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**PLANNING & ZONING COMMISSION  
MEETING MINUTES**

**May 17, 2023  
5:30 PM**

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

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**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**

Walton, Steffensen, Schlotthauer, Hampe - Present  
Carey, Kimball, Ward – Excused

**CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:**



- **National IDAHO 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. Meeting Minutes 4-11-2023
- b. Zoning Recommendation – Housing Company, The, Zone Change File No. ZC-23-1
- c. Zoning Recommendation – Millsap Landing Annexation File No. ANNX-22-16

**Motion to approve as presented - Hampe.**

**2<sup>nd</sup> by: Walton**

**Vote: Hampe – Yes; Schlotthauer – Yes; Steffensen – Yes; Walton - Yes**

**Moved**

**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. **Zoning Recommendation** for the Thompson/Satchwell Annexation & North Crown Zone Change File No. ANNX-22-14/ZC-22-7 – John Beachman – Public Works Director/Jon Manley, Planning Manager, to present the staff report to cover the following:

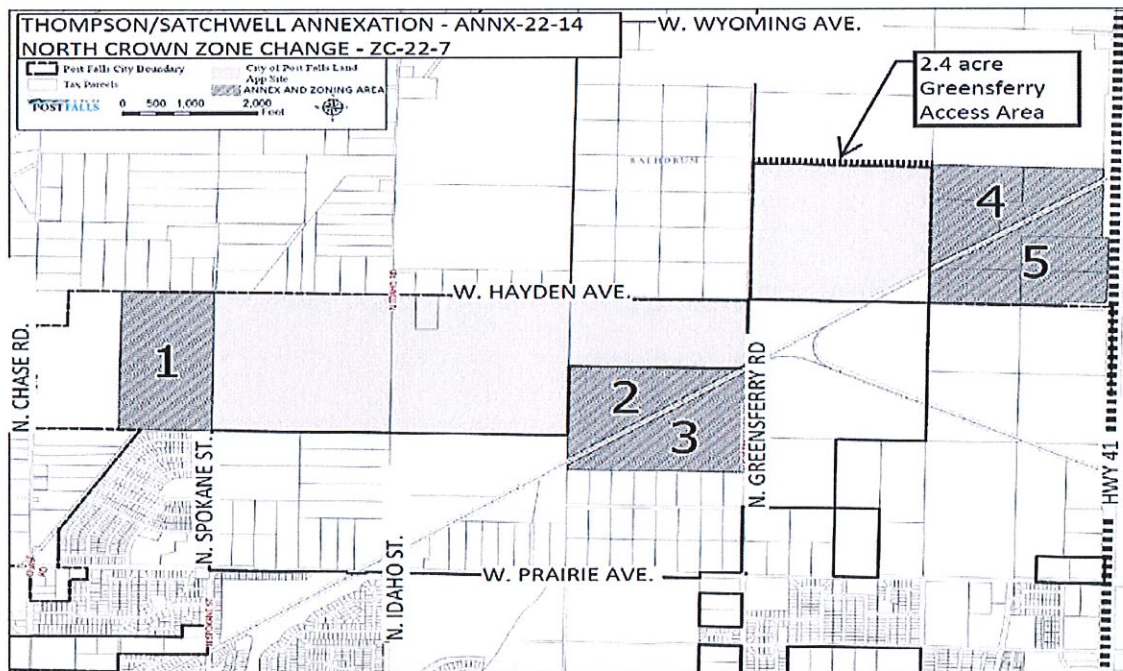
There is a potential land exchange contingent on the decision of this annexation and zone change. The land exchange would increase the amount of prairie preserved for land application by 98 acres, bringing the existing accumulation of preserved prairie for land application to a total of 1058 acres, which is an 10% increase to the preserved prairie open space.

