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**CITY COUNCIL  
MEETING AGENDA**

**March 18, 2025  
6:00 PM**

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

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**WORKSHOP – 5:00 pm 2nd Floor Conference Room**

- a. CityLink Presentation and Discussion

**REGULAR MEETING – 6:00 pm City Council Chambers**

The regular agenda is scheduled to start at 6:00 PM, but may start earlier depending on the completion of any preceding workshop.

**CALL TO ORDER BY MAYOR JACOBSON**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF CITY COUNCIL MEMBERS**

Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Randy Westlund, Ryan Davis

**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**

The Mayor and members of the City Council have a duty to serve honestly and in the public interest. Where the Mayor or a member of the City Council have a conflict of interest, they may need to disclose the conflict and in certain circumstances, including land use decisions, they cannot participate in the decision-making process. Similarly, ex-parte contacts and site visits in most land use decisions must also be disclosed.

**1. CONSENT CALENDAR**

The consent calendar includes items which require formal Council action, but which are typically routine or not of great controversy. Individual Council 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 Council agenda packet regarding these items and any contingencies are part of the approval.

**ACTION ITEMS:**

- a. Minutes – March 4, 2025, City Council Meeting
- b. Accounts Payable 3.5.25 - 3.19.25

- c. January Cash and Investments Report
- d. Killdeer Annexation (ANNX-24-4) Reasoned Decision
- e. Killdeer Development and Annexation Agreement (ANNX-24-4)
- f. Purchase of (1) JBL 270T Compact Track Loader

## **2. 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:**

## **3. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS**

This section of the agenda is to continue consideration of items that have been previously discussed by the City Council and to formally adopt ordinances and resolutions that were previously approved by the Council. Ordinances and resolutions are formal measures considered by the City Council to implement policy which the Council has considered. Resolutions govern internal matters to establish fees and charges pursuant to existing ordinances. Ordinances are laws which govern general public conduct. Certain procedures must be followed in the adoption of both ordinances and resolutions; state law often establishes those requirements.

### **ACTION ITEMS:**

- a. Post Falls Housing Needs Analysis Report
- b. Memorandum of Understanding with East Greenacres Irrigation District for Seltice Way Rehabilitation Project

## **4. NEW BUSINESS**

This portion of the agenda is for City Council consideration of items that have not been previously discussed by the Council. Ordinances and Resolutions are generally added to a subsequent agenda for adoption under Unfinished Business, however, the Council may consider adoption of an ordinance or resolution under New Business if timely approval is necessary.

### **ACTION ITEMS:**

- a. C-PACE Financing Program
- b. Foxtail Park Improvement Agreement
- c. Spokane Mountaineers MOU



- d. Professional Service Agreement for 2025 Comprehensive Plan Update with SCJ Alliance

## **5. CITIZEN ISSUES**

This section of the agenda is reserved for citizens wishing to address the Council regarding City-related issues that are not on the agenda. Persons wishing to speak will have 5 minutes. Comments related to pending public hearings, including decisions that may be appealed to the City Council, are out of order and should be held for the 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, either by subsequent appointment or after tonight's meeting, if time permits. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring Council action must be placed on the agenda of an upcoming Council meeting. As such, the City Council can't 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.

## **6. ADMINISTRATIVE / STAFF REPORTS**

This portion of the agenda is for City staff members to provide reports and updates to the Mayor and City Council regarding City business as well as responses to public comments. These items are for information only and no final action will be taken.

- a. Transportation Master Plan - Traffic Planning

## **7. MAYOR AND COUNCIL COMMENTS**

This section of the agenda is provided to allow the Mayor and City Councilors to make announcements and general comments relevant to City business and to request that items be added to future agendas for discussion. No final action or in-depth discussion of issues will occur.

## **8. EXECUTIVE SESSION**

Certain City-related matters may need to be discussed confidentially subject to applicable legal requirements; the Council may enter executive session to discuss such matters. The motion to enter into executive session must reference the specific statutory section that authorizes the executive session. No final decision or action may be taken in executive session.

### **ACTION ITEMS:**

- a. 74-206.(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

### **RETURN TO REGULAR SESSION**

## **9. OLD BUSINESS**

### **ACTION ITEMS:**

- a. Settlement Authorization City V. GVD Partners and Redtail Construction Litigation

## **ADJOURNMENT**

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 408 N. Spokane Street or call 208-773-3511. City Council and City commission meetings are broadcast live on Post Falls City Cable on cable channel 1300 (formerly 97.103) as well as the City's YouTube Channel (<https://www.youtube.com/c/CityofPostFallsIdaho>).

Mayor Ronald G. Jacobson

Councilors: Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Randy Westlund, Ryan Davis

Mission  
Building Community.

**CITY OF POST FALLS  
AGENDA REPORT**  
WORKSHOP – 5:00 pm 2nd Floor Conference Room  
**MEETING DATE: 3/18/2025**

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**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** Shelly Enderud, City Administrator  
**SUBJECT:** CityLink Presentation and Discussion

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**ITEM AND RECOMMENDED ACTION:**

CityLink Presentation and Discussion

**DISCUSSION:**

Chad Ingle from CityLink will provide a presentation on CityLink services and time will be allowed for discussion of the services along with discussion specific to Post Falls. Also, discussion will be allowed to explore the recent requests from the Kootenai Board of Commissioners to consider using a Joint Powers Agreement for these services.

Agenda Outline:

- Public Transportation Services
- Area Transit Orientation
- Public Transportation Partners
- Funding
- Economic Impact
- Follow-Up Grant Questions
- Bus Stops
- Bus Routes
- Safety issues
- Joint Powers Agreement

Staff has attached the current CityLink memo requesting funding for FY 26, the current agreement with Kootenai County for FY 25, and a draft Joint Powers Agreement provided to the city at a Board of County Commissioners meeting by Commissioner Mattare.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

N/A

**APPROVED OR DIRECTION GIVEN:**

No approvals are required, but staff would like to request direction on the joint powers agreement requests.

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

General Fund. FY 2025 amount/match is \$41,624. FY 2026 request is \$42,873.

**BUDGET CODE:**

001-411.0000.63870

**ATTACHMENTS:**

1. CityLink POST FALLS\_FY26 Budget Ask Memo
2. FY25 LOA\_Post Falls\_BOCC Executed\_12.17.24
3. Draft Kootenai County Joint Powers Agreement from BOCC Meeting
4. KCPT System Presentation\_Overview PF



# KOOTENAI COUNTY

## PUBLIC TRANSPORTATION

February 20, 2025

Jason Faulkner  
City of Post Falls

### **Subject: FY26 Public Transportation Contribution**

Contributions from the jurisdictions have played a crucial role in enabling the purchase of essential capital equipment, particularly the replacement buses. These investments ensure the uninterrupted delivery of public transportation services to our communities, fostering greater accessibility, mobility, and connectivity for residents. This continued support not only sustains but enhances the quality and reliability of our public transit system, ultimately benefiting the entire community by promoting efficient and sustainable transportation options.

Kootenai County Public Transportation's FY26 proposed contribution from the City of Post Falls is \$42,873 as shown below. This proposal reflects a 3% increase from FY25. We submit this request now for consideration in the upcoming budget cycle. Let us know if Council would like Kootenai County Public Transportation staff to provide a formal transportation update via workshop or at a City Council meeting.

#### **PROPOSED FY26 Contribution - Jurisdictions**

|                |                   |
|----------------|-------------------|
| CDA            | 107,427           |
| Post Falls     | 42,873            |
| Hayden         | 13,428            |
| Dalton Gardens | 3,334             |
| Huetter        | 188               |
| <b>TOTAL</b>   | <b>\$ 167,250</b> |

We greatly appreciate your ongoing support of the Kootenai County Public Transportation system. Public transportation gives many senior citizens, individuals with disabilities, youth, and working families access to mobility options they would not have otherwise. Transit plays a vital role in connecting both the people and geography of this region in an effective, efficient, and sustainable way.

# Kootenai County Public Transportation

## PUBLIC TRANSPORTATION LETTER OF AGREEMENT

THIS AGREEMENT is entered into between the County of Kootenai, hereinafter “COUNTY” and the City of Post Falls, hereinafter “CITY”, and shall be effective on October 1, 2024 after all parties have affixed their signatures to this Agreement.

WHEREAS, the Urbanized Area Formula Funding program (49 U.S.C. 5307) makes federal resources available to Kootenai County;

WHEREAS, federal funds under a Federal Transit Administration (FTA) grant are available to provide public transportation services; and

WHEREAS, the COUNTY is a direct recipient of Federal Transit Administration (FTA) 5307 funds; and

WHEREAS, having access to public transportation is a benefit to the citizens within the Urbanized Area; and

WHEREAS, municipalities within the urbanized area are authorized to participate in the funding of public transportation;

NOW THEREFORE, It is agreed as follows:

1. The COUNTY is the legal authority to receive and dispense federal funds for planning, engineering, design and evaluation of transit projects and other technical transportation-related studies; capital investments in bus and bus-related activities such as replacement, overhaul and rebuilding of buses, crime prevention and security equipment and construction of maintenance and passenger facilities; and capital investments in rolling stock, overhaul and rebuilding of vehicles, communications, and computer hardware and software. In addition, the COUNTY may receive and dispense federal funds for associated transit improvements, certain expenses associated with mobility management programs, all preventive maintenance, and some Americans with Disabilities Act complementary paratransit service costs.
2. The CITY agrees to provide funding in the amount of \$41,624 (Forty One Thousand, Six Hundred and Twenty Four Dollars) as part of the match that is required for USDOT/FTA grants for the fiscal year beginning on October 1, 2024 and ending on September 30, 2025. The CITY further agrees to provide one-half of said funding on or before the 29<sup>th</sup> day of February 2025, with the balance due no later than the 31<sup>st</sup> day of July 2025.

# Kootenai County Public Transportation

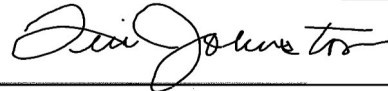
IN WITNESS WHEREOF, the parties hereto have affixed the signature of their duly authorized official.



**Leslie Duncan, Commissioner - Signed 12/17/2024**

Leslie Duncan, Chairman  
Kootenai County Commissioners

ATTEST:

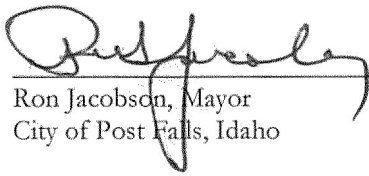


**Teri Johnston, Deputy Clerk - Signed 12/18/2024**



Date

ATTEST:



Ron Jacobson, Mayor  
City of Post Falls, Idaho

11-5-24

Date



Shannon Howard, City Clerk

Rhiannon O'Neill  
Deputy City Clerk

# KOOTENAI COUNTY CITY-LINK PUBLIC TRANSPORTATION SYSTEM

## JOINT POWERS AGREEMENT

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## ***JOINT POWERS AGREEMENT***

### ***Kootenai County CityLink***

THIS AGREEMENT is entered into pursuant to the provisions of Idaho Code, Sections 67-2326 through 67-2333, relating to the Joint Exercise of Powers by and among the following public agencies of the State of Idaho:

- a) The City of Coeur d' Alene;
- b) The City of Post Falls;
- c) The City of Hayden;
- d) The City of Dalton Garden;
- e) The City of Huetter;
- f) The City of Rathdrum; and
- g) Kootenai County

#### **WITNESSETH:**

**WHEREAS**, the City of Coeur d' Alene, City of Post Falls; City of Hayden; City of Dalton Garden; City of Huetter, City of Rathdrum; and Kootenai County desire to enter into a joint powers agreement to establish, coordinate and facilitate operation of public transportation within Kootenai County and to meet the pre-requisites of Federal legislative and regulatory requirements set forth in USC Title 49 as the Designated Recipient for Federal Transit Administration funding; and

WHEREAS, the State of Idaho also provides Federal funding pursuant to USC Title 49, Section 5307 within Kootenai County that is designated as an Urbanized Area; and

WHEREAS, this Joint Powers Agreement is entered into to establish CityLink as a separate legal entity and to set forth the powers and authority of that separate legal entity; and

WHEREAS, it is the intent of the parties hereto that this agreement shall supersede all other previous agreements.

NOW, BE IT THEREFORE RESOLVED, and in consideration of the mutual advantages and benefits to each public agency, which is a party hereto, and the mutual covenants herein contained, the public agencies agree as follows:

ARTICLE I. Definitions. As used in this agreement, the following terms shall have the meaning hereinafter set forth:

- (1) CityLink.** The North Idaho CityLink Public Transportation System, established pursuant to the statutes of this State by the Joint Powers Agreement.
- (2) BOARD.** Board of Directors of CityLink, shall be the governing body of CityLink and shall consist of one representative appointed by each of the MEMBERS of CityLink. The Board shall also be considered the "policy board" for the purposes of CityLink for the purposes of 49 USC Section 5307
- (3) DESIGNATED RECIPIENT.** CityLink being identified as the Federal Transit Administration's recipient of 49 USC Section 5307 funds allocated to the Coeur d' Alene, Idaho Urbanized Area

- (4) **MEMBERS.** The public agencies, as define in I.C. 67-2327, which originally enter this Joint Powers Agreement and any other public agencies which qualify and agree to the terms and conditions of this agreement after the original formation of CityLink.
- (5) **ENTITY.** The Boards and/or Councils the MEMBERS represent.

**ARTICLE II. Creation of CityLink.** The North Idaho CityLink Public Transportation System is hereby created as a separate Joint Powers Entity, separate and apart from any member political subdivision or public agency, through Joint Powers Agreement by the MEMBERS pursuant to the provisions of Idaho Code, Sections 67-2326 through 67-2333.

**ARTICLE III. Purposes and Duration.**

- (1) Recognizing that coordinated public transportation service to the MEMBERS is necessarily interwoven and interdependent and that the interests of all citizens will best be served by coordinated and cooperative public transportation, CityLink is established to facilitate such appropriate coordination, cooperation and continuing implementation of public transportation service for the Federally Designated Urbanized Area.  
CityLink is not authorized in any way supersede the authority vested in the MEMBERS, but is intended to meet the Federal legislative and regulatory requirements specified in Title 49 USC, Section 5307 of the BIL Act.
- (2) It is the intent of the MEMBERS of CityLink to create an entity with unlimited duration which will perform the public transportation system duties and responsibilities within the area designated in the United States Census Bureau as the Coeur d' Alene Urbanized Area, as provided by Federal Statute and regulation, and any subsequent regulations relating to the duties of providing public transportation services, unless terminated or dissolved as herein provided.
- (3) The operations of CityLink shall be governed by the terms of this Joint Powers Agreement and any bylaws passed and adopted by its governing BOARD, and ratified by its MEMBERS.

**ARTICLE IV. Financial Operations.** Financial operations of CityLink shall be committed to the sound discretion of the BOARD. All incomes and assets of CityLink shall be at all times dedicated to the exclusive benefits of its MEMBERS through CityLink.

**ARTICLE V. Non-Waiver of Governmental or Other Immunity.** MEMBERS of CityLink, by participation in this provision of public transportation service, do not waive any immunities or limitation of liability provided political subdivisions or their employees by any State or Federal law.

**ARTICLE VI. CityLink Powers and Duties.** The powers of CityLink to perform and accomplish the purposes set forth above shall, within the budgetary limits and procedures set forth in this Agreement, be the following:

- (1) To perform the functions of providing public transportation services within the jurisdictional area defined herein, including those set forth in Title 49 of the BIL Act, and the Federal Register as it presently exists or as it may be hereinafter modified, as well as those functions, which may be required hereinafter by Federal transportation legislation.

- (2) To participate with the Kootenai Metropolitan Planning Organization (KMPO) in their preparation of the 20 year Metropolitan Transportation Plan, which includes the 20 year public transportation plan
- (3) To prepare an annual capital improvement and operations program, which identifies plans, programs and projects being considered for funding in immediate and subsequent fiscal years, which includes the identification of all funds necessary to implement the program of projects (POP)
- (4) To provide opportunities for public comment and review of public transportation plans, programs, projects, fares, or service modifications, which include items such as routes, bus stops, or hours of operations.
- (5) To prepare and maintain public transportation databases as required by Federal or State Statute or regulation.
- (6) To contract with appropriate entities in order to meet requirements of State and/or Federal Transportation legislation
- (7) To create a technical and citizen committees, and any other committees deemed necessary, to advise the CityLink BOARD on public transportation related matters.
- (8) To perform such other public transportation service functions as the BOARD may hereinafter determine to be in the best interest of CityLink and the citizens of the area.
- (9) To receive grant-in-aid from State or Federal government, or any other department or agency and may accept gifts for the purpose of carrying out the terms of this agreement.
- (10) To employ agents, employees, and independent contractors.
- (11) To purchase, sell, encumber and lease real property; to incur obligations on behalf of the public transportation system to the extent permitted by Article 8, Subsection 3 of the Idaho Constitution; and purchase, sell, or lease equipment, machinery, and personal property.
- (12) To invest funds as allowed by Idaho Statutes.
- (13) To carry out such other activities as are necessarily implied or required to carry out the purposes of CityLink specified in ARTICLE III of this Agreement or the specific powers enumerated in this Article.
- (14) To Sue and be sued.
- (15) To provide security for the official responsibilities of all officers, BOARD members, and employees of CityLink.

**ARTICLE VII. Jurisdictional Area.** The CityLink jurisdictional area, shall consist of all incorporated and unincorporated areas of Kootenai County, within the Federally designated Coeur d' Alene Urbanized Area within Kootenai County, and may include contiguous areas within Kootenai County as deemed appropriate and which meet the criteria of State and/or Federal Transportation legislation. It does not include connecting interstate, unless by unanimous agreement of MEMBERS.

**ARTICLE VIII. Participation.** Any MEMBER of CityLink shall be permitted to participate in the activities of CityLink as provided by this agreement. Additional public agencies authorized under Idaho Code to participate in a joint powers agreement may be included as MEMBERS upon a majority vote of the existing MEMBERS to allow said public agency to participate, conditioned upon the public agency agreeing in writing to be subject to the terms of this Agreement.

**ARTICLE IX. Obligation of MEMBERS.** The obligation of MEMBERS of CityLink shall be as follows:

- (1) To pay promptly the MEMBER's pro-rata share of the annual cost of the budgeted expenditures for the CityLink in such amounts as shall be established by the BOARD pursuant to this agreement.
- (2) To designate a representative to be a member of the Board of Directors of CityLink. The representative shall be an elected official.
- (3) To cooperate fully with the officers, agents, and employees of CityLink in activities relating to the purposes and powers of CityLink.
- (4) To continue their respective functions as provided by charter and/or State law, including preparation of City and County Comprehensive Plans, zoning, subdivision and similar implementing controls as may be assigned them by their respective legislative bodies
- (5) To cooperate and provide input and comment on public transportation plans, programs and projects being considered for implementation by CityLink
- (6) To pay promptly the MEMBER share of the public transportation systems projects, services, or programs which provide a particular benefit to that MEMBER.

**ARTICLE X. Budget Expenditures.** The BOARD of CityLink shall establish the annual operating and capital budget for CityLink and determine the pro-rata share of each MEMBER and establish the time period for which the pro-rata share is due. The draft annual budget and work program of the Board shall be provided to the MEMBERS by April 30<sup>th</sup> of each year, and may be amended by a vote of the Board, provided such amendment does not require additional budget appropriation, or by joint approval of the Board and MEMBERS where such amendment does require additional budget appropriation. After approval of the Board budget, no MEMBER may terminate or withhold its share during the year of which it was allocated.

**ARTICLE XI. BOARD of Directors.** The BOARD of Directors will be composed of a representative of each of the MEMBERS. Each director of the BOARD shall serve for the term designated by the MEMBER which they represent. Each director may be allowed to provide an issue-specific proxy in accordance with by-laws adopted by the BOARD.

**ARTICLE XII. Powers and Duties of the BOARD of Directors.** The Board shall have the following powers and duties:

- (1) To annually elect a chairman and vice chairman. Each officer shall serve until his or her successor is elected. The officers must be elected from among the BOARD by majority vote of the BOARD. Only representatives who are elected officials by serve as officers. Officers shall serve a one-year term.
- (2) To admit new MEMBERS in accordance with ARTICLE VIII
- (3) Establish and present to the MEMBERS, the annual capital and operations budget for the CityLink and determine the pro-rata share of each MEMBER, and establish the time period for which the pro-rata share payment is due.
- (4) To provide for the selection of all personnel and contractors necessary for the administration of CityLink.
- (5) To establish a schedule for all BOARD meetings
- (6) To exercise all powers of CityLink, except powers reserved to MEMBERS
- (7) To have prepared and adopt a work program for CityLink that describes the activities to be accomplished by CityLink. The Board or their designee shall confer with and inform MEMBERS

concerning the preparation and progress of plans, programs, projects, and potential service modifications.

- (8) To make reports to the MEMBERS at their meetings.
- (9) To provide for the investments and disbursement of funds
- (10) To establish by-laws, rules and regulations governing its own conduct and procedures and the powers and duties of its officers, not inconsistent with Agreement.
- (11) To provide to MEMBERS an annual report of operations and financial affairs.
- (12) To form committees and advisory panels; and provide other services as needed by CityLink. The BOARD shall determine the method of appointment and terms of members of committees and advisory panels.
- (13) To dissolve CityLink in accordance with any Federal or State regulations governing the dissolution of a Joint Powers Entity
- (14) To disburse the assets upon dissolution of CityLink, provided that notice of the intent to dissolve shall be provided to all MEMBERS at least thirty (30) day before such vote. In the event a Regional Public Transportation Authority (RPTA) is created pursuant to Idaho Code, the assets of CityLink shall be transferred to the RPTA created to serve the area.
- (15) To do all acts necessary and proper for the implementation of this Agreement.

#### **ARTICLE XIII. Meetings of the BOARD of Directors.**

- (1) The BOARD may set up a time and place for regular meetings in accordance with applicable law. All provisions of law applicable to open public meetings shall be observed.
- (2) The Chairman of the BOARD may call a special meeting or shall call a special meeting at the request of a majority of the members of the BOARD.
- (3) A majority of seated Directors shall constitute a quorum to do business. All acts of the BOARD shall require a majority vote of the Directors present for voting
- (4) Each BOARD member shall be entitled to one vote.

**ARTICLE XIV. Liability of BOARD of Directors or Officers.** The Directors and Officers of CityLink should use ordinary care and reasonable diligence in the exercise of their power, and in the performance of their duties hereunder; they shall not be liable for any mistake of judgement or other action made, taken, or omitted by them in good faith; nor for any action taken or omitted by an agent, employee, or independent contractor selected with reasonable care. No Director shall be liable for any action taken or omitted by any other Director. The assets of CityLink shall be used to defend and indemnify any Director, officer, or employee for actions taken by each such person in good faith within the scope of his or her authority for CityLink. CityLink may insure providing coverage for Directors, Officers, and employees.

**ARTICLE XV. Withdrawal from MEMBERSHIP.** Any MEMBER may withdraw from CityLink after giving written notice to the BOARD prior to August 1 of any year, for the following year. Except any MEMBER may withdraw from CityLink within fifteen (15) days, after the adoption of an amendment to this agreement by giving notice in writing to the BOARD of its intent to withdraw.

#### **ARTICLE XVI. Expulsion of MEMBERS.**

- (1) By a two-thirds (2/3) vote of the entire BOARD any MEMBER may be expelled for failure to carry out the obligations of the MEMBER which failure impairs the ability of CityLink to carry out its

purpose or powers. Expulsion shall take effect in accordance with the terms of action expelling the MEMBER.

- (2) No MEMBER may be expelled except after notice from the BOARD of the alleged failure along with a reasonable opportunity of not less than fifteen (15) days to cure. The MEMBER may request a hearing before the BOARD before any final decision, which shall be held no more than fifteen (15) days after the expiration of the time to cure has passed. The rights of any expelled MEMBER shall be as set forth in the by-laws.

**ARTICLE XVII. Contractual Obligations.** This document shall constitute a Joint Powers Agreement among those public agencies which are MEMBERS of CityLink. The terms of this Agreement may be enforced in Court by CityLink itself or by any of its MEMBERS. The consideration for the duties herewith imposed upon its MEMBERS to take certain actions and to refrain from certain other actions are based upon the mutual promises and agreements of the MEMBERS set forth herein. Except to the extent the financial contributions to CityLink agreed to herein, or such additional obligations as may come about through amendments to the Agreement, no MEMBER agrees or contracts herein to be held responsible for any claim in tort or contract made against any other MEMBERS. The contracting parties intend in the creation of CityLink to establish an organization for the coordinated provision of public transportation services within the scope therein set out, and have not herein created as between MEMBER and MEMBER any relationship of surety, indemnification or responsibility for the debts of or claims against any other MEMBER.

**ARTICLE XIX. Distributions of Property, Funds, and Supplies Upon Termination of the Agreement.** In the event of termination of this agreement, all unused consumable supplies, non-consumable supplies or other property acquired by CityLink shall be disposed of in a manner permissible by law, and proceeds of such liquidation shall be disbursed to the MEMBERS at a rate equal to the MEMBERS pro-rata Share of the assets of CityLink based upon the MEMBERS contribution of funds and in-kind services relevant to the acquisition of the asset from the time said CityLink was created until the time that it was terminated. Said determination shall be made by the Board. Notwithstanding the consideration in this ARTICLE, should an Regional Public Transportation Authority be established in Kootenai County pursuant to Idaho Code, the distributions, Funds and Supplies of CityLink, shall be transferred to the newly created agency to continue the purposes for which they were acquired or obtained.

**ARTICLE XX. Amendments.** This agreement may be amended by unanimous agreement of all the ENTITIES the MEMBERS represent and are a party thereto.

**ARTICLE XXI. Effective Date and Termination of Agreement.** The effective date of this Joint Powers Agreement shall be the date signed by the MEMBERS. This Agreement shall remain in effect until such time as CityLink responsibilities are transferred to a Regional Public Transportation Authority or dissolved as provided for in this Joint Powers Agreement.

IN WITNESS WHEREOF, the MEMBERS hereto have entered into this Joint Powers Agreement.

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, Mayor, City of Coeur d' Alene

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, Mayor, City of Post Falls

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Mayor, City of Hayden

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Mayor, City of Dalton Gardens

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Mayor, City of Huetter

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Mayor, City of Rathdrum

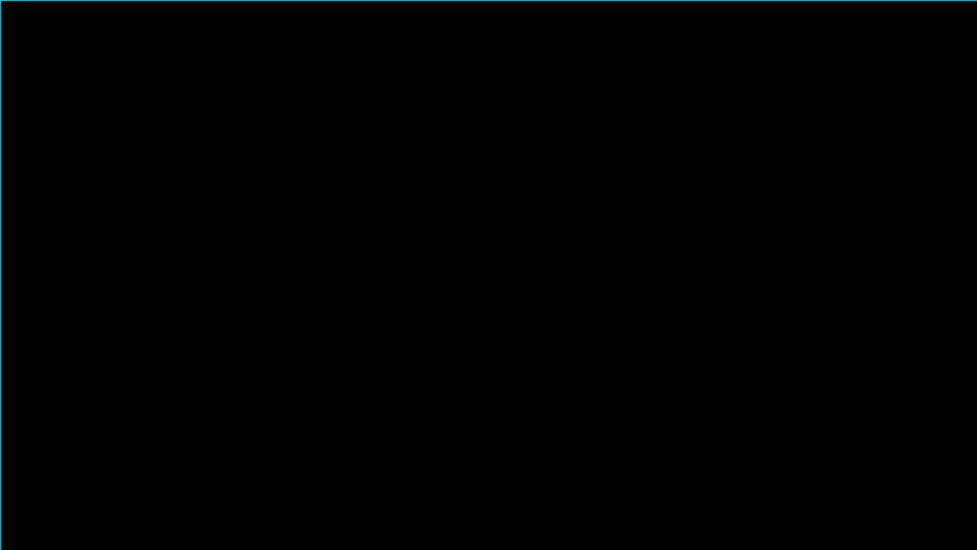
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Chairman, Kootenai County Commissioners

**Kootenai County  
Public Transportation**



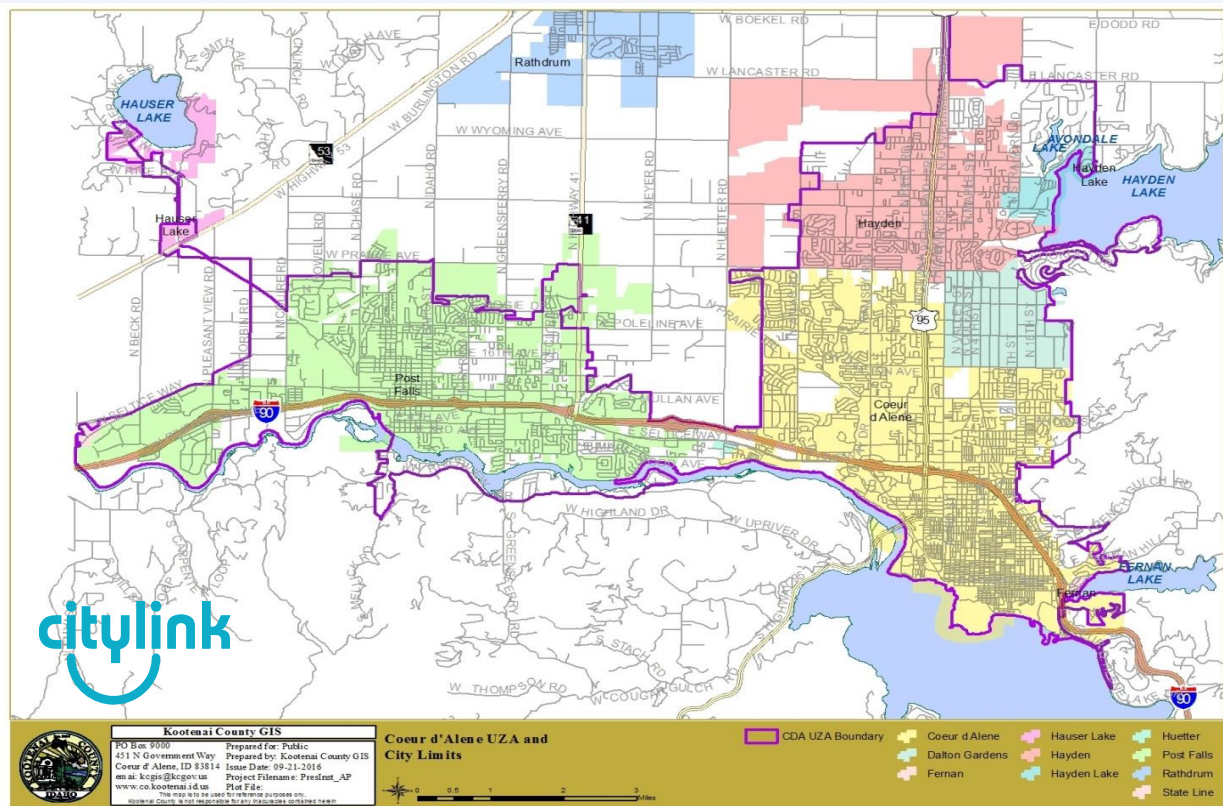




citylink



# Citylink North Programs



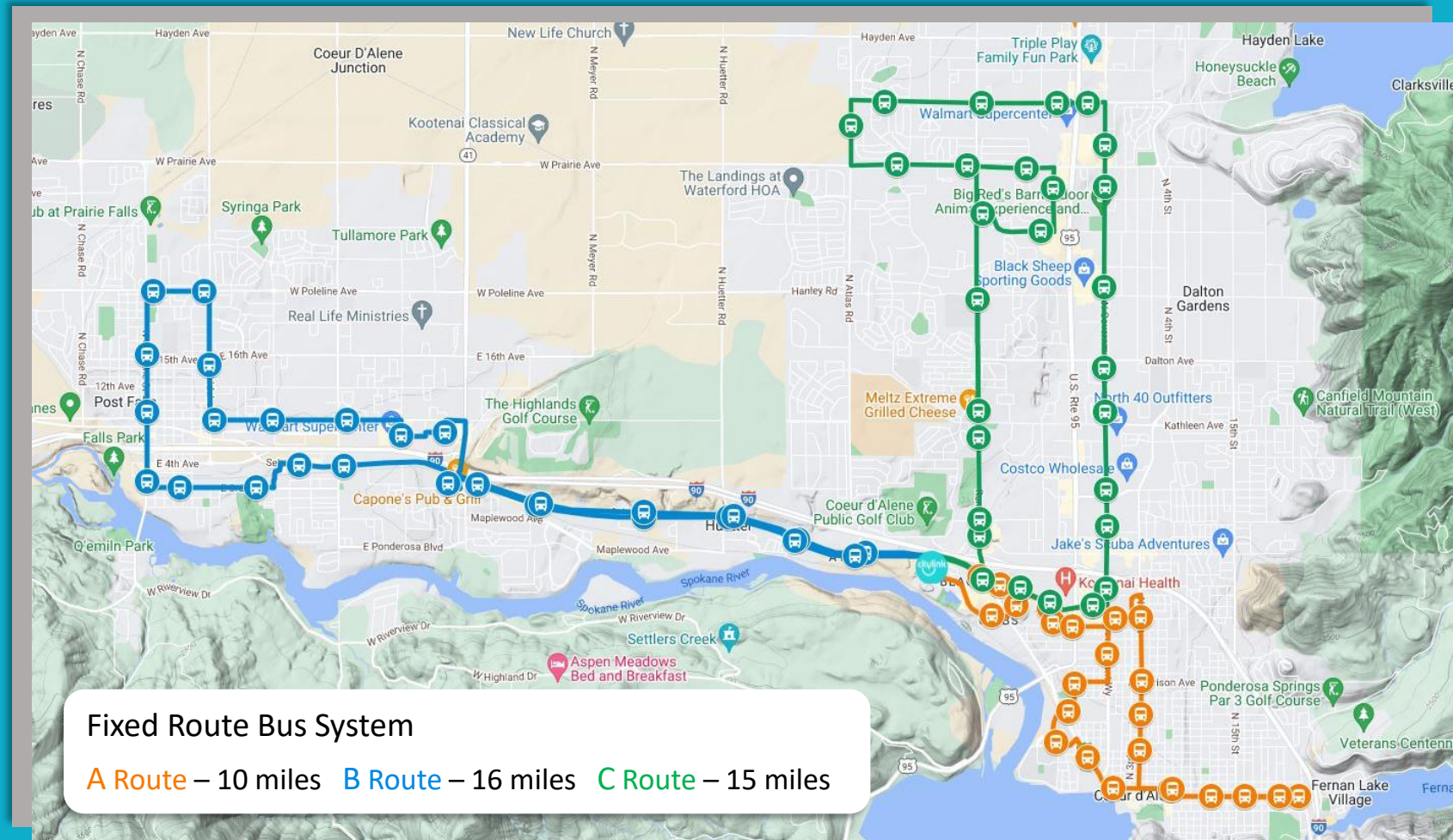


# Fixed Route Bus

## SMALL URBAN SYSTEM

Weekdays, three buses depart every hour from the Riverstone Transit Center to travel key routes in Coeur d'Alene, Post Falls, and Hayden from 6:00 a.m. to 6:00 p.m. (with reduced service on Saturday). Each bus travels an average of 180 miles every day as we opt for area coverage (over frequency) in order to reach as many businesses and riders as possible.

Serving:  
Coeur d'Alene, Post Falls, Hayden,  
Dalton Gardens, and Huetter.



# Fixed Route Bus

## Fixed route bus:

Citylink's fixed route buses are accessible for people with disabilities and are equipped with lifts, as well as destination announcements that are both auditory and visual.

**Under the Americans with Disabilities Act (ADA), the fixed route service is to be the primary means of public transportation for everyone, including people with disabilities.**



# Fixed Route Bus

## Post Falls 2024

- 23,353 Fixed Route unlinked passenger trips
- 21 Bus Stops

## Post Falls Festival

- 3 days
- 1,185 unlinked passenger trips
- 5 stop locations

## Citylink North

- 121,854 Fixed Route unlinked passenger trips
- 81 Bus Stops

## Top 5 Stops

**1st** – Post Falls Walmart

**2nd** – Hayden Walmart

**3rd** – Post Falls Library

**4th** – Black Bay Park

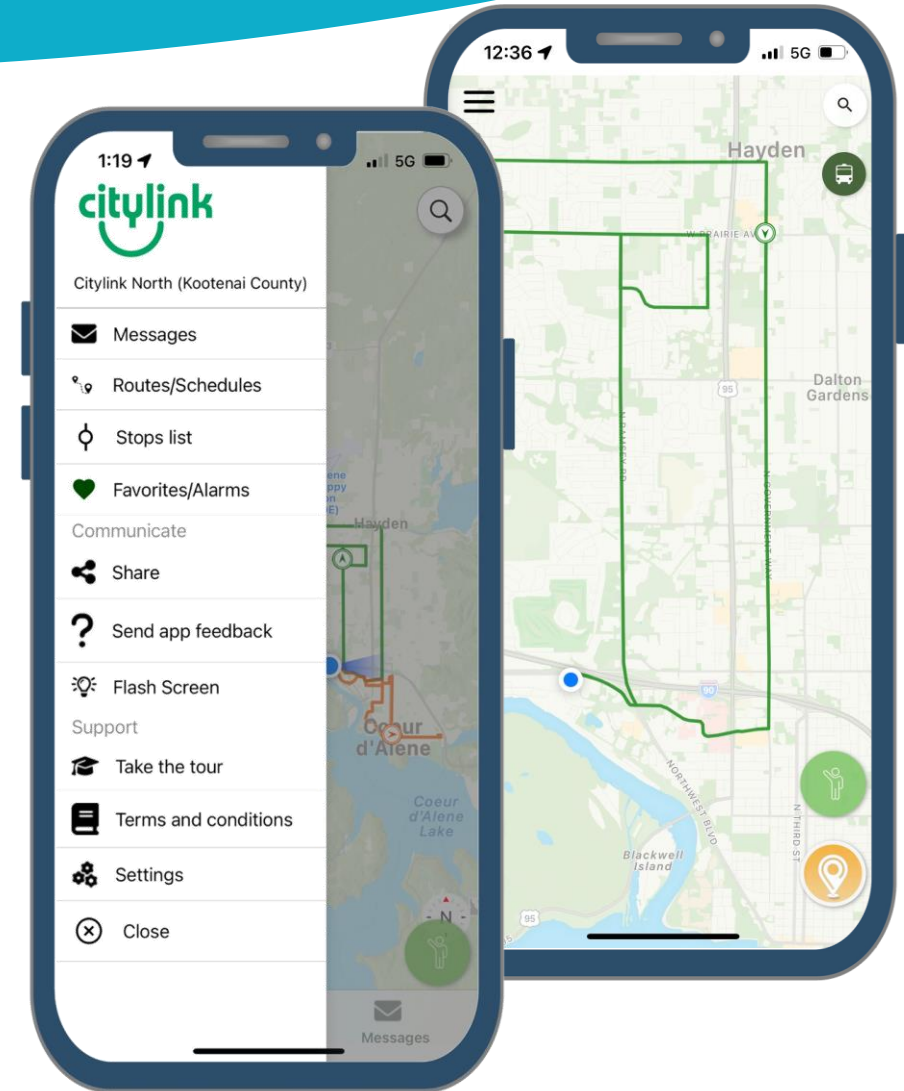
**5th** – Sherman & 23rd

# Intelligent Transportation System (ITS)

## Passio Technologies

Passio is the ITS provider for Citylink North, Citylink South Link and Kootenai Health.

<https://citylink.passiogo.com/>





# Paratransit

Paratransit bus service, which provides **curb-to-curb** service for people with an ADA eligible, functional limitation that prevents them from using the fixed route buses part, or all of the time, in  $\frac{3}{4}$  of a mile around the fixed route.

Paratransit is not medical transportation or a personalized service, it is public transportation.

Paratransit riders must be able to independently access the bus and travel, with or without the help of a personal care attendant; assistance provided is limited to ambulation from the building to the vehicle, boarding, and mobility device securement.



# Ring-a-Ride

## Seniors 65+

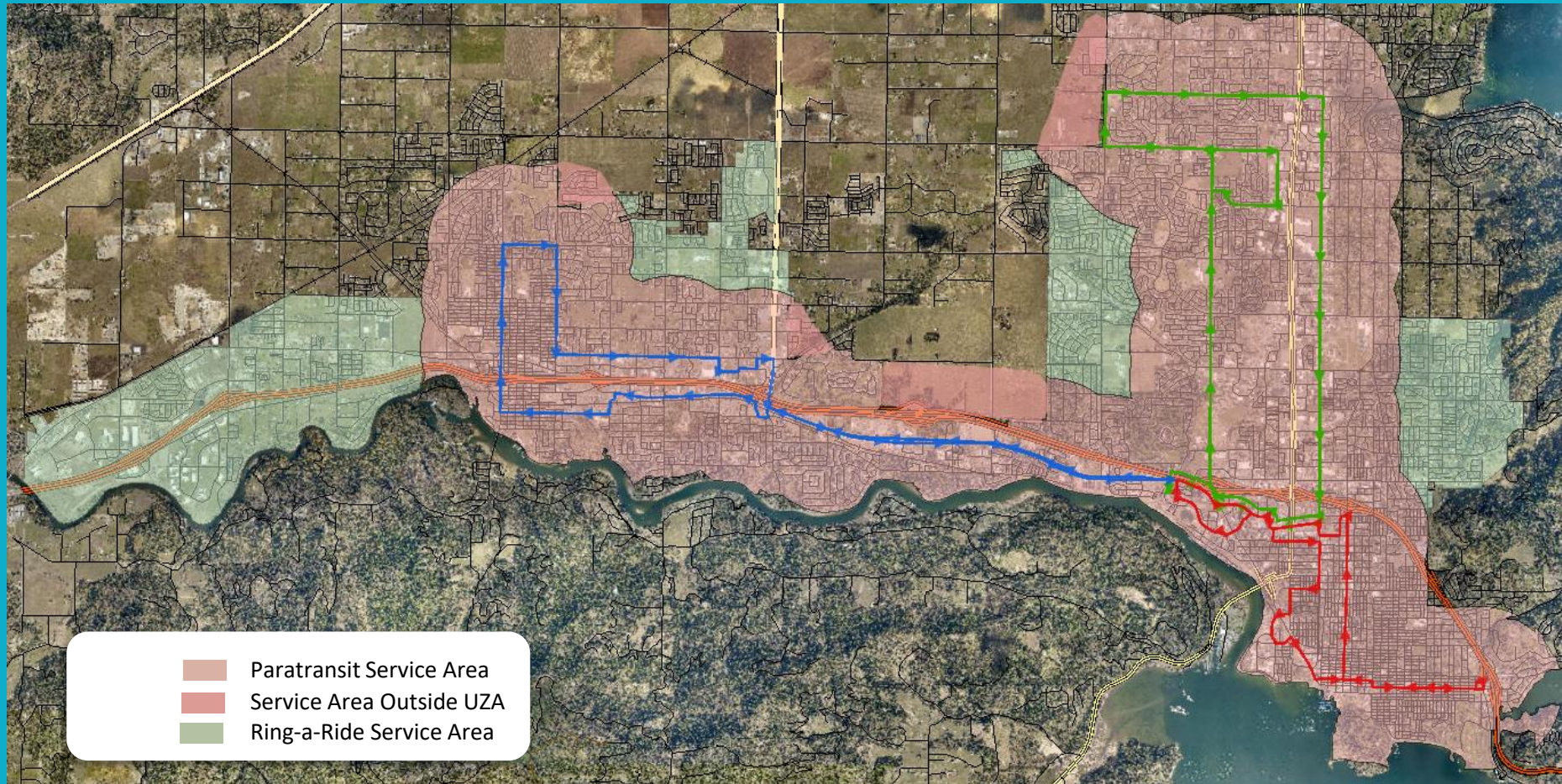
Ring-a-Ride was started to provide services to seniors and individuals with a disability living outside the  $\frac{3}{4}$  of a mile area in designated supplemental areas, to bring them in to the service area (three-quarters  $\frac{3}{4}$  of a mile of any fixed route bus route) to access shopping, medical care, etc.

- 8 round-trips per month
- Mobility issues, or
- Where transportation is insufficient, inappropriate, or unavailable.





