



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**February 11, 2025
5:30 PM**

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

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

AMENDMENTS TO THE AGENDA

Final action cannot be taken on an item added to the agenda after the start of the meeting unless an emergency is declared that requires action at the meeting. The declaration and justification must be approved by motion of the Council.

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

Commission members are requested to declare if there is a conflict of interest, real or potential, pertaining to items on the agenda.

1. CONSENT CALENDAR

The consent calendar includes items which require formal Commission action, but which are typically routine or not of great controversy. Individual Commission members may ask that any specific item be removed from the consent calendar in order that it be discussed in greater detail. Explanatory information is included in the Commission agenda packet regarding these items and any contingencies are part of the approval.

ACTION ITEMS:

- a. Meeting Minutes - January 14, 2025, Planning & Zoning Meeting/Workshop
- b. Meeting Minutes - January 30, 2025 Planning & Zoning Meeting
- c. Crown Reserve Subdivision Reasoned Decision File No. SUBD-24-5

2. CITIZEN ISSUES

This section of the agenda is reserved for citizens wishing to address the Commission on an issue that is not on the agenda. Persons wishing to speak will have 5 minutes. Comments related to pending public hearings, including decisions that may be appealed to the City Council, are out of order and should be held for that public hearing.

Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, by subsequent appointment. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring action must be placed on the agenda of an upcoming meeting. As such, the Commission cannot take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

3. UNFINISHED / OLD BUSINESS

This section of the agenda is to continue consideration of items that have been previously discussed by the Planning and Zoning Commission.

ACTION ITEMS:

4. PUBLIC HEARINGS

There are generally two types of public hearings. In a legislative hearing, such as adopting an ordinance amending the zoning code or Comprehensive Plan amendments, the Mayor and City Council may consider any input provided by the public. In quasi-judicial hearings, such as subdivisions, special use permits and zone change requests, the Mayor and City Council must follow procedures similar to those used in court to ensure the fairness of the hearing. Additionally, the Mayor and City Council can only consider testimony that relates to the adopted approval criteria for each matter. Residents or visitors wishing to testify upon an item before the Council must sign up in advance and provide enough information to allow the Clerk to properly record their testimony in the official record of the City Council. Hearing procedures call for submission of information from City staff, then presentation by the applicant (15 min.), followed by public testimony (4 min. each) and finally the applicant's rebuttal testimony (8 min.). Testimony should be addressed to the City Council, only address the relevant approval criteria (in quasi-judicial matters) and not be unduly repetitious.

ACTION ITEMS:

- a. Briner Annexation and Spyglass Subdivision File No(s). ANNX-24-7 & SUBD-24-9
- b. Steckman Annexation File No. ANNX-24-9
- c. Elfers Annexation File No. ANNX-24-10

5. ADMINISTRATIVE / STAFF REPORTS

6. COMMISSION COMMENT

7. ADJOURNMENT

Questions concerning items appearing on this Agenda should be addressed to the Community Development Department – Planning Division at 408 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, Nancy Hampe, Ross Schlotthauer, Bobby Wilhelm, Kibbee Walton



**PLANNING AND ZONING COMMISSION
MEETING/WORKSHOP MINUTES**

**January 14, 2025
5:30 PM**

Location: Second Floor Conference Room, 408 N. Spokane Street, Post Falls, ID 83854

CALL TO ORDER - 5:30 PM

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

Present: Steffensen, Carey, Wilhelm, Schlotthauer, Kimball, Schreiber
Excused: Walton

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 12/10/2024
- b. Westfork Townhomes Reasoned Decision File No. SUBD-24-6
- c. Killdeer Meadows Reasoned Decision File No. SUBD-24-8

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

Second by Commissioner Schlotthauer

Vote:

Steffensen - Yes, Kimball - Yes, Carey - Yes, Schlotthauer - Yes, Wilhelm - Yes, Schreiber - Yes

Moved

2. LAND USE TRAINING WORKSHOP

Field Herrington presented Land Use Training.

3. COMMISSION COMMENT

4. ADJOURNMENT

7:40 PM

Date: _____

Chair: _____

Attest: _____

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



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**January 30, 2025
5:30 PM**

Location: Second Floor Conference Room, 408 N. Spokane Street, Post Falls, ID 83854

REGULAR MEETING – 5:30 PM - BASEMENT CONFERENCE ROOM

CALL TO ORDER BY COMMISSION CHAIR JAMES STEFFENSEN

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

Excused: Kibbee Walton

IMPACT FEE STUDY UPDATE

a. Phase I Impact Fee Study update

Presented Phase I update to the impact fees includes clarifying methodology options and administrative procedures through issue papers. The workshop provided information on updated growth assumptions and an updated overview of alternatives for fee types based on feedback from the November meeting with P&Z. Land use categories and single-family home fee scaling was discussed.

COMMISSION COMMENT

ADJOURNMENT

7:30 pm

Date: _____

Chair: _____

Attest: _____

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**City of Post Falls
Planning and Zoning Commission Minutes**

January 30, 2025

Chair: James Steffensen Vice Chair: Ray Kimball

Members: Vicky Jo Carey, Chris Schreiber, Ross Schlotthauer, Bobby Wilhelm, Kibbee Walton

Crown Reserve Subdivision File No. SUBD-24-5

Planning and Zoning Commission Reasoned Decision

A. INTRODUCTION:

APPLICANT: Ray Kimball, Whipple Consulting Engineers
 OWNER: Jacklin Land Company LLLP
 LOCATION: The northern side of the N. Cologne Way and at the northern end of N. Spokane Street.
 REQUEST: To subdivide approximately 37.67 acres of a larger 83.88 parcel into 148 single-family lots within the Residential Mixed (RM) zoning designation.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative.
3. A-3 Preliminary Plan
4. A-4 Authorization Letter
5. A-5 Will Serve Letter
6. A-6 Traffic Memo
7. A-7 Sewer Capacity Analysis
8. A-8 Sewer Design
9. S-1 Vicinity Map
10. S-2 Zoning Map
11. S-3 Future Land Use Map
12. PA-1 PFSD Comments
13. PA-2 KCFR Comments
14. PA-3 BPA Comments
15. PA-4 YPL Comments
16. PA-5 PFPD Comments
17. PA-6 DEQ Comments
18. PA-7 Parks & Recreation Comments
19. PA-8 PFHD Comments
20. PA-9 PFHD Comments
21. Planning and Zoning Commission Staff Report
21. Testimony at the December 10, 2024, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter "Commission") heard the request at the December 10, 2024, public hearing, the meeting was in-person and live-streamed on the city of Post Falls YouTube Channel. The request was for the Commission to review the request to subdivide 37.67-acres of a larger 83.88 parcel into 148 single family lots within the requested Residential Mixed (RM) zoning designation. The request is evaluated under the standards of PFMC § 17.12.060.

Ethan Porter, Associate Planner

Mr. Porter presented the staff report and testified that the applicant is requesting to subdivide approximately 37.67-acres of a larger 83.88 parcel into 148 single-family lots within the Residential Mixed (RM) zoning district.

Mr. Porter testified that the property is on northern side of Bodine Ave. and at the northern end of N. Spokane Street and the current usage of the property is farmland. He testified that the Crown Pointe residential subdivision is directly south of the subject, and to the north are larger lots in Kootenai County. To the east is a future wastewater reclamation project and to the west is a proposed future school site. Water service is available from Greenacres Irrigation District and that sewer service is anticipated from the city. The proposed subdivision plan showed the lot configuration and included a road network connecting to the adjacent subdivisions and is consistent with the City's Transportation Master Plan. A traffic study showed sufficient capacity on Spokane Street to accommodate the subdivision.

Mr. Porter also testified that the site was free from significant soil or topographical hazards and the subdivision proposal conforms to zoning requirements for the Residential Mixed zone. Furthermore, he identified that impact fees will be charged via permits on the property, which typically results in the community not paying for the impacts.

Ray Kimball, Whipple Consulting Engineers, Applicant

Mr. Kimball presented on behalf of the applicant, echoing many of Mr. Porter's points adding that the land use pattern, street classification, traffic patterns, existing and future land uses were all compatible with the Comprehensive Plan. He further explained that the applicant limited the number of proposed lots through a zoning agreement to a maximum of 150 lots. He also testified as to the inclusion of separate boat/RV storage and a 3.6-acre park in the development.

The hearing was opened for public comment.

Neutral: Valerie Hamilton, Post Falls, ID: Ms. Hamilton expressed her concerns regarding the placement and installation of the necessary wastewater pipes, street parking, snow plowing responsibilities, future street connections, boat/RV storage, and house styles to be constructed.

Ray Kimball, Rebuttal.

Mr. Kimball responded to Ms. Hamilton's questions regarding the timing of the construction of the sewer line and the timing of street improvements in preparation for the adjacent school site development. He also responded to questions about the size of the proposed homes, the configuration of street improvements and how the RV lot might be offered for use to homeowners.

Deliberations: After the public hearing was complete, the hearing was closed and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code ("PFMC") § 17.12.060 H.

- C. SUBDIVISION REVIEW CRITERIA:** (Post Falls Municipal Code Title 17.12.060, Subsection H): No subdivision shall receive approval unless findings and conclusions are made that:
 - C1. 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.**

Based on the testimony supplied and the staff report, the Commission finds that East Greenacres Irrigation District has adequate capacity and is willing to provide service to the subdivision as proposed.

C2. Adequate provisions have been made for a public sewage system and that the existing municipal system can accommodate the proposed sewer flows.

The Commission determines that the City of Post Falls has adequate capacity and is willing to provide service to the subdivision as proposed.

C3. Proposed streets are consistent with the transportation element of the comprehensive plan.

The Commission determines that the subdivision and proposed layout are consistent with the City's Transportation Master Plan and will not have a negative impact on the local transportation system. The Commission discussed the traffic study that was in the record showing a lesser volume than anticipated. The addition of Bodine Street connecting to Chase Road provides an additional exit from Crown Pointe and the proposed Crown Reserve subdivision.

C4. 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.

The Commission determines that no testimony or evidence was presented that identified any soil or topographical conditions that would prevent or hinder the development of the property.

C5. The area proposed for subdivision is zoned for the proposed uses and the uses conforms to other requirements found in this code.

The Commission determines that this subdivision and proposed lots conform to the requirements for residential uses in the existing RM zoning and that the proposed lots conform to the requirements.

C6. The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within the community. It is the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay development impact fees.

The Commission determines that the developer will bear a lot of costs with Bodine extension the park, and the sewer sizing to accommodate the adjacent school. And that impact fees will be assessed on individual building permits at the time of issuance to further mitigate any other off-site impacts to parks, public safety, and streets.

C7. Additional Recommended Conditions necessary to ensure compliance with the adopted standards:

The Commission decides that the requested subdivision can meet the city's standards. However, certain conditions will need to be completed to meet the criteria. Those conditions, 1-12 listed below, when imposed, will ensure that the six criteria found in PFMC 17.12.060.H are met. The Commission also directed staff to delete condition 6 and remove Balmoral Drive from condition 7. Based upon the presentations made to the Commission at a properly noticed public hearing, the record compiled in this matter, the applicant must meet the following conditions:

1. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City

Council, and signed by the parties prior to commencement of any construction.

3. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision. The Construction Improvement Agreement Shall contain an appendence for the reimbursement of the improvements to the southern half of Bodine Ave. that fronts the Crown Pointe Subdivision.
4. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflect the general ability to provide service. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
5. Sewer plans shall be modified to include the design and construction of the portions of sewer main within the limits of the Phase I boundary necessary to service all future phases of the project, beyond Phase I.
6. The design of Bodine Ave shall be modified to include curb bulbs on the north half of the roadway at the intersections with Balmoral Drive, Cologne Way and Spokane St. Roadway section shall be configured with an 8' parking lane (north), 2-6' bike lanes, 2-12' travel lanes and signed no parking on the southern curb line.
7. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. The requirement for street knuckles is waived as an approved exception on Kilkenny Loop.
8. Direct access to or from residential lots to Bodine Avenue or Spokane Street shall be prohibited on the face of the plat.
9. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. Street trees shall be planted by the developer in the spring and fall following construction of homes. The Urban Forester shall be notified prior to planting.
10. A Homeowners Association (HOA) shall be formed to maintain the right-of-way frontage along the west side of Balmoral Drive and along all open space tracts. Maintenance shall include all landscaping, irrigation, and removal of snow from sidewalks and trails.
11. All alleyways shall be private and established via separate tract or easement to the Homeowners Association for ownership and maintenance.

D. ACTIONS THAT THE APPLICANT CAN TAKE TO GAIN APPROVAL.

Not applicable.

E. CONCLUSION

SUBD-24-5: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the above conditions, it is the conclusion of the Commission that the requested Subdivision meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved with the conditions contained herein.

Approved by the Planning and Zoning Commission on _____

REASONED DECISION

Date

Chairman

Attest

NOTICE OF RIGHTS:

Any affected person aggrieved by a final decision of the Planning and Zoning Commission may submit a written notice of appeal along with the required fees in accordance with the City's adopted fee schedule, to the City Clerk for appeal to the Post Falls City Council within fourteen (14) days of the date of the written decision, pursuant to Post Falls City Code 18.20.60.E

The final decision of the Planning and Zoning Commission is not a final decision for purposes of judicial review until the City Council has issued a final decision on appeal and the party seeking judicial review has requested reconsideration of that final decision as provided by Idaho Code 67-6535(2)(b), pursuant to Post Falls City Code 18.20.60.E.

Any applicant or affected person seeking judicial review of compliance with the provisions of Idaho Code Section 67-6535 must first seek reconsideration of the final decision within fourteen (14) days of such decision. Such written request must identify specific deficiencies in the decision for which reconsideration is sought.

The applicant has the right to request a regulatory taking analysis pursuant to Idaho Code Section 67-8003. Any affected person aggrieved by a final decision concerning matters identified in Idaho Code Section 67-6521(1)(a) may, within twenty-eight (28) days after all remedies have been exhausted under local ordinances, seek judicial review under the procedures provided by Chapter 52, Title 67, Idaho Code.

**CITY OF POST FALLS
STAFF REPORT**

DATE: January 22, 2024

TO: POST FALLS PLANNING AND ZONING COMMISSION

FROM: JON MANLEY, PLANNING MANAGER • jmanley@postfalls.gov • 208-457-3344

SUBJECT: FINAL STAFF REPORT FOR THE FEBRUARY 11, 2025, P&Z COMMISSION MEETING
BRINER ANNEXATION ANNX-24-7 & SPYGLASS ESTATES SUBDIVISION SUBD-24-9

INTRODUCTION:

Dobler Engineering, on behalf of Chris Briner, the property owner, approval to annex and subdivide approximately 4.63-acres into a total of 16 lots within the City of Post Falls with a zoning request of Single-Family Residential (R1) per Exhibit A-2. The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action pertaining to the annexation. The approval criteria for establishing zoning are:

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?
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.
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.

PROJECT INFORMATION:

Project Name / File Number: Briner Annexation & Spyglass Estates Subdivision File Nos. ANNX-24-7 & SUBD-24-9

Owner(s): Chris Briner, 510 S Clearwater Loop Ste. 100, Post Falls, ID 83854

Applicant: Dobler Engineering, PO Box 3181, Hayden, ID 83835

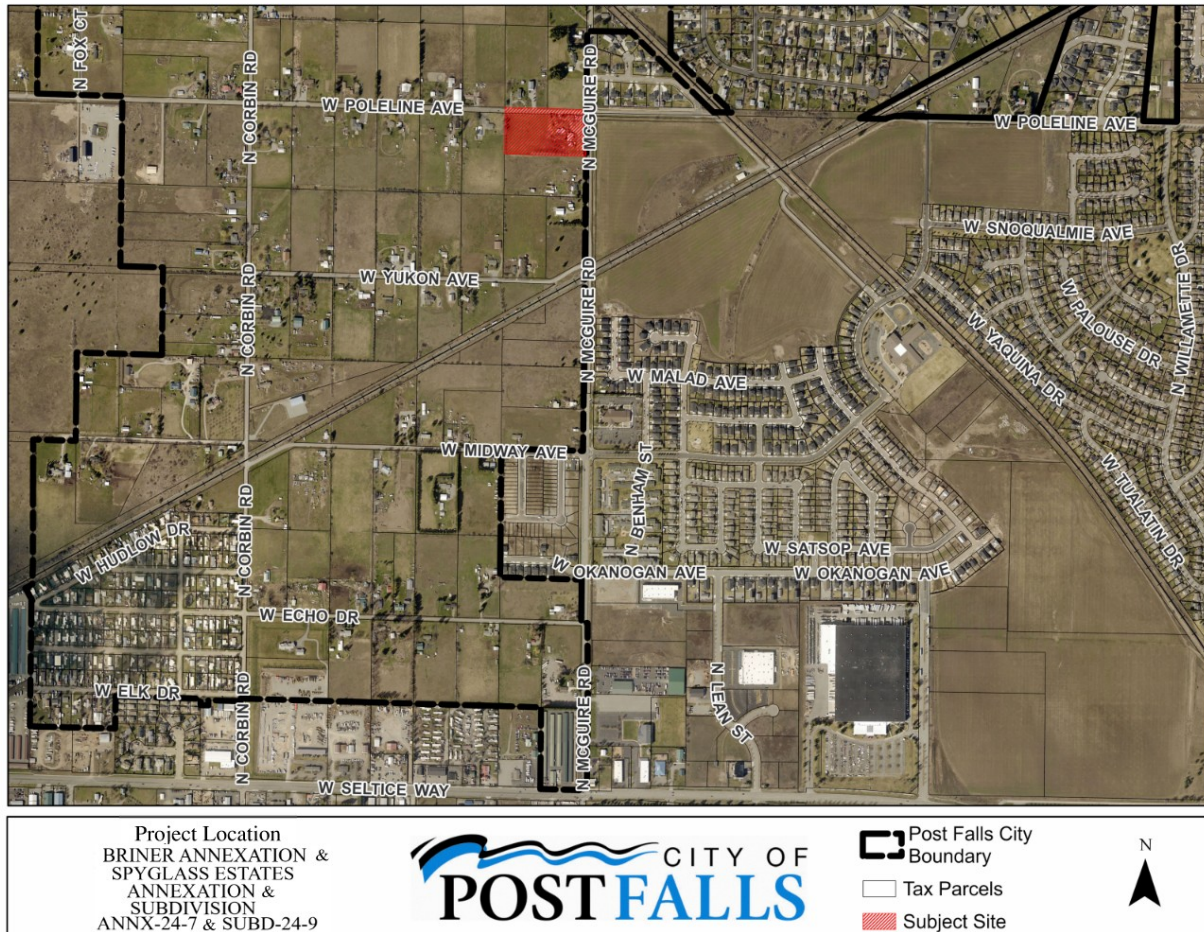
Project Description: Annex and subdivide approximately 4.63-acres into 16 lots within the City of Post Falls with a zoning request of Single-Family Residential (R1).

Project Location: The property is generally located at the southwest corner of the W. Poleline Avenue and N. McGuire Road intersection.

AREA CONTEXT (proposed site hatched in red on following page):

Surrounding Land Uses: Surrounding the subject site is predominately single-family large lot residential within Kootenai County. Located east across N. McGuire Road there is vacant land and a By The Meadows single-family subdivision.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

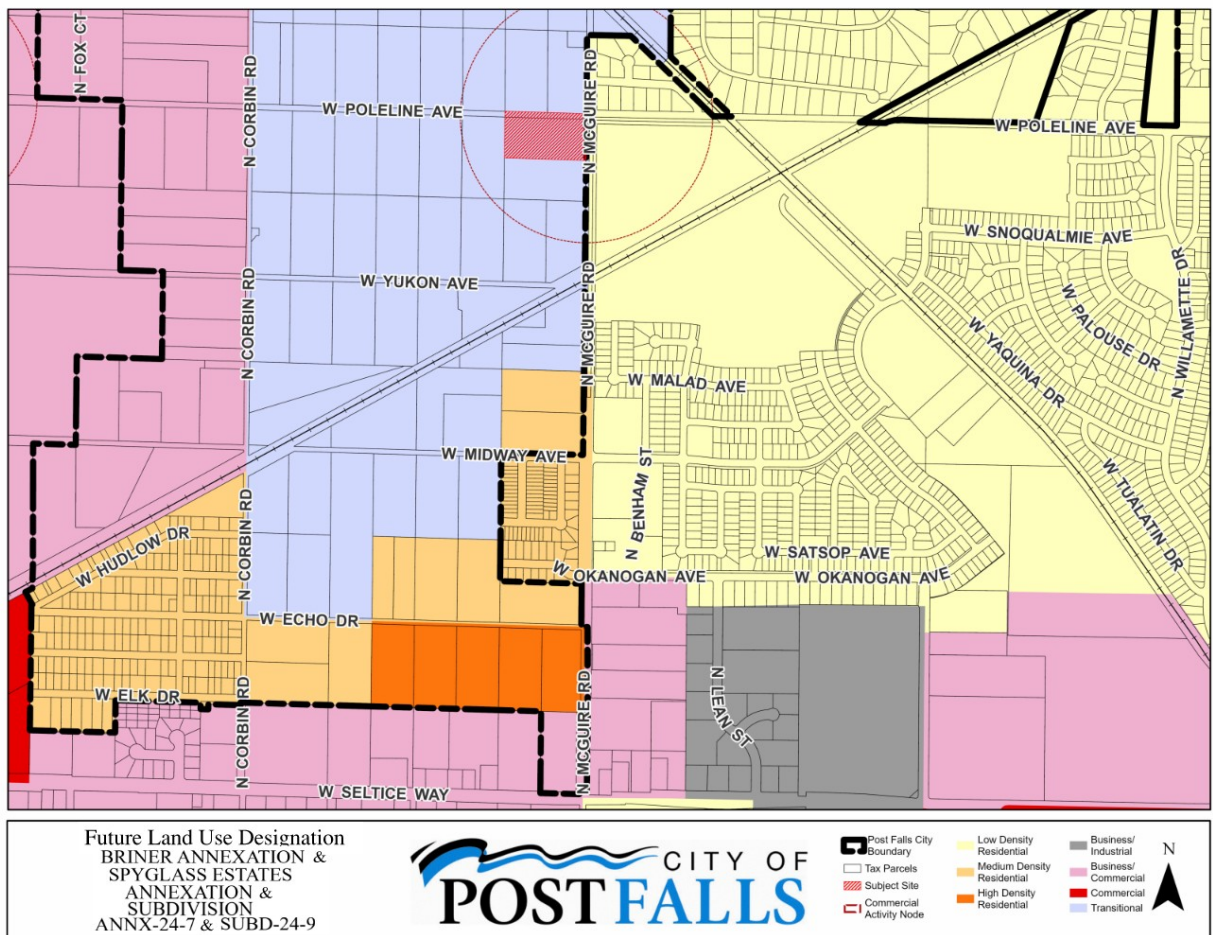
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria provides the framework for decision making for the Planning Commission and City Council.

ZONE CHANGE 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?**

The Future Land Use Map classifies this property with the land use designation of **Transitional** (See Following Image). This designation is assigned to lands suitable for growth. The timing for growth is undetermined, but guidance can be located within the associated Focused Area.

Assigned zones should be compatible with the adjacent zones/uses within the City and consistent with the guiding principles within the associated focus area. The subject site is within a commercial node, as depicted in the Future Land Use Map (See below).



The proposed annexation is located within the West Prairie Focus Area, which states the following:

Just north of Riverbend, West Prairie is a transitional area with portions expected to develop as future residential, commercial and industrial uses. The area includes three Area of City Impact (ACI) tiers: Exclusive Hauser, Exclusive Post Falls, and Shared Tier. Infrastructure to support urban development is mostly not in place at this time, but is being planned for.

Mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials. This area may benefit from a subarea plan that examines lot and block development patterns to aid transition of five-acre lots.

Other West Prairie areas may warrant commercial use considerations if adjacent to arterial/collector streets where traffic volume exceeds 4,000 vehicles per day.

Staff Comment: The proposed Single-Family Residential (R1) zone would conform to the surrounding uses and could be found being consistent with the Future Land Use Map and the above identified focus area.

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;

Goals and Policies (listed by policy number) that may be relevant to this annexation request are shown below, followed by staff comments.

The following goals may or may not assist with this zone change request.

Goal 1: Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health.

In seeking long-term prosperity, residents understand the need to build economic diversity – capitalizing on access to neighboring job centers as well as developing a strong business base with a supportive housing stock within City limits.

Goal 7: Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability.

Cities exercise considerable influence over land use, in turn influencing the type and character of development, patterns of growth, and the short and long-term financial impact of growth on the local economy. Consequently, the Comprehensive Plan supports the allocation of land use types, parks features and other areas sufficient to achieve overall plan objectives.

Goal 15: Maintain and Improve the City's water and sewer infrastructure, anticipating future needs regarding population and regulatory conditions

Provision of clean, safe water and responsible treatment and disposition of wastewater are essential services for any community. Post Falls recognizes the extreme value of potable water and wastewater treatment as relates to its future, and working with all providers, pledges to manage provision of water and wastewater services, sustaining growth and community vitality.

The following policies may or may not assist with this zone change request.

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service.

Staff Comment: Impact Fees are paid at the time of permit issuance to assist in mitigating impacts and maintain/enhance community levels of service.

- Foster the long-term fiscal health of the community.

Staff Comment: Additional housing may help further long-term fiscal health of the City through supporting both the Industrial and Commercial employment/commerce objectives.

- Maintain and enhance resident quality of life.

Staff Comment: Annexing this property in the City may assist enhancing City of Post Falls resident's quality of life through further development. Being in a planned area within the Area City Impact, much of the area has county roads without urban improvements such as sidewalks and multi-use trails, which may be a less than desirable scenario compromising public safety. Annexation and upon development could help by providing improvements that are lacking in this area.

- Promote compatible, well-designed development.

Staff Comment: Development will be required to meet City design standards.

- Implement goals and policies of the comprehensive plan, related master plan and/or facility plans.

Staff Comment: Transportation impacts, sewer and water capacity are reviewed by City staff. Any anticipated inadequacies identified are addressed and/or have a plan on how to be brought into compliance with the relevant agreements, city processes and land use action proposals.

Policy 2: Apply or revise zoning designations with careful consideration of factors including:

- Future land use mapping.

Staff Comment: This has been addressed in Criteria 1.

- Compatibility with surrounding land uses.

Staff Comment: Existing use, currently for the subject site, is single-family residential and would be compatible with the surrounding larger lot residential properties.

- Infrastructure and service plans.

Staff Comment: Sanitary Sewer for the site is adjacent to the site in the southeast corner of the Poleline Ave. / McGuire Rd. intersection. The property is located within a “shared” sewer service basin that the Water Reclamation Master Plan identifies as allowing flows to the Montrose Lift Station or the Corbin Lift Station. For this property, the Montrose Lift Station is the closest and most appropriate discharge basin. The Montrose Lift Station has current capacity to service the site at the requested zoning. The requested zoning is in conformance with the land use assumptions within the City’s Water Reclamation Master Plan. The City’s Water Reclamation System has the capacity to provide service, and the City is willing to serve to the property at the requested density. Existing capacity is not a guarantee of future service.

Existing septic systems would be required to be decommissioned with development, in conformance with Panhandle Health requirements. No structures are proposed to remain with redevelopment.

The property is not subject to any Local Improvement Districts (LID’s), Subsequent User Agreements or Sewer Surcharges.

The Site is currently provided water service from the East Greenacres Irrigation District.

- Existing and future traffic patterns.

Staff Comment: The property’s is adjacent to the intersection of Poleline Ave. and McGuire Roadway, two (2) arterial roadways. Both roadways are currently configured as 2-lane roadways. Modeling within the current Transportation Master Plan indicate over 70% of roadway capacity is available in the current configuration and modeled traffic volumes for 2025.

McGuire Rd. is proposed to be widened along the projects frontage to meet the identified 5-lane configuration required in the Transportation Master Plan to accommodate projected 2035 traffic volumes and distribution. Dedication of rights-

of-way and easement for a Minor Arterial roadway will be provided with annexation

- Rights-of-way: 55-foot ½ roadway, measured from the section line in McGuire Rd.
- Easement: 15-foot sidewalk, drainage and utility easement adjacent to the rights-of-way dedication.

All adjoining rights-of-way for Poleline Avenue should be brought into the City of Post Falls with Annexation.

Roadway improvements will contain bike lanes and no parking.

Poleline Ave. is proposed to be widened along the projects frontage to meet the identified 3-lane configuration required in the Transportation Master Plan to meet projected 2035 traffic volumes and distributions. Dedication of rights-of-way and easement for a Minor Arterial roadway will be provided with annexation

- Rights-of-way: 55-foot ½ roadway, measured from the section line in McGuire Rd.
- Easement: 15-foot sidewalk, drainage and utility easement adjacent to the rights-of-way dedication.

Roadway improvements will contain bike lanes and no parking.

Internal Roadways – Local Residential Roadways, 65-foot road rights-of-way, with a 32-foot wide roadway to accommodate parking on both sides. A 10-foot sidewalk, drainage, and utility easement to be provided adjacent to both sides of the rights-of-way.

Vehicular access of residential parcels will not be allowed to/from McGuire Road or Poleline Avenue.

- Goals and policies of the comprehensive plan, related master plan and/or facility plans.

Staff Comment: The response to this is embedded within the analysis of this staff report.

Policy 6: Encourage residential development patterns typically featuring:

- Housing that faces the street edge;
- An interconnected grid or small-block streets network;
- Street sections designed for safety, traffic calming and aesthetic appeal, including narrower lanes, sidewalks, landscaping and lighting;
- Development and utilization of alleys for parking and service access;
- Vertical or horizontal mixed use where appropriate along the ID-41 corridor and in neighborhood and regional centers.

Staff Comment: Per the West Prairie focus area, Development patterns in the area between McGuire Road and Corbin Road are projected to be mixed residential with higher densities near commercial corridors and arterials. This could allow for housing that face the street edge and

future support terminus roadways to create an interconnected street network. Depending on the housing product utilization of alleys for parking and service could be provided per the City's design standards. Sidewalks and street design will be required to meet City standards upon development.

Policy 15: Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes and abilities through provision of diverse housing types and price levels.

Staff Comment: Annexation of the subject site with the R1 zoning request would help provide land for future housing needs in an area projected to be incorporated into the city.

Policy 45: Guide annexation decisions guided by and considering:

- Master plans for water, sewer, transportation, parks, schools and emergency services;
- Provision of necessary rights-of-way and easements;
- Studies that evaluate environmental and public service factors;
- Timing that supports orderly development and/or coordinated extension of public services;
- Comprehensive plan goals and policies.

Staff Comment: City staff reviews consistency with the Transportation Master Plan, Sewer Master Plan and the water availability. Any anticipated inadequacies identified are addressed and/or have a plan on how to be brought into compliance with the relevant agreements, city processes and land use action proposals.

Policy 72: Support and participate in efforts to protect the high quality of water from the Rathdrum Prairie Aquifer, which provides the existing and future municipal water supply.

Staff Comment: All development associated with this proposal will be connected to municipal wastewater systems and will not utilize a septic system. With site redevelopment, existing septic systems will be removed from service. Stormwater management will be reviewed through the subdivision review process.

Policy 106: Encourage cooperation between local water districts and the City, supporting planning for and provision of services concurrent with community needs.

Staff Comment: The proposed area is within East Greenacres Irrigation District and a will serve letter is provided that are willing to serve the proposed site upon development (Exhibit A-6).

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.

Staff Comment: There have been no identified "Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services

within the city” at this point in time.

SUBDIVISION REVIEW CRITERIA (Post Falls Municipal Code Title 17.12.060, Subsection H):

No subdivision shall be approved from the planning and zoning commission unless findings and conclusions are made that:

- 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.**

Staff's Response: Water service to the project will be provided by the East Greenacres Irrigation District per Exhibit A-6.

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

Staff's Response: The City of Post Falls has adequate capacity to provide service to the subdivision as proposed with development of the site in conformance with City Standards and guiding Master Plans. Existing septic systems will be required to be abandoned, in conformance with Panhandle Health requirements. None of the existing structures are identified to remain with subdivision.

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

Staff's Response: The subdivision and proposed layout accommodate connectivity and will not have a negative impact on the local transportation system. The roadways shall dedicate rights of way and easements and be constructed to the roadway standards as outlined within the City Transportation Master Plan.

- Internal streets – local residential, 32-foot width
- McGuire Rd. – 5-lane Minor Arterial, 68-foot width
- Poleline Ave. – 3-lane Minor Arterial, 48-foot width
- Roadway illumination, ADA ramps and roadway markings / signs shall comply with City Standards.