The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation and zone change proposals per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.16.010 and 18.20.100. Following the public hearing, the Planning Commission will forward its recommendation on zoning to City Council. **City Council will make the final decision pertaining to the annexation and/or zone change request.**

The following is a breakdown of the mix of zoning that is being proposed to be established (See Map):

<u>Area - Size in Acres</u>	<u>Current zoning – Action</u>	<u>Proposed Zoning</u>
Area 1 – 80 ac	Public Reserve – Zone Change	Residential Mixed (RM)
Areas 2, 3, 4 – 178 ac	County - Annexation	Public Reserve (PR)
Area 5 - 28.1 ac (net)	County - Annexation	Single Family Residential (R-1)
Area 5 - 20.8 ac (net)	County - Annexation	Medium Density Residential (R-2)
Area 5 - ~34 ac (net)	County - Annexation	Community Commercial Mixed (CCM)

**GENERAL LOCATION:** The properties are generally located north of Prairie Ave, between N. Chase Rd. and HWY 41. Some properties are south of Hayden Ave., and some are north of Hayden Ave.



**Manley** – This request has more than one applicant, The City of Post Falls and Jacklin Land Company. Requesting a recommendation of the proposed zoning to City Council for the proposed Annexation and Zone Change. The elements of the proposed annexation and zone change request is a Land Exchange – City Council for decision; annexation and zone change will have a recommendation of zoning by the P&Z to City Council for decision.

**Beacham** – Everything comes down to a Purchase and Sale Agreement for the land exchange for city property on the prairie. Most are aware of the existing land on the prairie that is city owned that equals out to about 600 plus acres. This land is for future Land Application of wastewater which would be applied on a crop. In our Master Plan for the facility, it allows us to acquire more land in order to accommodate future growth. So, we are in the business to continue to look for land that is already contiguous to our existing land app property. This exchange would increase the land by about 98 acres. The city would exchange area 1 (North Crown) for areas 2, 3, and 4 as shown in the map above. So Jacklin Land will obtain area 1 and the City would obtain areas 2, 3, and 4. Area 5 would need to be annexed at the same per the Purchase and Sales Agreement; to allow future development for their intended uses for that property. As stated, the city has about 600-acres, Rathdrum has about 300-acres that is contiguous to the city's and per our contract with them we are able to use their land as well, City of Post Falls treats Rathdrum's wastewater. The total with the 2 are about 960-acres these areas are intended to be used for farming along with the Land Application. With this exchange the total acreage jumps to about 1058-acres. So, areas 2,3,4, and 5 are to be annexed and area 1 is to be rezoned so the proposed zoning would be for area 1 from public reserve to residential mixed – 80 acres; 178 acres from county land to public reserve land; and a varied mix of zoning of single-family, medium-density, and commercial mixed.

**Hampe** – Is parcel one all intended for wastewater?

**Beacham** – Yes; everything that is highlighted in the purple is intended for land application.

**Hampe** – Could it be used for something else under public reserve?

**Beacham** – Speaking with Manley about this, it is zoned for that however, it is owned by the Wastewater Facility and that is our intended use for it. We would have to replace the acreage with something else before wastewater would be interested in it such as this land exchange.

**Hampe** – So, wastewater is separate from the City of Post Falls.

**Beacham** – So, Wastewater is a contained business of operation, so wastewater money that comes in has to be used for wastewater purposes we cannot co-mingle those funds. It is operated as a business within the city's organizational structure. If you want to expand on that at all Herrington, feel free.

**Herrington** – It is the City of Post Falls however it is a division of the City of Post Falls.

**Hampe** – So, if the city wanted to utilize it for something else then there would need to be some kind of exchange, wastewater would need to get something in return.

**Beacham** – Yes, for example the streets and fleet entity leases their property from wastewater on an annual basis.

**Schlotthauer** – How much other land do we currently have for land application? Are we currently applying any wastewater?

**Beacham** – I don't know the exact acreage of the Community Forrest site; I believe it is about 300 acres and gets us part of the way to our goal of having enough property. However, it doesn't get us to our goal of full land application. We are not doing any substantial land app at this time only some irrigation within the treatment facility.