# Service Area



# Transit Orientation

- **Density:** population density
- **Destinations:** employment density
- **Diversity of Uses:** neighborhood serving retail and services
- **Design:** pedestrian scale grid of blocks
- **Demographics:**
  - low vehicle ownership (0-1 car households)
  - low-income households



# Population (Census, 2020)

## Urban Bus Route

- A Route
- B Route
- C Route

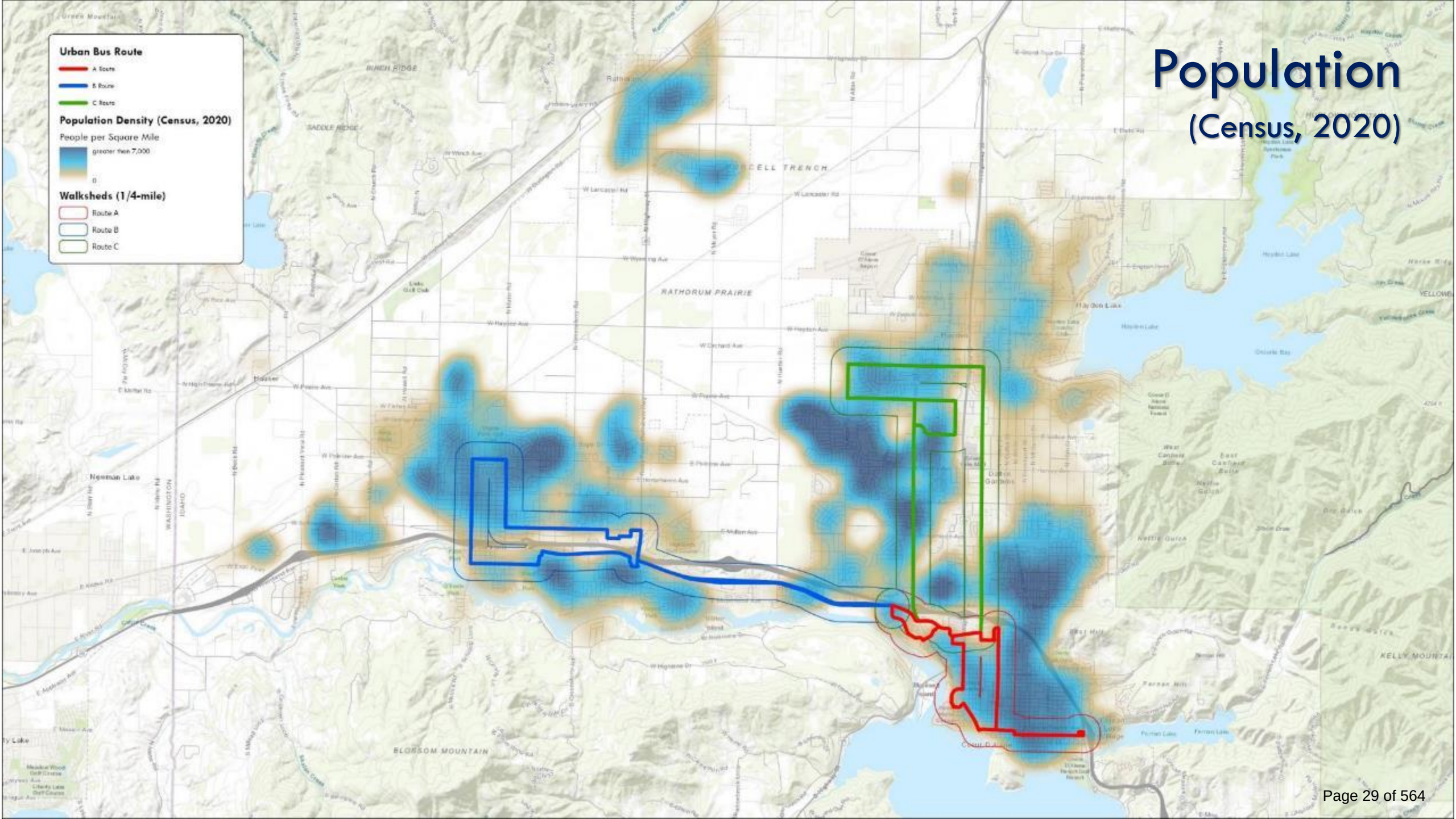
## Population Density (Census, 2020)

People per Square Mile



## Walksheds (1/4-mile)

- Route A
- Route B
- Route C





# Employment (2020)

## Urban Bus Route

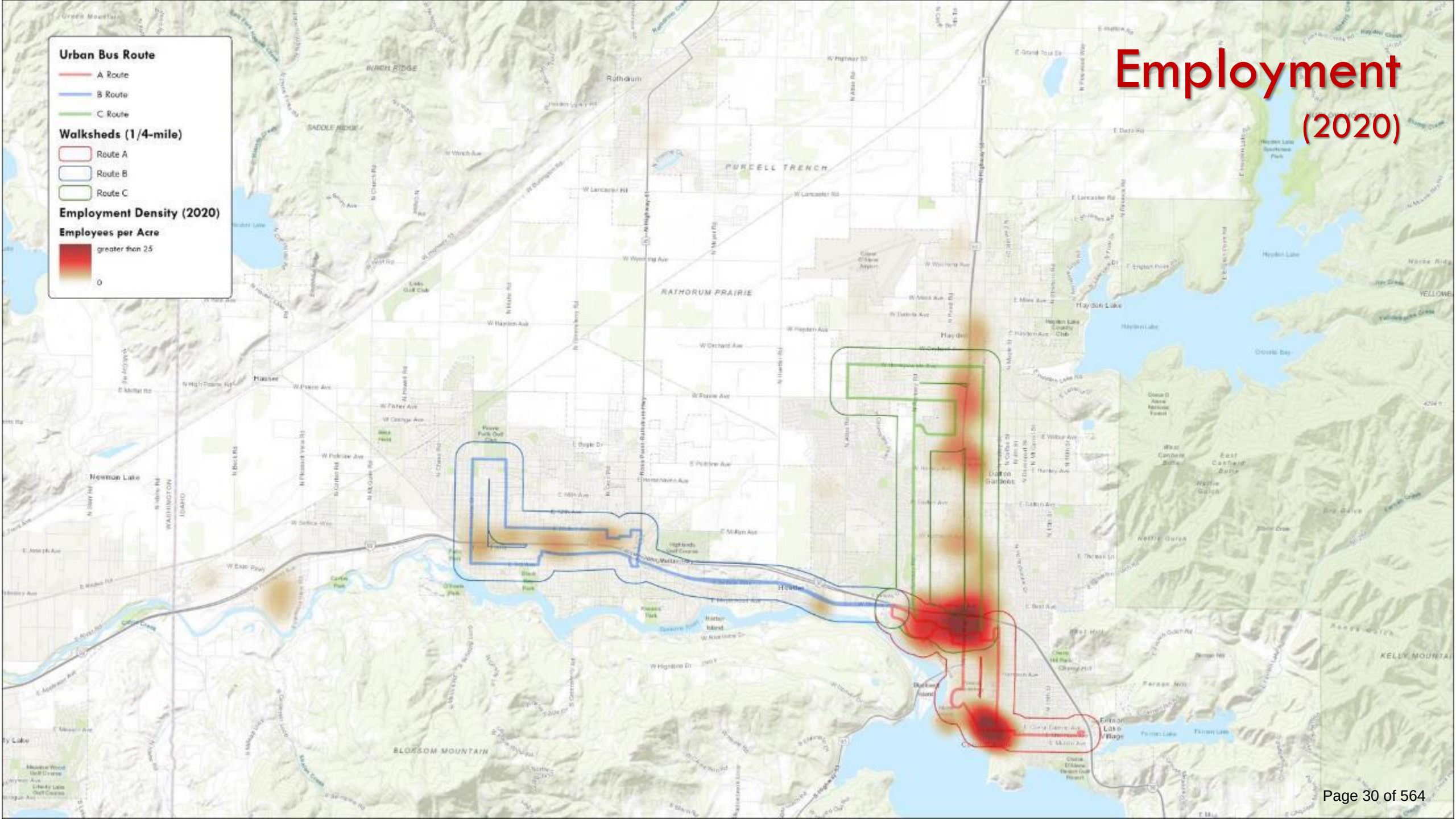
- A Route
- B Route
- C Route

## Walksheds (1/4-mile)

- Route A
- Route B
- Route C

## Employment Density (2020)

### Employees per Acre





# Mixed Use (2020)

**Urban Bus Route**

- A Route
- B Route
- C Route

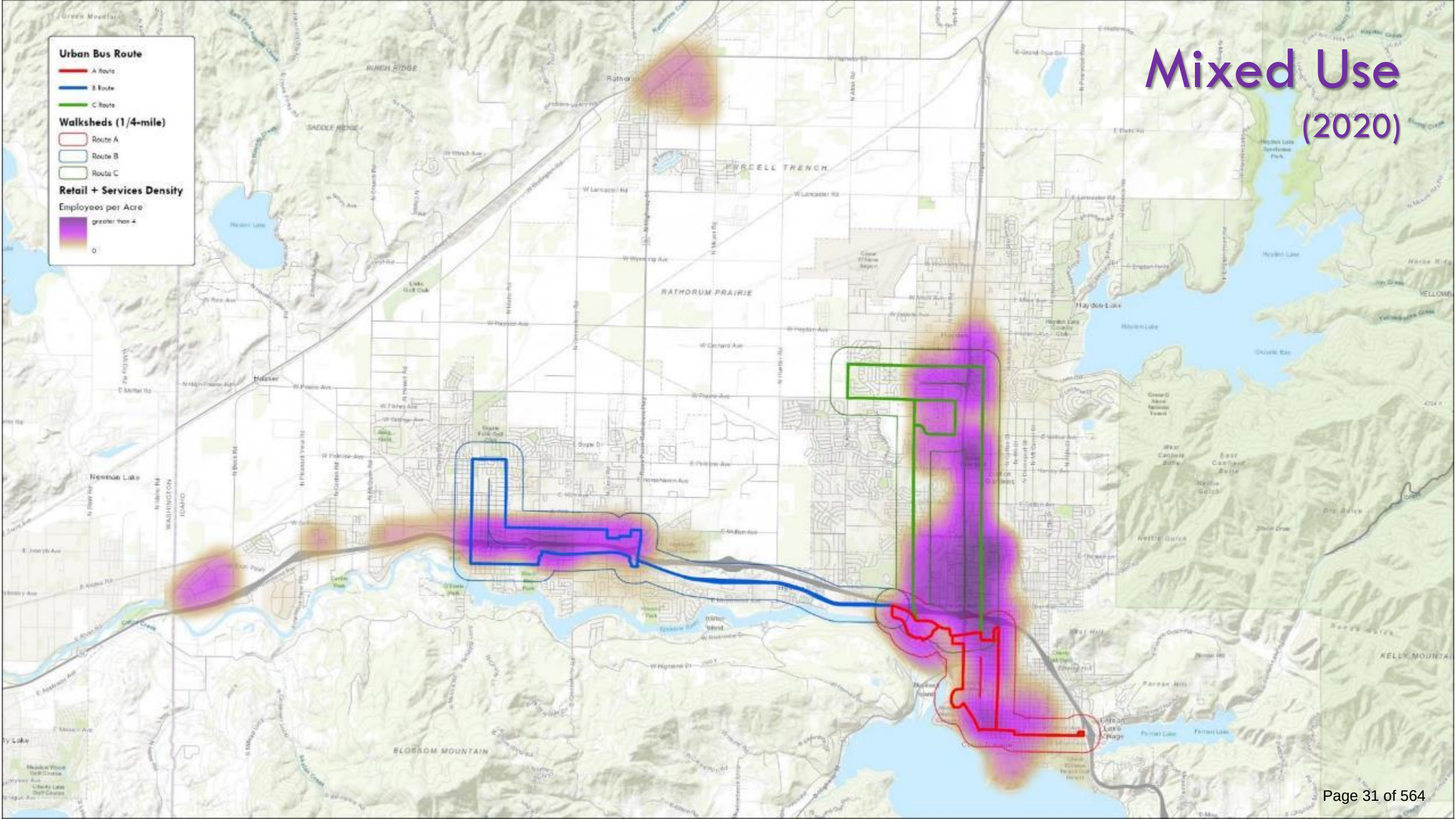
**Walksheds (1/4-mile)**

- Route A
- Route B
- Route C

**Retail + Services Density**  
Employees per Acre

greater than 4

0





# Pedestrian Scale Blocks

## Urban Bus Route

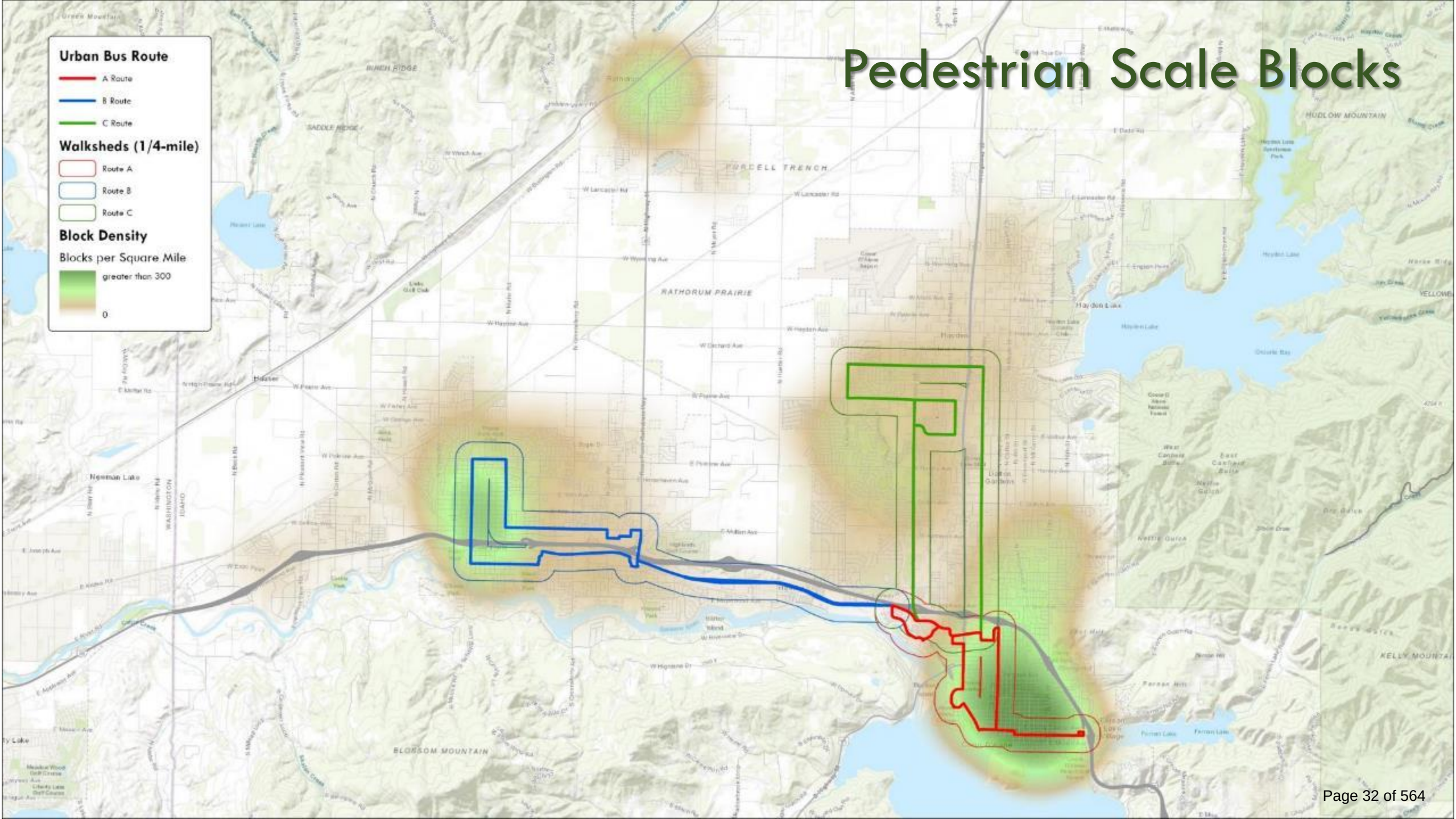
- A Route
- B Route
- C Route

## Walksheds (1/4-mile)

- Route A
- Route B
- Route C

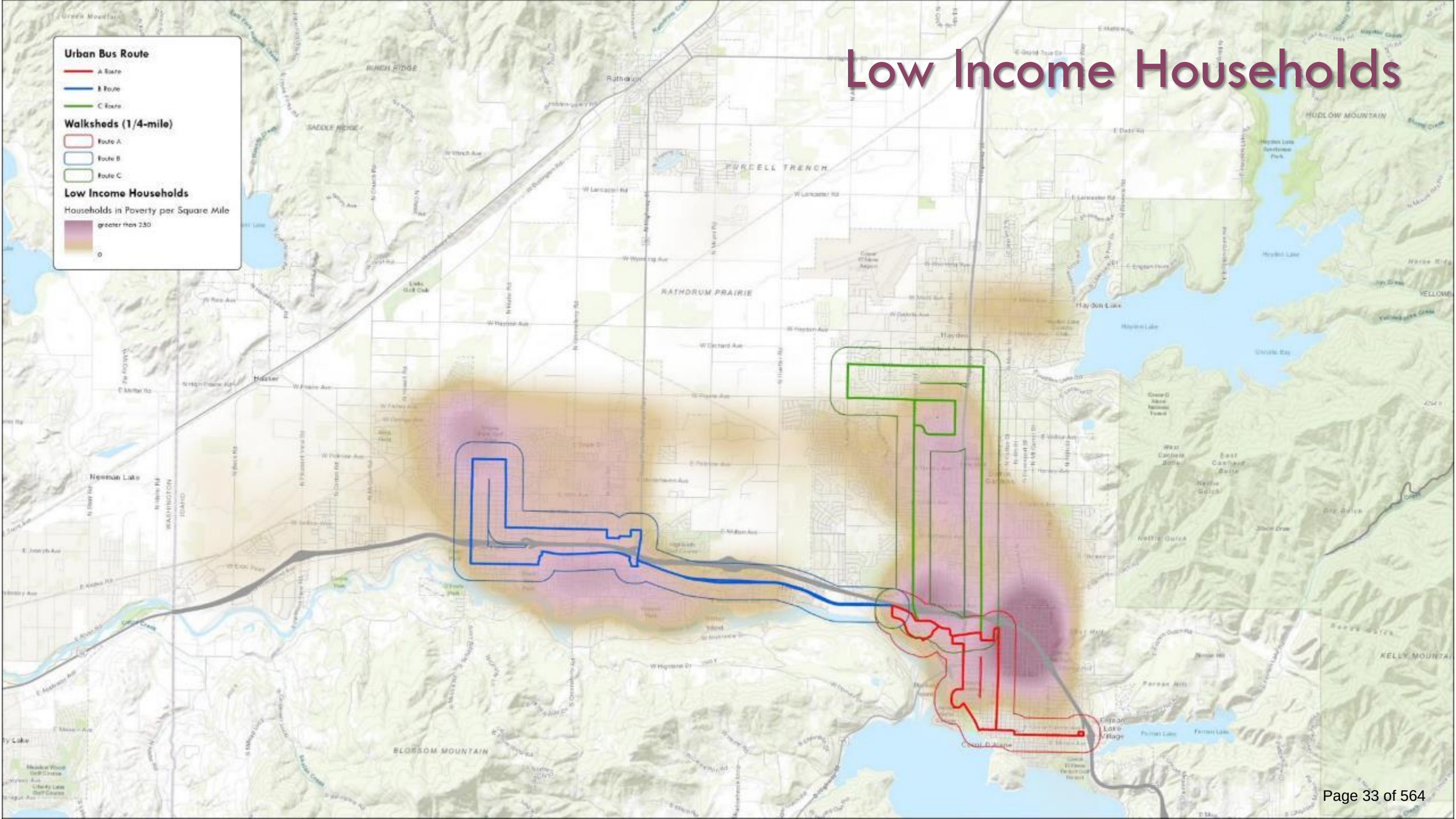
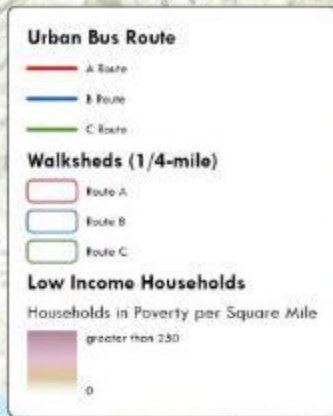
## Block Density

Blocks per Square Mile



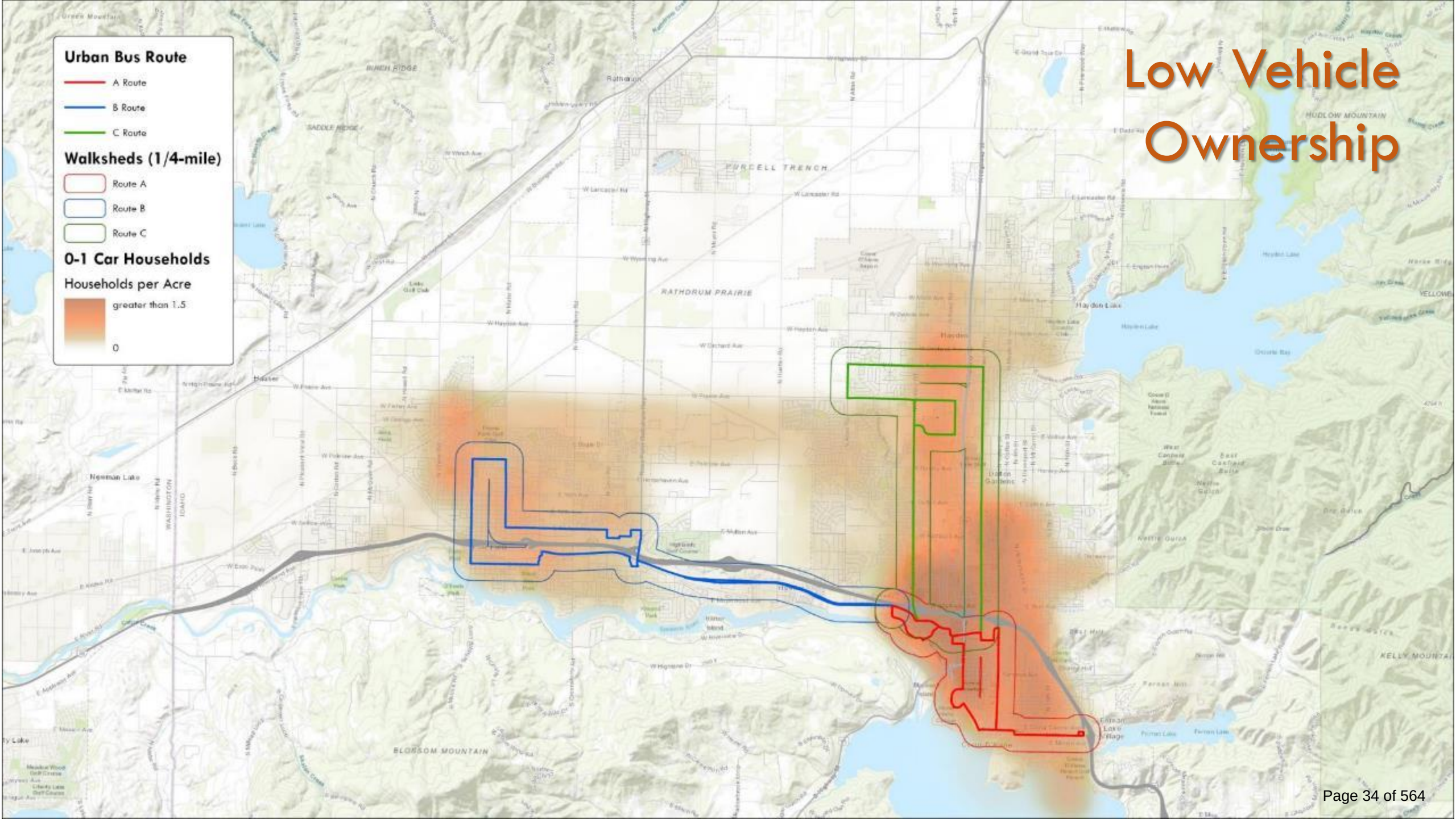


# Low Income Households





# Low Vehicle Ownership





# Transit Orientation (2020)

**Urban Bus Route**

- A Route
- B Route
- C Route

**Walksheds (1/4-mile)**

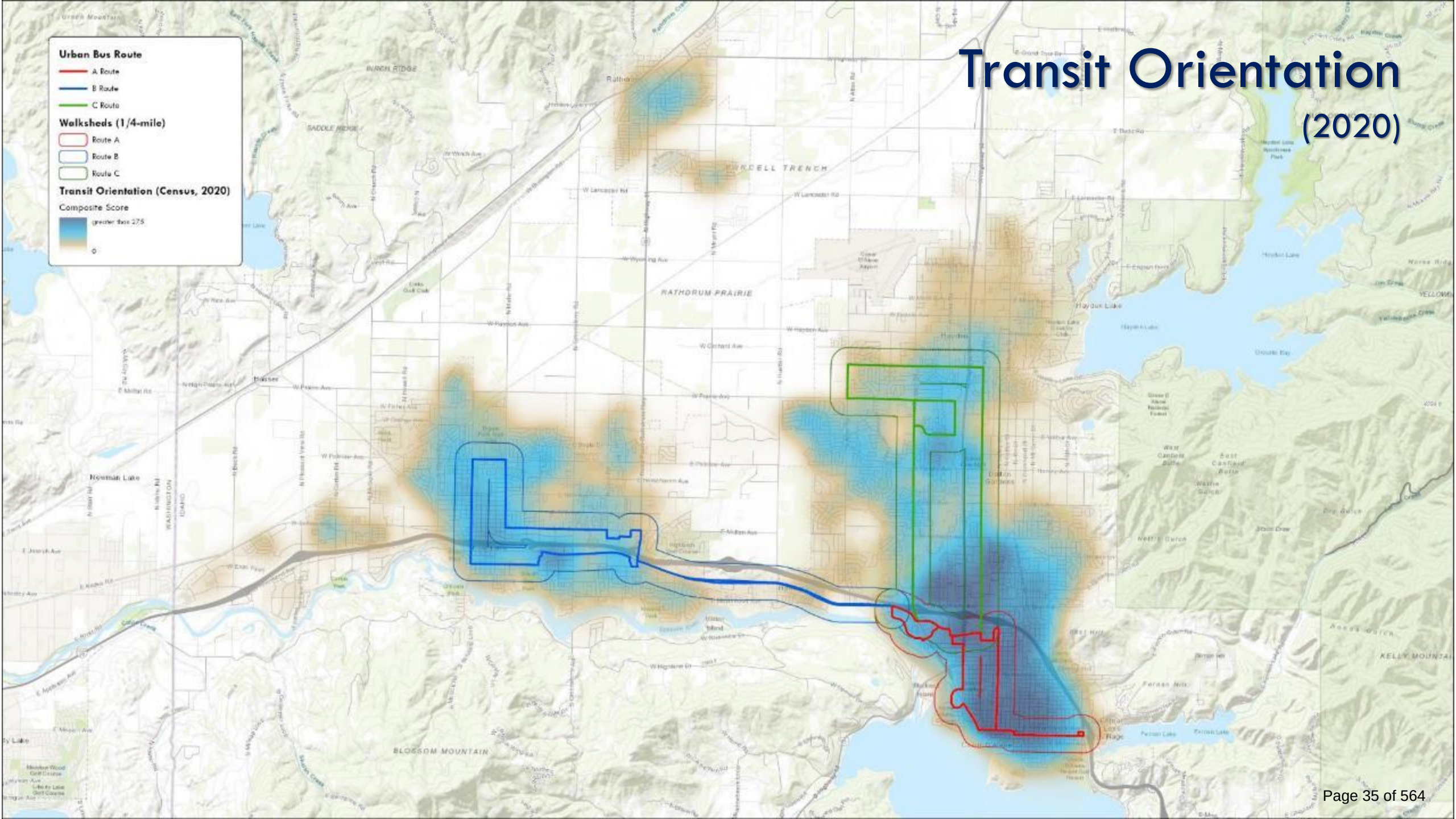
- Route A
- Route B
- Route C

**Transit Orientation (Census, 2020)**

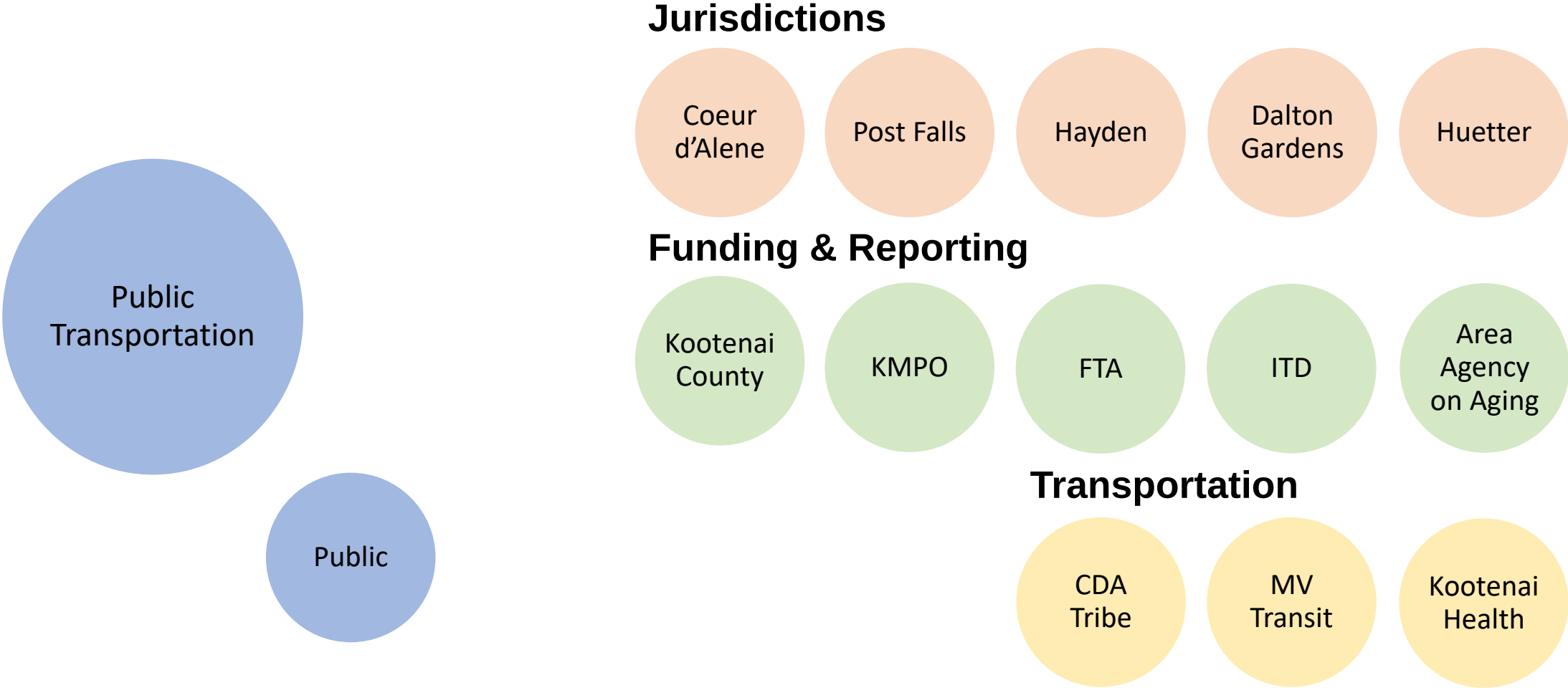
Composite Score

greater than 275

0



# KCPT Partners



# Sources of Funding

## Grant

- FTA 5307 Annual Apportionment
- FTA 5310 Competitive Grant (ITD Administered)
- FTA 5339 Competitive Grant (ITD Administered)

## Match (Local)

- Kootenai Health (In-kind)
- Coeur d'Alene Tribe (In-kind)
- Kootenai County (In-kind)
- Cities Annual Ask (Cash)
- Area Agency on Aging (Cash)





# Budget Performance

| Kootenai County Public Transportation FY25 YTD Budget Performance - Q1 |                     |                     |                     |                     |                     |                   |                   |   |             |
|------------------------------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-------------------|-------------------|---|-------------|
| Project                                                                | FY23 Budget         | FY23 Actual         | FY24 Budget         | FY24 Actual         | FY25 Budget         | FY25 Q1           | FY25 YTD          |   | % of Budget |
| Fixed Route Ops                                                        | \$ 595,000          | \$ 553,025          | \$ 660,000          | \$ 619,978          | \$ 700,000          | \$ 128,522        | \$ 128,522        | a | 18%         |
| Fixed Route PM                                                         | \$ 30,000           | \$ 39,469           | \$ 35,000           | \$ 35,511           | \$ 40,000           | \$ 9,501          | \$ 9,501          |   | 24%         |
| Para Ops                                                               | \$ 645,000          | \$ 664,558          | \$ 800,000          | \$ 769,330          | \$ 850,000          | \$ 163,601        | \$ 163,601        | a | 19%         |
| Para PM                                                                | \$ 30,000           | \$ 39,310           | \$ 40,000           | \$ 19,202           | \$ 30,000           | \$ 5,350          | \$ 5,350          |   | 18%         |
| Planning                                                               | \$ 40,000           | \$ 19,698           | \$ 30,000           | \$ 8,375            | \$ 90,000           | \$ -              | \$ -              | b | 0%          |
| Training                                                               | \$ 5,000            | \$ 3,373            | \$ 5,000            | \$ 5,692            | \$ 7,000            | \$ -              | \$ -              |   | 0%          |
| Security                                                               | \$ 15,000           | \$ 5,993            | \$ -                | \$ 1,475            | \$ -                | \$ -              | \$ -              | c | 0%          |
|                                                                        |                     |                     |                     |                     |                     |                   |                   |   |             |
| <b>TOTAL</b>                                                           | <b>\$ 1,360,000</b> | <b>\$ 1,325,426</b> | <b>\$ 1,570,000</b> | <b>\$ 1,459,563</b> | <b>\$ 1,717,000</b> | <b>\$ 306,974</b> | <b>\$ 306,974</b> |   | <b>18%</b>  |

a) Budgeted higher for wage increases; Possible funding shift. Budgets include ITS Maintenance.

b) Project in progress. Applying for additional FTA Planning funds in FY25.

c) No Budget - line item now included in Ops line.

# Economic Impact

## Community Investment

- 65% of funds spent by KCPT reinvested locally in FY24 (\$1.5 million+)
- For every \$1 spent locally on public transit, \$5 is returned to the community

## Healthy Community

- Average cost of dialysis visit: \$600 (GoodRX)
- 1,500+ trips provided for dialysis patients in FY24

**Public Transportation: Enhancing Access, Supporting Jobs, and Strengthening Our Economy**



Questions?

Thank You







## Glossary of Acronyms

AAA – Area Agency on Aging

ADA – Americans with Disability Act

FTA – Federal Transit Administration

IMI – Integrated Mobility Innovation

ITD – Idaho Transportation Department

KCPT – Kootenai County Public Transportation

KMPO – Kootenai Metropolitan Planning Organization

NOFO – Notice of Funding Opportunity

POP – Program of Projects

PTASP – Public Transportation Agency Safety Plan

STIP – State Transportation Improvement Program

TAM – Transit Asset Management

TIP – Transportation Improvement Program

TrAMS – Transit Award Management System

UPWP – Unified Planning Work Program

## Web Links

FTA Annual Apportionment

<https://www.transit.dot.gov/funding/apportionments/current-apportionments>

STIP

<https://itd.idaho.gov/funding/?target=stip>

TIP

<https://www.kmpo.net/transportation-improvement-program/>

UPWP

<https://www.kmpo.net/unified-planning-work-program/>

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**CITY COUNCIL  
MEETING MINUTES**

**March 4, 2025  
6:00 PM**

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

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**WORKSHOP – 5:00 pm 2nd Floor Conference Room**

a. Facilities Plan Implementation Update

John Beacham, Public Works Director: The 2021 Facilities Needs Assessment reviewed existing facilities, reviewed growth projections, identified deficiencies and action plan, and developed a financial plan that included \$98 million in improvements over 20 years starting in 2021.

Facilities Needs Assessment Key Findings:

Land Purchases Needed for the Police Department and for a Public Works Operations Center.

City Hall: remodel for office space capacity with future remodels needed as well.

Parks: new administration building and improvements are needed to the operation's yard.

Police: expansion/renovation and the parking lot needs expansion.

Public Works: Streets/Fleet using leased facilities; Streets/Fleet admin area needs interim improvement. Water/Wastewater admin area needs interim improvement. Streets, Fleet, Water, potentially Wastewater to relocate to the Public Works Operation Center.

Funding for these future projects was a large down payment of \$500,000 in FY23 with \$120,000 added every year since. Project costs have increased, as has inflation, but project needs remain. Completing projects ahead of plan saves on escalation costs. A financial "tipping point" is need to build Police Department expansion in approximately two years.

Facilities Needs Assessment 2021 Five-Year To-Do List:

Buy Land for Police Department (Done)

Police Locker Room Renovation (Not Started) Plan is to combine with future expansion/renovation

Buy Land for Public Works Operations Center (Done)

Streets/Fleet Interm Improvements (Not Started) Plan is to omit project and build an operations center instead.

Streets Covered Bulk Storage (Done)

Update Public Safety Impact Fee (Done)

Water/Wastewater Interim Improvements (In Progress) Modify to reflect relocation to Operations Center

City Hall Office Space Remodel (Done)

Parks Covered Parking (Done)

Parks Improvements to Operations Yard (In Progress) Under design

Financial Recommendations:

Construct necessary facilities when funding is available to avoid future inflated prices.

Continue increasing annual funding of Facilities Fund.

Continue annually allocating a portion of unspent funds to fund future projects.

Continue to seek opportunities for additional revenue and savings.

The workshop ended at 5:40 pm.

### **REGULAR MEETING – 6:00 pm City Council Chambers**

The regular agenda is scheduled to start at 6:00 PM, but may start earlier depending on the completion of any preceding workshop.

### **CALL TO ORDER BY MAYOR JACOBSON**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL OF CITY COUNCIL MEMBERS**

Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Randy Westlund, Ryan Davis  
All present

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

- a. Red Cross Month Proclamation
- b. 2024 Urban Renewal Agency Annual Report

This annual report is required under Idaho Code 50-20 Urban Renewal Law, Chapter 2006(5)(c). The purpose is to report activities for the preceding calendar year to City Council by March 31st. The financial information required as part of the Annual Report documentation is available in both the City Clerk's Office and the Agency's Office, as well as on the Post Falls Urban Renewal website, [www.pfura.com](http://www.pfura.com)

The Parks and Recreation Spring Art and Craft Fair is this weekend. New this year, an Art Show will take place on Friday, followed by the Craft Fair on Saturday. Explore a variety of local handmade goods and artwork. For details, visit [postfalls.gov](http://postfalls.gov).

### **AMENDMENTS TO THE AGENDA**

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

None

### **DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS**

The Mayor and members of the City Council have a duty to serve honestly and in the public interest. Where the Mayor or a member of the City Council have a conflict of interest, they may need to disclose the conflict and in certain circumstances, including land use decisions, they cannot participate in the decision-making process. Similarly, ex-parte contacts and site visits in most land use decisions must also be disclosed.

None

### **1. CONSENT CALENDAR**

The consent calendar includes items which require formal Council action, but which are typically routine or not of great controversy. Individual Council 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 Council agenda packet regarding these items and any contingencies are part of the approval.

**ACTION ITEMS:**

- a. Minutes - February 18th, 2025
- b. Minutes – February 19th, 2025, Special City Council Workshop
- c. Payables 2/19/25-3/5/25
- d. Bogie Subdivision Master Development Agreement (SUBD-24-1)
- e. Long Range Financial Planning Agreement with FCS
- f. Department Head Recruitment Contract with Prothman

Mayor: I have one question on item f. I could not remember what the estimated costs was?  
Shelly Enderud, City Administrator: The fee is \$17,500 with a not to exceed \$25,000.

**Motion by Malloy to accept the Consent Calendar as presented.**

**Second by Ziegler.**

**Vote: Davis-Aye, Westlund-Aye, Ziegler-Aye, Malloy-Aye, Plew-Aye, Steigleder-Aye**

**Motion Carried**

**2. 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. Warren Field Park Vacation File No. VAC-24-2

**Public Hearing opened at 6:18 pm.**

**Staff Report:** Jon Manly, Planning Manager - The owner of the parcel is the City of Post Falls. The applicant is the City of Post Falls Parks Department. Requested Action is to vacate 20 feet of right-of-way that runs through the center of Warren Field Park. To be clear, we are not adding an alley to the park. This would remove the possibility of adding an alley. Vacating the ROW will clean up and consolidate the park boundary and allow for construction near the center of the parcel by mitigating setback issues. Staff has no concerns with the proposed vacation.

Mayor: Will parking be addressed through the whole process?

Manley: Yes, there is a separate project going on for that.

**Testimony:** None



**Public Hearing closed at 6:21 pm.**

**Motion by Malloy to approve the Warren Field Park Vacation File No. VAC-24-2.**

**Second by Ziegler.**

**Vote: Westlund-Aye, Ziegler-Aye, Malloy-Aye, Plew-Aye, Steigleder-Aye, Davis-Aye**

**Motion Carried**

- b. Gabrio Estates Duplexes Zone Change File No. ZC-24-2

**This item was removed from the agenda due to the applicant being ill.**

### **3. EXECUTIVE SESSION**

Certain City-related matters may need to be discussed confidentially subject to applicable legal requirements; the Council may enter executive session to discuss such matters. The motion to enter into executive session must reference the specific statutory section that authorizes the executive session. No final decision or action may be taken in executive session.

#### **ACTION ITEMS:**

- a. 74-206(1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

**Motion by Malloy to enter into Executive session pursuant to Idaho Code 74-206(1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated, further that no action will be taken during the session and that the session will last approximately 10 minutes.**

**Second by Westlund.**

**Vote: Malloy-Aye, Plew-Aye, Steigleder-Aye, Davis-Aye, Westlund-Aye, Ziegler-Aye**

**Motion Carried**

Entered Executive Session at 6:23 pm.

Exited Executive Session at 6: 37 pm.

### **4. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS**

This section of the agenda is to continue consideration of items that have been previously discussed by the City Council and to formally adopt ordinances and resolutions that were previously approved by the Council. Ordinances and resolutions are formal measures considered by the City Council to implement policy which the Council has considered. Resolutions govern internal matters to establish fees and charges pursuant to existing ordinances. Ordinances are laws which govern general public conduct. Certain procedures must be followed in the adoption of both ordinances and resolutions; state law often establishes those requirements.

#### **ACTION ITEMS:**

- a. Spokane Street Rehabilitation, Contract Amendment with Welch Comer Engineers

Andrew Arbini, Projects Manager: In 2024, after the City awarded a construction bid to Interstate Concrete and Asphalt to repair Spokane Street from the Spokane River bridge to the I-90 right of way, City Council also approved a request from the Idaho Transportation Department (ITD). This agreement authorized ITD to pay the City a lump sum of \$700,000 for the related costs to extend the city's paving limits to rehabilitate the pavement and sub surface between the i-90 eastbound ramps and the intersection of Seltice Way. Following the August City Council meeting, changes

occurred in the project sequencing and traffic control phasing that delayed the start date for this additional work. In October, Interstate negotiated a postponement and a winter shutdown with the ITD staff for this portion of the project. The primary considerations included concerns about changing weather conditions and the ability to complete the full scope before the winter season. Temporary pavement patching was completed in late October 2024 to mitigate pavement maintenance concerns through the winter season. This contract amendment with Welch Comer increases the Engineering and Construction Management phase services to account for support observation and project oversight of the interim pavement patching and provide support throughout the remainder of the project. Construction work is scheduled to resume April 7, 2025, with the project completion expected by June 2025. Project expenses for this additional work will be funded from the \$700,000 received by ITD. The total project costs for the ITD work, which includes design and construction management services, are expected to be less than the \$700,000 agreed to in the Cooperative Agreement. Prior to the start of construction, City Staff requests an additional contract contingency for unforeseeable events or items that would benefit ITD and/or the City transportation system. The requested contingency is for \$46,000. Mayor: The additional costs, would this be covered by the ITD funding, and it sounds like it will be.

Arbini: Correct.

Mayor: My next question is on the roundabout. Was that a project done properly? Why is it failing so soon? The roundabout is not that old?

Arbini: I believe that roundabout was constructed in 2009. That roundabout sees a lot of traffic and is normal wear and tear, and we are needing to address that.

Mayor: I seriously thought it was no more than 5 to 6 years old.

**Motion by Malloy to approve the Spokane Street Rehabilitation Contract Amendment with Welch Comer Engineers.**

**Second by Davis.**

**Vote: Plew-Aye, Steigleder-Aye, David-Aye, Westlund-Aye, Ziegler-Aye, Malloy-Aye**

**Motion Carried**

- b. Spokane Street Rehabilitation, Contract Contingency with Interstate Concrete and Asphalt

**Motion by Malloy to approve the Spokane Street Rehabilitation Contract Contingency with Interstate Concrete and Asphalt.**

**Second by Davis.**

**Vote: Steigleder-Aye, Davis-Aye, Westlund-Aye, Ziegler-Aye, Malloy-aye, Plew-Aye**

**Motion Carried**

- c. City of Post Falls Parade Code

Shelly Enderud, City Administrator: Historic Parade Practices/Background

One Parade - Post Falls Festival/Post Falls Days

Post Falls Community Ambassadors (PFCA) "Host"

Post Falls Chamber Assists and accepts applications

PFCA receives application and sponsor fees

The city provides traffic management, security, assistance with planning, golf carts, clip boards, cones, and sandwich boards.

This came before the Council on May 7th, 2024.

The current practice is not sustainable. The estimated cost to the city for staffing is \$11,000. This puts a strain on Police Department staffing and support departments. A formal policy is desired

with clear directions for applicants and staff. This would provide for additional parade opportunities. This would ensure the safety of citizens, participants, and city staff and reduce dependency on city staff. From the May 4th, 2024 meeting it came from the Council that you wanted to support the parade but not at the same level. In Coeur d' Alene they have an MOU with the Downtown Association for hosting the various parades they have.

**Proposed Ordinance Highlights**

Applicant must apply for a required Parade Permit. With a fully developed plan from start to finish, date and time of parade, route, approximate size of parade, traffic management control plan (including street closure applications), certificate of insurance, and a hold harmless agreement.

Plew: What would be different from this year to last year?

Enderud: The Police Department would not be providing traffic control. In the past, we filled out the street closure forms, but our Legal Department said that someone from the Post Falls Community Ambassadors would need to fill them out.

Plew: I am trying to get to the bottom of the real gripe. It costs more and they are going to need more volunteers.

Mayor: Our officers are working 12-hour shifts.

Malloy: The parade route is the same every year. So you do the planning once and copy and paste.

Ziegler: It seems to me we are pulling all city staff and resources from the parade. How does this show we support the parade?

Enderud: We would still have officers there. They would not be doing traffic but safety and other staff.

Kerri Thoreson, Former parade head. The parade has always been ran by volunteers. There is nothing in this ordinance that I have no objections to it.

Malloy: I understand the Ambassadors' concern about costs and complications. It does not seem like it would be that much more complicated. The city needs to protect itself from liability. I like the ordinance. It gives a standard.

Mayor: It is not much different from what we were asking.

Davis: More people need to get involved.

Ziegler: This is the way we are going and as we grow our risk is also growing.

Enderud: There is an interest in more activities in the future.

Steigleder: Can you tell the difference between the parade and the Post Falls Festival?

Enderud: The Festival is a city-sponsored event. We go out and get sponsors.

No action is needed we were looking for direction.

## **5. NEW BUSINESS**

This portion of the agenda is for City Council consideration of items that have not been previously discussed by the Council. Ordinances and Resolutions are generally added to a subsequent agenda for adoption under Unfinished Business, however, the Council may consider adoption of an ordinance or resolution under New Business if timely approval is necessary.

### **ACTION ITEMS:**

- a. Ross Point Road Cycle Track - Professional Services Agreement

Rob Palus, City Engineer: In June 2023, the City of Post Falls entered into a Cooperative Construction Agreement with the State of Idaho for the I-90/SH41 Interchange. Within the

agreement, the City paid the State for the construction of a two-way curb-separated bicycle facility along Ross Point Road from Seltice Way to 3rd Ave., also known as a "cycle track". Federal funding for the interchange project did not allow for the inclusion of any improvements south of 3rd Ave. Based on existing roadway geometry, and desiring to maximize visibility along the roadway, the best location for a transition between traditional bicycle lanes and the cycle track is at 2nd Ave. City Staff negotiated a scope of services with JUB Engineers to complete construction plans and specifications that would facilitate completion of the cycle track between 3rd Ave and 2nd Ave. Construction of these improvements would need to be completed in coordination with ITD's improvements between Seltice Way and 3rd Ave. Construction is estimated for late 2025. The cost of services is estimated at \$22,300. Lump sum costs of Design and Project Management are \$9,800. Time and material costs for Bid Phase and Construction Management are estimated at \$12,500. Staff would request a contingency allowance of \$2,000. Total project development costs not to exceed \$24,300. Funding would come out of the Multi-modal Impact Fees.

Westlund: This looks great. Right now, you would have to be crazy to ride a cycle there now.

Plew: I ride around the city. This would be a major improvement to the quality of life for people using this section of road.

Steigleder: Is this just a paint job?

Palus: We are adding steel dowels and curbs with new striping and paint job.

Malloy: This stretch was always the sketchiest part of the trail.

**Motion by Malloy to approve the Ross Point Cycle Track Professional Services Agreement.**

**Second by Westlund.**

**Vote: Westlund-Aye, Ziegler-Aye, Malloy-Aye, Plew-Aye, Steigleder-Aye, Davis-Aye**

**Motion Carried**

- b. Prairie Trail Crossing (KN 35398) License to use real property with Post Falls Highway District

Rob Palus, City Engineer: In 2024, the Post Falls Highway District (PFHD) secured a grant to design and construct a multi-modal grade separation for the Prairie Trail under Prairie Ave. Completion of this crossing would combine sections of the Prairie Trail completed by the City of Coeur d' Alene at Meyer Rd. in 2023 with the City of Post Falls section, not of Prairie Ave., which was completed in 2024. Prairie Ave is a principal arterial roadway and identified as a critical corridor for regional transportation. 2035 traffic forecasts anticipate over 20,000 vehicles per day and maintaining higher roadway speeds (45 mph). Providing a grade-separated crossing for the Prairie Trail, at Prairie Ave., is viewed as necessary for safer accommodation of bicycle and pedestrian traffic than that afforded by the signalized crossing. In order to complete the design and secure approvals from the State, the PFHD requires proof of having ownership or the right to construct the facility on properties not owned by them. Issuance of the license would not obligate the City to any financial participation in the project. Completion of the underpass, as currently designed, would include construction of approximately 400 feet of trail improvements under the City's ownership.

