



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**February 27, 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 02-11-2025

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. Idaho Ranch File No. ANNX-24-8
- b. The Arc File No. SUBD-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 N. Spokane Street or call 208-773-8708.

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

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



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**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

5:30 pm

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

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

Excused: Steffensen

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

None

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.

Manley: Under the consent calendar we will move Action Item "C" to section 3 "Unfinished / Old Business".

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.

Ray Kimball: I have a conflict on the Crown Reserve Subdivision File No. SUBD-24-5 which has been moved to the Old Business, I will be recusing myself from that action item.

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

Motion by Commissioner Schlotthauer to move the consent calendar as presented.

Second by Commissioner Carey

Vote:

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

Moved

Record to note Commissioner Schreiber has joined the meeting.

- c. Crown Reserve Subdivision Reasoned Decision File No. SUBD-24-5

Moved to "Old Business"

2. CITIZEN ISSUES

This section of the agenda is reserved for citizens wishing to address the Commission on an issue that is not on the agenda. Persons wishing to speak will have 5 minutes. Comments related to pending public hearings, including decisions that may be appealed to the City Council, are out of order and should be held for that public hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, by subsequent appointment. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring action must be placed on the agenda of an upcoming meeting. As such, the Commission cannot take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

None

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

Crown Reserve Reasoned Decision File No. SUBD-24-5

Manley: It was brought to our attention that condition six as proposed to you still had a reference to Balmoral Drive. Looking at the minutes the motion on that excluded Balmoral Drive.

Gabbert: I inadvertently had that inclusion of Balmoral Drive although specifically removed that (Balmoral Drive) when we approved it last month, this is an error in condition six, it should not be there. I would ask that the commission approve the reason decision as drafted with the strike through on condition six to remove the reference to Balmoral Drive that's consistent with the previous decision.

Schreiber: It will have the same wording but Balmoral Drive stricken from it?

Gabbert: Yes. Alternatively we could kick it for another month and bring it back with me deleting that.

Motion by Commissioner Carey to move to approve the Crown Reserve Reasoned Decision File No. SUBD-24-5 as amended.

Second by Commissioner Schreiber

Vote:

Yes - Carey, Schlotthauer, Wilhelm, Schreiber, Walton

Recused - Kimball

Moved

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

Public Hearing Opened: 5:36 pm.

Staff report

Jon Manley, Planning Manager: Dobler Engineering, on behalf of Chris Briner, the property owner, request that the commission forward a recommendation to City Council regarding the Single-Family Residential (R1) zoning on approximately 4.63-acres as part of an annexation request into the City of Post Falls. To note, the role of the Planning & Zoning Commission is to forward a recommendation of zoning to City Council, not to decide on the annexation and the City Council will take that recommendation in consideration as part of their annexation review. The subdivision request is for 16 lots on approximately 4.63-acres, subject to City Council approving the proposed annexation. The property is generally located at the southwest corner of the W. Poleline Avenue and N. McGuire Road intersection. Surrounding zoning of 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. Currently, there is a single-family home on this parcel and it is over the Rathdrum Prairie Aquifer. The water provider is East Greenacres Irrigation District, wastewater provided by the City of Post Falls. The City has the capacity to provide service and is willing to serve to the property at the requested density. The existing septic systems will be required to be abandoned and remaining structures to be connected to the City's Water Reclamation system. Poleline Avenue and McGuire Road are arterial roadways, additional rights-of-way and easement would need to be provided as part of annexation. Future Land Use Map classifies this property with the land use designation of Transitional. 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. The proposed annexation is located within the West Prairie Focus Area. 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. Goal 1, 7 and Policies 2, 15, 33 were addressed. Subdivision Review Criteria:

Water will be provided by East Greenacres per a will serve letter. 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. 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. There are no known soil or topographical conditions which have been identified as presenting hazards. The subdivision is contingent on annexation approval from City Council. The subdivision and proposed lots conform to the requirements of Title 17 and Title 18. 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, and EMS. The public agencies were notified for both the annexation and subdivision, no comments or issues with any of the agencies. There were no demonstrable impacts were sighted.

Applicant Representative:

Gordon Dobler: I wanted to note, this is not a zone change, this is a zoning with annexation. Staff pointed out on the Future Land Use Map we have Transitional. Transitional anticipates higher density and on the edge business commercial. We're going from a lower density residential zone to a business commercial. Comp Plan anticipates that with a transitional zone allows for a little higher density. We feel the R1 is compatible, it fits in with the neighborhood, and R1 is an enabling zone for the transition of the land uses. In the layout you see we provide access to the south. This limits the accesses on to McGuire Road. To limit the access is one of the city's goals. There are 16 lots, there is an existing residence on the site that will be removed, the septic will be

removed and that future residences will be hooked up to the sewer. The lots that have been platted on the east side of McGuire Road and south of Midway, those lots are smaller lots than we are proposing. Compatibility or extension of the traffic to the two street subs to the south, additional right-of-way would come with the annexation for both McGuire and Poleline. Transportation: 16 homes within the manual for uniform traffic control in the trip generation manual anticipates 151 new trips in a day which translates to 16 trips in the peak hour. Access to McGuire will be restricted or prohibited on the final plat, we will dedicate additional right-of-way for both McGuire and Poleline. Water, sewer, gas, power are available in Prairie and have capacity. The schools in the area were displayed, this project is estimated to produce 10 new students. There are 5 parks within 3/4 of a mile radius. This development will allow for the building and widening of McGuire and Poleline, both will have multi-use paths on our side of the street, curbs, storm water treatment comes with utilities. We pay sewer and water cap fees. The upgrade to sewer facilities keep pace with the incremental increase of sewer flow from this project. The subdivision brings to the city the improvements and widening of the streets that abuts it, it pays it's own way and then some. We think it meets the subdivision criteria, the R1 is the appropriate for annexation and would request the planning commission make that ruling.

Testimony

In-Favor: - None

Neutral - None

In Opposition - None

Wilhelm: Is McGuire getting shutoff at the end of Highway 53?

Rob Palus, City Engineer: The Pleasant View interchange project is currently under construction. When that project reaches completion, which will be in about three years, McGuire Road would be planned to be closed as a cross to get to Highway 53.

Walton: The transitional area, is transitional zoning open to many different zoning designations?

Manley: Correct.

Public Hearing Closed: 5:59 pm.

Zoning Recommendation 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?

Kimball: The focus area when it comes to that commercial node says it may be appropriate in that location. Transitional is a land use category where you try to match what's next to you in the city. In this case you're going from a lower density lower intensity use on the east to what's likely to be a higher intensity on the west when it gets to Pleasant View.

Schreiber: It's R1 to the east and further down on Poleline we're going into the business commercial zone.

Kimball: On Pleasant View about a mile and a half away is undeveloped zoned industrial.

Wilhelm: It conforms to the surrounding uses and consistent with the Future Land Use Map.

Gabbert: Commissioners note there was some discussion in that West Prairie Focus Area the mixed residential at various densities could be used as a finding to support the R1 designation.

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?

Schlotthauer: It is consistent with the ones outlined in the staff report.

Kimball: In particular policy 15 where it looks to address future housing needs. Policy 45 meeting the Transportation Master Plan with right-of-way dedication which is important to keep our congestion down and have turn lanes. Policy 72 speaks to the conservation of the aquifer and removing a septic system from above the aquifer is important.

3. Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city?

Commissioners agree that none were identified.

Motion by Commissioner Carey to move to recommend approval of Briner Annexation File No. ANNX-24-7 finding that it is consistent with a comprehensive plan and adopting findings and conclusions consistent with the staff report with the requested zoning designation of R1.

Second by Commissioner Wilhelm

Vote:

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

Moved

Subdivision Review Criteria:

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

Schreiber: We have a will serve letter from East Greenacres.

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

Schreiber: We have a will serve letter from the City of Post Falls for sewer in terms of capacity and location.

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

Schlotthauer: It is consistent and the developers giving up considerable right-of-way and make considerable improvements.

Kimball: They are also providing connectivity to joining properties.

Gabbert: that connectivity limits access to McGuire and Poleline as conditioned.

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.

Schreiber: None have been identified.

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

Kimball: It could be as long as the R1 zone is approved by the City Council and it's annexed into the city the subdivision does meet the dimensional requirements for R1 zone.

6. The developers 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 street, 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.

Carey: They will pay impact fees.

Motion by Commissioner Schreiber to move to approve Spyglass Subdivision File No. SUBD-24-9 finding that it meets the approval criteria of Post Falls Municipal Code 17.12.060H as outlined in our deliberation subject to conditions as contained in the staff report and direct staff to prepare a written reasoned decision.

Second by Commissioner Walton

Vote:

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

Moved

b. Steckman Annexation File No. ANNX-24-9

Public Hearing Opened: 6:11 pm.

Staff Report

Jon Manley, Planning Manager: The owner is Blackwell Homes, LLC and the applicant is Van Houten Consulting and Design, LLC. The 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. The location is west of Spokane Street midway between W. Grange Avenue and Prairie Avenue on the west side of Spokane Street. The surrounding zoning is R1. There is a county island the proposal would be shrinking. Currently there is a single-family use, it's over the Rathdrum Prairie Aquifer. Water provider would be East Greenacres Irrigation District, wastewater would be provided by the City of Post Falls, there is capacity to provide service to the proposal. There is a comment to abandon the existing septic systems and remaining structures to be connected to the City Water Reclamation system at the time of development. Spokane Street is an arterial roadway, Tennessee Avenue is a local residential roadway. Additional rights-of-way and easement would need to be provided as part of annexation for Spokane Street. The Future Land Use is designated as low density residential. Within this it entertains all types of single-family uses up to eight dwelling units per acres and an implementing zoning district is R2. When the comp plan was originally adopted R2 was not an implementing zone. We removed multi-family as an allowed use in R2. After multi-family was removed as a potential permitted use in R2, we added R2 in an amendment and included that in the comp plan. It does allow for townhomes. The project location is in the Central Prairie Focus area. Goals 6, 7, and policies 8, 9, 15, 24, 26, and 33 were highlighted. Public agencies were notified of the project, the comments received were neutral/would comment at the time of permitting/no comment. Citing additional comments not in the staff report

cover items 3 and 4 in the annexation agreement addressing terminating the existing septic systems and securing water rights from the purveyor district if there's one there. No demonstrable impact comments were received.

Schreiber: The properties immediately surrounding this are R1. Is there any particular reason why this would be R2 other than slightly higher density?

Manley: The applicant will address that. We see them as compatible.

Applicant:

Merle Van Houten: The applicant is Blackwell Homes and present tonight. Currently Tennessee Avenue ends into the subject property. This provides a continuation of Tennessee Avenue up to Spokane Street where we would provide a four way intersection with Brookie. The Elfers Annexation will continue a public road out to Guy Street with improvements to both Spokane Street and Guy Street with compatibility with the Transportation Master Plan. A pedestrian connection on Spokane Street will be constructed as part of the subdivision. Our goals and objectives are to provide affordable housing, limited density, and limited impact. An R2 zoning allows us to bring prices below the median value in an effort to provide primary homeownership. Open space within the neighborhood will be provided. We're going to keep our density compatible with the city comprehensive plan with single-family detached development, no multi-family, no twinhomes, duplexes, or townhomes. There is a direct connection to a major collector road, Spokane Street, that will provide for ingress and egress. Extending Tennessee Avenue will relieve pressure on those local roads by giving another means out to Spokane Street. Water and sewer are readily available. The proposal maximum density is 8 units per acre, single-family detached homes with price points lower than that of R1. The proposed housing type are single-family detached, 3 bedrooms, 2.0 - 2.5 bathrooms, 2 stories tall, with an attached garage. Goals 1, 2, 3, and policies 9 and 33 were presented.

Wilhelm: Does Guy Road get widened?

Van Houten: Yes it does if the Elfers Annexation is approved.

Testimony

In-Favor: - Maggie Lyons, Hayden, ID: She represents the organization developing Miracle on Britton. Spoke about the issues with homeownership for local workers and builders willing to develop for that demographic.

Neutral - None

In Opposition - Marilyn Morlan, Post Falls, ID: Expressed concerns this will cause too much traffic that is already an issue.

Rebuttal

Van Houten: Traffic is always a valid concern with every development. At the time of this development, Tennessee will connect to Spokane and it will punch through to Guy. Spokane Street is a major collector. What we're bringing forward complies with the city's Traffic Master Plan and the densities described in the Land Use Master Plan.

Wilhelm: You will only do 8 houses per acre, R2 allows up to close to 11 and R1 is 6.7. So you are asking for a house and a third units per acre

Van Houten: To achieve a lower price point we want to do what the comprehensive plan envisions which is slightly more than what R1 allows.

Public Hearing Closed: 6:51 pm.

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?

Kimball: R2 is listed as an implementing zone, low density residential.

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?

Schlotthauer: It meets several goals and policies but is it compatible? Is this the right area for this?

Wilhelm: If they were going straight R2 it would be different, they are basically stretching R1 to get that extra lot to pay for the building.

Kimball: It addresses goal 2 and policy 15 with regards to future housing needs. Policy 26 speaks to the continuity of the pathway on Spokane Street and getting that installed upon development.

3. Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city?

Commissioners agree there were none identified, there was no testimony to the contrary.

Motion by Commissioner Schreiber to recommend approval of the Steckman Annexation file no. ANNX-24-9 the finding that the requested zoning meets the approval criteria in Post Falls Municipal Code 18.20.100 as outlined in our deliberation and direct staff to prepare a zoning recommendation to be provided to City Council and including the items listed in the staff report including 1) Dedications of right-of-way and easements along Spokane Street. 2) Transfer of water rights. 3) Abandonment of existing septic. 4) Maximum density be limited of eight dwelling units per acre. 5) Detached single family residences only.

Second by Commissioner Walton

Vote:

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

Moved

c. Elfers Annexation File No. ANNX-24-10

Public Hearing Opened: 7:12 pm.

Staff report

Jon Manley, Planning Manager: The owner is Cooper Family Trust, the applicant is Van Houten Consulting and Design, LLC. Applicant is asking for a recommendation to City Council for Medium Density Residential (R2) zoning on approximately 4.89-acres (5.2 with rights-of-way) as part of an annexation request into the City of Post Falls. The project location is just west of the previous Steckman Annexation and southeast of the intersection of Fisher and Guy Road. Zoning directly adjacent to the north and south are additional R1 single family. Current land use is single family large lot, over the Rathdrum Prairie Aquifer. The water provider is East Greenacres Irrigation and wastewater will be the City of Post Falls. The City has the capacity to provide service and is willing to serve to the property at the requested density. The 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. Guy Road is a local roadway, additional rights-of-way and easement would need to be provided as part of annexation. The Future Land Use is low density residential, R2 is an implementing zoning district. Comprehensive goals 6 and 7 and Comprehensive policies 8, 9, 15, 24, 26, and 33 were highlighted. Steckman Annexation adjacent, if development together there would potentially be another access from Guy Road easterly towards Spokane Street. Public agencies were noticed, comments received were neutral/no comment/review upon permitting/no utilities in vicinity. There were four comments from the public included in the staff report. Existing septic systems will be required to be decommissioned and any remaining structures connected to City of Post Falls Sanitary Sewer at the time of future development. Prior to commencement of development of the property, the owners shall grant to the City or 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.

Applicant:

Merle Van Houten: These are two separate applications I am representing both. This project fronts Guy Road, to the north and south are Greenside Vistas and Peregrine Place that have a widened road, curb, gutter, and sidewalk. We would be improving the east side of Guy Road to provide connectivity to those improvements to the north and south. Our goals and objectives are affordable housing, primary ownership, limited density, and limited impact. The Future Land Use Map encourages all types of single-family residential uses up to 8 dwellings per acre, R2 is an implementing zone. It is located in the Central Prairie Focus Area that we are striving to adhere to. Our proposed density is 8.0 units per acre to help us set a price point to allow more people to enter home ownership market. The housing type is the same as Steckman Annexation, only single-family detached, 3 bedrooms, 2.0 - 2.50 bathrooms, 2-story, with an attached garage. There are smaller lots that front a private road and includes open space with larger lots along the north providing a good transition to the Greenside subdivision. The Comprehensive Plan Compatibility goals 1, 2, 3 and policies 9 and 33 were noted.

Carey: Will this development and Steckman complement each other with regards to style?

Van Houten: They want to develop the same housing type and the same development type with a good

transition to the neighborhood to the north.

Testimony

In-Favor: - None

Neutral -

Paul Graham, Post Falls, ID: His concerns traffic would bottleneck where Tennessee connects to Guy Road, he's against duplexes/townhomes, and he expressed concerns about the homes being rentals vs primary ownership. There are "gorgeous trees" there that he doesn't want to see removed.

In Opposition -

Laura Mahaffy, Post Falls, ID (not wishing to speak): I do not support Elfers Annexation.

Karen Olsen, Post Falls, ID (not wishing to speak): I oppose R2 zone. Please keep it single-family.

Deb Thomas, Post Falls, ID: Against R2 Zone. Should remain R1 detached single-family min. 7400 sq ft lots.

Ren Ferglestad, Post Falls, ID: We bought land and built our house in a totally R1 zoned subdivision. I disagree changing the zoning, this is not the only area that could be developed zone R2. The same concept could be done elsewhere that is not yet zoned. We have great diversity in our neighborhood.

Travis Oslund Post Falls, ID: He expressed concerns regarding parking on the street and connectivity to Spokane Street, infrastructure before development not being done, and prefers to keep the volume of homes lower.