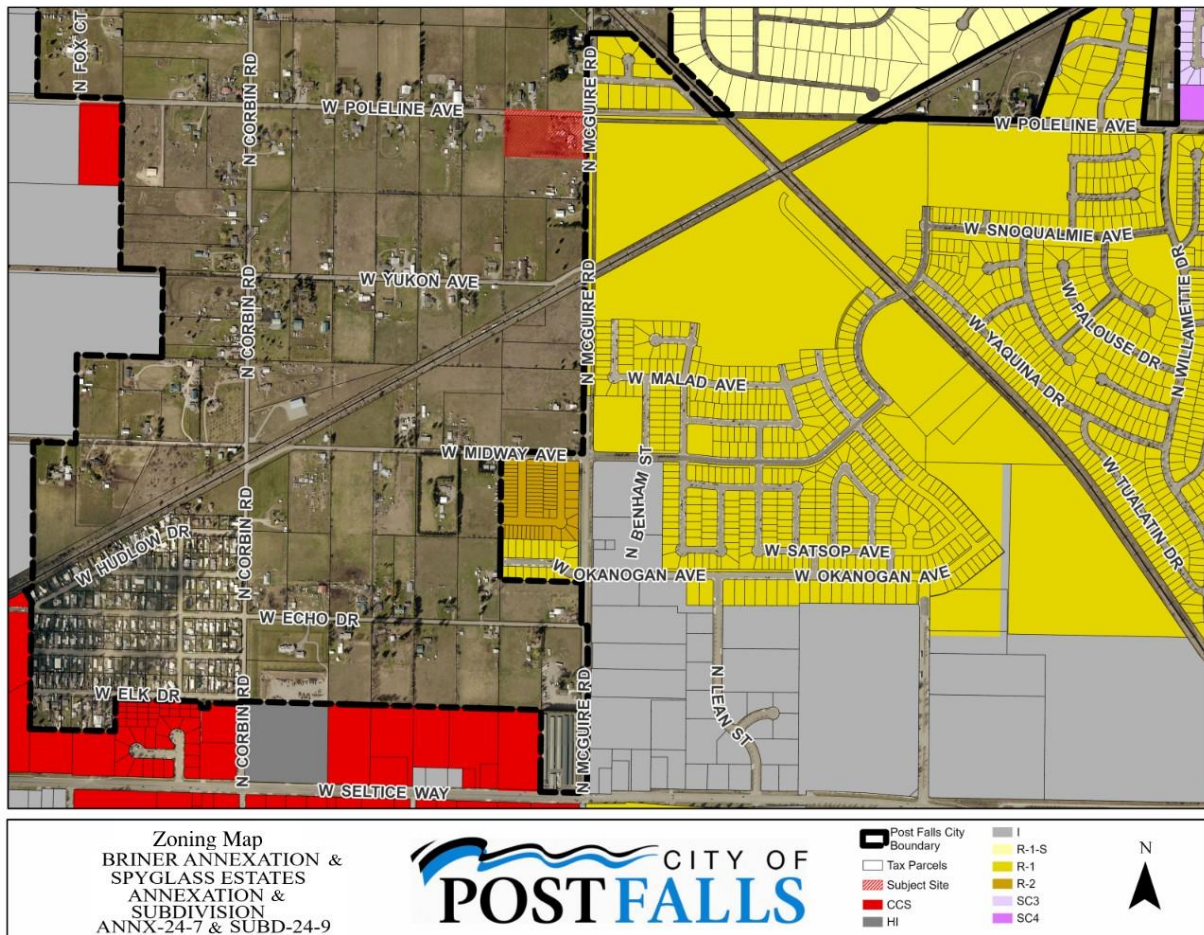
- 4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.**

Staff's Response: There are no soil or topographical conditions which have been identified as presenting hazards.

The property is within 1,000 feet of the Phillips 66 interstate gas pipeline and the Northwest Pipeline Corporations interstate gas pipeline. Both of these companies were noticed of this annexation. Location of the pipelines will need to be identified on the face of the subdivisions plat, in conformance with Idaho Code.

- 5. The area proposed for subdivision is zoned for the proposed use and the use conforms to other requirements found in this code.**

Staff's Response: Subject to annexation approval, the subdivision and proposed lots conform to the requirements of Title 17 (Subdivisions) and Title 18 (Zoning).



6. The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within the community. It is the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay development impact fees.

Staff's Response: Impact fees will be assessed on individual building permits to assist in mitigating the off-site impacts to parks, public safety, streets, multi-modal services, Fire and EMS.

Agencies Notified:

Bonneville Power Administration	City Link	Post Falls Area Chamber
Post Falls Post Office	Post Falls Parks & Rec	PF Police Department
Post Falls School District	Post Falls Highway District	Utilities (W/WW)
Kootenai Electric	Kootenai County Fire	Department of Environmental Quality
Ross Point Water	East Greenacres Irr. District	Urban Renewal Agency
Idaho Department of Lands	Idaho Transportation Department	Panhandle Health District

KMPO	Kootenai County Planning	Yellowstone Pipeline Co.
Phillips 66 Pipeline Co. (Conoco)	NW Pipeline Corp.	BNSF
TC Energy (TransCanada GTN)	Avista Corp. (WWP-3)	TDS Telecom
Ziply Fiber	Spectrum	Coeur d'Alene Garbage
Coeur d'Alene Press		

PUBLIC PROCESS: Notice of the proposed annexation was sent to appropriate jurisdictions on January 23, 2025, and mailed to property owners within 300 feet of the proposed project on January 21, 2025. Notice has been published in the Coeur d'Alene Press on January 23, 2025. The property will be posted by January 31, 2025.

MOTION OPTIONS: The Planning and Zoning Commission must provide a recommendation of zoning to City Council along with an evaluation of how the proposed development does/does not meet the required evaluation criteria for the requested annexation. Accompanying the annexation is the proposed Subdivision, which the Planning and Zoning Commission shall approve as presented, make an approval with conditions or modifications, or disapprove the proposed Subdivision. Should the Commission need additional information or wish to hear additional testimony, it may wish to move to continue the public hearing to a date certain. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

1. Dedication of Rights-of-way and easements along McGuire Rd.
 - a. 55-foot ½ road rights-of-way (measured from existing section line)
 - b. 15-foot sidewalk, drainage, and utility easement
2. Dedication of Rights-of-way and easements along Poleline Ave.
 - a. 55-foot ½ road rights-of-way (measured from existing section line)
 - b. 15-foot sidewalk, drainage, and utility easement

FINDINGS & CONCLUSIONS: The Planning & Zoning Commission should adopt Findings and Conclusions when forming a reasoned decision. Staff proposes the following conditions upon a potential recommendation of approval of the proposed Spyglass Estates Subdivision. The Commission may adopt additional conditions from review of the application or from discussion at the Commission meeting.

SUBDIVISION CONDITIONS: Should the Planning & Zoning Commission move to recommend approval; staff proposes the following conditions:

1. This subdivision may only be approved subject to annexation approval.
2. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
3. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
4. The proposed subdivision must be completed in a single phase.

5. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
6. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflected only the Phase I construction. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
7. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. The application did not request any exceptions from City Code or Design Standards.
8. Existing septic systems shall be abandoned in conformance with Panhandle Health requirements.
9. Direct access of residential lots to/from McGuire Rd and Poleline Ave. shall be prohibited on the face of the plat.
10. A Homeowners Association shall be formed to maintain the landscaping, irrigation and snow removal from the adjoining paths and sidewalks of McGuire Rd. and Poleline Ave.

ATTACHMENTS:**Applicant Exhibits:**

Exhibit A-1A	Annexation Application
Exhibit A-1B	Subdivision Application
Exhibit A-2	Narrative
Exhibit A-3	Vicinity Map
Exhibit A-4	Subdivision Plan
Exhibit A-5	Auth Letter
Exhibit A-6	Will Serve Letter

Staff Exhibits:

Exhibit S-1	Vicinity Map
Exhibit S-2	Zoning Map
Exhibit S-3	Future Land Use Map

Annexation

ANNX-24-7

Submitted On: Oct 14, 2024

Applicant

 Gordon Dobler
 208-755-9732
 gordon@doblerengineering.com

Primary Location

Point Location: 47.7304, -116.9807

Application Information

Did an Annexation Pre-app take place?

Yes

Applicant Type

Engineer

Description of Project/Reason for Request

Annex existing parcel into city

Existing Zoning

Agricultural

Adjacent Zoning

Agricultural

Current Land Use

Residential

Adjacent Land Use

Residential

Proposed Zone

R-1

Owner Information

Name

Chris Briner

Company

--

Phone

208 661-6618

Email

chris.briner@gmail.com

Address

510 S Clearwater Loop

City, State, Zip Code

Post Falls, Ste 100, PF, ID 83854

Application Certification

The applicant (or representative) must be present at the public hearing to represent this proposal or the application will not be heard. The applicant will be responsible for costs to re-notice the public hearing.

true

I (We) the undersigned do hereby make application for the land use action contemplated herein on the property described in this application and do certify that the information contained in the application and any attachments or exhibits herewith are accurate to the best of my (our) knowledge. I (We) further acknowledge that any misrepresentation of the information contained in this application may be grounds for rejection of the application or revocation of a decision rendered. I (We) understand that the Administrator may decline this application if required information is deficient and/or the application fee has not been submitted. I (We) acknowledge that City staff may, in the performance of their functions, take photographs and/or videos of the property under consideration as deemed necessary, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application. I (We) hereby certify that I am (we are) the owner or contract buyer of the property upon which the land use action is to be located, or that I (we) have been vested with the authority to act as agent for the owner or contract buyer.

true

SUBD-24-9

Submitted On: Oct 14, 2024

 Gordon Dobler
 208-755-9732
 gordon@doblerengineering.com

Point Location: 47.7305, -116.9807

Application Information

Did a Subdivision Pre-app take place?

Yes

Applicant Type

Engineer

Proposed Subdivision Name

Spyglass Estates

Number of Lots

16

Size of Site

4.63

Average Size of Lots

7760

Existing Zoning

Ag

Adjacent Zoning

Ag

Current Land Use

Residential

Adjacent Land Use

Residential

Density

3.46 du/ac

Description of Project

Subdivide existing parcel into 16 single family lots

Site Information

Comprehensive Plan Designation

Transitional

Location of Proposed Access to Site

Poleline Ave

Street(s) Serving the Project (provide ROW and pavement width)

McGuire Rd, Poleline Ave

Size & Point of Water Connection

10", Roslyn and Mcquire

Size & Point of Sewer Connection

15", McGuire Rd

Name & Location of Nearest School

West Ridge Elementary School, 1758 N Clark Fork Parkway, 0.7 mi

Location of, and Distance to, Nearest Fire Station or Sub-Station

KCFR Station 2, 2.2 mi

Physical Description of Site (topography, cover, features)

Relatively flat prairie with native trees and grasses

Any Physical Limitations? (Rock outcrops, Slope, etc.)

No

Water District

East Greenacres Water District

Owner Information

Name

Chris Briner

Company

--

Phone

208 661-6618

Email

chris.briner@gmail.com

Address

510 S Clearwater Loop

City, State, Zip Code

Post Falls, Ste 100, PF, ID 83854

Application Certification

I understand that the applicant or representative shall attend the public hearing before the Planning and Zoning Commission and that the decision on a Subdivision is final; unless appealed by myself, by adjoining property owners, or by other affected persons. I also understand that the Subdivision Plat is a separate application to be approved by the City Council before it can be recorded. All the information, statements, attachments and exhibits transmitted herewith are true to the best of my knowledge. I hereby certify that I am the owner or contract buyer.

true



DOBLER ENGINEERING

Exhibit A-2

ANNEXATION NARRATIVE

FOR

Parcel # 0296032001AA

PROJECT DESCRIPTION

Dobler Engineering is requesting the annexation of the subject parcel into the City of Post Falls. The property is a 4.63 ac parcel located on the southwest corner of McGuire Rd / Poleline Ave intersection. The parcel is currently zoned Agriculture in the County and there is an existing single-family residence on the property that will be removed when the property is developed. The parcels are located within the Area of City Impact. The site is level, and it is bordered by similar 5-acre parcels with residences. We are requesting an R-1 zoning.

COMPREHENSIVE PLAN

This request provides for the orderly and efficient expansion of the City of Post Falls that will be a benefit to the community. The property abuts the City Limits on the east side. Annexation into the City would be more efficient in terms of providing public services such as police, fire, sewer, etc. and would facilitate the orderly expansion of transportation facilities and growth management. Annexation is consistent with other relevant goals of the Comprehensive Plan as summarized below.

1. FOCUS AREA:

The property lies within the area identified as “West Prairie.” The Plan lists the following as action items for this focus area.

- *Industrial and commercial uses are envisioned west of Pleasant View Road.*
- *A mix of residential, commercial, and industrial uses are envisioned between Corbin Road and Pleasant View Road. Generally, residential would be appropriate closer to Corbin Road, with higher densities near commercial corridors and arterials. This area may benefit from a subarea plan that examines lot and block development patterns to aid transition of five-acre lots.*
- *Seek opportunities to develop off corridor commercial.*
- *Prairie Avenue’s arterial classification suggests it be considered for commercial users.*
- *Other West Prairie area may warrant commercial use consideration if adjacent to arterial/collector streets where traffic volume exceeds 4,000 vehicles per day.*

2. LAND USE:

The Plan identifies the future land use in this area as “Transitional.” The plan states the following.



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Purpose: This designation is assigned to lands suitable for growth. The timing for growth is undetermined, but guidance can be located within the associated Focus Area.

The R-1 district is a low-density residential zone that is anticipated in the “Transitional” area and is compatible with the surrounding zoning and land use.

Goals

G-02: Maintain and improve the provision of high quality, affordable and efficient community services in Post Falls.

Annexation and development of the property will result in the widening and improvement of both Poleline Ave and McGuire Rd along the property frontage. This provides a greater benefit to the neighborhood and surrounding community.

G-05: Keep Post Falls ‘neighborhoods safe, vital, and attractive.

Development of this property under Post Falls policies for street widths, landscaping, illumination, etc. will result in an attractive and safe neighborhood. The property accesses Poleline Ave directly and therefore is easily accessible for law enforcement and emergency services.

3. HOUSING

Goals

G-07: Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City’s long-term sustainability.

With the steadily increasing demand for single-family housing, this project will provide additional homes to help meet that need.

4. TRANSPORTATION

Goals

G-06: Maintain and improve Post Falls’ transportation network, on pace and in concert with need and plan objectives.

Properties developed along existing inadequate roadways bear the cost of bringing the abutting transportation corridor up to standard. In this case, widening of McGuire Rd and Poleline Ave to their ultimate width, installation of curbing, pedestrian paths, lighting, and landscaping.



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Annexation and subsequent development would allow for the development of the transportation facilities in conformance with the City's Comprehensive Plan and the adopted Transportation master plan.

5. PUBLIC SERVICES, FACILITIES & UTILITIES.

Goals

G-02: Maintain and improve the provision of high quality, affordable and efficient community services in Post Falls.

Public infrastructure such as water, sewer, roadways, and private utilities currently exist in the Poleline and McGuire. Extension of these facilities onto the site will be done at the developers' expense, to the Agencies standards and specifications. Maintenance costs of the various facilities are recouped from the additional taxes and fees imposed on the new development.

Public services such as Fire, Police, Parks, and Schools are all in place to serve development on the property. Because the property is located within the Area of City Impact the incremental increase in demand for these services is anticipated in the Comprehensive Plan, and the various master plan documents.

6. PARKS, RECREATION AND OPEN SPACE

Goals:

G-02: Maintain and improve the provision of high quality, affordable and efficient community services in Post Falls.

The Comp Plan and related city policies require new construction to pay their pro-rata share through the implementation of impact fees. A new single-family residence pays \$6,444 for the acquisition of land for parks and construction of new facilities.

7. NATURAL RESOURCES AND HAZARDS

Goals:

G-08: Protect and maintain Post Falls 'natural resources including clean air, soils, rivers, and aquifer, and minimizing light and noise pollution.

The property will be served by public water and sewer. In addition, best management practices will be used to detain and treat storm runoff. Using public sewer eliminates additional septic



DOBLER ENGINEERING

discharge over the aquifer.. Treating and re-injecting stormwater removes contaminants from the runoff. Both actions will help to preserve and protect the regions water supply.

8. ECONOMIC DEVELOPMENT

Goals:

G-01: Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health.

Development of this property within the City will allow for higher density land uses, thereby increasing the consumer base, supporting the business community, and promoting economic development. Furthermore, annexing the property would increase the City's tax base.

9. COMMUNITY DESIGN AND CHARACTER

G-03: Maintain and improve Post Falls' small-town scale, charm, and aesthetic beauty.

Annexation of the property will ensure that the neighborhood is developed consistently with the policies of Post Falls. This includes construction of sidewalks and paths for pedestrian connectivity, street trees for aesthetic beauty and appropriate land use density that accommodates urban growth while creating a neighborhood environment.

CONCLUSION

Based on the evaluation outlined above, annexation of this property would provide for orderly and efficient expansion of the City. For this reason, and those outlined above, annexation would be a benefit to the community.



DOBLER ENGINEERING

SPYGLASS ESTATES

Parcel # 0296032001AA

SUBDIVISION NARRATIVE

Introduction

On behalf of the property owner, Dobler Engineering is requesting approval of a major subdivision located at the southwest corner of McGuire Rd and Poleline Ave. The property is currently being annexed into the City of Post Falls with a proposed zoning of R1. It is approximately 4.63 acres and currently contains one single family residence. We are proposing a 16-lot subdivision conforming to the R1 site performance criteria but with larger lots varying in size from about 6700 sf to about 10,200 sf.

Evaluation

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.

East Greenacres Irrigation District will serve the proposed subdivision. There is an existing 24" main in McGuire Rd. We will construct an 8" main which will extend through the property for future extension.

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

The City will provide sewer service. There is an existing 15" main in Poleline Ave, east of McGuire, which will be extended through westerly on Poleline Ave and into the subdivision. Initial conversations with the staff indicate that they have capacity and are willing to serve the Property. The sewer system would be extended in Poleline Ave, to the west property line, to serve the property to the west.

Proposed streets are consistent with the transportation element of the Comprehensive Plan.

The proposed internal streets will be extended through the subdivision in order to provide connectivity and a second access to the project.

The internal streets will be constructed to City standards for local residential streets with parking on both sides (32' width / 65' RW). McGuire Rd will be widened to 34' half width and 110' right-of-way with a 10' multi use path and 15' sidewalk, utility, drainage easement. Poleline will be widened to 24' half width and 110' right-of-way

PO BOX 3181 ♦ HAYDEN, ID 83835 ♦ 208 755-9732



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with swale, 10' multi use path and 15' sidewalk, utility, drainage easement. In addition, a pedestrian access easement will be granted over the sewer easement, to facilitate pedestrian connectivity to and from the project.

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.

There are no known soil, topographical, or other hazards present on the site.

The area proposed for subdivision is zoned for the proposed use and the use conforms to other requirements found in this Code.

The proposed land use and density conform to the requirements of the R1 zone regarding lot size, minimum frontage, and overall density.

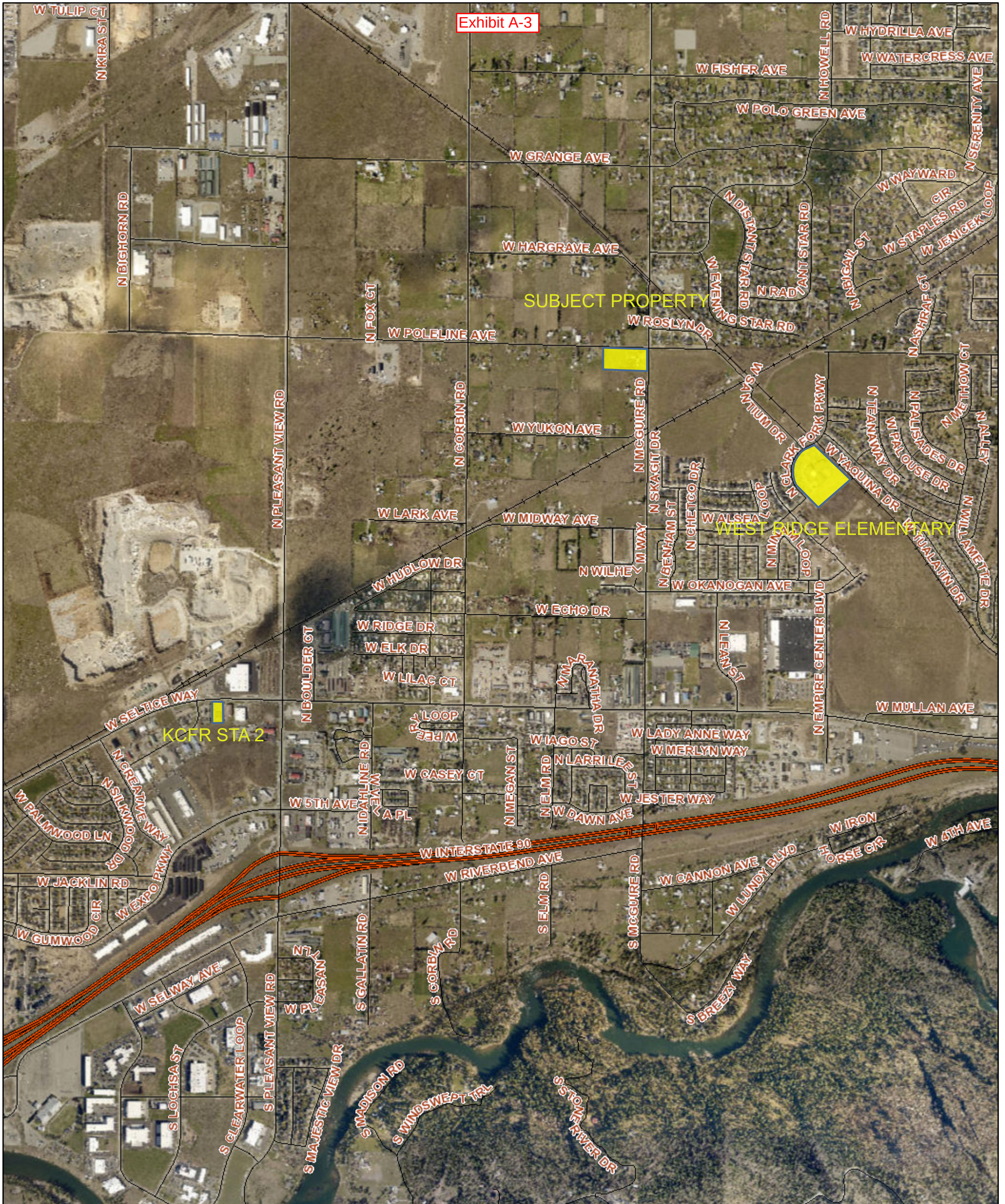
The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within the community. It is the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay development impact fees.

The full cost of the proposed improvements will be borne by the development.

Summary

The proposed project meets the density requirements of the underlying zoning and can be adequately served by the available infrastructure. The proposed development is consistent with the Comprehensive Plan and the surrounding land uses. Approval of the requested modification will allow the creation of a neighborhood compatible with the surrounding developments.

VICINITY MAP-SPYGLASS ESTATES



10/2/2024, 3:21:11 PM

 Railroads
  SEASONAL ROAD
 Roads 24000
  STATE HIGHWAY
 INTERSTATE
  U.S. HIGHWAY
 LOCAL ROAD

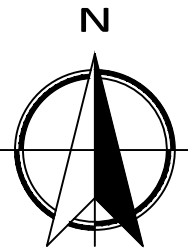
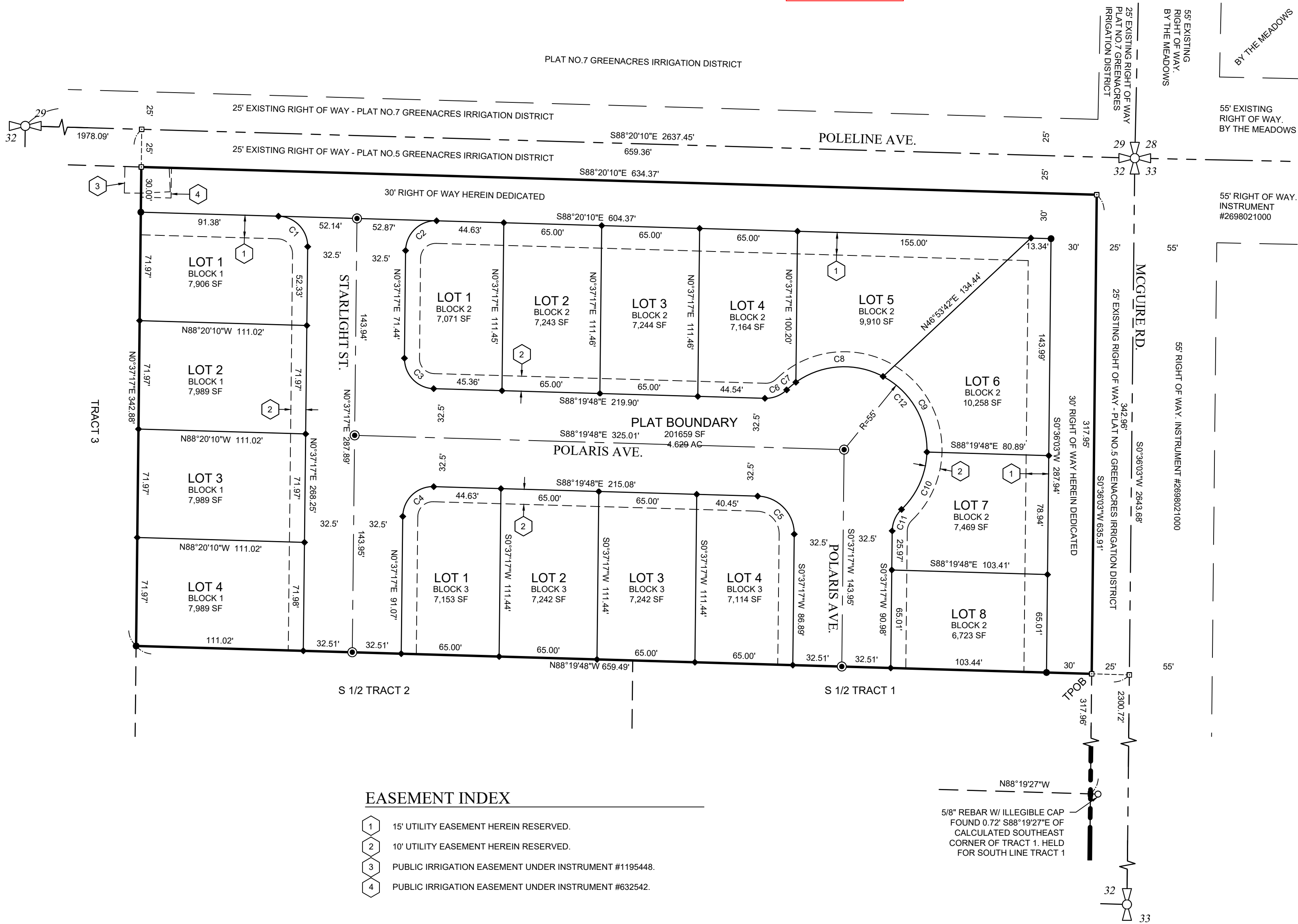
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A number line with two scales. The top scale is labeled in miles (mi) and has major tick marks at 0, 0.17, 0.35, and 0.7. The bottom scale is labeled in kilometers (km) and has major tick marks at 0, 0.28, 0.55, and 1.1. The scales are aligned such that 0.17 miles corresponds to 0.28 kilometers, and 0.35 miles corresponds to 0.55 kilometers.

SPYGLASS

THE NORTH HALF OF TRACTS 1 AND 2 OF PLAT NO. 5 GREENACRES IRRIGATION DISTRICT
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 32, TOWNSHIP 51 N., RANGE 5 W., BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO

Exhibit A-4



H-Scale 1"= 50'



LEGEND

- FOUND 5/8" REBAR WITH ILLEGIBLE YELLOW PLASTIC CAP
- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- ◆ SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- ⊙ SET 5/8" x 24" REBAR WITH 1-1/2" ALUMINUM CAP, P.L.S. 9367
- ⊠ SET CONCRETE NAIL WITH BRASS TAG MARKED P.L.S. 9367
- CALCULATED POSITION, NOTHING FOUND OR SET
- E-W 1/4 SECTION CORNER AS NOTED
- N-S 1/4 SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)
- TPOB TRUE POINT OF BEGINNING
- # NOTE

NOTES

- EXCEPT AS SHOWN HEREON, THERE WAS NO ATTEMPT MADE TO SHOW THE PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY UNRECORDED EASEMENTS.

TITLE DOCUMENTS

ALL DOCUMENTS IN TITLE REPORT GUARANTEE NUMBER 5010500-1159574-C, ISSUED BY FIRST AMERICAN TITLE, DATED: AUGUST 28, 2024 ARE DISPLAYED HEREON.

REFERENCES

IN RECORDS OF KOOTENAI COUNTY, IDAHO:
R-1 PLAT NO. 5 GREENACRES IRRIGATION DISTRICT BY WILLIAM ASHLEY PLS 17. RECORDED IN BOOK B OF PLATS AT PAGE 70.

BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (1103). PROJECT COORDINATES WERE TRANSLATED TO WEST ZONE AT A JOHNSON SURVEYING BASE POINT LOCATED AT (N: 2,214,418.21, E: 2,320,630.10) AND WERE POST PROCESSED USING NGS OPUS WITH A HORIZONTAL REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000) AND A VERTICAL DATUM OF NAVD88 (GEOID 18). ALL BEARINGS SHOWN ARE GRID. ALL DISTANCES SHOWN ARE GROUND (US SURVEY FEET), WITH A COMBINED SCALE FACTOR OF 1.00006093 APPLIED AT THE BASE POINT. GEODETIC NORTH IS AN ANGULAR ROTATION OF - 00°54'52"

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PERFORM A MINOR SUBDIVISION OF THE SUBJECT PROPERTY. SURVEY MONUMENTS WHERE FOUND/HELD AS DEPICTED HEREON.

EASEMENT INDEX

- 1 15' UTILITY EASEMENT HEREIN RESERVED.
- 2 10' UTILITY EASEMENT HEREIN RESERVED.
- 3 PUBLIC IRRIGATION EASEMENT UNDER INSTRUMENT #1195448.
- 4 PUBLIC IRRIGATION EASEMENT UNDER INSTRUMENT #632542.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C1	20.00'	31.05'	88°57'27"	N43°51'27"W	28.03'
C2	20.00'	31.78'	91°02'33"	S46°08'33"W	28.54'
C3	20.00'	31.05'	88°57'05"	S43°51'15"E	28.02'
C4	20.00'	31.78'	91°02'55"	S46°08'45"W	28.54'
C5	25.00'	38.81'	88°57'05"	N43°51'15"W	35.03'
C6	20.00'	15.91'	45°34'23"	N68°53'01"E	15.49'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C7	55.00'	7.97'	8°18'10"	S50°14'54"W	7.96'
C8	55.00'	61.09'	63°38'06"	S86°13'03"W	57.99'
C9	55.00'	61.09'	63°38'06"	N30°08'51"W	57.99'
C10	55.00'	42.74'	44°31'27"	N23°55'56"E	41.67'
C11	20.00'	15.91'	45°34'23"	S23°24'28"W	15.49'
C12	55.00'	172.88'	180°05'50"	N43°51'15"W	110.00'



SPYGLASS

N. 1/2, TRACTS 1 AND 2, PLAT NO. 5 GREENACRES IRRIGATION DISTRICT
NE 1/4 OF THE NE 1/4, SECTION 32, TOWNSHIP 51 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: 10/02/2024	DRAFTED BY: DTL	PLLOT DATE: 10/11/2024	SHEET 1
FILE NAME: 24-136 SURVEY	CHECKED BY: CJJ	PROJECT No.: 24-136	2

Johnson
Surveying

P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

SPYGLASS

THE NORTH HALF OF TRACTS 1 AND 2 OF PLAT NO. 5 GREENACRES IRRIGATION DISTRICT
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 32, TOWNSHIP 51 N., RANGE 5 W., BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT CHRISTOPHER BRINER AND CARI BRINER, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY OWNS THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "SPYGLASS", SAID PROPERTY DESCRIBED PER WARRANTY DEED RECORDED JUNE 6, 2024 UNDER INSTRUMENT NUMBER 2970623000, RECORDS OF KOOTENAI COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH HALF OF TRACTS 1 AND 2 OF PLAT NO. 5 GREENACRES IRRIGATION DISTRICT ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "B" OF PLATS, PAGE 70, RECORDS OF KOOTENAI COUNTY, IDAHO; LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 00°36'03" WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 342.96 FEET; THENCE NORTH 88°19'48" WEST A DISTANCE OF 25.00 FEET TO A POINT ON THE PLATTED WESTERLY RIGHT OF WAY LINE OF MCGUIRE ROAD AND THE **TRUE POINT OF BEGINNING**.

THENCE NORTH 88°19'48" WEST A DISTANCE OF 634.49 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 2; THENCE NORTH 00°37'17" EAST A DISTANCE OF 317.88 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT 2; THENCE SOUTH 88°20'10" EAST A DISTANCE OF 634.37 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT 1; THENCE SOUTH 00°36'03" WEST A DISTANCE OF 317.95 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 4.629 ACRES, MORE OR LESS.

- THE OWNER HEREBY DEDICATES 30 FEET OF ADDITIONAL RIGHT OF WAY FOR POLELINE AVENUE AND MCGUIRE ROAD AS INDICATED HEREON TO THE PUBLIC IN THE NAME OF THE CITY OF POST FALLS.
- THE OWNER HEREBY DEDICATES THE RIGHT OF WAY FOR STARLIGHT STREET AND POLARIS AVENUE AS INDICATED HEREON TO THE PUBLIC IN THE NAME OF THE CITY OF POST FALLS.
- THE OWNER HEREBY RESERVES THE 15 FOOT UTILITY EASEMENT, DEPICTED HEREON AS EASEMENT 1, FOR THE PUBLIC IN THE NAME OF THE CITY OF POST FALLS.
- THE OWNER HEREBY RESERVES THE 10 FOOT UTILITY EASEMENT, DEPICTED HEREON AS EASEMENT 2, FOR THE PUBLIC IN THE NAME OF THE CITY OF POST FALLS.

A HOMEOWNERS ASSOCIATION HAS BEEN FILED UNDER INSTRUMENT NUMBER _____.

SEWER TO BE PROVIDED BY INDIVIDUAL ON-SITE SEPTIC AND DRAINFIELD SYSTEMS.
WATER SERVICE TO BE PROVIDED BY INDIVIDUAL WELLS.