**Motion by Malloy to approve the Prairie Trail Crossing License to use real property with Post Falls Highway District.**

**Second by Ziegler.**

**Vote: Zielger-Aye, Malloy-Aye, Plew-Aye, Steigleder-Aye, Davis-Aye, Westlund-Aye**

**Motion Carried**



c. Prairie Trail - Borrow Pit and Trail Design, Zorros to SH41

Rob Palus, City Engineer: A borrow pit was constructed along the Prairie Trail alignment between Zorros Rd. and SH41 in 2023. Portions of the pit were constructed within the City ownership and portions within the adjoining property ownership (GVD Partners LP). The pit was constructed without City approval. The Professional Services Agreement with Welch Comer is divided into three sections:

Design Phase services will examine existing materials and determine a methodology for proper filling and compaction of the borrow pit, along with preparation of plans and specifications for the City to be in a position to bid the work.

Bid phase services would manage the project with advertisement and bidding.

Construction Phase Services would oversee the project and provide certifications upon completion of the work, meeting specifications and being able to support the desired uses of the Prairie Trail.

Design Phase Services are lump sum of \$42,000. Bid phase services would be a lump sum of \$6,500 and construction phase services are estimated at an amount not to exceed of \$24,400. Total services are estimated at \$72,940. Staff is requesting a not to exceed amount of \$80,000, which would allow an approximately 10% contingency during the project. Professional services would only cost \$42,000 at this time, with future costs being expended dependent on the final results of litigation on the matter.

**Motion by Malloy to approve the Prairie Trail Borrow Pit and Trail Design Zorros to SH41. Second by Ziegler.**

**Vote: Malloy-Aye, Plew-Aye, Steigleder-Aye, Davis-Aye, Westlund-Aye, Ziegler-Aye  
Motion Carried**

## **6. CITIZEN ISSUES**

This section of the agenda is reserved for citizens wishing to address the Council regarding City-related issues that are not on the agenda. Persons wishing to speak will have 5 minutes. Comments related to pending public hearings, including decisions that may be appealed to the City Council, are out of order and should be held for the 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, either by subsequent appointment or after tonight's meeting, if time permits. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring Council action must be placed on the agenda of an upcoming Council meeting. As such, the City Council can't 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.

Jennifer Bile had a question about what is the city's plan for disruptive audience during meetings.

Mayor: We have a policy in place. If it is a contentious meeting, I state the policy, and it so far has worked for us. If someone acts up, I give them a warning. If they continue, we recess the meeting and the Council will go into another room and let the Police handle the situation.

## **7. ADMINISTRATIVE / STAFF REPORTS**

This portion of the agenda is for City staff members to provide reports and updates to the Mayor and City Council regarding City business as well as responses to public comments. These items are for information only and no final action will be taken.

None

## **8. MAYOR AND COUNCIL COMMENTS**

This section of the agenda is provided to allow the Mayor and City Councilors to make announcements and general comments relevant to City business and to request that items be added to future agendas for discussion. No final action or in-depth discussion of issues will occur.

None

## **RETURN TO REGULAR SESSION**

## **ADJOURNMENT**

7:56 pm.

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Ronald G. Jacobson, Mayor

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Shannon Howard, City Clerk

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 408 N. Spokane Street or call 208-773-3511. City Council and City commission meetings are broadcast live on Post Falls City Cable on cable channel 1300 (formerly 97.103) as well as the City's YouTube Channel (<https://www.youtube.com/c/CityofPostFallsIdaho>).

Mayor Ronald G. Jacobson

Councilors: Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Randy Westlund, Ryan Davis

Mission  
Building Community.

**CITY OF POST FALLS  
AGENDA REPORT  
CONSENT CALENDAR  
MEETING DATE: 3/18/2025**

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**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** Gracie Ficca, CSR/AP  
**SUBJECT:** Accounts Payable 3.5.25 - 3.19.25

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**ITEM AND RECOMMENDED ACTION:**

The Finance Department recommends that the City Council review, and approve, the Post Falls Check Approval and Check Run Accountability reports dated March 19th, 2025. Approval of the reports acknowledges receipt of the required reports and approves making the payments. No presentation is planned on this item.

**DISCUSSION:**

As required by Idaho Code 50-1017 *Presentation of Claims* and 50-1018 *Payment of Claims*, the Finance Department provides a report at each council meeting detailing payments to be made on all accounts payable received during the prior two weeks. Generally, claims are presented prior to payment being issued, however, at times it is necessary for payment to be issued prior to approval (i.e. to avoid late fees), these checks are presented on the Check Run Accountability Report for ratification at the next council meeting. The attached Post Falls Check Approval reports checks totaling \$949,127.90 to be dated March 19th, 2025. The Hand Check Accountability is for Hand Checks issued February 20<sup>th</sup>, 2025 and total \$150,217.04.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

N/A

**APPROVED OR DIRECTION GIVEN:**

N/A

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

1099344.94

**BUDGET CODE:**

Various

**ATTACHMENTS:**

1. Hand Checks for Check Run 3.19.25
2. Post Falls Check Approval Check Run 3.19.25

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**ACCOUNTS PAYABLE HANDCHECK ACCOUNTABILITY FOR CHECK RU**

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|           |              |       |                                 |                     |
|-----------|--------------|-------|---------------------------------|---------------------|
| 2/20/2025 | \$131.32     | 99721 | AT&T - Long Distance            | Pay Before Due Date |
| 2/20/2025 | \$145,158.49 | 99722 | Avista                          | Pay Before Due Date |
| 2/20/2025 | \$700.00     | 99723 | East Greenacres Water Shut Offs | Pay Before Due Date |
| 2/20/2025 | \$1,895.79   | 99724 | Kootenai County Solid Waste     | Pay Before Due Date |
| 2/20/2025 | \$651.39     | 99725 | Ricoh USA Inc.                  | Pay Before Due Date |
| 2/20/2025 | \$450.00     | 99726 | Ross Point Water                | Pay Before Due Date |
| 2/20/2025 | \$154.98     | 99727 | Spectrum                        | Pay Before Due Date |
| 2/20/2025 | \$134.97     | 99728 | Spectrum                        | Pay Before Due Date |
| 2/20/2025 | \$134.97     | 99729 | Spectrum                        | Pay Before Due Date |
| 2/20/2025 | \$446.37     | 99730 | Verizon Wireless                | Pay Before Due Date |
| 2/20/2025 | \$79.80      | 99731 | Ziply Fiber                     | Pay Before Due Date |
| 2/20/2025 | \$63.95      | 99732 | Ziply Fiber                     | Pay Before Due Date |
| 2/20/2025 | \$215.01     | 99733 | Ziply Fiber                     | Pay Before Due Date |
|           | \$150,217.04 |       |                                 |                     |



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**IN 03.19.25**

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Various

Various

750-462.0000.62040

Various

Various

750-462.0000.62040

001-442.0000.65030

001-443.0000.65030

001-443.0000.65030

Various

605-463.0000.65030

001-481.0000.68390

650-463.0000.65030

# Post Falls Check Approval



City of Post Falls

Packet: APPKT14715 - Check Run 3.19.25  
Vendor Set: 01 - Vendor Set 01

Check Date: 3/6/2025

| Vendor Number                   | Vendor Name                   | Invoice #                        | Invoice Description                          | Account Number     | Distribution Amount |
|---------------------------------|-------------------------------|----------------------------------|----------------------------------------------|--------------------|---------------------|
| Bank Code                       | Payment Type                  |                                  |                                              |                    |                     |
| <b>Fund: 001 - GENERAL FUND</b> |                               |                                  |                                              |                    |                     |
| Dept: 411 Mayor & Council       |                               |                                  |                                              |                    |                     |
| <a href="#">K01411</a>          | Kootenai County Auditor       |                                  |                                              |                    |                     |
| APMWB                           | Check                         | <a href="#">FY25-2 POST FALL</a> | City Link annual contribution                | 001-411.0000.63870 | 20,812.00           |
| <b>Dept 411 Total:</b>          |                               |                                  |                                              |                    | <b>20,812.00</b>    |
| Dept: 412 Information Systems   |                               |                                  |                                              |                    |                     |
| <a href="#">C140</a>            | CDW Government Inc.           |                                  |                                              |                    |                     |
| APMWB                           | Electronic Funds Transf       | <a href="#">INV0149697</a>       | Adobe Renewal                                | 001-412.0000.62133 | 12,348.88           |
|                                 |                               | <a href="#">AC7PH7M</a>          | SFP Transceivers for firewall                | 001-412.0000.63030 | 101.64              |
|                                 |                               | <a href="#">AC7SX5S</a>          | Visio 2024 software                          | 001-412.0000.66014 | 207.48              |
| <a href="#">VEN14393</a>        | Firstline Communications, Inc |                                  |                                              |                    |                     |
| APMWB                           | Check                         | <a href="#">183551-2.24.25</a>   | IP phone for Conference room                 | 001-412.0000.65030 | 177.60              |
| <b>Dept 412 Total:</b>          |                               |                                  |                                              |                    | <b>12,835.60</b>    |
| Dept: 415 City Clerk            |                               |                                  |                                              |                    |                     |
| <a href="#">C291</a>            | Coeur d' Alene Press          |                                  |                                              |                    |                     |
| APMWB                           | Check                         | <a href="#">0000033027</a>       | Printing of ordiance 1526                    | 001-415.0000.62000 | 321.39              |
|                                 |                               | <a href="#">0000033120</a>       | Printing of ordiance 1525                    | 001-415.0000.62000 | 69.60               |
|                                 |                               | <a href="#">0000032980</a>       | Printing of ordinance 1524                   | 001-415.0000.62000 | 64.98               |
|                                 |                               | <a href="#">0000032978</a>       | Pritning of ordiance 1523                    | 001-415.0000.62000 | 44.19               |
| <b>Dept 415 Total:</b>          |                               |                                  |                                              |                    | <b>500.16</b>       |
| Dept: 421 Police                |                               |                                  |                                              |                    |                     |
| <a href="#">R04500</a>          | 1-800-Radiator                |                                  |                                              |                    |                     |
| APMWB                           | Check                         | <a href="#">18318052</a>         | PFPD140 Radiator                             | 001-421.0000.67100 | 133.00              |
| <a href="#">A236</a>            | Alexander Clark Graphics      |                                  |                                              |                    |                     |
| APMWB                           | Check                         | <a href="#">27267</a>            | PD Uniform Citations                         | 001-421.0000.63290 | 557.18              |
| <a href="#">A254</a>            | Allegra Print & Imaging       |                                  |                                              |                    |                     |
| APMWB                           | Electronic Funds Transf       | <a href="#">210825</a>           | PD Animal Impound Notices                    | 001-421.0000.63210 | 220.91              |
|                                 |                               | <a href="#">210827</a>           | PD Traffic Crash Report                      | 001-421.0000.63210 | 299.89              |
|                                 |                               | <a href="#">210829</a>           | PD Property Notices                          | 001-421.0000.63210 | 299.89              |
| <a href="#">VEN15039</a>        | Always Connect Solutions      |                                  |                                              |                    |                     |
| APMWB                           | Check                         | <a href="#">INV-031083</a>       | PD Cradlepoint Router, Antenna               | 001-421.0000.67140 | 1,370.72            |
| <a href="#">VEN09421</a>        | Assurance Fitness Repair      |                                  |                                              |                    |                     |
| APMWB                           | Check                         | <a href="#">12232</a>            | PD Treadmill Repairs                         | 001-421.0000.68010 | 888.00              |
| <a href="#">A0901</a>           | AT&T Mobility                 |                                  |                                              |                    |                     |
| APMWB                           | Check                         | <a href="#">287291408138X022</a> | PD Mifis                                     | 001-421.0000.65030 | 521.17              |
| <a href="#">C140</a>            | CDW Government Inc.           |                                  |                                              |                    |                     |
| APMWB                           | Electronic Funds Transf       | <a href="#">AC79W8L</a>          | Netmotion Renewal (remote vpn connections    | 001-421.0000.66043 | 13,482.00           |
| <a href="#">VEN14145</a>        | Charter Communications        |                                  |                                              |                    |                     |
| APMWB                           | Electronic Funds Transf       | <a href="#">189568201021425</a>  | PD Internet                                  | 001-421.0000.65030 | 159.98              |
| <a href="#">C220</a>            | Coleman Oil Co                |                                  |                                              |                    |                     |
| APMWB                           | Check                         | <a href="#">CP-0228064</a>       | PD Gasoline                                  | 001-421.0000.64030 | 5,053.34            |
| <a href="#">C410</a>            | Country Lock & Key, Inc.      |                                  |                                              |                    |                     |
| APMWB                           | Electronic Funds Transf       | <a href="#">14981</a>            | Evidence Barn Cannon Safe Service            | 001-421.0000.63920 | 275.00              |
| <a href="#">D070</a>            | Dell Marketing LP             |                                  |                                              |                    |                     |
| APMWB                           | Check                         | <a href="#">10797141908</a>      | New PD Vehicle Builds                        | 001-421.0000.63920 | 2,243.92            |
|                                 |                               | <a href="#">10761075567A</a>     | LAPTOP BASE,DS,WD22TB4 US 180W               | 001-421.0000.66041 | 230.62              |
|                                 |                               | <a href="#">10796112940</a>      | SRO Laptops                                  | 001-421.0000.66044 | 3,086.16            |
|                                 |                               | <a href="#">10797141908</a>      | New PD Vehicle Builds                        | 001-421.0000.80010 | 6,774.08            |
| <a href="#">VEN13101</a>        | Desert Snow                   |                                  |                                              |                    |                     |
| APMWB                           | Check                         | <a href="#">16462</a>            | Criminal Interdiction Registration - N Casey | 001-421.0000.64020 | 699.00              |
| <a href="#">VEN01195</a>        | Empire Insignias              |                                  |                                              |                    |                     |

| Vendor Number            | Vendor Name                         | Invoice #                        | Invoice Description                           | Account Number     | Distribution Amount |
|--------------------------|-------------------------------------|----------------------------------|-----------------------------------------------|--------------------|---------------------|
| Bank Code                | Payment Type                        |                                  |                                               |                    |                     |
| APMWB                    | Check                               | <a href="#">2502193</a>          | PD Detective Badge Patches                    | 001-421.4000.72000 | 30.00               |
| <a href="#">VEN15022</a> | First Responder Outfitters, Inc     |                                  |                                               |                    |                     |
| APMWB                    | Check                               | <a href="#">14953-3</a>          | PD Uniform Jumpsuit                           | 001-421.4000.72000 | 464.00              |
| <a href="#">VEN14972</a> | Frontline Communications Systems    |                                  |                                               |                    |                     |
| APMWB                    | Check                               | <a href="#">23447</a>            | PFPD78 Slide Arm                              | 001-421.0000.67100 | 269.27              |
|                          |                                     | <a href="#">23465</a>            | PFPD171 Slide Arm                             | 001-421.0000.67100 | 330.00              |
|                          |                                     | <a href="#">22919</a>            | PFPD168 Timer & Harness                       | 001-421.0000.67100 | 799.00              |
|                          |                                     | <a href="#">23481</a>            | PD Stock - Low-Visibility Antennas            | 001-421.0000.67100 | 201.56              |
| <a href="#">G020</a>     | Galls, LLC                          |                                  |                                               |                    |                     |
| APMWB                    | Electronic Funds Transf             | <a href="#">030497846</a>        | PD OC Spray Case                              | 001-421.0000.67020 | 41.40               |
|                          |                                     | <a href="#">030497803</a>        | PD OC Spray                                   | 001-421.0000.67020 | 20.28               |
|                          |                                     | <a href="#">030587809</a>        | PD Uniforms - Emerson                         | 001-421.4000.72000 | 178.78              |
|                          |                                     | <a href="#">030623475</a>        | PD Uniforms - Allen                           | 001-421.4000.72000 | 98.17               |
|                          |                                     | <a href="#">030561198</a>        | PD Uniform Polo - Goodwin                     | 001-421.4000.72000 | 84.64               |
|                          |                                     | <a href="#">030530978</a>        | PD Uniform Pants - Allen                      | 001-421.4000.72000 | 83.68               |
|                          |                                     | <a href="#">030509459</a>        | PD Uniforms - Allen                           | 001-421.4000.72000 | 68.57               |
| <a href="#">VEN07726</a> | Jon Dekeles                         |                                  |                                               |                    |                     |
| APMWB                    | Check                               | <a href="#">030325</a>           | Chaplain Stipend - February                   | 001-421.0000.62370 | 100.00              |
| <a href="#">VEN14015</a> | Midway Hyundai                      |                                  |                                               |                    |                     |
| APMWB                    | Check                               | <a href="#">184563</a>           | PFPD108 Mount & Balance, Alignment            | 001-421.0000.67170 | 228.95              |
|                          |                                     | <a href="#">184564</a>           | PFPD108 Tires                                 | 001-421.0000.67190 | 723.96              |
| <a href="#">N001</a>     | Napa Auto Parts                     |                                  |                                               |                    |                     |
| APMWB                    | Check                               | <a href="#">331370</a>           | PFPD Stock Batteries                          | 001-421.0000.63130 | 16.50               |
|                          |                                     | <a href="#">332061</a>           | PD Stock - 3V Batteries                       | 001-421.0000.63130 | 24.60               |
|                          |                                     | <a href="#">331725</a>           | PFPD134 Window Switch                         | 001-421.0000.67100 | 31.63               |
|                          |                                     | <a href="#">331792</a>           | PD Core Deposit                               | 001-421.0000.67100 | -18.00              |
|                          |                                     | <a href="#">330656</a>           | PFPD140 Antifreeze & Coolant                  | 001-421.0000.67100 | 49.44               |
|                          |                                     | <a href="#">331741</a>           | PFPD144 Epoxy, Battery, Core Deposit          | 001-421.0000.67100 | 186.71              |
|                          |                                     | <a href="#">331096</a>           | PFPD140 Brake Pad, Rotors                     | 001-421.0000.67100 | 216.97              |
|                          |                                     | <a href="#">332028</a>           | PF Stock Air Filter, Antifreeze               | 001-421.0000.67100 | 57.94               |
|                          |                                     | <a href="#">331092</a>           | PFPD150 Copper Coil                           | 001-421.0000.67100 | 75.44               |
|                          |                                     | <a href="#">331094</a>           |                                               | 001-421.0000.67100 | 75.44               |
|                          |                                     | <a href="#">332029</a>           | PFPD Stock - Oil Filters, Wiper Fluid, Towels | 001-421.0000.67100 | 313.06              |
|                          |                                     | <a href="#">314766</a>           | PFPD90 Timing Component, Water Pump           | 001-421.0000.67100 | 285.22              |
|                          |                                     | <a href="#">331098</a>           | PFPD139 Disc Pad, Rotors                      | 001-421.0000.67100 | 229.59              |
|                          |                                     | <a href="#">331111</a>           | PFPD140 Spark Plugs                           | 001-421.0000.67100 | 150.72              |
|                          |                                     | <a href="#">331255</a>           | PFPD123 MAF Sensor                            | 001-421.0000.67100 | 96.52               |
| <a href="#">P4384</a>    | Proforce Law Enforcement            |                                  |                                               |                    |                     |
| APMWB                    | Check                               | <a href="#">567804</a>           | Taser Cartridges                              | 001-421.0000.63500 | 12,051.70           |
|                          |                                     | <a href="#">567838</a>           | New Firearms 2025                             | 001-421.0000.63500 | 536.28              |
|                          |                                     | <a href="#">564298</a>           | PD Duty Pistols Trade In Credit               | 001-421.0000.63500 | -380.00             |
|                          |                                     | <a href="#">567406</a>           | New Firearms 2025                             | 001-421.0000.63500 | 2,448.35            |
|                          |                                     | <a href="#">567804</a>           | Taser Cartridges                              | 001-421.0000.63500 | 27,920.00           |
|                          |                                     | <a href="#">567838</a>           | New Firearms 2025                             | 001-421.0000.63500 | 134.07              |
|                          |                                     | <a href="#">567437</a>           | Safariland Exterior Vest Carrier              | 001-421.4000.72010 | 287.71              |
| <a href="#">R0963</a>    | Red Lion Hotels /KVA Management LLC |                                  |                                               |                    |                     |
| APMWB                    | Check                               | <a href="#">1540576-3090632</a>  | PD Awards Dinner                              | 001-421.0000.63590 | 3,539.20            |
|                          |                                     | <a href="#">1601782-3120979</a>  | VOPS Appreciation Brunch                      | 001-421.0000.63590 | 906.00              |
| <a href="#">R251</a>     | Serights Ace Hardware               |                                  |                                               |                    |                     |
| APMWB                    | Check                               | <a href="#">364246/1</a>         | PD Threadlocker 242 Blue                      | 001-421.0000.63060 | 8.63                |
|                          |                                     | <a href="#">364264/1</a>         | PD Shop Pull Cab, Bolts, Nuts                 | 001-421.0000.67100 | 129.12              |
|                          |                                     | <a href="#">364064/1</a>         | PD Shop Nails, Bolts, Nuts                    | 001-421.0000.67100 | 3.74                |
| <a href="#">VEN14751</a> | Tetiri, LLC                         |                                  |                                               |                    |                     |
| APMWB                    | Check                               | <a href="#">72</a>               | Substation Rent - March                       | 001-421.0000.62040 | 1,480.50            |
| <a href="#">T0030</a>    | T-Mobile USA                        |                                  |                                               |                    |                     |
| APMWB                    | Check                               | <a href="#">986172479 022625</a> | PD Phones                                     | 001-421.0000.65030 | 713.12              |
|                          |                                     | <a href="#">99725888 022025</a>  | PD Control Center, February                   | 001-421.0000.65030 | 21.20               |
| <a href="#">U0010</a>    | ULINE                               |                                  |                                               |                    |                     |
| APMWB                    | Check                               | <a href="#">189212133</a>        | Evidence Flammable Storage Cabinet            | 001-421.0000.63920 | 1,352.55            |
| <a href="#">VEN07714</a> | Uniforms2gear, Inc                  |                                  |                                               |                    |                     |
| APMWB                    | Electronic Funds Transf             | <a href="#">INV/2025/02/0529</a> | PD Uniforms - Wichman                         | 001-421.4000.72000 | 138.22              |

| Vendor Number<br>Bank Code | Vendor Name<br>Payment Type     | Invoice #                         | Invoice Description                     | Account Number     | Distribution Amount |
|----------------------------|---------------------------------|-----------------------------------|-----------------------------------------|--------------------|---------------------|
| <a href="#">VEN03255</a>   | Ziply Fiber                     |                                   |                                         |                    |                     |
| APMWB                      | Check                           | <a href="#">208-197-0075-0408</a> | PD Phones                               | 001-421.0000.65030 | 1,153.35            |
| Dept 421 Total:            |                                 |                                   |                                         |                    | 94,252.64           |
| Dept: 423 Oasis            |                                 |                                   |                                         |                    |                     |
| <a href="#">VEN14036</a>   | Amendola Doty & Brumley         |                                   |                                         |                    |                     |
| APMWB                      | Check                           | <a href="#">CV28-24-5283 0224</a> | VSU Client Legal Services               | 001-423.1153.68400 | 1,495.00            |
| <a href="#">VEN15054</a>   | Schwartz/Gillihan, P.C.         |                                   |                                         |                    |                     |
| APMWB                      | Check                           | <a href="#">CV28-25-1133</a>      | VSU Client Legal Services               | 001-423.1153.68400 | 1,495.00            |
| Dept 423 Total:            |                                 |                                   |                                         |                    | 2,990.00            |
| Dept: 424 Legal            |                                 |                                   |                                         |                    |                     |
| <a href="#">D070</a>       | Dell Marketing LP               |                                   |                                         |                    |                     |
| APMWB                      | Check                           | <a href="#">INV0149690</a>        | 2 Laptops for Legal                     | 001-424.0000.80010 | 1,865.10            |
| <a href="#">VEN14845</a>   | Smith & Malek, PLLC             |                                   |                                         |                    |                     |
| APMWB                      | Electronic Funds Transf         | <a href="#">47680A</a>            | Hwy 41 Borrow Pit                       | 001-424.0000.62040 | 4,386.00            |
|                            |                                 | <a href="#">47860A</a>            | PF/CDA vs KC Treasury                   | 001-424.0000.62040 | 2,750.00            |
| Dept 424 Total:            |                                 |                                   |                                         |                    | 9,001.10            |
| Dept: 427 Animal Control   |                                 |                                   |                                         |                    |                     |
| <a href="#">VEN14369</a>   | Better Together Animal Alliance |                                   |                                         |                    |                     |
| APMWB                      | Check                           | <a href="#">2260784</a>           | AC Shelter Vaccines, Disinfectant       | 001-427.0000.63000 | 889.60              |
| <a href="#">C220</a>       | Coleman Oil Co                  |                                   |                                         |                    |                     |
| APMWB                      | Check                           | <a href="#">CP-0228064</a>        | PD Gasoline                             | 001-427.0000.64030 | 253.66              |
| Dept 427 Total:            |                                 |                                   |                                         |                    | 1,143.26            |
| Dept: 431 Streets          |                                 |                                   |                                         |                    |                     |
| <a href="#">A1395</a>      | Advanced Compressor & Hose Inc  |                                   |                                         |                    |                     |
| APMWB                      | Check                           | <a href="#">98654</a>             | Hydraulic Components for New Plows      | 001-431.0000.63525 | 2,955.08            |
| <a href="#">C291</a>       | Coeur d' Alene Press            |                                   |                                         |                    |                     |
| APMWB                      | Check                           | <a href="#">0000032160</a>        | dvertisement for Fuel Contract 2025 Bid | 001-431.0000.62000 | 163.52              |
| <a href="#">C220</a>       | Coleman Oil Co                  |                                   |                                         |                    |                     |
| APMWB                      | Check                           | <a href="#">CP-0225841</a>        | Fuel Usage - February 2025              | 001-431.0000.64030 | 14,685.47           |
| <a href="#">F1275</a>      | Fox Trailer Sales               |                                   |                                         |                    |                     |
| APMWB                      | Check                           | <a href="#">408147</a>            | Pin & spring for trailer                | 001-431.0000.68130 | 45.00               |
| <a href="#">VEN01373</a>   | Intermountain Sign & Safety     |                                   |                                         |                    |                     |
| APMWB                      | Check                           | <a href="#">20167</a>             | Aluminum blanks                         | 001-431.0000.63260 | 754.00              |
|                            |                                 | <a href="#">20074</a>             | 8' Barricade Boards                     | 001-431.0000.63260 | 16.00               |
|                            |                                 | <a href="#">20120</a>             | 36" X 48" Aluminum Blanks               | 001-431.0000.63260 | 72.00               |
|                            |                                 | <a href="#">20078</a>             | 8" x 50 yd Red/White Reflective         | 001-431.0000.63260 | 215.00              |
|                            |                                 | <a href="#">20123</a>             | Telspar posts                           | 001-431.0000.63260 | 264.00              |
|                            |                                 | <a href="#">20059</a>             | Red & White Barricade boards & tape     | 001-431.0000.63260 | 407.00              |
|                            |                                 | <a href="#">20168</a>             | 36"x50ys white reflective               | 001-431.0000.63260 | 832.50              |
| <a href="#">K100</a>       | Kootenai County Solid Waste     |                                   |                                         |                    |                     |
| APMWB                      | Check                           | <a href="#">10-32216/11-65089</a> | General Refuse                          | 001-431.0000.68130 | 6.90                |
| <a href="#">VEN14689</a>   | Norstar Industries, Inc         |                                   |                                         |                    |                     |
| APMWB                      | Check                           | <a href="#">62585</a>             | Spray Nozzles for mag trucks            | 001-431.0000.63525 | 428.59              |
| <a href="#">P410</a>       | Post Falls Highway District     |                                   |                                         |                    |                     |
| APMWB                      | Check                           | <a href="#">2050</a>              | January Mag Usage                       | 001-431.0000.68080 | 15,737.16           |
| <a href="#">R251</a>       | Serights Ace Hardware           |                                   |                                         |                    |                     |
| APMWB                      | Check                           | <a href="#">364220/1</a>          | Shovel                                  | 001-431.0000.67090 | 35.99               |
|                            |                                 | <a href="#">363602/1</a>          | Blades for recipricating saw            | 001-431.0000.67090 | 24.29               |
|                            |                                 | <a href="#">364134/1</a>          | Blades for oscelattng saw               | 001-431.0000.67090 | 20.69               |
|                            |                                 | <a href="#">364176/1</a>          | Bits and magnets for drills             | 001-431.0000.67090 | 17.98               |
|                            |                                 | <a href="#">364291/1</a>          | Hose Clamp, Coupler insert              | 001-431.0000.67090 | 6.99                |
|                            |                                 | <a href="#">364293/1</a>          | Nut Driver                              | 001-431.0000.67090 | 5.93                |
|                            |                                 | <a href="#">364316/1</a>          | Propane                                 | 001-431.0000.68130 | 77.00               |
| <a href="#">VEN02288</a>   | Superior Fluid Power Inc        |                                   |                                         |                    |                     |
| APMWB                      | Check                           | <a href="#">21034</a>             | Spare Cylinder for plows                | 001-431.0000.63525 | 422.21              |
| <a href="#">T106</a>       | Titan Truck Equipment           |                                   |                                         |                    |                     |
| APMWB                      | Check                           | <a href="#">1371518</a>           | Credit for miswritten invoice# 1368095  | 001-431.0000.90010 | -76.08              |



| Vendor Number<br>Bank Code            | Vendor Name<br>Payment Type       | Invoice #                    | Invoice Description                     | Account Number     | Distribution Amount |
|---------------------------------------|-----------------------------------|------------------------------|-----------------------------------------|--------------------|---------------------|
| APMWB<br><a href="#">U0010</a>        | Check<br>ULINE                    | <a href="#">1371517</a>      | Credit for miswritten invoice# 1367931  | 001-431.0000.90010 | -76.08              |
| APMWB<br><a href="#">VEN14310</a>     | Check<br>US Fleet Tracking LLC    | <a href="#">188923883</a>    | Wire Baskets for Pegboard               | 001-431.4000.72000 | 67.73               |
| APMWB<br><a href="#">W180</a>         | Check<br>Western States Equipment | <a href="#">491552</a>       | Monthly fleet tracking                  | 001-431.0000.66016 | 592.68              |
| APMWB                                 | Check                             | <a href="#">IN003040958</a>  | CAT Henke 12' Reversible Plow           | 001-431.0000.90010 | 145,851.68          |
| Dept 431 Total:                       |                                   |                              |                                         |                    | 183,553.23          |
| Dept: 432 Public Works Administration |                                   |                              |                                         |                    |                     |
| <a href="#">C220</a>                  | Coleman Oil Co                    |                              |                                         |                    |                     |
| APMWB                                 | Check                             | <a href="#">CP-0225841</a>   | Fuel Usage - February 2025              | 001-432.0000.64030 | 63.80               |
| Dept 432 Total:                       |                                   |                              |                                         |                    | 63.80               |
| Dept: 433 Facility Maintenance        |                                   |                              |                                         |                    |                     |
| <a href="#">C220</a>                  | Coleman Oil Co                    |                              |                                         |                    |                     |
| APMWB                                 | Check                             | <a href="#">CP-0225841</a>   | Fuel Usage - February 2025              | 001-433.0000.64030 | 210.28              |
| <a href="#">P310</a>                  | Platt Electric Supply             |                              |                                         |                    |                     |
| APMWB                                 | Check                             | <a href="#">8z88043</a>      | hvac fuses                              | 001-433.0000.68030 | 127.10              |
| Dept 433 Total:                       |                                   |                              |                                         |                    | 337.38              |
| Dept: 434 Fleet Maintenance           |                                   |                              |                                         |                    |                     |
| <a href="#">A1395</a>                 | Advanced Compressor & Hose Inc    |                              |                                         |                    |                     |
| APMWB                                 | Check                             | <a href="#">98621</a>        | Hydraulic hosing for S356               | 001-434.0000.63011 | 160.44              |
|                                       |                                   | <a href="#">98636</a>        | Hoses - S356                            | 001-434.0000.63011 | 505.62              |
|                                       |                                   | <a href="#">98701</a>        | Hydraulic hoses for S224                | 001-434.0000.63011 | 741.84              |
|                                       |                                   | <a href="#">98645</a>        | Hydraulic fittings - S356               | 001-434.0000.63011 | 555.35              |
| <a href="#">VEN14736</a>              | Cintas Corporation No. 3          |                              |                                         |                    |                     |
| APMWB                                 | Check                             | <a href="#">4222003353</a>   | Fleet Laundry & Rug Service             | 001-434.0000.63160 | 69.06               |
|                                       |                                   | <a href="#">4221244300</a>   |                                         | 001-434.0000.63160 | 79.36               |
|                                       |                                   | <a href="#">4222763281</a>   |                                         | 001-434.0000.63160 | 79.36               |
| <a href="#">C220</a>                  | Coleman Oil Co                    |                              |                                         |                    |                     |
| APMWB                                 | Check                             | <a href="#">CP-0225841</a>   | Fuel Usage - February 2025              | 001-434.0000.64030 | 255.09              |
| <a href="#">D070</a>                  | Dell Marketing LP                 |                              |                                         |                    |                     |
| APMWB                                 | Check                             | <a href="#">10797141908</a>  | New PD Vehicle Builds                   | 001-434.0000.81505 | 20,322.24           |
| <a href="#">VEN03826</a>              | FMI Equipment                     |                              |                                         |                    |                     |
| APMWB                                 | Check                             | <a href="#">SPK-1013355</a>  | Throttle cable - P472                   | 001-434.0000.63012 | 45.77               |
|                                       |                                   | <a href="#">SPK-1013286</a>  | Fuel Filter - P470                      | 001-434.0000.63012 | 94.11               |
| <a href="#">VEN01683</a>              | Goodyear Tire & Rubber Company    |                              |                                         |                    |                     |
| APMWB                                 | Check                             | <a href="#">197-1158476</a>  | Tractor Tires - P308                    | 001-434.0000.67190 | 2,425.00            |
| <a href="#">K080</a>                  | Knudtsen Chevrolet and GMAC       |                              |                                         |                    |                     |
| APMWB                                 | Check                             | <a href="#">5009695</a>      | Strut - S221                            | 001-434.0000.63011 | 71.50               |
| <a href="#">N001</a>                  | Napa Auto Parts                   |                              |                                         |                    |                     |
| APMWB                                 | Check                             | <a href="#">331761</a>       | Filters - Stock Order                   | 001-434.0000.63011 | 19.96               |
|                                       |                                   | <a href="#">329764</a>       | Lubricants                              | 001-434.0000.63011 | 28.24               |
|                                       |                                   | <a href="#">331761</a>       | Filters - Stock Order                   | 001-434.0000.63012 | 26.62               |
|                                       |                                   |                              |                                         | 001-434.0000.63013 | 19.97               |
|                                       |                                   | <a href="#">330258</a>       | Oil Filter - Stock                      | 001-434.0000.63013 | 8.88                |
|                                       |                                   | <a href="#">331763</a>       | Milwaukee M18 Medium Duty Cordless Tire | 001-434.0000.67090 | 179.51              |
| <a href="#">P180</a>                  | Perfection Tire                   |                              |                                         |                    |                     |
| APMWB                                 | Check                             | <a href="#">1083005</a>      | new tires - B108                        | 001-434.0000.67190 | 468.60              |
|                                       |                                   | <a href="#">1083677</a>      | Flat repair - Parks                     | 001-434.0000.67210 | 132.17              |
| <a href="#">VEN02288</a>              | Superior Fluid Power Inc          |                              |                                         |                    |                     |
| APMWB                                 | Check                             | <a href="#">21003</a>        | Cylinder repair - S215                  | 001-434.0000.67170 | 810.68              |
| <a href="#">VEN13988</a>              | Tacoma Screw Products, Inc        |                              |                                         |                    |                     |
| APMWB                                 | Check                             | <a href="#">240137656-00</a> | Locking torque nut                      | 001-434.0000.63011 | 44.82               |
| <a href="#">T106</a>                  | Titan Truck Equipment             |                              |                                         |                    |                     |
| APMWB                                 | Check                             | <a href="#">1382164</a>      | Handheld Plow Control                   | 001-434.0000.63011 | 1,209.90            |
|                                       |                                   | <a href="#">1382197</a>      | plow module, retainer rings - P134      | 001-434.0000.63012 | 370.50              |
|                                       |                                   | <a href="#">1381376</a>      | Quadrant Assembly - P134                | 001-434.0000.63012 | 711.20              |

Packet: APPKT14715 - Check Run 3.19.25

Check Date: 3/6/2025

Vendor Set: 01 - Vendor Set 01

| Vendor Number            | Vendor Name                 | Invoice #                   | Invoice Description                        | Account Number     | Distribution Amount |
|--------------------------|-----------------------------|-----------------------------|--------------------------------------------|--------------------|---------------------|
| Bank Code                | Payment Type                |                             |                                            |                    |                     |
| Dept: 441 Urban Forestry |                             |                             |                                            |                    |                     |
| <a href="#">C220</a>     | Coleman Oil Co              |                             |                                            |                    |                     |
| APMWB                    | Check                       | <a href="#">CP-0225841</a>  | Fuel Usage - February 2025                 | 001-441.0000.64030 | 482.90              |
| <a href="#">VEN01373</a> | Intermountain Sign & Safety |                             |                                            |                    |                     |
| APMWB                    | Check                       | <a href="#">20118</a>       | 28" Cones for UF                           | 001-441.0000.63110 | 432.00              |
| <a href="#">S050</a>     | Saturday Night Inc.         |                             |                                            |                    |                     |
| APMWB                    | Electronic Funds Transf     | <a href="#">107243</a>      | Uniforms for UF                            | 001-441.4000.72000 | 302.17              |
| <a href="#">R251</a>     | Serights Ace Hardware       |                             |                                            |                    |                     |
| APMWB                    | Check                       | <a href="#">363901/1</a>    | Chain Saw Bar                              | 001-441.0000.66190 | 79.99               |
|                          |                             | <a href="#">363904/1</a>    | Hardware for Small Equipment               | 001-441.0000.66190 | 24.83               |
|                          |                             | <a href="#">363920/1</a>    | Hardware for Equipment                     | 001-441.0000.66190 | 14.70               |
|                          |                             | <a href="#">658374/1</a>    | Pickup Body for Equipment                  | 001-441.0000.66190 | 10.78               |
| Dept 441 Total:          |                             |                             |                                            |                    | 1,347.37            |
| Dept: 442 Cemetery       |                             |                             |                                            |                    |                     |
| <a href="#">C220</a>     | Coleman Oil Co              |                             |                                            |                    |                     |
| APMWB                    | Check                       | <a href="#">CP-0225841</a>  | Fuel Usage - February 2025                 | 001-442.0000.64030 | 240.07              |
| <a href="#">VEN15019</a> | Kretz Kustomz LLC           |                             |                                            |                    |                     |
| APMWB                    | Check                       | <a href="#">1168</a>        | Tree Plaque Bracket                        | 001-442.0000.63760 | 1,020.00            |
| Dept 442 Total:          |                             |                             |                                            |                    | 1,260.07            |
| Dept: 443 Parks          |                             |                             |                                            |                    |                     |
| <a href="#">A228</a>     | A-L Compressed Gases, Inc.  |                             |                                            |                    |                     |
| APMWB                    | Check                       | <a href="#">0003048005</a>  | Acetylene                                  | 001-443.0000.64030 | 8.20                |
| <a href="#">A365</a>     | American On-Site Services   |                             |                                            |                    |                     |
| APMWB                    | Check                       | <a href="#">I62106</a>      | White Pine Portable                        | 001-443.0000.65050 | 207.00              |
|                          |                             | <a href="#">I62001</a>      | Skate Park Portable Restroom               | 001-443.0000.65050 | 87.11               |
|                          |                             | <a href="#">I62063</a>      | Black Bay Portable Restroom                | 001-443.0000.65050 | 122.00              |
|                          |                             | <a href="#">I62092</a>      | Woodbridge Portable Restroom               | 001-443.0000.65050 | 122.00              |
|                          |                             | <a href="#">I62062</a>      | 4th St. Trailhead Portable Restroom        | 001-443.0000.65050 | 207.00              |
|                          |                             | <a href="#">I62093</a>      | The Landings Portable                      | 001-443.0000.65050 | 207.00              |
|                          |                             | <a href="#">I62104</a>      | Tullamore Portable Restroom                | 001-443.0000.65050 | 207.00              |
|                          |                             | <a href="#">I62105</a>      | Kiwanis Portable                           | 001-443.0000.65050 | 207.00              |
|                          |                             | <a href="#">I62125</a>      | Falls Park Portable                        | 001-443.0000.65050 | 222.00              |
|                          |                             | <a href="#">I62064</a>      | Corbin Park Portable                       | 001-443.0000.65050 | 329.00              |
|                          |                             | <a href="#">I62096</a>      | Q'emiln Park Portable Restrooms            | 001-443.0000.65050 | 828.00              |
| <a href="#">VEN14808</a> | Ardurra Group, Inc          |                             |                                            |                    |                     |
| APMWB                    | Electronic Funds Transf     | <a href="#">230061-9</a>    | Black Bay Parking Lot Design               | 001-443.0000.62040 | 4,386.25            |
| <a href="#">C280</a>     | Coeur d'Alene Power Tool    |                             |                                            |                    |                     |
| APMWB                    | Check                       | <a href="#">2-280056</a>    | Tools for P139                             | 001-443.0000.67090 | 1,076.00            |
| <a href="#">C130</a>     | Coeur d'Alene Tractor       |                             |                                            |                    |                     |
| APMWB                    | Check                       | <a href="#">CDA-38084</a>   | Snow Blower for Parks                      | 001-443.0000.67020 | 849.00              |
|                          |                             | <a href="#">CDA-38083</a>   |                                            | 001-443.0000.67020 | 749.00              |
| <a href="#">C220</a>     | Coleman Oil Co              |                             |                                            |                    |                     |
| APMWB                    | Check                       | <a href="#">CP-0225841</a>  | Fuel Usage - February 2025                 | 001-443.0000.64030 | 2,278.77            |
| <a href="#">C3818</a>    | Cooper Fabrication, Inc.    |                             |                                            |                    |                     |
| APMWB                    | Check                       | <a href="#">29408</a>       | Fabricated Trusses for Tullamore Pavilions | 001-443.0000.67050 | 8,441.00            |
| <a href="#">C410</a>     | Country Lock & Key, Inc.    |                             |                                            |                    |                     |
| APMWB                    | Electronic Funds Transf     | <a href="#">15005</a>       | Keys for new Seasonal Staff                | 001-443.0000.67030 | 60.86               |
|                          |                             | <a href="#">14974</a>       | Keys for P122                              | 001-443.0000.67030 | 11.90               |
| <a href="#">VEN14867</a> | CW Signs                    |                             |                                            |                    |                     |
| APMWB                    | Check                       | <a href="#">2785</a>        | Falls Park Sign                            | 001-443.0000.63260 | 15.00               |
|                          |                             | <a href="#">2761</a>        | Banners for Festival                       | 001-443.0000.63260 | 243.00              |
|                          |                             | <a href="#">2781</a>        | Chase Field Signs                          | 001-443.0000.63260 | 93.00               |
| <a href="#">F020</a>     | Fastenal Company            |                             |                                            |                    |                     |
| APMWB                    | Electronic Funds Transf     | <a href="#">IDCOE211584</a> | Hardware for Parks                         | 001-443.0000.67030 | 23.25               |
|                          |                             | <a href="#">IDCOE213034</a> |                                            | 001-443.0000.67030 | 274.51              |
|                          |                             | <a href="#">IDCOE211291</a> | Hardware for Tullamore Park                | 001-443.0000.67030 | 1,530.15            |
| <a href="#">F070</a>     | Fire Safety Specialists     |                             |                                            |                    |                     |

