources, superior service, and a full range of opportunities for education and healthy lifestyles.

"Where opportunities flow and community is a way of life"