Shannon Celentano, Post Falls, ID: This annexation and proposed zoning is a direct contrast to the surrounding zoning. It does not match at all and creates considerable concerns for traffic, safety, and home values.

Elwood Missamore, Post Falls, ID: Too congested with houses and traffic. Spokane Street is only 2 lanes. Many Children, unsafe with all the extra vehicles. Small lot size, where will folks park their cars?

Rebuttal

Van Houten: Regarding Guy Road, we will have a public road that connects to Guy Road and heads east, connects to Tennessee and then up to Spokane Street. There has to be an approach on Spokane Street. When Greenside Vistas was developed there were cul-de-sacs that would not be allowed today, there would have been continuity through to the pieces that we're discussing tonight. We need a connection point to Spokane Street or all the traffic when these properties are developed in any form will end up on Tennessee and Guy Road. The concerns with density, we are trying to meet the need for affordable housing that's below the median home value. By going to 8.0 units per acre we're creating as much density as we can without exceeding what the city has envisioned. Both the layouts presented tonight did have dedicated green space, Steckman had .6-acres and Elfers had .50-acre. Regarding parking, we are willing to entertain a 2 car garage product. The applicants desire is not to retain these lots as rentals. We can work with PAHA to put in place what happened with Miracle on Britain when these are put on the open market.

Public Hearing Closed: 7:56 pm.

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?

Carey: It is consistent with the Future Land Use Map and the Focus Area.

Schreiber: I question the zone choice. The R2 is an implementing zone for low density residential use as defined in the comp plan. The R2 zone is for residential structures containing one or more dwelling units and for areas that are readily serviced by collector and arterial streets. Looking at this in isolation, not the whole development, this parcel is not serviced by an arterial or collector street. It's only serviced by a two lane residential side street.

Kimball: I think that's generally higher density is limited towards higher classification roads. Anything over the low density residential threshold of 8 units per acre. Medium density residential, typically is R2 comp plan designation are along a collector or arterial street.

Schreiber: Am I mixing the R2 from the comp plan versus the R2 from zoning.

Kimball: I think you might be mixing medium density on the comp plan.

Carey: They're asking for R2 to make the lots sizes smaller, we can still condition this to single family detached homes with a maximum of 8 units per acre. The R2 is so the lots can be a little smaller without the density.

Schreiber: Looking at our R2 descriptions that says it should be for areas serviced by collector and arterial

streets. That's my concern.

Kimball: The Central Prairie Focus Area talks about a variety of housing types, smaller lot single family does provide a blend. It's not duplexes or townhomes, if Council accepts the condition put on it.

Wilhelm: This isn't really R2, it's just a house and a third so they can make these a little bit more affordable. Post Falls has a housing crisis. I think this is a good idea. If it was straight R2, I would vote against it.

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?

Schlotthauer: Is this compatible? It's close. It's a reasonable expectation of the city that the product built on the newly annexed County Island to be comparable to the existing homes around it.

Kimball: The comp plan does talk about a variety of housing and future housing needs. This does have the potential to provide for those future housing needs and the affordability.

Carey: There is a need, if this was strictly R2 I wouldn't want that there. With the extra conditions I think this is good.

Schreiber: R1 at 6,500 foot lots, that's 32 units for this parcel. R2 at 4,000 foot lots that's 39 units. So that's a difference of 7 homes.

Gabbert: There was some discussion on preserving the adjacent right-of-way for this zoning district, and Guy Road being currently only x amount of feet. Policy 24 talks about preserving and improving an adjacent right-of-way.

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?

Carey: There was none noted in the packets. No testimony to the contrary.

Discussion:

Schreiber: I'm not in favor of this to front a small single street.

Schlotthauer: I agree. I'm not in favor of this. I want this to be presented to City Council as non unanimous for them to weigh the merits of the application and the concerns that the public has.

Motion by Commissioner Carey to approve Elfers Annexation File No. ANNEX-24-10 finding that the requested zoning meets the approval criteria in the Post Falls Municipal Code 18.20.100 as outlined in our deliberation taking into consideration items one through four in the staff report and that a maximum eight units per acre and all be single family detached homes and direct staff to prepare a zoning recommendation to be provided to the City Council.

Second by Commissioner Walton.

Vote:

Yes - Carey, Kimball, Wilhelm, Walton

No - Schlotthauer, Schreiber

Moved/Denied

5. ADMINISTRATIVE / STAFF REPORTS

Manley: Reminder we have a public hearing on February 27, 2025.

6. COMMISSION COMMENT

None

7. ADJOURNMENT

8:14 pm

Date: _____

Chair: _____

Attest: _____

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

**CITY OF POST FALLS
STAFF REPORT**

DATE: February 21, 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 27, 2025, P&Z COMMISSION MEETING
IDAHO RANCH ANNEXATION ANN-24-8

INTRODUCTION:

Whipple Consulting Engineers is requesting on behalf of Jacklin Land Company, LLLP, the property owner, approval to annex approximately 8.891-acres into the City of Post Falls with a zoning request of Community Commercial Mixed (CCM). 4.81-acres is requested as part of the Idaho Ranch Annexation and the remaining approximately 4.08 acres is the adjacent railroad rights-of-way to the north (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: Idaho Ranch Annexation File No. ANN-24-8

Owner(s): Jacklin Land Company, LLLP, 4752 W. Riverbend Ave, Post Falls, ID 83854

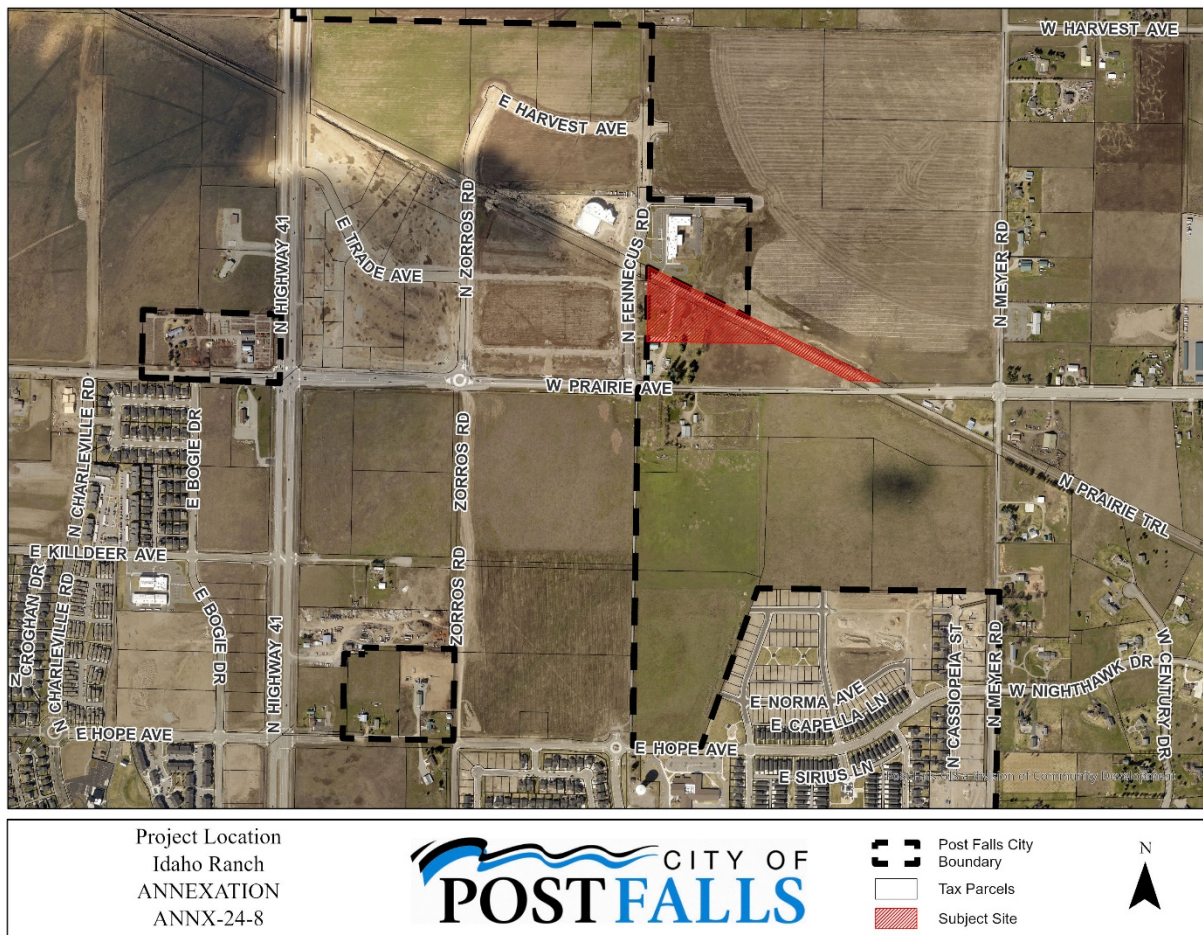
Applicant: Whipple Consulting Engineers, 21 S. Pines Road, Spokane Valley, WA 99206

Project Description: Annex approximately 4.81-acres into the City of Post Falls with a zoning request of Community Commercial Mixed (CCM)

Project Location: The subject property is located on the northern half of 7155 W. Prairie Avenue.

AREA CONTEXT (proposed site hatched red below):

Area Context Vicinity Map



Surrounding Land Uses: Located adjacent to the north is old railroad right-of-way that is owned by the City of Post Falls or a trail system. Further north of the City owned property is the Kootenai Classical Academy site and a larger vacant lot being farmed. Directly west of the subject site are some smaller properties that are vacant and owned by Jacklin Land Company, LLLP. Further west across N. Fenneceus Road is the Haycrop Subdivision, with undeveloped commercial lots along N. Fenneceus Road south of the railroad. South of the subject site would be the remainder piece of property for 7155 W. Prairie Avenue, which is utilized as a single-family home within Kootenai County.

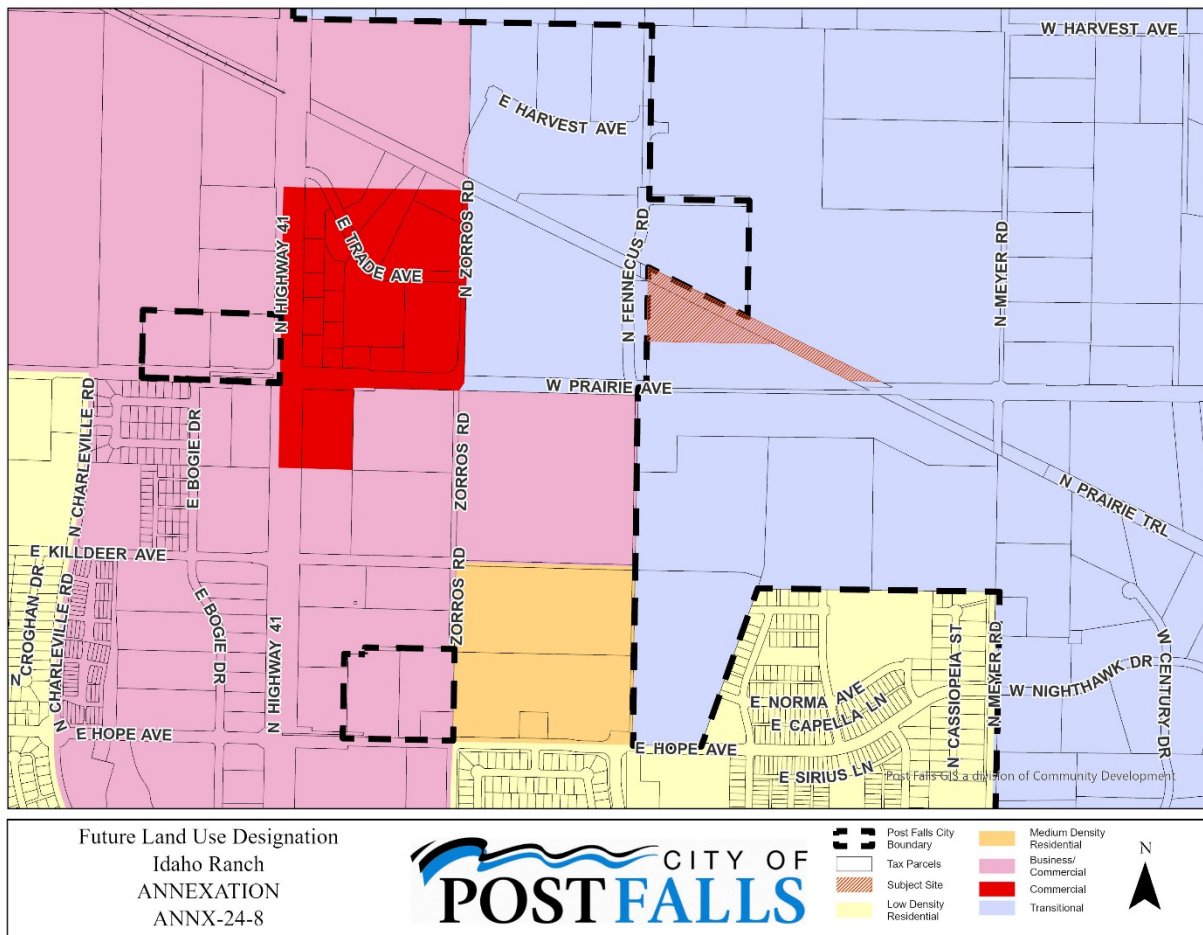
EVALUATION OF ZONING APPROVAL CRITERIA:

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 adjacent zones/uses within the City and consistent with the guiding principles within the associated focus area.



The proposed annexation is located within the 41 North Focus Area, which states the following:

The Highway 41 corridor promises to rival Seltice in terms of importance as a retail, mixed-use residential, and services district. The 2016 Highway 41 Corridor Master Plan calls for the creation of "collector" and "backage roads" parallel to 41 to aid the corridor's suitability for mixed-use development. These, the plan envisions, will allow regional retail, residential and service uses to coexist, reducing reliance on large parking lots with direct access to highway lanes and easing the transition between the highway and lower-intensity residential development expected to occur to the east and west. Residential development has been predominant in recent years, and with some forecasts estimating as many as 30,000 new residents in this area by 2040, it's a trend that's likely to continue. Such growth is expected to spur commercial uses adjacent to the highway, especially at stop-controlled intersections. As with North Prairie, land values will pressure development to attract a range of residents, offering shared amenities, housing variety and

neighborhood-scale services. To help enrich the future identity of 41 North, growth should include strategically located, carefully-designated land uses incorporating trails and an interconnected, walkable street network. Post Falls recently annexed additional lands for a planned technology park to be located near the northwest corner of Highway 41 and Prairie Avenue. This feature is expected to help diversify land uses and boost demand for commercial services.

The following items affirm or guide development of key policies for this area, or suggest future action items for the 41 North focus area:

- Focus provisions for multi-family, commercial, and tech uses near higher classified roadways;
- Development should provide pedestrian connectivity to all multi-use paths and trails, including the Prairie Trail;
- Manage development patterns in the airport fly zone east of 41 and north of Prairie Avenue, coordinating with the 2018 Coeur d'Alene Airport Master Plan;
- Facilitate the creation of the "backage roads" system envisioned in the Highway 41 Corridor Master Plan, supporting appropriately-scaled commercial and mixed-use development along 41 and improving access for nearby residential uses;
- Focus provisions for commercial uses along arterial/collector streets where traffic volume exceeds 4,000 vehicles per day

Staff Comment: Pending the reconfiguration of lot lines to have the subject property on its own lot, the proposed zoning for Community Commercial Mixed (CCM) can be seen as aligning with other zoning and the newer development east of N. Highway 41 and north of W. Prairie Avenue. The Transitional designation is supported by the proposed mixed zoning and would meet the focus area for commercial uses near higher classified roadways.

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

Municipalities exist to provide infrastructure and services that would be impossible for individuals to provide. While pooled resources make essential services achievable, they also require strong levels of coordination and management to assure accountability and efficiency. Some actions have clear and immediate effects on resources. Other actions may be more difficult to associate with fiscal impact, but over time, may profoundly affect the costs of services – and livability of the community. This goal anchors the need for the City of Post Falls to consider the long-term cost implications and benefits of choices including land use, transportation investments, parks and recreational services, as well as other types of infrastructure – maintaining efficiency and accountability for the community it serves.

Goal 6: Maintain and improve Post Falls' transportation network, on pace and in concert with need and plan objectives.

All cities require functional, resilient transportation networks providing for the flow of people and materials. In assisting with this plan, residents urged improvements to the existing fabric and criteria that provide a full-featured street network for Post Falls, improving the efficiency, function and value of the City. Residents also recognize the importance of transit services, as well as connectivity to regional ground, rail and air transportation systems.

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 mixed between residential, vacant, farming and public rights-of-way. The surrounding area that has been annexed has been developed primarily as commercial and would align with the subject site being commercial, or similar higher use.

- Infrastructure and service plans.

Staff Comment: Sanitary Sewer is not currently available for development of the site. A sanitary main is located adjacent to the property in Fennecus Road; however, the line current terminates at Prairie Ave. Prior to any connections to the sewer, at a minimum, the existing main would need to be extended approximately 2,000 feet southerly and connecting to the sewer main for Foxtail 10th Addition.