| Vendor Number<br>Bank Code        | Vendor Name<br>Payment Type                              | Invoice #                        | Invoice Description                          | Account Number     | Distribution Amount |
|-----------------------------------|----------------------------------------------------------|----------------------------------|----------------------------------------------|--------------------|---------------------|
| APMWB<br><a href="#">G098</a>     | Check<br>Grainger                                        | <a href="#">27225</a>            | Fire extinguisher inspections                | 001-443.0000.63110 | 613.20              |
| APMWB<br><a href="#">I110</a>     | Check<br>Idaho Fence Co, Inc.                            | <a href="#">9418146495</a>       | 35" Cord for Portable Radio                  | 001-443.0000.80240 | 39.84               |
| APMWB<br><a href="#">J105</a>     | Check<br>J-U-B Engineers, Inc.                           | <a href="#">50219</a>            | Fence Install at Q'emiln Park                | 001-443.1658.62330 | 1,947.37            |
| APMWB<br><a href="#">VEN08073</a> | Electronic Funds Transf<br>Kay Park & Recreation         | <a href="#">0181639</a>          | Community Garden Bid Set Plan                | 001-443.0000.62040 | 1,508.70            |
| APMWB                             | Check                                                    | <a href="#">203980</a>           | BBQ's for Q'emiln & Kiwanis                  | 001-443.0000.63080 | 722.70              |
|                                   |                                                          |                                  |                                              | 001-443.1658.62330 | 1,479.30            |
|                                   |                                                          | <a href="#">204001</a>           | Grills for Q'emiln Park                      | 001-443.1658.62330 | 2,828.00            |
| <a href="#">P180</a>              | Perfection Tire                                          |                                  |                                              |                    |                     |
| APMWB<br><a href="#">R251</a>     | Check<br>Serights Ace Hardware                           | <a href="#">1086852</a>          | Tire for Beach Rake                          | 001-443.0000.66190 | 61.23               |
| APMWB                             | Check                                                    | <a href="#">364221/1</a>         | Cleaner                                      | 001-443.0000.63150 | 23.19               |
|                                   |                                                          | <a href="#">364154/1</a>         | Hardware for Mow Trailer                     | 001-443.0000.66190 | 33.42               |
|                                   |                                                          | <a href="#">364237/1</a>         | Hardware for shop                            | 001-443.0000.67030 | 15.96               |
|                                   |                                                          | <a href="#">364178/1</a>         | Exchange and return                          | 001-443.0000.67030 | -0.18               |
|                                   |                                                          | <a href="#">364177/1</a>         | Switch plate for Trailhead                   | 001-443.0000.67030 | 1.79                |
|                                   |                                                          | <a href="#">364169/1</a>         | Hardware for Shop                            | 001-443.0000.67030 | 9.04                |
|                                   |                                                          | <a href="#">364019/1</a>         | Tools for Parks                              | 001-443.0000.67090 | 49.48               |
|                                   |                                                          | <a href="#">364185/1</a>         | Blue Spray Paint                             | 001-443.0000.68160 | 7.19                |
| <a href="#">U040</a>              | United Electrical                                        |                                  |                                              |                    |                     |
| APMWB                             | Check                                                    | <a href="#">23119</a>            | Move Hand Dryer in Chase Restroom            | 001-443.0000.62180 | 668.37              |
| Dept 443 Total:                   |                                                          |                                  |                                              |                    | 32,793.60           |
| Dept: 444 Parks - Construction    |                                                          |                                  |                                              |                    |                     |
| <a href="#">J105</a>              | J-U-B Engineers, Inc.                                    |                                  |                                              |                    |                     |
| APMWB<br><a href="#">VEN06705</a> | Electronic Funds Transf<br>Most Dependable Fountains INC | <a href="#">0181640</a>          | Warren Park Frontage Improvements            | 001-444.0000.94180 | 34,207.14           |
| APMWB                             | Check                                                    | <a href="#">INV82543</a>         | Drinking Fountain for Warren Park            | 001-444.0000.94180 | 5,620.00            |
| Dept 444 Total:                   |                                                          |                                  |                                              |                    | 39,827.14           |
| Dept: 445 Recreation              |                                                          |                                  |                                              |                    |                     |
| <a href="#">VEN15057</a>          | Anthony Campbell                                         |                                  |                                              |                    |                     |
| APMWB<br><a href="#">VEN01020</a> | Check<br>Cindy Jacobs                                    | <a href="#">02.24.25</a>         | Refund for Gymnastics that was canceled      | 001-445.1617.33339 | 65.00               |
| APMWB<br><a href="#">N2332</a>    | Check<br>Collins, Tom                                    | <a href="#">02.27.25</a>         | February Contractual Payment                 | 001-445.0000.62040 | 81.90               |
| APMWB<br><a href="#">P4322</a>    | Check<br>Post Falls School Dist #273                     | <a href="#">02.27.25</a>         | February Contractual Payment                 | 001-445.0000.62040 | 276.50              |
| APMWB                             | Check                                                    | <a href="#">11122024</a>         | Extra gym rental for Daddy Daughter Dance    | 001-445.0000.63080 | 80.00               |
|                                   |                                                          | <a href="#">11212024</a>         | Mother/Son Gym Rental                        | 001-445.0000.63080 | 160.00              |
|                                   |                                                          | <a href="#">25-02</a>            | Bus driver for SnowTubing                    | 001-445.0000.63080 | 279.58              |
| <a href="#">S054</a>              | Schmidt, Sheila                                          |                                  |                                              |                    |                     |
| APMWB                             | Electronic Funds Transf                                  | <a href="#">02.27.25</a>         | January/February Contractual Payment         | 001-445.0000.62040 | 1,048.00            |
| Dept 445 Total:                   |                                                          |                                  |                                              |                    | 1,990.98            |
| Dept: 451 Planning & Zoning       |                                                          |                                  |                                              |                    |                     |
| <a href="#">C291</a>              | Coeur d' Alene Press                                     |                                  |                                              |                    |                     |
| APMWB                             | Check                                                    | <a href="#">0000032739</a>       | Public Hearing Notification Warren Field Vac | 001-451.0000.62000 | 326.98              |
|                                   |                                                          | <a href="#">0000032533-02072</a> | Public Notification Idaho Ranch ANNX-24-8    | 001-451.0000.62000 | 325.31              |
|                                   |                                                          | <a href="#">0000032538-02072</a> | Public Notification The Arc SUBD-24-10       | 001-451.0000.62000 | 383.84              |
| Dept 451 Total:                   |                                                          |                                  |                                              |                    | 1,036.13            |
| Dept: 452 Building Inspector      |                                                          |                                  |                                              |                    |                     |
| <a href="#">C220</a>              | Coleman Oil Co                                           |                                  |                                              |                    |                     |
| APMWB<br><a href="#">P4835</a>    | Check<br>ProPrint                                        | <a href="#">CP-0225841</a>       | Fuel Usage - February 2025                   | 001-452.0000.64030 | 353.71              |
| APMWB<br><a href="#">R251</a>     | Check<br>Serights Ace Hardware                           | <a href="#">67031</a>            | Business cards-Jason Scott                   | 001-452.0000.63060 | 31.00               |

| Vendor Number                             | Vendor Name                                       | Bank Code | Payment Type | Invoice #                          | Invoice Description                          | Account Number     | Distribution Amount |
|-------------------------------------------|---------------------------------------------------|-----------|--------------|------------------------------------|----------------------------------------------|--------------------|---------------------|
| APMWB                                     | Check                                             |           |              | <a href="#">363994/1</a>           | Truck supplies Jason Scott                   | 001-452.0000.63000 | 31.48               |
| Dept 452 Total:                           |                                                   |           |              |                                    |                                              |                    | 416.19              |
| Dept: 453 Engineering                     |                                                   |           |              |                                    |                                              |                    |                     |
| <a href="#">C220</a>                      | Coleman Oil Co                                    |           |              |                                    |                                              |                    |                     |
| APMWB                                     | Check                                             |           |              | <a href="#">CP-0225841</a>         | Fuel Usage - February 2025                   | 001-453.0000.64030 | 150.18              |
| <a href="#">J105</a>                      | J-U-B Engineers, Inc.                             |           |              |                                    |                                              |                    |                     |
| APMWB                                     | Electronic Funds Transfr                          |           |              | <a href="#">0178572</a>            | 4th Spokane Signal Timing                    | 001-453.0000.62040 | 654.80              |
| Dept 453 Total:                           |                                                   |           |              |                                    |                                              |                    | 804.98              |
| Dept: 481 Capital Improvements/Contracts  |                                                   |           |              |                                    |                                              |                    |                     |
| <a href="#">T104</a>                      | Tint Works                                        |           |              |                                    |                                              |                    |                     |
| APMWB                                     | Check                                             |           |              | <a href="#">INV0149684</a>         | City Hall window tinting.                    | 001-481.0000.62040 | 1,904.00            |
| Dept 481 Total:                           |                                                   |           |              |                                    |                                              |                    | 1,904.00            |
| Fund 001 Total:                           |                                                   |           |              |                                    |                                              |                    | 436,305.42          |
| Fund: 003 - PERSONNEL BENEFIT POOL        |                                                   |           |              |                                    |                                              |                    |                     |
| Dept: 482 Personnel Pool                  |                                                   |           |              |                                    |                                              |                    |                     |
| <a href="#">R0963</a>                     | Red Lion Hotels /KVA Management LLC               |           |              |                                    |                                              |                    |                     |
| APMWB                                     | Check                                             |           |              | <a href="#">1540576-3090632</a>    | PD Awards Dinner                             | 003-482.0000.73020 | 2,000.00            |
| Dept 482 Total:                           |                                                   |           |              |                                    |                                              |                    | 2,000.00            |
| Fund 003 Total:                           |                                                   |           |              |                                    |                                              |                    | 2,000.00            |
| Fund: 011 - FACILITY BUILDING RESERVE     |                                                   |           |              |                                    |                                              |                    |                     |
| Dept: 491 Facility Building Reserve       |                                                   |           |              |                                    |                                              |                    |                     |
| <a href="#">VEN01534</a>                  | Contract Design Associates                        |           |              |                                    |                                              |                    |                     |
| APMWB                                     | Check                                             |           |              | <a href="#">INV0149734</a>         | Additional Furniture Order City Hall Remodel | 011-491.1801.93163 | 5,648.11            |
| <a href="#">VEN14753</a>                  | Integrus Architecture, P.S.                       |           |              |                                    |                                              |                    |                     |
| APMWB                                     | Check                                             |           |              | <a href="#">22418.00-5</a>         | PW Operations Center Planning FY25           | 011-491.1801.93160 | 21,947.00           |
| Dept 491 Total:                           |                                                   |           |              |                                    |                                              |                    | 27,595.11           |
| Fund 011 Total:                           |                                                   |           |              |                                    |                                              |                    | 27,595.11           |
| Fund: 017 - ANNEXATION FEES               |                                                   |           |              |                                    |                                              |                    |                     |
| Dept: 410 General Government Services     |                                                   |           |              |                                    |                                              |                    |                     |
| <a href="#">W090</a>                      | Welch Comer & Associates, Inc.                    |           |              |                                    |                                              |                    |                     |
| APMWB                                     | Electronic Funds Transfr                          |           |              | <a href="#">41354190-002</a>       | Pleasant View URD Scenario Update Feb        | 017-410.0000.62040 | 7,500.00            |
| Dept 410 Total:                           |                                                   |           |              |                                    |                                              |                    | 7,500.00            |
| Fund 017 Total:                           |                                                   |           |              |                                    |                                              |                    | 7,500.00            |
| Fund: 034 - KOOTENAI FIRE/EMS IMPACT FEES |                                                   |           |              |                                    |                                              |                    |                     |
| Dept: 428 Kootenai Fire/EMS Impact Fees   |                                                   |           |              |                                    |                                              |                    |                     |
| <a href="#">VEN14739</a>                  | Kootenai County Emergency Medical Services System |           |              |                                    |                                              |                    |                     |
| APMWB                                     | Electronic Funds Transfr                          |           |              | <a href="#">Feb 2025 Impact Fe</a> | February 2025 Impact Fees                    | 034-428.0000.33117 | -60.00              |
|                                           |                                                   |           |              |                                    |                                              | 034-428.0000.62040 | 834.00              |
| <a href="#">VEN06795</a>                  | Kootenai County Fire & Rescue                     |           |              |                                    |                                              |                    |                     |
| APMWB                                     | Electronic Funds Transfr                          |           |              | <a href="#">Feb 2025 Impact Fe</a> | February 2025 Impact Fees                    | 034-428.0000.33117 | -120.00             |
|                                           |                                                   |           |              |                                    |                                              | 034-428.0000.62040 | 7,638.00            |
| Dept 428 Total:                           |                                                   |           |              |                                    |                                              |                    | 8,292.00            |
| Fund 034 Total:                           |                                                   |           |              |                                    |                                              |                    | 8,292.00            |
| Fund: 035 - PUBLIC SAFETY IMPACT FEES     |                                                   |           |              |                                    |                                              |                    |                     |
| Dept: 420 Public Safety Impact Fees       |                                                   |           |              |                                    |                                              |                    |                     |
| <a href="#">W090</a>                      | Welch Comer & Associates, Inc.                    |           |              |                                    |                                              |                    |                     |
| APMWB                                     | Electronic Funds Transfr                          |           |              | <a href="#">41354180-008</a>       | Impact Fee Update                            | 035-420.0000.80300 | 5,488.62            |
| Dept 431 Total:                           |                                                   |           |              |                                    |                                              |                    | 5,488.62            |



Fund 035 Total: 5,488.62

Packet: APPKT14715 - Check Run 3.19.25

Check Date: 3/6/2025

Vendor Set: 01 - Vendor Set 01

| Vendor Number | Vendor Name | Bank Code | Payment Type | Invoice # | Invoice Description | Account Number | Distribution Amount |
|---------------|-------------|-----------|--------------|-----------|---------------------|----------------|---------------------|
|---------------|-------------|-----------|--------------|-----------|---------------------|----------------|---------------------|

Fund: 037 - STREETS IMPACT FEES

Dept: 431 Streets

|                        |                                |  |                              |                                   |                    |  |                  |
|------------------------|--------------------------------|--|------------------------------|-----------------------------------|--------------------|--|------------------|
| <a href="#">J105</a>   | J-U-B Engineers, Inc.          |  |                              |                                   |                    |  |                  |
| APMWB                  | Electronic Funds Transf        |  | <a href="#">0181389</a>      | Transportation Master Plan Update | 037-431.0000.80290 |  | 10,448.00        |
|                        |                                |  | <a href="#">0178994</a>      | Spokane & Prairie Project         | 037-431.0000.95134 |  | 2,793.69         |
| <a href="#">W090</a>   | Welch Comer & Associates, Inc. |  |                              |                                   |                    |  |                  |
| APMWB                  | Electronic Funds Transf        |  | <a href="#">41354180-008</a> | Impact Fee Update                 | 037-431.0000.80300 |  | 5,488.62         |
| <b>Dept 431 Total:</b> |                                |  |                              |                                   |                    |  | <b>18,730.31</b> |
| <b>Fund 037 Total:</b> |                                |  |                              |                                   |                    |  | <b>18,730.31</b> |

Fund: 038 - PARKS IMPACT FEES

Dept: 443 Parks

|                          |                                               |  |                              |                                       |                    |  |                   |
|--------------------------|-----------------------------------------------|--|------------------------------|---------------------------------------|--------------------|--|-------------------|
| <a href="#">A293</a>     | Allwest Testing & Engin., LLC                 |  |                              |                                       |                    |  |                   |
| APMWB                    | Check                                         |  | <a href="#">INV0149735</a>   | Black Bay Boardwalk Analysis          | 038-443.0000.94070 |  | 18,030.75         |
| <a href="#">VEN14808</a> | Ardurra Group, Inc                            |  |                              |                                       |                    |  |                   |
| APMWB                    | Electronic Funds Transf                       |  | <a href="#">240144-1</a>     | Tullamore Sports Complex (The Quarry) | 038-443.0000.94165 |  | 4,267.69          |
| <a href="#">VEN13635</a> | Big Sky ID, Corp                              |  |                              |                                       |                    |  |                   |
| APMWB                    | Check                                         |  | <a href="#">PayApp9</a>      | Black Bay Phase 1                     | 038-443.0000.94070 |  | 98,822.61         |
| <a href="#">VEN12724</a> | Civitas, Inc                                  |  |                              |                                       |                    |  |                   |
| APMWB                    | Check                                         |  | <a href="#">27289</a>        | Black Bay Master Plan Bid Sch. B      | 038-443.0000.94070 |  | 2,527.50          |
|                          |                                               |  | <a href="#">27290</a>        | Black Bay Master Plan Bid Sch. A      | 038-443.0000.94070 |  | 4,640.40          |
| <a href="#">VEN14069</a> | Michael Terrell- Landscape Architecture, PLLC |  |                              |                                       |                    |  |                   |
| APMWB                    | Check                                         |  | <a href="#">6198</a>         | The Quarry planning                   | 038-443.0000.94165 |  | 168.00            |
| <a href="#">W090</a>     | Welch Comer & Associates, Inc.                |  |                              |                                       |                    |  |                   |
| APMWB                    | Electronic Funds Transf                       |  | <a href="#">41354180-008</a> | Impact Fee Update                     | 038-443.0000.80300 |  | 5,488.62          |
| <b>Dept 443 Total:</b>   |                                               |  |                              |                                       |                    |  | <b>133,945.57</b> |
| <b>Fund 038 Total:</b>   |                                               |  |                              |                                       |                    |  | <b>133,945.57</b> |

Fund: 650 - RECLAIMED WATER OPERATING

Dept: 463 Wastewater Operating

|                          |                                |  |                              |                                            |                    |  |           |
|--------------------------|--------------------------------|--|------------------------------|--------------------------------------------|--------------------|--|-----------|
| <a href="#">A090</a>     | Accurate Testing Labs LLC      |  |                              |                                            |                    |  |           |
| APMWB                    | Check                          |  | <a href="#">144005</a>       | Composites Testing 2/03/2025               | 650-463.0000.68360 |  | 1,410.00  |
| <a href="#">A1395</a>    | Advanced Compressor & Hose Inc |  |                              |                                            |                    |  |           |
| APMWB                    | Check                          |  | <a href="#">98656</a>        | WWTP Shop Supplies                         | 650-463.0000.68025 |  | 116.50    |
| <a href="#">A228</a>     | A-L Compressed Gases, Inc.     |  |                              |                                            |                    |  |           |
| APMWB                    | Check                          |  | <a href="#">0003048077</a>   | High Pressure Rental                       | 650-463.0000.68025 |  | 8.20      |
| <a href="#">VEN05261</a> | CDA PAVING                     |  |                              |                                            |                    |  |           |
| APMWB                    | Check                          |  | <a href="#">90662</a>        | Treatment Gas Meter                        | 650-463.0000.68025 |  | 65.00     |
| <a href="#">VEN14736</a> | Cintas Corporation No. 3       |  |                              |                                            |                    |  |           |
| APMWB                    | Check                          |  | <a href="#">4222003665</a>   | WWTP Uniforms                              | 650-463.4000.72000 |  | 184.60    |
|                          |                                |  | <a href="#">4221244684</a>   |                                            | 650-463.4000.72000 |  | 174.09    |
| <a href="#">C220</a>     | Coleman Oil Co                 |  |                              |                                            |                    |  |           |
| APMWB                    | Check                          |  | <a href="#">CP-0225841</a>   | Fuel Usage - February 2025                 | 650-463.0000.65005 |  | 390.27    |
| <a href="#">C3090</a>    | Columbia Electric Supply       |  |                              |                                            |                    |  |           |
| APMWB                    | Check                          |  | <a href="#">1120-1020696</a> | Key                                        | 650-463.0000.68010 |  | 212.50    |
| <a href="#">D070</a>     | Dell Marketing LP              |  |                              |                                            |                    |  |           |
| APMWB                    | Check                          |  | <a href="#">10782952492</a>  | Laptop for Environmental Specialist        | 650-463.0000.80010 |  | 554.36    |
|                          |                                |  | <a href="#">10784522495</a>  | Monitors for Environmental Specialist      | 650-463.0000.80010 |  | 121.62    |
| <a href="#">G098</a>     | Grainger                       |  |                              |                                            |                    |  |           |
| APMWB                    | Check                          |  | <a href="#">9404102650</a>   | Drum Tap                                   | 650-463.0000.68025 |  | 48.66     |
|                          |                                |  | <a href="#">9413585168</a>   | Chlorine & Ball Valve                      | 650-463.0000.68025 |  | 165.53    |
|                          |                                |  | <a href="#">9425847663</a>   | Car Cell Phone Holder AT                   | 650-463.0000.68025 |  | 29.72     |
| <a href="#">H030</a>     | Hach Company                   |  |                              |                                            |                    |  |           |
| APMWB                    | Check                          |  | <a href="#">14393142</a>     | BOTTLE W/CAP                               | 650-463.0000.63400 |  | 119.00    |
| <a href="#">J105</a>     | J-U-B Engineers, Inc.          |  |                              |                                            |                    |  |           |
| APMWB                    | Electronic Funds Transf        |  | <a href="#">0181610</a>      | Solids Handling Study JUB Invoice Jan 2025 | 650-463.3125.95520 |  | 14,610.90 |
| <a href="#">N001</a>     | Napa Auto Parts                |  |                              |                                            |                    |  |           |

| Vendor Number                      | Vendor Name                    | Invoice #                      | Invoice Description                         | Account Number     | Distribution Amount |
|------------------------------------|--------------------------------|--------------------------------|---------------------------------------------|--------------------|---------------------|
| Bank Code                          | Payment Type                   |                                |                                             |                    |                     |
| APMWB                              | Check                          | <a href="#">330088</a>         | FHP Belt                                    | 650-463.0000.68025 | 8.47                |
| <a href="#">VEN14930</a>           | National Safety Inc            |                                |                                             |                    |                     |
| APMWB                              | Check                          | <a href="#">0751054-IN</a>     | Shelves and Conversion Kits                 | 650-463.0000.68010 | 199.15              |
| <a href="#">VEN04172</a>           | Northwest Scientific, Inc.     |                                |                                             |                    |                     |
| APMWB                              | Electronic Funds Transf        | <a href="#">5188831</a>        | Tubing Silicone & Chlorine Test Strips      | 650-463.0000.63400 | 549.42              |
|                                    |                                | <a href="#">5188688</a>        | Phosphorus Test Tube & Agar Plates          | 650-463.0000.63400 | 746.49              |
|                                    |                                | <a href="#">5188544</a>        | Cap Membrane Kit & Dissolved Oxygen Men     | 650-463.0000.63400 | 311.88              |
|                                    |                                | <a href="#">5188219</a>        | Lab Supplies                                | 650-463.0000.63400 | 356.09              |
| <a href="#">P180</a>               | Perfection Tire                |                                |                                             |                    |                     |
| APMWB                              | Check                          | <a href="#">1086198</a>        | Oil Change - T122                           | 650-463.0000.67170 | 107.89              |
|                                    |                                | <a href="#">1086680</a>        | Oil Change & Tire Rotation                  | 650-463.0000.67170 | 125.05              |
|                                    |                                | <a href="#">1084071</a>        | Oil Change - T118                           | 650-463.0000.67170 | 107.89              |
| <a href="#">VEN15059</a>           | Polydyne Inc                   |                                |                                             |                    |                     |
| APMWB                              | Check                          | <a href="#">1903421</a>        | Polymer                                     | 650-463.0000.63480 | 1,608.75            |
| <a href="#">R251</a>               | Serights Ace Hardware          |                                |                                             |                    |                     |
| APMWB                              | Check                          | <a href="#">364120/1</a>       | WWTP Shop Supplies                          | 650-463.0000.68025 | 78.27               |
|                                    |                                | <a href="#">364113/1</a>       | WWTP Supplies                               | 650-463.0000.68025 | 122.87              |
|                                    |                                | <a href="#">363564/1</a>       | Pipe Insulation                             | 650-463.0000.68025 | 5.02                |
|                                    |                                | <a href="#">363619/1</a>       | Coupling & Elbow                            | 650-463.0000.68025 | 8.08                |
|                                    |                                | <a href="#">364180/1</a>       | WWTP Shop Supplies                          | 650-463.0000.68025 | 13.66               |
|                                    |                                | <a href="#">363707/1</a>       |                                             | 650-463.0000.68025 | 88.85               |
|                                    |                                | <a href="#">363875/1</a>       | WWTP Supplies                               | 650-463.0000.68025 | 101.93              |
|                                    |                                | <a href="#">363620/1</a>       | WWTP Shop Supplies                          | 650-463.0000.68025 | 98.91               |
| <a href="#">VEN14980</a>           | Solid Rock Gate Supply         |                                |                                             |                    |                     |
| APMWB                              | Check                          | <a href="#">25446</a>          | Sludge Hopper Gearbox Shaft                 | 650-463.0000.68025 | 2,063.68            |
|                                    |                                | <a href="#">25494</a>          | Welding Plate                               | 650-463.0000.68025 | 63.84               |
| <a href="#">U0010</a>              | ULINE                          |                                |                                             |                    |                     |
| APMWB                              | Check                          | <a href="#">189372119</a>      | Gate Valve Lockout & Magnetic Labels        | 650-463.0000.68025 | 280.93              |
| <a href="#">U1006</a>              | Univar Solutions USA, LLC      |                                |                                             |                    |                     |
| APMWB                              | Check                          | <a href="#">52799629</a>       | Caustic Soda Deliveries                     | 650-463.0000.63008 | 4,774.75            |
|                                    |                                | <a href="#">52791642</a>       | Aluminum Sulfate                            | 650-463.0000.63490 | 6,457.04            |
|                                    |                                | <a href="#">52828036</a>       |                                             | 650-463.0000.63490 | 6,576.72            |
| <a href="#">U145</a>               | USABlue Book                   |                                |                                             |                    |                     |
| APMWB                              | Check                          | <a href="#">INV00624539</a>    | Pyrex Glass Settleometer & Wash Bottles     | 650-463.0000.63400 | 573.49              |
|                                    |                                | <a href="#">INV00626116</a>    | Hydrochloric Acid 50%                       | 650-463.0000.63400 | 357.86              |
|                                    |                                | <a href="#">INV00639895</a>    | BEAKERplus Beaker 1000m                     | 650-463.0000.63400 | 63.40               |
| <a href="#">W2066</a>              | Whitney Equipment Co. Inc.     |                                |                                             |                    |                     |
| APMWB                              | Check                          | <a href="#">PS-INV111613</a>   | Discharge Flush Valve                       | 650-463.0000.68021 | 237.91              |
| Dept 463 Total:                    |                                |                                |                                             |                    | 44,299.24           |
| Dept: 466 Wastewater - Collections |                                |                                |                                             |                    |                     |
| <a href="#">VEN01858</a>           | AAA Sweeping LLC               |                                |                                             |                    |                     |
| APMWB                              | Check                          | <a href="#">81843</a>          | Camera Serive October Glory & 12th          | 650-466.0000.68021 | 594.50              |
| <a href="#">A1395</a>              | Advanced Compressor & Hose Inc |                                |                                             |                    |                     |
| APMWB                              | Check                          | <a href="#">98643</a>          | Black Ties                                  | 650-466.0000.63330 | 70.52               |
| <a href="#">VEN14808</a>           | Ardurra Group, Inc             |                                |                                             |                    |                     |
| APMWB                              | Electronic Funds Transf        | <a href="#">240451-2</a>       | SH41 & Poleline Gravity Ardurra Invoice Jan | 650-466.3221.68400 | 466.90              |
| <a href="#">VEN14736</a>           | Cintas Corporation No. 3       |                                |                                             |                    |                     |
| APMWB                              | Check                          | <a href="#">4222003665</a>     | WWTP Uniforms                               | 650-466.4000.72000 | 184.60              |
|                                    |                                | <a href="#">4221244684</a>     |                                             | 650-466.4000.72000 | 174.10              |
| <a href="#">C220</a>               | Coleman Oil Co                 |                                |                                             |                    |                     |
| APMWB                              | Check                          | <a href="#">CP-0225841</a>     | Fuel Usage - February 2025                  | 650-466.0000.65005 | 1,433.43            |
| <a href="#">C360</a>               | Consolidated Supply Co.        |                                |                                             |                    |                     |
| APMWB                              | Electronic Funds Transf        | <a href="#">S012289575.001</a> | 18" Pipe Wrench                             | 650-466.0000.67090 | 101.00              |
| <a href="#">G098</a>               | Grainger                       |                                |                                             |                    |                     |
| APMWB                              | Check                          | <a href="#">9429122360</a>     | Cell Phone Mount Kits                       | 650-466.0000.63330 | 201.12              |
| <a href="#">N001</a>               | Napa Auto Parts                |                                |                                             |                    |                     |
| APMWB                              | Check                          | <a href="#">331501</a>         | Battery Charger                             | 650-466.0000.67170 | 51.99               |
| <a href="#">R251</a>               | Serights Ace Hardware          |                                |                                             |                    |                     |
| APMWB                              | Check                          | <a href="#">364256/1</a>       | Collections Supplies                        | 650-466.0000.63006 | 17.08               |
|                                    |                                | <a href="#">363616/1</a>       | Heaters                                     | 650-466.0000.63330 | 44.98               |

| Vendor Number<br>Bank Code                             | Vendor Name<br>Payment Type    | Invoice #                    | Invoice Description                        | Account Number         | Distribution Amount |
|--------------------------------------------------------|--------------------------------|------------------------------|--------------------------------------------|------------------------|---------------------|
| <a href="#">VEN14987</a>                               | SWS Equipment LLC              |                              |                                            |                        |                     |
| APMWB                                                  | Check                          | <a href="#">0177428-IN</a>   | Repair work to the CCTV equipment          | 650-466.0000.63330     | 6,852.71            |
|                                                        |                                |                              |                                            | <b>Dept 466 Total:</b> | <b>10,192.93</b>    |
| Dept: 468 Wastewater - Surface Water                   |                                |                              |                                            |                        |                     |
| <a href="#">VEN05261</a>                               | CDA PAVING                     |                              |                                            |                        |                     |
| APMWB                                                  | Check                          | <a href="#">101143</a>       | Earthfill                                  | 650-468.0000.68380     | 295.25              |
| <a href="#">C220</a>                                   | Coleman Oil Co                 |                              |                                            |                        |                     |
| APMWB                                                  | Check                          | <a href="#">CP-0225841</a>   | Fuel Usage - February 2025                 | 650-468.0000.65005     | 413.18              |
| <a href="#">W090</a>                                   | Welch Comer & Associates, Inc. |                              |                                            |                        |                     |
| APMWB                                                  | Electronic Funds Transf        | <a href="#">41354150-007</a> | Wide River Stormwater Design, January Invc | 650-468.0000.62040     | 464.53              |
|                                                        |                                |                              |                                            | <b>Dept 468 Total:</b> | <b>1,172.96</b>     |
|                                                        |                                |                              |                                            | <b>Fund 650 Total:</b> | <b>55,665.13</b>    |
| <b>Fund: 651 - RECLAIMED WATER CAPITAL - WWTP</b>      |                                |                              |                                            |                        |                     |
| Dept: 463 Wastewater Operating                         |                                |                              |                                            |                        |                     |
| <a href="#">J105</a>                                   | J-U-B Engineers, Inc.          |                              |                                            |                        |                     |
| APMWB                                                  | Electronic Funds Transf        | <a href="#">0181608</a>      | Tertiary Upgrade JUB Invoice Jan 2025      | 651-463.3213.90015     | 99,294.03           |
| <a href="#">P050</a>                                   | Panhandle Area Council         |                              |                                            |                        |                     |
| APMWB                                                  | Check                          | <a href="#">57-PFLM</a>      | Tertiary Upgrade PAC Invoice Jan 2025      | 651-463.3213.90015     | 1,485.00            |
|                                                        |                                | <a href="#">58-PFLM</a>      | Tertiary Upgrade PAC Invoice Feb 2025      | 651-463.3213.90015     | 2,227.50            |
| <a href="#">VEN14291</a>                               | Sletten Construction Company   |                              |                                            |                        |                     |
| APMWB                                                  | Electronic Funds Transf        | <a href="#">AFP-049</a>      | Tertiary Upgrade Sletten Pay App Dec & Jan | 651-463.3213.90015     | 31,325.09           |
|                                                        |                                |                              |                                            | <b>Dept 463 Total:</b> | <b>134,331.62</b>   |
|                                                        |                                |                              |                                            | <b>Fund 651 Total:</b> | <b>134,331.62</b>   |
| <b>Fund: 652 - RECLAIMED WATER CAPITAL - COLLECTOR</b> |                                |                              |                                            |                        |                     |
| Dept: 463 Wastewater Operating                         |                                |                              |                                            |                        |                     |
| <a href="#">VEN15024</a>                               | H2E, Inc                       |                              |                                            |                        |                     |
| APMWB                                                  | Check                          | <a href="#">83257</a>        | 12th Ave Controls Upgrade H2E Invoice Jan  | 652-463.3228.95520     | 1,306.80            |
| <a href="#">W090</a>                                   | Welch Comer & Associates, Inc. |                              |                                            |                        |                     |
| APMWB                                                  | Electronic Funds Transf        | <a href="#">41354160-012</a> | Guy Rd LS Abandon & Gravity Welch Invoice  | 652-463.3232.95520     | 32,768.60           |
|                                                        |                                | <a href="#">41354120-033</a> | Corbin LS Welch Comer Invoice Jan 2025     | 652-463.3234.95520     | 1,785.00            |
|                                                        |                                |                              |                                            | <b>Dept 463 Total:</b> | <b>35,860.40</b>    |
|                                                        |                                |                              |                                            | <b>Fund 652 Total:</b> | <b>35,860.40</b>    |
| <b>Fund: 700 - SANITATION</b>                          |                                |                              |                                            |                        |                     |
| Dept: 461 Sanitation                                   |                                |                              |                                            |                        |                     |
| <a href="#">VEN07913</a>                               | CANNON HILL                    |                              |                                            |                        |                     |
| APMWB                                                  | Check                          | <a href="#">41887B</a>       | Wood Waste                                 | 700-461.0000.65050     | 982.00              |
| <a href="#">VEN02262</a>                               | Factory Direct Promos          |                              |                                            |                        |                     |
| APMWB                                                  | Check                          | <a href="#">44007913</a>     | Totes for Spring Recycle Event             | 700-461.0000.62041     | 1,498.34            |
| <a href="#">K100</a>                                   | Kootenai County Solid Waste    |                              |                                            |                        |                     |
| APMWB                                                  | Check                          | <a href="#">11-64445</a>     | Big Can Refuse                             | 700-461.0000.65050     | 27.61               |
|                                                        |                                |                              |                                            | <b>Dept 461 Total:</b> | <b>2,507.95</b>     |
|                                                        |                                |                              |                                            | <b>Fund 700 Total:</b> | <b>2,507.95</b>     |
| <b>Fund: 750 - WATER OPERATING</b>                     |                                |                              |                                            |                        |                     |
| Dept: 462 Water Operating                              |                                |                              |                                            |                        |                     |
| <a href="#">A090</a>                                   | Accurate Testing Labs LLC      |                              |                                            |                        |                     |
| APMWB                                                  | Check                          | <a href="#">144101</a>       | Water Sample                               | 750-462.0000.68360     | 180.00              |
|                                                        |                                | <a href="#">144122</a>       | Water Testing                              | 750-462.0000.68360     | 150.00              |
|                                                        |                                | <a href="#">144269</a>       | Well 3 Fluoride & Nitrate Testing          | 750-462.0000.68360     | 60.00               |
|                                                        |                                | <a href="#">144275</a>       | South Park Nitrate Water Testing           | 750-462.0000.68360     | 30.00               |
| <a href="#">C1161</a>                                  | CDA Garbage                    |                              |                                            |                        |                     |
| APMWB                                                  | Electronic Funds Transf        | <a href="#">2797607</a>      | Recycle bin rental                         | 750-462.0000.65050     | 30.50               |
| <a href="#">C220</a>                                   | Coleman Oil Co                 |                              |                                            |                        |                     |

| Vendor Number<br>Bank Code | Vendor Name<br>Payment Type | Invoice #                   | Invoice Description                   | Account Number     | Distribution Amount |
|----------------------------|-----------------------------|-----------------------------|---------------------------------------|--------------------|---------------------|
| <a href="#">D070</a> APMWB | Check                       | <a href="#">CP-0225841</a>  | Fuel Usage - February 2025            | 750-462.0000.64030 | 1,371.05            |
|                            | Dell Marketing LP           |                             |                                       |                    |                     |
| APMWB                      | Check                       | <a href="#">10782952492</a> | Laptop for Environmental Specialist   | 750-462.0000.80010 | 554.37              |
| <a href="#">VEN08032</a>   |                             | <a href="#">10784522495</a> | Monitors for Environmental Specialist | 750-462.0000.80010 | 121.62              |
|                            | Eljay Oil Co, Inc           |                             |                                       |                    |                     |
| APMWB                      | Check                       | <a href="#">0990231</a>     | Hydraulic Oil & Compressor Oil        | 750-462.0000.63280 | 343.75              |
| <a href="#">VEN14305</a>   | General Pacific, Inc        |                             |                                       |                    |                     |
| APMWB                      | Electronic Funds Transf     | <a href="#">1509565</a>     | Meter Repair Pits                     | 750-462.0000.63280 | 684.00              |
|                            |                             | <a href="#">1508989</a>     | 1" Meter's Stock                      | 750-462.0000.68235 | 20,700.00           |
|                            |                             | <a href="#">1509942</a>     | 1" Replacement Meters                 | 750-462.0000.91280 | 34,500.00           |
|                            |                             | <a href="#">1509772</a>     | 3/4" Meters Main Line Replacement     | 750-462.3206.95520 | 18,480.00           |
| <a href="#">G098</a>       | Grainger                    |                             |                                       |                    |                     |
| APMWB                      | Check                       | <a href="#">9403845234</a>  | Lid Claw                              | 750-462.0000.63280 | 5.45                |
| <a href="#">J105</a>       | J-U-B Engineers, Inc.       |                             |                                       |                    |                     |
| APMWB                      | Electronic Funds Transf     | <a href="#">0181603</a>     | Well 4 Rehab JUB Invoice Jan 2025     | 750-462.3227.95550 | 2,435.90            |
| <a href="#">N0991</a>      | Norco Inc                   |                             |                                       |                    |                     |
| APMWB                      | Check                       | <a href="#">0042886800</a>  | Work Gloves Hi Vis                    | 750-462.0000.63110 | 254.52              |
|                            |                             | <a href="#">0042837034</a>  | Torch for Service Truck               | 750-462.0000.63280 | 280.15              |
| <a href="#">C1170</a>      | Norfolk Iron & Metal Co     |                             |                                       |                    |                     |
| APMWB                      | Electronic Funds Transf     | <a href="#">22216881</a>    | Sheet Metal                           | 750-462.0000.68010 | 226.52              |
| <a href="#">P180</a>       | Perfection Tire             |                             |                                       |                    |                     |
| APMWB                      | Check                       | <a href="#">1086699</a>     | Oil Change W114                       | 750-462.0000.67170 | 88.53               |
|                            |                             | <a href="#">1086720</a>     | Oil Change & Wiper Blades             | 750-462.0000.67170 | 179.85              |
| <a href="#">R251</a>       | Serights Ace Hardware       |                             |                                       |                    |                     |
| APMWB                      | Check                       | <a href="#">364087/1</a>    | Office Supplies                       | 750-462.0000.63060 | 113.39              |
|                            |                             | <a href="#">364071/1</a>    | Storage Tote for Shop                 | 750-462.0000.63280 | 21.58               |
|                            |                             | <a href="#">364098/1</a>    | Water Shop Supplies                   | 750-462.0000.63280 | 94.59               |
| Dept 462 Total:            |                             |                             |                                       |                    | 80,905.77           |
| Fund 750 Total:            |                             |                             |                                       |                    | 80,905.77           |
| Report Total:              |                             |                             |                                       |                    | 949,127.90          |





| Fund               | Account            | Amount     |
|--------------------|--------------------|------------|
| 001 - GENERAL FUND |                    |            |
|                    | 001-411.0000.63870 | 20,812.00  |
|                    | 001-412.0000.62133 | 12,348.88  |
|                    | 001-412.0000.63030 | 101.64     |
|                    | 001-412.0000.65030 | 177.60     |
|                    | 001-412.0000.66014 | 207.48     |
|                    | 001-415.0000.62000 | 500.16     |
|                    | 001-421.0000.62040 | 1,480.50   |
|                    | 001-421.0000.62370 | 100.00     |
|                    | 001-421.0000.63060 | 8.63       |
|                    | 001-421.0000.63130 | 41.10      |
|                    | 001-421.0000.63210 | 820.69     |
|                    | 001-421.0000.63290 | 557.18     |
|                    | 001-421.0000.63500 | 42,710.40  |
|                    | 001-421.0000.63590 | 4,445.20   |
|                    | 001-421.0000.63920 | 3,871.47   |
|                    | 001-421.0000.64020 | 699.00     |
|                    | 001-421.0000.64030 | 5,053.34   |
|                    | 001-421.0000.65030 | 2,568.82   |
|                    | 001-421.0000.66041 | 230.62     |
|                    | 001-421.0000.66043 | 13,482.00  |
|                    | 001-421.0000.66044 | 3,086.16   |
|                    | 001-421.0000.67020 | 61.68      |
|                    | 001-421.0000.67100 | 3,616.37   |
|                    | 001-421.0000.67140 | 1,370.72   |
|                    | 001-421.0000.67170 | 228.95     |
|                    | 001-421.0000.67190 | 723.96     |
|                    | 001-421.0000.68010 | 888.00     |
|                    | 001-421.0000.80010 | 6,774.08   |
|                    | 001-421.4000.72000 | 1,146.06   |
|                    | 001-421.4000.72010 | 287.71     |
|                    | 001-423.1153.68400 | 2,990.00   |
|                    | 001-424.0000.62040 | 7,136.00   |
|                    | 001-424.0000.80010 | 1,865.10   |
|                    | 001-427.0000.63000 | 889.60     |
|                    | 001-427.0000.64030 | 253.66     |
|                    | 001-431.0000.62000 | 163.52     |
|                    | 001-431.0000.63260 | 2,560.50   |
|                    | 001-431.0000.63525 | 3,805.88   |
|                    | 001-431.0000.64030 | 14,685.47  |
|                    | 001-431.0000.66016 | 592.68     |
|                    | 001-431.0000.67090 | 111.87     |
|                    | 001-431.0000.68080 | 15,737.16  |
|                    | 001-431.0000.68130 | 128.90     |
|                    | 001-431.0000.90010 | 145,699.52 |
|                    | 001-431.4000.72000 | 67.73      |
|                    | 001-432.0000.64030 | 63.80      |
|                    | 001-433.0000.64030 | 210.28     |
|                    | 001-433.0000.68030 | 127.10     |
|                    | 001-434.0000.63011 | 3,337.67   |
|                    | 001-434.0000.63012 | 1,248.20   |
|                    | 001-434.0000.63013 | 28.85      |
|                    | 001-434.0000.63160 | 227.78     |
|                    | 001-434.0000.64030 | 255.09     |
|                    | 001-434.0000.67090 | 179.51     |
|                    | 001-434.0000.67170 | 810.68     |
|                    | 001-434.0000.67190 | 2,893.60   |

|                                     |                   |
|-------------------------------------|-------------------|
| 001-434.0000.67210                  | 132.17            |
| 001-434.0000.81505                  | 20,322.24         |
| 001-441.0000.63110                  | 432.00            |
| 001-441.0000.64030                  | 482.90            |
| 001-441.0000.66190                  | 130.30            |
| 001-441.4000.72000                  | 302.17            |
| 001-442.0000.63760                  | 1,020.00          |
| 001-442.0000.64030                  | 240.07            |
| 001-443.0000.62040                  | 5,894.95          |
| 001-443.0000.62180                  | 668.37            |
| 001-443.0000.63080                  | 722.70            |
| 001-443.0000.63110                  | 613.20            |
| 001-443.0000.63150                  | 23.19             |
| 001-443.0000.63260                  | 351.00            |
| 001-443.0000.64030                  | 2,286.97          |
| 001-443.0000.65050                  | 2,745.11          |
| 001-443.0000.66190                  | 94.65             |
| 001-443.0000.67020                  | 1,598.00          |
| 001-443.0000.67030                  | 1,927.28          |
| 001-443.0000.67050                  | 8,441.00          |
| 001-443.0000.67090                  | 1,125.48          |
| 001-443.0000.68160                  | 7.19              |
| 001-443.0000.80240                  | 39.84             |
| 001-443.1658.62330                  | 6,254.67          |
| 001-444.0000.94180                  | 39,827.14         |
| 001-445.0000.62040                  | 1,406.40          |
| 001-445.0000.63080                  | 519.58            |
| 001-445.1617.33339                  | 65.00             |
| 001-451.0000.62000                  | 1,036.13          |
| 001-452.0000.63000                  | 31.48             |
| 001-452.0000.63060                  | 31.00             |
| 001-452.0000.64030                  | 353.71            |
| 001-453.0000.62040                  | 654.80            |
| 001-453.0000.64030                  | 150.18            |
| 001-481.0000.62040                  | 1,904.00          |
| <b>Fund 001 Total:</b>              | <b>436,305.42</b> |
| 003 - PERSONNEL BENEFIT POOL        |                   |
| 003-482.0000.73020                  | 2,000.00          |
| <b>Fund 003 Total:</b>              | <b>2,000.00</b>   |
| 011 - FACILITY BUILDING RESERVE     |                   |
| 011-491.1801.93160                  | 21,947.00         |
| 011-491.1801.93163                  | 5,648.11          |
| <b>Fund 011 Total:</b>              | <b>27,595.11</b>  |
| 017 - ANNEXATION FEES               |                   |
| 017-410.0000.62040                  | 7,500.00          |
| <b>Fund 017 Total:</b>              | <b>7,500.00</b>   |
| 034 - KOOTENAI FIRE/EMS IMPACT FEES |                   |
| 034-428.0000.33117                  | -180.00           |
| 034-428.0000.62040                  | 8,472.00          |
| <b>Fund 034 Total:</b>              | <b>8,292.00</b>   |
| 035 - PUBLIC SAFETY IMPACT FEES     |                   |
| 035-420.0000.80300                  | 5,488.62          |
| <b>Fund 035 Total:</b>              | <b>5,488.62</b>   |
| 037 - STREETS IMPACT FEES           |                   |
| 037-431.0000.80290                  | 10,448.00         |
| 037-431.0000.80300                  | 5,488.62          |
| 037-431.0000.95134                  | 2,793.69          |
| <b>Fund 037 Total:</b>              | <b>18,730.31</b>  |
| 038 - PARKS IMPACT FEES             |                   |
| 038-443.0000.80300                  | 5,488.62          |
| 038-443.0000.94070                  | 124,021.26        |
| 038-443.0000.94165                  | 4,435.69          |
| <b>Fund 038 Total:</b>              | <b>133,945.57</b> |
| 650 - RECLAIMED WATER OPERATING     |                   |
| 650-463.0000.63008                  | 4,774.75          |
| 650-463.0000.63400                  | 3,077.63          |

|                                           |                   |
|-------------------------------------------|-------------------|
| 650-463.0000.63480                        | 1,608.75          |
| 650-463.0000.63490                        | 13,033.76         |
| 650-463.0000.65005                        | 390.27            |
| 650-463.0000.67170                        | 340.83            |
| 650-463.0000.68010                        | 411.65            |
| 650-463.0000.68021                        | 237.91            |
| 650-463.0000.68025                        | 3,368.12          |
| 650-463.0000.68360                        | 1,410.00          |
| 650-463.0000.80010                        | 675.98            |
| 650-463.3125.95520                        | 14,610.90         |
| 650-463.4000.72000                        | 358.69            |
| 650-466.0000.63006                        | 17.08             |
| 650-466.0000.63330                        | 7,169.33          |
| 650-466.0000.65005                        | 1,433.43          |
| 650-466.0000.67090                        | 101.00            |
| 650-466.0000.67170                        | 51.99             |
| 650-466.0000.68021                        | 594.50            |
| 650-466.3221.68400                        | 466.90            |
| 650-466.4000.72000                        | 358.70            |
| 650-468.0000.62040                        | 464.53            |
| 650-468.0000.65005                        | 413.18            |
| 650-468.0000.68380                        | 295.25            |
| <b>Fund 650 Total:</b>                    | <b>55,665.13</b>  |
| 651 - RECLAIMED WATER CAPITAL - WWTP      |                   |
| 651-463.3213.90015                        | 134,331.62        |
| <b>Fund 651 Total:</b>                    | <b>134,331.62</b> |
| 652 - RECLAIMED WATER CAPITAL - COLLECTOR |                   |
| 652-463.3228.95520                        | 1,306.80          |
| 652-463.3232.95520                        | 32,768.60         |
| 652-463.3234.95520                        | 1,785.00          |
| <b>Fund 652 Total:</b>                    | <b>35,860.40</b>  |
| 700 - SANITATION                          |                   |
| 700-461.0000.62041                        | 1,498.34          |
| 700-461.0000.65050                        | 1,009.61          |
| <b>Fund 700 Total:</b>                    | <b>2,507.95</b>   |
| 750 - WATER OPERATING                     |                   |
| 750-462.0000.63060                        | 113.39            |
| 750-462.0000.63110                        | 254.52            |
| 750-462.0000.63280                        | 1,429.52          |
| 750-462.0000.64030                        | 1,371.05          |
| 750-462.0000.65050                        | 30.50             |
| 750-462.0000.67170                        | 268.38            |
| 750-462.0000.68010                        | 226.52            |
| 750-462.0000.68235                        | 20,700.00         |
| 750-462.0000.68360                        | 420.00            |
| 750-462.0000.80010                        | 675.99            |
| 750-462.0000.91280                        | 34,500.00         |
| 750-462.3206.95520                        | 18,480.00         |
| 750-462.3227.95550                        | 2,435.90          |
| <b>Fund 750 Total:</b>                    | <b>80,905.77</b>  |
| <b>Report Total:</b>                      | <b>949,127.90</b> |

**CITY OF POST FALLS  
AGENDA REPORT  
CONSENT CALENDAR  
MEETING DATE: 3/18/2025**

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**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** Victoria Howell, Purchasing/CSR

**SUBJECT:** January Cash and Investments Report

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**ITEM AND RECOMMENDED ACTION:**

The Finance Department recommends that the City Council review, and approve, the Budget Status Report, Treasurer's Report of Cash and Investment Transactions and Cash and Investments Report for the month of January 2025. Approval of the reports acknowledges receipt of the required reports. No presentation is planned on this item.