CHRISTOPHER BRINER _____ DATE _____ CARI BRINER _____ DATE _____

NOTARY PUBLIC

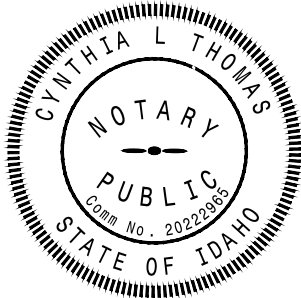
ACKNOWLEDGMENT

STATE OF IDAHO)
) S.S.
COUNTY OF KOOTENAI)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, IN THE YEAR OF 20 _____, BY CHRISTOPHER BRINER AND CARI BRINER, HUSBAND AND WIFE.

NOTARY PUBLIC : _____

MY COMMISSION EXPIRES : JUNE 7, 2028



PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY THE QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF POST FALLS AND GREENACRES IRRIGATION DISTRICT AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

PANHANDLE HEALTH DISTRICT _____ DATE _____

POST FALLS CITY COUNCIL APPROVAL

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY COUNCIL OF POST FALLS, IDAHO, THIS _____ DAY OF _____, 20 _____

CITY OF POST FALLS MAYOR
RONALD G. JACOBSON

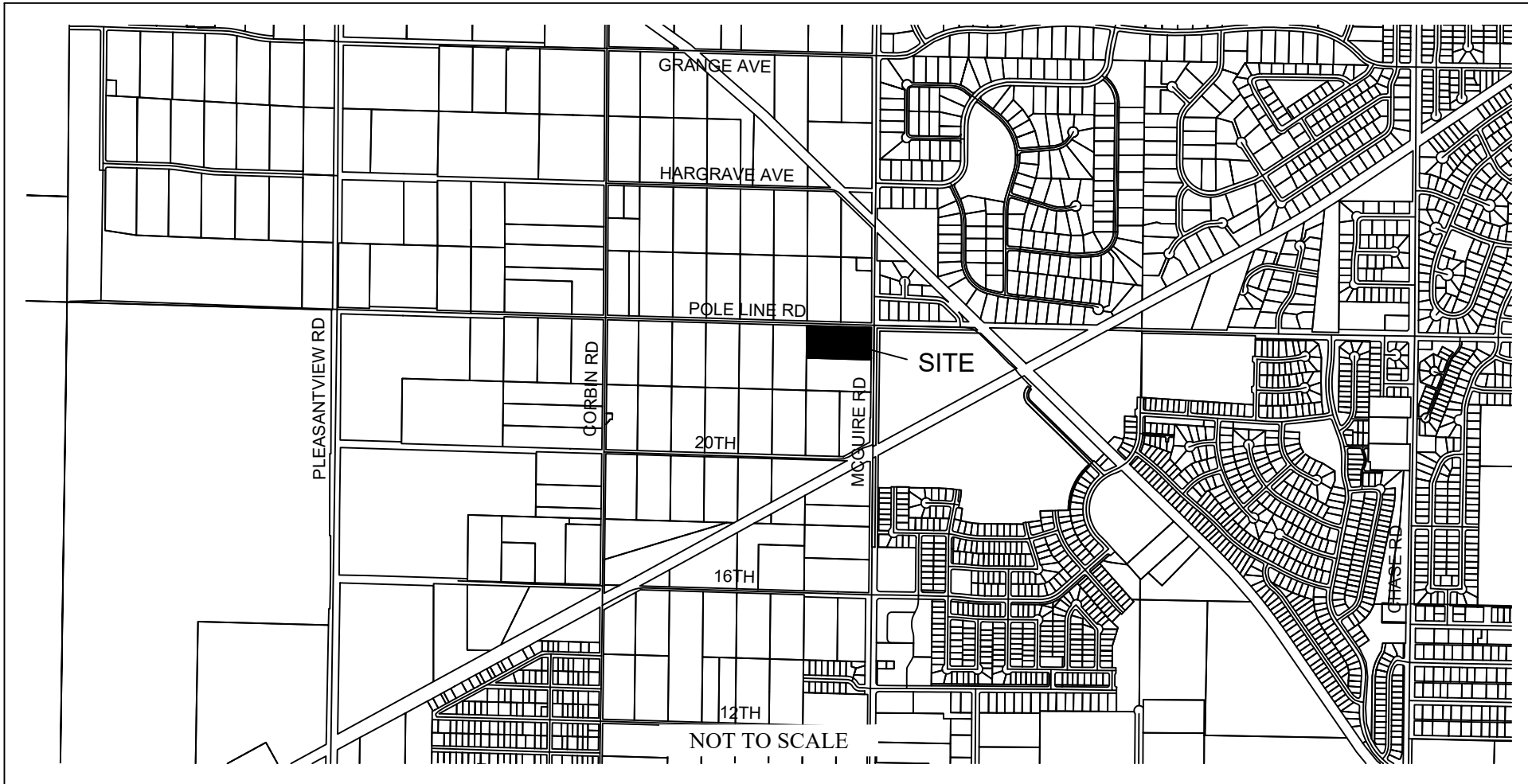
CITY OF POST FALLS CLERK
SHANNON HOWARD

POST FALLS CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT I HAVE EXAMINED, ACCEPTED AND APPROVED THIS PLAT, THIS _____ DAY OF _____, 20 _____

WILLIAM F. MELVIN, PE 8203
CITY OF POST FALLS ENGINEER

VICINITY MAP



TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS _____ DAY OF _____, 20 _____, THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH _____.

KOOTENAI COUNTY TREASURER

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO THIS _____ DAY OF _____, 20 _____,

AT _____ M. AND DULY RECORDED IN BOOK _____ OF PLATS AT PAGE(S) _____ AND UNDER INSTRUMENT NO. _____ AT THE REQUEST OF _____.

JENNIFER LOCKE
KOOTENAI COUNTY CLERK

BY DEPUTY CLERK

FEE PAID

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 20 _____.

RODNEY E. JONES PLS 12463
KOOTENAI COUNTY SURVEYOR



SURVEYOR'S CERTIFICATE

I, CHAD J. JOHNSON, PLS 9367, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

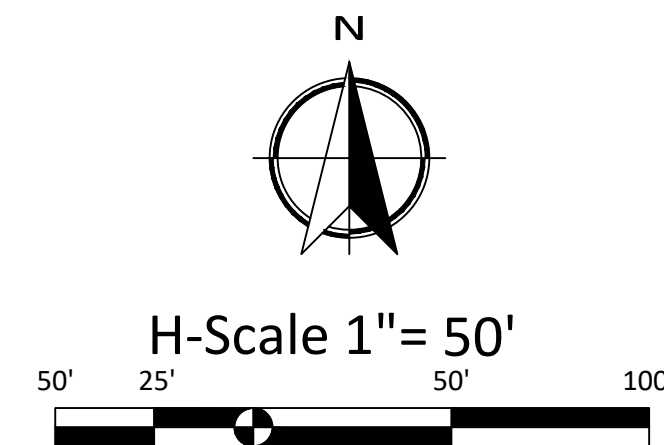
CHAD J. JOHNSON PLS 9367

DATE

	SPYGLASS				
	N. 1/2, TRACTS 1 AND 2, PLAT NO. 5 GREENACRES IRRIGATION DISTRICT NE 1/4 OF THE NE 1/4, SECTION 32, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO				
	DATE SURVEYED: 10/02/2024	DRAFTED BY: DTL	PLOT DATE: 10/11/2024	SHEET	
	FILE NAME: 24-136 SURVEY	CHECKED BY: CJJ	PROJECT No.: 24-136	2 / 2	

P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

THE NORTH HALF OF TRACTS 1 AND 2 OF PLAT NO. 5 GREENACRES IRRIGATION DISTRICT
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 32, TOWNSHIP 51 N., RANGE 5 W., BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO

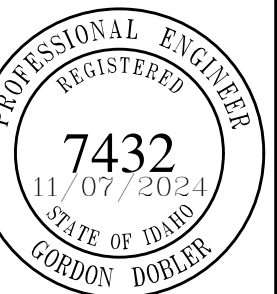


PROJECT OWNER
CHRIS BRINER
2468 W POLELINE AVE
POST FALLS, ID 83854

TYPICAL STREET SECTION
POLARIS AVENUE, STARLIGHT STREET



DOBLER ENGINEERING
 CIVIL ENGINEERING - LAND DEVELOPMENT
 GORDON@DOBLERENGINEERING.COM
 208.755.9732



SPYGLASS ESTATES STREET AND UTILITY PLAN

THE NORTH HALF OF TRACTS 1 AND 2 OF PLAT NO. 5 GREENACRES IRRIGATION DISTRICT
LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SEC. 32, T. 51 N., R. 5 W., B. M., POST FALLS, KOOTENAI COUNTY, IDAHO

DESIGNED BY:	GD
DRAFTED BY:	DTL
CHECKED BY:	GD
DATE:	11/07/2024
DB No.:	24-136

SHEET

C1



DOBLER ENGINEERING

Exhibit A-5

October 1, 2021

Re: Letter of Authorization

To Whom It May Concern,

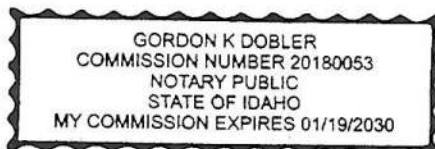
I hereby authorize Dobler Engineering to act on my behalf in matters regarding the administration and processing of annexation and subdivision and related actions for the property identified as Parcel # 0296032001AA in Kootenai County, Idaho.


Christopher Briner

10-03-2024
Date

STATE OF IDAHO)
) SS
COUNTY OF KOOTENAI)

This record was acknowledged before me on October 3, 2024 by
Christopher Briner




Notary Public for the State of Idaho
Residing at: Kootenai County
My Commission Expires: 1-19-2030



Exhibit A-6

EAST GREENACRES IRRIGATION DISTRICT

2722 North McGuire Road Post Falls, Idaho 83854 • (208) 773-7579

November 6, 2024

Dobler Engineering
Attn: Gordon Dobler
PO Box 1381
Hayden, ID 83835
gordon@doblerengineering.com

RE: Spyglass Estates (Subject), Conceptual Approval
Legal Description: GREENACRES IRR DISTRICT PLAT 5, N2-TRS 1 & 2

Dear Mr. Dobler:

The Subject received conceptual approval by the Board of Directors during our regular scheduled meeting held November 5, 2024. The project is located within the boundary of EGID, and eligible to receive both Domestic and Irrigation water.

We have the capacity, willingness, and intent to serve the Subject 16 lot subdivision conditional upon final review, and acceptance of the project drawings.

The Subject does not require any modification to Reclamation's original Rathdrum Prairie Unit Water Project.

Should you have any questions, please do not hesitate to contact our office.

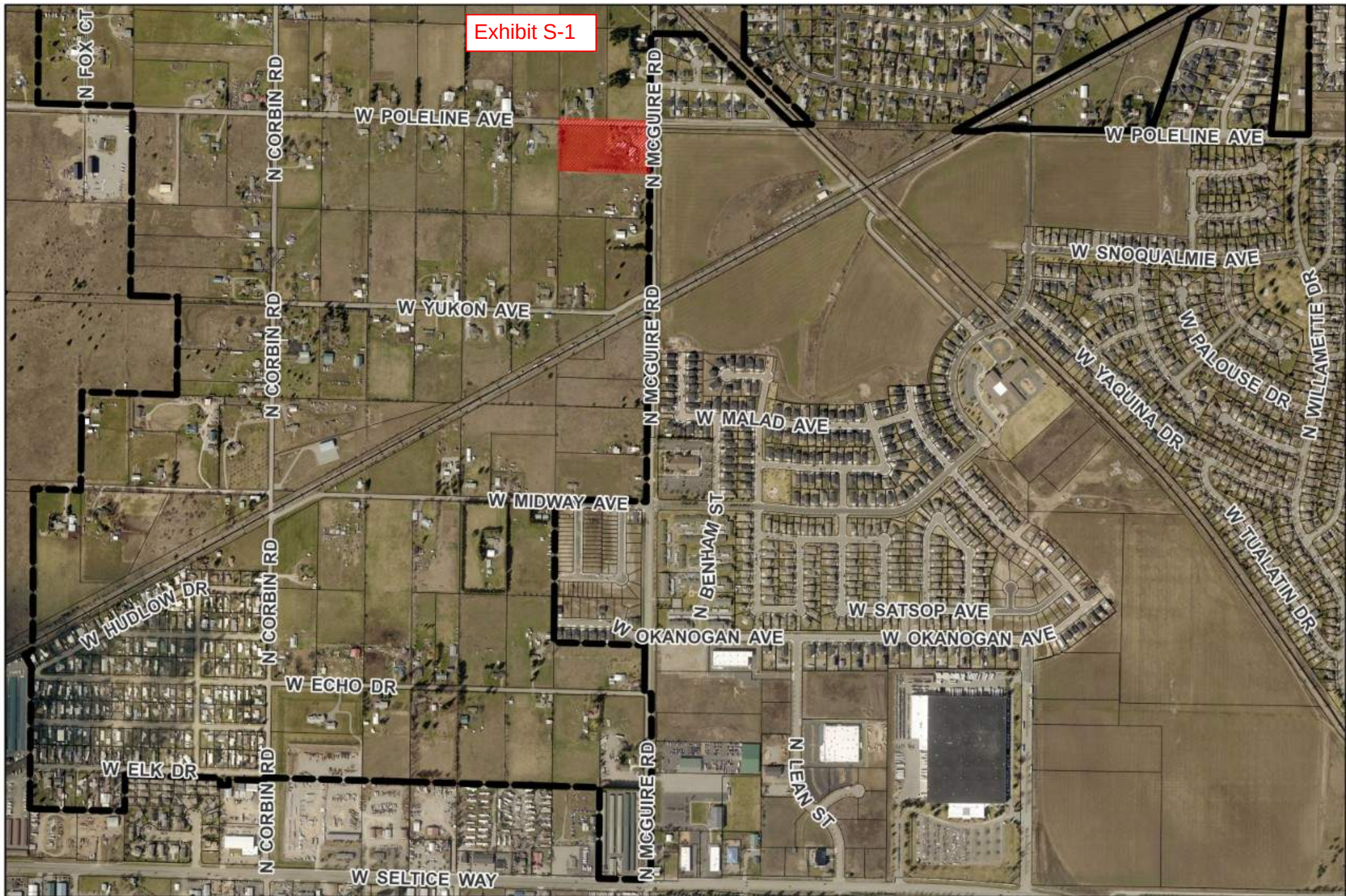
Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Wilson', is written over a horizontal line.

Ron Wilson
District Manager
ron@eastgreenacres.org

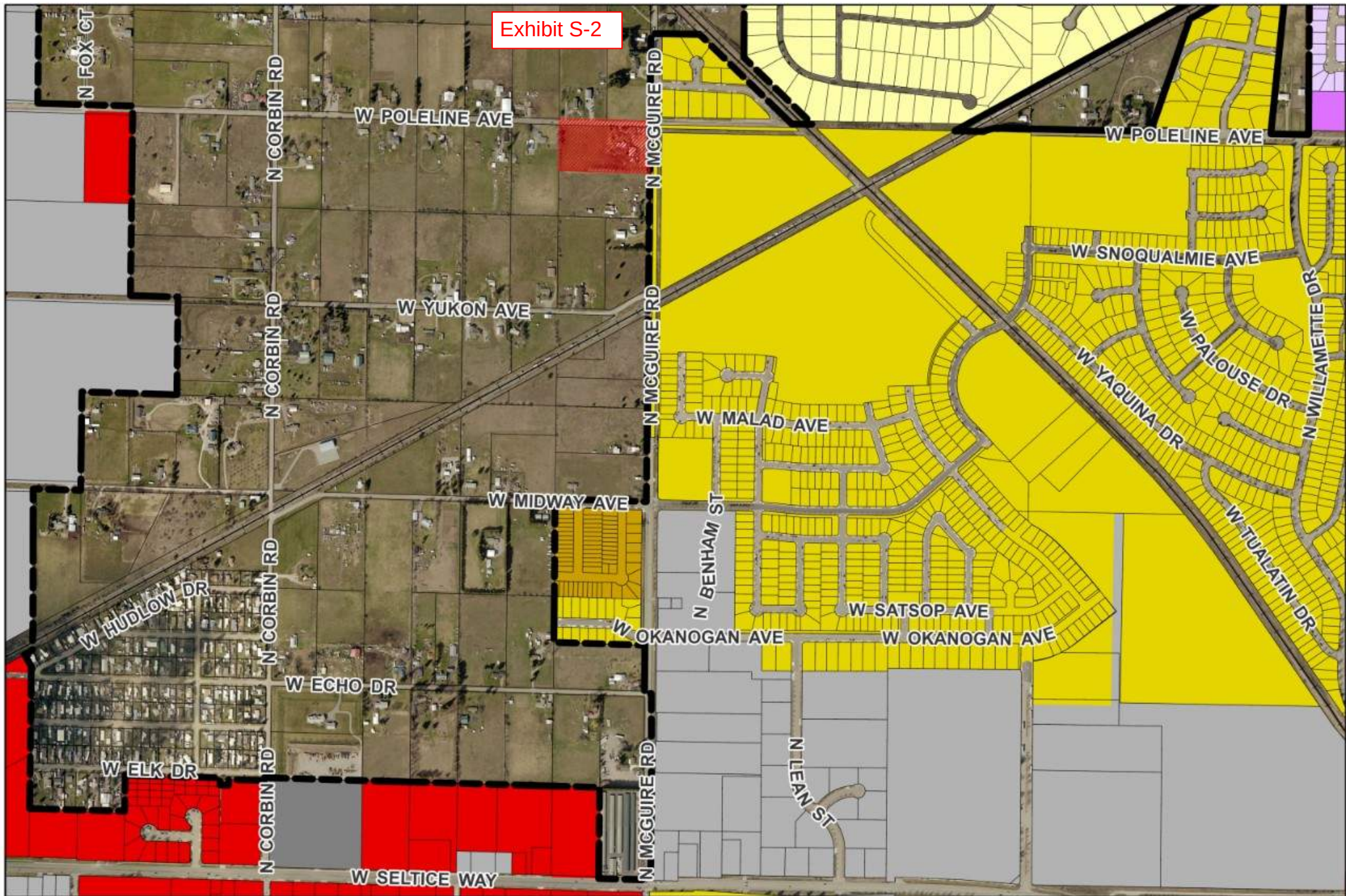
cc: Rob Palus, rpalus@postfallsidaho.org

Exhibit S-1



Project Location
BRINER ANNEXATION &
SPYGLASS ESTATES
ANNEXATION &
SUBDIVISION
ANNX-24-7 & SUBD-24-9





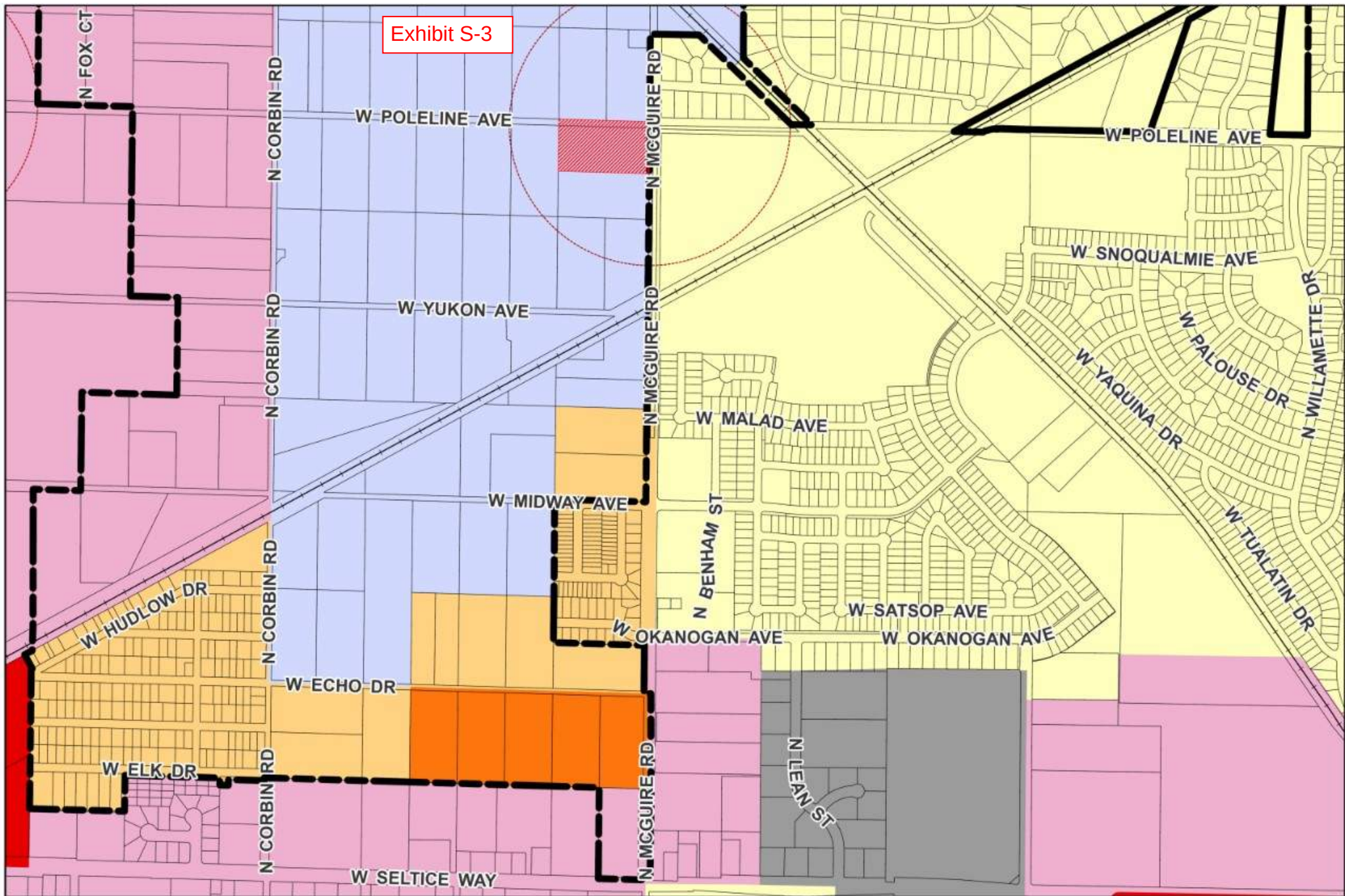
Zoning Map
BRINER ANNEXATION &
SPYGLASS ESTATES
ANNEXATION &
SUBDIVISION
ANNX-24-7 & SUBD-24-9



- | | |
|--------------------------|-------|
| Post Falls City Boundary | I |
| Tax Parcels | R-1-S |
| Subject Site | R-1 |
| CCS | R-2 |
| HI | SC3 |
| | SC4 |



Exhibit S-3



Future Land Use Designation
BRINER ANNEXATION &
SPYGLASS ESTATES
ANNEXATION &
SUBDIVISION
ANNX-24-7 & SUBD-24-9



- Post Falls City Boundary
- Tax Parcels
- Subject Site
- Commercial Activity Node

- Low Density Residential
- Medium Density Residential
- High Density Residential

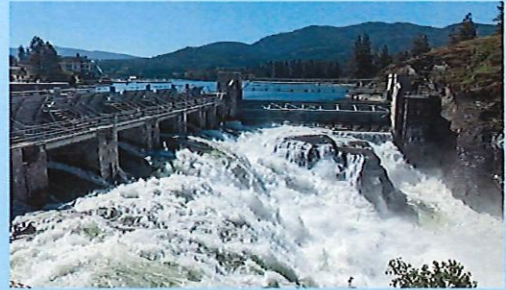
- Business/Industrial
- Business/Commercial
- Commercial
- Transitional



Briner Annexation and Spyglass Subdivision

ANNX-24-7 & SUBD-24-9

February 11, 2025



Jon Manley – Planning Manager

1

OWNER: Chris Briner

APPLICANT: Dobler Engineering

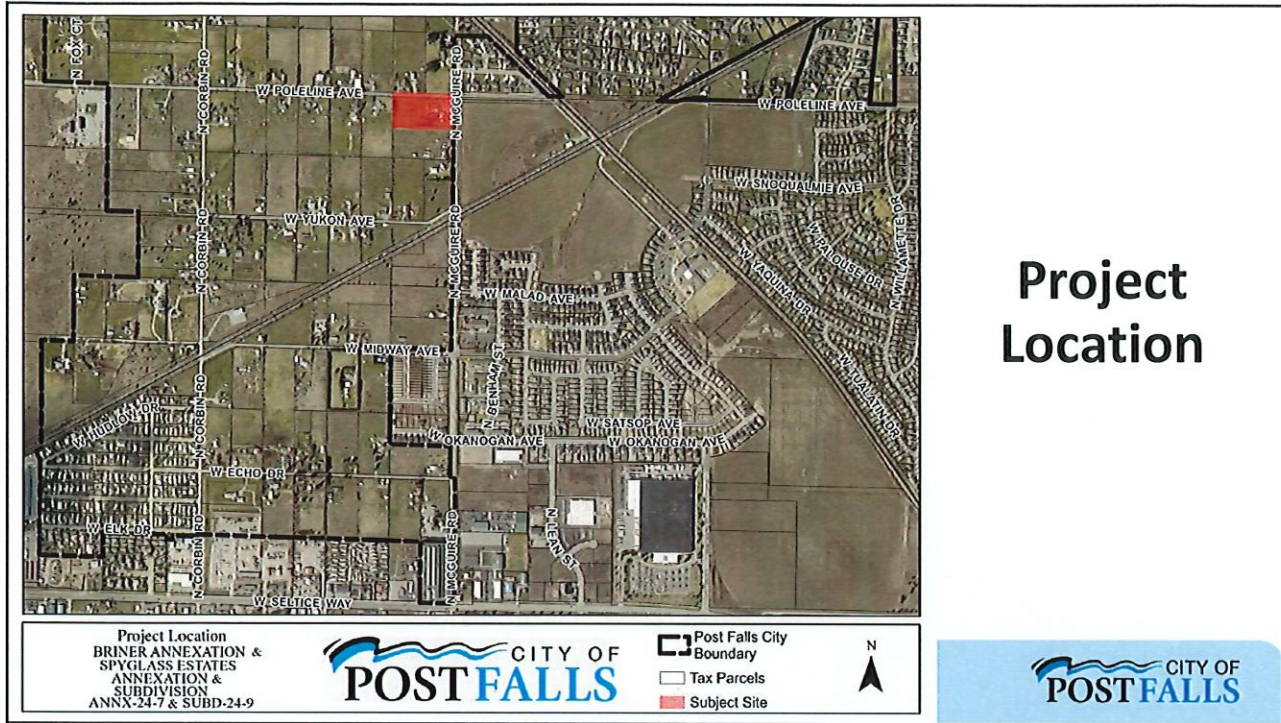
REQUESTED ACTIONS:

- **Annexation:** Forward a recommendation to City Council for Single-Family Residential (R1) zoning on approximately 4.63-acres as part of an annexation request into the City of Post Falls
- **Subdivision:** Conditionally approve the proposed subdivision on approximately 4.63-acres into a total of 16 lots, subject to City Council approving the proposed annexation

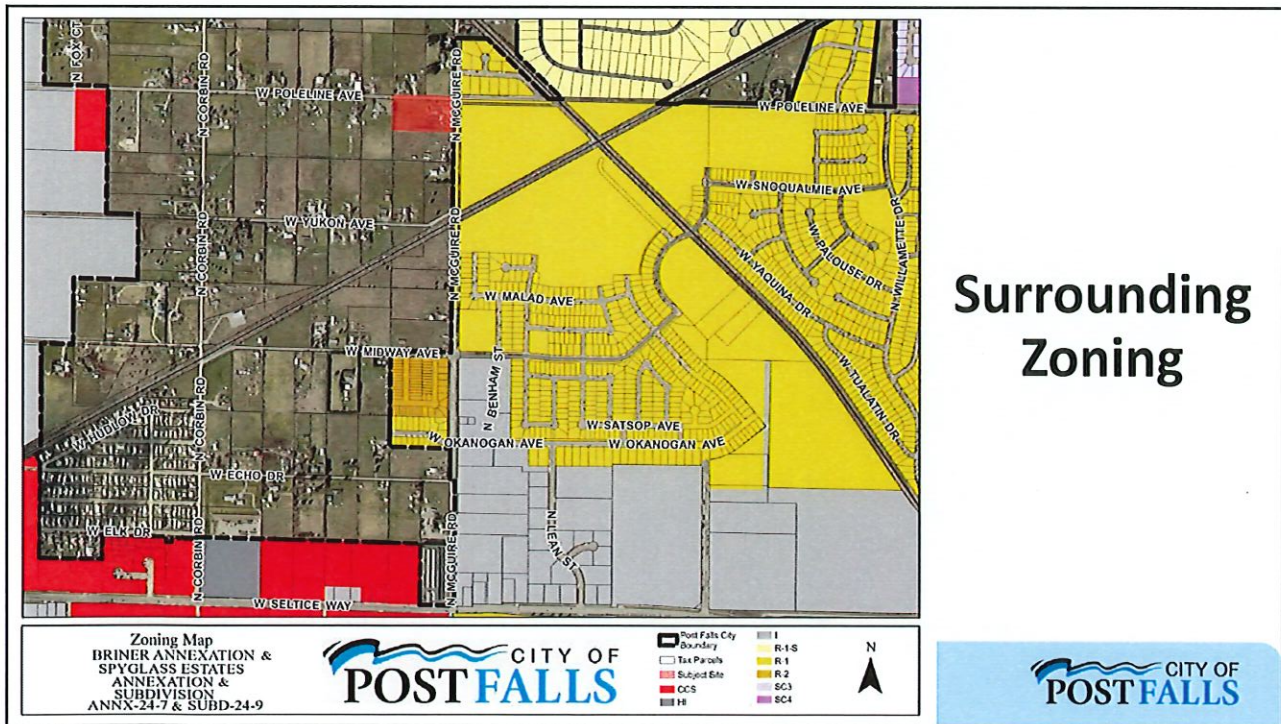
Brinner Annexation/Spyglass Subdivision



2



3



4

Land Use & Site

- Currently there is a single-family use
- Over the Rathdrum Prairie Aquifer

Water

- East Greenacres Irrigation District

Wastewater

- City of Post Falls
- The City has the capacity to provide service and is willing to serve to the property at the requested density
- Existing septic systems will be required to be abandoned and remaining structures to be connected to the City's Water Reclamation system

Traffic

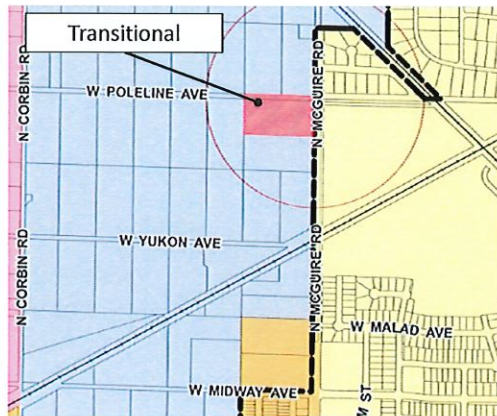
- Poleline Ave. is an arterial roadway
- McGuire Rd. is an arterial roadway
- Additional rights-of-way and easement would need to be provided as part of annexation

Additional Information



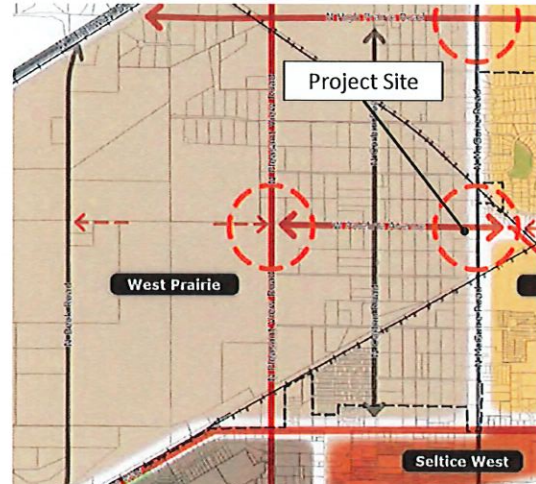
5

Future Land Use Designation



Transitional points to Focus Area for direction

West Prairie Focus Area



Future Land Use Designation/Focus Area



6

Zone Change Comprehensive Compatibility

Future Land Use Designation	Focus Area	Comprehensive Goals	Comprehensive Policies
	<u>West Prairie</u> Mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials	[G.07]: Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability.	[P.15]: Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes and abilities through provisions of diverse housing types and price levels [P.33] Annexation should help implement Post Falls' transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways



7

Zone Change Comprehensive Compatibility

Future Land Use Designation	Focus Area	Comprehensive Goals	Comprehensive Policies
	<u>West Prairie</u> Mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials	[G.01]: Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health	[P.02]: Apply or revise zoning designations with careful consideration of factors including: - Future land use mapping; - Compatibility with surrounding land uses; - Infrastructure and service plans; - Existing and future traffic patterns; - Goals and policies of the comprehensive plan, related master plan and/or facility plans.