The City of Post Falls is currently designing and anticipating construction of sewer main repairs at the intersection of Poleline Avenue / SH41 in 2025. Upon completion of these repairs, analysis of existing flow rates at SH41 will need to be further evaluated to verify remaining line capacity and timing for long term improvements for the "Meyer Alternative" sewer main identified in the Water Reclamation Master Plan. The "Meyer Alternative" line is required for buildout conditions in the area. Missing portions of the "Meyer Alternative" include a main along Fennecus Rd. From Hope Avenue to Horsehaven Avenue, and an extension along Horsehaven Avenue from

Fennecus Road to SH41. The City of Post Falls is currently collecting sewer surcharge fees with each new sewer connection for the “Meyer Alternative” line. The requested zoning is in conformance with the land use assumptions within the City’s Water Reclamation Master Plan. With the completion of identified improvements in the City’s Water Reclamation System their would-be adequate capacity to provide service and the City would be willing to serve to the property at the requested density. The ability to provided service connections to the site would be determined at time of application for future development, subdivision or site plan review.

The Site is subject to the 12th Avenue Surcharge for sanitary sewer that supplements the development of sewer forcemains from the 12th Ave. Lift Station to the Water Reclamation Facility.

With annexation the property would be subject to the Meyer Alternative and 12th Avenue Lift Station Sewer surcharges. The current rates of the referenced surcharges, per Service Unit (SU), as of October 1st 2024 are: Meyer Alternative \$837.41 and 12th Avenue Lift Station \$3,334.52. These rates increase October 1st of each year based on the Construction Cost Index, as published by the Engineering News Record. Sewer surcharges are collected at the time of site development at the rate currently in effect at the time of building permit application and with the issuance of building permits.

The Site is currently provided water service from the Ross Point Water District.

- Existing and future traffic patterns.

Staff Comment: The property’s western boundary is adjacent to Fennecus Road, a classified Major Collector roadway providing connectivity to Prairie Avenue, a Principal Arterial. No additional rights-of-way or easement dedications are required for Fennecus Road.

The property additionally sits adjacent to the Prairie Trail, a regional multi-modal facility. Pedestrian and bicycle connections from the Site to the Praire Trail would require review and approval by the City of Post Falls Parks Department at the time of future site development.

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

Staff Comment: The subject site is located next to a trail system on the northern end of the site. Through site plan development the connection between the two will be reviewed to examine the pedestrian access.

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 roadway and pedestrian improvements will be required to be completed. This allows for continuity of roadways and pedestrian pathways for both E. Early Dawn Avenue and N. Zorros Road.

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. None are required.
- 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 is unable to provide 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 western and northern sides. Utilities are located adjacent to the property. Service of sanitary sewer can not be provided until the sewer mainline is extended southerly. The City of Post Falls currently maintains and operates the water reclamation facilities adjoining the site.

Rights-of-way for Fennecus Road, adjacent to the site, are developed, owned and maintained by the City of Post Falls.

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 69: Encourage new development to provide pedestrian access to nearby parks, trails and green spaces.

Staff Comment: The subject site is located next to a trail system on the northern end of the site. Through site plan development the connection between the two will be reviewed to examine the pedestrian access.

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:

Post Falls Post Office	PF Park & Rec	East Greenacres Irr. District
Kootenai County Fire	Kootenai Electric	Time Warner Cable
PF Highway District	Ross Point Water	PF Police Department
PF School District	Verizon	Utilities (W/WW)
Avista Corp. (WWP-3)	Idaho Department of Lands	Urban Renewal Agency
Department of Environmental Quality	Panhandle Health District	Kootenai County Planning
Conoco, Inc. (Pipeline Co.)	NW Pipeline Corp.	KMPO
Yellowstone Pipeline Co.	TransCanada GTN	TDS
Bonneville Power Admin. (BPA)		

PUBLIC PROCESS: Notice of the proposed annexation was sent to appropriate jurisdictions on February 7, 2025 and mailed to property owners within 300 feet of the proposed project on February 6, 2025. Notice has been published in the Coeur d’Alene Press on February 7, 2025. The property was posted February 13, 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. Prior to commencement of development of the property, the Fennecus Sewer main which fronts the site shall be extended to the existing main in Fennecus Road, near Hope Avenue.

2. Prior to commencement of development of the property, the existing sewer main in Poleline Avenue, near SH41, shall be tested to verify capacity and the timing for extension of the “Meyer Alternative” sewer main extension to the intersection of Horsehaven Avenue / SH41.
3. The Site shall be made a part of the Meyer Alternative sewer service basin. Applicable sewer surcharges within that basin shall be paid at the time of building permit issuance.
4. The Site shall be made a part of the 12th Avenue Lift Station sewer service basin. Applicable sewer surcharges within that basin shall be paid at the time of building permit issuance.
5. 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
Exhibit A-5	Legal Description

Staff Exhibits:

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

Testimony:

Exhibit PA-1	PFSD Comment
Exhibit PA-2	KCFR Comment
Exhibit PA-3	PFPD Comment
Exhibit PA-4	YPL (Phillips 66) Comment
Exhibit PA-5	DEQ Comment

Annexation

ANNX-24-8

Submitted On: Nov 22, 2024

Applicant

 Raymond Kimball
 5098932617
 rkimball@whipplece.com

Primary Location

Point Location: 47.7461, -116.8825

Application Information

Did an Annexation Pre-app take place?

Yes

Description of Project/Reason for Request

Annexation of 4.8 acres

Existing Zoning

County Agriculture

Current Land Use

Ag

Proposed Zone

CCM

Applicant Type

Engineer

Adjacent Zoning

CCM

Adjacent Land Use

Ag/Residential/School/Commercial

Owner Information

Name

Jacklin Land Company, LLLP

Phone

208.773.6745

Address

4752 W. Rivebend Ave

Company

--

Email

tagj@riverbendcp.com

City, State, Zip Code

Post Falls, 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

Exhibit A-2

WCE No. 24-3913
November 4, 2024

Post Falls Planning and Zoning Commission
C.O.: Jon Manley, Planning Manager
408 N. Spokane Street
Post Falls, ID 83854

Re: City of Post Falls
Idaho Ranch Annexation – Annexation Narrative

To whom it may concern:

This letter is intended to serve as a written narrative for a proposed annexation of a portion of parcel 51N04W198900, AIN 122410 on 7155 W. Prairie Avenue into the City of Post Falls. This letter discusses zoning information, how the proposal relates to the City of Post Falls Annexation Goals and Policies Future Land Use Plans, and any impact the proposal would have on City services.

Site Description

This annexation application is regarding a portion of the subject property located in the Agriculture Zone in Kootenai County, Idaho in Section 19, Township 51 North, Range 4 West, B.M. The City of Post Falls Future Land Use Map designates the subject property for annexation as Transitional. The subject property is the north 4.81 acres of a triangular parcel. The subject property has access to the Prairie Trail to the north and access to Fennecus Road through parcel number P00000197100 to the west. Annexation into the City of Post Falls CCM Zone will allow for a boundary line adjustment to connect the subject property to Fennecus Road for future development within the CCM Zone.

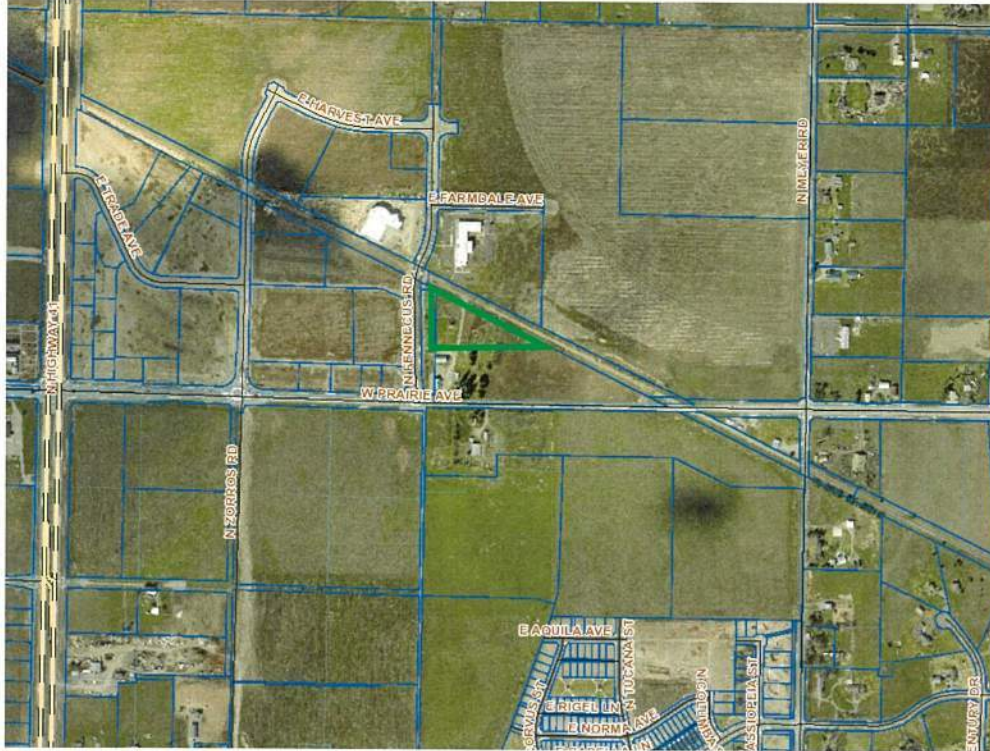


Figure 1: Property outlined in green.



The subject property is currently located in the Kootenai County Agricultural Zone and is also located in the Transitional designation of the Kootenai County Comprehensive Plan.

Surrounding properties already annexed into the City of Post Falls include CCM-zoned properties to the north, east and west, which are developed or developing commercial properties. The CCM Zone is typically located in areas near major transportation corridors on the I-90 corridor, Prairie Avenue and Highway 41.

November 4, 2024

City Annexation Code Review

Per PPMC 18.16.010 and 18.20.100(C)(1-3) and (D), the zone change/annexation approval criteria in the City of Post Falls has four requirements, listed below. For clarity, these requirements are listed as A through D. The annexation of the subject property meets the requirements in the following ways:

A. Is the proposed zoning district consistent with the future land Use map and focus area contained in the currently adopted Post Falls Comprehensive Plan?

We ask that the parcels be annexed into the CCM Zone in keeping with adjacent land uses to the north, east and west. The CCM Zone is supported by the Comprehensive Plan in the Future Land Use Map which designates the site as Transitional. The Future Land Use Transitional designation is “assigned to lands suitable for growth. The timing for growth is undetermined, but guidance can be located within the associated Focused Area”.

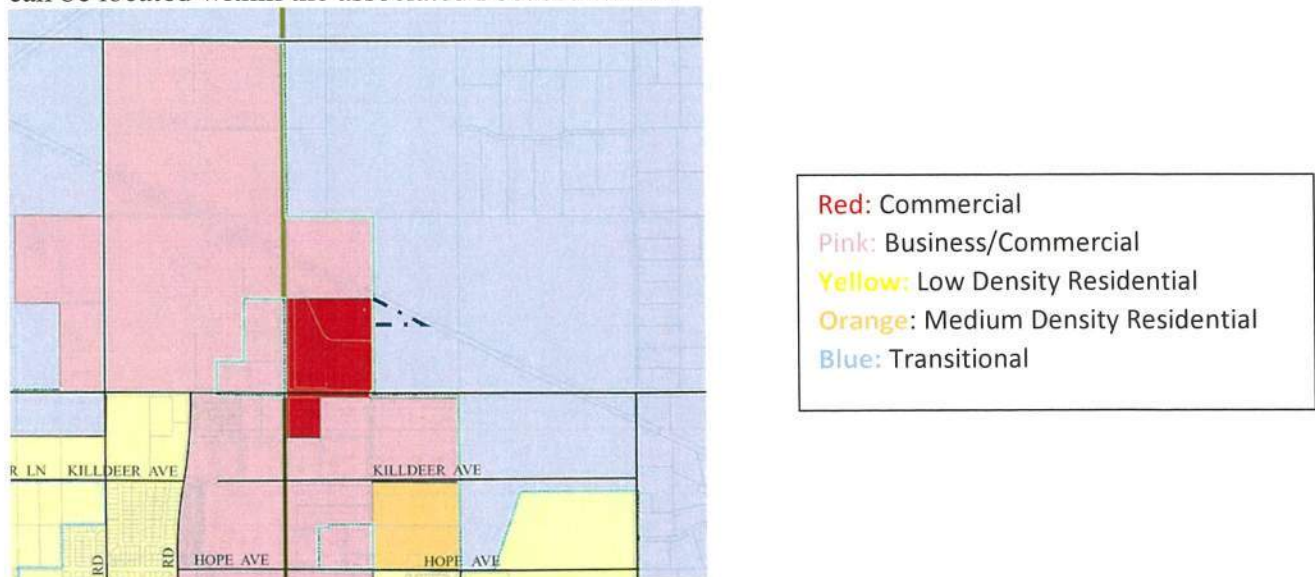


Figure 2: figure 2.03, page 37 of the Comprehensive Plan

The subject property is within the Focus Area 41 North, which notes the following key policies and future action items:

- *Focus provisions for multi-family, commercial, and tech uses near higher-classified roadways;*
WCE Response: This project is located near Prairie Avenue, a Principal Arterial, and Fennecus Road, a major collector; therefore, this project will implement this policy.
- *Development should provide pedestrian connectivity to all multi-use paths and trails, including the Prairie Trail;*
WCE Response: A future project would not diminish public access to the Prairie Trail, which is located north of the subject property; therefore, this project will implement this policy.
- *Manage development patterns in the airport fly zone east of 41 and north of Prairie Avenue, coordinating with the 2018 Coeur d'Alene Airport Master Plan;*
WCE Response: The subject property is outside of the Airport Influence Area noted in the 2019 Coeur d'Alene Airport Master Plan, page 195; therefore, this project will implement this policy.

- *Facilitate the creation of the "backage roads" system envisioned in the Highway 41 Corridor Master Plan, supporting appropriately-scaled commercial and mixed-use development along 41 and improving access for nearby residential uses;*

WCE Response: Not applicable, the project site is not within ¼ mile of the backpage road system.

- *Focus provisions for commercial uses along arterial/collector streets where traffic volume exceeds 4,000 vehicles per day.*

WCE Response: This project is within 500 feet of W. Prairie Avenue, a Principal Arterial and approximately 100 feet from Fennecus Road, a major collector. Fennecus Road is able to provide public sewer and water to the subject property; therefore, this project will provide a commercial service within the vicinity of high-volume roadways.



- B. *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?*

This proposed annexation meets the Comprehensive Plan goals and policies in the following ways:

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

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.*

These goals are met through the following policies:

P.01 – *Support land use patterns that:*

- *Maintain or enhance community levels of service;*

WCE Response: The property has a future land use designation of Transitional, meaning that the City of Post Falls' comprehensive plan anticipates annexation of the property. The project has obtained a letter of water availability from the Ross Point Water District, which indicates that water is available. Finally, concerns regarding community levels of services, if any, will be addressed at time of agency review prior to a decision on this proposal being made.

- *Foster the long-term fiscal health of the community;*

WCE Response: If approved, a future project would provide a commercial use appropriate for the site, which would create jobs and improve the fiscal health of the community; therefore, this comprehensive plan policy is met through this project.

- *Maintain and enhance resident quality of life;*

WCE Response: Not applicable as no specific uses are proposed with this annexation; however, a future commercial use within the vicinity of Prairie Avenue may provide for additional opportunities for residents to shop depending on the use proposed.

- *Promote compatible, well-designed development;*

WCE Response: The subject property is adjacent to developing commercial uses to the east, and both the Peak Health and Wellness Center and Kootenai Classical Academy to the north which are uses compatible with a commercial zoning such as the proposed CCM Zone.

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

WCE Response: The future land use mapping of the subject property is Transitional, which references the relevant Focus Area (41 North). The CCM Zone is appropriate for Focus Area 41 North as identified earlier in this document.

P.02 – Apply or revise zoning designations with careful consideration of factors including:

- *Future land use mapping;*

WCE Response: The future land use mapping of the subject property is Transitional, which references the relevant Focus Area (41 North). The CCM Zone is appropriate for the Focused Area 41 North as identified earlier in this document.

- *Compatibility with surrounding land uses;*

WCE Response: Surrounding land uses are developed or developing commercial properties such as the Kootenai Classical Academy to the north, and the Haycrop Commercial Court to the west; therefore, this proposal will be compatible with surrounding land uses.

- *Infrastructure and service plans;*

WCE Response: Infrastructure, including roads and utilities, is available within Fennecus Road to the west; therefore, this proposal has adequate access to infrastructure.

- *Existing and future traffic patterns;*

WCE Response: Fennecus Road, a major collector, is west of the project area. Prairie Avenue, a principal arterial, is located south of the project and accessible via Fennecus Road; therefore, the proposal is compatible with this policy of the comprehensive plan.

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

WCE Response: This section identifies the goals and policies of the comprehensive plan. A future development will meet any applicable master plans or facility plans.

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.

WCE Response: The subject property is surrounded on three sides by incorporated areas, with the CCM Zone to the north, east and west. To the south and east is property within Kootenai County with a future land use of Transitional.

P.14 – Follow all annexation procedures established by Idaho State statutes and applicable City ordinances.

WCE Response: This proposal will follow all annexation procedures established by Idaho State statutes or applicable City ordinances. Idaho State Statutes are listed below, and applicable city ordinances under PFMC 18.20.10(C) and (D) are itemized as part of this narrative.

Idaho Statutes Section 50-222. Annexation by Cities

(2) General authority. Cities have the authority to annex land into a city upon compliance with the procedures required in this section. In any annexation proceeding, all portions of highways lying wholly or partially within an area to be annexed shall be included within the area annexed unless expressly agreed between the annexing city and the governing board of the highway agency providing road maintenance at the time of annexation. Provided further, that said city council shall not have the power to declare such land, lots or blocks a part of said city if they will be connected to such city only by a shoestring or strip of land which comprises a railroad or highway right-of-way.