**DISCUSSION:**

Each month the Finance Department provides a report detailing the expenditures, to date, under the adopted budget (per Idaho Code 50-208) and a report on the cash and investments for that month (per Idaho Code 50-135) to ensure that the council, and the public is aware of the city's financial position. Idaho Code 50-708 requires at least quarterly during the year council review a treasurer's report that includes the accounts and doings of the chief finance officer of the city. The attached reports are for January 2025. The budget summary report details the budgeted amount by expenditure type and the amount expended through the end of January in both dollars and by percentage. The Cash and Investments Report shows the amounts the city has on deposit with the noted institutions as well as cash on hand. At the end of January, the total of investments and cash on hand was \$201,223,934.09. Finally, the Treasurer's Report of Cash and Investment Transactions details the receipts and disbursements to each fund during the month of January.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

N/A

**APPROVED OR DIRECTION GIVEN:**

N/A

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

\$201,223,934.09

**BUDGET CODE:**

Various

**ATTACHMENTS:**

1. Budget Status Report
2. Cash and Investments
3. Treasurer's Report of Cash and Investment Transactions



CITY OF POST FALLS  
BUDGET STATUS REPORT  
FOR MONTH ENDED January 31, 2025

| FUND OR DEPARTMENT          | TYPE OF EXPENDITURE | TOTAL BUDGET         | YTD EXPENDITURE     | PERCENT EXPENDED |
|-----------------------------|---------------------|----------------------|---------------------|------------------|
| 411 - MAYOR COUNCIL         | Operating           | \$ 189,435.60        | \$ 86,703.85        | 45.8%            |
|                             | Personnel           | 112,653.80           | 34,386.33           | 30.5%            |
|                             |                     | <u>302,089.40</u>    | <u>121,090.18</u>   | 40.1%            |
| 412 - INFORMATION SYSTEMS   | Operating           | 144,650.00           | 101,542.87          | 70.2%            |
|                             | Capital             | -                    | -                   | 0.0%             |
|                             | Personnel           | 379,695.70           | 209,997.16          | 55.3%            |
|                             |                     | <u>524,345.70</u>    | <u>311,540.03</u>   | 59.4%            |
| 413 - GENERAL SERVICES      | Operating           | 27,000.00            | 1,525.18            | 5.6%             |
|                             | Personnel           | 520,925.86           | 174,566.39          | 33.5%            |
|                             |                     | <u>547,925.86</u>    | <u>176,091.57</u>   | 32.1%            |
| 414 - FINANCE               | Operating           | 624,485.00           | 364,531.21          | 58.4%            |
|                             | Personnel           | 653,619.62           | 213,068.13          | 32.6%            |
|                             |                     | <u>1,278,104.62</u>  | <u>577,599.34</u>   | 45.2%            |
| 415 - CITY CLERK            | Operating           | 53,603.00            | 27,739.71           | 51.8%            |
|                             | Capital             | -                    | -                   | 0.0%             |
|                             | Personnel           | 86,832.17            | 19,341.15           | 22.3%            |
|                             |                     | <u>140,435.17</u>    | <u>47,080.86</u>    | 33.5%            |
| 417 - MEDIA/CABLE FRANCHISE | Operating           | 64,850.00            | 11,062.30           | 17.1%            |
|                             | Capital             | -                    | -                   | 0.0%             |
|                             | Personnel           | 153,245.35           | 48,166.94           | 31.4%            |
|                             |                     | <u>218,095.35</u>    | <u>59,229.24</u>    | 27.2%            |
| 418 - HUMAN RESOURCES       | Operating           | 6,950.00             | 1,153.64            | 16.6%            |
|                             | Personnel           | 231,132.34           | 75,658.76           | 32.7%            |
|                             |                     | <u>238,082.34</u>    | <u>76,812.40</u>    | 32.3%            |
| 421 - POLICE                | Operating           | 945,243.54           | 348,146.37          | 36.8%            |
|                             | Capital             | 330,000.00           | 52,687.05           | 16.0%            |
|                             | Personnel           | 8,743,546.48         | 2,465,404.32        | 28.2%            |
|                             |                     | <u>10,018,790.02</u> | <u>2,866,237.74</u> | 28.6%            |
| 423 - OASIS                 | Operating           | 4,100.00             | 7,752.07            | 189.1%           |
|                             | Capital             | -                    | -                   | 0.0%             |
|                             | Personnel           | 137,665.98           | 49,535.08           | 36.0%            |
|                             |                     | <u>141,765.98</u>    | <u>57,287.15</u>    | 40.4%            |
| 424 - LEGAL (PROSECUTING)   | Operating           | 82,446.00            | 95,978.43           | 116.4%           |
|                             | Capital             | -                    | -                   | 0.0%             |
|                             | Personnel           | 885,517.35           | 297,736.77          | 33.6%            |
|                             |                     | <u>967,963.35</u>    | <u>393,715.20</u>   | 40.7%            |
| 427 - ANIMAL CONTROL        | Operating           | 17,050.00            | 2,595.04            | 15.2%            |
|                             | Personnel           | 194,675.50           | 61,698.37           | 31.7%            |
|                             |                     | <u>211,725.50</u>    | <u>64,293.41</u>    | 30.4%            |
| 431 - STREETS               | Operating           | 1,993,650.00         | 184,506.03          | 9.3%             |
|                             | Capital             | 4,750,000.00         | 794,738.11          | 0.0%             |
|                             | Personnel           | 1,320,901.03         | 432,051.07          | 32.7%            |
|                             |                     | <u>8,064,551.03</u>  | <u>1,411,295.21</u> | 17.5%            |

CITY OF POST FALLS  
BUDGET STATUS REPORT  
FOR MONTH ENDED January 31, 2025

| FUND OR DEPARTMENT         | TYPE OF EXPENDITURE | TOTAL BUDGET        | YTD EXPENDITURE   | PERCENT EXPENDED |
|----------------------------|---------------------|---------------------|-------------------|------------------|
| 432 - PUBLIC WORKS ADMIN.  | Operating           | 21,030.00           | 1,533.59          | 7.3%             |
|                            | Personnel           | -                   | -                 | 0.0%             |
|                            |                     | <u>21,030.00</u>    | <u>1,533.59</u>   | 7.3%             |
| 433 - FACILITY MAINTENANCE | Operating           | 48,880.00           | 8,734.28          | 17.9%            |
|                            | Capital             | 40,000.00           | -                 | 0.0%             |
|                            | Personnel           | <u>329,083.91</u>   | <u>98,283.77</u>  | 29.9%            |
|                            |                     | 417,963.91          | 107,018.05        | 25.6%            |
| 434 - FLEET MAINTENANCE    | Operating           | 257,537.00          | 151,178.81        | 58.7%            |
|                            | Capital             | 2,034,000.00        | 444,152.50        | 21.8%            |
|                            | Personnel           | <u>429,590.60</u>   | <u>112,465.80</u> | 26.2%            |
|                            |                     | 2,721,127.60        | 707,797.11        | 26.0%            |
| 435 - -GIS                 | Operating           | 62,050.00           | 6,997.19          | 11.3%            |
|                            | Personnel           | <u>194,857.14</u>   | <u>60,850.11</u>  | 31.2%            |
|                            |                     | 256,907.14          | 67,847.30         | 26.4%            |
| 441 - URBAN FORESTRY       | Operating           | 53,975.00           | 15,873.32         | 29.4%            |
|                            | Capital             | -                   | 26,529.55         | 0.0%             |
|                            | Personnel           | <u>269,901.72</u>   | <u>92,758.92</u>  | 34.4%            |
|                            |                     | 323,876.72          | 135,161.79        | 41.7%            |
| 442 - CEMETERY             | Operating           | 117,725.00          | 40,347.49         | 34.3%            |
|                            | Capital             | -                   | -                 | 0.0%             |
|                            | Personnel           | <u>212,696.95</u>   | <u>74,097.61</u>  | 34.8%            |
|                            |                     | 330,421.95          | 114,445.10        | 34.6%            |
| 443 - PARKS                | Operating           | 1,068,108.00        | 252,007.87        | 23.6%            |
|                            | Capital             | 267,700.00          | 29,766.25         | 11.1%            |
|                            | Personnel           | <u>1,369,271.01</u> | <u>393,179.49</u> | 28.7%            |
|                            |                     | 2,705,079.01        | 674,953.61        | 25.0%            |
| 444 - PARKS CONSTRUCTION   | Operating           | -                   | -                 | 0.0%             |
|                            | Capital             | <u>80,000.00</u>    | <u>19,180.76</u>  | 24.0%            |
|                            |                     | 80,000.00           | 19,180.76         | 24.0%            |
| 445 - RECREATION           | Operating           | 253,358.00          | 70,251.40         | 27.7%            |
|                            | Capital             | -                   | -                 | 0.0%             |
|                            | Personnel           | <u>963,123.55</u>   | <u>214,523.67</u> | 22.3%            |
|                            |                     | 1,216,481.55        | 284,775.07        | 23.4%            |
| 451 - PLANNING & ZONING    | Operating           | 32,918.95           | 8,404.04          | 25.5%            |
|                            | Capital             | -                   | -                 | 100.0%           |
|                            | Personnel           | <u>409,775.00</u>   | <u>120,159.21</u> | 29.3%            |
|                            |                     | 442,693.95          | 128,563.25        | 29.0%            |
| 452 - BUILDING INSPECTOR   | Operating           | 27,500.00           | 5,486.55          | 20.0%            |
|                            | Personnel           | 834,898.32          | 226,047.70        | 27.1%            |
|                            | Capital             | -                   | -                 |                  |
|                            |                     | 862,398.32          | 231,534.25        | 26.8%            |
| 453 - ENGINEERING          | Operating           | 46,600.00           | 6,272.74          | 13.5%            |
|                            | Capital             | 10,000.00           | -                 | 100.0%           |
|                            | Personnel           | <u>798,399.67</u>   | <u>204,282.62</u> | 25.6%            |
|                            |                     | 854,999.67          | 210,555.36        | 24.6%            |

CITY OF POST FALLS  
BUDGET STATUS REPORT  
FOR MONTH ENDED January 31, 2025

| FUND OR DEPARTMENT                   | TYPE OF EXPENDITURE | TOTAL BUDGET         | YTD EXPENDITURE      | PERCENT EXPENDED |
|--------------------------------------|---------------------|----------------------|----------------------|------------------|
| 454 - Community Development Admin    | Operating           | 90,705.00            | 33,302.95            | 36.7%            |
|                                      | Capital             | -                    | -                    | 0.0%             |
|                                      | Personnel           | 162,916.59           | 75,504.06            | 46.3%            |
|                                      |                     | 253,621.59           | 108,807.01           | 42.9%            |
| 465 - STREET LIGHTS                  | Operating           | 640,000.00           | 192,624.44           | 30.1%            |
|                                      |                     | 640,000.00           | 192,624.44           | 30.1%            |
| 481 - CAPITAL IMPROVMENTS/CONTRACTS  | Operating           | 2,575,386.00         | 79,899.50            | 3.1%             |
|                                      | Capital             | -                    | 175.00               | 0.0%             |
|                                      |                     | 2,575,386.00         | 80,074.50            | 3.1%             |
| 482 - PERSONNEL POOL                 | Operating           | 4,894,400.00         | 1,631,466.68         | 33.3%            |
|                                      | Personnel           | 1,557,287.00         | 31,110.32            | 2.0%             |
|                                      |                     | 6,451,687.00         | 1,662,577.00         | 25.8%            |
| 497 - TRANSFERS OUT                  | Operating           | -                    | -                    | 0.0%             |
|                                      |                     | -                    | -                    | 0.0%             |
| <b>TOTAL GENERAL FUND</b>            |                     | <b>42,807,548.73</b> | <b>10,889,720.52</b> | <b>25.4%</b>     |
| 002 - INSURANCE FUND                 | Operating           | 403,409.00           | 426,424.00           | 105.7%           |
|                                      |                     | 403,409.00           | 426,424.00           | 105.7%           |
| 003 - PERSONNEL FUND                 | Operating           | 52,500.00            | 11,943.00            | 22.7%            |
|                                      | Capital             | -                    | -                    | 0.0%             |
|                                      | Personnel           | 4,996,900.00         | 1,299,361.68         | 26.0%            |
|                                      |                     | 5,049,400.00         | 1,311,304.68         | 26.0%            |
| 004-Street Lights                    | Operating           | -                    | -                    | 0.0%             |
|                                      |                     | -                    | -                    |                  |
| 007 - DRUG SEIZURE FUND              | Operating           | 168,000.00           | 12,711.58            | 7.6%             |
|                                      | Capital             | -                    | -                    |                  |
|                                      |                     | 168,000.00           | 12,711.58            | 7.6%             |
| 008 - 911 FUND                       | Operating           | 2,327,994.81         | 87,101.53            | 3.7%             |
|                                      | Capital             | -                    | 70,499.91            | 0.0%             |
|                                      | Personnel           | 81,465.89            | 8,242.05             | 10.1%            |
|                                      |                     | 2,409,460.70         | 165,843.49           | 6.9%             |
| 011 - FACILITY BUILDING RESERVE FUND | Operating           | 3,772,000.00         | -                    | 0.0%             |
|                                      | Capital             | 8,548,000.00         | 659,933.33           | 0.0%             |
|                                      |                     | 12,320,000.00        | 659,933.33           | 0.0%             |
| 017 - ANNEXATION FUND                | Operating           | 220,000.00           | 60,007.84            | 27.3%            |
|                                      | Capital             | 1,500,000.00         | -                    |                  |
|                                      |                     | 1,720,000.00         | 60,007.84            | 3.5%             |
| 023 - SPECIAL EVENTS FUND            | Operating           | 145,470.00           | 5,362.34             | 3.7%             |
|                                      |                     | 145,470.00           | 5,362.34             | 3.7%             |
| 029 - CEMETERY IMPROVEMENTS FUND     | Operating           | 208,000.00           | -                    | 0.0%             |
|                                      | Capital             | 42,000.00            | 4,400.00             |                  |
|                                      |                     | 250,000.00           | 4,400.00             | 1.8%             |
| 034- KOOTENAI FIRE/EMS IMPACT FEES   | Operating           | 1,000,000.00         | 212,860.58           | 21.3%            |
|                                      |                     | 1,000,000.00         | 212,860.58           | 21.3%            |

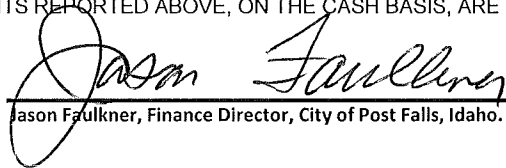
CITY OF POST FALLS  
BUDGET STATUS REPORT  
FOR MONTH ENDED January 31, 2025

| FUND OR DEPARTMENT                   | TYPE OF<br>EXPENDITURE | TOTAL BUDGET        | YTD<br>EXPENDITURE | PERCENT<br>EXPENDED |
|--------------------------------------|------------------------|---------------------|--------------------|---------------------|
| 035 - PUBLIC SAFETY IMPACT FEES FUND | Operating              | 2,190,000.00        | 23,604.92          | 1.1%                |
|                                      | Capital                | 15,000.00           | -                  | 0.0%                |
|                                      |                        | <u>2,205,000.00</u> | <u>23,604.92</u>   | 1.1%                |

CITY OF POST FALLS  
BUDGET STATUS REPORT  
FOR MONTH ENDED January 31, 2025

| FUND OR DEPARTMENT                                                                  | TYPE OF EXPENDITURE | TOTAL BUDGET             | YTD EXPENDITURE         | PERCENT EXPENDED |
|-------------------------------------------------------------------------------------|---------------------|--------------------------|-------------------------|------------------|
| 037 - STREET IMPACT FEE FUND                                                        | Operating           | 2,150,000.00             | -                       | 0.0%             |
|                                                                                     | Capital             | 950,000.00               | 79,766.61               |                  |
|                                                                                     |                     | <u>3,100,000.00</u>      | <u>79,766.61</u>        | 0.0%             |
| 038 - PARK IMPACT FEE FUND                                                          | Operating           | 319,000.00               | -                       | 0.0%             |
|                                                                                     | Capital             | 3,311,000.00             | 726,349.01              | 21.9%            |
|                                                                                     |                     | <u>3,630,000.00</u>      | <u>726,349.01</u>       | 20.0%            |
| 039 - STREET CAPITAL PROJECTS                                                       | Operating           | -                        | -                       | 0.0%             |
|                                                                                     |                     | -                        | -                       | 0.0%             |
| 402 - LID 99-1 FUND                                                                 | Operating           | -                        | -                       | 0.0%             |
|                                                                                     |                     | -                        | -                       | 0.0%             |
| 410 - LID 2004                                                                      | Operating           | -                        | -                       | 0.0%             |
|                                                                                     |                     | -                        | -                       | 0.0%             |
| 450 - LID GUARANTEE FUND                                                            | Operating           | -                        | -                       | 0.0%             |
|                                                                                     |                     | -                        | -                       | 0.0%             |
| 650 - RECLAIMED WATER OPERATING FUND<br>incl'd: wwo, collections, recycled, surface | Operating           | 18,715,121.30            | 4,915,886.04            | 26.3%            |
|                                                                                     | Capital             | 17,457,931.00            | 317,016.25              | 1.8%             |
|                                                                                     | Personnel           | 2,393,469.70             | 694,550.81              | 29.0%            |
|                                                                                     |                     | <u>38,566,522.00</u>     | <u>5,927,453.10</u>     | 15.4%            |
| 651 - RECLAIMED WATER - CAPITAL WWTP FUND                                           | Operating           | 930,509.00               | 337,954.50              | 36.3%            |
|                                                                                     | Capital             | 5,435,600.00             | 415,010.69              | 7.6%             |
|                                                                                     |                     | <u>6,366,109.00</u>      | <u>752,965.19</u>       | 11.8%            |
| 652 - RECLAIMED WATER CAPITAL - COLLECTOR FUND                                      | Capital             | 16,090,000.00            | 501,869.68              | 3.1%             |
|                                                                                     | Operating           | 6,455,000.00             | -                       |                  |
|                                                                                     |                     | <u>22,545,000.00</u>     | <u>501,869.68</u>       | 2.2%             |
| 700 - SANITATION FUND                                                               | Operating           | 4,711,427.00             | 1,385,335.53            | 29.4%            |
|                                                                                     |                     | <u>4,711,427.00</u>      | <u>1,385,335.53</u>     | 29.4%            |
| 750 - WATER OPERATING FUND                                                          | Operating           | 2,608,204.63             | 357,732.86              | 13.7%            |
|                                                                                     | Capital             | 3,213,600.00             | 69,694.72               |                  |
|                                                                                     | Personnel           | 955,998.81               | 285,967.35              | 29.9%            |
|                                                                                     |                     | <u>6,777,803.44</u>      | <u>713,394.93</u>       | 10.5%            |
| 753 - WATER CAPITAL FUND                                                            | Operating           | -                        | -                       | 0.0%             |
|                                                                                     | Capital             | 5,685,000.00             | 10,942.76               | 0.2%             |
|                                                                                     |                     | <u>5,685,000.00</u>      | <u>10,942.76</u>        | 0.2%             |
| GRAND TOTAL                                                                         |                     | <u>\$ 159,860,149.87</u> | <u>\$ 23,870,250.09</u> | 14.9%            |

I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS REPORTED ABOVE, ON THE CASH BASIS, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

  
Jason Faulkner, Finance Director, City of Post Falls, Idaho.



City of Post Falls  
Cash and Investments  
1/31/2025

| Description                        | City's Balance           |
|------------------------------------|--------------------------|
| <hr/>                              |                          |
| Idaho State Investment Pool        |                          |
| LGIP Acct 1399                     | 64,336,004.88            |
| LGIP Acct 1441                     | 293,193.01               |
| <hr/>                              |                          |
| First Financial Equity Corporation |                          |
| General Accts Investments          | 22,078,747.88            |
| Contingency Accts                  | 9,087,797.99             |
| Replacement & Reserve Accts        | 61,459,152.42            |
| <hr/>                              |                          |
| Moreton Capital Investments        |                          |
| Moreton Securities                 | 20,877,928.77            |
| <hr/>                              |                          |
| Mountain West bank                 |                          |
| Repurchase Sweep Account           | 23,014,830.75            |
| Checking Account                   | 75,003.39                |
| <hr/>                              |                          |
| Cash on Hand                       |                          |
| Finance                            | 300.00                   |
| Animal Control                     | 150.00                   |
| Police                             | 525.00                   |
| Recreation                         | 150.00                   |
| Park                               | -                        |
| Planning and Zoning                | 150.00                   |
| <hr/>                              |                          |
| Total                              | <u>\$ 201,223,934.09</u> |

I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS  
REPORTED ABOVE, ON THE CASH BASIS, ARE TRUE AND  
CORRECT TO THE BEST OF MY KNOWLEDGE.



\_\_\_\_\_  
Jason Faulkner, Finance Director, City of Post Falls, Idaho

City of Post Falls  
Treasurer's Report of Cash and Investment Transactions  
1/31/2025

| FUND                                      | BALANCE<br>12/31/2024    | RECEIPTS                | DISBURSEMENTS          | BALANCE<br>01/31/2025    |
|-------------------------------------------|--------------------------|-------------------------|------------------------|--------------------------|
| 001 - GENERAL FUND                        | \$ 29,937,161.86         | \$ 11,793,161.97        | \$ 3,449,906.21        | \$ 38,280,417.62         |
| 002 - COMPREHENSIVE LIABILITY             | 286,843.53               | \$ 26,277.93            | \$ -                   | 313,121.46               |
| 003 - PERSONNEL BENEFIT POOL              | (383,165.03)             | \$ 426,052.94           | \$ 380,828.20          | (337,940.29)             |
| 004 - STREET LIGHTS                       | -                        | \$ -                    | \$ -                   | -                        |
| 007 - DRUG SEIZURE PROGRAM                | 208,341.58               | \$ 715.70               | \$ 2,970.90            | 206,086.38               |
| 008 - 911 SUPPORT                         | 3,476,932.78             | \$ 78,566.90            | \$ 60,428.20           | 3,495,071.48             |
| 011 - FACILITY BUILDING RESERVE           | 11,967,078.83            | \$ 33,873.51            | \$ 160,714.21          | 11,840,238.13            |
| 017 - ANNEXATION FEES                     | 1,803,679.83             | \$ 14,122.96            | \$ -                   | 1,817,802.79             |
| 023 - SPECIAL EVENTS                      | 423,548.71               | \$ 1,693.02             | \$ 321.19              | 424,920.54               |
| 029 - CEMETERY CAPITAL IMPROVEMENT        | 551,617.60               | \$ 3,763.03             | \$ 762.50              | 554,618.13               |
| 034 - KOOTENAI FIRE/EMS IMPACT FEES       | 72,466.12                | \$ 20,060.03            | \$ 45,934.37           | 46,591.78                |
| 035 - PUBLIC SAFETY IMPACT FEES           | 3,110,551.96             | \$ 27,428.42            | \$ 2,871.73            | 3,135,108.65             |
| 037 - STREETS IMPACT FEES                 | 8,129,985.51             | \$ 92,936.64            | \$ 136,999.80          | 8,085,922.35             |
| 038 - PARKS IMPACT FEES                   | 5,742,380.90             | \$ 69,919.55            | \$ 43,389.69           | 5,768,910.76             |
| 039 - STREETS CAPITAL PROJECTS            | -                        | \$ -                    | \$ -                   | -                        |
| 402 - LID 99-1                            | (30,979.88)              | \$ -                    | \$ -                   | (30,979.88)              |
| 410 - LID 2004                            | (61,741.89)              | \$ 2,663.55             | \$ -                   | (59,078.34)              |
| 450 - LID GUARANTEE                       | 18,645.97                | \$ 52.70                | \$ -                   | 18,698.67                |
| 650 - RECLAIMED WATER OPERATING           | 74,594,980.67            | \$ 1,701,453.60         | \$ 1,463,343.85        | 74,833,090.42            |
| 651 - RECLAIMED WATER CAPITAL - WWTP      | 4,732,440.16             | \$ 427,761.56           | \$ 59,093.03           | 5,101,108.69             |
| 652 - RECLAIMED WATER CAPITAL - COLLECTOR | 14,430,840.53            | \$ 813,404.60           | \$ 83,778.39           | 15,160,466.74            |
| 653-WASTEWATER STORM WATER                | -                        | \$ -                    | \$ -                   | -                        |
| 700 - SANITATION                          | 1,386,949.32             | \$ 466,745.54           | \$ 472,116.49          | 1,381,578.37             |
| 750 - WATER OPERATING                     | 26,024,255.21            | \$ 343,676.43           | \$ 216,358.52          | 26,151,573.12            |
| 753 - WATER CAPITAL                       | 4,992,788.41             | \$ 43,818.11            | \$ -                   | 5,036,606.52             |
| <b>GRAND TOTAL:</b>                       | <b>\$ 191,415,602.68</b> | <b>\$ 16,388,148.69</b> | <b>\$ 6,579,817.28</b> | <b>\$ 201,223,934.09</b> |

I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS REPORTED ABOVE, ON THE CASH BASIS, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

  
 Jason Faulkner, Finance Director, City of Post Falls, Idaho

**CITY OF POST FALLS  
AGENDA REPORT  
CONSENT CALENDAR  
MEETING DATE: 3/18/2025**

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**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** Jonathon Manley, Planning Manager

**SUBJECT:** Killdeer Annexation (ANNX-24-4) Reasoned Decision

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**ITEM AND RECOMMENDED ACTION:**

This item is the final Reasoned Decision for the Killdeer Annexation, which was approved by the city council following a public hearing on February 4th, 2025. Staff requests that the city council review and approve the reasoned decision or return the Reasoned Decision to staff with directions on any necessary corrections. No presentation is planned on this item.

**DISCUSSION:**

On February 4th, 2025, the city council held a public hearing to consider a request to annex approximately 4.89 acres and associated rights-of-way into the City of Post Falls with Single Family Residential (R-1) zoning. The entirety of the site is located south of Killdeer Avenue between Greensferry Road and Cecil Road. Following the hearing, the city council approved a motion directing staff to prepare a final written Reasoned Decision approving the annexation request. Staff prepared the attached decision for the city council's review. The city council may approve the Reasoned Decision as drafted or return the decision to legal staff to amend the decision to better reflect the council's deliberation following the hearing. If the council requests amendments to the reasoned decision, the motion returning the reasoned decision to staff should specifically include the requested changes.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

City Council heard the Killdeer Annexation request on February 4th, 2025.

**APPROVED OR DIRECTION GIVEN:**

As noted above, the city council approved the requested zone change and directed staff to prepare a final written reasoned decision.

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

N/A

**BUDGET CODE:**

N/A

**ATTACHMENTS:**

1. Killdeer Annexation Reasoned Decision File No. ANN-24-4

**Killdeer Annexation  
File No. ANNX-24-4  
City Council  
Reasoned Decision**

**A. INTRODUCTION:**

APPLICANT: Drew Dittman, Lake City Engineering, on behalf of Northern Lights Development, LLC  
LOCATION: Located south of Killdeer Avenue between Greensferry Road and Cecil Road  
REQUEST: Request to annex 4.89 acres into the City with a zoning designation of Single Family Residential (R-1)

**B. RECORD CREATED:**

1. A-1 Annexation Application.
2. A-2 Narrative.
3. A-3 Vicinity Map
4. A-4 Owner Authorization
5. S-1 Vicinity Map
6. S-2 Zoning Map
7. S-3 Future Land Use Map
8. S-4 Planning & Zoning Minutes
9. S-5 Planning & Zoning Reasoned Decision
10. S-6 Annexation Agreement
11. PA-1 PFSD Comments
12. PA-2 KCFR Comments
13. PA-3 YPL Comments
14. PA-4 PFPD Comments
15. PA-5 PFHD Comments
16. PA-6 DEQ Comments
17. PA-7 ITD Comments
18. PC-1 Blood Comments
19. PC-2 Brady Comments
20. CC Staff Report
21. Testimony at the February 4, 2025 City Council public hearing:

The public hearing was noticed correctly and conducted per the requirements of Idaho Code Sections 67-6511 and 67-6509, as well as City Code section 18.20.060. The meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The purpose of the hearing was to allow the applicant and the public to supply testimony and documentation to the City Council in their application of City Code section 18.20.100.

**Anna Staal, Planner 1**

File No. ANNX-24-4, began with a staff report presented by Anna Staal, a city planner for Post Falls. They detailed the applicant's request to annex approximately 4.89 acres into the city with a recommended zoning of Residential Single-Family (R1), following the Planning and Zoning

Commission's October 24th recommendation. The property owner, Northern Lights Development, LLC, represented by Lake City Engineering, seeks annexation of a county island located south of Killdeer Avenue between Greensferry and Cecil. Currently designated as large-lot single-family residential, the land is situated over the Rathdrum Prairie Aquifer, with water services provided by Ross Point Water District and wastewater services managed by the City of Post Falls.

The proposal aligns with the Future Land Use Map, which classifies this property with the land use designation of Low-Density Residential. Properties to the north and west are in the city zoned R-1, with county properties to the east and south. The current use is for large lot single family over the Rathdrum Prairie aquifer. The water provider is Ross Point Water District, and the Wastewater provider is the city of Post Falls. The city would be willing and able to serve development at densities allowable within the R1 zoning.

The property is south of Killdeer Ave, with Killdeer Ave. being a minor collector roadway. Killdeer Avenue provides connectivity between Greensferry Rd. (Minor Arterial) and Cecil Rd. (Major Collector). No impacts are anticipated on the traffic network from the requested R1 zoning.

The Future Land Use Designation for this requested area is Low Density Residential, which this category encompasses all types of single-family residential uses up to eight dwelling units per acre. The proposed annexation area is in the 41 North Focus Area which states, "Development should provide pedestrian connectivity to all multi-use paths and trails including SH41 Trail" and "Facilitate the creation of the "backage roads" system...supporting appropriately scaled commercial and mixed-use development along 41 and improving access for nearby residential uses."

A goal within the Comprehensive Plan for consideration is Goal 6: Maintain and improve Post Falls' transportation network, on pace and in concert with need and plan objectives. Policies in the Comprehensive Plan that would support this goal would be Policies 24, 26, and 33 as upon development road and sidewalk improvements would occur and expand what is already improved.

Staal testified that upon development of this area Killdeer Ave. would be improved and increase connectivity for all the subdivisions in the area as well as to and from the future park area to the east. They testified that this can be considered an infill development and an underused property.

Staal testified that Goal 7 was also worth considering which states: Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability. They stated that housing is a need within Post Falls and development of housing can work towards that goal. Policies in the Comprehensive Plan that would support this goal would be Policies 8 and 9 as the properties adjacent and already within the city are other compatible Single-Family R-1 properties and services and infrastructure capacity is readily available.

#### **Drew Dittman, Applicant**

Drew Dittman of Lake City Engineering spoke on behalf of Northern Lights Development, LLC, also known as Hallmark Homes. He emphasized that the project constitutes an infill development, given its location within a county pocket and its surrounding R1 zoning. He reiterated that the proposed annexation aligns with the Comprehensive Plan, meets city infrastructure capacity requirements, and received neutral or non-impact responses from notified agencies. Dittman clarified, in response to Council inquiries, that there was no pending special use permit for the property and that a preliminary plat for subdivision had already received approval from the Planning and Zoning Commission. He confirmed that existing roads would be extended through the property, maintaining connectivity for the surrounding area.

**The hearing was opened for public comment.**

#### **Public Testimony:**



**In Favor:**

**Jim Sibley, Post Falls** - Submitted a letter of support but did not wish to speak.

**Bob & Bobbie Dugan, Post Falls** - Representative of the North Britain Road Owners Group, expressed support for the annexation and rezoning while emphasizing the importance of preserving the mature tree line along the western boundary. They requested that the developer include language in the project's CC&Rs to ensure that any removed trees would be replaced with equivalent conifer species.

**Matthew & Lauren Burton, Post Falls** - Part of the North Britain Road Owners Group, echoed these concerns in a separate letter, advocating for tree preservation language as a condition of project approval.

**Con Brady, Post Falls** - Spoke on behalf of multiple adjacent property owners and presented photographs of the tree line and wildlife habitat, arguing that preserving the trees aligned with the city's Comprehensive Plan policies on scenic and environmental conservation. Brady commended the developer's willingness to communicate with neighboring property owners and emphasized the importance of finding a balanced solution that benefits both the community and the developer.

**Neutral:**

**Jim Rough, Post Falls** – Submitted a letter requesting the tree line be preserved.

**Opposed:** None

**Rebuttal:**

**Drew Dittman, Applicant**

Mr. Dittman clarified that the property had previously operated as a tree farm, with many trees removed over time. However, a substantial tree belt remained along the western boundary. He stated that the developer was committed to preserving as many trees as possible and was open to including tree protection language in the CC&Rs. He noted that while the developer could make provisions for preservation, long-term enforcement would ultimately rest with future homeowners, not the developer.

**Deliberations:** After the public hearing was complete, the hearing was closed, and the Council moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code ("PFMC") § 18.20.100.

**C. EVALUATION OF ZONE CHANGE APPROVAL/REVIEW CRITERIA:**

**C1. 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 Council finds that the proposed Single-Family Residential (R-1) zoning district is consistent with the Future Land Use Map and the 41 North Focus Area of the Post Falls Comprehensive Plan. The Low-Density Residential designation explicitly allows R-1 zoning, making it a suitable implementation of the plan.

Substantial evidence in the staff report and applicant's presentation supports this finding. The staff report confirmed that R-1 zoning aligns with the Low-Density Residential designation, while the applicant demonstrated that the property is an infill site, surrounded by existing R-1 zoning with city services available to support development. The 41 North Focus Area emphasizes

pedestrian connectivity, improved access to Highway 41, and infrastructure expansion, all of which this annexation will facilitate.

No evidence to the contrary was presented. The record supports the conclusion that the proposed zoning is appropriate, aligns with the Comprehensive Plan, and promotes the orderly development of Post Falls.

**C2. Is the proposed zoning district consistent with the goals and policies found in the currently adopted Post Falls Comprehensive Plan that are relevant to the area under consideration?**

The proposed zoning district is consistent with the goals and policies of the Comprehensive Plan that are relevant to the area under consideration. City Council specifically noted that the annexation and zoning aligned with Goal 6, which seeks to maintain and improve Post Falls' transportation network in pace with growth and plan objectives. The development resulting from this annexation would contribute to improving the existing transportation network by extending interior roadways and enhancing connectivity.

City Council also cited Policy 8, which encourages compatible infill development and the redevelopment of vacant or underutilized properties within the city. The annexation site was identified as a county pocket, making it a priority for annexation as an infill development.

Additionally, Policy 9 was discussed, which supports the annexation of county islands within the city, particularly when surrounded by incorporated areas and when infrastructure capacity is readily available. The Council found that the annexation was consistent with this policy, as the property was surrounded by city-zoned land and had access to city utilities and infrastructure.

Based on the substantial evidence in the record, the Council finds that the proposed zoning is consistent with the Post Falls Comprehensive Plan's goals and policies. The record demonstrates that the annexation will support transportation improvements, provide compatible infill development, and ensure the efficient delivery of city services. No evidence was presented to suggest that the proposed zoning would be inconsistent with the Comprehensive Plan's objectives. Therefore, the Council concludes that the R-1 zoning district is an appropriate and well-supported designation for the annexation area.

**C3. 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?**

The Council finds that the proposed Single-Family Residential (R-1) zoning district does not create a demonstrable adverse impact on public service delivery. All relevant political subdivisions, including Ross Point Water District, the City of Post Falls wastewater department, emergency services, and school and transportation agencies, were notified. The staff report confirms that no adverse comments were received, with agency responses indicating neutrality, no impact, or no comment at this stage.

The evidence presented demonstrates that city infrastructure has the capacity to serve development at R-1 densities. Ross Point Water District confirmed water availability, while the City of Post Falls affirmed wastewater service capacity. The applicant stated that sewer and water connections would be extended as needed to meet city standards. The Post Falls Police and Fire Departments did not raise concerns about service delivery, and future development will require frontage improvements along Killdeer Avenue, ensuring adequate transportation access.

No evidence was presented to suggest that the proposed zoning would negatively impact service delivery. The staff report, applicant testimony, and agency responses all support the conclusion that services can be provided without undue burden on existing infrastructure. Therefore, the Council finds that this criterion is satisfied.

**D. REASONED DECISION OF THE CITY COUNCIL.**

Based on the record developed during the public hearing process, including the recommendation of the Planning and Zoning Commission, the City Council finds that the proposed annexation and zoning designation of Single-Family Residential (R-1) for the Killdeer Avenue annexation property is consistent with the Post Falls Comprehensive Plan and applicable review criteria. Additionally, the Council finds that the annexation is in the city's best interest, as it reduces a county island, enhances connectivity, and supports the efficient provision of public services. The City Council hereby approves the applicant's annexation request and zoning designation.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Attest

**NOTICE OF RIGHTS:**

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

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

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

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

**CITY OF POST FALLS  
AGENDA REPORT  
CONSENT CALENDAR  
MEETING DATE: 3/18/2025**

---

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** Jonathon Manley, Planning Manager

**SUBJECT:** Killdeer Development and Annexation Agreement (ANNX-24-4)

---

**ITEM AND RECOMMENDED ACTION:**

Approve the attached Development and Annexation Agreement associated with the Killdeer Annexation (ANNX-24-4). A presentation is not planned on this item.

**DISCUSSION:**

On February 4th, 2025, the city council held a public hearing to consider a request to annex approximately 4.89 acres and associated rights-of-way into the City of Post Falls with Single Family Residential (R-1) zoning. The entirety of the site is generally located at 2640 E. Killdeer Avenue. Following the hearing, the city council approved a motion directing staff to prepare a final written Reasoned Decision approving the annexation request. Staff has prepared the attached Development and Annexation Agreement to correspond with the Killdeer Annexation (ANNX-24-4).

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

City Council heard and approved the Killdeer Annexation (ANNX-24-4) request on February 4th, 2025.

**APPROVED OR DIRECTION GIVEN:**

As noted above, the city council approved the requested annexation and attached is the required Development and Annexation Agreement.

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

N/A

**BUDGET CODE:**

N/A

**ATTACHMENTS:**

1. APPLICANT SIGNED Killdeer Development and Annexation Agreement123024



# DEVELOPMENT AND ANNEXATION AGREEMENT

## Killdeer Annexation

(File No. ANNX-24-4)

THIS AGREEMENT is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the **City of Post Falls**, a municipal corporation organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 408 N. Spokane Street, Post Falls, ID, and **NORTHERN LIGHTS DEVELOPMENT, LLC**, an Idaho limited liability company organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 179 E. Wilbur Avenue Dalton Gardens, ID 83815.

WHEREAS, **NORTHERN LIGHTS DEVELOPMENT, LLC**, (hereinafter the "Owner") owns a tract of land (hereinafter the "Property") adjacent to the city limits of the City of Post Falls (hereinafter the "City"), which the Owner wishes to annex and develop within the City; and

WHEREAS, the legal description and depiction of the Property is attached hereto as Exhibit "A"; and

WHEREAS, the Mayor and City Council of the City have determined it to be in the best interests of the City to annex the Property subject to the Owner performing the covenants and conditions in this Agreement.

NOW THEREFORE, IN CONSIDERATION of the covenants and conditions set forth herein, the parties agree as follows:

### ARTICLE I: PURPOSE AND DESCRIPTION OF PROPERTY

- 1.1. Purpose: Owner enters into this Agreement in order to obtain annexation of the Property while the City seeks to obtain partial mitigation of the impacts of annexation of the Property on the City. Owner acknowledges that City has no duty to annex the Property and that the promises of Owner contained in this Agreement are an inducement for City to do so. The term "Owner" includes any successor in interest in the Property.
- 1.2. Description of the Property: The Property is generally located at 2640 E. Killdeer Avenue and is more particularly described in Exhibit "A".

### ARTICLE II: STANDARDS

- 2.1. Construct to City Standards: Owner agrees that all improvements required by this Agreement or by City codes will be built to City standards or to the standards of any public agency providing service to the Property. Owner agrees to adhere to all City policies and procedures; including, but not limited to sanitary sewer improvements, water lines, fire hydrants, parks, flood works, storm water management, curbs, sidewalks, street trees, streetlights,

pedestrian/bicycle facilities and roads. Such policies include extending utility lines in a manner acceptable to the City to make service available to adjoining lands and limitations on gaining site access from arterial and collector roadways (including the KMPO Critical Access Corridor Policy).

- 2.2. Applicable Standards: Owner agrees that all laws, standards, policies, and procedures regarding public improvement construction that the Owner is required to comply with or otherwise meet pursuant to this Agreement or City codes are those in effect when construction is commenced. If Owner fails to comply with applicable laws in the course of constructing improvements, public or otherwise, on the Property, the Owner consents to the City withholding further development approvals for the Property including, but not limited to, building permits, certificates of occupancy, site plan approval, and subdivision approval until such compliance is attained. Owner waives, on behalf of itself and its successors in interest, any and all claims against the City relating to the City withholding development approval as authorized by this Section.
- 2.3. Inspection and Testing: Owner agrees that it will retain the services of a civil engineer, licensed by the State of Idaho, to perform construction inspection and testing during the construction of all public improvements on the Property. Owner agrees to provide copies of all field inspection reports and test results to the City Engineer accompanied by a certification that the improvements have been installed in compliance with applicable City requirements prior to requesting that the City accept the public improvements for ownership and maintenance. The inspection, testing and certification reports must be provided at no cost to the City. Owner agrees that a representative of the City must be present at the pressure testing of water mains and sanitary sewer mains. Owner agrees to provide the City with at least twenty-four (24) hours-notice before such testing.
- 2.4. As-Built Drawings: Owner agrees to provide accurate “as-built” drawings of public improvements to the City within thirty (30) days of the date of substantial completion of construction of any public improvement on the Property. If as-builts are not provided as required by this Agreement, the Owner agrees that the City may withhold further development approvals for the Property as provided in Section 2.2 and waives, on behalf of itself and its successors in interest, any and all claims against the City relating to the City withholding development approvals. The Owner understands and agrees that the City will not accept public improvements for maintenance or allow occupancy of constructed improvements on the Property until accurate “as-builts” are provided and until planned improvements have complied with the inspection requirements contained in Section 2.3 and have been accepted for public maintenance or approved for private use.

### ARTICLE III. UTILITIES AND PUBLIC SERVICES

- 3.1. Water: Owner agrees to use a public water supply system for any development of the Property and to pay all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. If water service cannot be obtained from a public water supply system that has the legal authority to provide service to the Property, the Owner may seek to obtain water service from any lawful source whether public or private



beginning 90 days after the date that the Owner requested water service from each public water supply system that has legal authority to serve the Property.

- 3.1.1. Water Rights: Prior to commencement of development of the Property, Owner agrees to grant, in a form acceptable to the grantee, to the public water supply system agreeing to provide water service to the Property all water rights associated with the Property in order to assure that the public water supply system has adequate water rights to supply domestic water to the Property.
- 3.2. Wastewater Reclamation: The Owner agrees to use the Post Falls Sanitary Sewer system for all development of the Property and to be responsible for all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. Sanitary sewer service will be provided in accordance with rules and regulations of the City. The City does not warrant that sanitary sewer capacity will be available at the time Owner requests connection to the sanitary sewer system. If sanitary sewer capacity cannot be assured within 180 days of the date that service is requested by the Owner, the Owner is authorized to provide service by resorting to any lawful public or private alternative so long as legal requirements can be met.
- 3.2.1. Connection of Existing Structure to Sanitary Sewer Infrastructure: Any existing structures located on the Property at the time of this Agreement that are serviced by a septic system must be connected to the Post Falls Sanitary Sewer system or removed from the Property at the time of any development on the Property and the existing septic system abandoned in compliance with all legal requirements. Owner is solely responsible for the costs of connecting to the sanitary sewer and abandoning the septic system.
- 3.3. Maintenance of Private Sanitary Sewer and Water Lines: The Owner acknowledges that the City is not responsible for maintenance of any private sanitary sewer lines or water lines, including appurtenances, within the Property.
- 3.4. Size of Water and Sewer Mains: The Owner agrees that sizes for on-site water mains will be determined by the City with no reimbursement for oversizing up to and including 12" mains. The Owner agrees to provide on-site sewer lines sized to accommodate the projected flows from the Property and from any upstream property, with no reimbursement for oversizing.
- 3.5. Garbage Collection: The Owner agrees that upon the expiration of the term of any contract to provide garbage collection services to the Property, that the Owner will begin using the garbage collection service in effect with the City of Post Falls.

#### ARTICLE IV. PUBLIC PROPERTY DEDICATIONS

- 4.1. Rights of Way and Easements: As partial consideration for this Agreement, Owner agrees to dedicate the following grants of rights of way and easements to the City at the time of execution of this Agreement:
  - 4.1.1. By grant of easement in a form acceptable to the City, Owner will grant a 10-foot wide easement along E. Killdeer Avenue to include utilities, sidewalks, and storm drainage.

- 4.1.2. By grant of right-of-way in a form acceptable to the City, Owner will dedicate additional rights-of-way along E. Killdeer Avenue for a total right of way width of 80 feet measured from the existing north rights-of-way line for Killdeer Avenue.
- 4.2. No Impact Fee for Dedication: Owner agrees that it is not entitled to any credit towards the payment of the City's then currently adopted Impact Fees as a result of its dedication of street right way and easements. As such, Owner waives, on behalf of itself and its successors in interest, any and all claims it may have against the City for not granting an Impact Fee credit relating to the dedication of rights of way and easements as provided in this article. The parties agree that this agreement is entered into in good faith by both parties and is intended to comply with Idaho Code 67-8209(4).

#### ARTICLE V. CONSIDERATION/FEES

- 5.1. Owner's Consideration: In addition to other consideration contained in this Agreement, Owner agrees to provide specific consideration to the City in the amounts and at the times specified in this Article. The sums specified are deemed by the parties to be reasonable in exchange for benefits provided by the City to the Owners' use and development of the Property, including, but not limited to; public safety, street services, police equipment, community and traffic planning. The following consideration may be used in any manner that the City, in its sole discretion decides.
- 5.2. Annexation Fee: Prior to issuance of a permit for any development on the Property, the Owner, or their successors in interest, must pay the appropriate annexation fee in effect at the time of the issuance of the permit as adopted by the City Council by resolution.
- 5.3. No Extension of Credit: The parties, after careful consideration of the actual burdens on the City, have agreed to a specific timeline in which those burdens will occur. This Article anticipates specific payment at a specific date and is in no manner a loan of services or an extension of credit by the City.
- 5.4. Other Fees: Additionally, the Owner agrees to pay all required fees and charges including but not necessarily limited to water hook-up fee(s), water connection (capitalization) fee(s), sanitary sewer connection (capitalization) fee(s) and building permit fees and any applicable impact fees that may be imposed. Fees referred to in this Section are established by City ordinance and/or resolution and arise independent of this Agreement.
- 5.5. City's Consideration: Upon the proper execution and recordation of this Agreement, the City will prepare for passage an annexation ordinance annexing the Property. The parties agree that until the date of publication of the annexation ordinance, no final annexation of Owners' property will occur.

#### ARTICLE VI. MISCELLANEOUS

- 6.1. Subdivision: The parties acknowledge that in the event the Owner desires to sell a portion of the Property rather than the Property as a whole, that a plat may be necessary. Owner agrees



that in the event a plat is necessary, Owner will submit a proper subdivision plat and comply with the subdivision ordinance in effect at the time of the desired division.