8

- 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?**
- 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?**
- 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?**

Zone Change Review Criteria

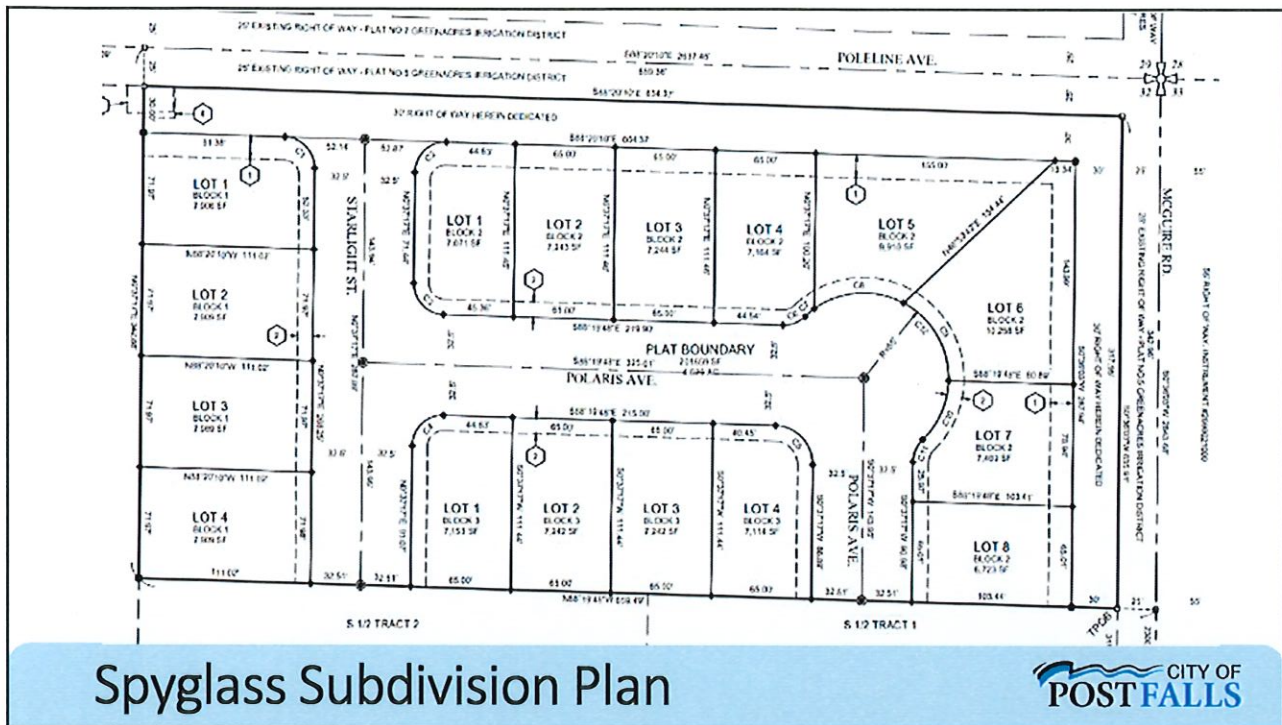


9

SUBDIVISION REVIEW



10



11

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

- Water will be provided by East Greenacres Irrigation District (Exhibit A-6 Will Serve)

Review Criteria 1



12

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

- The City of Post Falls has adequate capacity to provide service to the subdivision as proposed and it is in conformance with the City's Water Reclamation Master Plan

Review Criteria 2



13

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

- Poleline Ave. is proposed to be widened along the projects frontage to meet the identified 3-lane configuration required in the Transportation Master Plan to meet projected 2035 traffic volumes and distributions.
- McGuire Rd. is proposed to be widened along the projects frontage to meet the identified 5-lane configuration required in the Transportation Master Plan to accommodate projected 2035 traffic volumes and distribution.

Review Criteria 3



14

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

- The site is located over the Rathdrum Prairie Aquifer.
- There are no known soil or topographical conditions which have been identified as presenting hazards.

Review Criteria 4



15

The area proposed for subdivision is zoned for the proposed use and the use conforms to other requirements found in this code

- Subdivision approval is contingent on annexation approval from City Council.
- The subdivision and proposed lots conform to the requirements of Title 17 and Title 18.

Review Criteria 5



16

The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within the community. It is the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay development impact fees

- Impact fees and cap fees will be assessed and collected on individual building permits to assist in mitigating the off-site impacts to parks, public safety, streets, Fire, EMS and water reclamations facilities.

Review Criteria 6



17

- | | |
|-----------------------------------|---------------------------------------|
| • Bonneville Power Administration | • Idaho Dept. of Lands |
| • Kootenai County Fire | • Panhandle Health |
| • PF Highway District | • NW Pipeline Corp. |
| • PF School District | • PF Post Office |
| • Avista (WWP-3) | • East Greenacres Irrigation District |
| • Dept. of Environmental Quality | • Spectrum |
| • Phillips 66 (Pipeline company) | • PF Police Department |
| • Yellowstone (Pipeline company) | • Utilities (W/WW) |
| • TransCanada GTN | • Urban Renewal Agency |
| • PF Parks & Rec | • Kootenai County Planning |
| • Kootenai Electric | • City Link |
| • Ross Point Water | • Idaho Transportation Dept. |
| • TDS | • KMPO |

Agencies Notified



18

[PA-1] Post Falls School District – Remain neutral

[PA-2] Kootenai County Fire and Rescue – Review at permitting

[PA-3] Post Falls Police Department - Remain neutral

[PA-4] Phillips 66 (YPL) - No utilities in vicinity

[PA-5] Department of Environmental Quality – No Comment

[PA-6] Idaho Transportation Department - No Comment

Agency Comments



19

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.
2. Adequate provisions have been made for a public sewage system and that the existing municipal system can accommodate the proposed sewer flows.
3. Proposed streets are consistent with the transportation element of the comprehensive plan.
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.
5. The area proposed for subdivision is zoned for the proposed use and the use conforms to other requirements found in this code.
6. The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within the community. It is the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay development impact fees.

Subdivision Review Criteria



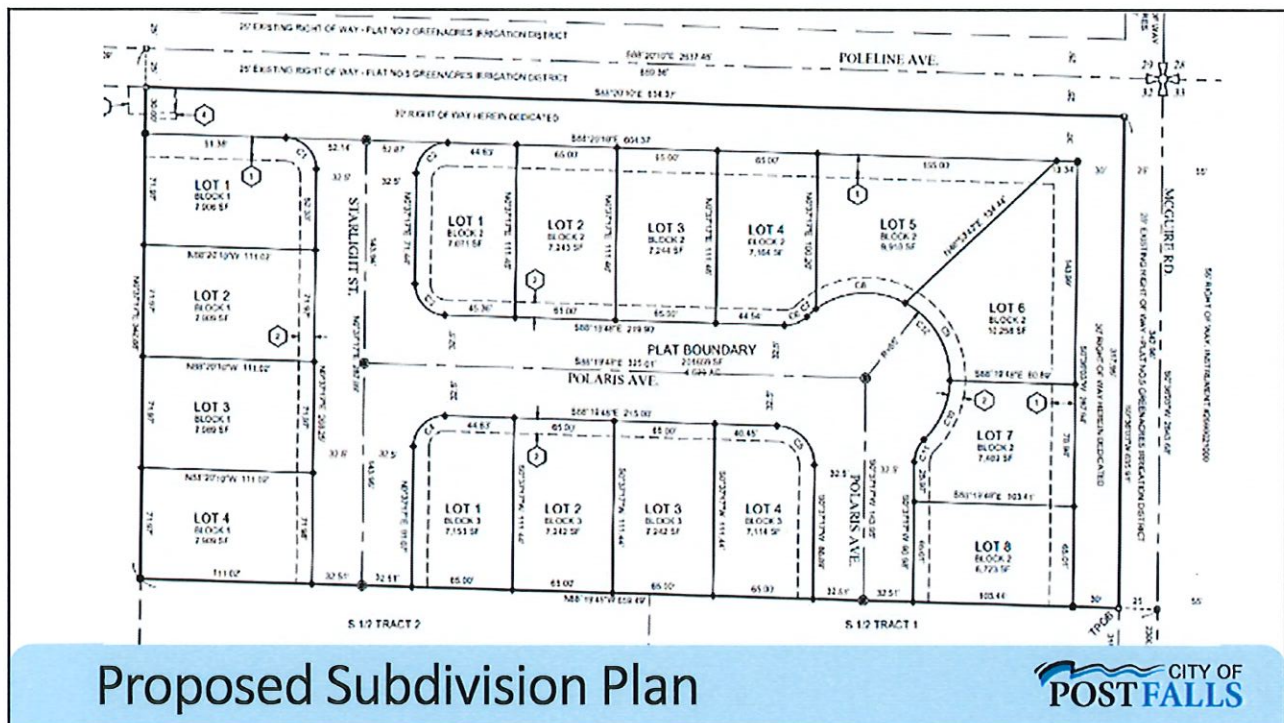
20

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?
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?
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?

Zone Change Review Criteria



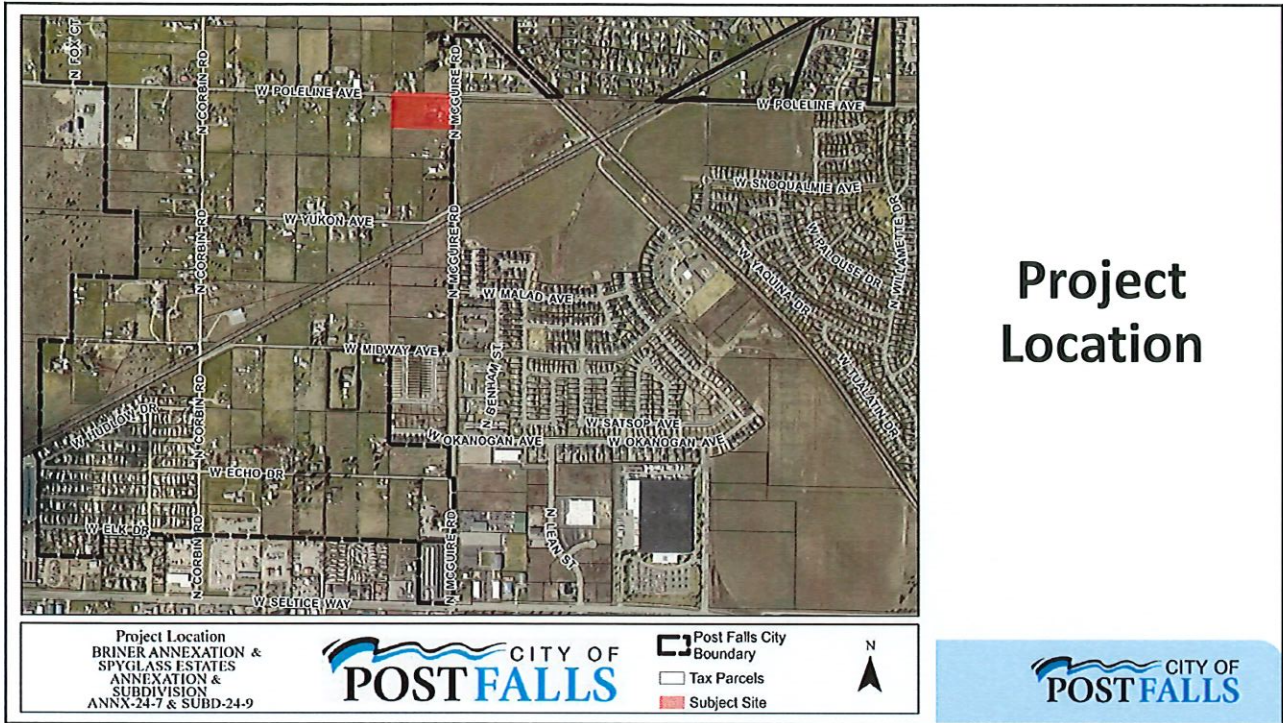
21



Proposed Subdivision Plan



22





POST FALLS

SCHOOL DISTRICT #273

DISTRICT OFFICE
P.O. Box 40
Post Falls, ID 83877
PHONE 208-773-1658
FAX 208-773-3218
www.pfsd.com

October 17, 2024

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

Dear Bob,

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

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

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

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

The enrollment status and capacity of each school for the 2023-2024 school year are listed below.

The district will review the current long-range facility plan this fall. A copy of the current plan is included with this letter.

School	2024-2025 Enrollment	Building Capacity
Greensferry Elementary	409	525
Mullan Trail Elementary	343	500
Ponderosa Elementry	469	570
Prairie View Elementary	350	525
Seltice Elementary	375	560
Treaty Rock Elementary	383	525
West Ridge Elementary	427	525
Post Falls Middle School	748	920
River City Middle School	557	750

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

Post Falls High School	1636	1800
New Vision High School	105	225

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

January 23, 2025

Nancy Thurwatcher
Planning Administrative Specialist
nthurwatcher@postfalls.gov

RE: Notice to Jurisdiction Response

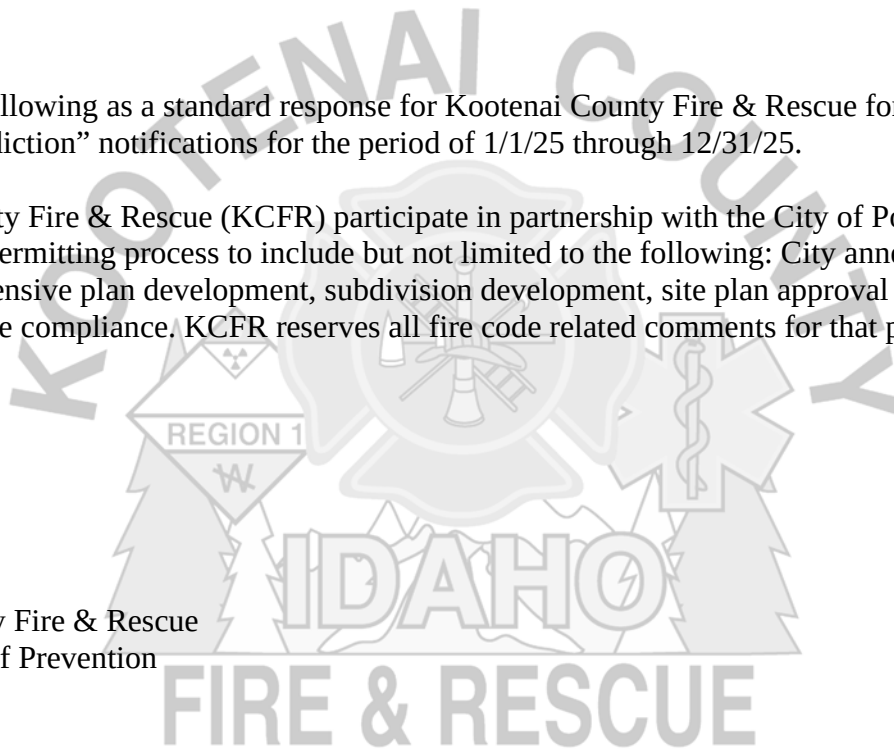
Dear Nancy,

Please use the following as a standard response for Kootenai County Fire & Rescue for all applicable "Notice to Jurisdiction" notifications for the period of 1/1/25 through 12/31/25.

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

Respectfully,

Jeryl Archer
Kootenai County Fire & Rescue
Division Chief of Prevention
Fire Marshal





1717 E Polston Ave. ♦ Post Falls, ID 83854 ♦ Phone (208) 773-3517 ♦ Fax (208) 773-3200

January 23rd, 2025

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: Brine Annexation & Spyglass Subdivision File Nos. ANNX-24-7 & SUBD-24-9

The Police Department has reviewed the above listed annexation request and will remain Neutral on this request. The Police Department will comment further during the permitting process if approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark J. Brantl".

Mark J. Brantl
Captain
Post Falls Police Department

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Thursday, January 23, 2025 10:17 AM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions Brine Annexation & Spyglass Subdivision File Nos. ANNX-24-7 & SUBD-24-9
Attachments: Exhibit PH-2 NTJ Briner_PZ.pdf; YPL_229.pdf

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

Hello Nancy,

Phillips 66 does not have any utilities within your attached vicinity. Our facilities lay on the North Side of W Poleine Ave. (Response 12850)

Leo Martinez

Associate, Operations Support • Real Estate Services

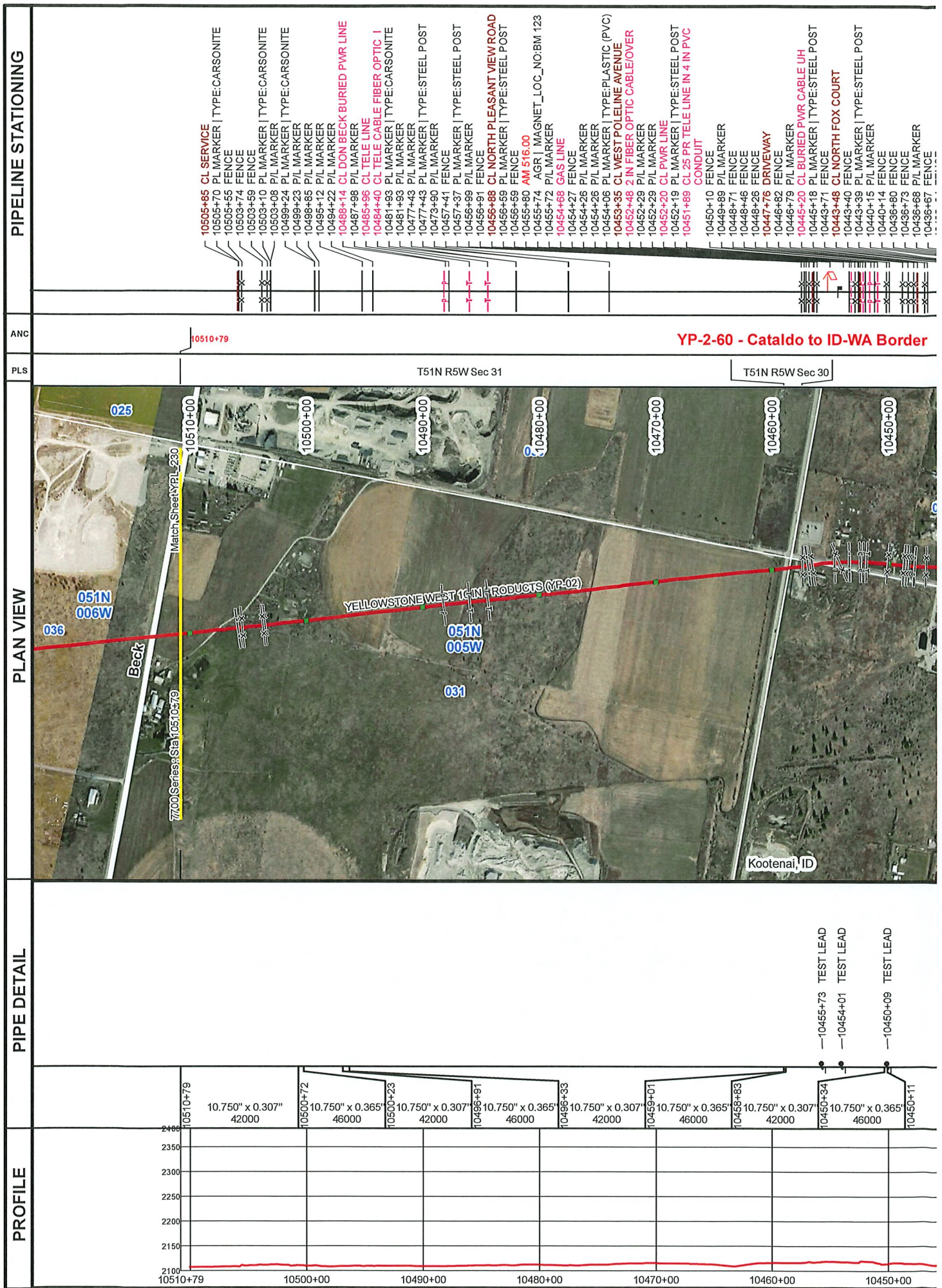
O: 805-541-8912 | M: 805-610-0307 | F: 805-538-6204
18781 El Camino Real | Atascadero, CA 93422
Leo.Martinez@phillips66.com



From: Nancy Thurwachter <nthurwachter@postfalls.gov>

Sent: Thursday, January 23, 2025 11:05 AM

To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Patton, Michael M <Michael.M.Patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff



Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Friday, January 24, 2025 9:12 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Brine Annexation & Spyglass Subdivision File Nos. ANNX-24-7 & SUBD-24-9

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

Good Morning,

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

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422
www.deq.idaho.gov

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, January 23, 2025 9:05 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carriann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin

From: [Robert Beachler](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdictions Brine Annexation & Spyglass Subdivision File Nos. ANNX-24-7 & SUBD-24-9
Date: Wednesday, January 29, 2025 8:12:11 AM
Attachments: [image001.png](#)

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

No Comment from the Idaho Transportation Department.

Robert Beachler
District 1 Planning Program Manager
Idaho Transportation Department
600 W. Prairie Ave
Coeur d'Alene, ID 83815
robert.beachler@itd.idaho.gov
(208) 772-1216
Office Hours M-TH 6-4:30

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, January 23, 2025 9:05 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <CarrieAnn.Hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandor <lynn.sandor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle

Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pccorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.com>; Sherman <Sherman@cdagarbage.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@ZiPLY.com>; URA <postfallsura@gmail.com>

Cc: Anna Staal <astaal@postfalls.gov>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Media Center <mediacenter@postfalls.gov>; Nancy Hampe <nancyradiantlake@gmail.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallop@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

Subject: Notice to Jurisdictions Brine Annexation & Spyglass Subdivision File Nos. ANN-24-7 & SUBD-24-9

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please find attached the Notice to Jurisdictions for the Brine Annexation & Spyglass Subdivision File Nos. ANN-24-7 & SUBD-24-9 that is scheduled for the Planning and Zoning meeting on February 11, 2025. The draft staff report will be on the city's website shortly.

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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**CITY OF POST FALLS
STAFF REPORT**

DATE: January 23, 2025

TO: POST FALLS PLANNING AND ZONING COMMISSION

FROM: JON MANLEY, PLANNING MANAGER • jmanley@postfalls.gov • 208-457-3344

SUBJECT: STAFF REPORT FOR THE FEBRUARY 11, 2025, P&Z COMMISSION MEETING
STECKMAN ANNEXATION ANNX-24-9

INTRODUCTION:

Van Houten Consulting and Design, LLC is requesting, on behalf of Blackwell Homes, LLC, the property owner, approval to annex approximately 6.7-acres into the City of Post Falls with a zoning request of Medium Density Residential (R2) (Exhibit A-2). The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action pertaining to the annexation. The approval criteria for establishing zoning are:

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?
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?
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?

PROJECT INFORMATION:

Project Name / File Number: Steckman Annexation File No. ANNX-24-9

Owner(s): Blackwell Homes, LLC, 2229 Dakota Ave., Hayden, ID 83835

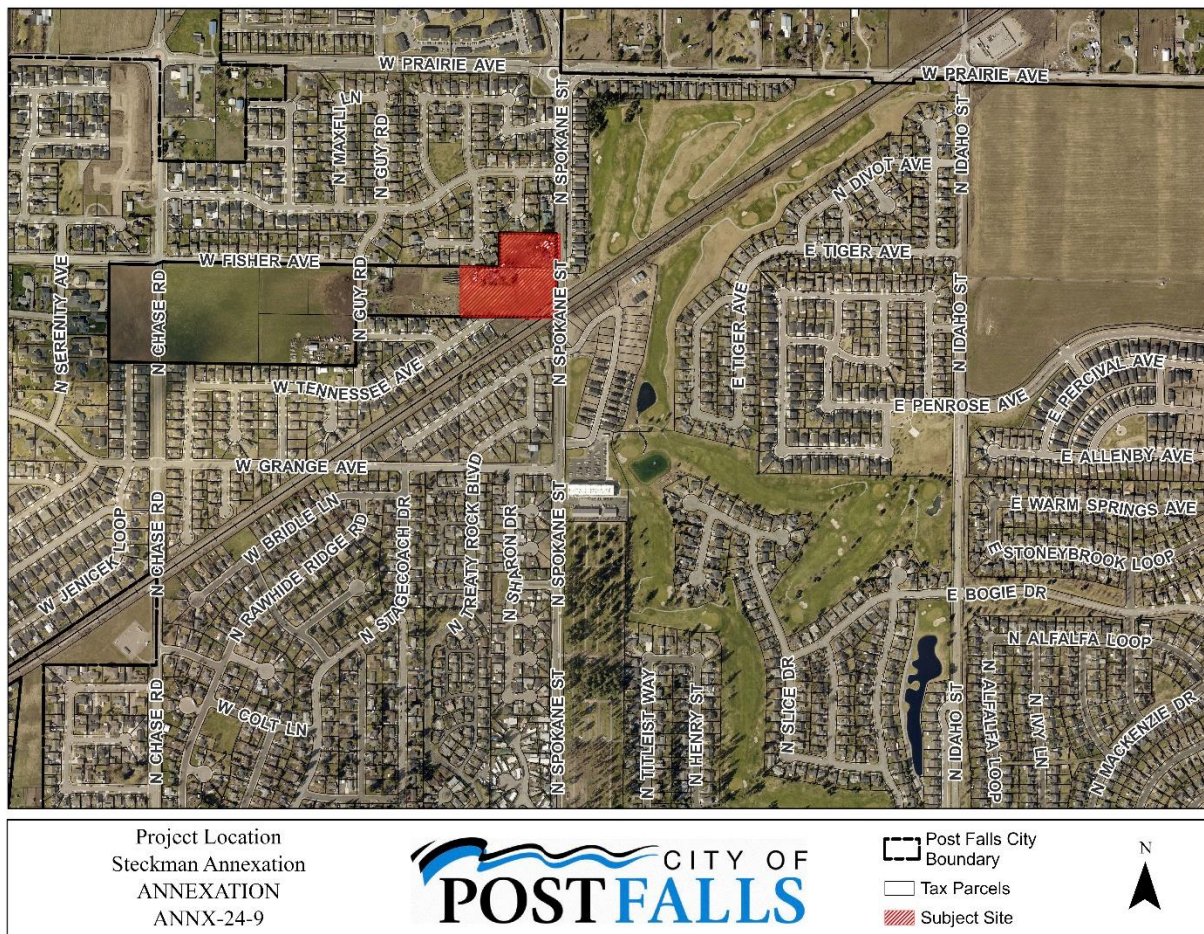
Applicant: Van Houten Consulting and Design, LLC, 401 ½ E. Sherman Ave. Ste. 208, Coeur d'Alene, ID 83814

Project Description: Annex approximately 6.7-acres into the City of Post Falls with a zoning request of Medium Density Residential (R2).

Project Location: The property is generally located west at the N. Brookie Drive and N. Spokane Street intersection.

AREA CONTEXT (proposed site hatched in red- following page):

Area Context Vicinity Map



Surrounding Land Uses: Located to the north is the Greenside Vistas single-family residential subdivision. Directly west of the subject site is large lot county single-family home. The Peregrine Place single-family subdivision is located south of the subject site, along with railroad right-of-way. To the east, across N. Spokane Street the uses are single-family uses within the Grayling Estates subdivision and a golf course.

EVALUATION OF ZONING APPROVAL CRITERIA:

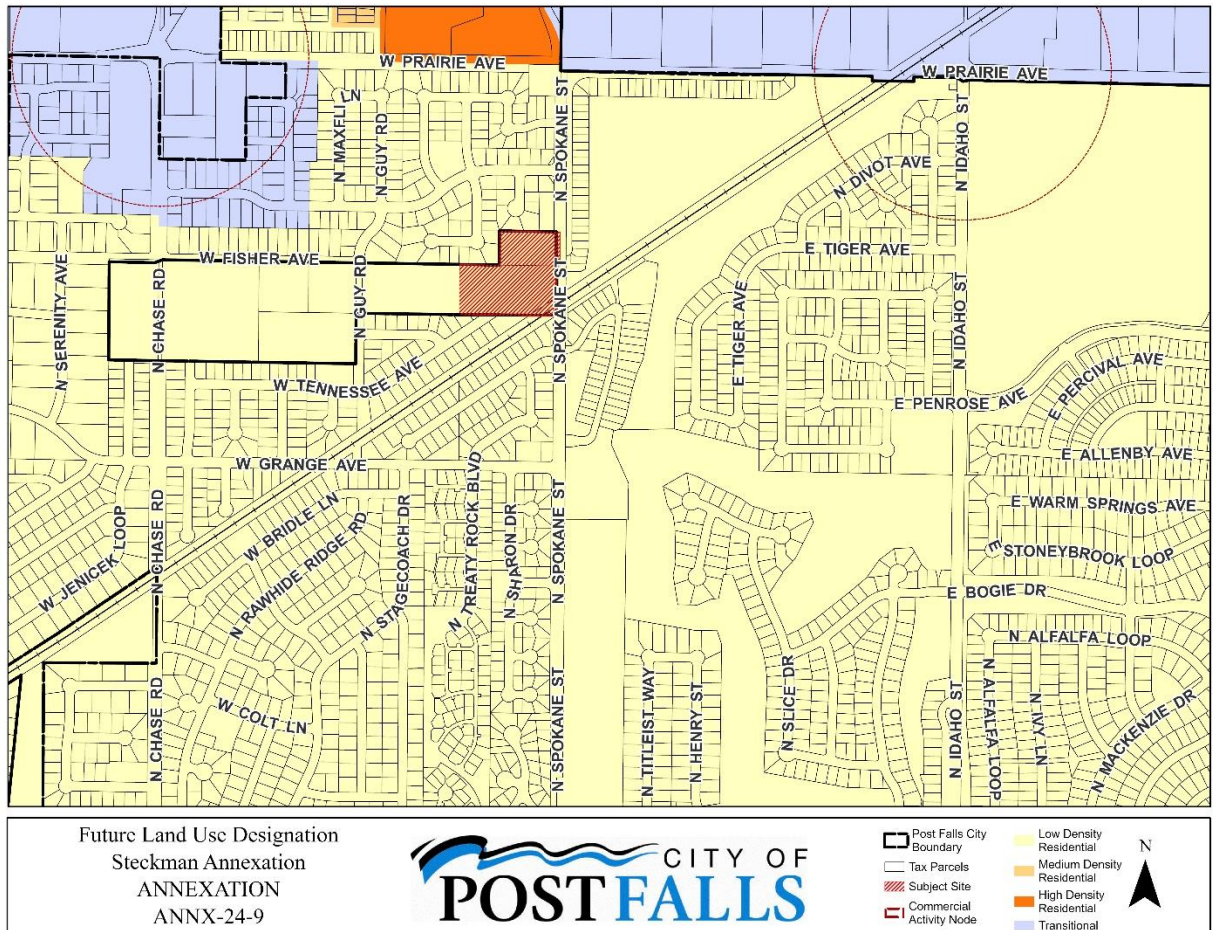
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria provides the framework for decision making for the Planning Commission and City Council.

ZONE CHANGE 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?**

The Future Land Use Map classifies this property with the land use designation of **Low-Density Residential** (See Following Image). This category encompasses all types of single-family residential

uses up to eight dwelling units per acre and also supports land uses such as parks, schools, and public facilities. Densities may vary as appropriate to location, street and infrastructure capacities, planned development patterns and compatibility with existing development. Use patterns blending commercial and residential may be considered in areas as they develop, provided they are consistent with the Focus Area descriptor, feature higher traffic volumes, and/ or are located and designed to function as a pedestrian-friendly focal point of the surrounding neighborhood. Such patterns should feature an interconnected street system allowing easy, all-modes access to adjoining neighborhoods. The following are the Implementing Zoning Districts: R-1-S, R-1, **R-2**, RM, SC3, Per Focus Area.



The proposed annexation is located within the Central Prairie Focus Area, which states the following:

To date, development trends in the Central Prairie area have been focused on addressing single-family housing needs. But with land values increasing, new projects are more likely to integrate higher density housing with community amenities to broaden their appeal to buyers. Future growth should embrace a variety of housing types and land uses, maintain quality standards, and provide even greater emphasis on pedestrian friendliness and connecting neighborhoods to community trails and nearby amenities. Prairie Avenue's role as a major east/west connecting corridor may spur interest in commercial use development.

The following items affirm or guide development of key policies for this area, or suggest future action items for the Central Prairie focus area:

- Focus multi-family along Prairie Avenue;
- Focus commercial development along Prairie Avenue and near identified commercial nodes;
- **Support provisions for a variety of housing types and densities;**
- Focus provisions for commercial uses along arterial/collector streets where traffic volume exceeds 4,000 vehicles per day.

Staff Comment: The proposed Medium Density Residential (R2) zone aligns with the future land use designation by staying within the eight dwelling units per acre as proposed. The R2 zoning could assist with providing provisions for a variety of housing types and densities.

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;

Goals and Policies (listed by policy number) that may be relevant to this annexation request are shown below, followed by staff comments.

The following goals may or may not assist with this zone change request.

Goal 1: Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health

In seeking long-term prosperity, residents understand the need to build economic diversity – capitalizing on access to neighboring job centers as well as developing a strong business base within City limits. This plan supports strategies that build and sustain a diverse, balanced economic base, retain existing quality of life assets, and help keep Post Falls prosperous.

Goal 7: Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability.

Cities exercise considerable influence over land use, in turn influencing the type and character of development, patterns of growth, and the short and long-term financial impact of growth on the local economy. Consequently, this plan supports the allocation of land use types, parks features and other areas sufficient to achieve overall plan objectives.

Goal 15: Maintain and Improve the City's water and sewer infrastructure, anticipating future needs regarding population and regulatory conditions.

Provision of clean, safe water and responsible treatment and disposition of wastewater are essential services for any community. Post Falls recognizes the extreme value of potable water and wastewater treatment as relates to its future, and working with all providers, pledges to manage provision of water and wastewater services, sustaining growth and community vitality

The following policies may or may not assist with this zone change request.

Policy 2: Apply or revise zoning designations with careful consideration of factors including:

- Future land use mapping.

Staff Comment: This has been addressed in Criteria 1.

- Compatibility with surrounding land uses.

Staff Comment: Existing uses surrounding the subject site are predominantly residential single-family. The proposed use is for additional single family compatible uses in the medium density (R2) zoning district.

- Infrastructure and service plans.

Staff Comment: Sanitary Sewer for the site is located adjacent to the site's eastern boundary in Spokane Street and adjacent to the southern boundary in Tennessee Ave. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System has the capacity to provide service and the City is willing to serve to the property at the requested density. Existing capacity is not a guarantee of future service.