WCE Response: This section of code grants the City of Post Falls the authority to annex land into a city.

(3) Annexation classifications. Annexations shall be classified and processed according to the standards for each respective category set forth herein. The three (3) categories of annexation are:

(a) Category A: Annexations wherein:

(i) All private landowners have consented to annexation. Annexation where all landowners have consented may extend beyond the city area of impact provided that the land is contiguous to the city and that the comprehensive plan includes the area of annexation;

WCE Response: The property owner has consented to annexation of this property, the subject property to be annexed is contiguous to the city, and the comprehensive plan includes the area of annexation.

(ii) Any residential enclaved lands of less than one hundred (100) privately owned parcels, irrespective of surface area, which are surrounded on all sides by land within a city or which are bounded on all sides by lands within a city and by the boundary of the city’s area of impact; or

WCE Response: This section does not apply, as the application is allowed under subsection (i).

November 4, 2024

(iii) The lands are those for which owner approval must be given pursuant to subsection (5)(b)(v) of this section.

WCE Response: This section does not apply, as the application is allowed under subsection (i).

(5) Annexation procedures. Annexation of lands into a city shall follow the procedures applicable to the category of lands as established by this section. The implementation of any annexation proposal wherein the city council determines that annexation is appropriate shall be concluded with the passage of an ordinance of annexation.

(a) Procedures for category A annexations: Lands lying contiguous or adjacent to any city in the state of Idaho may be annexed by the city if the proposed annexation meets the requirements of category A. Upon determining that a proposed annexation meets such requirements, a city may initiate the planning and zoning procedures set forth in chapter 65, title 67, Idaho Code, to establish the comprehensive planning policies, where necessary, and zoning classification of the lands to be annexed.

WCE Response: This subsection allows the City of Post Falls to initiate the planning and zoning procedures for annexation.

67-6525. PLAN AND ZONING ORDINANCE CHANGES UPON ANNEXATION OF UNINCORPORATED AREA. Prior to annexation of an unincorporated area, a city council shall request and receive a recommendation from the planning and zoning commission, or the planning commission and the zoning commission, on the proposed plan and zoning ordinance changes for the unincorporated area. Each commission and the city council shall follow the notice and hearing procedures provided in section 67-6509, Idaho Code. Concurrently or immediately following the adoption of an ordinance of annexation, the city council shall amend the plan and zoning ordinance.

WCE Response: This project will be presented to the planning and zoning commission before being presented to city council for adoption of the annexation.

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

WCE Response: Significant transportation infrastructure already exists near the subject property.

P.44 – Annexation should leverage existing capital facilities, with minimal need for expansion or duplication of facilities.

WCE Response: Fennecus Road has existing facilities near the project site, which would allow for connection of a future project to the public street system and associated utilities.

P.46 – Mitigate impacts of annexation through the use of service agreements and/or development intensities that minimize City fiscal impacts.

WCE Response: The developer of this property would be responsible for installation of utilities and public road improvements along the perimeter of the subject property. With any future project, the developer would also be responsible for impact fees, permit fees, hookup fees, etc. to mitigate.

C. 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?

WCE Response: The parcel is within the future land use map of the City of Post Falls. As the parcel is surrounded by City of Post Falls annexed properties, all City services are already available. Any impact on City services from a future project should not impact services beyond an acceptable level. A will-serve letter from Ross Point Irrigation District was submitted along with the application.

D. Is annexation of the property in the best interest of the city (Legislative Decision)?

Annexation of the subject property will provide additional opportunities for development within the CCM Zone. The following items have been considered as part of annexation:

1. Street classification: per the transportation layer on the Post Falls GIS (figure 3), the subject property is adjacent to Fennecus Road, a major collector, to the west. South of the project is Prairie Avenue, a principal arterial.

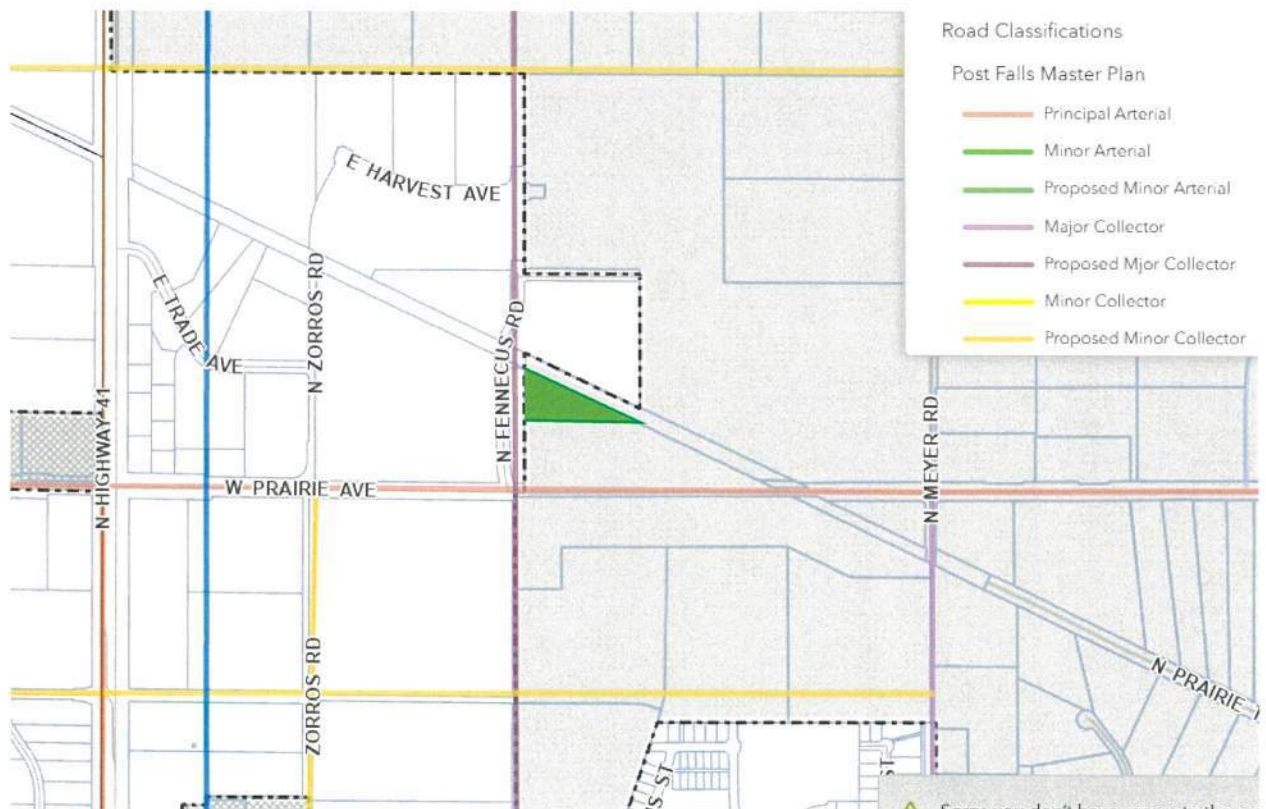


Figure 3: Post Falls GIS transportation layer, subject property in green.

2. Traffic patterns: The parcel is anticipated to utilize Fennecus Road to access the street system via Prairie Avenue to the south. The intersection of Fennecus Road and Prairie Avenue is a roundabout, and the intersection of Prairie Avenue and Highway 41 to the west is a signalized full-movement intersection.
3. Existing development:
 - a. To the north of the subject property is the Kootenai Classical Academy and Peak Health and Wellness Center.

November 4, 2024

- b. To the west is the developing Haycrop Commercial Court, a commercial subdivision.
- 4. Future land uses: The future land use of the parcel is Transitional, which is in line with the proposed CCM Zone considering the adjacent zoning and land use.
- 5. Community plans: This parcel lies within Focus Area 41 North, which places importance on retail, mixed-use residential and services as well as multi-family and tech uses. A main goal of the community plan for Focus Area 41 North is to place commercial uses along arterial and collector streets.
- 6. Geographic or natural features: The subject property is flat, which is appropriate for commercial zoning due to larger building footprints which would require substantial grading to accommodate otherwise.

If you have any questions or comments regarding this letter, please feel free to contact us at (509) 893-2617

Thank you,



Ray Kimball, P.E.
Whipple Consulting Engineers, Inc.

Exhibit A-3



ZONING MAP

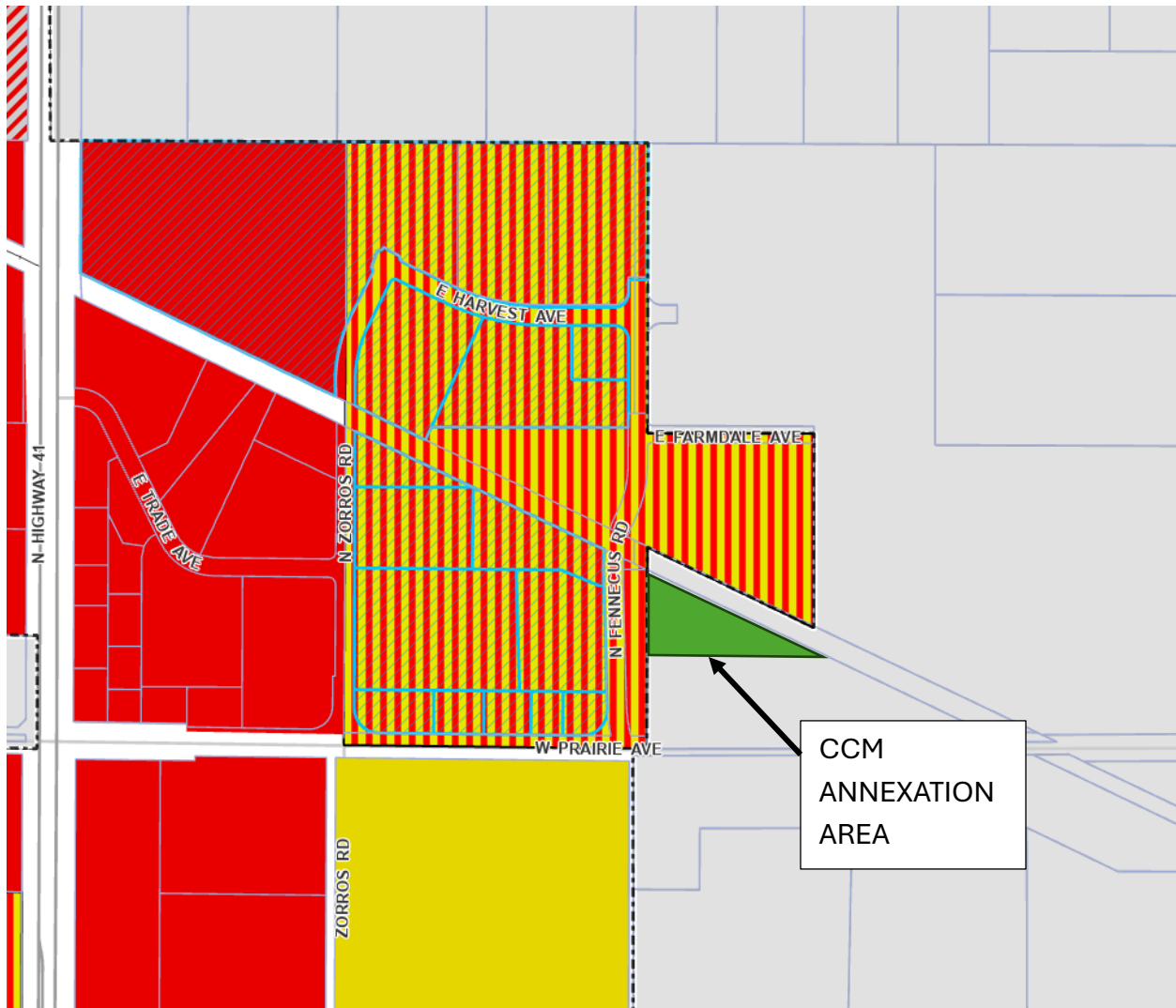




Exhibit A-4

4752 W. Riverbend Avenue • Post Falls, ID 83854 (208) 773-6745 • Fax (208) 777-4080

December 16, 2022

To Whom It May Concern:

Until further notice, Jacklin Land Company LLLP hereby authorizes Ray Kimball of Whipple Consulting Engineers to act as its agent and representative for the purposes of submitting annexation requests, rezoning requests, boundary line adjustments, and any other land entitlement application to the City of Post Falls on its behalf.

Sincerely,

Thomas P. Stoeser, Manager

ANNEXATION LEGAL DESCRIPTION

A parcel of land being a portion of the South Half of the Southeast Quarter of Section 19, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, and more particularly described as follows:

Commencing at the South Quarter Corner of said Section 19 being a 1.5 inch brass cap marked per CP&F Instrument Number 2950747000, Records of Kootenai County, from which the Center Quarter Corner bears North 00°57'58" East 2660.13 feet;

thence along the West line of said Southeast Quarter, North 00°57'58" East 812.26 feet to the Southerly line of the Abandoned Railroad Right-of-Way;

thence along the Southerly line of the Abandoned Railroad Right-of-Way, South 63°38'41" East 63.63 feet to the **True Point of Beginning;**

thence North 00°57'53" East 110.55 feet to the Northerly line of the Abandoned Railroad Right-of-Way;

thence along the Northerly line of the Abandoned Railroad Right-of-Way, South 63°38'41" East 1906.14 feet to the Northerly Right-of-Way of Prairie Avenue;

thence along the Northerly Right-of-Way line of Prairie Avenue, North 89°18'14" West 230.94 feet to the Southerly line of the Abandoned Railroad Right-of-Way;

thence along the Southerly line of the Abandoned Railroad Right-of-Way, North 63°38'41" West 610.58 feet;

thence leaving the Southerly line of the Abandoned Railroad Right-of-Way, North 89°02'07" West 939.48 feet;

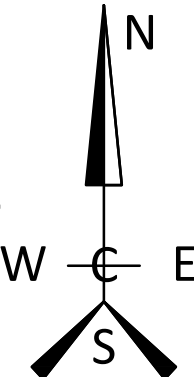
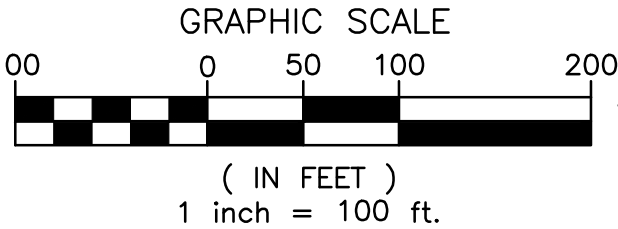
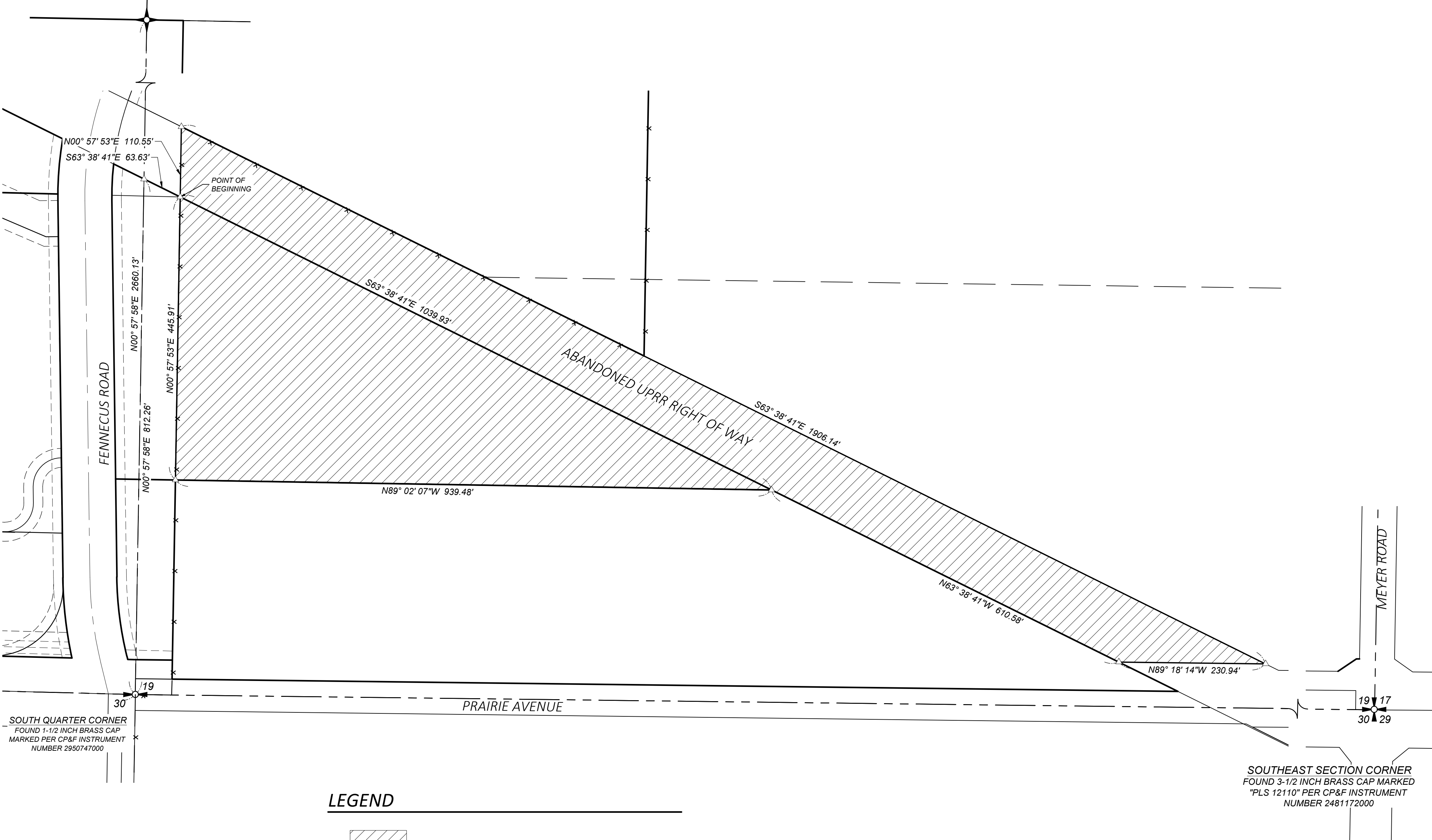
thence North 00°57'53" East 445.91 feet to the **True Point of Beginning;**

said parcel containing 8.891 acres of land, more or less.