- 6.2. De-annexation: Owner agrees that in the event the Owner fails to comply with the terms of this Agreement, defaults, or is otherwise in breach of this Agreement, the City may de-annex the Property and terminate utility services without objection from owners, assigns or successors in interest of such portions of the Property as the City in its sole discretion decides. Owner waives, on behalf of itself and any successors in interest, any claims it may have against the City for de-annexing the Property as allowed by this Section.
- 6.3. Owner to Hold City Harmless: The Owner further agrees it will indemnify, defend (in the City's sole option, and hold the City harmless from any and all causes of action, claims and damages that arise, may arise, or are alleged, as a result of the Owner's development, operation, maintenance, and use of the Property. Owner further agrees to pay City's legal costs, including reasonable attorney fees in the event this annexation is challenged in a court of law. Payment for City's legal costs will be remitted within thirty (30) days after receipt of invoice from the City for legal expenses.
- 6.4. Time is of the Essence: Time is of the essence in this Agreement.
- 6.5. Merger and Amendment: All promises and prior negotiations of the parties' merge into this Agreement and the representations, warranties, covenants, conditions and agreements of the parties contained in the Agreement shall survive the acceptance of any deeds and/or easements. The parties agree that this Agreement may only be amended by a written instrument that is signed by both parties. The parties agree that this Agreement will not be amended by a change in law.
- 6.6. Effect on City Code: The parties agree that Agreement is not intended to replace any other requirement of City Code and that its execution does not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.
- 6.7. Recordation: The Owner agrees this Agreement will be recorded by the City at the Owner's expense.
- 6.8. Section Headings: The section headings of this Agreement are for clarity in reading and not intended to limit or expand the contents of the sections to which they apply.
- 6.9. Incorporation of Recitals and Exhibits: The recitals to this Agreement and all exhibits referred to in this Agreement are incorporated herein by this reference and made a part of this Agreement.
- 6.10. Compliance with Applicable Laws: Owner agrees to comply with all applicable laws.
- 6.11. Withholding of Development Approvals for Violation of Agreement: Owner agrees, on behalf of itself and its successors in interest, that the City may withhold approval of subdivision, building permit, or any other development permit applications for any portion of the Property that does not comply with the requirements of this Agreement until such time as the development permit is amended to fully comply with the terms of this



Agreement. Owner waives, on behalf of itself and its successors in interest, any and all claims Owner may have against the City relating to the City withholding development approvals and agrees to indemnify, defend at the City's sole option, and hold the City harmless from any and all claims from third parties relating to the City withholding development approvals as contemplated by this Section.

- 6.12. Covenants Run with the Land: The covenants contained herein to be performed by the Owner are binding upon the Owner and Owner's heirs, assigns and successors in interest, and shall be deemed to be covenants running with the land.
- 6.13. Promise of Cooperation: Should circumstances change, operational difficulties arise or misunderstandings develop, the parties agree to meet and confer at the request of either party to discuss the issue and proposed solutions. Further, each party agrees not to bring a claim, initiate other legal action or suspend performance without meeting directly with the other party regarding the subject matter of the disagreement and if the parties cannot amicably resolve the disagreement, retain a mediator, acceptable to both parties, to mediate a solution to the disagreement.
- 6.14. Severability: Should any provision of this Agreement be declared invalid by a court of competent jurisdiction the remaining provisions continue in full force and effect and must be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.
- 6.15. Enforcement - Attorney's Fees: Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party will be entitled to its reasonable attorney's fees and related costs of enforcement.
- 6.16. Choice of Law and Venue: The parties agree that this Agreement will be interpreted in accordance with laws of the State of Idaho. The parties further agree that any lawsuit brought to enforce the terms of this Agreement must be filed in the First Judicial District of the State of Idaho in Kootenai County, Idaho and may not thereafter be removed to any other state or federal court.

IN WITNESS WHEREOF, the City of Post Falls has caused this Agreement to be executed by its Mayor and City Clerk, and the Owner has executed this Agreement to be effective the day and year first above written.

**CITY OF POST FALLS**

By: \_\_\_\_\_  
**Ronald G. Jacobson, Mayor**

Attest: \_\_\_\_\_  
**Shannon Howard, City Clerk**

**NORTHERN LIGHTS  
DEVELOPMENT, LLC**

By:  \_\_\_\_\_  
**Michael Fitzgerald II,**  
**Managing Member**

ACKNOWLEDGEMENTS

STATE OF IDAHO )  
 : ss  
County of Kootenai )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary for the State of Idaho, personally appeared **Ronald G. Jacobson and Shannon Howard** known, or identified to me to be the **Mayor and City Clerk**, respectively of the City of Post Falls, Kootenai County, Idaho, executing the herein instrument, and acknowledged to me that such City of Post Falls executed the same.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for the State of Idaho  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

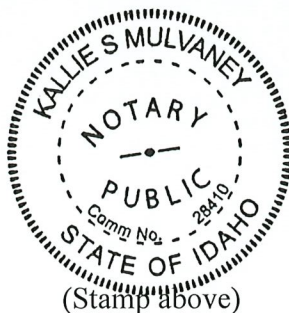
(Stamp above)

OWNER/DEVELOPER

STATE OF IDAHO )  
 :ss  
County of Kootenai )

This record was acknowledged before me on this 30 day of December, 2024, by Michael Fitzgerald II, a Managing Member of Northern Lights Development, LLC.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written.



Kallie S. Mulvaney  
Notary Public for the State of Idaho  
Residing at: Hayden Idaho  
Commission Expires: 2-22-28



**Exhibit A**

## Annexation Description

A parcel of land being the West half of Tract 23 of the Plat of Post Falls Irrigated Tracts filed in Book C of Plats at Page 78, Records of Kootenai County, lying in the South half of the northwest quarter of Section 25, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho and more particularly described as follows:

**Commencing at** the West quarter corner of said Section 25 being a 2.5 inch aluminum cap marked "PLS 8962" at the referenced location of CP&F Instrument Number 2688074000, Records of Kootenai County, from which the center quarter corner bears South 88°31'36" East a distance of 2647.44 feet; thence along the West line of said northwest quarter, North 00°36'45" East a distance of 1324.72 feet to a 5/8 inch rebar with an illegible yellow plastic cap at the intersection of said West line and centerline of Killdeer Avenue; thence along said centerline, South 88°44'36" East a distance of 662.28 feet; thence leaving said centerline, South 00°35'37" West a distance of 20.00 feet to a 5/8 inch rebar with a yellow plastic cap marked "ESC PLS 4194" at the angle point of the existing City of Post Falls City Limits and the South Right-of-Way of Killdeer Avenue, said point also being the **True Point of Beginning;**

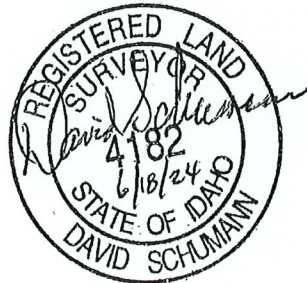
thence along said existing City of Post Falls City Limits and the South Right-of-Way of Killdeer Avenue, South 88°44'36" East a distance of 331.15 feet to the northwest corner of the East half of said Tract 23;

thence leaving said existing City of Post Falls City Limits and South Right-of-Way along the West line of said East half of Tract 23, South 00°37'25" West a distance of 644.23 feet to the northeast corner of the West half of Tract 26 of said Plat of Post Falls Irrigated Tracts;

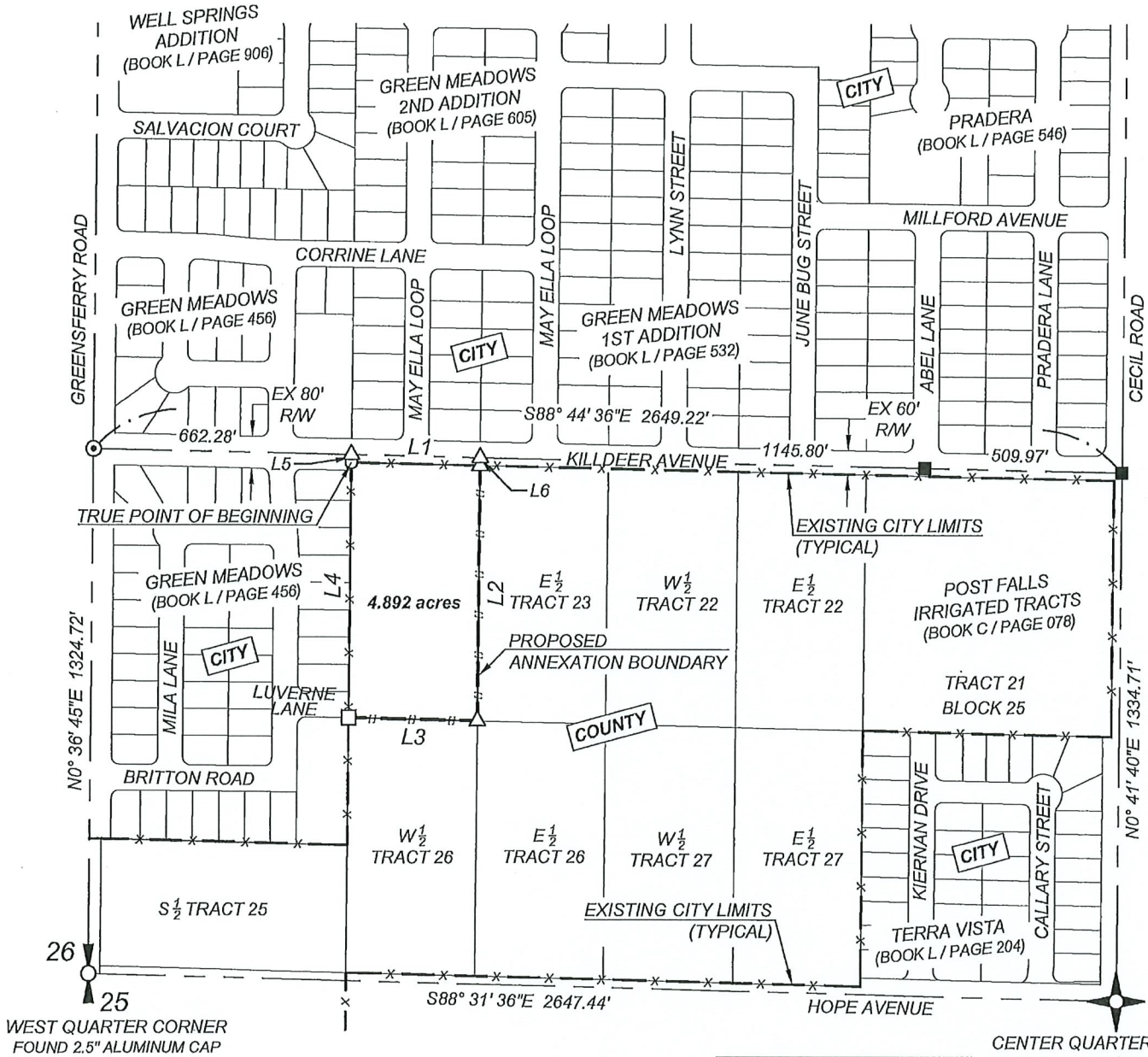
thence along the North line of said West half of Tract 26, North 88°38'06" West a distance of 330.82 feet to a 5/8 inch rebar with a yellow plastic cap marked "ATS PLS 8962" at the southeast corner of Luverne Lane Right-of-Way and said existing City of Post Falls City Limits;

thence along the East Right-of-Way of Luverne Lane, the East line of Block 4 of the Plat of Green Meadows filed in Book L of Plats at Page 456, Records of Kootenai County, and its extension thereof and the existing City of Post Falls City Limits, North 00°35'37" East a distance of 643.61 feet to the **True Point of Beginning;**

said parcel containing 4.892 acres of land, more or less.



# EXHIBIT B



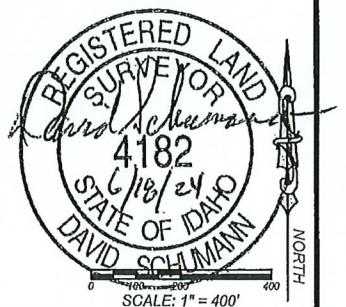
## LEGEND

- △ CALCULATED POINT, NOTHING FOUND OR SET
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "ATS PLS 8962"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "ESC PLS 4194"
- FOUND 5/8" REBAR WITH ILLEGIBLE YELLOW PLASTIC CAP
- FOUND 2" ALUMINUM CAP MARKED "LCE PLS 4182"
- x-x- EXISTING CITY LIMITS
- ||- ANNEXATION BOUNDARY

## Line Table

| Line # | Bearing     | Length  |
|--------|-------------|---------|
| L1     | S88°44'36"E | 331.15' |
| L2     | S00°37'25"W | 644.23' |
| L3     | N88°38'06"W | 330.82' |
| L4     | N00°35'37"E | 643.61' |
| L5     | S00°35'37"W | 20.00'  |
| L6     | N00°37'25"E | 20.00'  |

CENTER QUARTER CORNER  
FOUND 3" ALUMINUM CAP PER  
CP&F 2540621000



126 E. POPLAR AVENUE  
COEUR D'ALENE, IDAHO 83814  
PHONE: 208.676.0230  
WWW.LAKECITYENGINEERING.COM

## KILLDEER ANNEXATION THE WEST HALF OF TRACT 23, BLOCK 25

NW 1/4, SEC. 25, T 51 N, R 5 W,  
B. M., KOOTENAI COUNTY, IDAHO

DESIGNED BY: DCD  
DRAFTED BY: SMA/TCD  
SCALE: 1" = 400'  
DATE: 06/10/2024  
JOB NO: 24-027  
FILE: 24-027 ANNEX EXB.dwg

**CITY OF POST FALLS  
AGENDA REPORT  
CONSENT CALENDAR  
MEETING DATE: 3/18/2025**

---

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** Ross Junkin, Maintenance Manager

**SUBJECT:** Purchase of (1) JBL 270T Compact Track Loader

---

**ITEM AND RECOMMENDED ACTION:**

City staff requests that the City Council approve the purchase of (1) new JBL 270T Compact Track Loader (T4) from Norlift, Inc. for a total amount of \$73,570.00. No presentation is planned on this item.

**DISCUSSION:**

City Staff requests that the City Council approve the purchase of (1) new 270T JBL Compact Track Loader (T4). As part of the FY25 budget, the existing Streets 2012 CAT skid steer was planned to be replaced. Staff identified an acceptable Skid Steer at a competitive price through the Sourcewell cooperative purchasing agreement available to Idaho public entities.

Shortly after the budget process, Streets identified a need to form a right-of-way mow crew. The crew was formed to maintain our city's roadside vegetation using the existing CAT Skid Steer with a mower attachment, which has worked well. The Streets asphalt crew also needs to utilize the same Skid Steer during those same summer months. Due to the overlapping needs for a single Skid Steer, staff is requesting that the existing CAT Skid Steer be retained after this purchase for up to 3 years. In that time, staff will bring to Council a request to add a Skid Steer to the Fleet utilizing the budget request process. No significant funds will be invested in repairs to the retained unit, to prioritize maintenance funds for current assets.

The \$73,570 price is less than the FY '25 approved replacement budget of \$100,000 for this Skid Steer.

If approved and ordered now, we expect that this equipment will be delivered in time for this coming maintenance season.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

Council approved this budget item during the budget process.

**APPROVED OR DIRECTION GIVEN:**

Purchase of a skid steer was approved.

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

\$ 73,570.00 of the budgeted \$100,000.

**BUDGET CODE:**

001-434.0000.90010

**ATTACHMENTS:**

1. 2025 JBL 270T track loader - Sourcewell quote



2. Legal Memo Cooperative Purchasing Compact Loader-signed



NORLIFT, INC.  
512 N FANCHER  
SPOKANE  
Washington  
99212  
United States  
+1 509-535-1776

# Quotation

|                                                                                     |                                                               |                        |                       |                            |                                                |                                                 |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------|------------------------|-----------------------|----------------------------|------------------------------------------------|-------------------------------------------------|
| <b>Customer:</b><br>City of Post Falls<br>2002 W Seltice Way<br>Post Falls<br>83854 | <b>Quote Number:</b><br>18528                                 | <b>Status:</b><br>Open | <b>Revision:</b><br>0 | <b>Currency:</b><br>USD    | <b>Quote Creation Date:</b><br>22-January-2025 | <b>Quote Validity Date:</b><br>21-February-2025 |
| <b>Ship to:</b><br>City of Post Falls<br>2002 W Seltice Way<br>Post Falls<br>83854  | <b>Quote Prepared By:</b> AARON MARSDEN<br>aaronm@norlift.com |                        |                       | <b>Customer Reference:</b> | <b>Requested Delivery Date:</b>                |                                                 |

|                                                                 |
|-----------------------------------------------------------------|
| <b>Payment Terms:</b> P.O.                                      |
| <b>Delivery Terms:</b> DELIVERED TO CITY OF POST FALLS          |
| <b>Quote Description:</b> SOURCEWELL CONTRACT NUMBER 020223-JCB |

| MODEL                             | QTY | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | MACHINE PRICE BREAK DOWN                                                                                                                                                    |
|-----------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 270T NA                           | 1   | 270TCOMPACTTRACKLOADER(T4)NA,SERIES3.2<br>RUBBER TRACKS - 17.7 IN / 450 MM WIDE<br>CAB, TRACKED, HEAT & A/C (LP T4 3.2)<br>E/H 7 WAY JOYSTICKS & AUX HARNESS (LP T3/T4/S5)<br>LANDSCAPE BUCKET - 78 IN /1981 MM WIDE WITH BOCE<br>LANGUAGE PACK - ENGLISH, CAB (LP T4)<br>HIGH FLOW HYDRAULICS WITH CREEP SPEED (LP T4/S5)<br>110VENGINEBLOCKHEATER(LPT4/S5)<br>2 SPEED - TRACKED<br>PARALLEL LIFT & SMOOTH RIDE<br>POWERED QUICKHITCH<br>REVERSING FAN - 270/270T****LP 270/270T T4/S5<br>VINYL AIR SUSPENSION SEAT | <b>MSRP \$88,455</b><br>SOUREWELL DISCOUNT 10%<br>-\$8,845.50<br>SOURCEWELL PRICE \$79,609.50<br><br>APPROXIMATE 7.5%IN ADDITION<br>MADE AVAILABLE FOR THIS<br>TRANSACTION. |
| <b>CustomerSalePrice(lesstax)</b> |     | <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>USD 73,570.00</b>                                                                                                                                                        |

|                                                           |
|-----------------------------------------------------------|
| <b>Additional Comments:</b>                               |
| 2YR/2,000HR WARRANTY (DOES NOT INCLUDE TRAVEL OR CARTAGE) |
| PRICING INCLUDES BACK-UP CAMERA                           |

## TERMS AND CONDITIONS:

|                             |       |                            |       |
|-----------------------------|-------|----------------------------|-------|
| <b>Quote Number:</b>        | 18528 | <b>Customer Reference:</b> |       |
| <b>Customer Acceptance:</b> | _____ | <b>Date:</b>               | _____ |
| <b>Dealer:</b>              | _____ | <b>Date:</b>               | _____ |



**Legal Services**  
**Phone: (208) 773-0215**  
**Fax: (208) 773-0214**

## Memorandum of Legal Counsel

**To:** Ross Junkin, Public Works Maintenance Manager  
**From:** Christopher Gabbert, Deputy City Attorney  
**Date:** March 3, 2025  
**Re:** April 5, 2023, Cooperative Purchasing – Compact Track Loader

---

My review and analysis are based purely on the legal aspects of the cooperative purchasing procurement as authorized by the Idaho purchasing statutes, particularly Idaho Code § 67-2807. Idaho Code §67-2807 allows the City Council to approve participation in cooperative purchasing agreements with the state of Idaho, other Idaho political subdivisions, other government entities, or associations of such public entities. The city may also participate in cooperative purchasing programs established by any association that offers its goods or services as a result of competitive solicitation processes.

The legal department is tasked with reviewing purchases using cooperative purchasing to determine if the entity meets the requirements of state code and whether the entity used a competitive solicitation process for the item(s) the department intends to purchase. Once the determination is made, the department must then complete the purchase using the same approval process that would ordinarily be required based on the cost of the purchase.

On or about 2/14/2025, I received copies of quotation materials that were received by Public Works utilizing Sourcewell.

I have reviewed the submittal and researched the competitive solicitation process that Sourcewell utilized. Sourcewell published a request for proposals (“RFP”) on 12/6/2022, opened the proposals on 2/2/2023 and awarded the contract to JCB, Inc. on April 10, 2023. Norlift, Inc. (identified and listed as one of JCB, Inc.’s dealers) provided its Quote to the city on 01/22/2025. The Quote has been attached for your review.

My review of the competitive solicitation process leads me to conclude, on a purely legal level, that JCB, Inc. through its seller and/or authorized service dealer, Norlift, Inc. is offering the goods or services as a result of a competitive solicitation process and is in accordance with the requirements of Idaho Code and the City of Post Falls’ procurement standards.

Therefore, the City of Post Falls may go ahead with the procurement of Compact Track Loader as indicated on the quote from Norlift, Inc.

Should you have any questions, please feel free to contact me.

Sincerely,

*Christopher Gabbert*

Christopher Gabbert  
Deputy City Attorney

Enclosures

**CITY OF POST FALLS**  
**AGENDA REPORT**  
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS  
**MEETING DATE: 3/18/2025**

---

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** Jonathon Manley, Planning Manager

**SUBJECT:** Post Falls Housing Needs Analysis Report

---

**ITEM AND RECOMMENDED ACTION:**

The Post Falls Planning Division is asking the City Council to review and adopt the submitted Post Falls Housing Needs Analysis Report. The consultant is planning to provide about a 30-minutes presentation of the report remotely.

**DISCUSSION:**

The intent of the Attached Housing Needs Analysis (HNA) Report is to better understand the City's key housing issues with an emphasis on unmet demand both now and over the next 5, 10, and 15 years. This study is intended to compile and analyze housing statistics and trends in the Post Falls market to develop a "blueprint" of housing needs and provide recommendations for meeting those needs that can be incorporated into an upcoming update to the City's comprehensive plan, which is planned for 2025.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

On April 11, 2024, the Planning Division presented to City Council during a workshop an option to complete a Housing Needs Analysis (HNA) for Post Falls and discussed the potential benefits of a Post Falls Housing Needs Study and how this study could assist an upcoming Comprehensive Plan update. City Council directed staff to complete a HNA for this purpose at the conclusion of this workshop. The professional service agreement with Camoin Associates was signed September 5<sup>th</sup>, 2024. November 7<sup>th</sup> and 8<sup>th</sup>, 2024, Camoin visited the City of Post Falls and completed a couple Focus Groups and an Open House. During the Open House, observers noted that the rapid influx of money and population have driven property values sharply upward from pre-COVID prices around \$325,000 to about \$500,000 post-COVID; with significant interest from cash buyers and new residents from other states. On January 27, 2025, the City hosted a workshop at the Trailhead Event Center for members of the city council, planning and zoning commission, and citizens. The public workshop focused on preliminary findings from the housing study and draft recommendations. During this public outreach effort, there was also an opportunity for citizens to complete a Housing Needs survey as well. The attached report goes into more detail about the corresponding results.

**APPROVED OR DIRECTION GIVEN:**

City Council directed staff to embark on completing an HNA for the purpose of complimenting upcoming Comprehensive Plan Update.

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

N/A

**BUDGET CODE:**

N/A



**ATTACHMENTS:**

1. Full Report - Housing Needs Analysis - City of Post Falls ID
2. Presentation 3.18.25 - Housing Needs Analysis - Post Falls ID





CITY OF  
POST FALLS

# HOUSING NEEDS ANALYSIS

March 2025

Page 100 of 564



# Acknowledgments



## Project Team

**Robert Seale**, Community Development Director, *City of Post Falls*

**Jon Manley**, Planning Manager, *City of Post Falls*

**Ethan Porter**, Former Associate Planner, *City of Post Falls*

## Interviewees & Focus Group Members

*Noah Stam*

*Nathan Ziegler*

*Maggie Lyons*

*Todd Prescott*

*Lori Weaver*

*Leslie Orth*

*Gynii Gilliam*

*Mayor Ronald Jacobson*

*Robert Jacobs*

*Wendy Anderson*

*Donna Brundage*

*James Casper*

*Pam Houser*

*Rick Rasmussen*

*Jesse Holderman*

*Alyssa Newcomb*

*Todd Kiesbuy*

*Jeryl Archer*

*Scott Krajack*

*Kevin Schneidmiller*

*John Beacham*

*Dan Selden*

*Dan Thomas*

## Post Falls City Council

*Samatha Steigleder*

*Aaron Plew*

*Joe Malloy*

*Nathan Ziegler*

*Randy Westlund*

*Ryan Davis*

## Post Falls Planning & Zoning Commission

*James Steffensen*

*Ray Kimball*

*Vicky Jo Carey*

*Ross Schlotthauer*

*Kibbee Walton*

*Bobby Wilhelm*

*Chris Schreiber*

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# EXECUTIVE REPORT



# EXECUTIVE SUMMARY

## PURPOSE

The City of Post Falls sought to better understand the City's key housing issues with an emphasis on unmet demand both now and over the next 5, 10, and 15 years.

This study is intended to compile and analyze housing statistics and trends in the Post Falls market to develop a "blueprint" of housing needs and provide recommendations for meeting those needs that can be incorporated into an upcoming update to the City's comprehensive plan, which is planned for 2025.

## GEOGRAPHY

The City of Post Falls abuts the Washington state border and extends 10 miles east within Kootenai County. The city is considered part of the larger Coeur d'Alene Metropolitan Area. Its neighboring communities include Rathdrum, Hauser, and Huetter, and the city is located along the Spokane River, with some unincorporated areas lying to the south.

## SOURCES

In addition to data reports, Camoin Associates collected input from other sources:

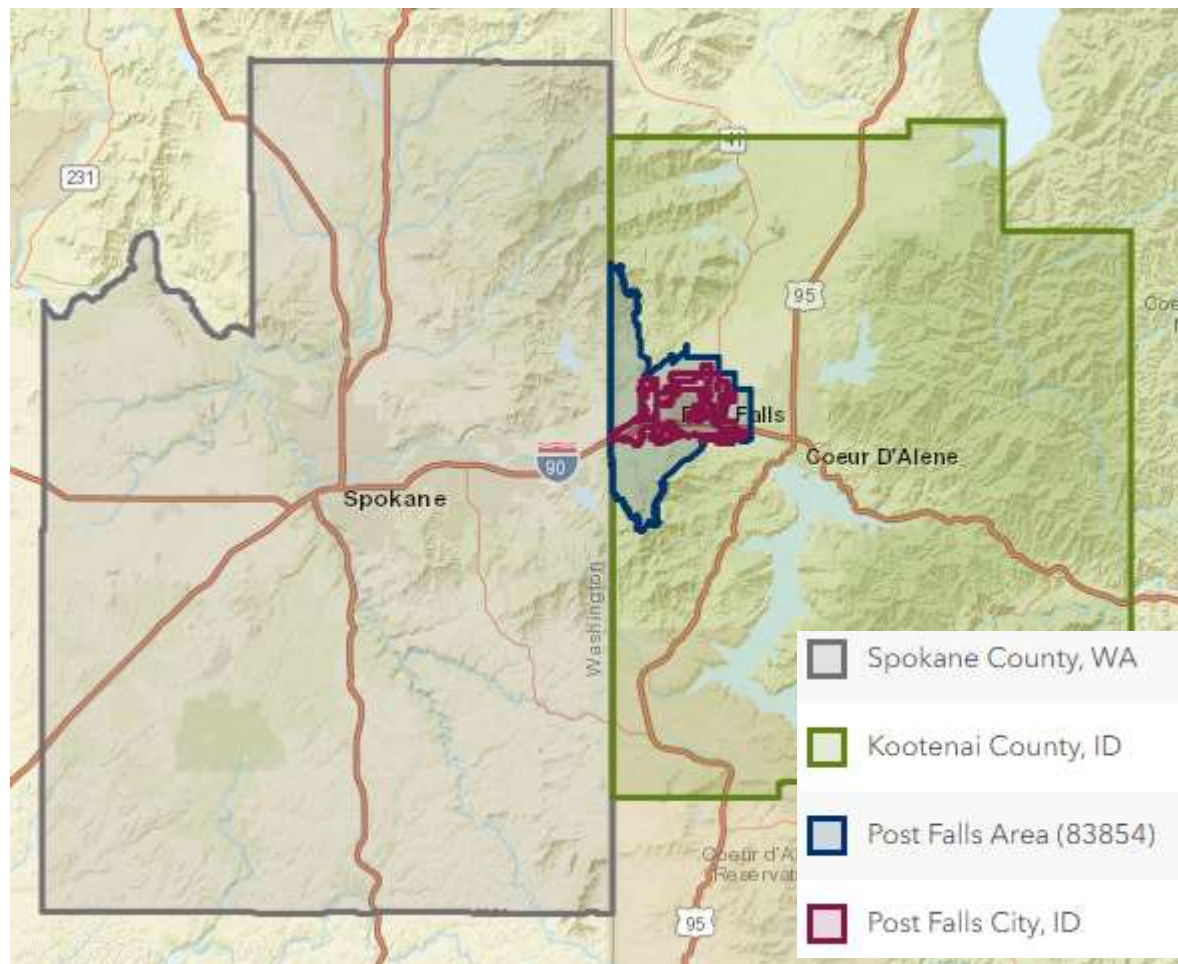
- **Public Survey**
- **Open House**
- **Public Workshop**
- **Interviews**
- **Site Visit and Tour of the City**

## FINDINGS

The City of Post Falls has experienced significant population growth in the past 25 years, surpassing its local comparison communities and the national average. As the population spikes, so do home prices, making the average home in Post Falls unaffordable to those earning the median annual income, and rent is just barely affordable. Seniors in the city are particularly cost burdened, and anecdotal information tells us that young people who want to move back to the city or find a place to live cannot afford to do so.



# MARKET AREA DEFINITIONS



Source: Esri

This report will present findings for the following geographies:

- **Post Falls Area (ZIP Code: 83854)**
- **Kootenai County, ID**
- **Spokane County, WA**
- **State of Idaho**
- **USA**

For the purposes of this report, "Post Falls Area" refers to the boundaries of ZIP Code 83854. This approach captures demographic, economic, and housing trends both within the official city limits and in nearby areas that influence the local housing market. Red reference boundaries of the City of Post Falls are also included on the map.

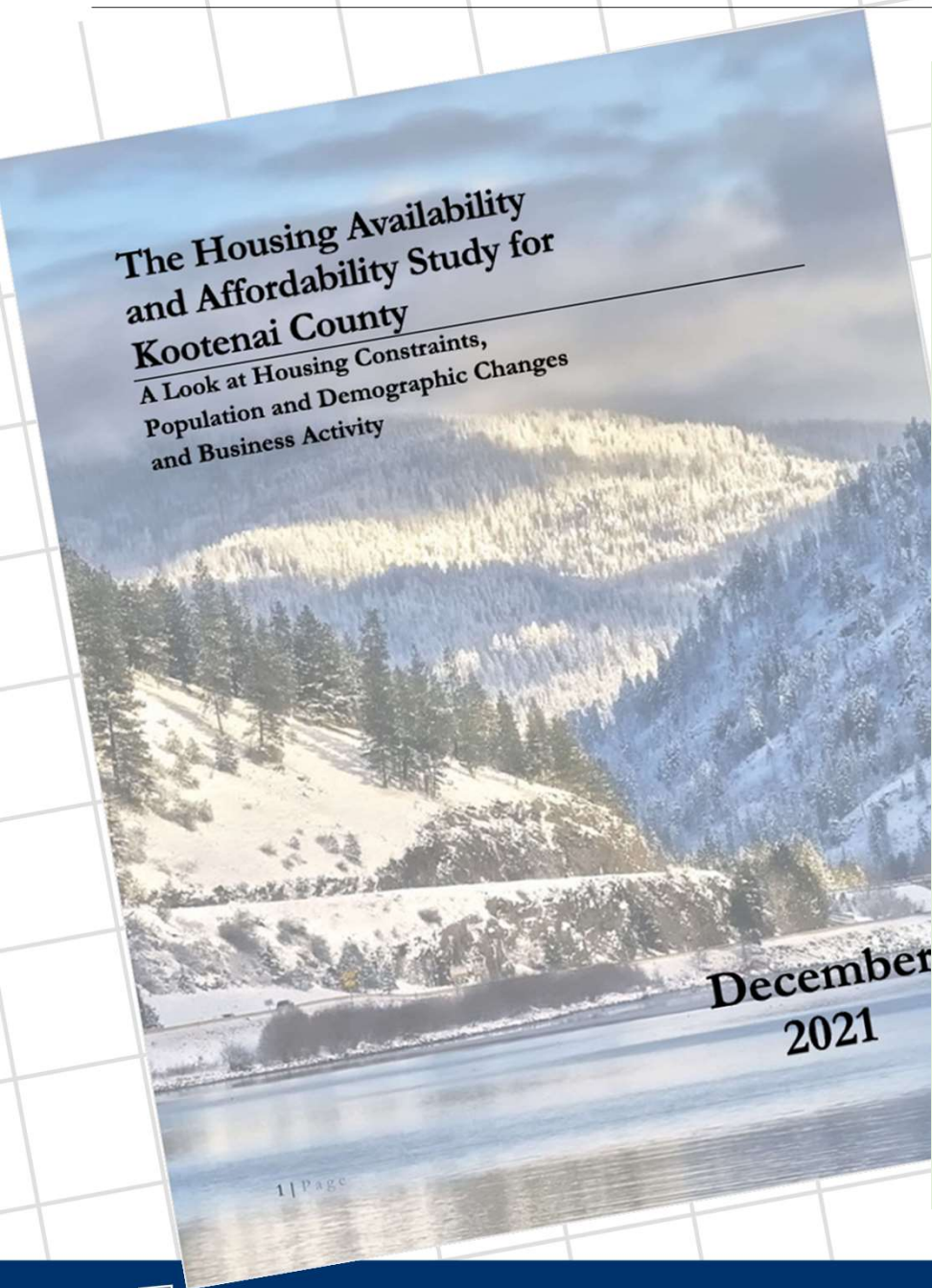
This consistent geographic framework ensures a comprehensive analysis of trends relevant to each area.

An aerial photograph of a residential neighborhood. The image shows a grid of streets with houses on either side. The houses are mostly single-story with gabled roofs. There are some larger buildings and trees on the left side of the image. The overall tone is muted, with a greenish-grey tint.

# EXISTING STUDIES SUMMARIES



# REVIEW OF EXISTING STUDIES, INITIATIVES, & PLANS



## Kootenai County Affordable Housing Study, 2021

The **2021 Kootenai County Affordable Housing Study** examined the region's growing housing affordability crisis, highlighting rising costs, supply shortages, and policy recommendations to address the issue.

Kootenai County's housing market faced rising prices and rents due to high demand and limited supply. Many residents, especially essential workers and seniors, struggled with affordability, spending over 30% of their income on housing. Rapid population growth and wage stagnation worsened the issue, while zoning laws, high construction costs, and low rental availability further restricted housing options.

The study's *Policy Recommendations & Solutions* outlined strategies to address Kootenai County's housing crisis, including zoning reforms, incentives for affordable housing development, and expanded assistance programs. It also emphasized the need for improved infrastructure, public-private partnerships, and community engagement to create sustainable, long-term housing solutions.

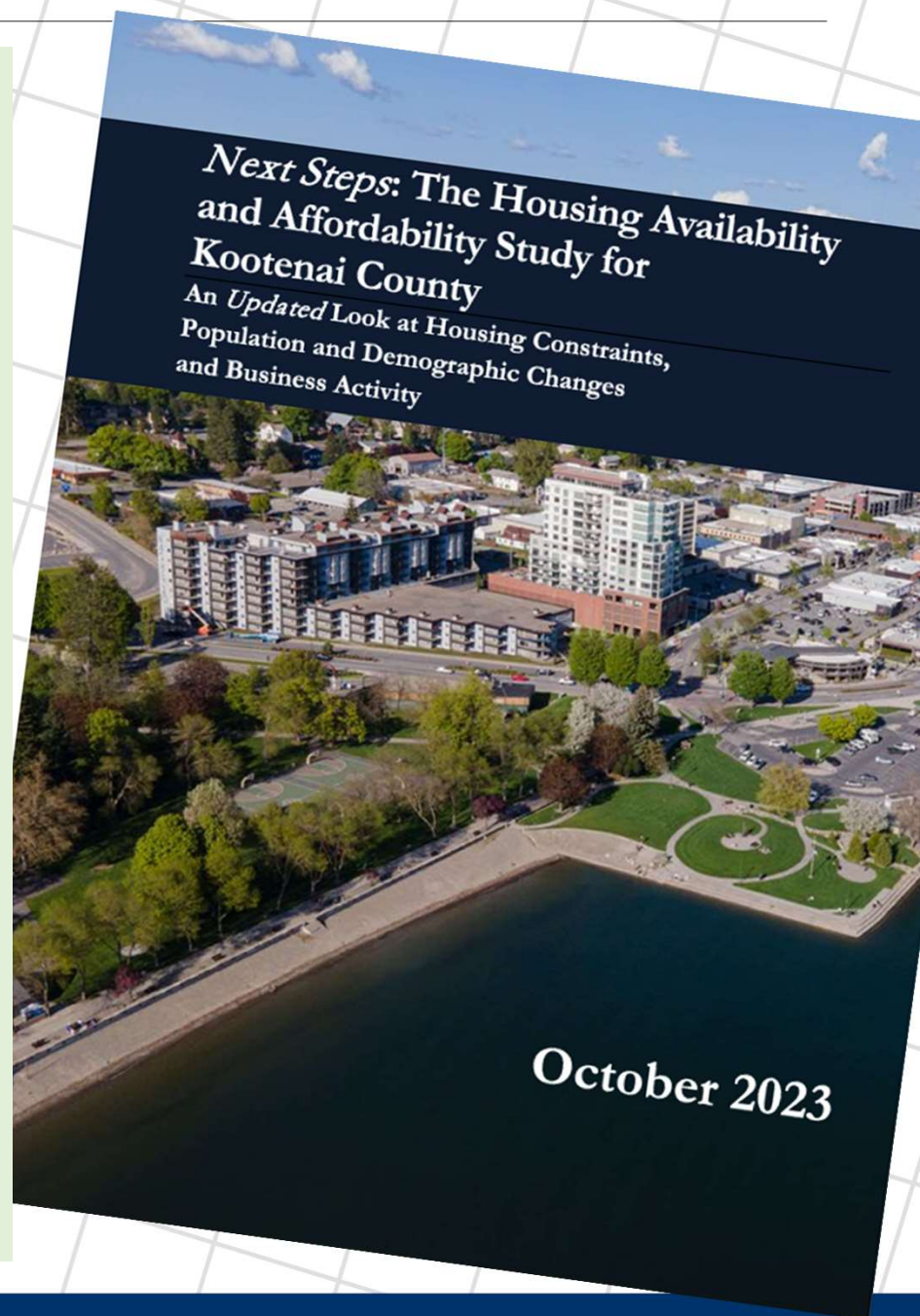
# REVIEW OF EXISTING STUDIES, INITIATIVES, & PLANS

## Kootenai County Housing Report, 2023

The **2023 Kootenai County Housing Report** studied rising housing costs, affordability challenges, and supply shortages while proposing policy solutions to increase housing availability and stabilize the market.

Kootenai County's housing market experienced rising home prices and rents, driven by population growth and limited supply. Many households, especially essential workers, young families, and seniors, were cost-burdened, spending over 30% of their income on housing. Wage growth had not kept pace, making homeownership difficult and increasing rental competition. Zoning restrictions, high construction costs, and labor shortages further limited new housing development, while low rental vacancy rates drove rents higher. The county urgently needed diverse housing options, but regulatory and cost barriers slowed progress.

The report called for zoning reforms, housing incentives, and expanded assistance programs to address affordability. Key strategies included allowing higher-density housing, supporting ADUs, streamlining permits, and boosting rental and homebuyer aid. Infrastructure investment and public-private partnerships are also emphasized to increase supply and stabilize the market.





# REVIEW OF EXISTING STUDIES, INITIATIVES, & PLANS



## **Housing Needs Assessment and Housing Barriers Analysis**

City of Coeur d'Alene

FINAL REPORT

### **Housing Needs Assessment and Barriers Analysis**

The report **Housing Needs Assessment and Housing Barriers Analysis** for the City of Coeur d'Alene, completed in October **2015**, provided an in-depth analysis of housing demand, affordability, and barriers to housing choice.

Coeur d'Alene's population growth had outpaced affordable housing, with rental costs rising 39% since 2000 while renter incomes had increased only 20%. There was a severe shortage of low-cost rentals and workforce housing, making homeownership difficult for average-wage workers. Accessibility issues affected seniors and disabled residents, while fair housing compliance remained a challenge. By 2030, the city was projected to need up to 4,000 new units, prioritizing affordable rentals and homes under \$225,000.

Coeur d'Alene was recommended to expand mixed-income housing near job centers, prioritize affordable housing on public land, and offer incentives like fee waivers and density bonuses. Improving transit, sidewalks, and accessibility, along with stronger fair housing compliance, was expected to create a more inclusive housing market.





# ENGAGEMENT & OUTREACH

# ENGAGEMENT ACTIVITIES

## Housing Needs Workshop

- Introduction to the consulting team and the project goals
- Discussions about Post Falls housing challenges, options, resources, and solutions
- Breakout groups to brainstorm solutions for meeting unmet demand and identifying housing priorities

## Public Presentation Workshop

- Presentation of key data findings, survey results, and draft strategies
- Opportunity for questions and answers regarding the findings and strategies
- In-person and virtual options for rating and leaving comments on each draft strategy

## Virtual & In-Person Interviews

- Conversations to gain one-on-one perspectives from those close to the housing crisis and solutions
- Discussions with local stakeholders and key figures such as realtors, housing providers, political representatives, employers, social service providers, and more

## Community Housing Needs Survey

- Survey to gauge the experiences of those living in Post Falls, and to understand the Post Falls housing and rental market
- 593 responses from current and prospective Post Falls residents





An aerial photograph of a suburban neighborhood. The image shows a mix of residential houses with varying rooflines, interspersed with numerous trees. A winding road or path cuts through the middle of the area. In the lower portion of the image, a river or lake is visible, with several docks and small structures extending into the water. The overall scene is captured in a monochromatic green tint.

# FOCUS GROUP SUMMARIES



# FOCUS GROUP 1 TAKEAWAYS

## *SCHOOLS, SOCIAL SERVICES, HOUSING, LENDING*

---

### **Five professionals shared their observations of Post Falls' housing market**

Focus group input from November 7, 2024, paints a detailed picture of Post Falls' evolving housing and lending landscape. Participants — from realtors and mortgage brokers to nonprofit representatives — highlighted significant challenges, including soaring home prices (up 73% since 2018), a decrease in market activity, and a lock-in effect where homeowners hesitate to move due to diminished buying power.

They noted that first-time buyers are facing affordability hurdles, compounded by a market in which many potential buyers are waiting for lower rates, even as downpayment assistance programs are available.

The group also observed that rising rents are creating overcrowded apartments for roommates.

The discussion also touched on broader social issues, such as post-COVID displacement leading to a growing demographic of the working poor and middle-aged individuals experiencing homelessness and the rising costs of traditionally affordable options like trailer parks and rentals—some of which are being converted into short-term Airbnbs.

Additionally, concerns were raised about the impact on essential workers and the service industry, as well as the challenges of attracting new residents due to infrastructure strains and a resistant local attitude toward multifamily development.

In response, suggestions included creating incentives for builders, adjusting regulations to ease burdens on landlords and homeowners, and exploring innovative housing models like Homeshare to help bridge the affordability gap.



# FOCUS GROUP 2 TAKEAWAYS

## *UTILITIES, EMPLOYMENT, DEVELOPERS*

---

### **Eleven participants offered their perspectives of housing market conditions**

Focus Group 2 engaged in a multifaceted discussion about housing challenges and workforce issues in Post Falls. Local developers, utility experts, and employers discussed how the city's infrastructure—ranging from drilled wells to natural gas and electric services—remains solid under the master plan, yet the community is facing a critical shortage of affordable housing.

Employers, notably Northwest Specialty Hospital, are grappling with recruitment difficulties as essential workers such as first responders, healthcare professionals, and teachers struggle to find suitable homes, with many seeking townhouses in the \$350,000 to \$380,000 range while single-family options remain scarce and often too expensive.

Meanwhile, participants highlighted a community program that has successfully facilitated over 55 matches between home providers and tenants seeking affordable rental options, yet underscored that even well-employed individuals in healthcare and education face escalating rental costs—forcing many to consider unconventional living arrangements or seek opportunities elsewhere.

Developers acknowledged rising material and labor costs, a shortage of experienced tradespeople, and the inherent delays in housing production, even as mixed-use and ADU projects offer some promise for a more diversified housing market.

The discussion underscored the need for innovative policy measures and creative zoning solutions to balance growth, affordability, and workforce retention in Post Falls.



An aerial photograph of a residential neighborhood. In the foreground, there is a dense line of tall, thin evergreen trees. Behind the trees, a street with several parked cars runs horizontally. To the left of the street, there are more trees and a few houses. To the right, a large residential complex with many houses is visible. The houses have dark roofs and are arranged in rows. The overall scene is a typical suburban neighborhood.

# STAKEHOLDER INTERVIEWS SUMMARIES

# STAKEHOLDER INTERVIEWS

In addition to roundtable interviews, a public survey, open house breakout groups, and public workshop feedback, Camoin Associates interviewed the following individuals. Their input has been summarized and aggregated by topics.

- **Gynii Gilliam**, Coeur d'Alene Area Economic Development Corporation, President
- **Maggie Lyons**, Panhandle Affordable Housing Alliance, Executive Director
- **Leslie Orth**, 3<sup>rd</sup> Avenue Marketplace, Executive Director
- **Todd Prescott**, Whitewater Creek Inc, Co-Owner
- **Noah Stam**, Homebuilder, Stam Structures
- **Lori Weaver**, 3<sup>rd</sup> Avenue Marketplace, Case Manager
- **Nathan Ziegler**, Post Falls City Council Member

## TOPIC 1

### **Housing Affordability and Economic Strain:**

Stakeholders consistently highlight a deepening affordability crisis. Rising rents and home prices, coupled with stagnant wages, are pushing many residents—especially middle-income families and the ALICE (Asset Limited, Income Constrained, Employed) population—into difficult situations. Increased reliance on house sharing, couch surfing, and public assistance (such as food banks and rent vouchers) reflects the broader struggle to secure affordable housing. Delays in obtaining Section 8 units and issues with maintenance further compound these challenges.





# STAKEHOLDER INTERVIEWS

---

## TOPIC 2

### **Innovative Housing Models and Entry-Level Solutions:**

Several respondents are exploring or advocating for alternative housing solutions. These include community land trusts, deed-restricted fee simple homes, shared equity models (as seen in projects like Miracle on Britton), and entry-level homes aimed at young families and essential workers. These models are designed to bypass traditional subsidy frameworks—important in a conservative context—and offer more sustainable, long-term affordability.

### **Rapid Growth, Zoning, and Regulatory Challenges:**

The rapid population and development growth in Post Falls has stirred concerns among both residents and officials. Rapid expansion, coupled with slow permitting processes and complex zoning regulations, has led to frustration among developers and community members alike. There is a call for streamlined permitting, zoning bonuses for affordable projects, and improved public education about pre-approved developments to manage growth responsibly.

## TOPIC 3



# STAKEHOLDER INTERVIEWS

---

## **Developer and Economic Development Perspectives:**

From the developers' standpoint, there is a strong demand for affordable and workforce housing, yet significant barriers persist. High development costs, labor shortages, and fluctuating material prices add to the challenge. Meanwhile, economic development leaders stress the importance of building housing for the workforce—ensuring that essential sectors like healthcare, education, and public safety have access to affordable homes. This is viewed as crucial for sustaining a vibrant local economy, even as some residents express antigrowth sentiments.