**Schlotthauer** – Is that a future goal?

**Beacham** – It is more than a goal it is a future need. As the treatment plant increases its capacity at some point, we will be limited on the amount of phosphorus we can dump into the Spokane River. Even with the best treatment plan you can buy, we are currently installing, we will still get to

a point of not being able to put any more pounds of phosphorus into the river. The solution is to move to Land Application which is what we are preparing for. This has been the goal since 2009 when phosphorus being in the river was a hot topic.

**Steffensen** – How far away are we from that goal?

**Beacham** – This depends entirely on the growth within the city. We have capacity to double the treatment but once we are beyond this capacity, we will move to the land application site. I can't put this into years unless you can give me an exact growth rate per year however, we are looking into the 15–20-year timeframe.

**Steffensen** – For my understanding, area 1 is currently public reserve and area 2 and 3 when annexed will be public reserve and are 5 per agreement will be annexed with a mix of zoning but this is where we get the land exchange and the acreage needed for the future land app?

**Beacham** – Correct.

**Manley** – Zone Change Criteria:

- With the areas we are looking at; the future land use map shows this area as Transitional. Basically, informs us to look at the focused areas due to timing for growth being undetermined. Looking at both areas, the one out west is in the Central Prairie Focus area and out east is the 41 North Focus area. The Central Prairie area supports provisions for a variety of housing types and densities. Within the Residential Mixed zone comes a Development Agreement that is recorded against title. The majority is proposed as being a Single-Family Residential area and are proposing about 5.8 acres of park/open space. At the northern end they are proposing 8.3 acres of multi-family with 1 acre of neighborhood commercial. Moving on to the 41 North area it focuses on provisions for multi-family, commercial, and tech uses near higher-classified roadways, Highway 41 meets this. Development should provide pedestrian connectivity to all multi-use paths and trails, including the Prairie Trail, there are provisions for trails to connect this proposed area to all the trail systems as well as the Prairie Trail which will run east/west. And focusing provisions for commercial uses along arterial/collector streets where traffic volume exceeds 4,000 vehicles per day.
- Keep Post Falls' neighborhoods safe, vital, and attractive. Safe – the connection of Spokane St. from the Crown Pointe neighborhood up to Hayden will assist with traffic and emergency services. We would get multi-trails for keeping pedestrians safe as well. With development impact fees are paid to aide in public safety. With the school site next to it, the rezone area would provide additional housing and out east the housing would be placed near places of employment at the future tech park and other commercial areas. There are commercial and multi-family design standards that would be required to be met upon site development. Bodine will be developed to the south end of the school site connecting to Crown Pointe and Hayden will be improved as well as Spokane Street moving north to connect to Hayden. Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability. Goal 8 and 9 go together and by obtain more public reserve lands is protecting the natural habitat in the area as well as preserving development over the aquifer. With the 5.8 acres the developer will have the opportunity to work with the Parks Department, 5-acres is the minimum they will accept for a city park in the current format they would be private HOA parks but could consolidate them to meet city park standards. Out east with the tech park, commercial and jobs being created out at Hwy41 and Prairie having additional rooftops closer could be beneficial. Have residential development and neighborhoods close to schools out at the North Crown proposal. We do have design standards in place that continue to help with well-designed development. Looking at the surrounding areas for all three proposals, North

Crown, Satchwell, and Thompson area. You see Bodine running east and west, Spokane St running north and south with the single-family being adjacent to single-family. To the east end, the surrounding uses are a mix of industrial type and commercial type uses with higher density residential units. Within the Development Agreement only the area along Hwy41 can be multi-family with the corner of the request being commercial and to the west have some medium density and single-family residential areas. Of course, we also have the proposed public reserve areas. When looking at Highway 41 as a whole, you see the pattern of commercial right along 41 and transitioning out with multi-family and further transitioning to single-family. We don't know the timing of the developments we do know some are contingent on when sewer and other improvements become available. This proposal will work to improve the street connectivity.

- The proposals will not conflict with street classifications, anticipated traffic patterns, existing development, future land uses, no specific community plans, or geographic or natural features.
- We have referenced the commercial and high-density residential zoning being along higher road classifications such as Highway 41 being a principal arterial and Hayden Ave. being a major collector.
- The property to the west is currently about 3 miles away from the higher intense urban activity.
- Industrial isn't being requested.