ANNEXATION EXHIBIT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

CENTER SECTION CORNER
FOUND 2-1/2 INCH ALUMINUM CAP
MARKED "LS 5078" PER CP&F
INSTRUMENT NUMBER 2940034000



LEGEND

- AREA TO BE ANNEXED
- EXISTING CITY LIMITS
- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE

WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

PROJ #: 24-3913
DATE: 11/22/24
DRAFTED BY: RK/WAL
REVIEWED BY: RK

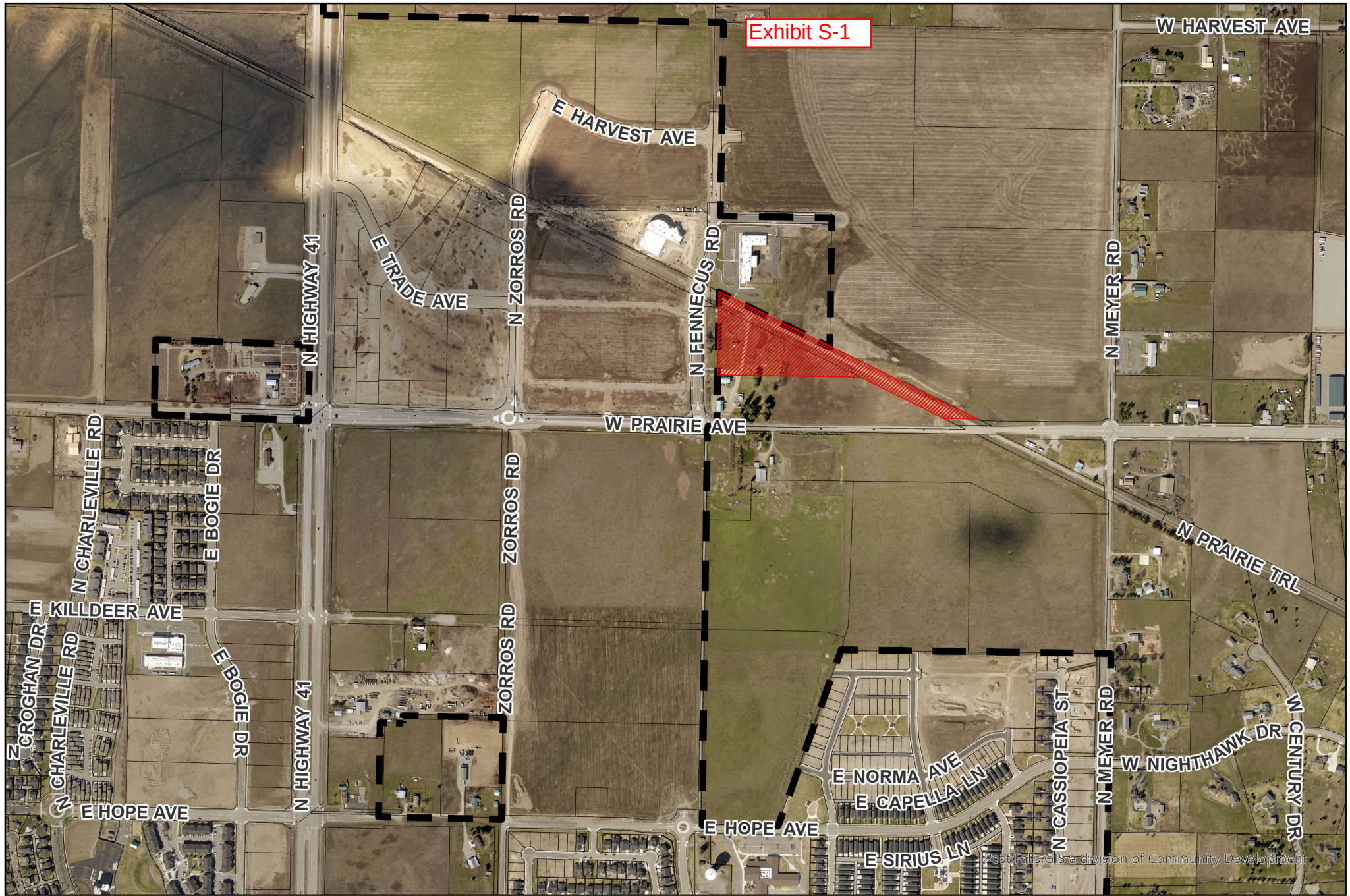
CIVIL
STRUCTURAL
☒ SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER

IDAHO RANCH

ANNEXATION EXHIBIT

SHEET
1 OF 1

JOB NUMBER
24-3913

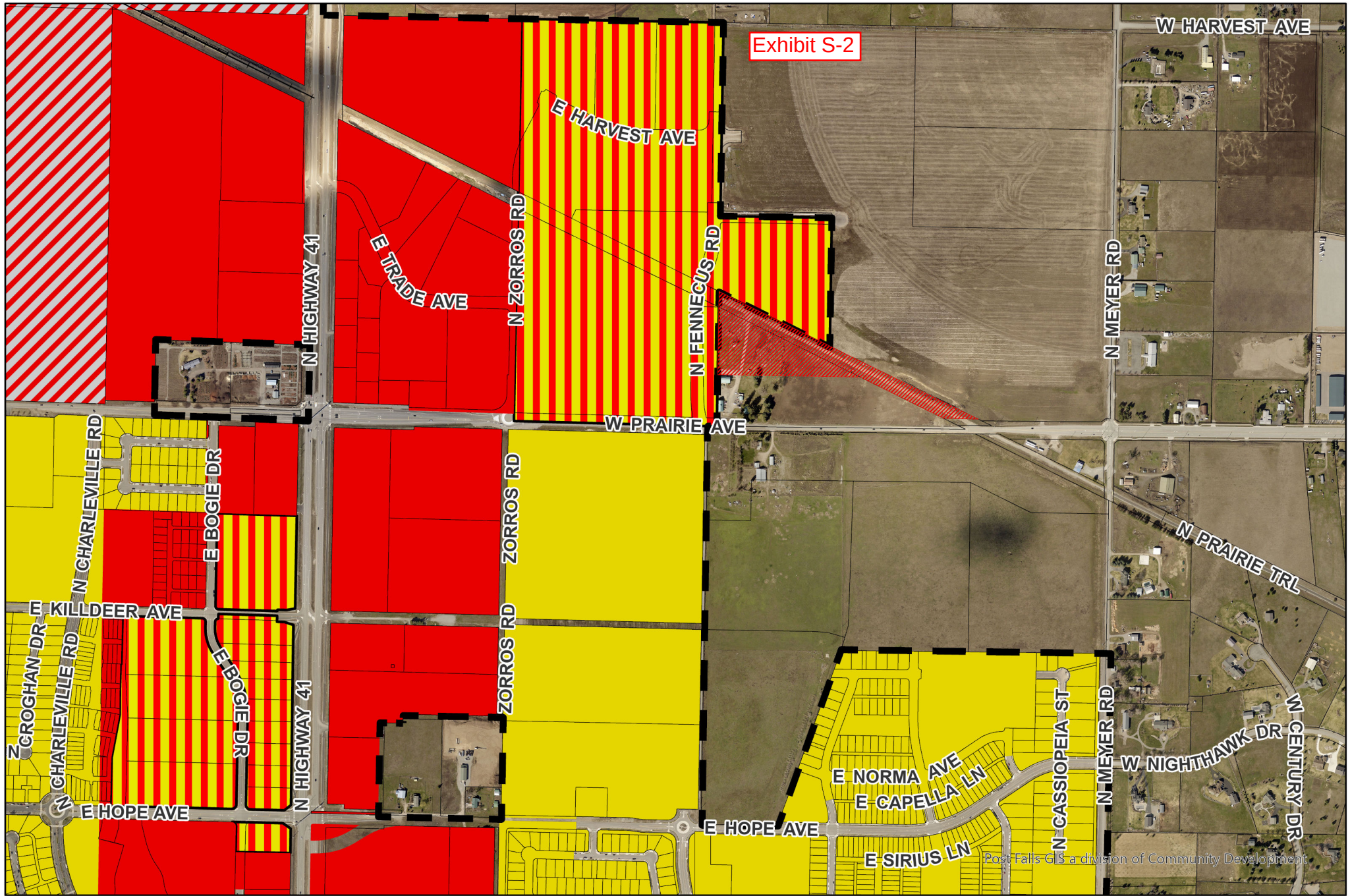


Project Location
Idaho Ranch
ANNEXATION
ANNX-24-8



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site





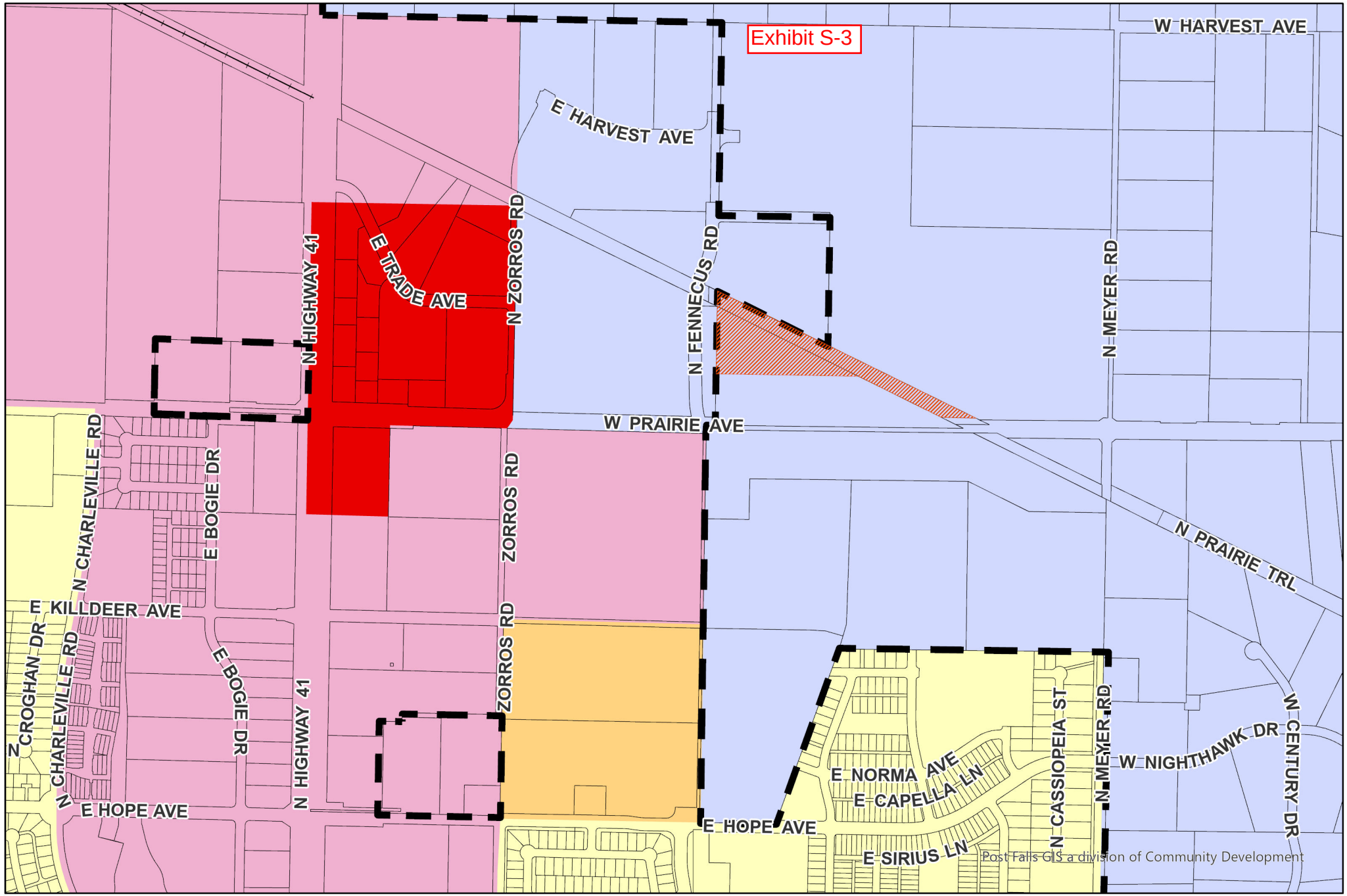
Zoning Map
Idaho Ranch
ANNEXATION
ANNX-24-8



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site

-  CCM
-  CCS
-  TM
-  R-1





Future Land Use Designation
Idaho Ranch
ANNEXATION
ANN-24-8



- | | | | |
|--|--------------------------|--|----------------------------|
| | Post Falls City Boundary | | Medium Density Residential |
| | Tax Parcels | | Business/Commercial |
| | Subject Site | | Commercial |
| | Low Density Residential | | Transitional |





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 2024-2025 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 Elementary	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

Exhibit PA-2

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

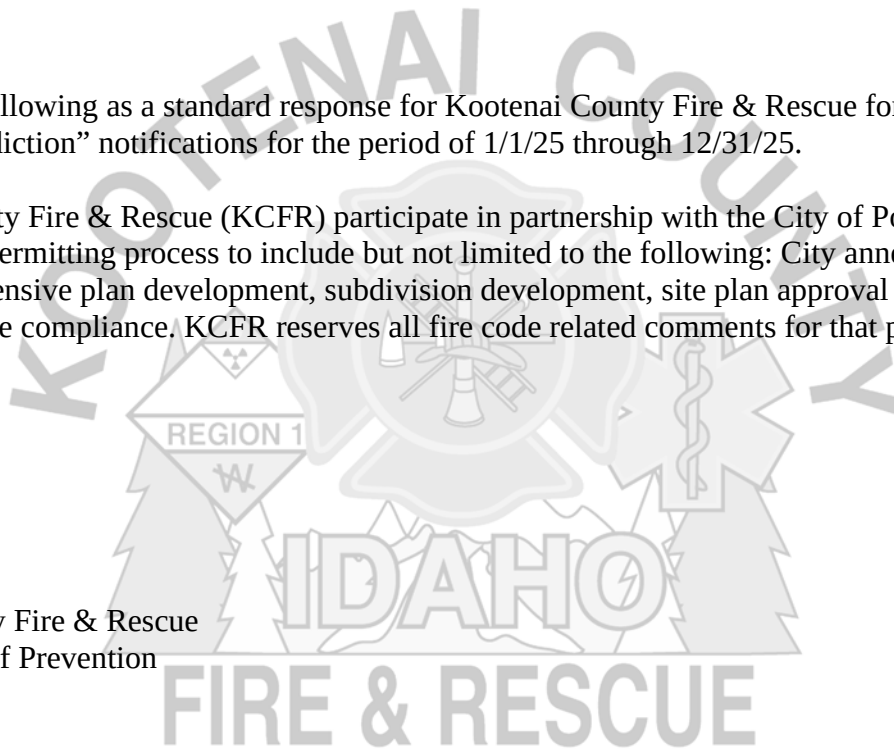
Dear Nancy,

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



February 7th, 2025

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: Idaho Ranch Annexation File No. ANN-24-8

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,



Mark J. Brantl
Captain
Post Falls Police Department

From: [Martinez, Leo](#)
To: [Nancy Thurwachter](#)
Subject: Notice to Jurisdictions Idaho Ranch Annexation File No. ANNX-24-8
Date: Monday, February 10, 2025 7:52:30 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[Exhibit PH-2 NTJ_PZ_Idaho Ranch.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.

Nancy,

Phillips 66 does not have any utilities within your attached project vicinity.
(Response 12870)


Leo Martinez
Associate, Operations Support • Real Estate Services

O: 805-541-8912 | 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: Friday, February 7, 2025 9:23 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

Exhibit PA-5

From: [DEQ Comments](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdictions Idaho Ranch Annexation File No. ANNX-24-8
Date: Thursday, February 13, 2025 2:12:47 PM
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.

Good Afternoon,

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.