## **TOPIC 4**

## **TOPIC 5**

### **Community Impact and Support Services:**

The strain on community services is evident, with food banks and case management programs reporting increased demand and shifting client demographics. As more middle-income families face economic pressure, public services are stretched thin, underscoring the need for comprehensive, community-led responses that integrate housing solutions with social support.

Together, these themes illustrate a complex and interwoven set of challenges in Post Falls—one that demands innovative housing solutions, regulatory reform, and coordinated community and economic development strategies to ensure long-term stability and inclusiveness.



# INTERVIEW WITH THE MAYOR

## *MAYOR RONALD G. JACOBSON*

---

The interview involved a detailed discussion on the post-pandemic housing market challenges in Post Falls, highlighting that rapidly rising prices—houses once selling for under \$200,000 now going for around \$450,000—have made it increasingly difficult for local residents to compete with out-of-state buyers.

Mayor Jacobson noted that the surge in demand, driven by an influx of people from California and beyond, has intensified multifamily development, although this trend has met with significant local pushback due to concerns over increased density, higher rents, potential impacts on schools, and changes in neighborhood character.

He also discussed the financial pressures on homeowners, including the impact of rising interest rates and property taxes, which are exacerbated by the faster appreciation of residential over commercial properties and high impact fees that add substantially to housing costs.

Additionally, the mayor reflected on the political and administrative challenges faced by the city council, including debates over permitting processes, zoning adjustments to encourage affordable starter homes, and the balance between accommodating growth and preserving the quality of life for long-time residents.

*November 7, 2024*



An aerial photograph of a suburban residential neighborhood. The image shows several rows of houses with dark roofs and light-colored siding, arranged along winding streets. There are green lawns, some trees, and a few parked cars. The overall scene is a typical suburban development.

# OPEN HOUSE TAKEAWAYS



# OPEN HOUSE TAKEAWAYS

The open house feedback from November 7, 2024, reveals that Post Falls has experienced dramatic shifts in its housing market over the past year and a half. Observers noted that rapid influxes of money and population have driven property values sharply upward—from pre-COVID prices around \$325,000 to about \$500,000 post-COVID—with significant interest from cash buyers and new residents from states like California, Nevada, and Arizona.

Despite a large in-migration of retirees and high-wage tech professionals, medium-income residents and public service workers are struggling as the rental market remains poor in quality and affordability. Many tenants pay over 40% of their income on rent.



# OPEN HOUSE TAKEAWAYS

---



Participants expressed concerns over the loss of the town's small-community feel, underdeveloped infrastructure such as schools, roads, and emergency services, and the need for more balanced planning that avoids over-concentration of high-density apartments.

Priorities for the next 5 to 15 years include enhancing owner occupancy and first-time buyer opportunities, providing targeted financing for essential workers, controlling multifamily development, and preserving quality of life through responsible growth, equitable taxation, and strategic annexation.

Ultimately, the City is seen as needing to play an active role in ensuring that development supports local residents while maintaining the community's character and infrastructure.



An aerial, high-angle photograph of a suburban neighborhood. The image shows a grid of streets with houses, trees, and lawns. The houses are mostly two-story structures with gabled roofs. The trees are scattered throughout the neighborhood, some in front yards and others in larger open spaces. The overall tone of the image is muted, with a greenish-grey color palette. The text "PUBLIC WORKSHOP TAKEAWAYS" is overlaid in the center of the image in a bold, white, sans-serif font.

# PUBLIC WORKSHOP TAKEAWAYS

# PUBLIC WORKSHOP TAKEAWAYS

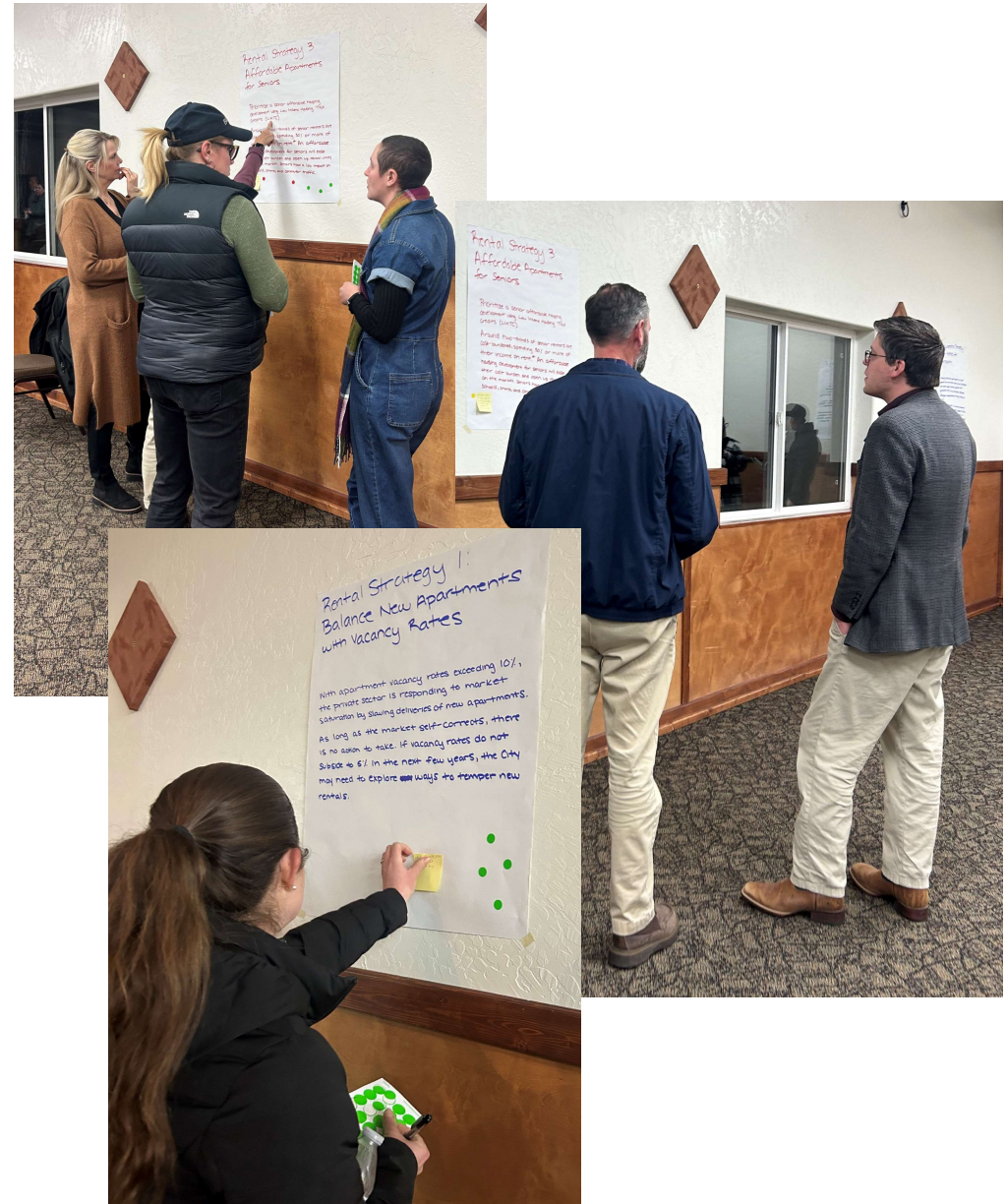
On January 27, 2025, the City hosted a workshop at the Trailhead Event Center for members of the city council, planning and zoning commission, and citizens.

The public workshop focused on preliminary findings from the housing study and draft recommendations.

Camoin Associates made a presentation of Key Findings (largely mirrored in the Key Findings in this report) from the research and walked through initial strategy ideas and the rationale for each.

Members of the city council and planning commission were invited to ask clarifying questions of Camoin Associates related to the data findings and strategy approaches.

Afterward, members of the public were encouraged to indicate their level of support of individual strategies with color-coded stickers and Post-It notes for commentary.





# PUBLIC WORKSHOP TAKEAWAYS

## Tallies of Strategy Support Indicators from Public Workshop Participants

| STRATEGY                                        | <i>I support this</i> | <i>Don't understand/Need more information/Neutral</i> | <i>I do not support this</i> |
|-------------------------------------------------|-----------------------|-------------------------------------------------------|------------------------------|
| Balance New Apartments with Vacancy Rates       | 12                    | 1                                                     | 1                            |
| Allow Rentals in Mixed-Type Neighborhoods       | 9                     | 3                                                     | 3                            |
| Affordable Apartments for Seniors               | 6                     | 6                                                     | 3                            |
| Starter Homes for Affordability                 | 10                    | 4                                                     | 1                            |
| Diverse Housing Types to Meet Needs             | 8                     | 3                                                     | 5                            |
| Upkeep Older Neighborhoods                      | 10                    | 7                                                     | 0                            |
| Service Centers in More Places                  | 13                    | 1                                                     | 0                            |
| Balance Recreational Assets with Housing Growth | 7                     | 7                                                     | 2                            |
| Meet Growth with Careers and a Downtown         | 9                     | 7                                                     | 0                            |



# PUBLIC WORKSHOP TAKEAWAYS

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## Summary of Notes Left by Participants

### Current Building & Market Dynamics

- **Permits & Construction:** Some projects that have pulled permits still have not been completed. Participants wonder why and whether the city tracks these stalled developments.
- **Market-Driven Development:** Many feel the city's limitations on building permits are outdated or "backwards looking" and that developers can react to real-time market conditions more quickly than regulations can.
- **Supply vs. Demand:** There is an emphasis on letting the market "dictate" the type and pace of development, though others also acknowledge the need for balanced regulations.

### Housing Diversity & Density

- **High-Density Homeownership vs. Rentals:** Some participants want more opportunities for ownership in higher-density forms (e.g., townhouses, condos) rather than just increasing rental apartments.
- **Smaller Homes:** Several notes suggest smaller homes can be beneficial (for seniors, first-time buyers, etc.), but there are questions about whether that means physically smaller lots or simply smaller homes on standard lots (to allow future expansion).
- **Senior-Focused Housing:** There is interest in senior-oriented options, possibly using federal tax credits or other programs, but some wonder why seniors wouldn't relocate to cheaper areas instead.
- **Middle Housing:** There is a perception that development is polarized between large-lot single-family homes and large apartment complexes; participants call for more "middle housing" (duplexes, triplexes, cottage homes, ADUs, etc.).



# PUBLIC WORKSHOP TAKEAWAYS

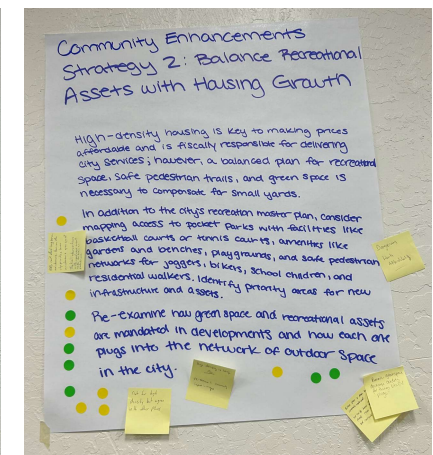
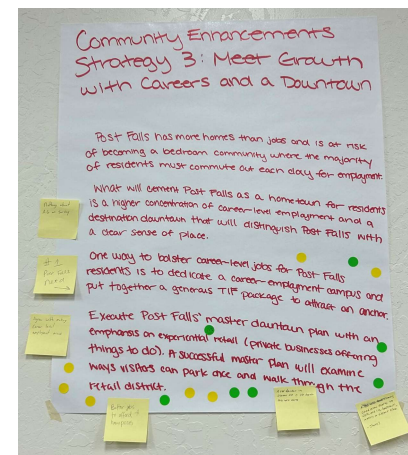
## Summary of Notes Left by Participants *Continued*

### Zoning & Regulatory Barriers

- **Minimum Lot Sizes & Setbacks:** Current requirements (lot size minimums, parking, setbacks) are perceived as making “middle housing” illegal or very difficult to build. Some suggest reducing the minimum lot size by 20% in R1 zoning.
- **Existing Ordinances:** There are questions about how to expand or update Cottage and Tiny Home ordinances.
- **Scaled Impact Fees:** Support for fees that scale according to the size or type of housing, to reduce barriers for smaller units.
- **HOAs & Maintenance:** Concern about how HOAs manage long-term maintenance and open space; some participants would prefer city-led approaches to open space and trail safety.

### Affordability & Market Impacts

- **Affordability Concerns:** High-density is sometimes labeled as a threat to affordability, but others say it’s necessary to meet demand and reduce housing costs.
- **Market Value Effects:** Skepticism exists about how denser development might affect surrounding property values—some fear a negative impact, others see it as a natural market adjustment.
- **Strings Attached to Federal Funds:** Some are wary of federal funding programs that might come with regulations or “strings” they consider too restrictive.



# PUBLIC WORKSHOP TAKEAWAYS

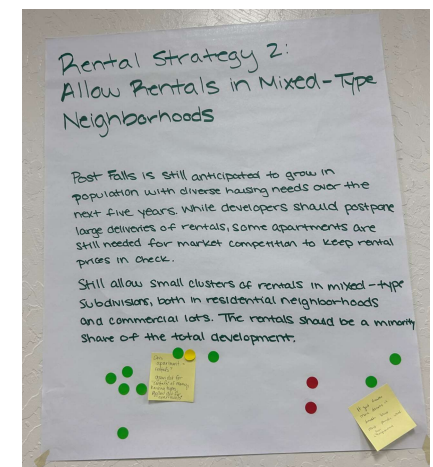
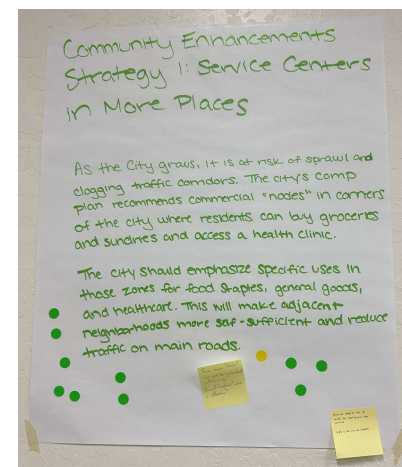
## Summary of Notes Left by Participants *Continued*

### Walkability, Green Space & Infrastructure

- **Mixed-Use Development & “Nodes”:** Many want more small businesses within walking distance of residential areas. The question arises of how to incentivize commercial nodes within walking distance from residential neighborhoods.
- **Greenspace & Recreation:** Green space is valued but sometimes underused. People suggest creative community amenities (e.g., courtyards, community centers) rather than just empty fields.
- **EV Plugs & Credits:** There is debate about whether incentives for things like EV charging stations detract from or complicate more pressing housing needs.
- **Traffic & Trails:** People want safer bike/pedestrian connections, especially at trail intersections with roads.

### Economic & Downtown Development

- **Vibrant Downtown:** There is a strong call for a more traditional, lively downtown (akin to Sherman Ave. in Coeur d’Alene) that features “experiential retail,” local businesses, and career-level employment.
- **Employment Opportunities:** Participants note that good local jobs can help people afford rising home prices, underscoring the link between economic development and housing.
- **Agriculture:** Some note the survey did not address agriculture, and they’d like to see it included in planning.







# COMMUNITY HOUSING NEEDS SURVEY

# POST FALLS COMMUNITY HOUSING NEEDS SURVEY

## Survey participant demographics:



The City distributed a public survey about the housing market on December 12, 2024

**593 people responded**

**85%** Live within the City of Post Falls

**6%** Work in Post Falls but are not residents

**3%** Do not live in Post Falls are looking for housing in the city



**73%**

Own their home

**23%**

Rent their home



### AGES:

|         |            |
|---------|------------|
| 18 - 35 | <b>16%</b> |
| 35 - 55 | <b>54%</b> |
| 55 - 75 | <b>26%</b> |
| 75+     | <b>2%</b>  |

**47%**  
Families with children



**11%**  
Single individuals



**26%**  
Couples



**7%**  
Adults with children



### HOUSEHOLD INCOME:

**13%** \$0 - \$50K

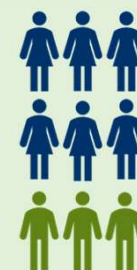
**34%** \$50K - \$100K

**25%** \$100K - \$150K

**11%** \$150K - \$200K

**7%** \$200K+

**10%** Prefer not to Answer



**61%**  
Female



**34%**  
Male

.34% other; 5% skipped

### EMPLOYMENT:

**67%** Employed

**12%** Retired

**7%** Self-employed

**6%** Employed Part-Time

**1%** Not Currently Employed

# POST FALLS COMMUNITY HOUSING NEEDS SURVEY

## What did the community say about housing?

### Top issues for those unsatisfied with their current housing:

**#1**  
Size

**#2**  
Cost

**#3**  
Condition/  
Quality

### Top housing issues:



**79%** Cost of Houses  
**49%** Cost of Rent  
**28%** Housing Availability

### ONE-WAY COMMUTING DISTANCE

**8%** Work Remotely  
**30%** Under 5 miles  
**23%** 5-10 miles  
**11%** 10-25 miles  
**9%** 25-50 miles  
**1%** 50+ miles

### Current housing meets their needs

40%

### Current housing will meet their needs for the next decade

41%

### Housing does not currently meet their needs

18%

Do you think Post Falls' municipal government should be involved in assisting with housing goals?

**65%** Yes

**35%** No

### Post Falls' Top Positive Attributes

**#1** – Safety and low crime rates  
**#2** – Cost of living  
**#3** – Price of housing  
**#4** – Quality schools  
**#5** – Commute to good jobs

### Reasons Why Survey Takers Chose Post Falls Specifically

**#1** – The right home at the right price  
**#2** – Family or social ties  
**#3** – Proximity to work



# POST FALLS COMMUNITY HOUSING NEEDS SURVEY

## Housing needs:

### Housing Types Needed

**50%** Single-family homes

**30%** None needed

**15%** Cottages or tiny homes

**14%** Duplexes, triplexes, fourplexes, etc.

**11%** Retirement communities

**30%**

Of respondents experience a housing cost burden that is between 30%-50% of their total household income

Prices exceeded my expectations coming into the market

**71%**

### BUYERS

Prices and bidding put my household finances at risk of becoming housing cost-burdened (spending more than 30% of household income on housing).

**46%**

There were few choices on the market for my desired housing type.

**36%**

### RENTERS

Many rent prices exceeded my budget and would put me at risk of becoming housing cost-burdened (>30% of income on rent).

**83%**

**23%** Many rental lease policies were restrictive (detering children and pets).

Rental deposit requirements seemed burdensome.

**46%**

### Housing Preferences

**57%** Want a detached, single-family house

**17%** Want a primary house with an attached apartment

**9%** Want a house rental

**4%** Want a condo or homeowner's association for maintenance services

**3%** Want a senior community homeownership or rental





An aerial photograph of a suburban neighborhood, showing a dense arrangement of houses with dark roofs, interspersed with green trees. A network of winding roads and cul-de-sacs is visible, creating a complex street pattern. The overall scene is captured in a monochromatic blue-grey tone.

# KEY FINDINGS

# KEY FINDING 1: The City of Post Falls has experienced significant population growth

Post Falls is a boom town, with the population expected to more than double since 2000 by 2030. This explosive growth is evident in Kootenai County and, to a lesser extent, Idaho as a whole. Comparatively, Spokane County is anticipated to grow by over 40% in that same period, and the US in total by about 23%.

## Total Population, 2000-2029

| Geography              | 2000        | 2010        | 2020        | 2024        | 2029        |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| Post Falls, ID (83854) | 27,046      | 37,439      | 48,972      | 56,799      | 62,398      |
| Kootenai County, ID    | 108,659     | 138,461     | 171,362     | 192,249     | 211,857     |
| Spokane County, WA     | 417,934     | 471,180     | 539,339     | 566,310     | 590,666     |
| Idaho                  | 1,293,954   | 1,567,583   | 1,839,106   | 2,005,612   | 2,156,395   |
| USA                    | 281,421,906 | 308,745,538 | 331,449,281 | 338,440,954 | 344,873,411 |

**Source:** Decennial Census; Esri



## KEY FINDING 2: Post Falls' growth since 2000 has far surpassed Kootenai County, Spokane County, Idaho, and the national average

The population rapid in-migration in Post Falls correlates to some of the fastest building rates in the country over each period in the last 25 years. Interestingly, while the rest of the country saw significant slow-downs in home construction during the Great Recession (2007-2009) and during the COVID-19 pandemic (2020-2022), Post Falls continued to build at an impressive pace.

### Total Housing Units

| Geography              | Housing Units |             |             |             |             | Percent Change |           |           |           |
|------------------------|---------------|-------------|-------------|-------------|-------------|----------------|-----------|-----------|-----------|
|                        | 2000          | 2010        | 2020        | 2024        | 2029        | 2000-2010      | 2010-2020 | 2020-2024 | 2024-2029 |
| Post Falls, ID (83854) | 10,366        | 15,079      | 19,704      | 22,729      | 24,920      | 45.5%          | 30.7%     | 15.4%     | 9.6%      |
| Kootenai County, ID    | 46,596        | 63,372      | 75,232      | 83,192      | 91,378      | 36.0%          | 18.7%     | 10.6%     | 9.8%      |
| Spokane County, WA     | 175,001       | 201,851     | 224,508     | 235,744     | 246,233     | 15.3%          | 11.2%     | 5.0%      | 4.4%      |
| Idaho                  | 527,822       | 669,482     | 755,085     | 816,618     | 878,142     | 26.8%          | 12.8%     | 8.1%      | 7.5%      |
| USA                    | 115,904,641   | 131,878,204 | 140,746,500 | 145,184,826 | 149,659,377 | 13.8%          | 6.7%      | 3.2%      | 3.1%      |

Source: Esri



## KEY FINDING 3: In 2023, 66% of housing units in Post Falls were owner-occupied

Despite the rapid rise of high-density apartment developments over the last five years, homeownership still outnumbered rentals in Post Falls by two-thirds. In fact, Post Falls has the highest ratio of homeownership compared to Kootenai County, Spokane County, and the state at large. Post Falls' homeownership rate far outstrips the national rate.

### Housing Units Overview, 2023

| Geography               | Owner-Occupied |       | Renter-Occupied |       | Seasonal Vacant |       | Other Vacant |       | Total Housing Units |       |
|-------------------------|----------------|-------|-----------------|-------|-----------------|-------|--------------|-------|---------------------|-------|
|                         | Count          | Share | Count           | Share | Count           | Share | Count        | Share | Count               | Share |
| Post Falls Area (83854) | 13,445         | 66%   | 5,978           | 29%   | 326             | 2%    | 691          | 3%    | 20,440              | 100%  |
| Kootenai County, ID     | 49,901         | 64%   | 19,203          | 25%   | 6,257           | 8%    | 2,652        | 3%    | 78,013              | 100%  |
| Spokane County, WA      | 137,926        | 60%   | 77,953          | 34%   | 2,142           | 1%    | 10,135       | 4%    | 228,156             | 100%  |
| Idaho                   | 502,140        | 65%   | 191,681         | 25%   | 48,149          | 6%    | 34,713       | 4%    | 776,683             | 100%  |
| USA                     | 82,892,037     | 58%   | 44,590,828      | 31%   | 4,855,213       | 3%    | 9,994,798    | 7%    | 142,332,876         | 100%  |

Source: ACS 2023, 5-year Estimates





## KEY FINDING 4: The housing stock in Post Falls is relatively modern

Seventy (70) percent of homes were constructed in Post Falls in the last 35 years.

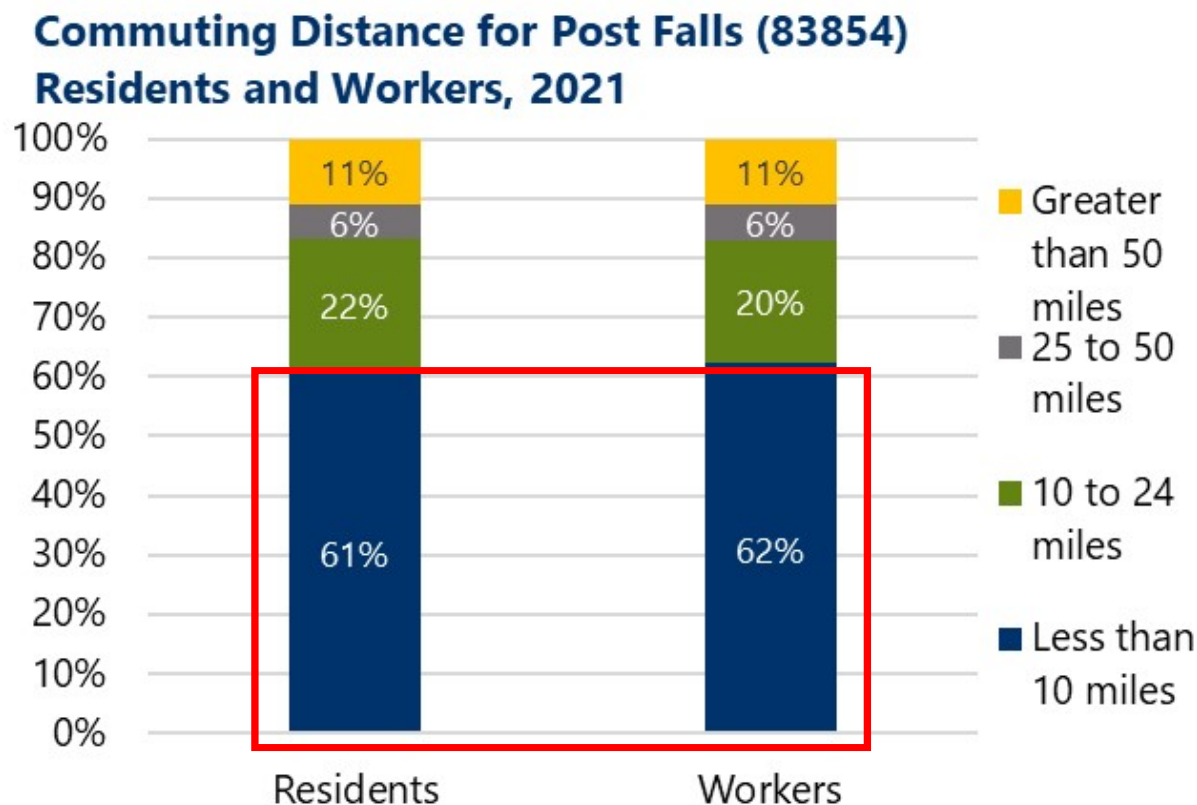
**Housing Units by Year Structure Built**

| Year Built               | Post Falls Area<br>(83854) |             | Kootenai County |             | Coeur d'Alene<br>(83814, 83815) |             |
|--------------------------|----------------------------|-------------|-----------------|-------------|---------------------------------|-------------|
|                          | Count                      | Share       | Count           | Share       | Count                           | Share       |
| 2020 or Later            | 881                        | 4%          | 2,003           | 3%          | 406                             | 1%          |
| 2010-2019                | 4,868                      | 24%         | 13,962          | 18%         | 5,233                           | 17%         |
| 2000-2009                | 4,702                      | 23%         | 16,195          | 21%         | 6,207                           | 20%         |
| 1990-1999                | 3,795                      | 19%         | 14,795          | 19%         | 5,323                           | 17%         |
| 1980-1989                | 1,781                      | 9%          | 7,379           | 9%          | 2,904                           | 9%          |
| 1970-1979                | 2,869                      | 14%         | 11,616          | 15%         | 4,497                           | 14%         |
| 1960-1969                | 749                        | 4%          | 3,848           | 5%          | 1,655                           | 5%          |
| 1950-1959                | 310                        | 2%          | 2,605           | 3%          | 1,556                           | 5%          |
| 1940-1949                | 27                         | 0%          | 1,417           | 2%          | 965                             | 3%          |
| 1939 or Earlier          | 458                        | 2%          | 4,193           | 5%          | 2,599                           | 8%          |
| <b>Total</b>             | <b>20,440</b>              | <b>100%</b> | <b>78,013</b>   | <b>100%</b> | <b>31,345</b>                   | <b>100%</b> |
| <b>Median Year Built</b> | <b>1999</b>                |             | <b>1994</b>     |             | <b>1987</b>                     |             |

Source: ACS 2023, 5-year Estimates



## KEY FINDING 5: Commuting patterns show that 61% of Post Falls residents and 62% of workers have commutes of less than 10 miles, reflecting strong local connectivity



Source: Census OnTheMap

This mismatch of where workers live and where residents work means most of these people rely on I-90. A greater emphasis on aligning housing and employment within Post Falls will reduce pressure on this arterial.

## KEY FINDING 6: Post Falls is expected to gain another 1,500 jobs in five years, adding demand for housing in the city

Post Falls, Kootenai County, and the state of Idaho as a whole have enjoyed robust job growth over the five-year period between 2018-2023 (which coincides with the pandemic period of 2020-2022). Post Falls' job growth rate was twice that of Spokane County, and more than three-fold the rate of the US.

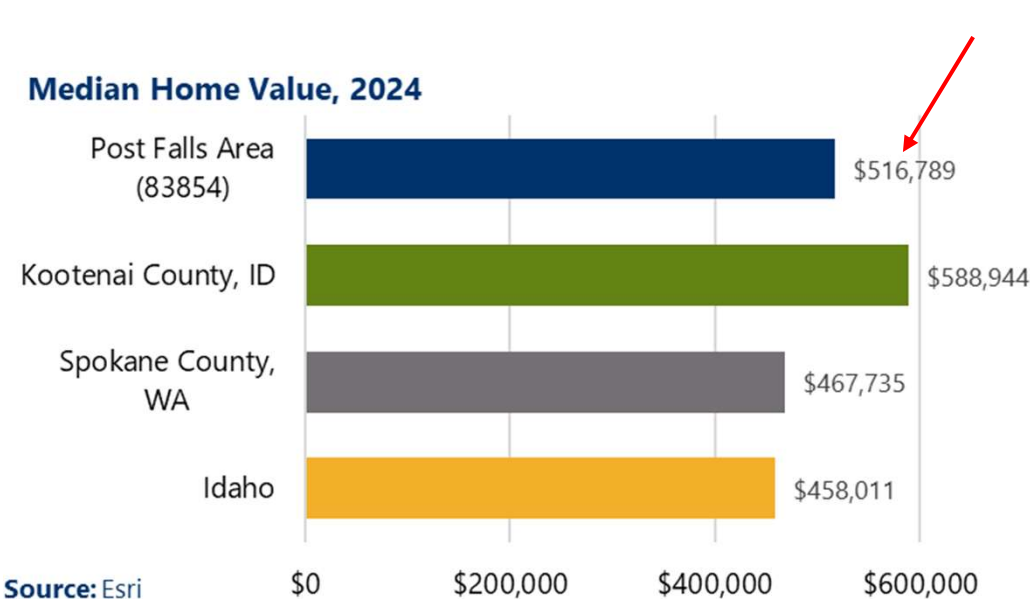
### Job Change by Region

| Region                 | 2018 Jobs   | 2023 Jobs   | 2028 Jobs   |
|------------------------|-------------|-------------|-------------|
| Post Falls, ID (83854) | 15,999      | 18,342      | 19,862      |
| Kootenai County, ID    | 70,743      | 81,411      | 88,093      |
| Spokane County, WA     | 258,932     | 277,588     | 301,484     |
| Idaho                  | 842,322     | 971,551     | 1,057,600   |
| USA                    | 165,133,784 | 172,265,362 | 183,047,822 |

**Source:** Lightcast



# KEY FINDING 7: Post Falls’ median home value of \$500,000 surpasses most other markets



**Post Falls Area (83854) Residential Housing Market Trends, 2024**

| Key Metrics            | 2024      |
|------------------------|-----------|
| Sold Listings          | 801       |
| New Listings           | 1,208     |
| Median Sell Price      | \$497,500 |
| Median List Price      | \$549,900 |
| Sell to List Ratio     | 90.5%     |
| Average Days on Market | 92        |
| Average Days to Close  | 53        |

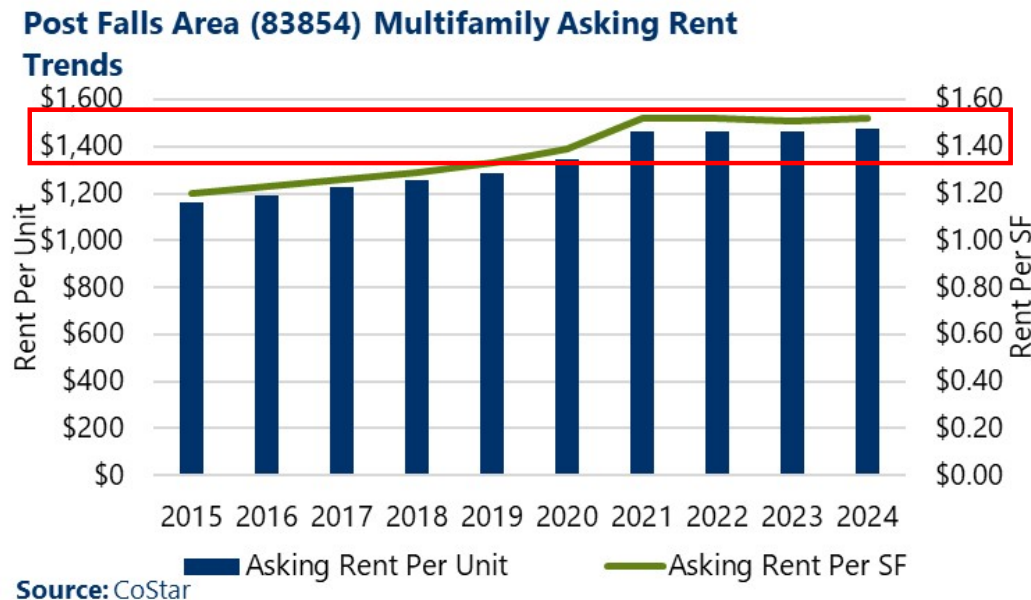
Source: Coeur d'Alene Multiple Listings Service, Inc

Post Falls has some of the highest home prices and values in the region, while there may be some higher-priced luxury or large-acreage housing in the county. The higher home prices in Post Falls impact how workers commute, meaning many more workers need to commute into Post Falls from other lower-cost housing markets, creating a local economy that is reliant on commuters for its hiring pool.





## KEY FINDING 8: Asking rents topped off at \$1,474 per month but have leveled off



After a surge of apartment deliveries to the market in the last couple of years, a higher-than-normal vacancy rate for rentals is stabilizing rent prices. Rent prices are unlikely to come down in new construction because of fixed costs, but property managers are more likely to offer promotional incentives for new lessees. Older apartment buildings might need to lower rents to compete with new construction.

## KEY FINDING 9: After several years of low vacancy rates, vacancy rates spiked and developers paused new rentals

**Post Falls Area (83854) Multifamily Rental Vacancy**



Source: CoStar

**Building Permits, City of Post Falls**

| Year         | Single-Family Units | Multi-Family Units | Total Units  |
|--------------|---------------------|--------------------|--------------|
| 2015         | 265                 | 170                | 435          |
| 2016         | 341                 | 352                | 693          |
| 2017         | 349                 | 232                | 581          |
| 2018         | 533                 | 164                | 697          |
| 2019         | 523                 | 638                | 1,161        |
| 2020         | 466                 | 897                | 1,363        |
| 2021         | 454                 | 381                | 835          |
| 2022         | 447                 | 342                | 789          |
| 2023         | 290                 | 249                | 539          |
| 2024         | 333                 | 54                 | 387          |
| <b>Total</b> | <b>4,001</b>        | <b>3,479</b>       | <b>7,480</b> |

Source: SOCDS Building Permits, Department of Housing and Urban Development Office of Policy Development and Research

Unlike the absorption of new apartments in 2020 after a large number of deliveries, the absorption of new apartments in 2023 has been slower, with more apartments coming on-line in 2024. This has created a spike in vacancy rates. In response, permit requests for new rentals dropped off 78% in 2024. Once vacancy rates return to 5%, expect permits to increase again.

# A NOTE ABOUT RENTAL VACANCY RATES

Camoin Associates uses the CoStar national data subscription service for commercial properties (including multifamily rental) to calculate vacancy rates in markets like Post Falls.

CoStar mines publicly available data on commercial properties from government and legal documents to news media about properties to advertised information such as apartments for rent that include property descriptions. CoStar also collects data from real estate websites it owns, such as Apartments.com, Homes.com, and LoopNet (plus a dozen others). CoStar supplements this information with direct inquiries via phone calls and emails to real estate brokers, property owners, and managers.

CoStar data has limitations.

- Its sample size of properties in any given market may not be sufficient.
- CoStar relies on manual communications

with property officials for data.

- Some market conditions can change quickly (like lease-up rates). CoStar collects data at one point in time and then assigns a number for the whole period. Data becomes more accurate after more points of contact over time.
- For smaller properties, CoStar applies an average, weight, or estimate for their performance.
- On a list of small rental properties, a 5% vacancy rate might be applied (for example) where the number of units is not divisible by 5%.

Despite its shortcomings, CoStar is still the industry's premier source for real estate market data.



# DATA COMPARISONS TO ‘REAL ESTATE REPORT’

The Spokane-Kootenai Real Estate Research Committee publishes a semiannual *Real Estate Report* for Spokane, Kootenai, and Bonner counties. When it comes to apartment vacancies, there are some discrepancies between *The Real Estate Report* and Camoin Associates’ reporting.

This stems from several factors:

Both the *Real Estate Report* and Camoin Associates source their data from CoStar; however, the *Real Estate Report* breaks its vacancy rates down by calendar quarters, while Camoin Associates reports annual data. CoStar bases its annual vacancy rate number on a market sample taken late in the year, whereas quarterly data in the *Real Estate Report* will show more variation. (CoStar does refine its annual estimates over time as more data is collected.)

The second approach that is different between the two reports is that the *Real Estate Report* excludes properties that are

two years old or newer, and Camoin Associates includes all properties in the market. Excluding newer properties from vacancy rate calculations does produce a more stable representation of the rental market over time (which is a valuable metric), but including all properties is a better depiction of market dynamics.

A vacancy rate calculation excluding newer buildings can demonstrate to builders what the health of a market is for investment over the long term, whereas a vacancy rate that includes deliveries and absorptions of new construction shows policymakers, landlords, and developers what the market was like for tenants in terms of choice, mobility, and price pressures. It also is an indicator of the rate at which permitted multifamily units were leased.





# TRENDS OF VACANCY RATES

Vacancy rates are not static. So long as tenants move and new units come to market or are removed from the market, vacancy rates should always be moving.

The sign of a vibrant market is a vacancy rate line graph that looks like a cardiogram – rapid peaks followed by quick drops. This shows that developers are delivering new rentals to the market and those units are being leased up quickly by meeting demand (absorption).

A market that is “stuck” is more likely represented by a line graph that is flatlining – the vacancy rate stays at the same percentage year after year. That “stuck” market could be in renters’ favor with higher vacancy rates or in landlords’ favor with low vacancy rates with little tenant choice. In either case, a “stuck” market has negative ramifications in terms of investments and upkeep of existing properties.

When a healthy market like Post Falls experiences rapid peaks in vacancy rates but not a corresponding drop, that can signal

that the rental market is temporarily saturated. Eventually, those apartments will get rented, but they are taking longer than usual to do so. It means that perhaps too many apartments were offered for rent all at once (volume), or maybe the asking rents were too ambitious relative to what tenants would or could afford to pay.

It is a sign to the private sector to adapt its pace of delivery and perhaps a market test of asking rents. Indeed, the private sector is already doing so as evidenced by the drop in permit applications. These are not signs that there is no longer a demand for rentals or that developers should stop building in the future.

Already, CoStar is predicting Post Falls’ vacancy rate to drop from 8.5% in 2024 to 7.7% in the first quarter of 2025. Absorptions are working to restore Post Falls’ vacancy rate to 5%.



## KEY FINDING 10: Two-thirds of Post Falls' senior renters are cost-burdened

In a national trend, older renters on a fixed income are having difficulties keeping up with rising rental rates during the housing crisis. As a result, two-thirds of seniors renting an apartment in Post Falls report to the Census that they are spending more than 30% of their incomes on rental costs. This rate is considered by the US Department of Housing and Urban Development (HUD) to be housing cost-burdened.

### Share of Households by Age of Householder that are Cost Burdened, 2023

| Age               | Post Falls Area (83854) |                |                 |
|-------------------|-------------------------|----------------|-----------------|
|                   | All Occupied            | Owner Occupied | Renter Occupied |
| 15 to 24 years    | 49%                     | 0%             | 56%             |
| 25 to 34 years    | 38%                     | 33%            | 43%             |
| 35 to 64 years    | 31%                     | 27%            | 43%             |
| 65 years or older | 35%                     | 28%            | 66%             |
| <b>Total</b>      | <b>34%</b>              | <b>28%</b>     | <b>48%</b>      |

**Source:** ACS 2023 5-year estimates



# KEY FINDING 11: Nearly 2,400 new housing units needed in 5 years to accommodate population growth

## Primary Residential Demand in the Post Falls Area (83854) - 2024 to 2029

| Source of Demand           | Owner Units  | Renter Units | Total Units  |
|----------------------------|--------------|--------------|--------------|
| Household Growth*          | 1,748        | 365          | 2,113        |
| Units Due for Replacement* | 130          | 119          | 249          |
| <b>Total</b>               | <b>1,878</b> | <b>484</b>   | <b>2,362</b> |

**\*Note:** Five-year cumulative demand

**Source:** Camoin Associates

The combination of population and job growth in Post Falls will drive demand for over 2,000 new housing units over the next five years. Another 250 units are estimated to be needed from natural obsolescence of older housing stock.

# KEY FINDING 12: Most home prices are far out of reach for Post Falls workers, and rent is just barely affordable

## Home Affordability Gap: Housing Prices and Income Levels in Post Falls Area (83854)

| Income Gap                                                    | Post Falls Area (83854) |
|---------------------------------------------------------------|-------------------------|
| Median Sale Price                                             | \$497,500               |
| Down Payment of 10%                                           | \$49,750                |
| Loan Amount                                                   | \$447,750               |
| Principal and Interest Payment                                | \$3,012                 |
| Estimated Insurance/Taxes/Utilities Per Monthly Payment       | \$1,411                 |
| Total Monthly Payment                                         | \$4,423                 |
| Household Income Threshold                                    | \$176,925               |
| Median Household Income                                       | \$79,350                |
| <b>Income Gap</b>                                             | <b>\$97,575</b>         |
| Home Price Gap                                                |                         |
| Median Household Income                                       | \$79,350                |
| Affordable Payment with Median Household Income               | \$1,984                 |
| Affordable Principal and Interest (excl. insurance and taxes) | \$1,140                 |
| Affordable Home Price Based on Median Income                  | \$188,236               |
| Median Sale Price                                             | \$497,500               |
| <b>Home Price Affordability Gap</b>                           | <b>\$309,264</b>        |

**Note:** Home prices and payments assume 7.11% mortgage rate and 10% down payment

**Source:** Camoin Associates, Esri, Coeur d'Alene Multiple Listings Service, Inc, mortgagenewsdaily.com

## Rental Affordability Gap: Gross Rents and Median

|                                           |              |
|-------------------------------------------|--------------|
| Median In-Place Monthly Rent              | \$1,311      |
| Annualized Rent                           | \$15,732     |
| Household Annual Income Threshold         | \$52,440     |
| Hourly Wage Threshold (full-time)         | \$27.31      |
| Median Renter Household Income            | \$51,747     |
| <b>Median Rent Share of Median Income</b> | <b>30.4%</b> |

**Source:** Camoin Associates, ACS 5-year estimates 2023

In-migration from higher-income areas and a population surge that outpaced construction have pushed housing prices out of reach by almost double for workers making local incomes. Rents are just barely affordable for local earners, with over 30% of incomes being spent on rental costs.





# HOUSING STRATEGY

# STRATEGY AREAS

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Strategies were grouped together into three different themes and looked at market dynamics in the rental market, affordability in the homeownership market, and community enhancements to keep pace with Post Falls' remarkable growth.

Rentals

Homeownership

Community  
Enhancements



# STRATEGY AREA 1: RENTALS

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***Rental Strategy #1: Balance New Apartments with Vacancy Rates***

***Rental Strategy #2: Allow Rentals in Mixed-Type Neighborhoods***

***Rental Strategy #3: Prioritize Affordable Housing for Seniors***

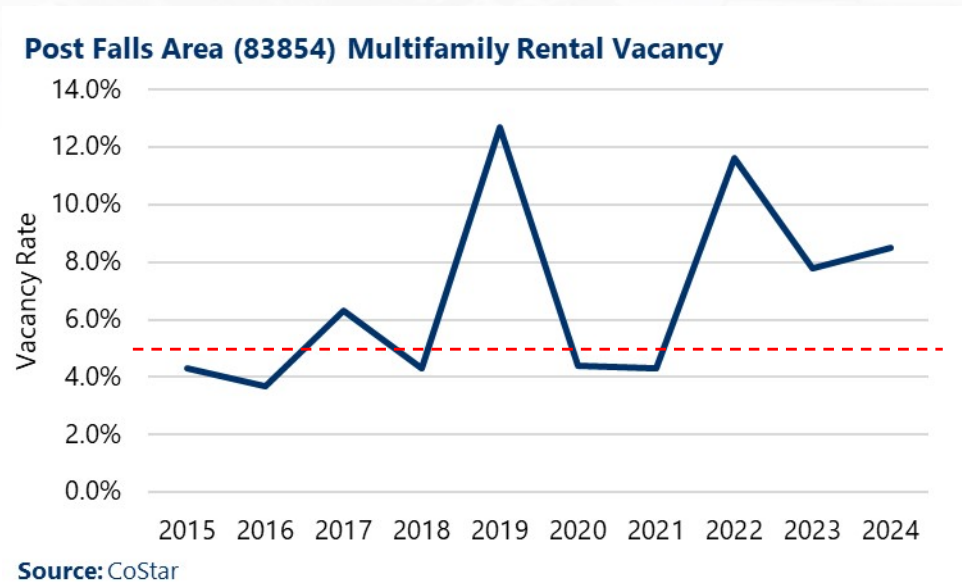




# Rental Strategy #1: Balance New Apartments with Vacancy Rates

**THE RATIONALE** Three factors combined to spark the remarkable growth of rentals in Post Falls over the last decade: (1) sustained population growth, (2) high home prices, and (3) low vacancy rates with high absorption rates. Recently, market data has shown that asking rents have plateaued for several years running, and new deliveries have slower absorption rates than in the past. In response, the number of multifamily permit applications has dropped dramatically.

**THE APPROACH** The private sector will self-correct without interventions, but the City should monitor year-over-year vacancy and absorption rates to keep the Planning Board and City Council informed.



The red dotted line above indicates a balanced 5% vacancy rate. The red circle at right shows the drop off of recent multifamily permit applications.