All other agencies have been notified of this request with the Yellowstone Pipeline stating there is no impact. Panhandle Health District has no comments related to this request; the DEQ's concerns are for time of construction. The Post Falls Highway District had some comments regarding the right-of-way boundaries of area 1, 5 and 3 we handle most of these elements at a later time. Kootenai County Fire & Rescue coordinates with the city at time of development and the School District commented the proposed RM zoning for north of Crown Pointe would compliment the school district's plans for future school facilities on the district owned land to the west.

**Hampe** – Where does 5 come into play?

**Manley** – You heard Beacham reference this; for just the land exchange portion we are trading 2,3, and 4 for area 1 and where area 5 comes to play is the reference in the Purchase and Sales agreement it would be annexed with this proposal and the requested zoning and continued to be owned by the Jacklin Land Company.

**Hampe** – So, it isn't for our benefit, they won't do it unless we annex that too.

**Manley** – It is a condition in the Purchase and Sales agreement, but we have the goals and policies within the Comp Plan that asks if the proposed zoning compatible with the area. So, it could be in our benefit.

**Hampe** – The trade is 1 for 2,3, and 4; that is the trade. Area 5 is only the fact that we want that done with this deal. It doesn't need to be annexed in order for area 4 to be contiguous.

**Manley** – areas 4, 3, and 2 can all be annexed without 5 but, wouldn't be consistent with the Purchase and Sales Agreement.

**Steffensen** – Can you go back to the Highway District comment and explain that more?

**Manley** – I can invite one of the engineers up to explain that more.

**Palus** – I spoke with the Highway District last week regarding those comments. When we annex it normally goes to the far boundary or across the street of the roadways that adjoin the properties we are annexing. The way Hayden Ave. and Greensferry were created were by easements so there are property lines in the center of the roadway. With these annexations we will only be able to annex to the center of the roadways at this time however, we would work with the Highway

District to clear it up in the future. Their last comment for the developer to enter into a Road Development Agreement for any future improvements for the Post Falls Highway District roadways; what they are looking for is at time of construction if the City of Post Falls requires a traffic study to be done to analyze any impacts for improvements there are, if it also impacts the Highway Districts intersections or roadways outside of the city's jurisdiction then the developers would have to enter into an agreement with them. It will secure improvements to be completed with the development as well. The city does work with the Highway District on traffic studies as well.

**Steffensen** – Will Spokane St. maintain the current width up through Hayden?

**Palus** – It will continue to be wide up to Hayden. South of Prairie Ave. Spokane St. is a major collector roadway and transitioned it to a minor collector roadway within the Crown Pointe Subdivision. Looking at the proposal north of Crown Pointe and based on other similar developments with the principal arterial of Prairie and major collector of Hayden we decided it was appropriate to remain a minor collector.

**Schlotthauer** – I can see how we would connect the property across the river for land application but how would we bring it up to these sites?

**Palus** – How would we pump the water to and how would we apply it? I would defer to Beacham.

**Beacham** – The short answer is we will build a pipe and pump it there. It is a multi-million-dollar project to accomplish. The routing hasn't been finalized, we've looked at going up Chase, Spokane, any major road that runs north/south. We will likely go to the less expensive route/corridor. Because of the timeframe we haven't hired an engineer to assess it yet.

**Schlotthauer** – I can see the value for the city just wondering about the distance.

**Beacham** – It is certainly a large project. This is in our Master and Capital Plan, and it is a way out so we can obtain the capital to get there.