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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

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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

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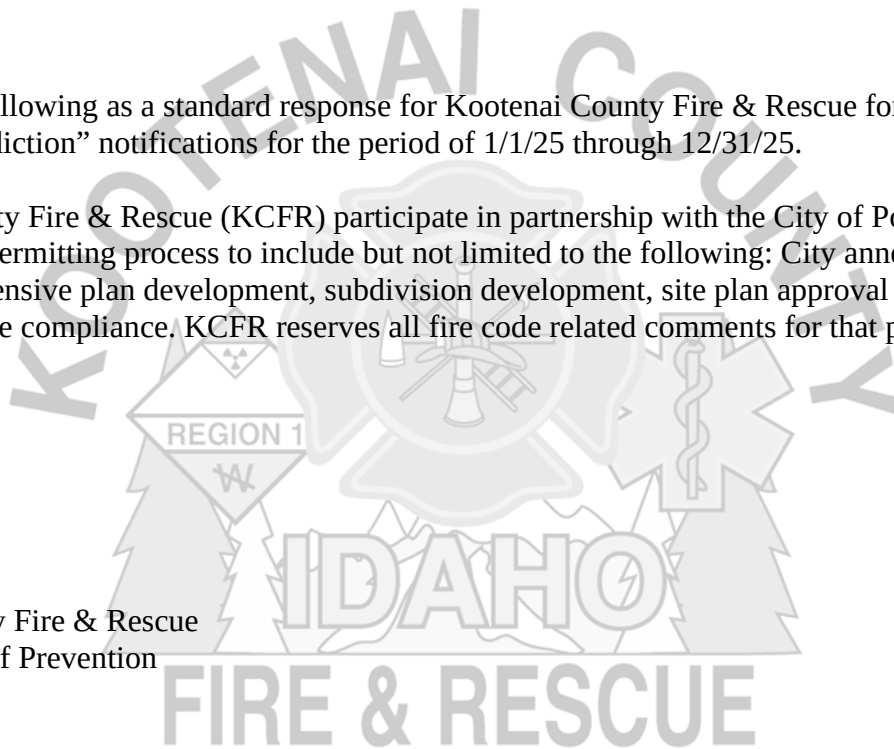
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Jeryl Archer
Kootenai County Fire & Rescue
Division Chief of Prevention
Fire Marshal



February 7th, 2025

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: Idaho Ranch Annexation File No. ANNX-24-8

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Respectfully submitted,



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Captain
Post Falls Police Department

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Date: Monday, February 10, 2025 7:52:30 AM
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Nancy,

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(Response 12870)


Leo Martinez

Associate, Operations Support • Real Estate Services

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



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Sent: Friday, February 7, 2025 9:23 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>; Martinez, Leo <Leo.Martinez@p66.com>; 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 <ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.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>; 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 <tgallp@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>
Subject: [EXTERNAL]Notice to Jurisdictions Idaho Ranch Annexation File No. ANNX-24-8

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Good morning,

Please find attached the Notice to Jurisdictions for the Idaho Ranch Annexation File No. ANNX-24-8 that is scheduled for the Planning & Zoning meeting February 27, 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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From: [DEQ Comments](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdictions Idaho Ranch Annexation File No. ANNX-24-8
Date: Thursday, February 13, 2025 2:12:47 PM
Attachments: [image001.png](#)

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Good Afternoon,

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: Friday, February 7, 2025 9:23 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 Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Leo Martinez <leo.martinez@p66.com>; 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 Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.com>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>
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Subject: Notice to Jurisdictions Idaho Ranch Annexation File No. ANNX-24-8

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Good morning,

Please find attached the Notice to Jurisdictions for the Idaho Ranch Annexation File No. ANNX-24-8 that is scheduled for the Planning & Zoning meeting February 27, 2025. The draft staff report will be on the city's website shortly.

Nancy Thurwachter

Planning Administrative Specialist

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DATE: February 21, 2025

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 27, 2025, P&Z COMMISSION MEETING
THE ARC SUBDIVISION FILE NO. SUBD-24-10

PROJECT LOCATION: The property is located north of Interstate 90 and east of the southernmost end of N. Corbin Road, as well as south of the Terra Street terminus.

Project Location

The Arc
SUBDIVISION
SUBD-24-10

CITY OF POST FALLS

- Post Falls City Boundary
- Tax Parcels
- Subject Site

N

PARCEL INFORMATION:

Property Size: 6.16-acres

Current Land Use: Large Lot Residential and vacant

Current Zoning: High Density Residential (R3) and Single-Family Residential (R1)

Proposed Land Use: The proposed subdivision will serve as a cottage/tiny home and multi-family residential development

Surrounding Land Use: To the east adjacent to the subject site is Dawns Place, a single-family residential subdivision. Directly north of the subject site is five (5) lots within the Bluegrass Pointe single-family residential subdivision and a larger lot single-family lot. Located west includes single-family homes on large lots. Interstate 90 right-of-way makes up the use to the south of the subject site.

Surrounding Zoning Districts: Directly west, north, and east of the subject site is Single-Family (R1) zoning. South of the proposal is Interstate 90 rights-of-way that does not have a zoning.

Water Provider: East Greenacres Irrigation District

Sewer: City of Post Falls

SUBDIVISION REVIEW CRITERIA (Post Falls Municipal Code Title 17.12.060, Subsection H):**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 development would be provided by East Greenacres Irrigation District. The provided will serve letter (Exhibit A-5) provides willingness and intent to serve the proposed subdivision.

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: Sanitary Sewer is being extended to the site, by the applicant. Construction was started in late 2024. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. Gravity flows from the site go to the Corbin Lift Station which was recently reconstructed by the City. 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.

An existing home is located within the project and is identified to remain. The existing homes septic system shall be abandoned in compliance with Panhandle health requirements and connected to City of Post Falls Sanitary Sewer, upon completion of the previously identified sewer extension and payment of sewer CAP fees.

The site is not subject to any Local Improvement Districts, Subsequent User Agreements, or Sewer Surcharges.

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

Staff's Response: The subdivision and proposed layout (Exhibit A-3) are consistent with the City's Transportation Master Plan. An analysis of existing and proposed building conditions (with project) for traffic operations at the intersection of Seltice Way / Corbin Rd. indicated that with the development intersection meets or exceeds minimum standards.

Adopted City Standards are for Signalized Intersection operations to be LOS D or better with no major movement worse than LOS E. Unsignalized intersections have a standard of no movements below a LOS E. Existing intersection Level of Service is LOS A and signalization of the intersection is not currently warranted. Current analysis shows the Intersection Level of Service at LOS A in both the AM and PM peak hours, at project buildout, while maintaining current roadway configuration and controls. Corbin Rd. operations are currently LOS B and degrade to LOS C in the buildout conditions. The intersection of Seltice Way and Chase has had 5 collisions in the past 5 years, 3 in 2020 and 2 in 2023. No collisions were reported in 2024. No fatalities or serious injury collisions were reported in the previous 5 year time frame. Safety considerations for installation of traffic signals require an average of 5 or more collisions, susceptible to correction from a traffic signal, in the past 12 months.

The City's Transportation Master Plan indicates a future traffic signal at Seltice Way / Corbin. The City is currently collecting impact fees for the construction of said signal. Traffic signalization will be installed when traffic warrants are met.

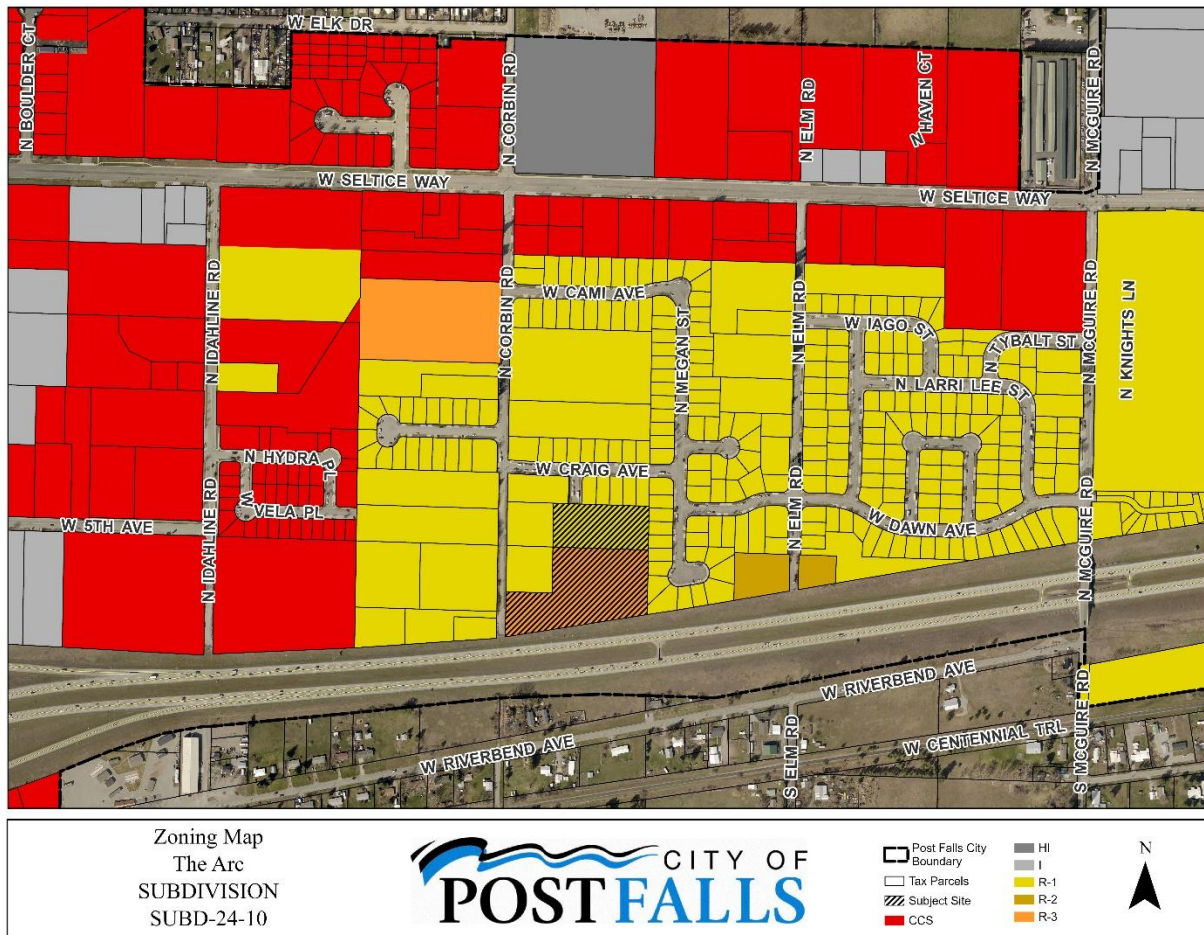
Roadways, storm drainage management, roadway illumination, ADA ramps and roadway markings/signs shall comply with City Standards with final design and construction.

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: This subject property is located over the Rathdrum Prairie Aquifer. No known hazards have been identified that would prevent or hinder development of the property.

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: The subdivision and proposed lots conform to the requirements of Title 17 (Subdivisions) and Title 18 (Zoning) for Single-Family Residential (R1) zoning. The proposed 6.14-acres into 39 cottage/tiny home lots and three multi-family lots within the High Density Residential (R3) and Single-Family Residential (R1) zoning designation can meet the requirement for cottage, tiny home, and Multi-family for the 3 designated lots per Exhibit A-4.



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 and collected on individual building permits to assist in mitigating the off-site impacts to parks, public safety, multi-modal pathways, streets, Kootenai County Fire and Rescue along with Kootenai County Emergency Management Services.

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

Post Falls Post Office	PF Park & Rec	East Greenacres Irr. District
Kootenai County Fire	Kootenai Electric	Time Warner Cable
PF Highway District	Ross Point Water	PF Police Department
PF School District	Verizon	Utilities (W/WW)
Avista Corp. (WWP-3)	Idaho Department of Lands	Urban Renewal Agency
Department of Environmental Quality	Panhandle Health District	Kootenai County Planning

Conoco, Inc. (Pipeline Co.)	NW Pipeline Corp.	KMPO
Yellowstone Pipeline Co.	TransCanada GTN	TDS
Bonneville Power Admin. (BPA)		

PUBLIC PROCESS: This project is processed as a Subdivision. A public hearing is held before the Planning & Zoning Commission; of which, will review the record, hear the staff report, and render a decision.

If the project is approved, a Master Development Agreement is prepared by staff, approved by City Council, and signed by the parties to the agreement.

Notice of the proposed Subdivision was sent to appropriate jurisdictions on February 7, 2025 and mailed to property owners within 300 feet of the proposed project on February 6, 2025. Notice has been published in the Coeur d'Alene Press on February 7, 2025. The property was posted February 13, 2025.

MOTION OPTIONS: 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.

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 The Arc Subdivision proposal. 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. 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. The infrastructure for the proposed subdivision may be completed in multiple phases.
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. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
5. 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.

6. 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.
7. Open space tracts, including public rights-of-way between Interstate 90 and Terra St. Shall be landscaped, irrigated and maintained by the Homeowners Association.
8. The proposed alley(s) shall be privately owned and maintained by the Homeowners Association.
9. A 6-foot barrier fence shall be provided between the subdivision and Interstate 90 to promote public safety. Fencing shall be installed with the first phase. Considerations for snowplow operations shall be taken with the fence design where the fence is adjacent to Terra St.
10. The existing home on Lot 1, indicated to remain. Shall connect to City of Post Falls Sanitary Sewer and the existing septic system abandoned per Panhandle Health Requirements.
11. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. The Urban Forester shall be notified prior to planting.

ATTACHMENTS:**Applicant Exhibits:**

Exhibit A-1	Application
Exhibit A-2	Narrative
Exhibit A-3	Vicinity Map
Exhibit A-4	Preliminary Plan
Exhibit A-5	Will Serve Letter
Exhibit A-6	Owner Authorization
Exhibit A-7	Open Space and Typical Lot Layout

Staff Exhibits:

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

Testimony:

Exhibit PA-1	PFSD Comment
Exhibit PA-2	KCFR Comment
Exhibit PA-3	PFPD Comment
Exhibit PA-4	YPL (Phillips 66) Comment
Exhibit PA-5	DEQ Comment

 Scott McArthur
 (208) 964-0481
 scott@mcArthur-eng.com

Point Location: 47.7115, -116.9891

Application Information

Did a Subdivision Pre-app take place?

Yes

Proposed Subdivision Name

The Arc

Size of Site

6.17

Existing Zoning

R-3 / R-1SUP

Current Land Use

Vacant/Single Family

Density

10.3 Units / Acre

Description of Project

The project shall consist of a mix of Cottage Homes, Tiny Homes, and Condominium attached structures fronting Interstate-90. There is one (1) existing single family home that fronts Corbin Road that will become a Lot within the development as well. The project is served by City of Post Falls Sanitary Sewer, and EGID water.

Site Information

Comprehensive Plan Designation

Business/Commercial (BUT entire area is comprised of residential uses)

Location of Proposed Access to Site

Terra Street to the North and Corbin Road to the West

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

Terra Street (55') and Corbin Road (40' Existing)

Size & Point of Water Connection

8" EGID water connection in Terra Street and 6" EGID water connection in Corbin Road.

Size & Point of Sewer Connection

An 8" sewer main is being extended to the site in Corbin Road per the City approved plan.

Name & Location of Nearest School

The nearest school is located 2.0 miles Northeast of the project (West Ridge Elementary).

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

The nearest fire station is located 1.0 mile Northwest of the project (Kootenai Fire and Rescue).

Physical Description of Site (topography, cover, features)

The topography is relatively flat, and will be mass graded according to improve drainage and the depth of the sanitary sewer being extended within the development.

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

No

Water District

East Greenacres Water District

Owner Information

Name

Noah Stam / Kirk Brandt

Company

WYLD LLC / CORSTOR LLC

Phone

208.446.4506 / 509.879.4033

Email

noahstam14@me.com / corstorllc@gmail.com

Address

1831 N Lakewood Drive

City, State, Zip Code

Coeur d'Alene, Idaho 83814

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



THE ARC

SUBDIVISION REQUEST

CITY OF POST FALLS, IDAHO



THE ARC SUBDIVISION

SUBDIVISION REQUEST NARRATIVE

CITY OF POST FALLS, IDAHO



- **Project Summary:** This narrative shall outline the proponent's request for a subdivision on approximately 6.14-acres of land located East of Corbin Road, North of Interstate-90, in Section 05, Township 50 North, Range 05 West, Boise Meridian, City of Post Falls, Kootenai County, Idaho.