The property is not subject to any Local Improvement Districts (LID's), Subsequent User Agreements or Sewer Surcharges.

The Site is currently provided water service from the East Greenacres Irrigation District.

- Existing and future traffic patterns.

Staff Comment: The property's eastern boundary is adjacent to Spokane Street, a classified Minor Arterial roadway providing connectivity between Prairie Avenue (Principle Arterial) and Interstate 90. Urban improvements along Spokane Street have recently been completed between Prairie Avenue and Poleline Avenue. Annexation and development of this property would complete a small gap in those improvements. Additional rights-of-way dedication would be required with annexation, along with dedication of a 15-foot sidewalk, drainage, and utility easement, complying with adopted City Design Standards:

The property's southern boundary is adjacent to Tennessee Avenue, a Local Residential roadway. No rights-of-way dedications or easements associated with Tennessee Avenue would be required with annexation.

- Goals and policies of the comprehensive plan, related master plan and/or facility plans.

Staff Comment: The response to this is embedded within the analysis of this staff report.

Policy 8: Encourage compatible infill development and redevelopment of vacant and under-utilized properties within City limits.

Staff Comment: This site would be considered a compatible infill development area and within the exclusive tier of the Area City Impact. Having this approved to be incorporated into the City may help meeting this policy.

Policy 9: Encourage annexation of County "islands" within the City, with priority given to areas:

- Surrounded by incorporated areas.

Staff Comment: The site is currently within a County "island".

- That have readily available service infrastructure and capacity.

Staff Comment: The City of Post Falls is the purveyor for Sanitary Sewer. Sanitary sewer and water infrastructure (East Greenacres Irrigation District) is located adjacent to the property. The City has capacity and is willing to provide sewer service to the site.

Capacity improvements have recently been made to Spokane St., future development of the property would extend Tennessee Ave. to Spokane St. And provide an additional connection for local traffic and improve emergency service access.

- That support increased development intensity near the urban core.

Staff Comment: The location of the proposed annexation is not near the urban core.

Policy 14: Follow all annexation procedures established by Idaho State Statutes and applicable City ordinances.

Staff Comment: Idaho State Statutes and City ordinances associated with annexations have and will be followed for this proposal.

Policy 15: Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes and abilities through provision of diverse housing types and price levels.

Staff Comment: This policy can be met through the requested R2 zoning providing that there is more flexibility with housing product types permitted in that zone.

Policy 24: Plan for and protect transportation corridors from encroachment and preserve adequate rights-of-way for future corridors including utility facilities.

Staff Comment: Additional rights-of-way(s) and easement(s) would need to be provided as part of annexation. Annexation shall include all rights-of-way adjoining the site currently within the County.

Policy 26: Maintain and improve the continuity of sidewalks, trails, and bicycle paths in Post Falls.

Staff Comment: Upon the development of the site, frontage improvements will be required to be completed. This allows for continuity of pedestrian pathways along N. Spokane Street. In collaboration with the proposed annexation to the west, (Elfer's Annexation), an additional east/west connection between Guy Rd. and Idaho Rd. could be established.

Policy 33: Annexation should help implement Post Falls' transportation plans, enabling

completion or preserving continuity of circulatory patterns for roads and pedestrian ways.

Staff Comment: Upon the development of the site from a subdivision, roadway and pedestrian improvements will be required to be completed. This allows for continuity of roadways and pedestrian pathways along the subject property on N. Spokane Street. In collaboration with the proposed annexation to the west, (Elfer's Annexation), an additional east/west connection between Guy Rd. and Idaho Rd. could be established.

Policy 45: Guide annexation decisions guided by and considering:

- Master plans for water, sewer, transportation, parks, schools, and emergency services.

Staff Comment: Compliance with associated master plans has been outlined previously within this staff report. Schools and emergency services have been notified of this request and have been given the chance to comment on the request.

- Provision of necessary rights-of-way and easements.

Staff Comment: Dedication of additional rights-of-way and associated easements have been previously addressed and will be described as part of the annexation agreement.

- Studies that evaluate environmental and public service factors.

Staff Comment: No known environmental studies have been conducted however Panhandle Health District and the Department of Environmental Quality have been notified of this request and have been given the chance to comment on the request. Per Idaho Code, no known Interstate pipelines are located within 1,000 feet of the proposed annexation and subdivision. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System has the capacity to provide service and the City is willing to serve to the property at the requested density. Existing capacity is not a guarantee of future service.

- Timing that supports orderly development and/or coordinated extension of public services.

Staff Comment: The property is abutting the City of Post Falls on the northern and southern sides. Utilities are located adjacent to the property and capable of providing service to the property. The City of Post Falls currently maintains and operates the water reclamation facilities adjoining the site.

Rights-of-way for Spokane Street, adjacent to the site, are owned and maintained by the City of Post Falls. Urban transportation improvements exist

along the extents of Spokane St. except at this county island.

Annexation of the property would create no net increase in the operational and maintenance costs of the adjoining City infrastructure.

- Comprehensive plan goals and policies.

Staff Comment: The response to this is embedded within the analysis within this section.

Policy 74: Provide plans and development standards that protect and enhance existing natural systems, natural resources, and open spaces.

Staff Comment: depending on the type of housing provided within the R2 zoning request there may be additional open space to be provided within the development. There are Park Impact fees paid with each building permit to assist meeting this policy.

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.

Staff Comment: There have been no identified “Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city” at this point in time.

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

Bonneville Power Administration	City Link	Post Falls Area Chamber
Post Falls Post Office	Post Falls Parks & Rec	PF Police Department
Post Falls School District	Post Falls Highway District	Utilities (W/WW)
Kootenai Electric	Kootenai County Fire	Department of Environmental Quality
Ross Point Water	East Greenacres Irr. District	Urban Renewal Agency
Idaho Department of Lands	Idaho Transportation Department	Panhandle Health District
KMPO	Kootenai County Planning	Yellowstone Pipeline Co.
Phillips 66 Pipeline Co. (Conoco)	NW Pipeline Corp.	BNSF
TC Energy (TransCanada GTN)	Avista Corp. (WWP-3)	TDS Telecom
Ziply Fiber	Spectrum	Coeur d’Alene Garbage
Coeur d’Alene Press		

PUBLIC PROCESS: Notice of the proposed annexation was sent to appropriate jurisdictions on January 23, 2025 and mailed to property owners within 300 feet of the proposed project on January 21, 2025. Notice

has been published in the Coeur d'Alene Press on January 23, 2025. The property will be posted by January 31, 2025.

MOTION OPTIONS: The Planning and Zoning Commission must provide a recommendation of zoning to City Council along with an evaluation of how the proposed development does/does not meet the required evaluation criteria for the requested annexation. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT: Should the Planning & Zoning Commission move to recommend approval; staff proposes the following conditions:

1. Dedications of rights-of-way and easements along Spokane Street, aligning with the existing rights-of-way of the Greenside Vistas Subdivision immediately to the north. Including a 15-foot Sidewalk, Drainage and Utility easement adjoining the new rights-of-way dedication.
2. Prior to commencement of development of the property, the Owners shall grant to the City or to a municipal water purveyor designated by the City all water rights associated with the land being annexed, but may continue the use of the water for agricultural purposes from the well located on site, if any, until such time that the annexed area is fully developed, at which time Owners shall discontinue the use of any well serving the property and the use of the water for agricultural purposes.

ATTACHMENTS:

Applicant Exhibits:

Exhibit A-1	Annexation Application
Exhibit A-2	Narrative
Exhibit A-3	Vicinity Map
Exhibit A-4	Owner Authorization

Staff Exhibits:

Exhibit S-1	Vicinity Map
Exhibit S-2	Zoning Map
Exhibit S-3	Future Land Use Map

Annexation

Exhibit A-1

ANNX-24-9

Submitted On: Nov 25, 2024

Applicant

 Merle Van Houten
 2089304000
 merle@vanhoutencd.com

Primary Location

Point Location: 47.7412, -116.9493

Application Information

Did an Annexation Pre-app take place?

Yes

Applicant Type

Engineer

Description of Project/Reason for Request

Requesting the annexation of 3635 & 3599 Spokane Ave into the City of Post Falls under the R-2 zone.

Existing Zoning

Ag & Ag Suburban

Adjacent Zoning

R-1

Current Land Use

Residential

Adjacent Land Use

Residential

Proposed Zone

R-2

Owner Information

Name

Benjamin Steckman

Company

Blackwell Homes LLC

Phone

208-661-5871

Email

Ben.Steckman@BlackwellHomesLLC.com

Address

2229 Dakota Ave

City, State, Zip Code

Hayden, ID 83835

Application Certification

The applicant (or representative) must be present at the public hearing to represent this proposal or the application will not be heard. The applicant will be responsible for costs to re-notice the public hearing.

true

I (We) the undersigned do hereby make application for the land use action contemplated herein on the property described in this application and do certify that the information contained in the application and any attachments or exhibits herewith are accurate to the best of my (our) knowledge. I (We) further acknowledge that any misrepresentation of the information contained in this application may be grounds for rejection of the application or revocation of a decision rendered. I (We) understand that the Administrator may decline this application if required information is deficient and/or the application fee has not been submitted. I (We) acknowledge that City staff may, in the performance of their functions, take photographs and/or videos of the property under consideration as deemed necessary, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application. I (We) hereby certify that I am (we are) the owner or contract buyer of the property upon which the land use action is to be located, or that I (we) have been vested with the authority to act as agent for the owner or contract buyer.

true

Project Narrative

Annexation of:

Parcels #51N05W-27-2950, #0-3020-27-021-AA

& 0-3020-27-022-AA

Kootenai County, Idaho

Applicants:

3635 & 3599 Spokane St
Blackwell Homes, LLC
2229 Dakota Ave
Hayden, ID 83835

3556 Guy Rd
Prestige Equity Partners
PO Box 1692
Sumner, WA 98390

Prepared by:

Merle Van Houten, P.E., LEED AP



Van Houten Consulting and Design, LLC
401 ½ E Sherman Ave Ste. #208
Coeur d'Alene, ID 83814
(208) 930-4000

November 25th, 2024

Project Narrative For Parcels #51N05W-27-2950, #0-3020-27-021-AA & 0-3020-27-022-AA ANNEXATION

Existing Conditions

This request for annexation is being made for three parcels, 3635 & 3599 Spokane St and 3556 Guy Rd. Each of the subject properties are primarily pasture and have existing single-family residences. 3635 Spokane St is approximately 2.06 acres and 3599 Spokane St is about 4.64 acres. The eastern portion of the north property (3635) is comprised of a residence and detached shop/garage. The western two-thirds of the north property is largely cleared of vegetation. The south parcel (3599) is mostly cleared pasture with a driveway near the north edge leading to the home situated on the west side of the parcel. The parcel fronting Guy Rd has two residences and a few outbuildings over 4.9 acres. The terrain is nearly level and typical of land on the Rathdrum Prairie.

All parcels lie in a small pocket of unincorporated land surrounded by Greenside Vistas subdivision to the north, Grayling Estates to the east, and Peregrine Place to the south. These existing communities have been developed in the City of Post Falls as R-1. It should be noted that the lots in Grayling Estates are 5,500 sf in area, which is less than the minimum R-1 lot size of 6,500 sf.

The section of Spokane Street adjacent to the subject properties is classified as a Major Collector Road. Guy Road on the west side of the parcels is a local residential road. Brookie Court is a private road which intersects Spokane St directly across from the subject property. Tennessee Avenue currently dead-ends into the south side of the parcels as a local residential Road. An active railroad track chamfers the southeast corner of the properties.



Existing Conditions Aerial Image

East Greenacres Irrigation District is the water purveyor while the City of Post Falls has jurisdiction over sewer. Sewer connections are available in Spokane St and Tennessee Avenue. Existing water mains are located at Tennessee Avenue and within an easement in the property's NW corner.



Looking west from Spokane St along the northern parcel boundary.



Looking west from Spokane St along the southern parcel boundary.

Annexation Narrative

The primary objective of this R-2 annexation request is to create affordable single-family residences. KMPO projects that 75,000 people will be living in Post Falls by 2035 but only a fraction of them can afford today's median home price of \$526,000 within Kootenai County. The City's 2020 Comprehensive Plan adopted a growth rate which, "equates to approximately 73,000 new residents in Post Falls by the year 2040" (emphasis added). There is a desperate need for attainable housing, but the minimum lot size of a standard R-1 subdivision sets the price point too high and puts that goal out of reach. A cottage home SUP in the R-1 zone reduces the lot area but caps the maximum home size at 1,400 square feet. This document will demonstrate how the R-2 designation will achieve something R-1 cannot, attainable single-family housing with larger house layouts than the cottage standard all while still complying with the City's Comprehensive Plan. The term 'attainable single-family housing' should be emphasized in that statement as the applicants have no intention of creating duplexes, twin homes, townhomes or a rental community. Lot density will not exceed that defined in the City's Future Land Use Map as Low Density Residential (8 units/acre).

The subject properties are in a small pocket of unincorporated land surrounded by residential developments in the City of Post Falls on three sides. The parcels are already benefited by the Post Falls Police Department, Emergency Services and School District and do not border any other city, making Post Falls the sole choice for annexation and development. An annexation map and legal description of the subject parcels have been prepared and stamped by a surveyor licensed in the State of Idaho.

Zoning

Kootenai County currently designates the northern and western parcels as Agricultural while the eastern parcel is in the Ag-Suburban Zone. The request being made in this application is to designate all parcels as an R-2 single-family development. The R-2 designation is consistent with the City's Future Land Use Map, Focus Area and the goals and policies of the Comprehensive plan as demonstrated below.

Future Land Use Map (at right): Light yellow shading designates the area as "Low Density Residential". Other land uses in the vicinity are "transitional" (blue), "medium density" (peach) and "high density" (orange). The Comprehensive Plan lists R-2 zoning as part of the Low-Density Land Use designation. The principal uses and character of Low Density residential is, "all types of single-family residential uses up to eight dwelling units per acre. The applicants do not wish to deviate from said density or housing type. The property's location along Spokane St allows this to be achieved with no increase to traffic on local residential roads and will in fact decrease traffic on some local roads by connecting Tennessee Ave to Spokane St.



Focus Area (at right): The subject parcels are within the “Central Prairie” Focus Area, which prioritizes single-family housing. The Comprehensive Plan states, “with land values increasing, new projects are more likely to integrate higher density housing with community amenities” and “future growth should embrace a variety of housing types and land uses, [and] maintain quality standards. The purpose of this R-2 request is to make single-family ownership available to working families and maintain quality standards



without exceeding the prescribed density of eight units per acre. An R-1 zoning designation would increase the land value to a point beyond what is considered attainable by many. An R-1 cottage home SUP would remedy the lot size issue but limits the house size to 1,400 sf, which is smaller than what the applicants intend to bring to the market. It is important to note that one of the action items for this focus area is to “Support provisions for a variety of housing types and densities”.

2020 Comprehensive Plan Compatibility

The City of Post Falls’s 2020 Comprehensive Plan was carefully considered when deciding to make the R-2 zoning request. This infill area with direct access to a Major Collector Road presents a unique opportunity create an R-2 development that will bring single-family homeownership within reach to a larger percentage of the population. This will be achieved while still complying with the goals and policies of the Comprehensive Plan.

Consistency with the Goals and Policies of the Comprehensive Plan

- i. This R-2 request was evaluated for compliance with the goals and policies found in Appendix B of the Comprehensive Plan and fits with those assigned the “Land Use” or “LU” designation. Specific goals and policies being met are:
 - G-01 – Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health.
 - The primary objective of R-2 request is to provide attainable housing in close proximity to places of employment. It provides a diverse population of citizens an opportunity for a good quality of life and the ability to work and reside in the same neighborhood.
 - G-02 – Maintain and improve the provision of high-quality, affordable and efficient community services in Post Falls.
 - The proposal will allow for infill development of single-family homes with minimal expansion of city infrastructure. These parcels have already been accounted for in the city’s planned growth. The connection of Tennessee Ave and Guy Rd to Spokane St will provide the current residents of Peregrine Place and surrounding

neighborhoods with a more direct connection to a Major Collector Road and thereby ease traffic on other local residential roads.

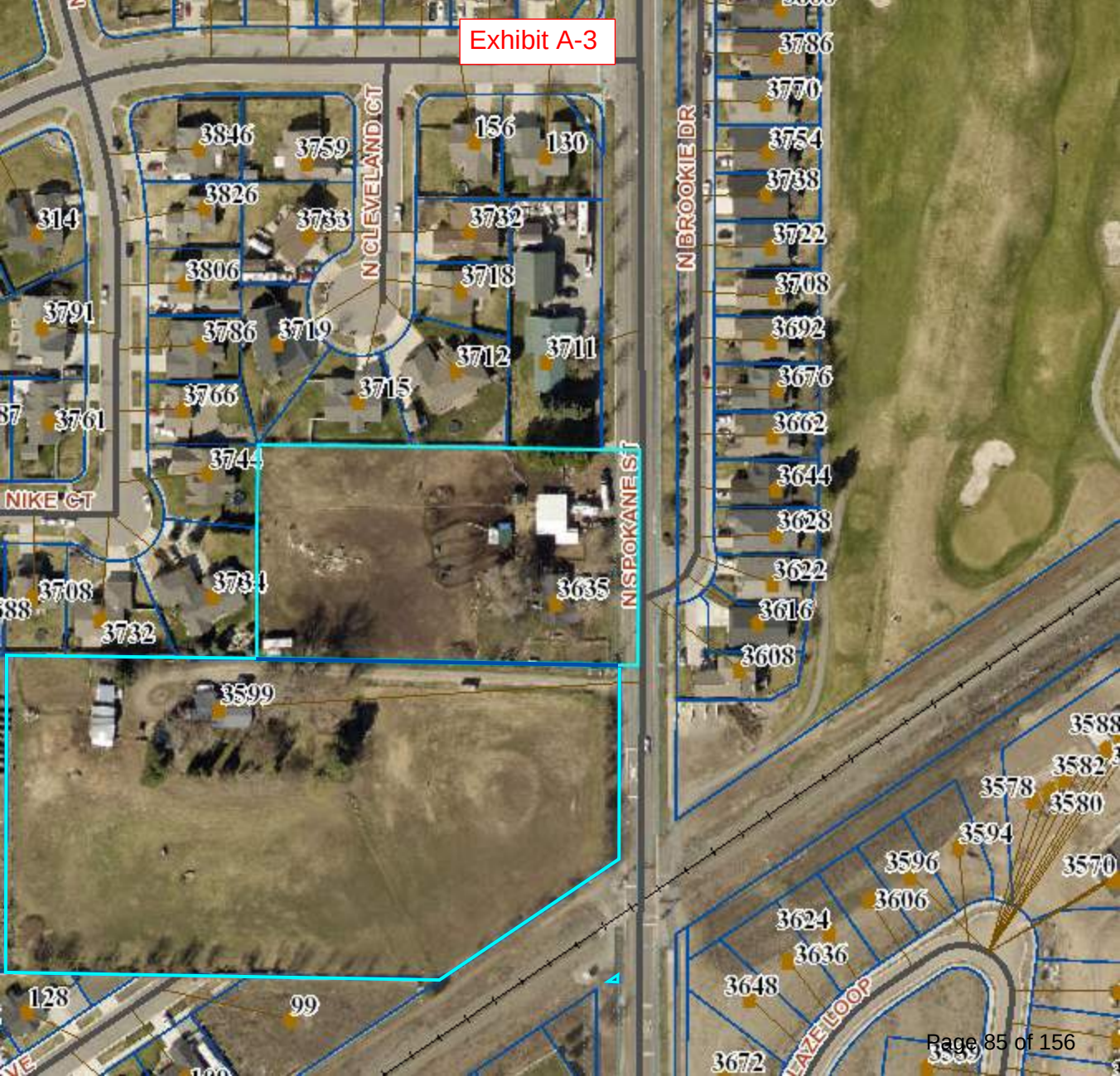
- G-03 – Maintain and improve Post Falls’ small-town scale, charm and aesthetic beauty.
 - The parcels will become an affordable single-family style infill development which this goal encourages. The frontage improvements along Spokane St and Guy Rd provides connectivity to the City’s Existing pedestrian corridors.
- G-05 – Keep Post Falls’ neighborhoods safe, vital, and attractive.
 - The applicants do not intend to build duplexes, twin homes or townhomes. Nor do they envision a rental community. Individual single-family residences will be put on the market below median home prices. Many residents could be achieving home ownership for the first time, creating pride in their home and community. This pride in ownership is proven to lead to safer and more aesthetically pleasing neighborhoods.
- G-06 – Maintain and improve Post Falls’ transportation network, on pace and in concert with need and plan objectives.
 - The residents of this infill development will use Spokane St, a major collector road, for almost all vehicle trips generated. The new houses will not have a measurable increase of traffic to existing local residential roads and neighborhoods.
 - The connection of Tennessee Ave and Guy Rd to Spokane St will provide the current residents of Peregrine Place and surrounding neighborhoods with a more direct connection to a Major Collector Road and thereby ease traffic on other local residential roads.
- G-07 – Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City’s long-term sustainability.
 - Presently, there is a need for affordable housing. It is a community need that constantly grabs local headlines. This proposal was developed with that demographic in mind and will thereby bolster long-term sustainability. An R-1 zoning designation will put the value of the individual lots above the median price point. The R-2 designation will allow for an attainable price point without exceeding the prescribed maximum density of eight units per acre.
- P.01 –Support land use patterns that: Maintain or enhance community levels of service; Foster the long-term fiscal health of the community; Maintain and enhance resident quality of life; Promote compatible, well-designed development; Implement goals and policies of the comprehensive plan, related master plan and/or facility plans.

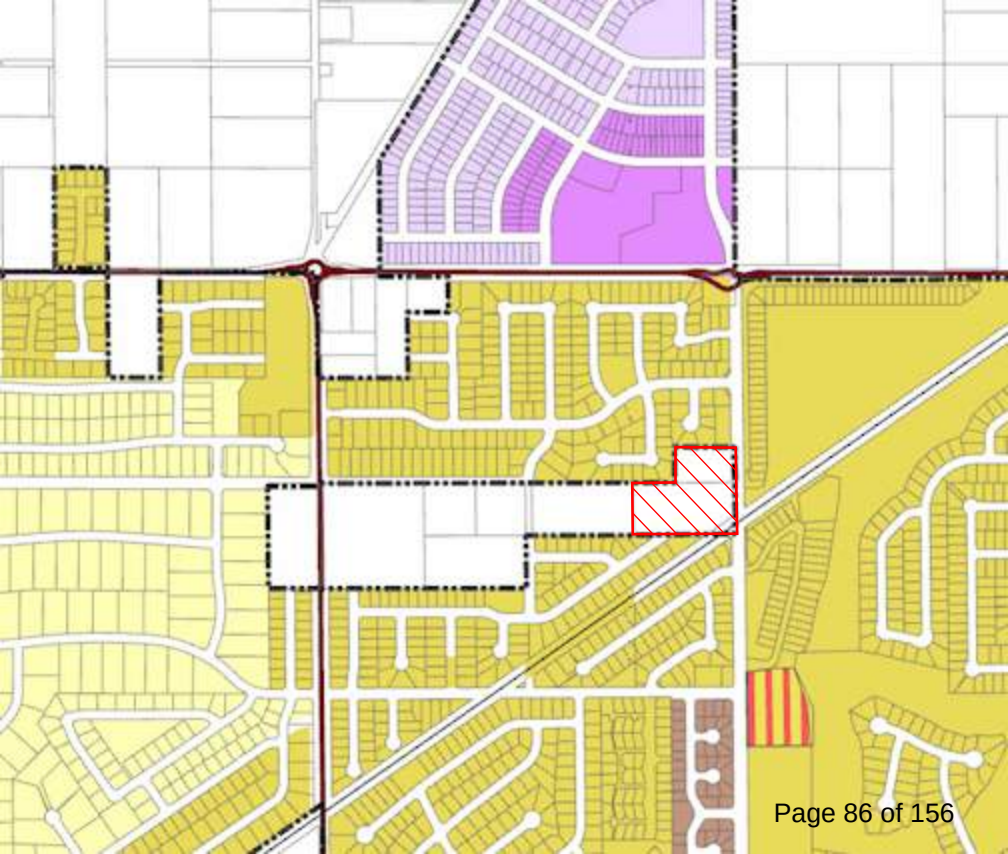
- The applicants' design team and city staff worked closely together to evaluate multiple development options for this infill development. The R-2 zoning designation was recognized by all parties as a means to benefit the City and its citizens with attainable housing in close proximity to places of employment.
- P.02 – Apply or revise zoning designations with careful consideration of factors including: Future land use mapping; Compatibility with surrounding land uses; Infrastructure and service plans; Existing and future traffic patterns; Goals and policies of the comprehensive plan, related master plan and/or facility plans.
 - Existing developments surrounding the subject parcel are all single-family housing. The applicants' vision is to provide the same style housing at a price point that can be more attainable than the options available in the R-1 zone. This will be achieved while still complying with the prescribed density of the future land use map (8 units/acre).
 - The zoning designation does not impact traffic patterns as nearly all traffic will utilize Spokane Street without traveling through other local residential roads or developments. The connection from Tennessee Ave to Spokane St in this development will ease traffic on nearby existing local roads.
- P.06 - Encourage residential development patterns typically featuring: Housing that faces the street edge; An interconnected grid or small-block streets network; Street sections designed for safety, traffic calming and aesthetic appeal, including narrower lanes, sidewalks, landscaping and lighting; Development and utilization of alleys for parking and service access; Vertical or horizontal mixed use where appropriate along the ID-41 corridor and in neighborhood and regional centers.
 - The proposed development will offer housing that faces the street edge; a small-block streets network; and street sections designed for safety. Alleyways and narrower lanes are among the design options being evaluated to create an aesthetic and efficient design.
- P.08 - Encourage compatible infill development and redevelopment of vacant and under-utilized properties within City limits.
 - The subject parcels will be an infill development of single-family homes, making it compatible with the Comprehensive Plan and the surrounding neighborhoods.
- P.09 - Encourage annexation of County "islands" within the City, with priority given to areas: Surrounded by incorporated areas; That have readily-available service infrastructure and capacity; That support increased development intensity near the urban core.

- The subject parcels are within an infill island and have readily available service infrastructure. The city's traffic master plan anticipates right-of-way through these parcels.
- P.14 - Follow all annexation procedures established by Idaho State statutes and applicable City ordinances.
 - This application seeks to demonstrate clear and firm compliance with all applicable statutes and ordinances.
- P.15 - Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes and abilities through provision of diverse housing types and price levels.
 - The R-2 zoning request was a conscious choice to help serve residents of all ages, incomes and abilities find attainable housing, thereby addressing one of the City's biggest needs. This policy cannot be met under the R-1 zoning designation.
- P.33 - Annexation should help implement Post Falls' transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways.
 - The city's traffic master plan anticipates right-of-way through these parcels.
 - The development will improve traffic patterns as nearly all vehicles will utilize Spokane Street without traveling through other local residential roads or developments. The connection from Tennessee Ave and Guy Rd to Spokane St in this development will ease traffic in nearby neighborhoods.
- P.44 - Annexation should leverage existing capital facilities, with minimal need for expansion or duplication of facilities.
 - The subject parcel is considered an infill development because it is surrounded by city infrastructure. Access to public roads and utilities are readily available at the subdivision's boundaries.
- P.45 - Guide annexation decisions guided by and considering: Master plans for water, sewer, transportation, parks, schools and emergency services; Provision of necessary rights-of-way and easements; Studies that evaluate environmental and public service factors; Timing that supports orderly development and/or coordinated extension of public services; Comprehensive plan goals and policies.
 - Annexation of the subject parcels into the R-2 zone brings a small pocket of county land into the city without conflict to a single item of this policy and makes home ownership attainable for families who have been priced out of R-1 subdivisions. When viewing a map

of the City boundary, it is hard to draw any conclusion other than this property should be incorporated into the City of Post Falls.

- ii. Proper Zoning Assignment – The Comprehensive Plan lists R-2 zoning as part of the Low-Density Land Use designation. The land will be developed as detached single-family housing with a maximum density of 8 units per acre. This will bring attainable housing to the market while still complying with the goals and policies of the Comprehensive Plan, as demonstrated in the previous section. City infrastructure is readily available to support the R-2 zoning assignment. The direct link to Spokane Ave means the development will have no negative impacts on existing local residential roads.
- iii. How this annexation benefits the City of Post Falls – Development of the subject properties in the R-2 zone will provide infill development of single-family homes consistent with nearby neighborhoods. Existing public utilities are available to serve the project. Adjacent portions of Spokane Ave and Guy Rd will be improved to meet the City's Transportation plan. The extension of public roads through the parcels will decrease vehicle trips on other local roads. Most importantly, the development will provide much sought-after attainable housing that will bring single-family homeownership within reach to a larger percentage of the population.





Authorized Representative:
Van Houten Consulting & Design
401 ½ E. Sherman Ave. #211
Coeur d'Alene, ID 83814
Phone: 208-930-4000
Email: merle@vanhoutencd.com

December 2, 2024

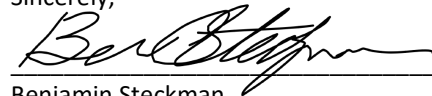
Re: Client Letter of Authorization

To Whom it May Concern,

I, Benjamin Steckman, hereby authorize Van Houten Consulting and Design, LLC to act on my behalf in all manners relating to the development at 3635 Spokane St, Post Falls, ID, including representation with the City of Post Falls, Ross Point Water District and all other applicable agencies. Any and all acts carried out by Van Houten Consulting and Design on our behalf shall have the same effect as acts of our own.

This authorization is valid until further notice from Blackwell Homes, LLC.

