



**PLANNING & ZONING COMMISSION
MEETING MINUTES**

**February 8, 2022
5:30 PM**

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

MEETING ATTENDEES ARE ENCOURAGED TO MAINTAIN A 6 FOOT SEPARATION FROM OTHER ATTENDEES AT THE MEETING AND MASKS ARE ENCOURAGED FOR THOSE WHO HAVE NOT BEEN FULLY VACCINATED FOR COVID-19.

THE MEETING MAY BE VIEWED ON CABLE CHANNEL 1300 OR LIVESTREAMED ON THE CITY'S YOUTUBE CHANNEL (<https://www.youtube.com/c/CityofPostFallsIdaho>).

WRITTEN TESTIMONY AT PUBLIC HEARINGS IN LIEU OF ATTENDING IN PERSON IS ENCOURAGED. WRITTEN TESTIMONY WILL BE CONSIDERED TO THE SAME EXTENT AS LIVE TESTIMONY.

REGULAR MEETING – 5:30 PM

CALL TO ORDER

*** PLEASE TURN OFF YOUR CELL PHONES ***

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

Carey, Hampe, Steffensen, Davis, Ward, Schlotthauer, Kimball - Present

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:

Today is National Boy Scout 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.

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. Minutes – January 26, 2022, Planning and Zoning Commission Meeting
- b. Reasoned Decision – Dual Brand Hotel Special Use Permit File No. USE-0006-2021
- c. Reasoned Decision – Pointe at Post Falls 4th Add Subdivision File No. SUBD-0018-2021

Motion to approve as presented by Hampe

Second by: Steffensen

**Vote Steffensen – Yes; Carey – Yes; Kimball – Yes; Davis – Yes; Ward – Abstain;
Schlotthauer – Yes; Hampe - Yes**

Moved

2. CITIZEN ISSUES

This section of the agenda is reserved for citizens wishing to address the Commission 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 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.

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. Post Falls Baptist Spokane St Special Use Permit File No. USE-0007-2021 – Laura Jones, Associate Planner, to present a request to maintain and expand the existing church within a Single Family Residential (R-1) zone. The property owner is Post Falls Baptist Church, Inc. The applicant is Mark Latham. **(Action Item)** – Special Use Permit Approval to expand the existing church within the Single-Family Residential (R-1) zoning designation. The site is located on the Northeast corner of North Spokane Street and East 16th Avenue. To the north is the English Funeral Chapel (CCS), To the east and south are single family residential (R-1). To the west is single family and duplex lots (R-2). The water provider and the wastewater provider are the City of Post Falls. The proposed use is the expansion of the existing church. The future land use designation is medium density residential. The character of this future land use designation states that it, "Use patterns blending commercial and residential may be considered in areas as they develop, providing they feature higher traffic volumes, and/or are located and designed to function as a pedestrian-friendly focal point of the surround neighborhood." In the proposed site plan, the main building which is currently in use will be retained and expanded. The other building currently on the site will be demolished.

Review Criteria for Special Use Permit:

- The PFMC Section 18.16.010 (A) Residential Zones permits "other accessory uses that are associated and compatible with residential use.
- The land use table contained in PFMC Title 18.20.030 has established "Religious Institutions" as an allowable special use permit within the Single Family Residential (R-1) zoning designation.
- Transportation: The proposed special use is not anticipated to adversely impact the adjoining transportation systems.
 - Spokane Street is a minor arterial which allows traffic volumes of 6,000 – 15,000 vehicles per day, which currently it is well under.
- Water Reclamation: The site is currently connected to the City of Post Falls Water Reclamation Facilities and additional impact fees will be collected at the time of building permit issuance for the expansion. Existing facilities have the capacity and capability to handle the requested use.
- Domestic Water: The proposed special use is currently serviced by the City of Post Falls water system. Existing facilities have the capacity and capability to handle the requested use.
- The proposed use complies with the goals and policies found within the Comprehensive Plan: Goals 3, 5, 7, and 14, which are outlined in the staff report. Applicable policies are Policy 8, 26, 69, and 82 which are also outlined in the staff report.

All agencies have been notified. Kootenai County Fire and Rescue responded that they were reserving comments for the site plan and building review and permitting process. Post Falls Police Department remains neutral. The Department of Environmental Quality had no environmental impact comments at this stage of the project. The Post Falls Highway District had no comment.

Steffensen – It's R-1 now, there's a church on it already. You just want to expand the church. Do we need the Special Use Permit because of the expansion?