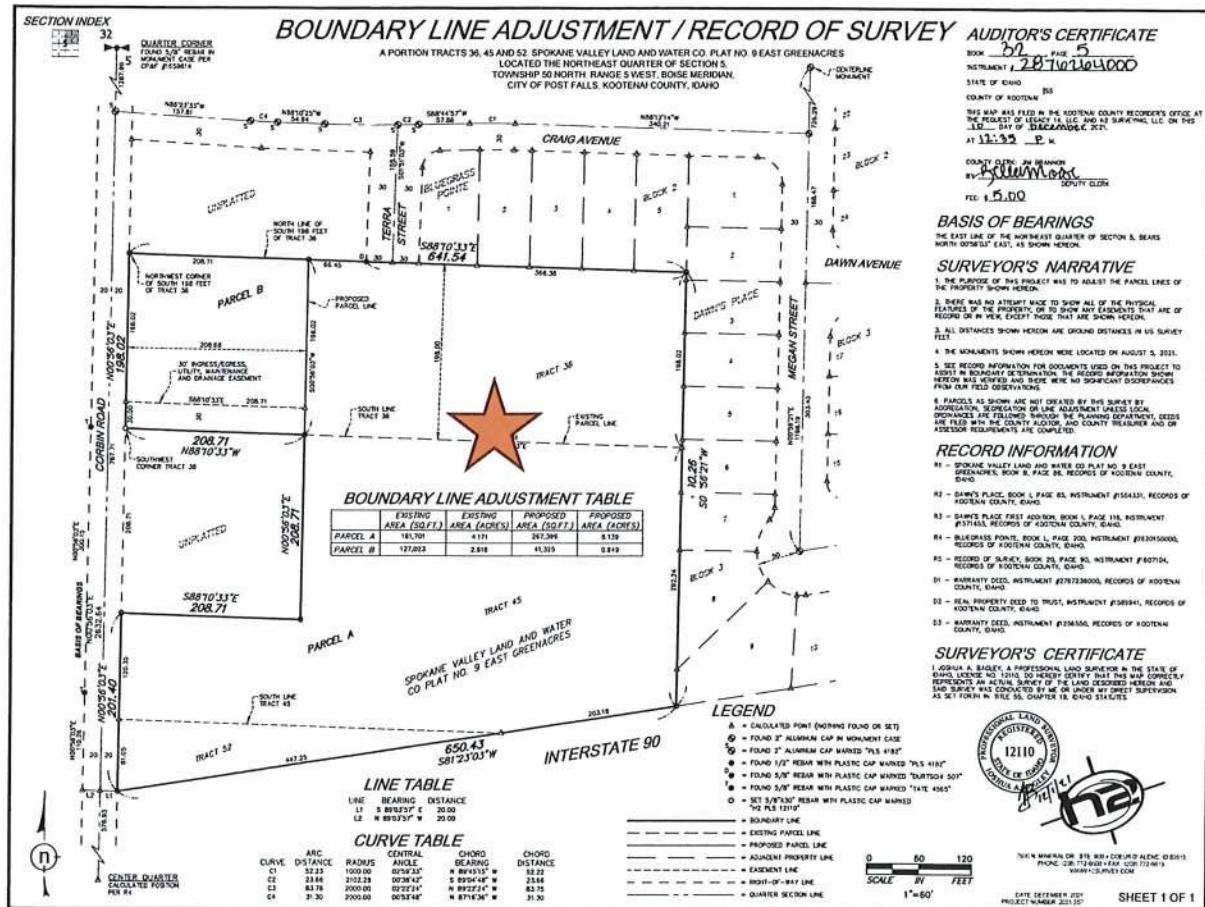
The property in question is encumbered by two (2) zoning designations. The southern 4.17-acres of this property is zoned R-3, and the northern 1.97-acres of this property is zoned R-1 with a City of Post Falls approved Special Use Permit (SUP-24-4), allowing for the development of cottage home and tiny home Lots.

This subdivision request shall consist of a mix of single-family cottage homes, single-family tiny homes, and residential multi-family structures that shall be Condominium Platted at a later date.



- **Parcel/AIN:** P-3900-05-045-AA / 104507
- **Property Size:** ±6.14 acres

Record of Survey (Book 32/Page 5, Records of Kootenai County):



Landowner #1 (Proponent):

WYLD LLC // Noah and Emily Stam
1831 North Lakewood Drive, #100
Coeur d'Alene, Idaho 83814
Tel: 208.446.4506
Em: noahstam14@me.com

Landowner #2 (Single Family Home):

CORSTOR LLC // Kirk and Donna Brandt
1010 South Lakeside Drive
Liberty Lake, Washington 99019
Tel: 509.879.4033
Em: corstorllc@gmail.com

Applicant (Engineer):

McArthur Engineering Company LLC // Scott McArthur
PO Box 2488
Post Falls, Idaho 83877
Tel: 208.446.3307
Em: scott@mcArthur-eng.com

- **Existing Conditions:** The property is developed with a single-family residential home, and a large secondary barn structure that are located in the R-3 zoned portion of the property.

Access to the existing home and barn structure are off of Corbin Road. The Terra Street right of way is extended to the North boundary of the property.

The topography of this property is relatively flat, with around four (4) feet of elevation relief, with the property generally draining North to the South.

There are no existing stormwater management improvements on the property.

Water is provided by East Greenacres Irrigation District (EGID). Potable water is extended to the existing home, and irrigation is provided by a secondary service. Both are connected to an existing existing 6" AC Water Main in the Corbin Road right of way. An existing 8" PVC Water Main is also extended to the property in the Terra Street right of way.

The existing home is connected to an existing onsite septic system that was permitted by Panhandle Health District. The property owner is in the process of extending City of Post Falls sanitary sewer infrastructure (8" PVC Sewer Main), within the Corbin Road right of way, to this property for this development (approved by the City), and the existing home will be connected to this sewer infrastructure once it is accepted.

Adjacent properties to the North and East of the subject property are zoned R-1, and are developed with single family residences, ± 0.18 acre Lots. Adjacent properties to the West of the subject property are also zoned R-1 and are developed with single-family residences, ± 1.0 acre Lots.

Dry utilities (power, gas, phone, cable, etc.) exist in the public right of way (Corbin Road/Terra Street).

- **Proposed Development:** The following shall outline the proposed development plan that is depicted on the submitted Preliminary Plat, and within the Conceptual Subdivision Plan:
 - **Structures:** The proponent intends to construct Cottage homes, Tiny homes, and residential multi-family structures that shall be Condominium Platted at a later date.
 - **Timeframe:** Timing of the onsite development shall be subject to subdivision approval.
 - **Access:** Access to the proposed subdivision Lots shall be via the extension of Terra Street (public road), and a series of private alleys that will also serve as public/private utility corridors.
 - **Stormwater Management:** Stormwater from the impervious surfaces shall be conveyed to stormwater swales for treatment and shall outlet to stormwater drywells or through infiltration into the onsite prairie sand/gravel soil after being treated by the organic swale soils/vegetation.
 - **Landscaping:** A public right of way landscape plan shall be prepared in accordance with City of Post Falls requirements. This landscape plan shall also address the privately owned common area landscaping and shall also provide the developer with standards and guidance for individual Lot landscaping to ensure the development landscaping is cohesive.

- **Open Space:** The City of Post Falls requires dedicated open space for Cottage Home, Tiny Home, and Multi-Family development. This open space shall be owned/managed by one (1) common Home Owners Association (HOA) in charge of the development. An HOA managed irrigation service or services shall be included in the development to serve the common areas. The following breakdown is illustrated on the attached Preliminary Plat:
 - ❖ Cottage Homes: Section 18.24.032, City of Post Falls Municipal Code
 - Tiny Homes: Section 18.24.034, City of Post Falls Municipal Code
 - Required: 12,675 SF
325 SF per Lot x 39 Lots
 - Provided: ±17,890 SF
(more than 12,675 SF)
 - ❖ Multi-Family: Section 18.24.030(D), City of Post Falls Municipal Code
 - Required: 7,200 SF + two (2) amenities
300 SF per Unit x 24 Units
 - Provided: ±8,917 SF + two (2) amenities
(more than 7,200 SF)
- **Common Area / Lot Maintenance:** The proponent, through the development of the project CC&Rs, shall direct the Home Owner Association (HOA) to maintain the common areas, right of way frontage, and the individual Lot landscaping, inclusive of such maintenance items as general landscaping maintenance, and snow removal/de-icing. Each Lot owner will be required to provide irrigation to their landscape areas and roadway frontage areas, while the common open space areas will be irrigated by the HOA irrigation system.
- **Setbacks:** All proposed residential structures shall meet the requirements outlined in the City of Post Falls Municipal Code.
 - ❖ Cottage Homes: Section 18.24.032, City of Post Falls Municipal Code
 - ❖ Tiny Homes: Section 18.24.034, City of Post Falls Municipal Code
 - ❖ Multi-Family: Section 18.24.030(D), City of Post Falls Municipal Code
- **Parking:** Parking for each residential home and multi-family unit shall be provided in accordance with City of Post Falls Standards and requirements (Section 18.24.070 – Parking). The following shall define the parking requirements for this development:
 - ❖ Cottage/Tiny Homes: Section 18.24.032 (C.5-Cottage) and 18.24.034 (C.5 – Tiny)
 - Required: 88 parking spaces
2.25 spaces per home x 39 homes
 - Proposed: 90 parking spaces + public right of way parking
2 spaces per home (driveway/carport)
+ 12 alley parking spaces + public right of way parking
 - ❖ Multi-Family:
 - Required: 48 parking spaces
2 spaces per Unit x 24 Units
 - Proposed: 51 parking spaces + public right of way parking
2 spaces per Unit (garage/driveway)
+ 3 alley parking spaces + public right of way parking
 - ❖ Single Family Home:
 - Required: 2 parking spaces
 - Proposed: 2 parking spaces + public right of way parking

- **Sanitary Sewer:** Sanitary sewer is provided by the City of Post Falls who shall review and approve the proposed infrastructure improvements. The proponent has already began constructing the extensive offsite sewer infrastructure improvements that will be required to serve this proposed development. This offsite infrastructure is also inclusive of extending sewer services to neighboring parcels that are adjacent to the improvements, who are currently using individual onsite septic systems, which includes the existing home that is located on the subject property. The offsite sewer improvements are expected to be completed in the Spring/Summer of 2025, while the onsite sanitary sewer improvements are expected to begin once the subdivision improvements plans, and Construction Improvement Agreement (CIA) are approved by the City of Post Falls. The conceptually proposed onsite sewer infrastructure plan is included in the submittal documents.
- **Domestic Water:** Water is provided by East Greenacres Irrigation District (EGID), who along with the Idaho Department of Environmental Quality (DEQ) shall review and approve the proposed water system infrastructure improvements for this development. Each proposed Lot shall be provided with one (1) water service for domestic and irrigation water, per EGID standards requirements. The common area irrigation water will be specified on the final plan set and approved by the City for the management of the common area landscaping. All Lot and common area irrigation shall be automated. Fire flow shall be achieved on this site via an internal water system loop between Terra Street (existing 8" PVC water main), and Corbin Road (existing 6" AC water main). EGID approved water system infrastructure improvements are under construction in Corbin Road, as part of the development sewer infrastructure extension project.
- **Dry Utilities:** Existing dry utilities (power, gas, phone, cable, etc.) are available in the public rights of way of Corbin Road and Terra Street for expansion through the development to serve the proposed residential homes.
- **Subdivision Pre-Development Meeting:** A subdivision pre-application meeting was held with the appropriate parties, for this proposed subdivision, on September 19, 2024 (PA-24-51).
- **Corbin Road Infrastructure Improvements:** As previously stated, the project proponent is in the process of constructing sanitary sewer and domestic water infrastructure improvements in Corbin Road. These improvements are required for the subject property to be developed. The City, and EGID, initially approved the Corbin Road Utility Plans (DIP-24-4) on September 30, 2024, with the Construction Improvement Agreement (CIA-24-14) being approved by City Council on or around October 16, 2024. The initial portion of this project was constructed and re-paved by Saturday November 8, 2024. The remaining improvements will be completed with the construction of this subdivision infrastructure, in the Spring/Summer of 2025.
- **Zoning:** As previously stated, the development property is dual zoned, with the southern 4.17-acres being zoned R-3 (along Interstate-90), and the northern 1.97-acres being zoned R-1 with a Special Use Permit (SUP-24-4) for the development of Cottage Homes and Tiny Homes.
- **Future Land Use Map:** The City of Post Falls Future Land Use Map designates this property, and the surrounding properties as "Business/ Commercial"; however, the proponents proposed residential uses are consistent with the surrounding residential uses.

- **Criteria for Subdivision Approval (Section 17.12.060(H) – City of Post Falls Municipal Code):**
 - 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.
 - The project proponent is currently working with East Greenacres Irrigation District to improve the existing water main in Corbin Road, and extend water into the development property from Corbin Road (per the City and EGID approved plans). East Greenacres Irrigation District also has an existing 8” PVC water main located in Terra Street to the North of the development that will extended through (loop) the development to Corbin Road as depicted on the attached Preliminary Water Plan Overview.
 - Adequate provisions have been made for a public sewage system and that the existing Municipal system can accommodate the proposed sewer flows.
 - The project proponent is in the process of constructing sanitary sewer infrastructure in the Corbin Road right of way to serve this development. Several “gaps” exist in the partially “dry” sewer improvements in Corbin Road, and the project proponent has agreed to complete those improvements to provide sewer to this proposed development. See the attached sewer plan.
 - Proposed streets are consistent with the transportation element of the comprehensive plan.
 - The proposed public and private street configuration has been reviewed and discussed with the City staff. Minor modifications may be necessary to meet City of Post Falls requirements.
 - 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 project proponent is currently working with a Geotechnical Engineering firm to prepare a Preliminary Geotechnical Engineering Report for this property that is located in the City of Post Falls, surrounded by existing residential developments, and there are no known concerns with the current site conditions, based on our initial site observations.
 - The area proposed for Subdivision is zoned for the proposed use and the use conforms to other requirements found in this Code. 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 proposed subdivision request is consistent with applicable zone districts, and through a City approved Special Use Permit (SUP-24-4) for a small portion of the site. The proponent has already engaged in City approved infrastructure development, at his own expense, to complete the offsite improvements that are going to serve this development, and the surrounding in-fill properties that are benefiting from these improvements, some of which are in another sewer collection basin, but are receiving a City of Post Falls required sewer service in the event their existing onsite septic system fails before City sewer is extended to their property, at which time they will be required to connect to City sewer.

Owner	Additional
AIN: 104507	LRSN: 19768 GEO: 2060
Parcel Number: P-3900-05-045-AA	
Appr Dist: 2	TCA: 011000
Incorporation: POST FALLS	
Owner Information:	
CORSTOR LLC	
1010 S LAKESIDE DR	
LIBERTY LAKE, WA 99019	
Site Address:	
324 N CORBIN RD	
POST FALLS	
Legal Description:	TAX#27851 (IN TRS 36,45,52)
	0550N05W
BKPG:	B086
Acres: 6.1386	TRS: 50SW05NE PDF





THE ARC
CONCEPTUAL SUBDIVISION PLAN
CITY OF POST FALLS, IDAHO



DESIGNED BY	DAVID J. MCARTHUR
CHECKED BY	DAVID J. MCARTHUR
DATE	10/8/2024
PROJECT #	ME2024-017
SHEET #	P.01
PRELIMINARY	PLAT

DATE	10/8/2024
PROJECT #	ME2024-017
SHEET #	P.01
PRELIMINARY	PLAT

SHEET INDEX:
P1.1 - PRELIMINARY PLAT
P1.2 - GRADING PLAN AND TYPICAL STREET SECTION
P1.3 - SEWER OVERSIGHT
P1.4 - WATER OVERSIGHT

NOTE:
THIS PLAN IS CONSIDERED CONCEPTUAL, AND NOT FOR CONSTRUCTION.

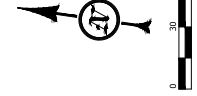
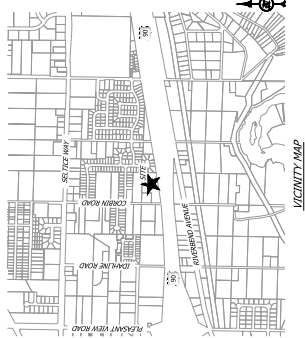


Exhibit A-4



PARCEL INFORMATION:

OWNER: MARY STAN, L238 446 658
SITE ADDRESS: 780 CORBIN RD
POST OFFICE BOX 2004
CITY OF POST FALLS
WATER: CITY OVERSEAS DRINKING WATER
POWER: ANIDA
GAS: ANIDA

RESIDENTIAL UNITS:

RESIDENTIAL UNIT	NO.	TOTAL
1	1	1
2	1	1
3	1	1
4	1	1
5	1	1
6	1	1
7	1	1
8	1	1
9	1	1
10	1	1
11	1	1
12	1	1
13	1	1
14	1	1
15	1	1
16	1	1
17	1	1
18	1	1
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95	1	1
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98	1	1
99	1	1
100	1	1

RECORDS:

RECORDS OF PLAT NO. 2024-017
RECORDS OF PLAT NO. 2024-017

SHEET #	P4.0	PROJECT #	ME2024-017	DATE	9/25/2024
WATER OVERVIEW					
SURVEYED: TBO	DESIGNED: NE	DRAWN: CDS	CHECKED: SLW		

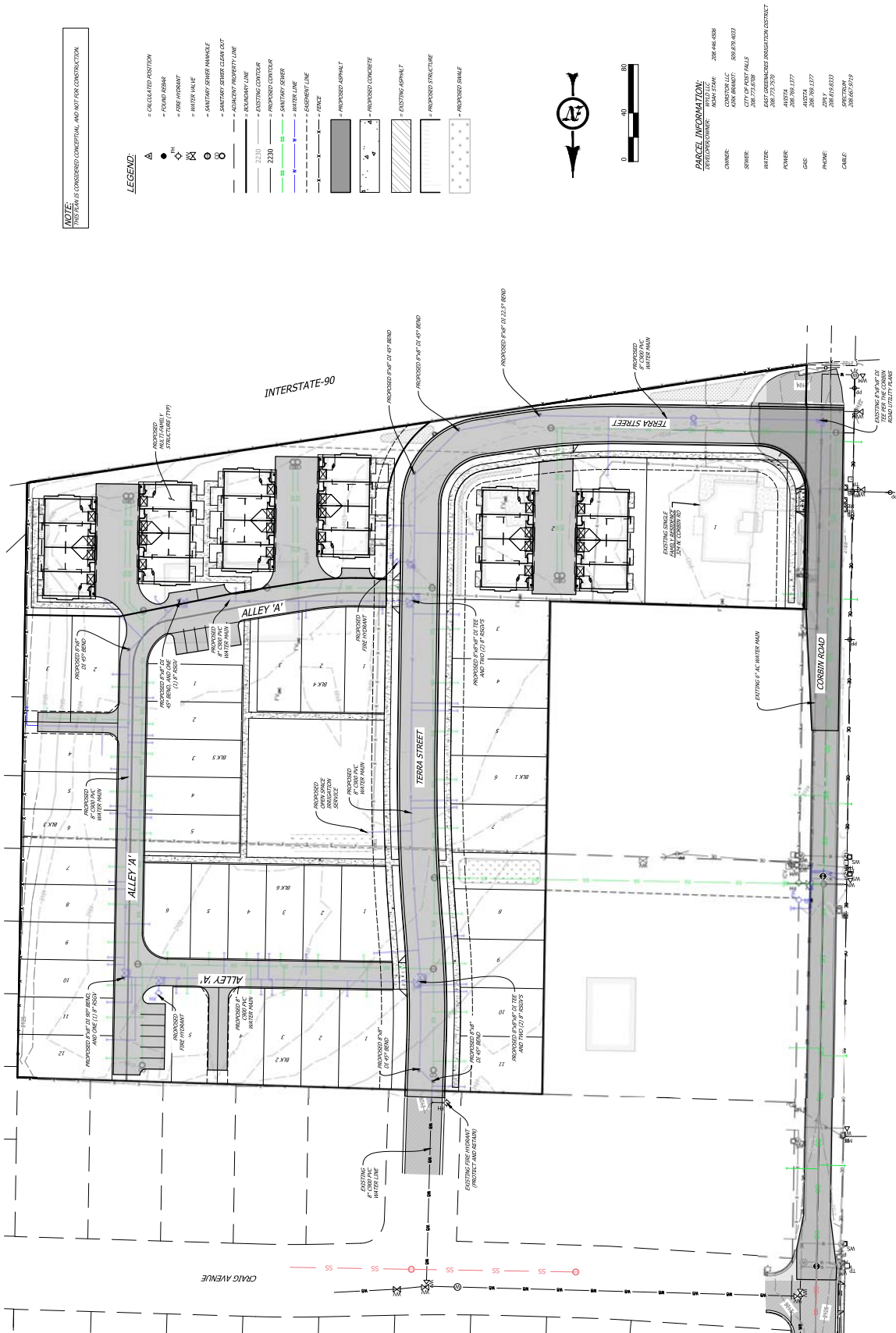




Exhibit A-5

EAST GREENACRES IRRIGATION DISTRICT

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

December 4, 2024

McArthur Engineering
Attn: Scott McArthur
PO Box 2488
Post Falls, ID 83854
scott@mcArthur-eng.com

RE: The Arc (Subject), Conceptual Approval
Parcel ID: P390005045AA
Legal Description: TAX#27851 [IN TRS 36,45,52] 0550N05W

Dear Mr. McArthur:

The Subject received conceptual approval by the Board of Directors during our regular scheduled meeting held December 3, 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 64 unit/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,

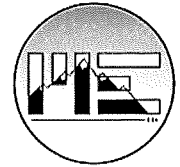
Ron Wilson
District Manager
ron@eastgreenacres.org

cc: Rob Palus, rpalus@postfallsidaho.org
Noah Stam, noahstam14@me.com

Fax: (208) 773-3476 • Eastgreenacres.org

\\Egid\d\Const Files\The Arc\Conceptual Approval 12.04.24.docx

MCARTHUR ENGINEERING COMPANY AUTHORIZATION LETTER



Know all men by these presents that the undersigned does hereby authorize
MCARTHUR ENGINEERING COMPANY LLC (ME)
to formally act on my behalf with respect to all matters relating to:

Project: THE ARC

Parcel: P390005045AA

Company Name: WYLD LLC / CORSTOR LLC

With this authorization **ME**, and their authorized representatives have the authority to provide professional engineering services for the above project in accordance with the Client's signed scope of service. The signee(s) of this document agrees that **ME** is not legally responsible for this project, the conditions of approval, quantities, or financial decisions that are to be made by the Client, etc. Further, by signing this document, the signee hereby agrees that they are the legal property owner, and or the legal entitled developer of this project with written consent from the legal authorized property owner, and do hereby authorize the above to perform to contracted duties described in the project's signed scope of service.

Client (Printed Name): Noah Stam Date: 11-12-24

Client (Signature): [Signature] Company: Wyld LLC Title: Owner

Client, Noah Stam, agrees, by this document, that proper legal documentation is in place for **ME** to enter the property associated with this project, and to complete the services outlined in this scope. If the Client is not the property owner, the Client shall provide written consent from property owner to **ME** for liability reasons. Said written consent will also be required by the reviewing agency.

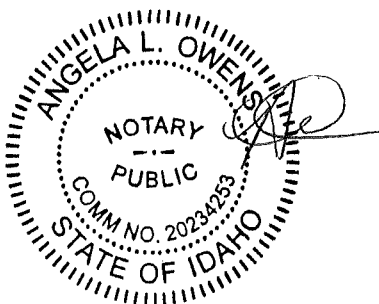
On this 12th day of NOVEMBER, 2024

I personally witness the above noted party execute this document authorizing **ME** to provide professional engineering services on their behalf for the specific tasks listed in their contractual agreement.

ANGELA L OWENS [Signature]

Notary Public in and for the *State of Idaho*

Residing at: KOOTENAI COUNTY



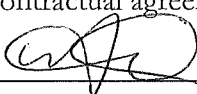
Client (Printed Name): Kirk Brandt Date: 11-13-24

Client (Signature): Kirk Brandt Company: CarStar LLC Title: Member

Client, Kirk Brandt, agrees, by this document, that proper legal documentation is in place for **ME** to enter the property associated with this project, and to complete the services outlined in this scope. If the Client is not the property owner, the Client shall provide written consent from property owner to **ME** for liability reasons. Said written consent will also be required by the reviewing agency.

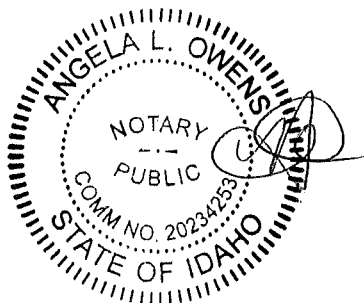
On this 13th day of November, 2024

I personally witness the above noted party execute this document authorizing **ME** to provide professional engineering services on their behalf for the specific tasks listed in their contractual agreement.

ANGELA OWENS 

Notary Public in and for the *State of Idaho*

Residing at: KOOTENAI COUNTY





ASSUMPTIONS



THE ARC
CONCEPTUAL SUBDIVISION PLAN
CITY OF POST FALLS, IDAHO



Know what's below.
Call before you dig.

DESIGNED BY	DESIGNED NO.
DRAWN BY	DRAWN NO.
CHECKED BY	CHECKED NO.
DATE	PROJECT #
10/8/2024	ME2024-017
SHEET #	EXHIBIT #
1	1

LOT USE AND
OPEN SPACE
EXHIBIT

NOTE:
THIS PLAN IS CONSIDERED CONCEPTUAL AND NOT FOR CONSTRUCTION.
NORTH ARROW - BEARING
OF INTERSTATE 86



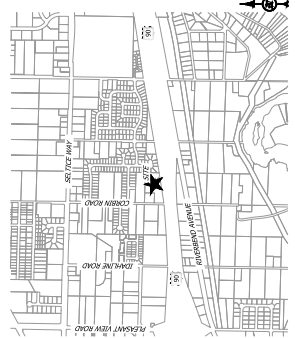
RESIDENTIAL UNITS:

MULTIFAMILY RESIDENTIAL	24
COTTAGE/TOWN HOME RESIDENCE	28
PROPOSED LOT	1
EXISTING RESIDENTIAL HOME	1
TOTAL:	54

LOT TYPE:



Exhibit A-7



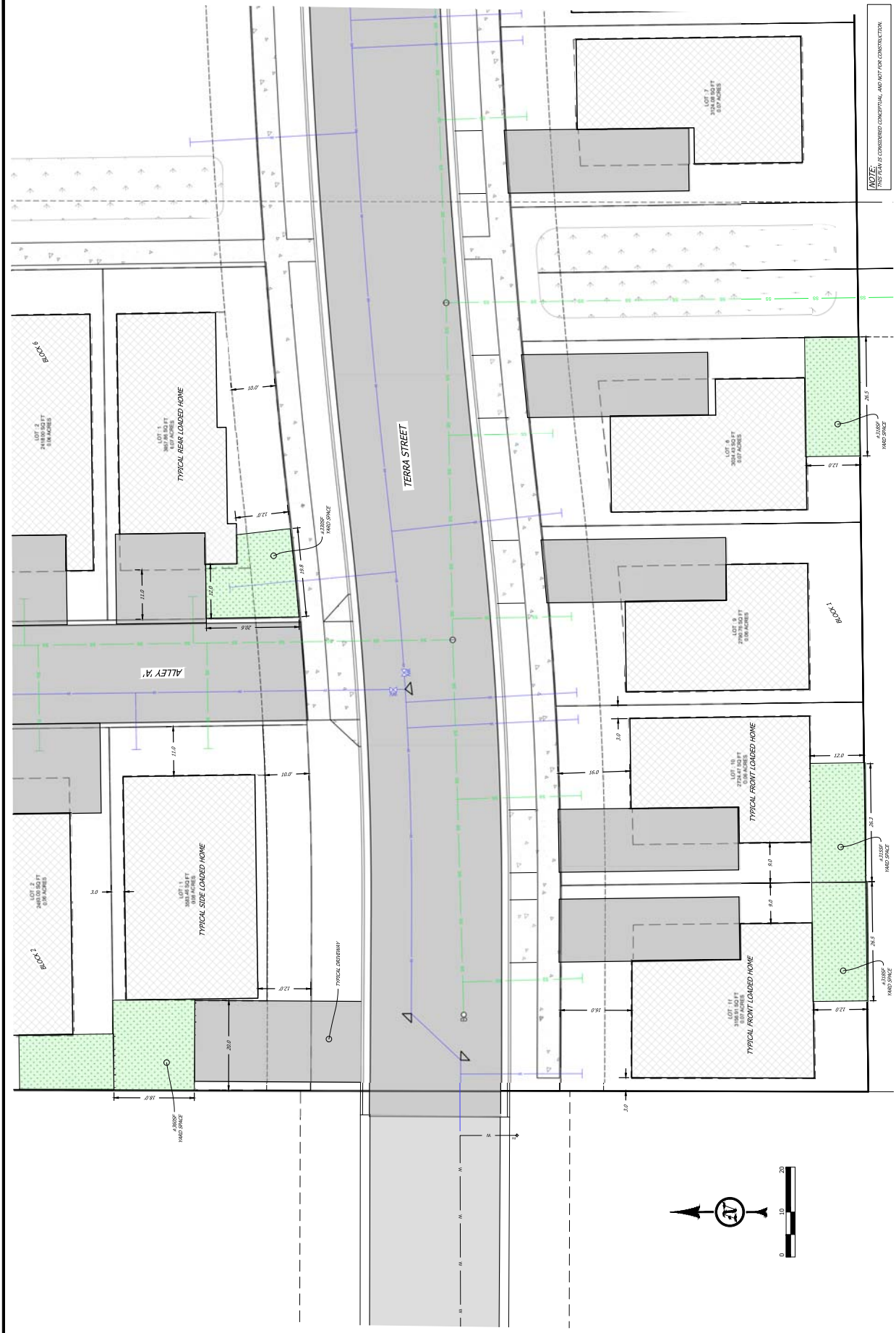
PARCEL INFORMATION:

DEVELOPER: MARY STONE, 2,000 446 600
SITE ADDRESS: 780 CORBIN RD
SEWER: CITY OF POST FALLS
WATER: EAST GREENRIVERS IRRIGATION DISTRICT
POWER: ARIZONA
GAS: ARIZONA

COTTAGE/TOWN HOME
OPEN SPACE CALCULATIONS

TOTAL RESIDENTIAL UNITS = 54
9,000 SF * 54 UNITS = 486,000 SF
12,000 SF * 28 UNITS = 336,000 SF
12,000 SF * 1 UNIT = 12,000 SF
12,000 SF * 1 UNIT = 12,000 SF
90,000 SF
REQUIRED FRONTAGE LENGTH = 296,312 (FOOT)
PROPOSED FRONTAGE LENGTH = 296,312 (FOOT)
12,000 SF * 54 UNITS = 648,000 SF
12,000 SF * 28 UNITS = 336,000 SF
12,000 SF * 1 UNIT = 12,000 SF
12,000 SF * 1 UNIT = 12,000 SF
1,000,000 SF







 Post Falls City Boundary
 Tax Parcels
 Subject Site



Project Location
The Arc
SUBDIVISION
SUBD-24-10



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

February 7th, 2025

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: Arc Subdivision File No. SUBD-24-10

The Police Department has reviewed the above listed subdivision plan 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

From: [Martinez, Leo](#)
To: [Nancy Thurwachter](#)
Subject: Notice to Jurisdictions Arc Subdivision File No. SUBD-24-10
Date: Monday, February 10, 2025 8:17:51 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[Exhibit PH-2 NTJ PZ The Arc.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 12871)


Leo Martinez
Associate, Operations Support • Real Estate Services

O: 805-541-8912 | 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: Friday, February 7, 2025 9:22 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

From: [DEQ Comments](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdictions Arc Subdivision File No. SUBD-24-10
Date: Thursday, February 20, 2025 9:56:01 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.

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: Friday, February 7, 2025 9:57 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@hbkengeering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman



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

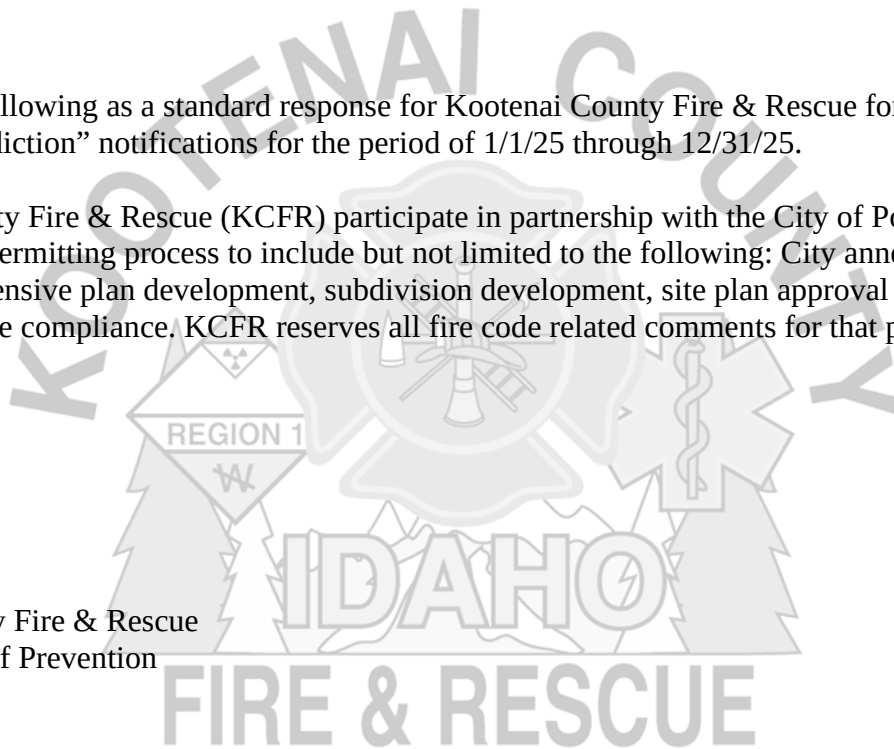
Dear Nancy,

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

February 7th, 2025

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: Arc Subdivision File No. SUBD-24-10

The Police Department has reviewed the above listed subdivision plan 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

From: [Martinez, Leo](#)
To: [Nancy Thurwachter](#)
Subject: Notice to Jurisdictions Arc Subdivision File No. SUBD-24-10
Date: Monday, February 10, 2025 8:17:51 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[Exhibit PH-2 NTJ_PZ_The Arc.pdf](#)

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Hi Nancy,

Phillips 66 does not have any utilities within your attached project vicinity.
(Response 12871)


Leo Martinez

Associate, Operations Support • Real Estate Services

O: 805-541-8912 | 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: Friday, February 7, 2025 9:22 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 Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Martinez, Leo <Leo.Martinez@p66.com>; 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 <ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.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>; 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 <tgallp@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>
Subject: [EXTERNAL]Notice to Jurisdictions Arc Subdivision File No. SUBD-24-10

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Good morning,

Please find attached the Notice to Jurisdictions for the Arc Subdivision File No. SUBD-24-10 that is scheduled for the Planning & Zoning meeting February 27, 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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From: [DEQ Comments](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdictions Arc Subdivision File No. SUBD-24-10
Date: Thursday, February 20, 2025 9:56:01 AM
Attachments: [image001.png](#)

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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: Friday, February 7, 2025 9:57 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 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@hbkengeering.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>; Leo Martinez <leo.martinez@p66.com>; 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 Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.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>; 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 <tgallp@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>
Subject: FW: Notice to Jurisdictions Arc Subdivision File No. SUBD-24-10

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Please refer to the corrected Notice to Jurisdictions. The previously sent notice had the wrong “your reply requested” date of 9-5-2025. The date should have been 2-20-2025. Thank you.

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



From: Nancy Thurwachter

Sent: Friday, February 7, 2025 9:22 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>; Chad Ingle <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 <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>; Leo Martinez <leo.martinez@p66.com>; 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>; Post Falls Highway District <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>; 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>; Chris 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>; 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 <vicarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>
Subject: Notice to Jurisdictions Arc Subdivision File No. SUBD-24-10

Good morning,

Please find attached the Notice to Jurisdictions for the Arc Subdivision File No. SUBD-24-10 that is scheduled for the Planning & Zoning meeting February 27, 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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