**Manley** – Just reiterating that this is just a zoning recommendation.

**Applicant, Tag Jacklin, 5007 W Foothill Dr. Coeur d'Alene.** – I am the Manager of Jacklin Land Company, and we have Ray Kimball with Whipple Engineers here to assist us as well. I do think it is important to not that I represent the 4<sup>th</sup> generation of the Jacklin Family and we have been involved in the Spokane Valley, Rathdrum Prairie, and surrounding areas for over 80 years. I myself am a Post Falls Native, I grew up out in the Prairie. For those new to the area, Jacklin Seed Company was a mainstay in the Post Falls Community for decades and relied heavily on the Rathdrum Prairie. Bluegrass in its production and was the backbone of the global seed supply. When Jacklin willingly phased out field burning due to public pressure it was only a matter of time the Rathdrum Prairie would start to transform. Even though our business model changed over time, our commitment to being good land stewards towards keeping the vibrant community that makes Post Falls great, has not changed. We live, work, and play here and always take a measured approach in our development. We see projects as part of our family legacy, and we stand behind everyone. We drove by the school site and thought why have a school in the middle of a field and how nice it would be to have a neighborhood next to it as it is good planning. We took this concept to the city about a year or so ago and had many discussions that lead us hear today. I truly believe it is a win, win, win for our family, the city, and for the community. I think everyone agrees that it is important to preserve land on the prairie and that open space.

**Ray Kimball, Whipple Consulting Engineers** – This is a unique opportunity for Public Works to obtain more property for the land app. There will be Residential Mix next to the School Site and along Highway 41 we will have some R1, R2 and CCM as well as adding 98 acres of preserved prairie open space. Took some arial shots to really show what is surrounding each site; the first one is North Crown with the single-family to the south with Spokane St. running north with a big

curve in it, so it doesn't become a racetrack. This design helps to ensure that speeds are appropriate for neighborhoods. In concept only, we have 2 parks that total to about 5.8-acres they will more than likely shift around. We intend to have a local street along the west boundary between the school site and this one. It will provide access to the school property, so the schools don't have to front on Chase or Hayden and there is the future Bodine St. across the southern boundary as well. The road network is intentional to service the school, North Crown, and Crown Pointe, which will give those residents the ability to go out a different way. With Hayden being a major collector, we were very intentional on where we put the multi-family and commercial putting it on a higher classification street and away for the single-family residents of Crown Pointe. An important part of this is we will be able to bring the services and streets to the school site, so it is another win to have the developer bring utilities to their site at no cost to the school district. Jumping to areas 2 and 3, you can see it adds to the existing public reserve lands that are owned by the city and Rathdrum. Now we move to areas 4 and 5 along Highway 41; the northern piece (area 4) is more public reserve for the city and the southern area is the CCM, R1 and R2. The CCM-Multi-Family section was also intentional as the highway goes up and over the railroad makes it bad for commercial visibility which is why we have laid it out like this with the commercial right on the corner of the Highway 41 and Hayden intersection. Area 1 is located within the Central Prairie focus area, where "future growth should embrace a variety of housing types and land uses, maintain quality standards, and prove even greater emphasis on pedestrian friendliness and connecting neighborhoods to community trails and nearby amenities." Areas 2 and 3 are located within the Central Prairie focus area, which envisions a variety of housing types and land uses. The proposed land use associated with the annexation will be public reserve where the property remains agricultural in use and will eventually become part of the city's water reclamation land application area. Areas 4 and 5 is located within the 41 North focus area, which envisions higher intensity commercial and multi-family development close to the Highway corridor and lower intensity residential development in the eastern and western parts of the focus area. Area 1, the proposed residential mixed zoning will provide for a mix of housing types with the potential for a small commercial node at the intersection of Hayden Ave. and an internal street adjoining the School District property. It will also provide pedestrian connectivity to the future schools that are planned to be constructed by the Post Falls School District. Areas 2 and 3 on the future land use map, the property has a transitional land use designation which indicated that the zoning should be compatible with adjacent zones and uses within the City. The proposed annexation is intended to be zoned public reserve and will function as future land application area for the City's water reclamation division. Areas 4 and 5 at the intersection of Highway 41 and Hayden Ave is a high-volume intersection and the need for commercial services in this area is growing, as such, the intended zoning for the area adjoining the highway should be commercial. The proponent intends the northern "triangle" to develop as multi-family residential wherein it will provide both a customer base for the commercial development as well as housing variety within the area. Area 1, the proposed zoning is intended to provide a master planned neighborhood that compliments the school sites to the west and acts as an extension of the existing Crown Pointe neighborhood. The mix of residential uses in the zone are intended to provide a mix of housing types targeted at meeting a variety of price points and living options. Areas 2 and 3; the property lies adjacent and east of the existing public reserve land owned by the City of Post Falls, as well as land owned by the City of Rathdrum. Areas 4 and 5 the area south of tracks is envisioned to be zoned as Community Commercial Mixed adjoining the highway, transitioning to a medium density residential zoning between the 1.8 mile and the 1.4-mile mark west of the highway. From the 1.4-mile mark west, the intended zoning is R1 low density residential. Areas 1, and 5 meet the criteria of having commercial and high-density residential zoning along streets with higher road