Jones – The church is not currently permitted with a Special Use Permit. It was pre-existing prior to our zoning.

Hampe – Do we have any information on how they want to expand or is that a moot point?

Jones – It is a moot point because the Special Use Permit is just allowing the current use to continue. The expansion will go through the site plan review process.

Applicant – absent.

Davis – Let's go to Legal. Without an applicant how do we proceed?

Herrington – We can table it for further discussion later in the evening. You can also make a decision based on the information in the record.

Testimony:

In Favor – None

Neutral – None

Opposition – None

Review Criteria Discussion:

A. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.

Steffensen – It's R-1 and it's a religious institution which is allowed with a Special Use Permit. It just a housekeeping item.

Hampe – It seems like it's been there for quite some time at its current use. I don't see any reason why we shouldn't grant it.

Kimball – I view churches like schools when it comes to being in neighborhoods. It's probably a more appropriate use to have them in a neighborhood than in a downtown district.

B. 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.

Kimball – The municipal code is pretty straightforward with regard to that. It's in the land use table.

C. 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.

Steffensen – The church has been there since 1981. They're just going to expand. Obviously, they're growing. It's already an R-1. I think it's a good fit.

Carey – Also we had no neighbors come in to say anything negative. I'm assuming that it's a good fit right now.

Kimball – I think one of the benefits of having it in a neighborhood like that is that people who go to that church are local and close to it. They can walk to church. It actually has less of an impact on transportation than it might otherwise.

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

Kimball – I think the staff report is pretty comprehensive when it comes to the comp plan.

Steffensen – Like Goal 7, "Supporting Community Needs." A lot of people like having a religious institution in their community, so that supports that.

Steffensen moved to approve Post Falls Baptist Spokane Street Special Use Permit File No. USE-0007-2021 adopting findings, facts, and conditions 1 and 2 found in the staff report.

Second By: Carey

Vote: Hampe – Yes; Schlotthauer – Yes; Ward – Yes; Davis – Yes; Kimball = Yes; Carey – Yes; Steffensen – Yes;

Moved

B. Grace Delight Special Use Permit File No. USE-0008-2021 – Ethan Porter, Associate Planner to present – The owner is Grace Delight West, LLC. The applicant is Olson Engineering. **(Action Item)** – Special Use Permit approval to develop twin homes within the Community Commercial Services over 2.59 acres. The location is between Seltice and Mullan, and east of Chase Road. The current land use is vacant lots. The water and sewer would be provided by the City of Post Falls. You can see on the proposed layout their twin home layout with their private road, parking and an open space. I will state that the applicant and staff are aware that the layout currently does not meet Bulk and Placement Table standards, which would be the street side setbacks on Lots 11 and 12, Block 1. Currently, the applicant's aware of this, they know. It does not affect the use onsite at this point within this presentation, but when they move forward from the subdivision, they will have to refine and reconfigure those lots to meet those standards. Review Criteria for Special Use Permit:

- Per PFMC Section 18.16.010 (B), the CCS zone supports certain residential uses through the City's Land Use Table only through a special use permit. This zone is applied in areas primarily located near arterials and collector streets.
- Post Falls Municipal Code (PFMC) 18.20.040 Official Bulk and Placement Table has standards set forth for twin home developments and that will need to be met as well as design standards found in PFMC 18.24.030(B).
- The proposed use should not be detrimental to the health, safety, and welfare of the public or with land uses within the vicinity.

- Transportation: The proposed special use is not anticipated to adversely impact the adjoining transportation systems. Mullan Avenue is a minor arterial and Seltice Way is a principal arterial, so the location is between two major roadways.
- Water Reclamation: The site will be connected to the City's water reclamation facilities. Existing facilities have the capacity and capability to handle the requested use.
- Domestic Water: The proposed special use will be serviced by the City of Post Falls water system. Existing facilities have the capacity and capability to handle the requested use.
- The proposed use complies with the goals and policies found within the Comprehensive Plan: Goals 5, 12, and 14, which are outlined in the staff report. Applicable policies are Policy 1, 3, 8, 15, 69, and 82 which are also outlined in the staff report. On the future land use map, the area is categorized as Business/Commercial which "promotes a mixture of moderate/high density housing types within walking distance of the city center, neighborhood center and corridor commercial uses, as well as civic uses and other amenities within Post Falls."