Sincerely,



Benjamin Steckman
Managing Member
Blackwell Homes, LLC

12/2/2024

Date

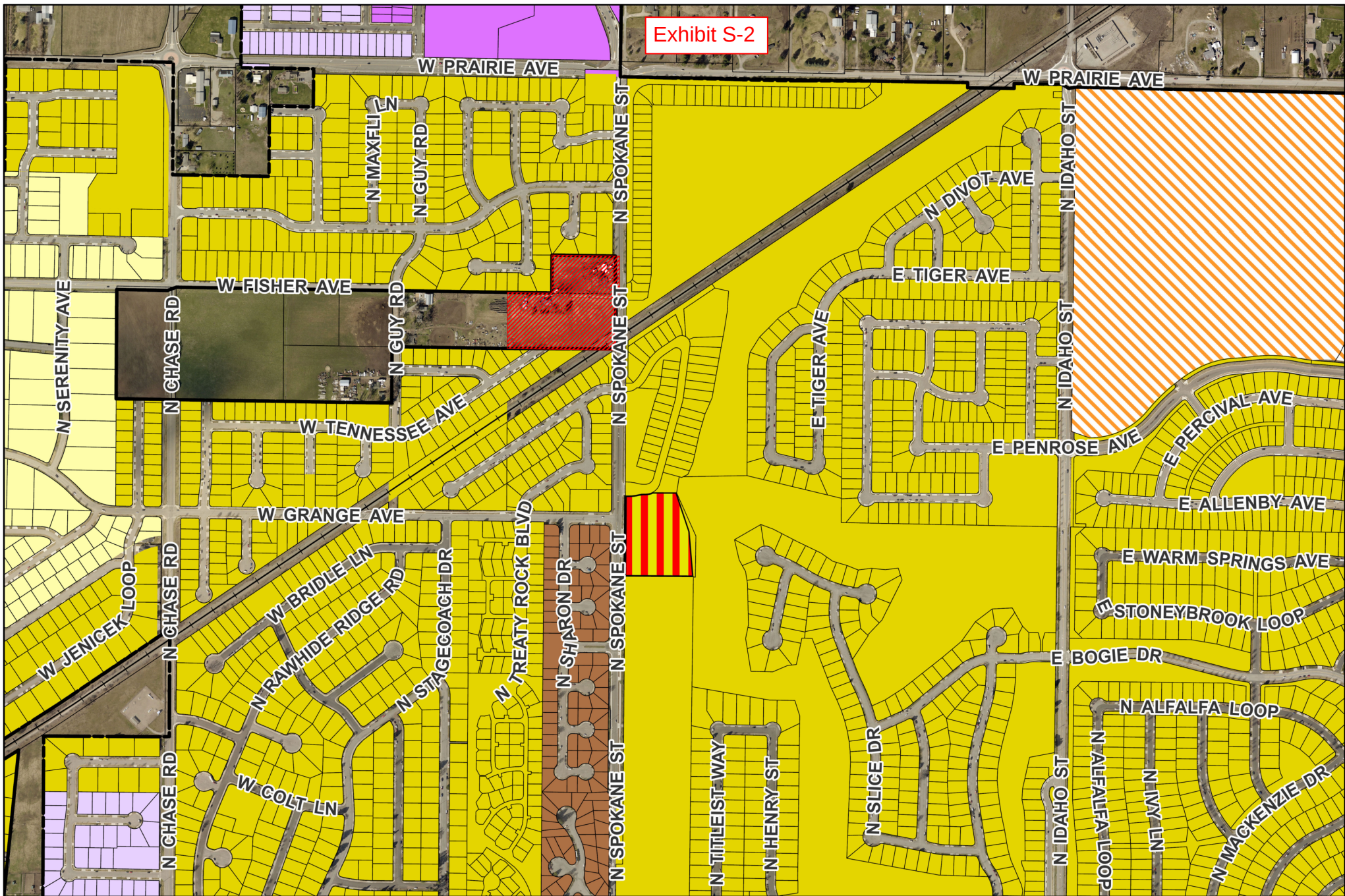


Project Location
Steckman Annexation
ANNEXATION
ANNX-24-9



- Post Falls City Boundary
- Tax Parcels
- Subject Site





Zoning Map
Steckman Annexation
ANNEXATION
ANNX-24-9



- | | |
|--------------------------|-------|
| Post Falls City Boundary | R-1-S |
| Tax Parcels | R-1 |
| Subject Site | RMHP |
| CCM | SC3 |
| RM | SC4 |



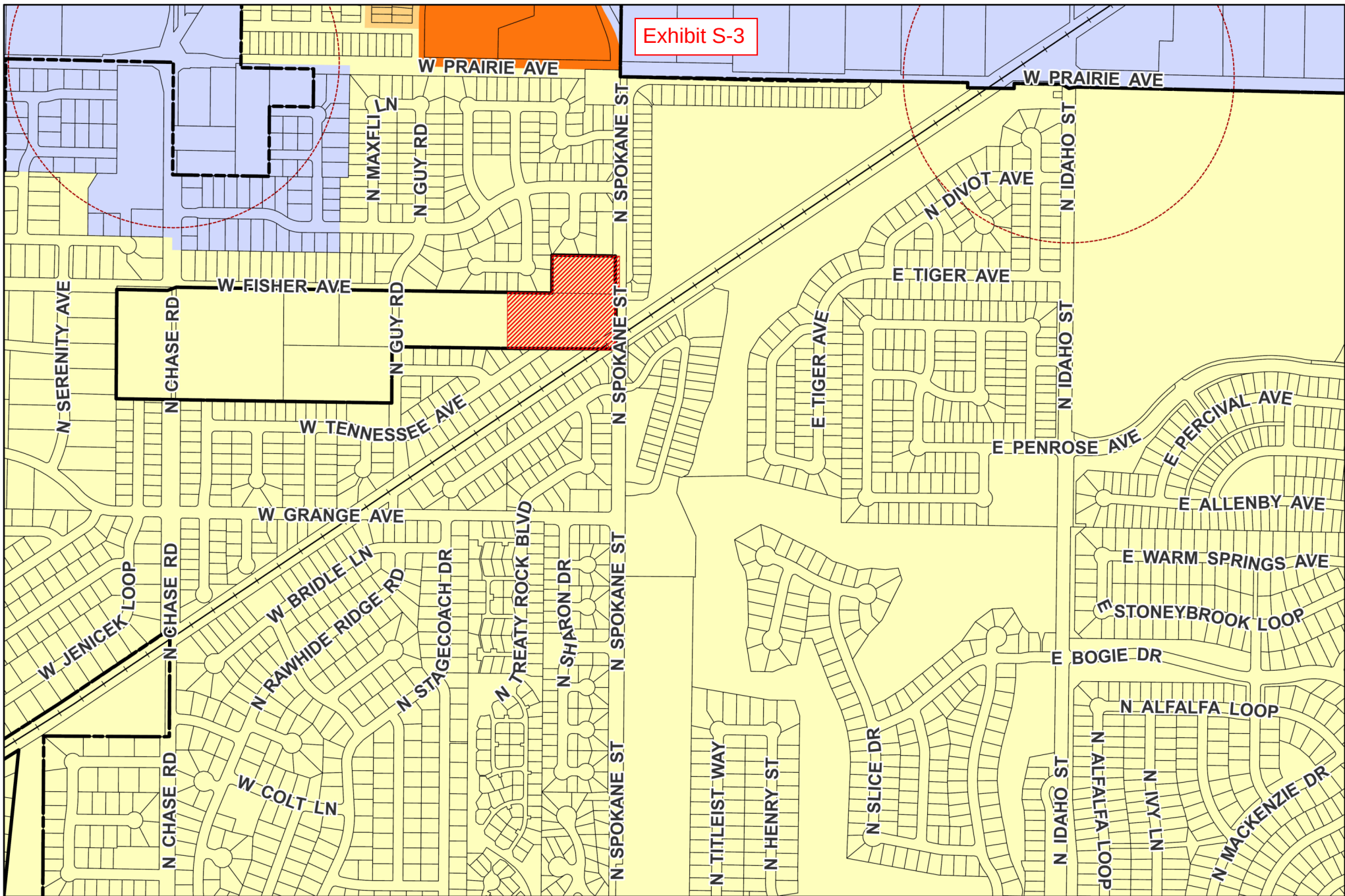


Exhibit S-3

Future Land Use Designation
Steckman Annexation
ANNEXATION
ANNX-24-9



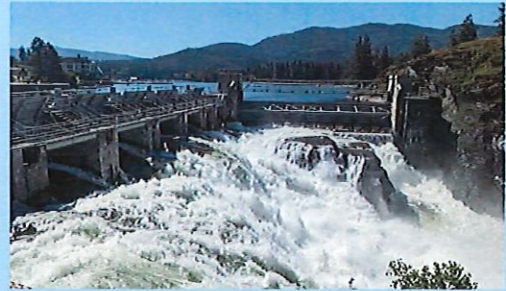
- Post Falls City Boundary
- Tax Parcels
- Subject Site
- Commercial Activity Node
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Transitional



Steckman Annexation

ANNX-24-9

February 11, 2025



Jon Manley – Planning Manager

1

OWNER: Blackwell Homes, LLC

APPLICANT: Van Houten Consulting and Design, LLC

REQUESTED ACTIONS:

Applicant is asking for a recommendation to City Council for Medium Density Residential (R2) zoning on approximately 6.7-acres as part of an annexation request into the City of Post Falls.

Steckman Annexation



2

Land Use & Site

- Currently there is a single-family use
- Over the Rathdrum Prairie Aquifer

Water

- East Greenacres Irrigation District

Wastewater

- City of Post Falls
- The City has the capacity to provide service and is willing to serve to the property at the requested density
- Existing septic systems will be required to be abandoned and remaining structures to be connected to the City's Water Reclamation system at the time of development

Traffic

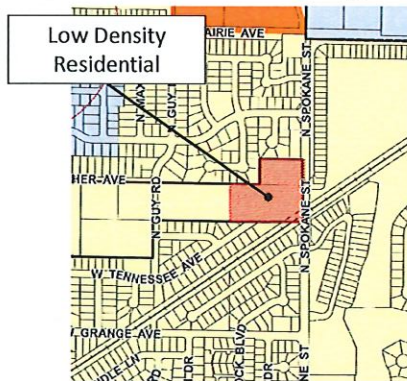
- Spokane St. is an arterial roadway
- Tennessee Ave. is a local residential roadway
- Additional rights-of-way and easement would need to be provided as part of annexation for Spokane St.

Additional Information



5

Future Land Use Designation



This category encompasses all types of single-family residential uses up to eight dwelling units per acre

Implementing Zoning Districts: R-1-S, R-1, R-2, RM, SC3, Per Focus Area.

Central Prairie Focus Area



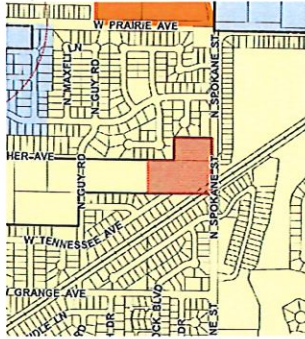
Future Land Use Designation/Focus Area



6

Zone Change Comprehensive Compatibility

Future Land Use Designation



Focus Area

Central Prairie

Future growth should embrace a variety of housing types and land uses, maintain quality standards, and provide even greater emphasis on pedestrian friendliness and connecting neighborhoods to community trails and nearby amenities.

Comprehensive Goals

[G.07]: Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability.

Comprehensive Policies

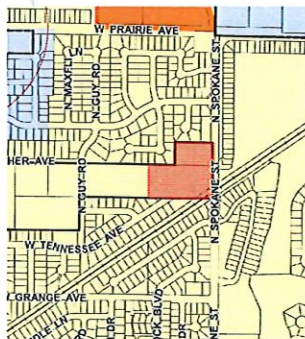
- [P.8]: Encourage compatible infill development.....
- [P.9]: Encourage annexation of County "islands" within the City
- [P.15]: Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes and abilities through provisions of diverse housing types and price levels



7

Zone Change Comprehensive Compatibility

Future Land Use Designation



Focus Area

Central Prairie

Future growth should embrace a variety of housing types and land uses, maintain quality standards, and provide even greater emphasis on pedestrian friendliness and connecting neighborhoods to community trails and nearby amenities.

Comprehensive Goals

[G.06]: Maintain and improve Post Falls' transportation network, on pace and in concert with need and plan objectives

Comprehensive Policies

- [P.24]: Plan for and protect transportation corridors from encroachment and preserve adequate rights-of-way for future corridors including utility facilities
- [P.26]: Maintain and improve the continuity of sidewalks, trails, and bicycle paths in Post Falls.
- [P.33]: Annexation should help implement Post Falls' transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways



8

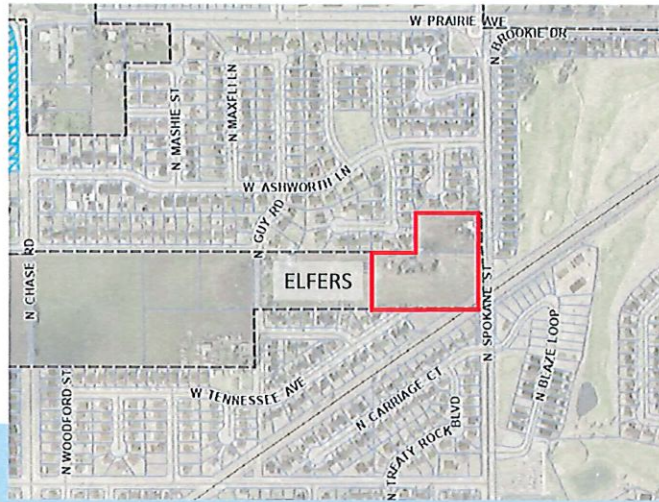
Zone Change Comprehensive Compatibility

Future Land
Use Designation

Focus Area

Comprehensive
Goals

Comprehensive
Policies



[P.24]: Plan for and protect transportation corridors from encroachment and preserve adequate rights-of-way for future corridors including utility facilities

[P.26]: Maintain and improve the continuity of sidewalks, trails, and bicycle paths in Post Falls.

[P.33]: Annexation should help implement Post Falls' transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways



9

- 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?**
- 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?**
- 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?**

Zone Change Review Criteria



10

- | | |
|-----------------------------------|---------------------------------------|
| • Bonneville Power Administration | • Idaho Dept. of Lands |
| • Kootenai County Fire | • Panhandle Health |
| • PF Highway District | • NW Pipeline Corp. |
| • PF School District | • PF Post Office |
| • Avista (WWP-3) | • East Greenacres Irrigation District |
| • Dept. of Environmental Quality | • Spectrum |
| • Phillips 66 (Pipeline company) | • PF Police Department |
| • Yellowstone (Pipeline company) | • Utilities (W/WW) |
| • TransCanada GTN | • Urban Renewal Agency |
| • PF Parks & Rec | • Kootenai County Planning |
| • Kootenai Electric | • City Link |
| • Ross Point Water | • Idaho Transportation Dept. |
| • TDS | • KMPO |

Agencies Notified



11

[PA-1] Post Falls School District – Remain neutral

[PA-2] Kootenai County Fire and Rescue – Review at permitting

[PA-3] Post Falls Police Department - Remain neutral

[PA-4] Phillips 66 (YPL) - No utilities in vicinity

[PA-5] Department of Environmental Quality – No Comment

[PA-6] Idaho Transportation Department - No Comment

Agency Comments



12

3. Existing septic systems will be required to be decommissioned, in conformance with Panhandle Health requirements, and any remaining structures connected to City of Post Falls Sanitary Sewer at the time of future development.
4. Prior to commencement of development of the property, the Owners shall grant to the City or to a municipal water purveyor designated by the City all water rights associated with the land being annexed, but may continue the use of the water for agricultural purposes from the well located on site, if any, until such time that the annexed area is fully developed, at which time Owners shall discontinue the use of any well serving the property and the use of the water for agricultural purposes.

Annexation Agreement



13

- 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?**
- 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?**
- 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?**

Zone Change Review Criteria



14



POST FALLS

SCHOOL DISTRICT #273

DISTRICT OFFICE
P.O. Box 40
Post Falls, ID 83877
PHONE 208-773-1658
FAX 208-773-3218
www.pfsd.com

October 17, 2024

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

Dear Bob,

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

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

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

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

The enrollment status and capacity of each school for the 2023-2024 school year are listed below.

The district will review the current long-range facility plan this fall. A copy of the current plan is included with this letter.

School	2024-2025 Enrollment	Building Capacity
Greensferry Elementary	409	525
Mullan Trail Elementary	343	500
Ponderosa Elementry	469	570
Prairie View Elementary	350	525
Seltice Elementary	375	560
Treaty Rock Elementary	383	525
West Ridge Elementary	427	525
Post Falls Middle School	748	920
River City Middle School	557	750

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

Post Falls High School	1636	1800
New Vision High School	105	225

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

January 23, 2025

Nancy Thurwatcher
Planning Administrative Specialist
nthurwatcher@postfalls.gov

RE: Notice to Jurisdiction Response

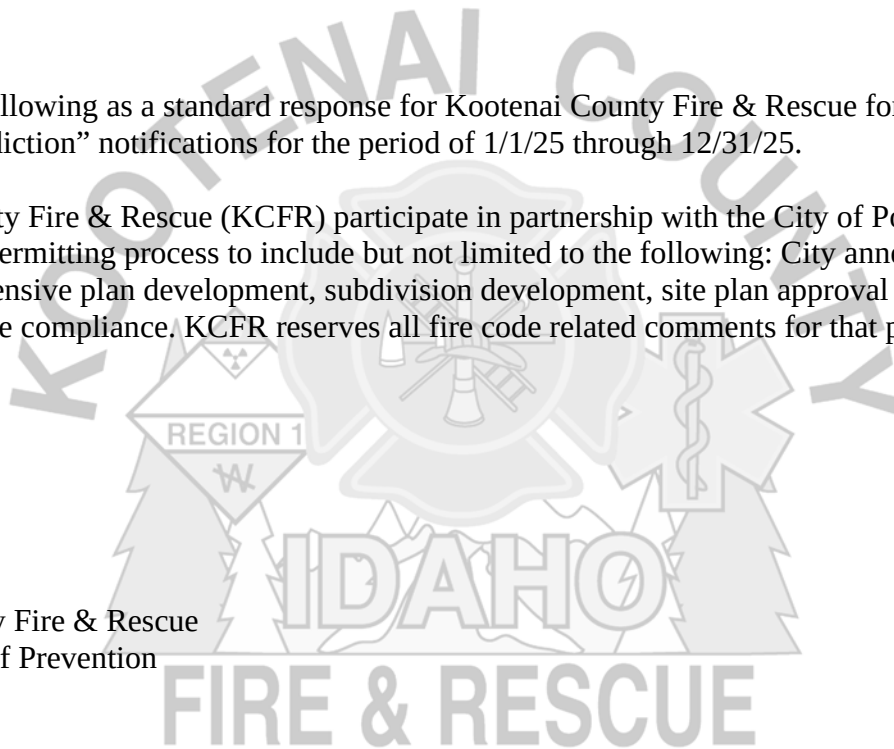
Dear Nancy,

Please use the following as a standard response for Kootenai County Fire & Rescue for all applicable "Notice to Jurisdiction" notifications for the period of 1/1/25 through 12/31/25.

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

Respectfully,

Jeryl Archer
Kootenai County Fire & Rescue
Division Chief of Prevention
Fire Marshal





1717 E Polston Ave. ♦ Post Falls, ID 83854 ♦ Phone (208) 773-3517 ♦ Fax (208) 773-3200

January 23rd, 2025

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: Steckman Annexation File No. ANNX-24

The Police Department has reviewed the above listed annexation request and will remain Neutral on this request. The Police Department will comment further during the permitting process if approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark J. Brantl".

Mark J. Brantl
Captain
Post Falls Police Department

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Thursday, January 23, 2025 12:17 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions Steckman Annexation File No. ANNX-24-9
Attachments: Exhibit PH-2 NTJ_PZ_Steckman Annx.pdf

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

Hi Nancy,

Phillips 66 does not have any utilities within your attached project vicinity.
(Response 12854)

Leo Martinez
Associate, Operations Support • Real Estate Services

O: 805-541-8912 | M: 805-610-0307 | F: 805-538-6204
18781 El Camino Real | Atascadero, CA 93422
Leo.Martinez@phillips66.com



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, January 23, 2025 11:06 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carriann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Patton, Michael M <Michael.M.Patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health

Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Friday, January 24, 2025 9:12 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Steckman Annexation File No. ANNX-24-9

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

Good Morning,

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

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422
www.deq.idaho.gov

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, January 23, 2025 9:06 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <robert.beachler@itd.idaho.gov>; Ron

From: [Robert Beachler](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdictions Steckman Annexation File No. ANNX-24-9
Date: Wednesday, January 29, 2025 8:11:40 AM
Attachments: [image001.png](#)

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

No Comment from the Idaho Transportation Department.

Robert Beachler
District 1 Planning Program Manager
Idaho Transportation Department
600 W. Prairie Ave
Coeur d'Alene, ID 83815
robert.beachler@itd.idaho.gov
(208) 772-1216
Office Hours M-TH 6-4:30

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, January 23, 2025 9:06 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <CarrieAnn.Hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle

Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pccorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.com>; Sherman <Sherman@cdagarbage.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@ZiPLY.com>; URA <postfallsura@gmail.com>

Cc: Anna Staal <astaal@postfalls.gov>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Media Center <mediacenter@postfalls.gov>; Nancy Hampe <nancyradiantlake@gmail.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallop@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

Subject: Notice to Jurisdictions Steckman Annexation File No. ANNX-24-9

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please find attached the Notice to Jurisdictions for the Steckman Annexation File No. ANNX-24-9 that is scheduled for the Planning and Zoning meeting on February 11, 2025. The draft staff report will be on the city's website shortly.

Thank you,

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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

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**CITY OF POST FALLS
STAFF REPORT**

DATE: January 22, 2025

TO: POST FALLS PLANNING AND ZONING COMMISSION

FROM: JON MANLEY, PLANNING MANAGER • jmanely@postfalls.gov • 208-457-3344

SUBJECT: STAFF REPORT FOR THE FEBRUARY 11, 2025, P&Z COMMISSION MEETING
ELFERS ANNEXATION ANNX-24-10

INTRODUCTION:

Van Houten Consulting and Design, LLC is requesting, on behalf of Cooper Family Trust, the property owner, approval to annex approximately 4.89-acres (5.2 with rights-of-way) into the City of Post Falls with a zoning request of Medium Density Residential (R2) (Exhibit A-2). The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action pertaining to the annexation. The approval criteria for establishing zoning are:

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?
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?
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?

PROJECT INFORMATION:

Project Name / File Number: Elfers Annexation File No. ANNX-24-10

Owner(s): Cooper Family Trust, PO Box 1692, Sumner, WA 98390

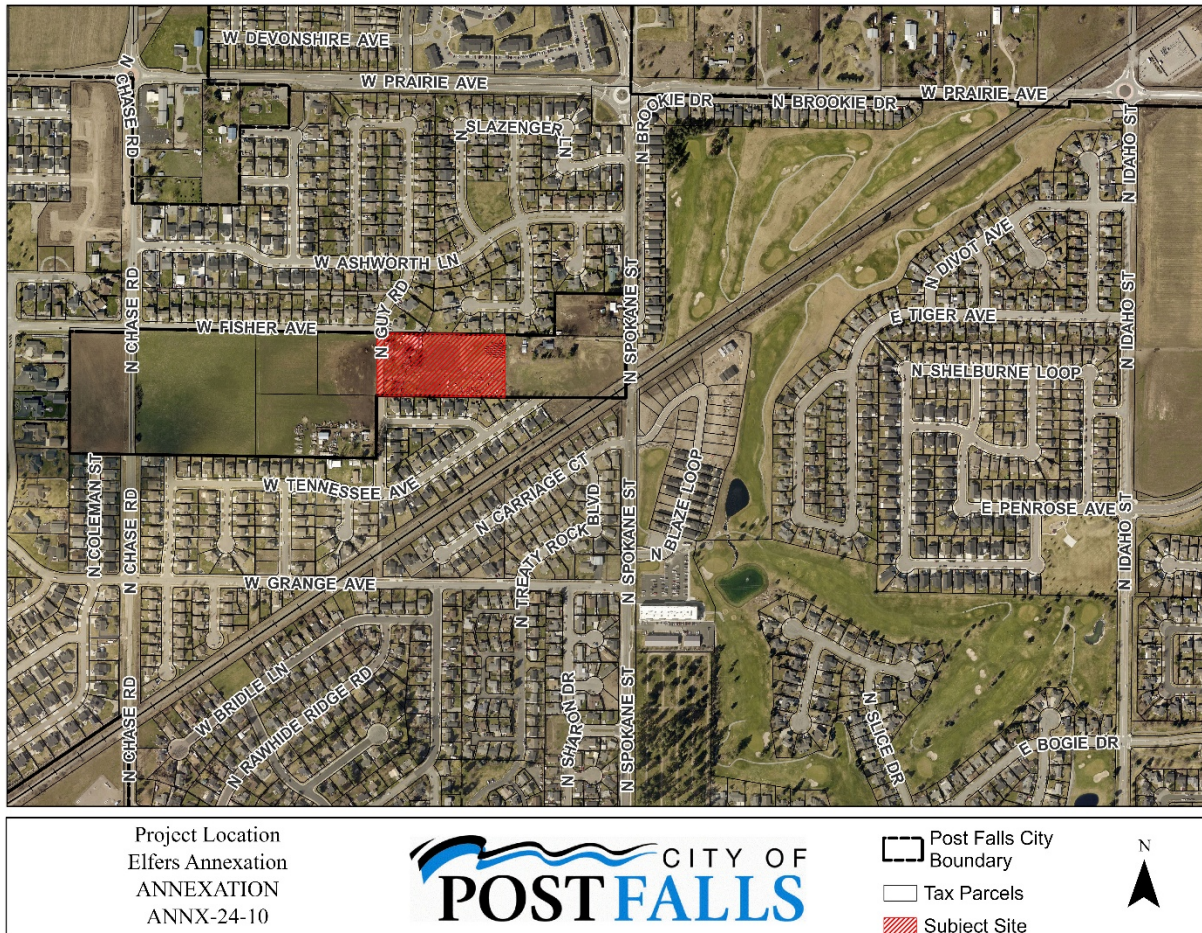
Applicant: Van Houten Consulting and Design, LLC, 401 ½ E. Sherman Ave. Ste. 208, Coeur d'Alene, ID 83814

Project Description: Annex approximately 4.89-acres into the City of Post Falls with a zoning request of Medium Density Residential (R2).

Project Location: The property is located at 3556 N. Guy Road.

AREA CONTEXT (proposed site hatched red below):

Area Context Vicinity Map



Surrounding Land Uses: Located to the north is the Greenside Vistas single-family residential subdivision. Directly west of the subject site, across N. Guy Road, is vacant property. The Peregrine Place single-family subdivision is located south of the subject site. To the east the uses are large lot residential single-family use, that is currently in the process of annexation.

EVALUATION OF ZONING APPROVAL CRITERIA:

The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria provides the framework for decision making for the Planning Commission and City Council.

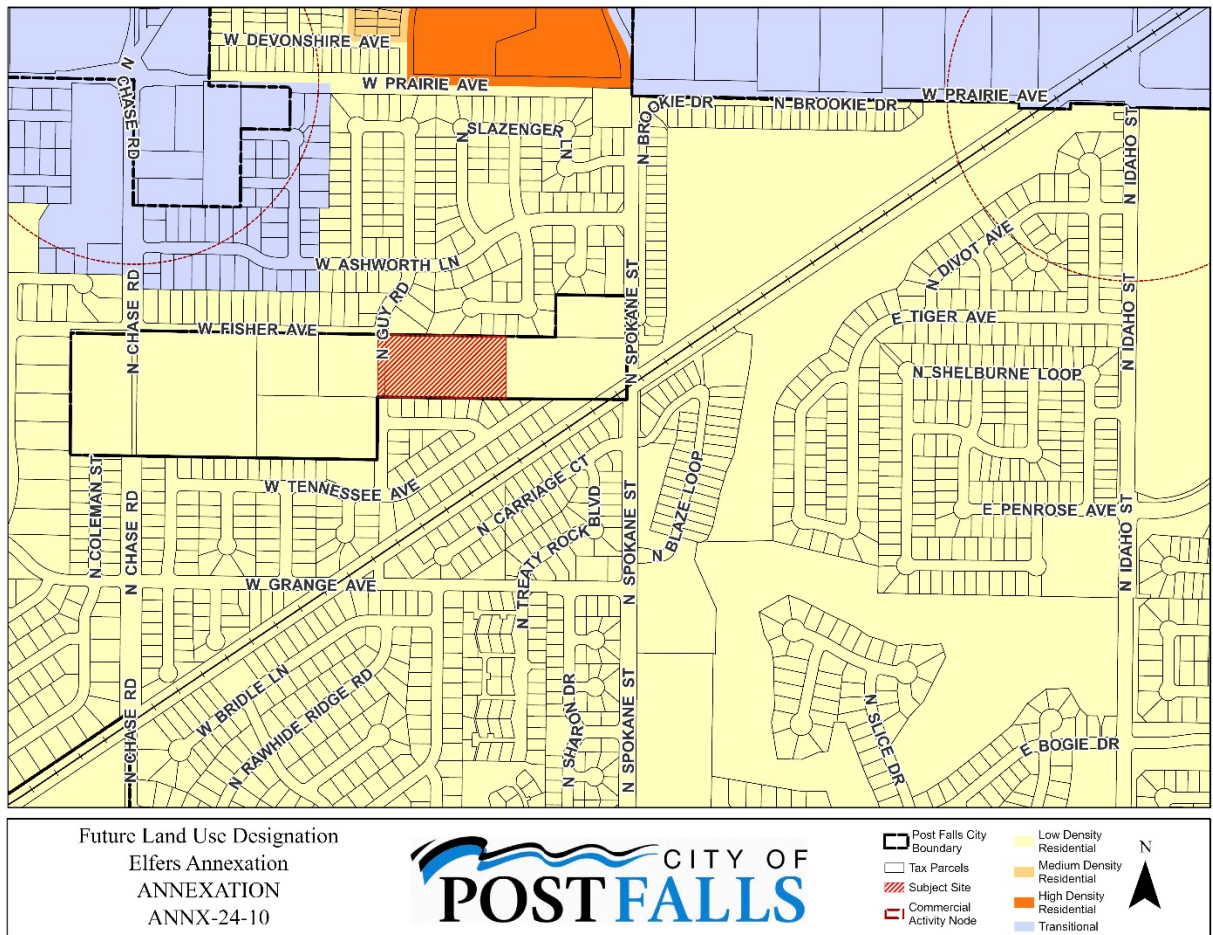
ZONE CHANGE REVIEW CRITERIA

- 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?**

The Future Land Use Map classifies this property with the land use designation of Low-Density Residential (See Following Image). This category encompasses all types of single-family residential uses up to eight dwelling units per acre and also supports land uses such as parks, schools, and public facilities. Densities may vary as appropriate to location, street and infrastructure capacities,

planned development patterns and compatibility with existing development. Use patterns blending commercial and residential may be considered in areas as they develop, provided they are consistent with the Focus Area descriptor, feature higher traffic volumes, and/ or are located and designed to function as a pedestrian-friendly focal point of the surrounding neighborhood. Such patterns should feature an interconnected street system allowing easy, all-modes access to adjoining neighborhoods.

The following are the Implementing Zoning Districts: R-1-S, R-1, R-2, RM, SC3, Per Focus Area.



The proposed annexation is located within the Central Prairie Focus Area, which states the following:

To date, development trends in the Central Prairie area have been focused on addressing single-family housing needs. But with land values increasing, new projects are more likely to integrate higher density housing with community amenities to broaden their appeal to buyers. Future growth should embrace a variety of housing types and land uses, maintain quality standards, and provide even greater emphasis on pedestrian friendliness and connecting neighborhoods to community trails and nearby amenities. Prairie Avenue's role as a major east/west connecting corridor may spur interest in commercial use development.

The following items affirm or guide development of key policies for this area, or suggest future action items for the Central Prairie focus area:

- Focus multi-family along Prairie Avenue;
- Focus commercial development along Prairie Avenue and near identified commercial nodes;
- **Support provisions for a variety of housing types and densities;**
- Focus provisions for commercial uses along arterial/collector streets where traffic volume exceeds 4,000 vehicles per day.

Staff Comment: The proposed Medium Density Residential (R2) zone aligns with the future land use designation by staying within the eight dwelling units per acre as proposed. The R2 zoning could assist with providing provisions for a variety of housing types and densities.

- 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;**
Goals and Policies (listed by policy number) that may be relevant to this annexation request are shown below, followed by staff comments.

The following goals may or may not assist with this zone change request.

Goal 1: Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health

In seeking long-term prosperity, residents understand the need to build economic diversity – capitalizing on access to neighboring job centers as well as developing a strong business base within City limits. This plan supports strategies that build and sustain a diverse, balanced economic base, retain existing quality of life assets, and help keep Post Falls prosperous.

Goal 7: Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability.

Cities exercise considerable influence over land use, in turn influencing the type and character of development, patterns of growth, and the short and long-term financial impact of growth on the local economy. Consequently, this plan supports the allocation of land use types, parks features and other areas sufficient to achieve overall plan objectives.

Goal 15: Maintain and Improve the City's water and sewer infrastructure, anticipating future needs regarding population and regulatory conditions.

Provision of clean, safe water and responsible treatment and disposition of wastewater are essential services for any community. Post Falls recognizes the extreme value of potable water and wastewater treatment as relates to its future, and working with all providers, pledges to manage provision of water and wastewater services, sustaining growth and community vitality

The following policies may or may not assist with this zone change request.

Policy 2: Apply or revise zoning designations with careful consideration of factors including:

- Future land use mapping.

Staff Comment: This has been addressed in Criteria 1.

- Compatibility with surrounding land uses.

Staff Comment: Existing uses surrounding the subject site are predominantly

residential single-family, which aligns the proposed single-family use.

- Infrastructure and service plans.

Staff Comment: Sanitary Sewer for the site is in the adjacent N. Guy Road. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. Flows go the Guy Road lift station, which has available capacity to service the property at the requested zoning. The City is in the process of designing system improvements that will remove the Guy Road Lift Station and provide additional long-term capacity, in conformance with the Water Reclamation Master Plan. The City's Water Reclamation System has the capacity to provide service and the City is willing to serve to the property at the requested density. Existing capacity is not a guarantee of future service.

The property is not subject to any Local Improvement Districts (LID's), Subsequent User Agreements or Sewer Surcharges.

Existing septic systems would be required to be decommissioned, in conformance with Panhandle Health requirements, at the time of site development.

The Site is currently provided water service from the East Greenacres Irrigation District.

- Existing and future traffic patterns.

Staff Comment: The property is adjacent to Guy Road, a local residential street. All of the adjoining Guy Road rights-of-way should be brought into the City with annexation. Additional rights-of-way dedication would be required with annexation, along with dedication of a sidewalk, drainage, and utility easement, complying with adopted City Design Standards:

Guy Road – Local Roadway, 35-foot ½ road rights-of-way, which would measure 15 feet of additional rights-of-way and aligning with the existing easterly rights-of-way line for Guy Road in the Subdivisions of Peregrine Place and Greenside Vistas. Additionally, a 10-foot sidewalk, drainage, and utility easement would be required adjacent to the dedicated rights-of-way.

- Goals and policies of the comprehensive plan, related master plan and/or facility plans.

Staff Comment: The response to this is embedded within the analysis of this staff report.

Policy 8: Encourage compatible infill development and redevelopment of vacant and under-utilized properties within City limits.

Staff Comment: This site would be considered a compatible infill development area and within the exclusive tier of the Area City Impact. Having this approved to be incorporated into the City may help meeting this policy.

Policy 9: Encourage annexation of County "islands" within the City, with priority given to areas:

- Surrounded by incorporated areas.

Staff Comment: The site is currently within a County "island".

- That have readily available service infrastructure and capacity.

Staff Comment: The City of Post Falls is the purveyor for Sanitary Sewer. Sanitary sewer and water infrastructure (East Greenacres) is located adjacent to the property. The City has capacity and is willing to provide sewer service to the site.

Guy Road is a classified Local Street, requiring infill paving and construction of urban improvements matching to the existing improvements immediately to the north and south. Dedications of rights-of-way and easement would aid in accommodating the completion of missing improvements within an existing county island section.

- That support increased development intensity near the urban core.

Staff Comment: The location of the proposed annexation is not near the urban core.

Policy 14: Follow all annexation procedures established by Idaho State Statutes and applicable City ordinances.

Staff Comment: Idaho State Statutes and City ordinances associated with annexations have and will be followed for this proposal.

Policy 24: Plan for and protect transportation corridors from encroachment and preserve adequate rights-of-way for future corridors including utility facilities.

Staff Comment: Additional rights-of-way(s) and easement(s) would need to be provided as part of annexation. Annexation shall include all rights-of-way adjoining the site currently within the County.

Policy 26: Maintain and improve the continuity of sidewalks, trails, and bicycle paths in Post Falls.

Staff Comment: Upon the development of the site, frontage improvements will be required to be completed. This allows for continuity of pedestrian pathways along N. Guy Road. In collaboration with the proposed annexation to the east (Steckman Annexation), an east/west connection to Idaho Rd. could be established.

Policy 33: Annexation should help implement Post Falls' transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways.

Staff Comment: Upon the development of the site from a subdivision, roadway and pedestrian improvements will be required to be completed. This allows for continuity of roadways and pedestrian pathways for N. Guy Road. In collaboration with the proposed annexation to the east (Steckman Annexation), an east/west

connection to Idaho Rd. could be established.