classifications. Area 1 is a lower density commercial and residential due to it being further away from the higher intensity urban corridors and in area 5 moving west with the lower the intensity and not requesting industrial.

**Steffensen** – Bodine, I understand this is 5 years out, but it would dead end at the School Site and only go along the south of this property?

**Kimball** – It is something we would have to address at the time of subdivision. There are fire code aspects to that for having 2 access points after hitting 30 homes. Even though we have 2 points of access fire code states there has to be a certain distance between the 2 points. I do want to be clear, the area along Highway 41 is the 5-year plan, area 5, area 1 would be much sooner than that. We want to work with the timing of the school district to help them get utilities to their property.

**Steffensen** – There is a total of 5.8 acres, split in 2 parks what are the pros and cons to consolidating that and having city run it versus the HOA?

**Kimball** – I can probably talk for an hour about the pros and cons of the city versus HOA running the park. The better product would be a city owned park within a neighborhood it ends up being a better product for the citizens in the end.

**Steffensen** – At the time of subdivision that can be discussed more then.

**Kimball** – Yes, we will work with the parks department and if they don't want it then it will end up being an HOA run park.

#### **Testimony:**

**In Favor: Read into the record by Steffensen – Eric Gonzales** – growth is good to keep up with the economy. **Wade Jacklin** – This is the best project request in years. It helps satisfy preservation of prairie land by increasing city public reserve by nearly 100 acres. Assisting Post Falls School District to have better access to their land and opportunity for well thought out development in the right location.

#### **Neutral:**

**In Opposition: Read into the record by Steffensen – Karla Baldwin, Hayden Ave.** – Gary and I have purchased this property as I have a chronic illness and to have this last, which we were told will not be developed. I am against any and all development. **Teresa Goodall, Hayden Ave.** – We are concerned about traffic, noise, and aesthetics. **RuthAnne Leibman, Spokane St** – The proposed growth is too much for a rural area and not in keeping with the wishes of the residents. Not enough thought has been put into impacts. **Pam Onstott, Chase** – Too much Traffic. **Allen Goodall, Hayden** – concerned with traffic speed, noise, and aesthetics.

**Valoree Hamilton, 8953 N. Scotsworth** – Obtained signatures due to only noticing those that were within 300 ft of this property also mentioned the news and press was not notified. When I received my notification, I only had 6 days to respond. I am concerned this is spot zoning because the applicant is being favored. Everything around it is a green zone – public reserve- I believe it was meant to stay that zone. Think this is moving to fast, citizens were not given enough time and more should be notified and given another 30 days. The city states on the website that Spokane St. has 4,000 – 12,000 cars per day this street cuts through our neighborhood. This minor collector would become a major collector this road is the only road between Pleasant View and Highway 41 that connects to the freeway. When you have all of this development, you have even more traffic. Spokane street is a nightmare in our neighborhood with the cars being parked from the apartments on the corner and signs are not going to slow people down.

**Gary Baldwin, 11737 W Hayden Ave** – The first packet sent had nice graphics of the areas however, this 80-acre development is going to be the death maker of Hayden Ave. 1 entrance and exit is not going to cover 200 homes leaving in the morning and coming home at night. This will

double our traffic onto Hayden. Are you going to continue to land swap so there are going to be small parcels all over the prairie.