All agencies have been notified. Kootenai County Fire and Rescue responded that they are reserving comments for the site plan and building review and permitting process. Post Falls Police Department, Idaho Transportation Department, Department of Environmental Quality all responded that they remain neutral.

Manley – One thing staff would like to bring up is that there is a bit of a loophole in our signage code. Any additional signage required for the site will have to comply with the underlying zoning. Sometimes an argument is made that because of the underlying zone, they want to put up a commercial sign for a residential product, so any kind of signage has to comply with the underlying zone in the sign code.

Hampe – Can you tell me again what's on each side of that?

Porter – The existing uses adjacent to the property – you have a 30-unit apartment complex to the east. To the west there is a playground for the daycare adjoining that lot to the west. You have a Cenex gas station to the north as well as a single-family home. Blue Dog RV is directly south.

Hampe – Would there have to be any buffers?

Manley – The current code exempts twin homes from needing a buffer.

Steffensen – I assume there is a fence or something around the playground because of the road would come out on Mullan.

Porter – Yes. One of the comments that came up as a result of the notice for this hearing was from them. The applicant was concerned about the children and the shared access. They are working on resolving that with the owner of that property.

Hampe – Did you mention the signage because that would need to be an additional condition?

Manley – Correct. That was not in the staff report. For Special Use Permits for residential in a commercial zone, the signage should be consistent with the underlying zone.

Hampe – Basically any signage would have to be consistent with the current zone.

Manley – Underlying. R-2. This would need to be consistent with R-2 because that's what the ask is – to develop with R-2.

Applicant – Jeramie Turzulli, Olson Engineering – Grace Delights West is the landowner. They want to do a series of twin homes on the site they own directly across from Blue Dog RV. We did note that as of right now that side street and those streets coming into that internal road, we're going to need to address those setbacks. It's one of those things that slipped through as we were designing this. Jon brought it to my attention, and I think we can work through that if we get approval with the design process here. The code affirms that residential uses are allowed through the special use process. Our request is for twin homes. If we get approved, we will have to come back for the subdivision process. A lot of the issues you might see here will be

Testimony:

In Favor – None

Neutral – One

Opposition – One

Neutral – Samantha Steigleder – Looking at the site plan and having driven down Mullan, I'm curious about the road. It is not wide, and you have two schools. I don't have anything to say about the zoning necessarily and the special use permit. I'm not sure how this road can handle this unless there's some plan to improve it. Coming up to Chase on Mullan, it isn't easy to make a left or right turn. That's all I wanted to bring up for consideration.

Palus – Mullan Avenue as well as Seltice Way are identified in our transportation master plan for long term projects for improvements. We are anticipating those probably in 2030. This is part of a larger issue which is looking at the entire transportation network between Idaho Street and where Mullan Avenue connects back into Seltice Way about a half mile west of this location.

Opposed – Bob Flowers – This project reminds me of a comment that I heard in the paper – Yuck! That's more than twelve units per acre on an unimproved road. There's no parking. It looks terrible. What happened to the comp plan as far as maintaining the small-town feel? There's nothing small-town about this. After the last election the people spoke out very loudly that they wanted people spread out, not a mess like that.

Neutral – Bill Maggard – 618 W Mullan Avenue. I've lived there since September 1975. What I wanted to bring out was that area across there used to have a very, very deep pit. It was filled with all kinds of garbage, old refrigerators, car parts. In fact, at one time I drove truck for my brother's construction company, and we hauled stuff from all over town and we dumped it in that pit. I guess one thing I have to say is I live next door to River City Mini Storage and the original owner put in about 3 ½ to 4 feet of fill in there. The current owner told me that he wanted a permit to build more storage and he has to dig all that fill out and put new dirt in. Nobody has come there and tested that soil. My neighbor removed all that soil and put new dirt in. They didn't do a soil sample. They just told him he couldn't do it. I know there's garbage down in that pit because I helped haul it in. You should know that you're building on top of a dump.

Rebuttal – Jeramie Terzulli – Typically the way this work is that upon approval we would scrape all that topsoil off. If there were any issues with settling at that time, we would pothole in different areas looking for unsuitable soils and we would address it as we should. We have no intention of building over degraded refrigerators or the like.

Kimball – Mr. Terzulli, would you be opposed to a condition of approval that requires a geotechnical evaluation of subsurface conditions?

Terzulli – If the commission thought that was prudent, that absolutely we would want to make sure that we aren't building over an old dump.