Policy 45: Guide annexation decisions guided by and considering:

- Master plans for water, sewer, transportation, parks, schools, and emergency services.

Staff Comment: Compliance with associated master plans has been outlined previously within this staff report. Schools and emergency services have been notified of this request and have been given the chance to comment on the request.

- Provision of necessary rights-of-way and easements.

Staff Comment: Dedication of additional rights-of-way and associated easements have been previously addressed and will be described as part of the annexation agreement.

- Studies that evaluate environmental and public service factors.

Staff Comment: No known environmental studies have been conducted however Panhandle Health District and the Department of Environmental Quality have been notified of this request and have been given the chance to comment on the request. Per Idaho Code, no known Interstate pipelines are located within 1,000 feet of the proposed annexation and subdivision. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System has the capacity to provide service and the City is willing to serve to the property at the requested density. Existing capacity is not a guarantee of future service.

- Timing that supports orderly development and/or coordinated extension of public services.

Staff Comment: The property is abutting the City of Post Falls on the northern and southern sides. Utilities are located adjacent to the property and capable of providing service to the property. The City of Post Falls currently maintains and operates the water reclamation facilities adjoining the site.

Rights-of-way for Guy Rd., adjacent to the site, are owned by the Post Falls Highway District and maintained (by maintenance agreement) by the City of Post Falls. Urban transportation improvements along Guy Road exist to the north and south of the property.

Annexation of the property would create no net increase in the operational and maintenance costs of the adjoining City infrastructure.

- Comprehensive plan goals and policies.

Staff Comment: The response to this is embedded within the analysis within this section.

Policy 74: Provide plans and development standards that protect and enhance existing natural systems, natural resources, and open spaces.

Staff Comment: Within the R2 zoning request there are standards that require certain amounts of open space to be provided within the development. Beautify and enhance community value.

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.

Staff Comment: There have been no identified "Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city" at this point in time.

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

Bonneville Power Administration	City Link	Post Falls Area Chamber
Post Falls Post Office	Post Falls Parks & Rec	PF Police Department
Post Falls School District	Post Falls Highway District	Utilities (W/WW)
Kootenai Electric	Kootenai County Fire	Department of Environmental Quality
Ross Point Water	East Greenacres Irr. District	Urban Renewal Agency
Idaho Department of Lands	Idaho Transportation Department	Panhandle Health District
KMPO	Kootenai County Planning	Yellowstone Pipeline Co.
Phillips 66 Pipeline Co. (Conoco)	NW Pipeline Corp.	BNSF
TC Energy (TransCanada GTN)	Avista Corp. (WWP-3)	TDS Telecom
Ziply Fiber	Spectrum	Coeur d'Alene Garbage
Coeur d'Alene Press		

PUBLIC PROCESS: Notice of the proposed annexation was sent to appropriate jurisdictions on January 23, 2025 and mailed to property owners within 300 feet of the proposed project on January 21, 2025. Notice has been published in the Coeur d'Alene Press on January 23, 2024. The property will be posted by January 31, 2025.

MOTION OPTIONS: The Planning and Zoning Commission must provide a recommendation of zoning to City Council along with an evaluation of how the proposed development does/does not meet the required evaluation criteria for the requested annexation. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT: Should the Planning & Zoning Commission move to recommend approval; staff proposes the following conditions:

1. Dedications of rights-of-way and easements along Guy Road. 15-feet of additional rights-of-way aligning with the existing eastern Guy Road rights-of-way line in the subdivisions of Greenside Vistas and Peregrine Place. Along with a 10-foot Sidewalk, Drainage and Utility easement adjoining the new rights-of-way dedication.
2. All existing rights-of-way for Guy Road that adjoin the site shall be annexed to the City of Post Falls.
3. Existing septic systems will be required to be decommissioned, in conformance with Panhandle Health requirements, and any remaining structures connected to City of Post Falls Sanitary Sewer at the time of future development.
4. Prior to commencement of development of the property, the Owners shall grant to the City or to a municipal water purveyor designated by the City all water rights associated with the land being annexed, but may continue the use of the water for agricultural purposes from the well located on site, if any, until such time that the annexed area is fully developed, at which time Owners shall discontinue the use of any well serving the property and the use of the water for agricultural purposes.

ATTACHMENTS:**Applicant Exhibits:**

Exhibit A-1	Annexation Application
Exhibit A-2	Narrative
Exhibit A-3	Vicinity Map
Exhibit A-4	Owner Authorization

Staff Exhibits:

Exhibit S-1	Vicinity Map
Exhibit S-2	Zoning Map
Exhibit S-3	Future Land Use Map

Annexation

ANNX-24-10

Submitted On: Nov 25, 2024

Applicant

 Merle Van Houten
 2089304000
 merle@vanhoutencd.com

Primary Location

Point Location: 47.7410, -116.9532

Application Information

Did an Annexation Pre-app take place?

Yes

Applicant Type

Engineer

Description of Project/Reason for Request

Annexation of 3556 Guy Rd into the City of Post Falls under the R-2 zone.

Existing Zoning

AG

Adjacent Zoning

R-1

Current Land Use

Residential

Adjacent Land Use

Residential

Proposed Zone

R-2

Owner Information

Name

Andy Elfers

Company

Prestige Equity Partners

Phone

2533347256

Email

andy@prestigeequitywa.com

Address

PO Box 1692

City, State, Zip Code

Sumner, WA 98390

Application Certification

The applicant (or representative) must be present at the public hearing to represent this proposal or the application will not be heard. The applicant will be responsible for costs to re-notice the public hearing.

true

Project Narrative

Annexation of:

Parcels #51N05W-27-2950, #0-3020-27-021-AA

& 0-3020-27-022-AA

Kootenai County, Idaho

Applicants:

3635 & 3599 Spokane St
Blackwell Homes, LLC
2229 Dakota Ave
Hayden, ID 83835

3556 Guy Rd
Prestige Equity Partners
PO Box 1692
Sumner, WA 98390

Prepared by:

Merle Van Houten, P.E., LEED AP



Van Houten Consulting and Design, LLC
401 ½ E Sherman Ave Ste. #208
Coeur d'Alene, ID 83814
(208) 930-4000

November 25th, 2024

Project Narrative For Parcels #51N05W-27-2950, #0-3020-27-021-AA & 0-3020-27-022-AA ANNEXATION

Existing Conditions

This request for annexation is being made for three parcels, 3635 & 3599 Spokane St and 3556 Guy Rd. Each of the subject properties are primarily pasture and have existing single-family residences. 3635 Spokane St is approximately 2.06 acres and 3599 Spokane St is about 4.64 acres. The eastern portion of the north property (3635) is comprised of a residence and detached shop/garage. The western two-thirds of the north property is largely cleared of vegetation. The south parcel (3599) is mostly cleared pasture with a driveway near the north edge leading to the home situated on the west side of the parcel. The parcel fronting Guy Rd has two residences and a few outbuildings over 4.9 acres. The terrain is nearly level and typical of land on the Rathdrum Prairie.

All parcels lie in a small pocket of unincorporated land surrounded by Greenside Vistas subdivision to the north, Grayling Estates to the east, and Peregrine Place to the south. These existing communities have been developed in the City of Post Falls as R-1. It should be noted that the lots in Grayling Estates are 5,500 sf in area, which is less than the minimum R-1 lot size of 6,500 sf.

The section of Spokane Street adjacent to the subject properties is classified as a Major Collector Road. Guy Road on the west side of the parcels is a local residential road. Brookie Court is a private road which intersects Spokane St directly across from the subject property. Tennessee Avenue currently dead-ends into the south side of the parcels as a local residential Road. An active railroad track chamfers the southeast corner of the properties.



Existing Conditions Aerial Image

East Greenacres Irrigation District is the water purveyor while the City of Post Falls has jurisdiction over sewer. Sewer connections are available in Spokane St and Tennessee Avenue. Existing water mains are located at Tennessee Avenue and within an easement in the property's NW corner.



Looking west from Spokane St along the northern parcel boundary.



Looking west from Spokane St along the southern parcel boundary.

Annexation Narrative

The primary objective of this R-2 annexation request is to create affordable single-family residences. KMPO projects that 75,000 people will be living in Post Falls by 2035 but only a fraction of them can afford today's median home price of \$526,000 within Kootenai County. The City's 2020 Comprehensive Plan adopted a growth rate which, "equates to approximately 73,000 new residents in Post Falls by the year 2040" (emphasis added). There is a desperate need for attainable housing, but the minimum lot size of a standard R-1 subdivision sets the price point too high and puts that goal out of reach. A cottage home SUP in the R-1 zone reduces the lot area but caps the maximum home size at 1,400 square feet. This document will demonstrate how the R-2 designation will achieve something R-1 cannot, attainable single-family housing with larger house layouts than the cottage standard all while still complying with the City's Comprehensive Plan. The term 'attainable single-family housing' should be emphasized in that statement as the applicants have no intention of creating duplexes, twin homes, townhomes or a rental community. Lot density will not exceed that defined in the City's Future Land Use Map as Low Density Residential (8 units/acre).

The subject properties are in a small pocket of unincorporated land surrounded by residential developments in the City of Post Falls on three sides. The parcels are already benefited by the Post Falls Police Department, Emergency Services and School District and do not border any other city, making Post Falls the sole choice for annexation and development. An annexation map and legal description of the subject parcels have been prepared and stamped by a surveyor licensed in the State of Idaho.

Zoning

Kootenai County currently designates the northern and western parcels as Agricultural while the eastern parcel is in the Ag-Suburban Zone. The request being made in this application is to designate all parcels as an R-2 single-family development. The R-2 designation is consistent with the City's Future Land Use Map, Focus Area and the goals and policies of the Comprehensive plan as demonstrated below.

Future Land Use Map (at right): Light yellow shading designates the area as "Low Density Residential". Other land uses in the vicinity are "transitional" (blue), "medium density" (peach) and "high density" (orange). The Comprehensive Plan lists R-2 zoning as part of the Low-Density Land Use designation. The principal uses and character of Low Density residential is, "all types of single-family residential uses up to eight dwelling units per acre. The applicants do not wish to deviate from said density or housing type. The property's location along Spokane St allows this to be achieved with no increase to traffic on local residential roads and will in fact decrease traffic on some local roads by connecting Tennessee Ave to Spokane St.



Focus Area (at right): The subject parcels are within the “Central Prairie” Focus Area, which prioritizes single-family housing. The Comprehensive Plan states, “with land values increasing, new projects are more likely to integrate higher density housing with community amenities” and “future growth should embrace a variety of housing types and land uses, [and] maintain quality standards. The purpose of this R-2 request is to make single-family ownership available to working families and maintain quality standards



without exceeding the prescribed density of eight units per acre. An R-1 zoning designation would increase the land value to a point beyond what is considered attainable by many. An R-1 cottage home SUP would remedy the lot size issue but limits the house size to 1,400 sf, which is smaller than what the applicants intend to bring to the market. It is important to note that one of the action items for this focus area is to “Support provisions for a variety of housing types and densities”.

2020 Comprehensive Plan Compatibility

The City of Post Falls’s 2020 Comprehensive Plan was carefully considered when deciding to make the R-2 zoning request. This infill area with direct access to a Major Collector Road presents a unique opportunity create an R-2 development that will bring single-family homeownership within reach to a larger percentage of the population. This will be achieved while still complying with the goals and policies of the Comprehensive Plan.

Consistency with the Goals and Policies of the Comprehensive Plan

- i. This R-2 request was evaluated for compliance with the goals and policies found in Appendix B of the Comprehensive Plan and fits with those assigned the “Land Use” or “LU” designation. Specific goals and policies being met are:
 - G-01 – Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health.
 - The primary objective of R-2 request is to provide attainable housing in close proximity to places of employment. It provides a diverse population of citizens an opportunity for a good quality of life and the ability to work and reside in the same neighborhood.
 - G-02 – Maintain and improve the provision of high-quality, affordable and efficient community services in Post Falls.
 - The proposal will allow for infill development of single-family homes with minimal expansion of city infrastructure. These parcels have already been accounted for in the city’s planned growth. The connection of Tennessee Ave and Guy Rd to Spokane St will provide the current residents of Peregrine Place and surrounding

neighborhoods with a more direct connection to a Major Collector Road and thereby ease traffic on other local residential roads.

- G-03 – Maintain and improve Post Falls’ small-town scale, charm and aesthetic beauty.
 - The parcels will become an affordable single-family style infill development which this goal encourages. The frontage improvements along Spokane St and Guy Rd provides connectivity to the City’s Existing pedestrian corridors.
- G-05 – Keep Post Falls’ neighborhoods safe, vital, and attractive.
 - The applicants do not intend to build duplexes, twin homes or townhomes. Nor do they envision a rental community. Individual single-family residences will be put on the market below median home prices. Many residents could be achieving home ownership for the first time, creating pride in their home and community. This pride in ownership is proven to lead to safer and more aesthetically pleasing neighborhoods.
- G-06 – Maintain and improve Post Falls’ transportation network, on pace and in concert with need and plan objectives.
 - The residents of this infill development will use Spokane St, a major collector road, for almost all vehicle trips generated. The new houses will not have a measurable increase of traffic to existing local residential roads and neighborhoods.
 - The connection of Tennessee Ave and Guy Rd to Spokane St will provide the current residents of Peregrine Place and surrounding neighborhoods with a more direct connection to a Major Collector Road and thereby ease traffic on other local residential roads.
- G-07 – Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City’s long-term sustainability.
 - Presently, there is a need for affordable housing. It is a community need that constantly grabs local headlines. This proposal was developed with that demographic in mind and will thereby bolster long-term sustainability. An R-1 zoning designation will put the value of the individual lots above the median price point. The R-2 designation will allow for an attainable price point without exceeding the prescribed maximum density of eight units per acre.
- P.01 –Support land use patterns that: Maintain or enhance community levels of service; Foster the long-term fiscal health of the community; Maintain and enhance resident quality of life; Promote compatible, well-designed development; Implement goals and policies of the comprehensive plan, related master plan and/or facility plans.

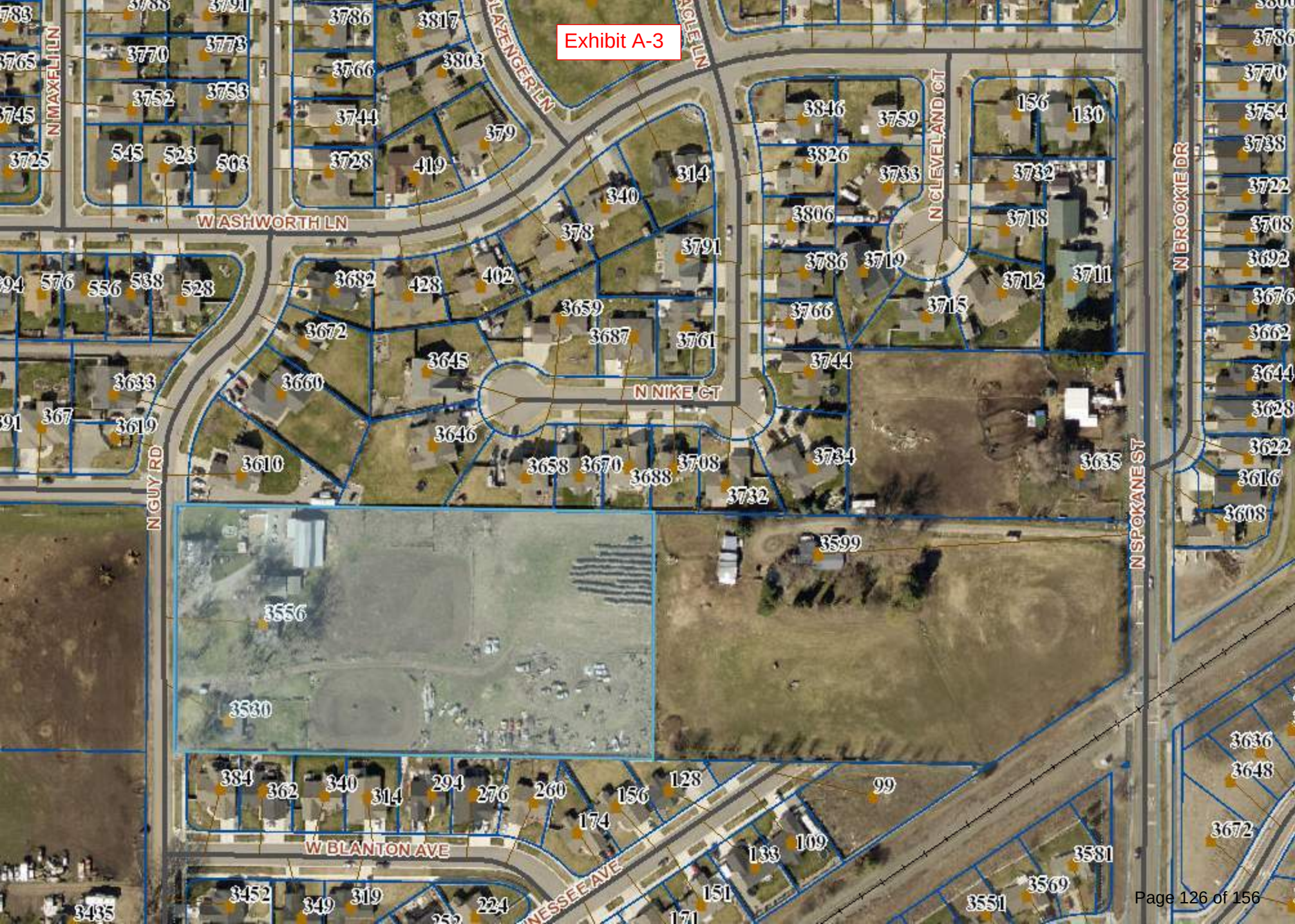
- The applicants' design team and city staff worked closely together to evaluate multiple development options for this infill development. The R-2 zoning designation was recognized by all parties as a means to benefit the City and its citizens with attainable housing in close proximity to places of employment.
- P.02 – Apply or revise zoning designations with careful consideration of factors including: Future land use mapping; Compatibility with surrounding land uses; Infrastructure and service plans; Existing and future traffic patterns; Goals and policies of the comprehensive plan, related master plan and/or facility plans.
 - Existing developments surrounding the subject parcel are all single-family housing. The applicants' vision is to provide the same style housing at a price point that can be more attainable than the options available in the R-1 zone. This will be achieved while still complying with the prescribed density of the future land use map (8 units/acre).
 - The zoning designation does not impact traffic patterns as nearly all traffic will utilize Spokane Street without traveling through other local residential roads or developments. The connection from Tennessee Ave to Spokane St in this development will ease traffic on nearby existing local roads.
- P.06 - Encourage residential development patterns typically featuring: Housing that faces the street edge; An interconnected grid or small-block streets network; Street sections designed for safety, traffic calming and aesthetic appeal, including narrower lanes, sidewalks, landscaping and lighting; Development and utilization of alleys for parking and service access; Vertical or horizontal mixed use where appropriate along the ID-41 corridor and in neighborhood and regional centers.
 - The proposed development will offer housing that faces the street edge; a small-block streets network; and street sections designed for safety. Alleyways and narrower lanes are among the design options being evaluated to create an aesthetic and efficient design.
- P.08 - Encourage compatible infill development and redevelopment of vacant and under-utilized properties within City limits.
 - The subject parcels will be an infill development of single-family homes, making it compatible with the Comprehensive Plan and the surrounding neighborhoods.
- P.09 - Encourage annexation of County "islands" within the City, with priority given to areas: Surrounded by incorporated areas; That have readily-available service infrastructure and capacity; That support increased development intensity near the urban core.

- The subject parcels are within an infill island and have readily available service infrastructure. The city's traffic master plan anticipates right-of-way through these parcels.
- P.14 - Follow all annexation procedures established by Idaho State statutes and applicable City ordinances.
 - This application seeks to demonstrate clear and firm compliance with all applicable statutes and ordinances.
- P.15 - Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes and abilities through provision of diverse housing types and price levels.
 - The R-2 zoning request was a conscious choice to help serve residents of all ages, incomes and abilities find attainable housing, thereby addressing one of the City's biggest needs. This policy cannot be met under the R-1 zoning designation.
- P.33 - Annexation should help implement Post Falls' transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways.
 - The city's traffic master plan anticipates right-of-way through these parcels.
 - The development will improve traffic patterns as nearly all vehicles will utilize Spokane Street without traveling through other local residential roads or developments. The connection from Tennessee Ave and Guy Rd to Spokane St in this development will ease traffic in nearby neighborhoods.
- P.44 - Annexation should leverage existing capital facilities, with minimal need for expansion or duplication of facilities.
 - The subject parcel is considered an infill development because it is surrounded by city infrastructure. Access to public roads and utilities are readily available at the subdivision's boundaries.
- P.45 - Guide annexation decisions guided by and considering: Master plans for water, sewer, transportation, parks, schools and emergency services; Provision of necessary rights-of-way and easements; Studies that evaluate environmental and public service factors; Timing that supports orderly development and/or coordinated extension of public services; Comprehensive plan goals and policies.
 - Annexation of the subject parcels into the R-2 zone brings a small pocket of county land into the city without conflict to a single item of this policy and makes home ownership attainable for families who have been priced out of R-1 subdivisions. When viewing a map

of the City boundary, it is hard to draw any conclusion other than this property should be incorporated into the City of Post Falls.

- ii. Proper Zoning Assignment – The Comprehensive Plan lists R-2 zoning as part of the Low-Density Land Use designation. The land will be developed as detached single-family housing with a maximum density of 8 units per acre. This will bring attainable housing to the market while still complying with the goals and policies of the Comprehensive Plan, as demonstrated in the previous section. City infrastructure is readily available to support the R-2 zoning assignment. The direct link to Spokane Ave means the development will have no negative impacts on existing local residential roads.
- iii. How this annexation benefits the City of Post Falls – Development of the subject properties in the R-2 zone will provide infill development of single-family homes consistent with nearby neighborhoods. Existing public utilities are available to serve the project. Adjacent portions of Spokane Ave and Guy Rd will be improved to meet the City's Transportation plan. The extension of public roads through the parcels will decrease vehicle trips on other local roads. Most importantly, the development will provide much sought-after attainable housing that will bring single-family homeownership within reach to a larger percentage of the population.

Exhibit A-3



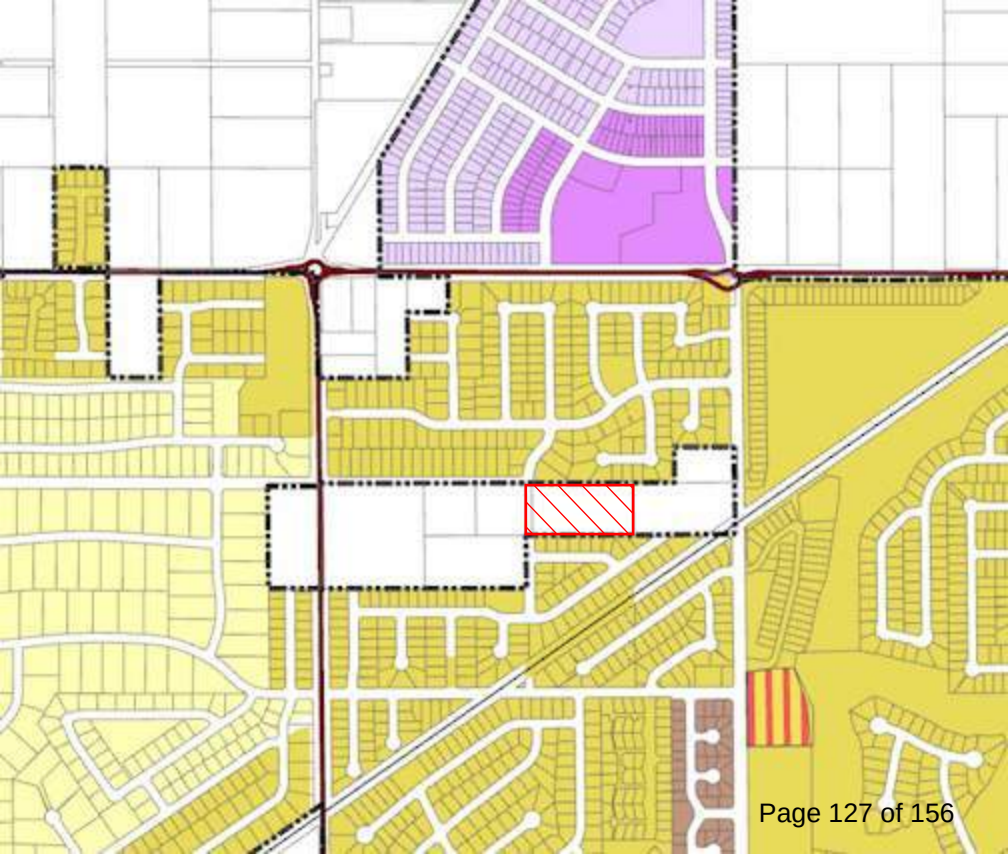


Exhibit A-4

Authorized Representative:
Van Houten Consulting & Design
401 ½ E. Sherman Ave. #211
Coeur d'Alene, ID 83814
Phone: 208-930-4000
Email: merle@vanhoutencd.com

Re: Client Letter of Authorization

To Whom It May Concern,

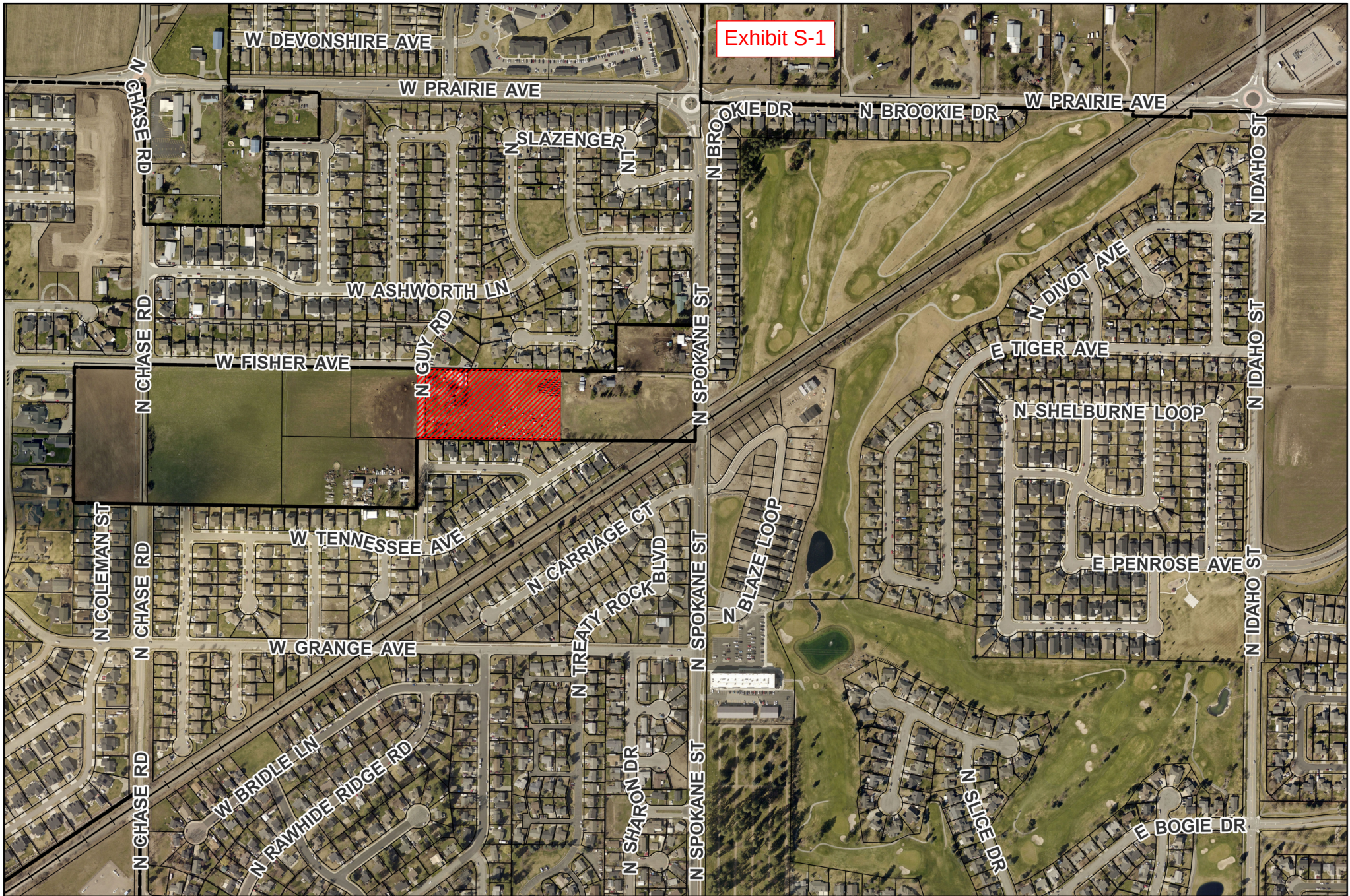
I, Robert Cooper, hereby authorize Van Houten Consulting and Design, LLC to act on my behalf in all manners relating to the annexation of Parcel 0-3020-27-022-AA (AKA 3556 Guy Rd), including representation with the City of Post Falls, East Greenacres Irrigation District and all other applicable agencies. Any and all acts carried out by Van Houten Consulting and Design on our behalf shall have the same effect as acts of our own.

This authorization is valid until further notice from Cooper Family Trust.