**Julie Hensley, 1360 E. Warm Springs Ave** – We need to evaluate what land has already been designated, what can be built, and what impact will it have on our community. Post Falls is concerned about our infrastructure, we have had our power intentionally turned off and turned it off to the hospital last year because the power grid couldn't handle the draw. Yet, we continue to build and annex in more land as of last year there were 23,000 homes still needing to be built. Safe, Vital, and Attractive – How are we keeping people safe if it takes months to be seen by a medical professional. As the city grows our Police and Fire Departments need to grow to help ensure the safety. Where are all of the kids going to go to school, it is great they have land but how are they going to get them built? We can even get a bond or levee passed. We keep zoning land for more high-density to build 3 stories high making it to where you can't see the attractiveness around us. All the building is making Post Falls lose its attractiveness.

**Kerry Couch, 9045 Scottsworth** – I too didn't have much time to respond we all want to have more time. I heard the win, win, win – it isn't a win, win, win as it isn't a win for us. It might be a win to make more money for the developer. When I moved here a couple of years ago, I was told that nothing would be built behind me. It is why I bought that house, in this community, I don't want anything behind, and I don't want Spokane to go through. This affects me dramatically. I came from an area that had a lot of houses and a lot of traffic; I didn't want that anymore and I didn't think you did either you said you wanted a better work life situation. I want to retire here, help me retire here, please. There are so many other areas you can put houses that are not up against other houses. I think with the exchange of this I believe this is a money grab. I get the benefit for the school and the developer and the city however, I don't think it is a need for the kids yet and I think everything should be looked into more. We have ideas too; it is our community too.

**Jean Walker, 8966 N Spokane** – I am directly impacted because I am the last house on N. Spokane St and when this goes through, it will be affecting what goes on in our area. They say this won't increase traffic, but it will, it is providing another avenue from Hayden to Prairie or vis versa. I also don't think Post Falls has enough services to deal with the population we already have. It is very challenging for us to get a Police Officer there because I don't think they are as large as needed. I also don't think more housing will allow people to buy, they already cannot afford a home here.

**Lacey Green, 9327 S. Spokane** – As Hayden sits now, it takes me about 15-20 minutes to even turn onto Hayden in the morning and afternoon. This request is completely out of line and ridiculous. This town isn't set up for the growth that has happened already let alone more growth. We farm, he grew up farming and Jacklin is a very familiar name in farming, and many looked up to you, and there are a lot of people that are now disappointed in Jacklin and the land use. Lots of new farmers are out on the Rathdrum Prairie wanting to have that dream. This dream is being taken away without hesitation and the opportunity to actually do it. My family would happily farm those 80 acres anytime. Woohoo 98-acres are being given but you are taking 248-acres by developing it. A benefit would be agricultural, FAA and 4H is very well known that would be a good reserve, public use for this land. There are more community focused uses for this land than just having it developed. There is a car accident there by me at least 5 times per week we do not need this development out here right now.

**Read into the record by Steffensen – Casandra Assels, Spokane St** – Currently it is a nice quiet safe street, as a mother of children I do not want Spokane St to go all the way through and make it a busy unsafe street. Also, there is currently not enough services for the area, without expanding it. What will happen to our water, this will also raise already high property taxes.

**Nathanial Brown, Scotsworth** – I do not support this property to bring more housing into our area. **Kelsey Ellis, Scotsworth** – In opposition.