Manley – The condition wouldn't change the process. It would actually help. That's one of the conditions of approval for subdivision. We actually caught that in one of the subdivisions south of I-90.

Terzulli – With regard to other comments, I just want to point out that the language in the comprehensive plan almost creates this dichotomy of what are community needs and what does small-town feel mean.

Review Criteria Discussion:

A. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.

Schlotthauer – Well, it's allowed through this process, so it's allowed.

Carey – And with apartments next door, I think it's a good fit.

Kimball – Also with the street classifications in that area it is a fit there too.

B. 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.

Kimball – I think that's pretty straightforward. It's in the Bulk and Placement Table. The staff report covers it pretty well.

C. 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.

Kimball – First, they are definitely going to need to do a geotechnical report and exploration and possibly some remediation. Thank you to the gentleman who brought that up. In terms of the use of transportation in that area, I think of it from a standpoint of where is it in regards to schools. It's within walking distance of several schools. Water and sewer are there as well.

Steffensen – With the interior street coming in and the playground there, I think a solution there should be easy to come about. Lines of communication are already open.

D. Whether the proposed us will/will not comply with the goals and policies found within the comprehensive plan.

Schlotthauer – I think this is the area where we evaluate the bigger picture than most people are interested in and that is the debate of whether or not we want single-family only, or do we want a twin home product that makes homeownership possible for some. To someone who has a nice home on a big piece of property, it probably seems like an ugly product. But to someone living in a basement or sharing an apartment, it probably looks beautiful.

Ward – I talked to my bank lender today. Young people who are buying homes today average about \$500,000 and are paying \$3,000 a month. It's out of control. None of my workers can afford it. We need affordable housing.

Davis – We were just talking about the sizes of these houses, the location. Some people say "great," others say "no." I think the same applies to whether it's a small-town feel. For one person compared to another what a "small-town feel" is different. I think you look at walkability. I think he thinks about his neighbors. There are a lot of different factors that determine what a "small-town feel" is. Just because there are townhomes and apartments doesn't make that different.

Kimball – I think the staff report and the applicant's presentation talk a lot about it and offer support for this.

Hampe – I do have some concern over the road. I do understand the classification of Mullan, but it's not in great shape in that area. I think what I struggle with is that improvements are needed on a lot of roads. This is development that would be happening within the community and they're not asking for sprawl. I guess at this point we can't wait for all the roads to be fixed to put some houses in.

Kimball moved to approve Grace Delight Special Use Permit File No. USE-0008-2021 finding it meets requirements for the special use permit and adopting a reasoning and approval criteria mentioned in our discussion including Conditions 1-4 found in the staff report adding #5, requiring any signage be consistent with residential zoning code and #6 prior to construction a geotechnical evaluation will be done, and remediation needed shall be completed.

Second By: Schlotthauer

Vote Steffensen – Yes; Carey – Yes; Davis – Yes; Kimball – Yes; Ward – Yes; Schlotthauer – Yes; Hampe - Yes

Moved

- C. Hughes Annexation File No. ANNX-0010-2021 – Jon Manley, Planning Manager, to present. The owner is Hughes Trust. The applicant is Ace Solutions. **(Action Item)** – a request for a recommendation to City Council for a Residential Mixed (RM) zoning designation upon annexation of approximately 103 acres. This is not an approval of the annexation itself, only the zoning designation as part of it. Mixed zones do require a development agreement, which is cited in Exhibit S-4. The site is 103 acres to the

southwest of the intersection of Prairie and Meyer Road, about a half mile east of Highway 41 and Prairie.

Overview of the Development Agreement – the proposed plan includes approximate 15 acres used as commercial/multi-family, approximately 10 acres as single-family/twin home, and approximately 12 acres as single-family/private school. RM commercial uses are more limited than your typical commercial zone, but you see them as being more neighborhood centric, a place you would go for the convenience if you lived near there. There are conditions of approval calling lot widths and some design standards. Proposing to remove condition 5.2.4. with regards to driveway approaches as our code now encompasses language and is no longer needed in the development agreement. There is a condition for open space development, owner agrees that no more than 50% of the property's gross area may be platted or otherwise developed until 50% of the required open space has been completed with no more than 85% developed until the required open space has been completed.

The current land use is Ag within the county and there are no significant topography or vegetation that would propose a hazard. Water provider would be Ross Point Water District with the sewer being provided by the City of Post Falls.