Sincerely,

Robert Cooper
Print Name:
Managing Member
Cooper Family Trust

11/13/2024
Date

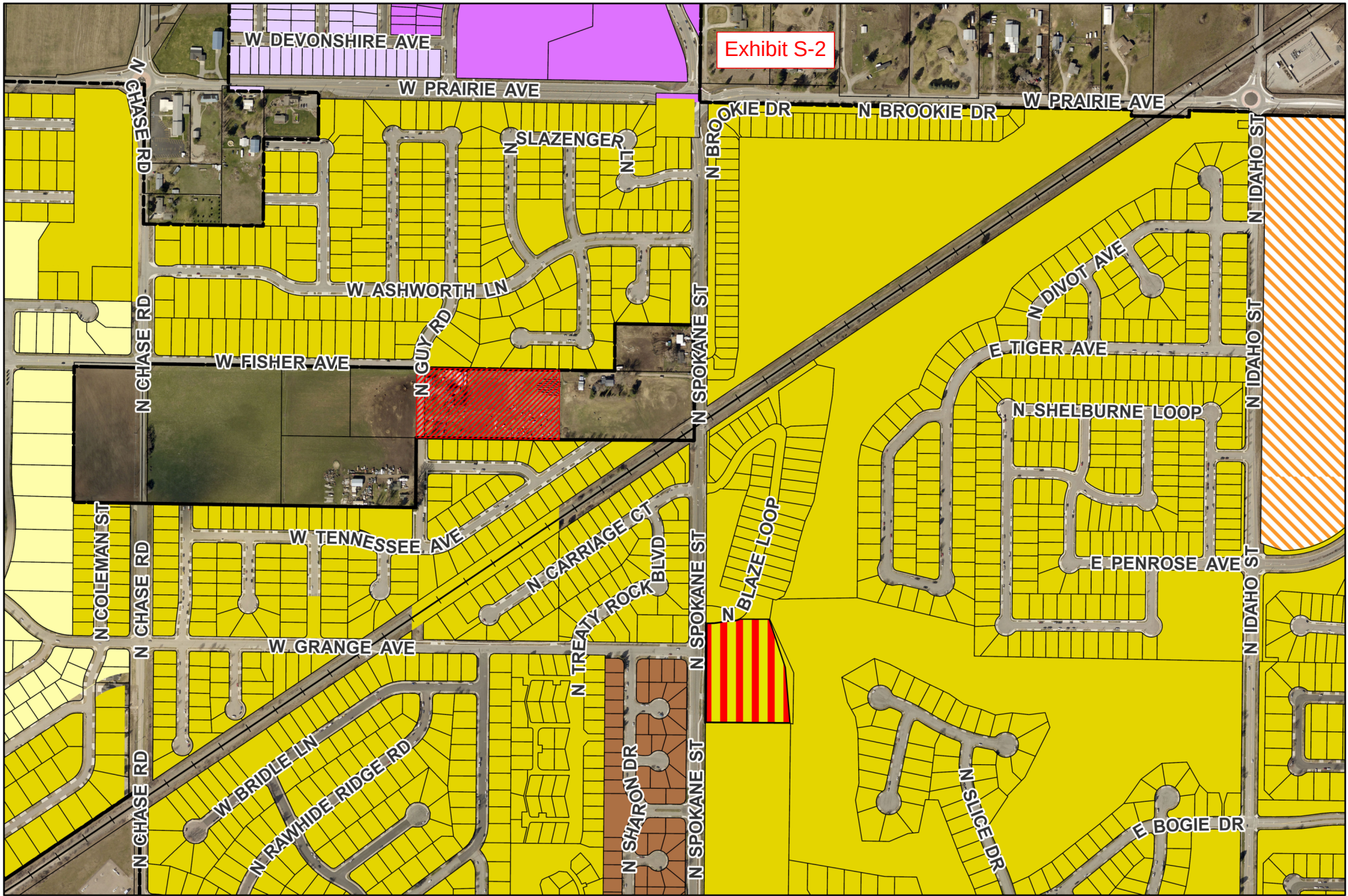


Project Location
Elfers Annexation
ANNEXATION
ANNX-24-10



- Post Falls City Boundary
- Tax Parcels
- Subject Site



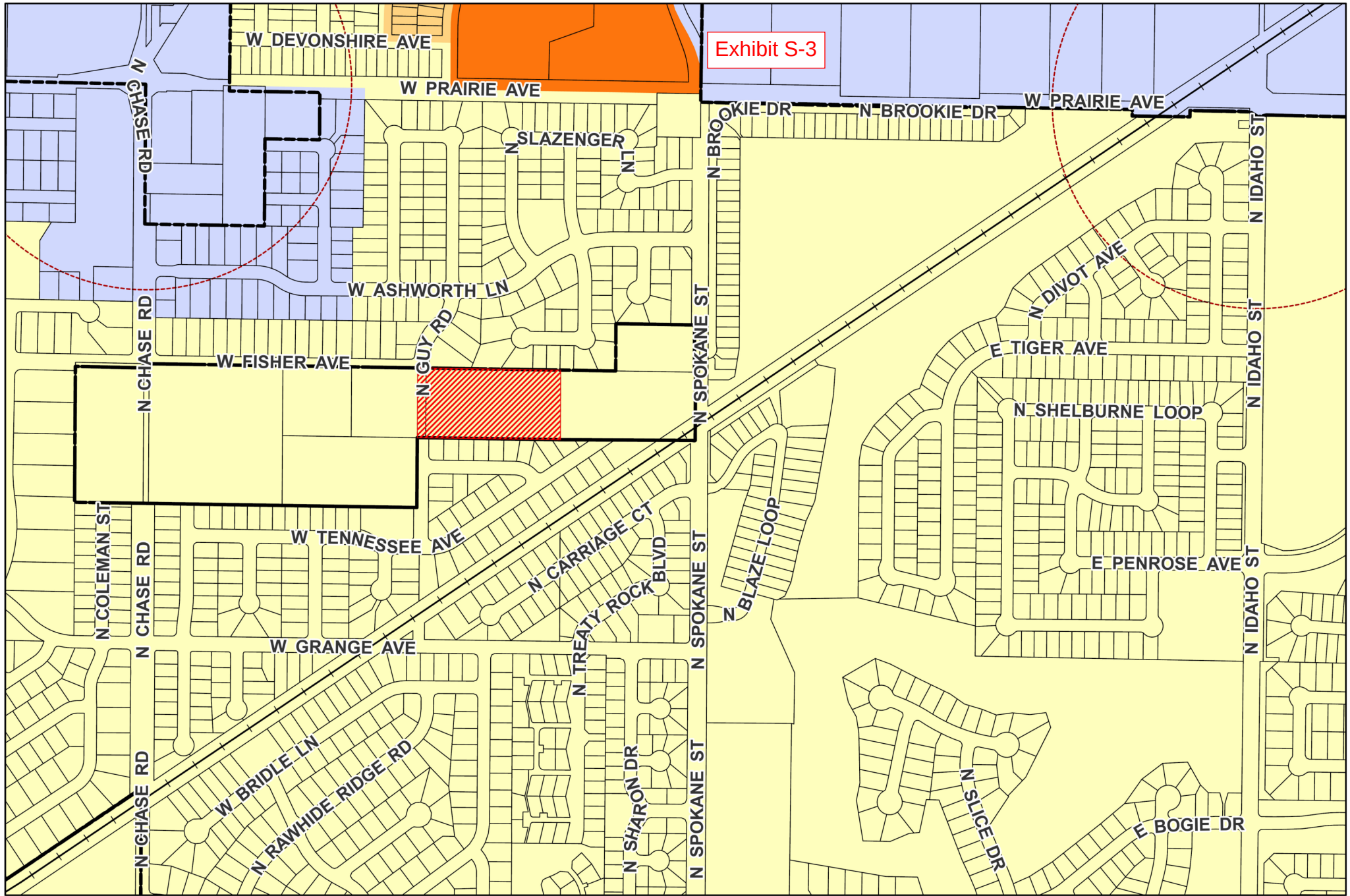


Zoning Map
Elfers Annexation
ANNEXATION
ANNX-24-10



- | | |
|--------------------------|-------|
| Post Falls City Boundary | R-1-S |
| Tax Parcels | R-1 |
| Subject Site | RMHP |
| CCM | SC3 |
| RM | SC4 |





Future Land Use Designation
 Elfers Annexation
 ANNEXATION
 ANNEX-24-10



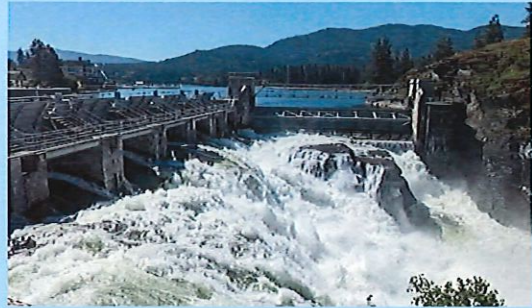
- Post Falls City Boundary
- Tax Parcels
- Subject Site
- Commercial Activity Node
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Transitional



Elfer's Annexation

ANNX-24-10

February 11, 2025



Jon Manley – Planning Manager

1

OWNER: Cooper Family Trust

APPLICANT: Van Houten Consulting and Design, LLC

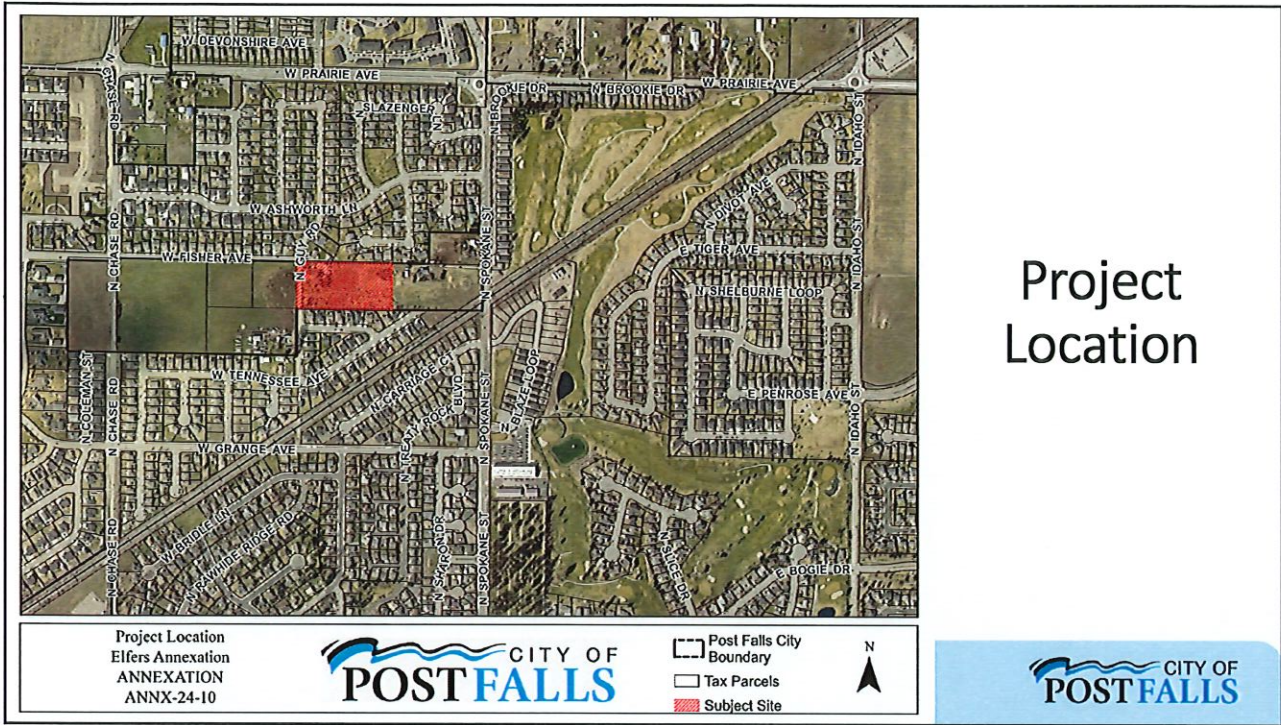
REQUESTED ACTIONS:

- Applicant is asking for a recommendation to City Council for Medium Density Residential (R-2) zoning on approximately 4.89-acres (5.2 with rights-of-way) as part of an annexation request into the City of Post Falls.

Elfer's Annexation

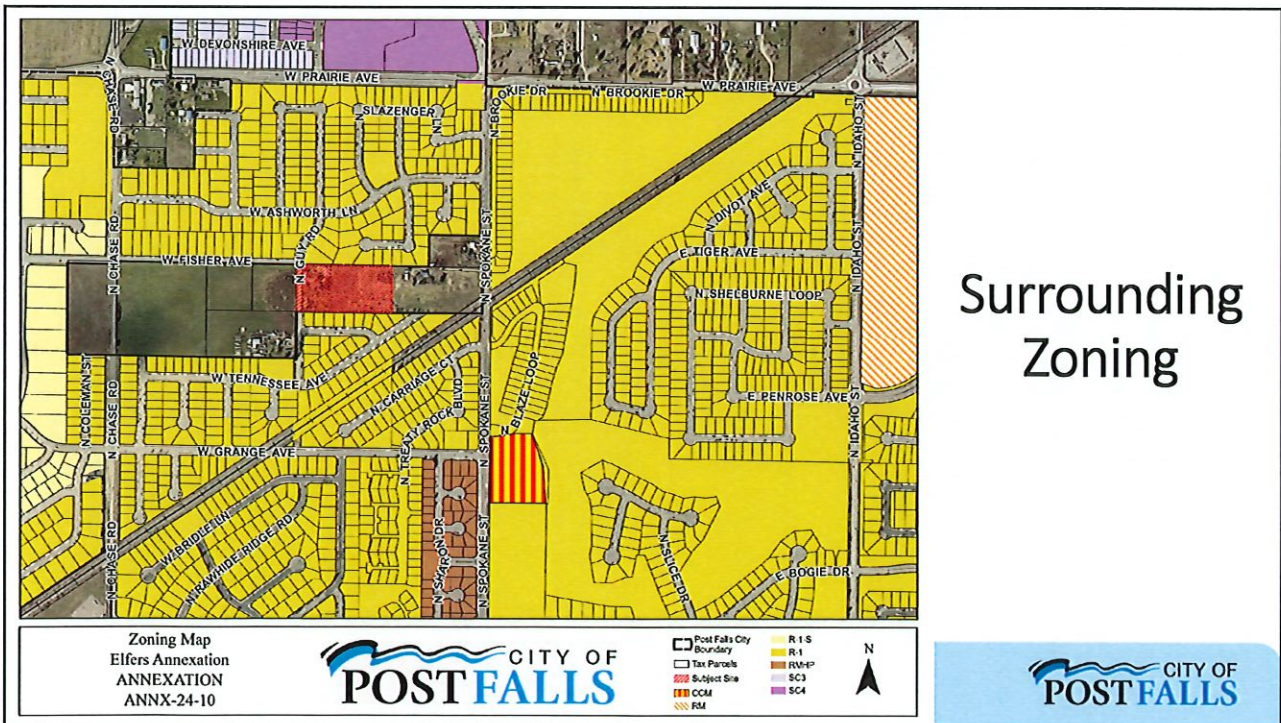


2



Project Location

3



Surrounding Zoning

4

Land Use & Site

- Currently a large lot single family use
- Over the Rathdrum Prairie Aquifer

Water

- City of Post Falls Water District

Wastewater

- City of Post Falls
- The City has the capacity to provide service and is willing to serve to the property at the requested density
- Existing septic systems will be required to be abandoned and remaining structures to be connected to the City's Water Reclamation system at the time of development

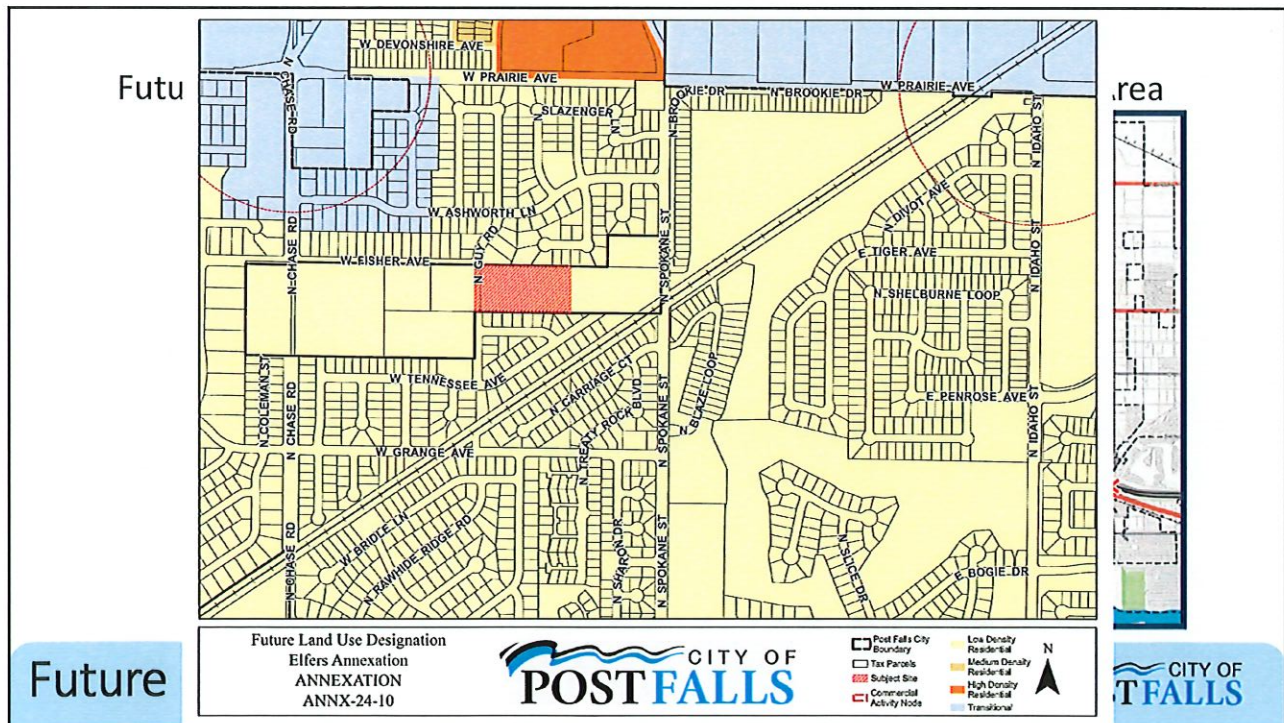
Traffic

- Guy Rd. is a local roadway
- Additional rights-of-way and easement would need to be provided as part of annexation.

Additional Information

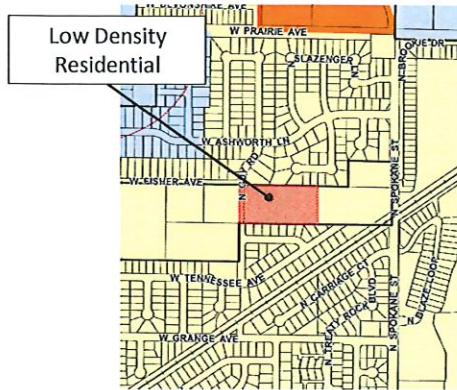


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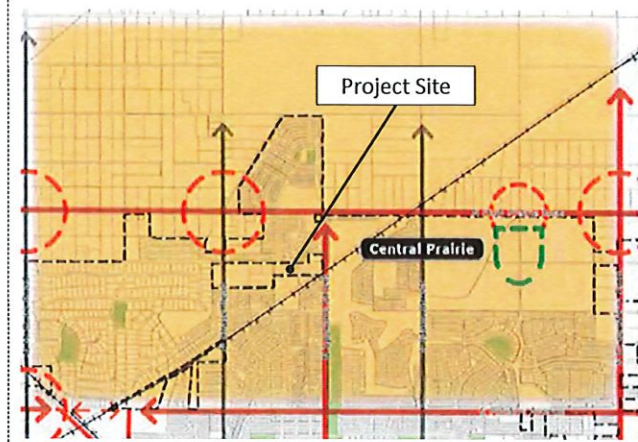
Future Land Use Designation



This category encompasses all types of single-family residential uses up to eight dwelling units per acre

Implementing Zoning Districts: R-1-S, R-1, R-2, RM, SC3, Per Focus Area.

Central Prairie Focus Area



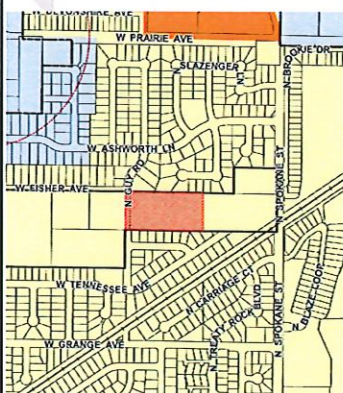
Future Land Use Designation/Focus Area



7

Zone Change Comprehensive Compatibility

Future Land Use Designation



Focus Area

Central Prairie

Future growth should embrace a variety of housing types and land uses, maintain quality standards, and provide even greater emphasis on pedestrian friendliness and connecting neighborhoods to community trails and nearby amenities.

Comprehensive Goals

[G.07]: Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability.

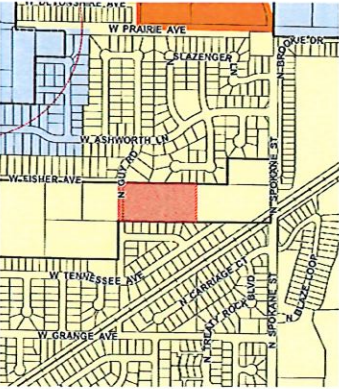
Comprehensive Policies

- [P.8]: Encourage compatible infill development....
- [P.9]: Encourage annexation of County "islands" within the City
- [P.15]: Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes and abilities through provisions of diverse housing types and price levels



8

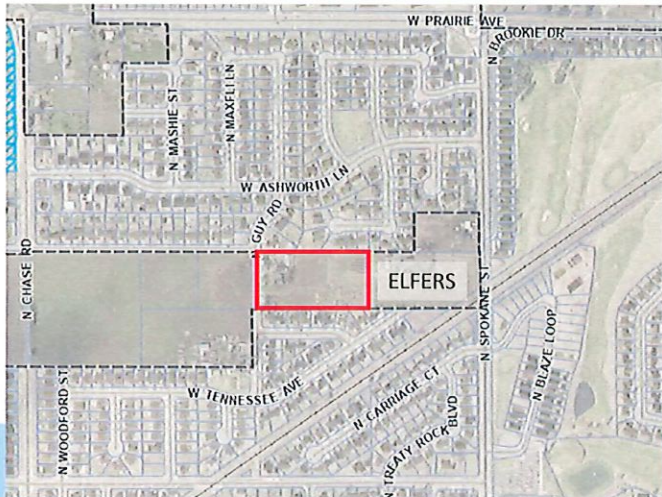
Zone Change Comprehensive Compatibility

Future Land Use Designation	Focus Area	Comprehensive Goals	Comprehensive Policies
	<u>Central Prairie</u> Future growth should embrace a variety of housing types and land uses, maintain quality standards, and provide even greater emphasis on pedestrian friendliness and connecting neighborhoods to community trails and nearby amenities.	[G.06]: Maintain and improve Post Falls' transportation network, on pace and in concert with need and plan objectives	[P.24]: Plan for and protect transportation corridors from encroachment and preserve adequate rights-of-way for future corridors including utility facilities [P.26]: Maintain and improve the continuity of sidewalks, trails, and bicycle paths in Post Falls. [P.33]: Annexation should help implement Post Falls' transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways



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Zone Change Comprehensive Compatibility

Future Land Use Designation	Focus Area	Comprehensive Goals	Comprehensive Policies
	<u>ELFERS</u>		[P.24]: Plan for and protect transportation corridors from encroachment and preserve adequate rights-of-way for future corridors including utility facilities [P.26]: Maintain and improve the continuity of sidewalks, trails, and bicycle paths in Post Falls. [P.33]: Annexation should help implement Post Falls' transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways



10

- 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?**
- 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?**
- 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?**

Zone Change Review Criteria



11

- | | |
|----------------------------------|---------------------------------------|
| • Kootenai County Fire | • Verizon |
| • PF Highway District | • Idaho Department of Lands |
| • PF School District | • Panhandle Health |
| • Avista (WWP-3) | • NW Pipeline Corp. |
| • Dept. of Environmental Quality | • PF Post Office |
| • Conoco Inc. (Pipeline company) | • East Greenacres Irrigation District |
| • Yellowstone (Pipeline company) | • Time Warner Cable |
| • TransCanada GTN | • PF Police Department |
| • PF Parks & Rec | • Utilities |
| • Kootenai Electric | • Urban Renewal Agency |
| • Ross Point Water | • Kootenai County Planning |
| • TDS | • KMPO |

Agencies Notified



12

[PA-1] Post Falls School District – Remain neutral

[PA-2] Kootenai County Fire and Rescue – Review at permitting

[PA-3] Post Falls Police Department - Remain neutral

[PA-4] Phillips 66 (YPL) - No utilities in vicinity

[PA-5] Department of Environmental Quality – No Comment

[PA-6] Idaho Transportation Department - No Comment

Agency Comments



13

[PC-1] Beach Comment

[PC-2] L. Gruhlke Comment

[PC-3] M. Gruhlke Comment

[PC-4] Norman Comment

Comments Received



14

3. Existing septic systems will be required to be decommissioned, in conformance with Panhandle Health requirements, and any remaining structures connected to City of Post Falls Sanitary Sewer at the time of future development.
4. Prior to commencement of development of the property, the Owners shall grant to the City or to a municipal water purveyor designated by the City all water rights associated with the land being annexed, but may continue the use of the water for agricultural purposes from the well located on site, if any, until such time that the annexed area is fully developed, at which time Owners shall discontinue the use of any well serving the property and the use of the water for agricultural purposes.

Annexation Agreement



15

- 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?**
- 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?**
- 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?**

Zone Change Review Criteria



16



POST FALLS

SCHOOL DISTRICT #273

DISTRICT OFFICE
P.O. Box 40
Post Falls, ID 83877
PHONE 208-773-1658
FAX 208-773-3218
www.pfsd.com

October 17, 2024

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

Dear Bob,

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

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

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

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

The enrollment status and capacity of each school for the 2023-2024 school year are listed below.

The district will review the current long-range facility plan this fall. A copy of the current plan is included with this letter.

School	2024-2025 Enrollment	Building Capacity
Greensferry Elementary	409	525
Mullan Trail Elementary	343	500
Ponderosa Elementry	469	570
Prairie View Elementary	350	525
Seltice Elementary	375	560
Treaty Rock Elementary	383	525
West Ridge Elementary	427	525
Post Falls Middle School	748	920
River City Middle School	557	750

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

Post Falls High School	1636	1800
New Vision High School	105	225

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

January 23, 2025

Nancy Thurwatcher
Planning Administrative Specialist
nthurwatcher@postfalls.gov

RE: Notice to Jurisdiction Response

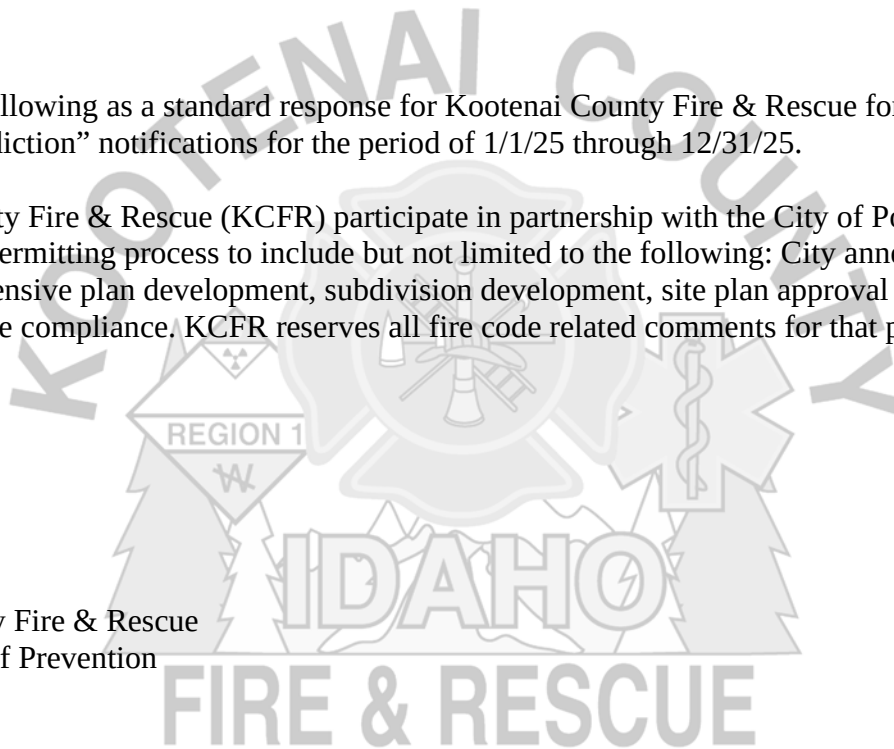
Dear Nancy,

Please use the following as a standard response for Kootenai County Fire & Rescue for all applicable "Notice to Jurisdiction" notifications for the period of 1/1/25 through 12/31/25.

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

Respectfully,

Jeryl Archer
Kootenai County Fire & Rescue
Division Chief of Prevention
Fire Marshal





1717 E Polston Ave. ♦ Post Falls, ID 83854 ♦ Phone (208) 773-3517 ♦ Fax (208) 773-3200

January 23rd, 2025

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: Elfers Annexation File No. ANNX-24-10

The Police Department has reviewed the above listed annexation request and will remain Neutral on this request. The Police Department will comment further during the permitting process if approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark J. Brantl".

Mark J. Brantl
Captain
Post Falls Police Department

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Thursday, January 23, 2025 12:02 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions Elfers Annexation File No. ANNX-24-10
Attachments: Exhibit PH-2 Elfers Annexation_PZ.pdf

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

Hello Nancy,

Phillips 66 does not have any utilities within your attached project vicinity.
(Response 12853)

Leo Martinez

Associate, Operations Support • Real Estate Services

O: 805-541-8912 | M: 805-610-0307 | F: 805-538-6204
18781 El Camino Real | Atascadero, CA 93422
Leo.Martinez@phillips66.com



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, January 23, 2025 11:05 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle <cingle@kcgov.us>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>;

Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Friday, January 24, 2025 9:12 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Elfers Annexation File No. ANNX-24-10

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

Good Morning,

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

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422
www.deq.idaho.gov

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, January 23, 2025 9:05 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carriann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <robert.beachler@itd.idaho.gov>; Ron

From: [Robert Beachler](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdictions Elfers Annexation File No. ANNX-24-10
Date: Wednesday, January 29, 2025 8:08:29 AM
Attachments: [image001.png](#)

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No Comment from the Idaho Transportation Department.

Robert Beachler
District 1 Planning Program Manager
Idaho Transportation Department
600 W. Prairie Ave
Coeur d'Alene, ID 83815
robert.beachler@itd.idaho.gov
(208) 772-1216
Office Hours M-TH 6-4:30

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, January 23, 2025 9:05 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <CarrieAnn.Hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle

Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pccorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.com>; Sherman <Sherman@cdagarbage.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@ZiPLY.com>; URA <postfallsura@gmail.com>

Cc: Anna Staal <astaal@postfalls.gov>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Media Center <mediacenter@postfalls.gov>; Nancy Hampe <nancyradiantlake@gmail.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallop@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

Subject: Notice to Jurisdictions Elfers Annexation File No. ANNX-24-10

CAUTION: This email originated outside the State of Idaho network. Verifv links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please find attached the Notice to Jurisdictions for the Elfers Annexation File No. ANNX-24-10 that is scheduled for the Planning and Zoning meeting on February 11, 2025. The draft staff report will be on the city's website shortly.

Thank you,

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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

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From: [Rhiannon O'Neill](#)
To: [Nancy Thurwachter](#)
Subject: FW: Online Form Submittal: Submit Written Public Testimony
Date: Thursday, January 30, 2025 7:56:01 AM
Attachments: [image001.png](#)

Rhiannon O'Neill

Deputy City Clerk

www.postfalls.gov

(208) 773-3511

408 N Spokane St | Post Falls, ID 83854



From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, January 29, 2025 6:13 PM
To: Public Hearing Notice <phnotice@postfalls.gov>
Subject: Online Form Submittal: Submit Written Public Testimony

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Submit Written Public Testimony

To submit written testimony for the Planning and Zoning Commission or City Council, please ensure your testimony is submitted at least 4 business days before the hearing. It will be entered into the public record and reviewed like in-person testimony.

For land use hearings, the Planning and Zoning Commission and City Council can only consider comments related to the adopted review criteria. In your testimony, please focus solely on the criteria below:

Review Criteria

1. [Annexation Review Criteria \(PDF\)](#)
2. [Planned Unit Development \(PUD\) Review Criteria \(PDF\)](#)
3. [Special Use Permit \(SUP\) Review Criteria \(PDF\)](#)
4. [Subdivision Review Criteria \(PDF\)](#)
5. [Variance Review Criteria \(PDF\)](#)

6. Zone Change Review Criteria (PDF)

First Name	Tristan
Last Name	Beach
Address	369 W Tennessee Ave
Email Address	trist.beach@gmail.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	Elfers Annexation
Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Neutral
Comments	I am neutral on this development, though I would like to see more public green space/parks, seeing that the block is lacking in it. Maybe if the Guy farm across the street gets developed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Public Hearing Notice](#)
Subject: Online Form Submittal: Submit Written Public Testimony
Date: Saturday, February 1, 2025 6:51:39 PM

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Submit Written Public Testimony

To submit written testimony for the Planning and Zoning Commission or City Council, please ensure your testimony is submitted at least 4 business days before the hearing. It will be entered into the public record and reviewed like in-person testimony.

For land use hearings, the Planning and Zoning Commission and City Council can only consider comments related to the adopted review criteria. In your testimony, please focus solely on the criteria below:

Review Criteria

- [Annexation Review Criteria \(PDF\)](#)
- [Planned Unit Development \(PUD\) Review Criteria \(PDF\)](#)
- [Special Use Permit \(SUP\) Review Criteria \(PDF\)](#)
- [Subdivision Review Criteria \(PDF\)](#)
- [Variance Review Criteria \(PDF\)](#)
- [Zone Change Review Criteria \(PDF\)](#)

First Name	Lorie
Last Name	Gruhlke
Address	538 W Ashworth Lane
Email Address	settersforever101@gmail.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	Elfers Annexation
Select Hearing Body	Planning & Zoning

Please Provide Your
Position on the Public
Hearing

Opposed

Comments

I vote no on this annexation. Stop the intrusion into our already established neighborhood. There is a cattle ranch across the street from this area and besides, the extra traffic in our neighborhood would increase even more. No more apartments!

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From: noreply@civicplus.com
To: [Public Hearing Notice](#)
Subject: Online Form Submittal: Submit Written Public Testimony
Date: Saturday, February 1, 2025 6:50:06 PM

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Submit Written Public Testimony

To submit written testimony for the Planning and Zoning Commission or City Council, please ensure your testimony is submitted at least 4 business days before the hearing. It will be entered into the public record and reviewed like in-person testimony.

For land use hearings, the Planning and Zoning Commission and City Council can only consider comments related to the adopted review criteria. In your testimony, please focus solely on the criteria below:

Review Criteria

- [Annexation Review Criteria \(PDF\)](#)
- [Planned Unit Development \(PUD\) Review Criteria \(PDF\)](#)
- [Special Use Permit \(SUP\) Review Criteria \(PDF\)](#)
- [Subdivision Review Criteria \(PDF\)](#)
- [Variance Review Criteria \(PDF\)](#)
- [Zone Change Review Criteria \(PDF\)](#)

First Name	Michael
Last Name	Gruhlke
Address	538 W Ashworth Lane
Email Address	mlcgruhlke@gmail.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	Elfers Annexation
Select Hearing Body	Planning & Zoning

Please Provide Your
Position on the Public
Hearing

Opposed

Comments

I vote no on this annexation. Stop the intrusion into our already established neighborhood. There is a cattle ranch across the street from this area and besides, the extra traffic in our neighborhood would increase even more. No more apartments!

livestock right across the street from this area.

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From: noreply@civicplus.com
To: [Public Hearing Notice](#)
Subject: Online Form Submittal: Submit Written Public Testimony
Date: Tuesday, February 4, 2025 12:04:34 PM

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Submit Written Public Testimony

To submit written testimony for the Planning and Zoning Commission or City Council, please ensure your testimony is submitted at least 4 business days before the hearing. It will be entered into the public record and reviewed like in-person testimony.

For land use hearings, the Planning and Zoning Commission and City Council can only consider comments related to the adopted review criteria. In your testimony, please focus solely on the criteria below:

Review Criteria

- [Annexation Review Criteria \(PDF\)](#)
- [Planned Unit Development \(PUD\) Review Criteria \(PDF\)](#)
- [Special Use Permit \(SUP\) Review Criteria \(PDF\)](#)
- [Subdivision Review Criteria \(PDF\)](#)
- [Variance Review Criteria \(PDF\)](#)
- [Zone Change Review Criteria \(PDF\)](#)

First Name	Douglas
Last Name	Norman
Address	276 W. Blanton Ave.
Email Address	doug_norman@icloud.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	Elfers Annexation
Select Hearing Body	Planning & Zoning

Please Provide Your
Position on the Public
Hearing

Neutral

Comments

I live south of propose project on Blanton Ave., my house currently back to the farm land now, I am staying neutral at this time because I do not know what type of housing is being built or considered

I am ok with one story home only, don't want second story homes looking down into my yard and also the city should considering keeping as much open space as possible, another word less asphalt, concrete and housing, Post Falls is losing too much open space.

I understand we need housing for first time buyer, local workers and seniors citizens, so please consider tiny homes, lower square footage homes and NO apartments in this neighborhood

Thank you

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