**Rebuttal, Kimball** – To be clear, the first notice that went out, was missing a map then the second notice went out. The notice does meet the proper land code requirements. There was a front-page press article on the 28<sup>th</sup> about this. I don't think it is fair to say that the community hasn't had the opportunity to learn about this. I appreciate where most of the people here are coming from, change is hard. As I listened most people live in Crown Pointe and one in Fieldstone and most are here presumably because they love where they live. In 2011 Crown Pointe was a field just like where we are talking about today. Fieldstone, I designed that subdivision in 2001 and finished sometime in 2008. It all used to be a field those that live in these areas are the beneficiaries of this exact process. We were very intentional with where the housing was going to be and where the commercial is going to be. To be even more clear, in this land swap the city is getting 178 acres and the Jacklin's get 80. The city gets more land. This area is better for land development than areas 2 and 3 because it is next to a school site and to an existing subdivision. We very intentionally didn't put the multi-family on Spokane St there will be a local road along that property to line to serve them. the 4-20,000 cars on the road, which isn't the number of cars on the road it is the capacity of the road. It is very important for Crown Pointe to have more than 1 or 2 exit locations there is now going to be to the north through Hayden and Bodine. I will say there is equal opportunity for the those in Crown Pointe to go a different direction. When we ask ourselves, does this meet the criteria for a zone change and I do appreciate the testimony, but it wasn't focused on that criterion. This expands our traffic network based on the Transportation Master Plan. All of the criteria have been met.

#### Comments:

##### Zone Review Criteria:

1. Zoning should be in accordance with the Future Land Use Map.  
**Steffensen** – Area 1, is in the transitional area, so doesn't really say what should be there so you go to the Focus Area. Single Family to the south so it makes sense to put single family next to it with the school being there as well.  
**Schlotthauer** – The long and short is, is this a transitional use. They went through a process to make sure each area transition with the uses.  
**\*Commission agrees\***
2. Zoning Should be in accordance with the Comprehensive Plan goals and policies.  
**Steffensen** – Both areas will improve connectivity the school area will gain utilities and the public reserve areas are connected to the existing public reserve area and is part of the city's land application plan.  
**Schlotthauer** – It is focusing on goals 5, keeping the neighborhood safe, vital, and attractive that one is probably most debatable here by the folks in the audience, but I think both arguments are better suited for city council. Maintaining our transportation network isn't debatable, I think it will improve that connection. Goal 7 meets the long term needs for sustainability; the city does a good job for long range planning. This does support that goal, and keeping the growth concentrated in areas where there is existing growth makes sense.
3. Is the zoning compatible with street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features?  
**Steffensen** – Spokane St. is continuing north along with other neighborhood streets being added. Area 5 is closer to 41 with the commercial and multi-family and some mixed uses in that area. Because it does front higher road classifications.

**\*Commission agrees\***

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

**\*Commission agrees the commercial is on higher road classifications\***

**Hampe** – Area 5 has the higher density off Highway 41 and area 1 has the higher density off of Hayden Ave.

- 5. 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.

**Walton** – Certainly is in section 5.

**Steffensen** – There is that transition in 5 from the commercial to the lower density residential. Then section 1 for the most part is all low density residential.

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

**\*Not Applicable\***

**Schlotthauer** – The difficult decision is City Council as far as what is being presented to us, they have done a nice job laying it all out. Transitions nicely and accommodating to neighboring properties as much as it can be.

**Hampe** – I have to agree, where they have put the residential, it abuts the other residential and the school. I understand the higher uses along Highway 41, that is what we've been doing and has been going. Looking at it for zoning only, I think they made it work.

**Walton** – Some voiced concern about the noticing and Mr. Kimball addressed it, but it is verifiable it was done according to how it needed.

**Manley** – It was done and met per state code, there was an identified mis communication with a map missing which is why we created this evening.

**Walton** – Otherwise we would have covered last Tuesday.

**Manley** – Yes.

**Motion to recommend approval to City Council finding that the requested zoning meets the approval criteria found in the PFMC and as outlined in our deliberations. And direct staff to prepare a zoning recommendation as Area 1 RM; areas 2, 3, and 4 PR; area 5 28.1 acres R1; 20.8 acres R2; and 34 acres CCM. (Hampe)**

**2<sup>nd</sup> By: Walton**

**Vote: Walton – Yes; Steffensen – Yes; Schlotthauer – Yes; Hampe - Yes**

**Moved**

**5. ADMINISTRATIVE / STAFF REPORTS**

None

**6. COMMISSION COMMENT**

None


**7. ADJOURNMENT 7:38PM**

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.

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

Date: 5/30/2023

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

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