Review Criteria – The request is consistent with the current surrounding uses and the Future Land Use Map. They are within the 41 North focus area which focuses on provisions for multi-family, commercial, and tech uses near the higher classified roadways; development should provide pedestrian connectivity to all multi-use paths and trails, including the Prairie Trail. The request is also consistent with the Goals and Policies found within the Comprehensive Plan. The commercial and multi-family is being proposed along the Principal Arterial Road, Prairie Ave also Fennecus Rd and Meyer Rd are both Major Collectors. As you move south from Prairie Ave and east from Highway 41 you are transitioning away from those higher intense urban corridors. The Industrial criteria is not applicable as the request is for residential mixed.

All agencies have been notified; Kootenai County Fire & Rescue make comments throughout the development process. Post Falls Police Department are neutral, and the Post Falls Highway District request the rights of way dedication of 50' minimum from centerline on Prairie Ave. be met; our Engineering Department request 55' so this concern is being met.

Ward – Is Meyer and Prairie considered a commercial node?

Manley – I can't recall if this intersection is, I know 41 and Prairie is.

Ward – Can you go back to the previous slide?

Manley – The next commercial node would be Huetter and Prairie, not Meyer.

Ward – Is there a reason why it wouldn't be considered?

Manley – Due to the proximity of the rail corridor and the spacing with the heavy commercial corridor along Highway 41.

Applicant – Mark Hughes, as in the Hughes Farm – We came here from the Midwest in 1970 back then Post Falls was a bump in the road, and I believe the sign said population 1200. There was no traffic back then, our dog would lay on Prairie Ave because it was nice and warm the only traffic was tractors. Post Falls has really grown sense then, a college professor once told me either you are growing or you are dying, this is true for businesses, towns, and living things. We used to raise grass seed, which was very profitable, was told that 70% of grass seed sold to the United States came from Rathdrum Prairie, our area. After you harvest the seen you burn the fields this is a common farming practice. The newcomers didn't care that we have been grass seed for decades, they didn't like the smoke and sued us. So, we gave up the crop that made farming profitable for us, first nail in the coffin. Then the Irrigation District closed, second nail in the coffin. As growth increased; agriculture decreased because the smaller farms were selling due to not being able to afford to farm their land anymore. Due to this trend the farming industries support systems shut the local locations down and kept the Washington ones open, third nail in the coffin. We are done farming; we have reached the end of the road. We have been receiving a high interest for our property, phone calls, letters, dropping by the house. We have been told to not get emotionally attached, it is an investment – we are emotionally attached to this land it has been our home. We have all worked this farm our entire life. We could sell and allow for a packed in development, we could develop in the county and develop 5 acres parcels and sell for millions, or we could develop a nice community with open space and entry level home opportunities. These open spaces are usable with community gardens, commercial locations such as a gym, daycare, restaurant, etc. This represents our future; the family wants to live there.

Roger Glessner, Ace Solutions – The Residential Mixed zoning is perfect for the vision the family has. Will have trails, open space, commercial.

Testimony:

In Favor – Sheila Strain – I am in favor of the annexation of the Hughes property to move forward in the proposed development of a family friendly neighborhood.

Theresa Drahman – I am in favor of moving forward with the annexation and development of the Hughes property.

Marty Hughes – This is a well-planned development project led by a long-time resident family, who lives here and are cognizant of retaining our quality of life. I would rather have this type of local development than seeing it done by an out-of-town corporation with no sense of our concern for local culture and sentiment.

Neutral – Samantha Steigliger – The staff report isn't very clear on the fact that we are only here tonight for the zoning and not the annexation. Also, if we can get the slideshow prior to the meeting so we can see staff's talking points and have more precise things to say. 103 acres annexed into the city is not small-town charm. Perhaps this request doesn't meet criteria #2 because this is mixed anything can be put there and it butts up to R1. Maybe we can annex less than 103 acres at a time if it is all going to be the same zone. Are we committing to the annexation already knowing the development, is that the point of the agreement?

Manley – The development agreement is recorded against title, so it becomes a governing document. There isn't a cart Blanche as to what they can do, there is a conceptual plan as to where they want to place things already laid out.

In Opposition – Bob Flowers – Mentioned he was around in the 70's as well and lived off the Corbin Ditch Road. Doesn't feel like we should be annexing in 103 acres now. I love the Hughes ideas and would love to see the plans; if a community can be built in a way that isn't packed together, I'd love to see it. We just have other issues in the City that needs addressed.

Rebuttal – Glessner – We have a Development Agreement that we must follow when we develop. We could break up the property and ask for individual zones but that wouldn't be a well thought out plan, it would be a jumbled mess.

Hughes – My brother passed away in 2017, and we chose to not rush plans to wait because the traffic is something we considered and looked at what was happening around us with the roadways.

Review Criteria Discussion –

A. Is it consistent with the Land Use Map?

Kimball – This would be one of the implementing zones the Transitional area allows. This development is just that, transitional and is appropriate for the area.

Steffensen – What they want to build makes sense for the area.

Carey – We need homes for young people so I this is well thought out.

B. Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan.

Steffensen – Goal 1 talked about growth, sustainability etc. if what they are planning comes to fruition as planned this goal will be obtained as this vision ties directly to that Goal in the Comp Plan.

Hampe – Goal 1 talks about public services however, I don't know what services are currently there. Water and sewer would have to be brought in, it currently isn't there correct.

Schlotthauer – The Development Agreement states that it is adjacent, I believe.

Kimball – There is water and sewer at the south boundary.

Hampe – It currently isn't on the property; it isn't in the City of Post Falls yet.

Kimball – No, it is adjacent to it. It is consistent with every request.

Hampe – Those are public services, we aren't talking about transportation and bike paths, etc. we are talking about water and sewer in that section, correct?

Schlotthauer – I would think that is what they mean by services.

Kimball – Goal 5 says to keep neighborhoods safe, vital, and attractive, with the vision they have and how the Development Agreement is constructed I believe it does exactly that.

Schlotthauer – Allowing our community to grow and prosper, I wasn't here in 1970 however 2 generations of my family were. Our family farm was not in the city however, it is now the center of Post Falls a city grows out many fine residents of Post Falls now live on that farm, and we have to allow the city to grow. I like the vision with the commercial mixed in with the residential that Hughes Family has come up with. I think this is vital to the future of our town.

Kimball – We also need to keep in mind the area, we just approved a large commercial subdivision to the north. Highway 41 and Prairie will quickly become a large commercial node and the residential development next to it will not have to travel as far for amenities. In turn takes the stress off of the transportation system.

C. Zoning is assigned following consideration of such items as street classifications, traffic patterns, existing development, future land uses, community plans, and geographic or natural features. Encourage a balance of land uses to help Post Falls remain a desirable, stable, and sustainable community.

Davis – I would say the applicants presentation hit allot of those and there is a lot of detail we must develop on.

Steffensen – I'll say it again if this is developed as outlined it will hit every one of those. Balance of land use, traffic patterns, Prairie, and that plan.

Schlotthauer – Residential Mixed hits all the criteria for this area better than any other zoning I believe.

Hampe – I like Residential Mixed when it is done right it creates community and that is a good thing. Just feels awkward that we are now only looking at the zoning and not both the annexation and zoning.

D. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.

Kimball – Prairie Ave is a principal arterial that is the highest road classification the city has aside from the interstate.

Steffensen – The development agreement will outline the percentage of commercial and high-density residential used based on the RM zoning. Prairie is the right place to put it.

E. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity. Ensure that adequate land is available for future housing needs.

Kimball – With the lower density towards the south which is adjacent to the lower density and lower intensity of the area; they have transitioned it nicely. This lower density is also close to the elementary school.

F. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.

Nothing to cover for this criterion

Motion to recommend approval of the RM to Council finding through deliberation and that it meets the criteria for the Residential Mixed zone - Kimball

2nd by Schlotthauer

Vote Hampe – Yes; Schlotthauer – Yes; Ward – Yes; Davis – Yes; Kimball – Yes; Carey – Yes; Steffensen - Yes

Moved

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

Davis – Regarding the new process I think some of the things we'll see will be a significant amount of conversation when start talking about concerns. This is just a process to kind of walk through everything to make sure everyone feels comfortable.

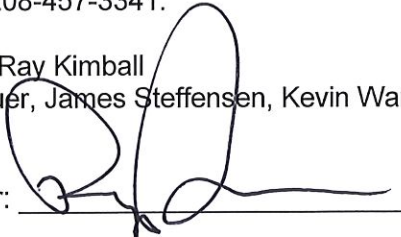
7. ADJOURNMENT 6:13 PM

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

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Chair: Ryan Davis Vice Chair: Ray Kimball
Members: Vicky Jo Cary, Nancy Hampe, Ross Schlotthauer, James Steffensen, Kevin Ward

Date: 2/23/2022

Chair: 

Attest: 