**Building Permits Post Falls Area (83854)**

| Year  | Single-Family Units | Multi-Family Units | Total Units |
|-------|---------------------|--------------------|-------------|
| 2015  | 265                 | 170                | 435         |
| 2016  | 341                 | 352                | 693         |
| 2017  | 349                 | 232                | 581         |
| 2018  | 533                 | 164                | 697         |
| 2019  | 523                 | 638                | 1,161       |
| 2020  | 466                 | 897                | 1,363       |
| 2021  | 454                 | 381                | 835         |
| 2022  | 447                 | 342                | 789         |
| 2023  | 290                 | 249                | 539         |
| 2024  | 304                 | 54                 | 358         |
| Total | 3,972               | 3,479              | 7,451       |

Source: SOCDS Building Permits, Department of Housing and Urban Development Office of Policy Development and Research





## *Rental Strategy #2: Allow Rentals in Mixed-Type Neighborhoods*

**THE RATIONALE** Post Falls is still anticipating population and job growth and diverse housing needs over the next five years. While developers might postpone large deliveries of multifamily projects in response to slower absorption rates, some apartments are still needed for market competition and to keep rental prices in check.

**THE APPROACH** The City should still allow clusters of rentals in mixed-type subdivisions, both in residential neighborhoods and on commercial lots. The rentals may be a minority share of the total development. These rentals might often include two to six units and take a form that blends with the neighborhood.



Two forms of multiunits appropriate for mixed-type neighborhoods. The left image shows a recently constructed 8-unit building. The right image is a modern duplex. (Designs by Dooryard.us)

## Rental Strategy #3: *Prioritize Affordable Housing for Seniors*

**THE RATIONALE** Around two-thirds of senior renters are cost-burdened, spending 30% or more of their income on rent. An affordable housing development for seniors will ease their cost burden and open up vacated rental units to other residents on the market. Seniors have a low impact on schools, crime, and commuter traffic.

**THE APPROACH** Prioritize a senior affordable housing development that leverages Low-Income Housing Tax Credits (LIHTC). Another program that can alleviate the problem is Home Share Kootenai County, which professionally matches seniors as roommates to share costs. A LIHTC project would have the biggest impact in Post Falls in terms of the number of older adults it could assist. All LIHTC projects are required to submit a tenant selection plan, which should prioritize existing Kootenai County residents.

**Share of Households by Age of Householder that are Cost Burdened, 2023**

| Age               | Post Falls Area (83854) |                |                 |
|-------------------|-------------------------|----------------|-----------------|
|                   | All Occupied            | Owner Occupied | Renter Occupied |
| 15 to 24 years    | 49%                     | 0%             | 56%             |
| 25 to 34 years    | 38%                     | 33%            | 43%             |
| 35 to 64 years    | 31%                     | 27%            | 43%             |
| 65 years or older | 35%                     | 28%            | 66%             |
| <b>Total</b>      | <b>34%</b>              | <b>28%</b>     | <b>48%</b>      |

**Source:** ACS 2023 5-year estimates



# STRATEGY AREA 2: HOMEOWNERSHIP

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*Homeownership Strategy #1: Starter Homes for Affordability*

*Homeownership Strategy #2: Diverse Housing Types to Meet Needs*

*Homeownership Strategy #3: Upkeep Older Neighborhoods*





# Homeownership Strategy #1: Starter Homes for Affordability

**THE RATIONALE** Supply and demand are artificially elevating prices right now, but homebuilders in Post Falls tell us affordable price points can be met with smaller-footprint houses. For generations, this is how America delivered affordable homeownership through “starter homes.”

**THE APPROACH** Allowing small lots and houses is the best approach for the private sector to meet affordable price-point needs without subsidies. While allowed in current zoning, these starter-home subdivisions should be considered when annexing new land or rezoning open space for development.

The red circle highlights the price gap between what local incomes can afford for a new house and current home sale prices.

## Home Affordability Gap: Housing Prices and Income Levels in Post Falls Area (83854)

| Income Gap                                                    | Post Falls Area (83854) |
|---------------------------------------------------------------|-------------------------|
| Median Sale Price                                             | \$497,500               |
| Down Payment of 10%                                           | \$49,750                |
| Loan Amount                                                   | \$447,750               |
| Principal and Interest Payment                                | \$3,012                 |
| Estimated Insurance/Taxes/Utilities Per Monthly Payment       | \$1,411                 |
| Total Monthly Payment                                         | \$4,423                 |
| Household Income Threshold                                    | \$176,925               |
| Median Household Income                                       | \$79,350                |
| <b>Income Gap</b>                                             | <b>\$97,575</b>         |
| <b>Home Price Gap</b>                                         |                         |
| Median Household Income                                       | \$79,350                |
| Affordable Payment with Median Household Income               | \$1,984                 |
| Affordable Principal and Interest (excl. insurance and taxes) | \$1,140                 |
| Affordable Home Price Based on Median Income                  | \$188,236               |
| Median Sale Price                                             | \$497,500               |
| <b>Home Price Affordability Gap</b>                           | <b>\$309,264</b>        |

**Note:** Home prices and payments assume 7.11% mortgage rate and 10% down payment

**Source:** Camoin Associates, Esri, Coeur d'Alene Multiple Listings Service, Inc, mortgagenewsdaily.com





## Homeownership Strategy #2: *Diverse Housing Types to Meet Needs*



This development in Scarborough, ME, features duplexes (red number 1, above), single-family houses (2), and townhouses (3) incorporated into the planned neighborhood. (Image: Apple Maps).

**THE RATIONALE** By focusing on mixed housing types like single-family houses, townhomes, condos, and rentals in residential neighborhoods, Post Falls can meet the maximum number of needs and price points for a growing population and diverse workforce.

Developers like mixed-type developments because they reduce risk and attract a greater buyer base. There is no evidence that mixed-type neighborhoods reduce home values.

From a public standpoint, mixed-type developments diffuse issues from concentrations of resident types (e.g., added kids in schools, commuter traffic, crime, etc.).

**THE APPROACH** Zoning allows for multi-type developments, but Planners should encourage it to homebuilders in subdivision pre-development meetings.

# Homeownership Strategy #3: *Upkeep Older Neighborhoods*

**Housing Units by Year Structure Built**

| Year Built               | Post Falls Area<br>(83854) |             | Kootenai County |             |
|--------------------------|----------------------------|-------------|-----------------|-------------|
|                          | Count                      | Share       | Count           | Share       |
| 2020 or Later            | 482                        | 2%          | 908             | 1%          |
| 2010-2019                | 4,439                      | 23%         | 12,712          | 17%         |
| 2000-2009                | 4,317                      | 22%         | 15,178          | 20%         |
| 1990-1999                | 4,174                      | 22%         | 15,358          | 20%         |
| 1980-1989                | 1,704                      | 9%          | 7,777           | 10%         |
| 1970-1979                | 2,739                      | 14%         | 11,721          | 15%         |
| 1960-1969                | 584                        | 3%          | 3,521           | 5%          |
| 1950-1959                | 340                        | 2%          | 2,589           | 3%          |
| 1940-1949                | 71                         | 0%          | 1,551           | 2%          |
| 1939 or Earlier          | 448                        | 2%          | 4,371           | 6%          |
| <b>Total</b>             | <b>19,298</b>              | <b>100%</b> | <b>75,686</b>   | <b>100%</b> |
| <b>Median Year Built</b> | <b>1999</b>                |             | <b>1994</b>     |             |

Source: ACS 2022 5-year Estimates

The red circle above calls out the thousands of homes built in Post Falls in the 1970s.

**THE RATIONALE** As Post Falls' 1970s' building boom exceeds 50 years, some of that building stock is at risk of disinvestment and dilapidation. Homes are typically on a 30-year cycle for renovation – after that 30 years, a property often needs a new roof, windows replaced, siding refreshed (whether painted or replaced), kitchens and baths updated, and the heating system upgraded. When those 1970s neighborhoods turn 60 years old in 2030, the houses should have gone through two cycles of renovations. If – for whatever reason – those renovations were not completed, a house could be in distressed condition.

**THE APPROACH** Consider mapping at-risk neighborhoods for blight and start building a renovation program with Community Development Block Grants (CDBG) and HUD funds. CDBG are very flexible federal funds with few strings attached and are used by cities across America as the primary funding source to mitigate blight. HUD also has some funds to help low-income residents maintain the condition of their homes.





# STRATEGY AREA 3: COMMUNITY ENHANCEMENTS

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***Community Enhancements Strategy #1: Service Centers in More Places***

***Community Enhancements Strategy #2:  
Balance Recreational Assets with Housing Growth***

***Community Enhancements Strategy #3:  
Meet Growth with Careers and a Downtown***



# Enhancements Strategy #1: Service Centers in More Places

**THE RATIONALE** As the city grows, it is at risk of sprawl and clogging traffic corridors. The city's comprehensive plan recommends commercial “nodes” in corners of the city where residents can buy groceries and sundries and access a health clinic. Furthermore, residents have asked for more “local” businesses in more areas of the city, like coffee shops or bakeries – retail that caters to neighborhood clientele.

**THE APPROACH** The City should emphasize more specific uses in commercial zones for food staples, general goods, and healthcare. The City might also reduce barriers for “neighborhood” businesses by reducing parking requirements and other necessities of a commuter-reliant store. Finally, the City could consider incentives to encourage neighborhood businesses, like start-up grants or low-interest loans, or tax-abatement to the property owner if the storefront goes vacant. Small, local businesses carry more risk, and incentives are meant to blunt that risk to promote entrepreneurship.

From the 2020 Comprehensive Plan, a *Future Land Use Map* (top right) indicates ideal locations for nodes with dotted red circles. The text at right defines nodes in the comprehensive plan.

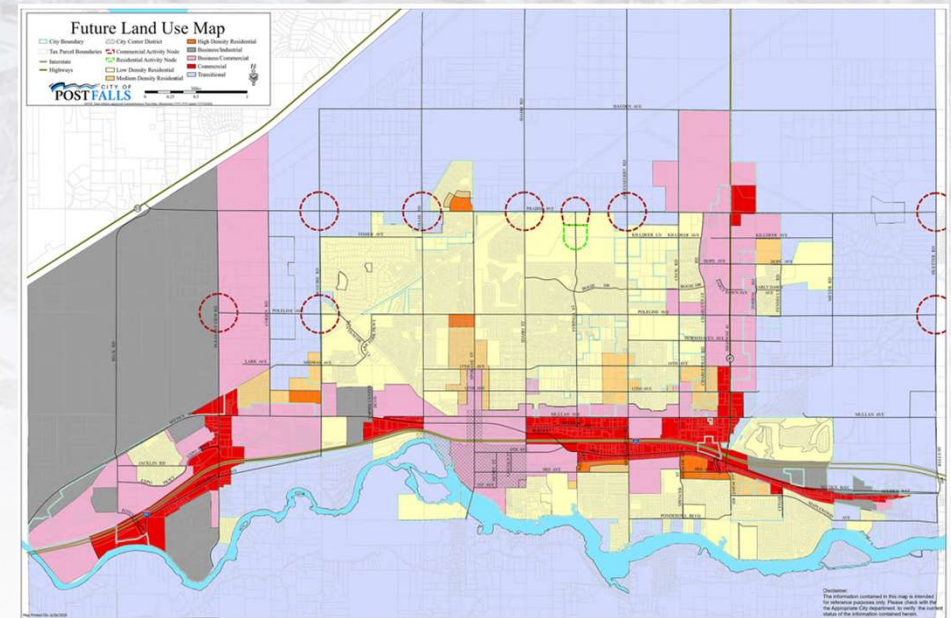


Figure 2.03 – Future Land Use Map

## Commercial Activity Node

**Purpose:** The Commercial Activity Node is intended to encourage commercial activities to occur at major transportation nodes to compliment the overall community. These nodes would consist of a variety of retail, office, other commercial services to be integrated into the nearby community with the intent to create a focal point of vibrancy conveniently located near neighborhoods and other commercial services along nearby arterial and collector streets.

## Neighborhood Activity Node

**Purpose:** The Neighborhood Activity Node is intended to allow for small-scale commercial activities within walking distance from residential neighborhoods. This node would consist of small-scale and pedestrian-oriented retail, office, commercial and residential centers integrated into the existing community with the intent to create a place of vibrancy conveniently located near neighborhoods and serve as a transition into a more intense commercial activity node that would be located at a major



## Enhancements Strategy #2: *Balance Recreational Assets with Housing Growth*



**THE RATIONALE** High-density housing is key to making prices attainable and is fiscally responsible for delivering city services; however, a balanced plan for recreational space, safe pedestrian trails, and green space is necessary to compensate for smaller yards.

**THE APPROACH** In addition to the city's recreation master plan, consider mapping access to pocket parks with facilities like basketball courts or tennis courts, amenities like gardens and benches, playgrounds, and safe pedestrian networks for joggers, bikers, school children, and residential walkers. Where are there recreational "dead zones" that lack outdoor amenities within a half-mile radius? Identify priority areas for new infrastructure and assets.

Re-examine how green space and recreational assets are mandated in subdivisions and how each one plugs into the network of outdoor space in the city.

White Pine Park (left) on North Spokane Street. (Image: Apple Maps).

# Enhancements Strategy #3:

## Meet Growth with Careers and a Downtown

**THE RATIONALE** Post Falls has more homes than jobs and is at risk of becoming a bedroom community where the majority of residents must commute out each day for employment.

What will cement Post Falls as a hometown for more residents is a higher concentration of career-level employment and a destination downtown that will distinguish Post Falls with a clear sense of place.

**THE APPROACH** One way to bolster career-level jobs for Post Falls residents is to dedicate a career-employment campus and put together a generous tax-increment financing (TIF) package to attract an anchor. Execute Post Falls’ master downtown plan with an emphasis on experiential retail (private businesses offering things to do). A successful master plan will examine ways visitors can park once and walk through the retail district.

| In-Commuting and Out-Commuting, 2021, Primary Jobs    |        |       |
|-------------------------------------------------------|--------|-------|
|                                                       | Count  | Share |
| Employed in Post Falls (83854)                        | 14,071 | 100%  |
| Employed and Living in Post Falls (83854)             | 4,581  | 33%   |
| Employed in but Living outside the Post Falls (83854) | 9,490  | 67%   |
|                                                       |        |       |
| Living in Post Falls                                  | 20,358 | 100%  |
| Living and Employed in Post Falls (83854)             | 4,581  | 23%   |
| Living in but Employed outside the Post Falls (83854) | 15,777 | 77%   |

Source: Census OnTheMap

Post Falls has a high rate of residents who commute out of the city every day for work.





A blue-tinted photograph of a forest landscape. In the foreground, several tall, dark evergreen trees are silhouetted against the sky. In the middle ground, a calm lake reflects the surrounding trees. A bridge with a railing is visible in the distance, spanning the lake. The background shows a forested hillside under a clear sky.

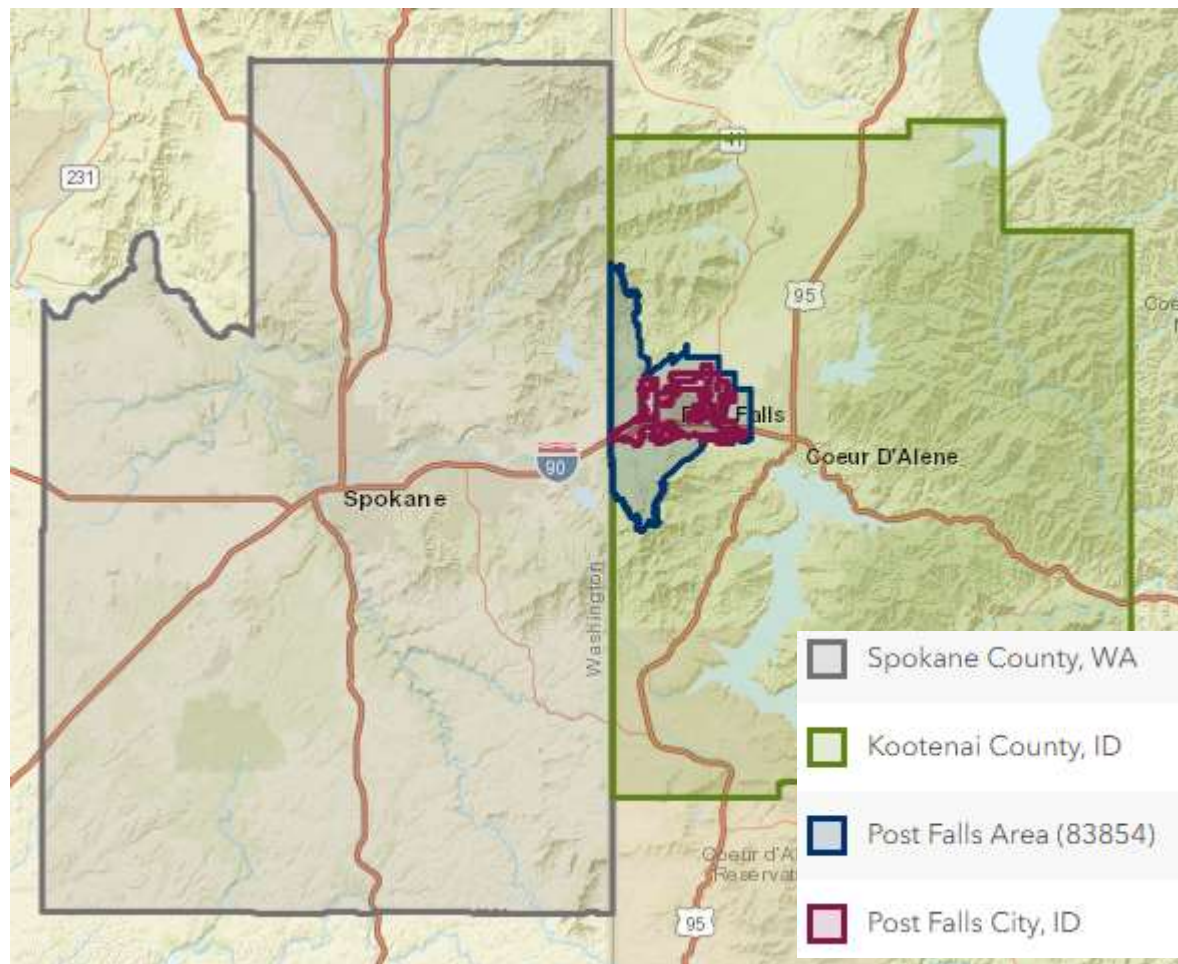
# ADDENDUM: DATA REPORTS



# DEMOGRAPHIC, SOCIOECONOMIC, AND ECONOMIC DATA



# MARKET AREA DEFINITIONS



Source: Esri

This report will present findings for the following geographies:

- **Post Falls Area (ZIP Code: 83854)**
- **Kootenai County, ID**
- **Spokane County, WA**
- **State of Idaho**
- **USA**

For the purposes of this report, "Post Falls Area" refers to the boundaries of ZIP Code 83854. This approach captures demographic, economic, and housing trends both within the official city limits and in nearby areas that influence the local housing market. Red reference boundaries of the City of Post Falls are also included on the map.

This consistent geographic framework ensures a comprehensive analysis of trends relevant to each area.

# OVERVIEW

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- The Post Falls Area (83854) has experienced significant population growth, reaching 56,799 in 2024, a 51.7% increase since 2010. This growth rate surpasses that of Kootenai County, the State of Idaho, and the nation as a whole. The Post Falls Area (83854) now accounts for 29.5% of the broader Kootenai County population.
- The Post Falls Area (83854) has seen a 54.6% rise in households since 2010, indicating strong housing demand. However, average household sizes have declined slightly, mirroring trends of an aging population and smaller family units, suggesting an emerging need for diverse housing options, including senior and smaller-sized units.
- The demographic profile of the Post Falls Area (83854) skews younger, with 27.2% of residents under age 20, a share higher than that of Kootenai County, Spokane County, Idaho, and the nation. In contrast, the Post Falls Area (83854) has fewer older seniors (80+) and younger seniors (60-79) compared to the county and national averages, meaning senior housing demand may be driven more by surrounding areas than by the city itself.
- Educational attainment is moderate in the Post Falls Area (83854), with 25% of residents holding a bachelor's degree or higher, which is lower than in Spokane County, Idaho, and the nation. However, a high percentage (94%) have at least a high school diploma, suggesting a workforce well-suited to skilled technical and trade roles.



# OVERVIEW

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- Household incomes in the Post Falls Area (83854) align closely with national averages, with a median of \$79,350 in 2024. The income distribution shows a strong middle-income segment, with 23.8% of households earning between \$100,000 and \$149,000.
- In 2023, the Post Falls Area (83854) had 18,342 jobs, with projections reaching 19,862 by 2028, reflecting robust growth. The Post Falls Area (83854) has a balanced local employment base, though only 33% of jobs are held by residents, indicating opportunities to retain more local talent.
- Commuting patterns show that 61% of the Post Falls Area (83854) residents and 62% of workers have commutes of less than 10 miles, reflecting strong local connectivity. However, substantial commuting to and from nearby cities underscores the importance of regional connectivity and suggests opportunities to expand local job offerings within the Post Falls Area (83854) to reduce travel burdens.
- Overall, the Post Falls Area (83854) demonstrates strong growth, a younger demographic profile, and economic potential. Expanding high-paying industries, enhancing local job retention, and providing diverse housing options could help sustain this growth and improve economic resilience in the years to come.

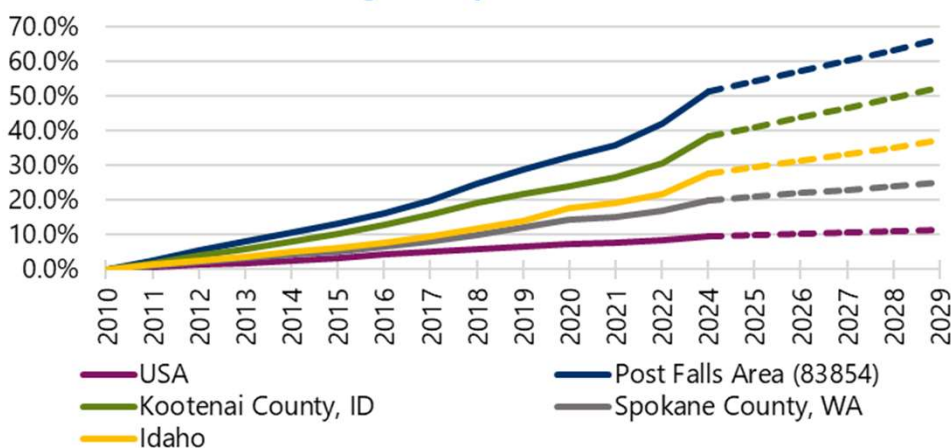


# POPULATION TOTALS

Based on Esri's estimates, the Post Falls Area (83854) had a population of 56,799 in 2024. This population accounts for 29.5% of the broader Kootenai County population, which totaled 192,249 in the same year. The table below also provides population totals for Spokane County, WA, the State of Idaho, and the USA as a whole, with counts for 2000, 2010, 2020, and 2024, along with projected estimates for 2029.

The chart on the right provides the cumulative % change since 2010, indicating that while all geographies have seen population growth since 2010, Post Falls has seen and is projected to continue to see population growth outpacing the county, state, and national growth.

**Cumulative Percent Change in Population Since 2010**



Source: Esri

## Total Population, 2000-2029

| Geography               | 2000        | 2010        | 2020        | 2024        | 2029        |
|-------------------------|-------------|-------------|-------------|-------------|-------------|
| Post Falls Area (83854) | 27,046      | 37,439      | 48,972      | 56,799      | 62,398      |
| Kootenai County, ID     | 108,659     | 138,461     | 171,362     | 192,249     | 211,857     |
| Spokane County, WA      | 417,934     | 471,180     | 539,339     | 566,310     | 590,666     |
| Idaho                   | 1,293,954   | 1,567,583   | 1,839,106   | 2,005,612   | 2,156,395   |
| USA                     | 281,421,906 | 308,745,538 | 331,449,281 | 338,440,954 | 344,873,411 |

Source: Decennial Census; Esri



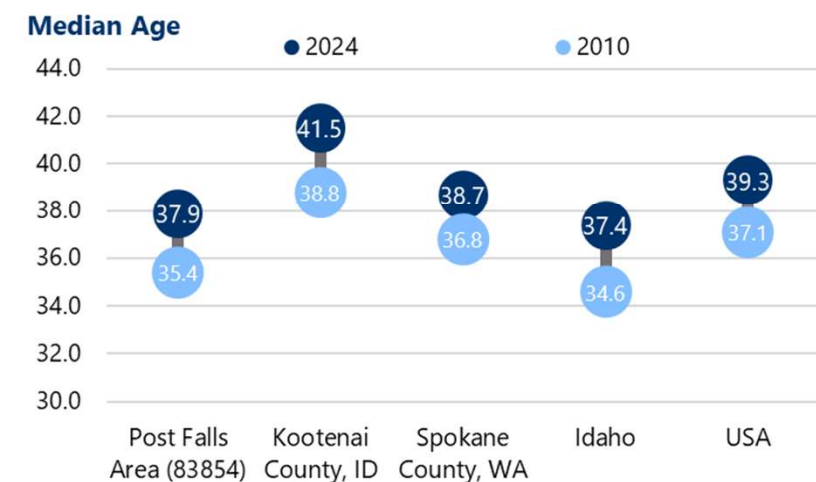


# MEDIAN AGE AND AGE DISTRIBUTION

The Post Falls Area's (83854) age distribution is weighted toward children and adolescents, with the largest share of the population between 0 and 19 years old (27.2%); this share is higher than the share in Kootenai County (24.3%), Spokane County (23.8%), the State of Idaho (27.0%), and the nation (23.8%).

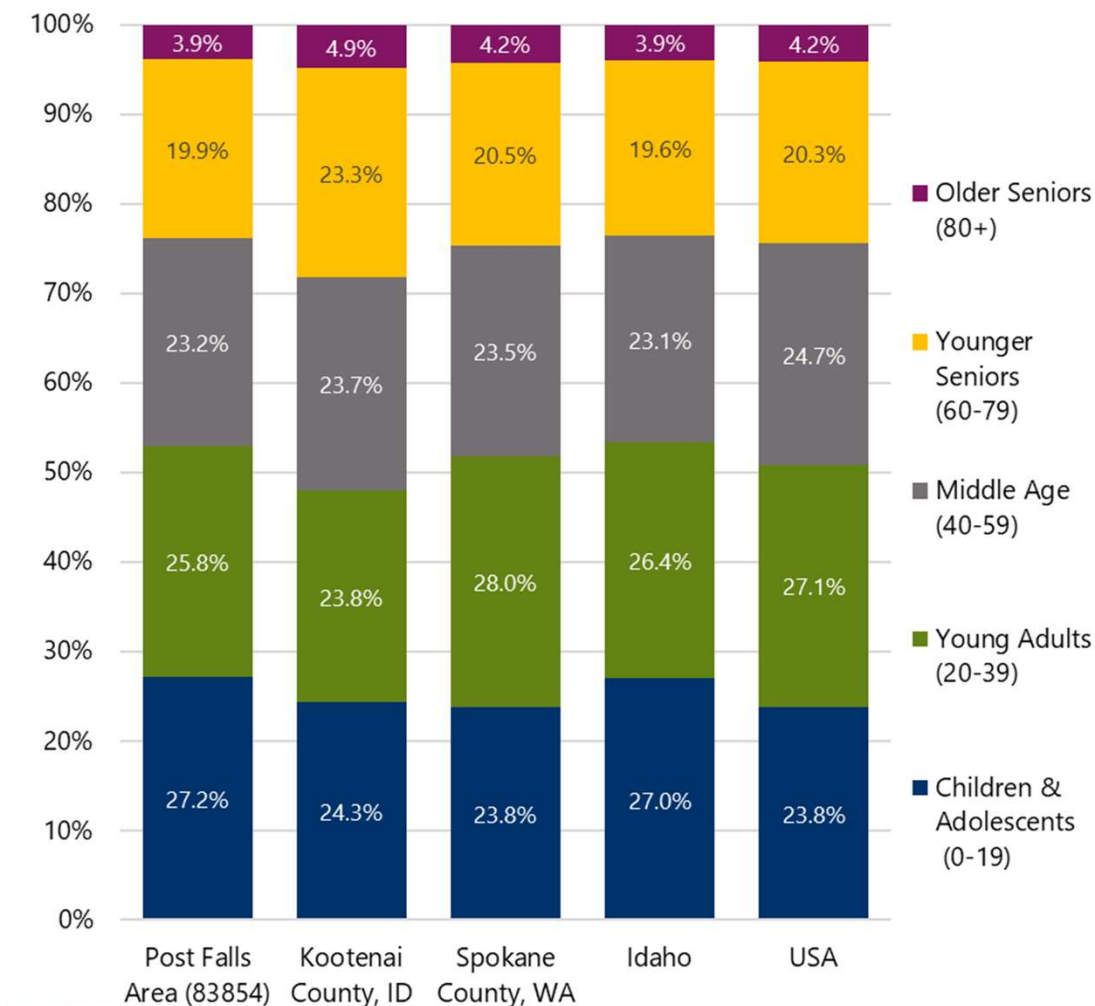
The population distribution by age cohort shows that Post Falls has fewer older seniors (80+) and younger seniors (60-79) than the county and the nation. This indicates that the demand for any senior housing will be driven more by the surrounding geographies than the existing needs in the Post Falls Area (83854).

In 2024, the Post Falls Area (83854) median age was 37.9, lower than any comparison geography other than the State of Idaho (34.6). However, median ages have increased for all geographies since 2010.



Source: Decennial Census; Esri

**Composition by Age Cohort, 2024**



Source: Esri



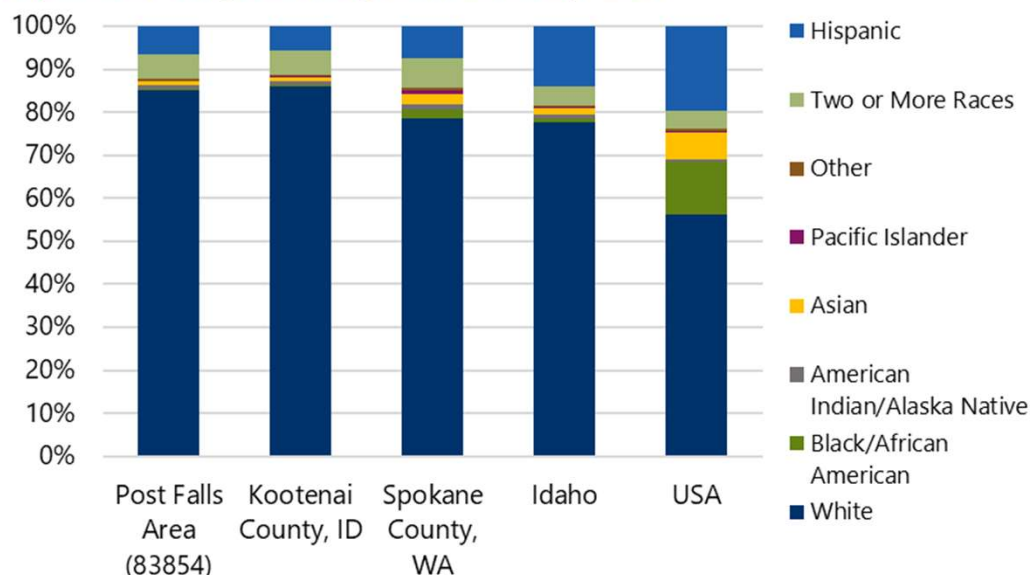
# POPULATION BY RACE AND ETHNICITY

The Post Falls Area (83854) population is predominantly White (85%), closely aligned with Kootenai County (86%) and higher than Spokane County (79%), Idaho (78%), and the national average (56%).

The next largest racial and ethnic groups in the Post Falls Area (83854) is Hispanic (7%) and individuals identifying as Two or More Races (6%), both of which are similar in proportion to nearby areas but lower than the national average for Hispanic residents (20%).

Other racial and ethnic groups, such as Black/African American, Asian, and American Indian/Alaska Native, represent a minimal share of the Post Falls Area (83854) population (1% or less), reflecting a lower diversity compared to national figures.

**Population Composition by Race/Ethnicity, 2024**



**Note:** Population share for non-Hispanic portion of each race category shown. Hispanic population may be of any race.

**Source:** Esri

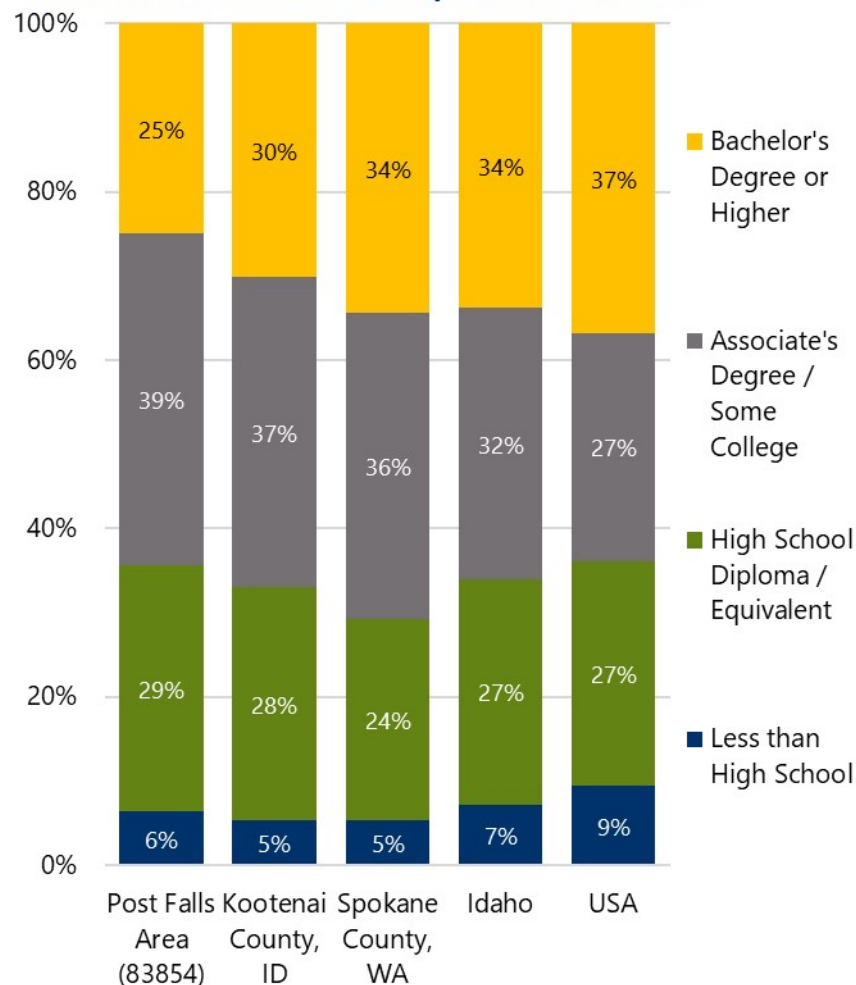


# EDUCATIONAL ATTAINMENT

Educational attainment levels in the Post Falls Area (83854) provide insight into the skillsets available in the local workforce and the industries that may be supported. The Post Falls Area (83854) has a smaller share of residents with a bachelor's degree or higher (25%) compared to Spokane County (34%), Idaho (34%), and the national average (37%).

However, the Post Falls Area (83854) has a high percentage of residents with at least a high school diploma or equivalent (94%), aligning closely with other nearby areas like Kootenai County (95%) and slightly above the national average (91%).

**Educational Attainment of Population 25+, 2022**



Source: Esri



# HOUSEHOLDS

In 2024, there are 21,501 households in the Post Falls Area (83854), representing a significant increase of 54.6% since 2010, outpacing both Kootenai County (39.3%) and the State of Idaho (27.7%).

Since 2010, household growth has outpaced population growth in the Post Falls Area (83854), Kootenai County, and the US, while population growth has outpaced households in Spokane County and the State of Idaho over the same time span.

This rapid growth highlights strong housing demand in the Post Falls Area (83854), driven by a 51.7% population increase over the same period.

The average household size in the Post Falls Area (83854) is 2.63 persons, down slightly from 2.68 in 2010. This mirrors the trend of declining household sizes seen across Idaho and the nation.

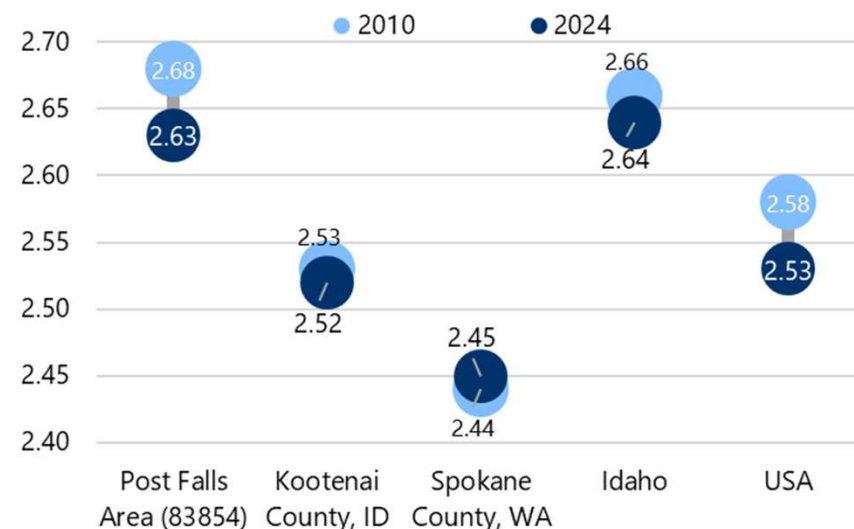
This decrease in household size reflects broader demographic shifts, likely including an aging population and smaller family units. It indicates a potential need for diverse housing options, including senior and smaller-sized housing units, to accommodate changing household dynamics.

## Households

| Geography               | Households  |             |             |
|-------------------------|-------------|-------------|-------------|
|                         | 2010        | 2020        | 2024        |
| Post Falls Area (83854) | 13,912      | 18,518      | 21,501      |
| Kootenai County, ID     | 54,186      | 67,278      | 75,508      |
| Spokane County, WA      | 187,152     | 212,470     | 224,095     |
| Idaho                   | 579,408     | 676,206     | 739,866     |
| USA                     | 116,716,292 | 126,817,580 | 130,716,571 |

Source: Decennial Census, Esri

## Average Household Size



Source: Decennial Census; Esri

## Change in Population and Households, 2010-2024



Source: Decennial Census; Esri





# HOUSEHOLD INCOME

The median household income in the Post Falls Area (83854) (\$79,350) is slightly lower than Kootenai County (\$81,376) but higher than both Spokane County (\$73,494) and the Idaho state median (\$77,008), aligning closely with the national average (\$79,068).

The Post Falls Area (83854) has a lower share of households earning over \$200,000 (6.7%) compared to the national level (12.6%), reflecting a more modest income distribution. However, the Post Falls Area (83854) also has a lower percentage of households earning under \$25,000 (11.6%) than the national average (12.5%), suggesting a relatively balanced income range with fewer households at the lowest income level.

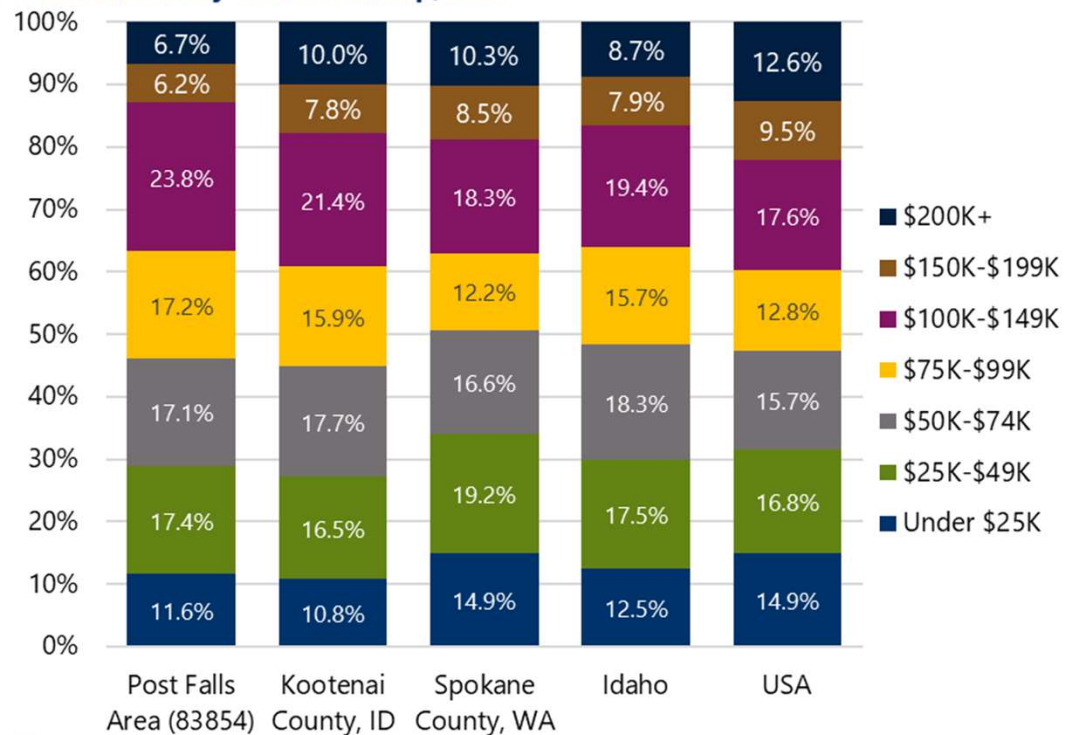
In the middle-income range, the Post Falls Area (83854) shows a higher proportion of households earning between \$100,000 and \$149,000 (23.8%) compared to Spokane County and Idaho. This distribution suggests a strong middle-income segment, which could support stable demand for mid-range housing and consumer services in the Post Falls Area (83854).

## Median Household Income

| Geography               | 2024     |
|-------------------------|----------|
| Post Falls Area (83854) | \$79,350 |
| Kootenai County, ID     | \$81,376 |
| Spokane County, WA      | \$73,494 |
| Idaho                   | \$77,008 |
| USA                     | \$79,068 |

Source: Decennial Census, Esri

## Households by Income Group, 2024



Source: Esri



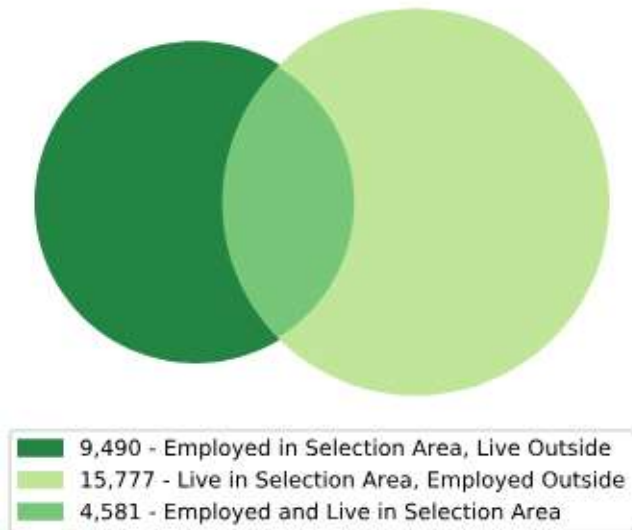
# COMMUTING PATTERNS

In 2021, 14,071 primary jobs were in the Post Falls Area (83854), with only 33% (4,581) held by residents. The remaining 67% (9,490) of employees commuted into the Post Falls Area (83854) from other areas.

On the residential side, 20,358 people lived in the Post Falls Area (83854), but only 23% (4,581) both lived and worked in the area. A significant majority, 77% (15,777), commuted outside of the Post Falls Area (83854) for work.

This data indicates a high level of both in-commuting and out-commuting in the Post Falls Area (83854), suggesting that while the city provides employment opportunities, a substantial portion of residents work elsewhere. This commuting pattern highlights potential opportunities for local economic development to attract more employers or retain talent within the Post Falls Area (83854) which could reduce commuting burdens and support local housing demand.

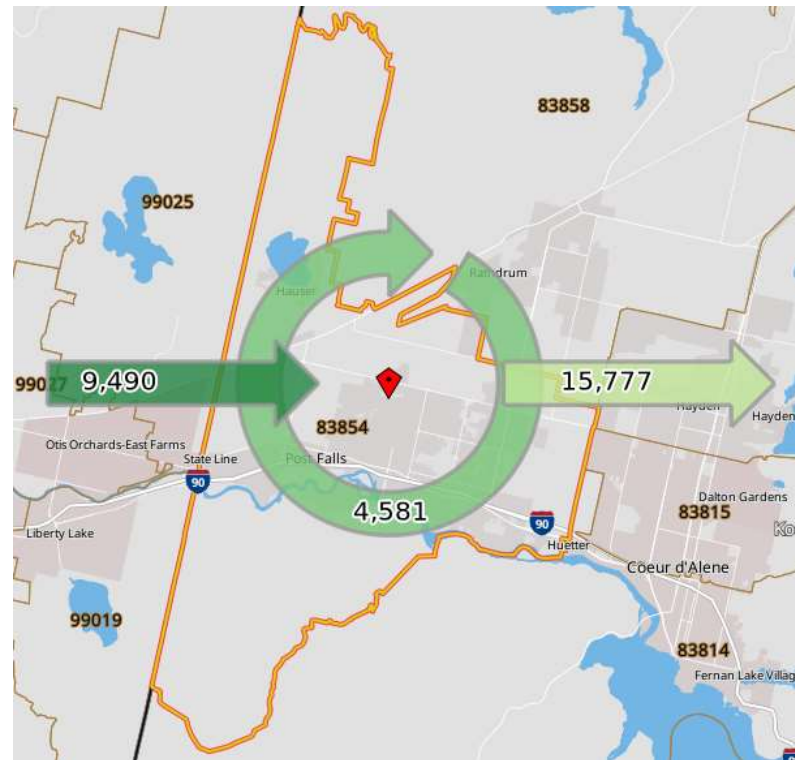
Inflow/Outflow Job Counts in 2021  
All Workers



## In-Commuting and Out-Commuting, 2021, Primary Jobs

|                                                            | Count  | Share |
|------------------------------------------------------------|--------|-------|
| Employed in Post Falls Area (83854)                        | 14,071 | 100%  |
| Employed and Living in Post Falls Area (83854)             | 4,581  | 33%   |
| Employed in but Living outside the Post Falls Area (83854) | 9,490  | 67%   |
| Living in Post Falls Area (83854)                          | 20,358 | 100%  |
| Living and Employed in Post Falls Area (83854)             | 4,581  | 23%   |
| Living in but Employed outside the Post Falls Area (83854) | 15,777 | 77%   |

Source: Census OnTheMap



# COMMUTING PATTERNS COMPARISON AREAS

The Post Falls Area (83854) stands out for its high out-commuting rate (77%), higher than Coeur d'Alene (74%), and significantly higher than Moscow (50%) and Lewiston (37%), underscoring its role as a commuter-heavy suburb. Similarly, only 23% of the Post Falls Area (83854) residents live and work in the area, compared to Moscow (50%) and Lewiston (63%), indicating fewer local employment opportunities. In contrast to these cities, the Post Falls Area (83854) also has a higher reliance on in-commuters (67%), surpassing Moscow (48%) and Lewiston (46%), reflecting its dependence on a non-resident workforce but lower than in Coeur d'Alene (81%).

## In-Commuting and Out-Commuting, 2021, Primary Jobs

|                                                  | Post Falls Area<br>(83854) |       | Moscow (83843) |       | Lewiston (83501) |       | Coeur d'Alene<br>(83814, 83815) |       |
|--------------------------------------------------|----------------------------|-------|----------------|-------|------------------|-------|---------------------------------|-------|
|                                                  | Count                      | Share | Count          | Share | Count            | Share | Count                           | Share |
| Employed in ZIP Code Area                        | 14,071                     | 100%  | 10,466         | 100%  | 18,745           | 100%  | 35,553                          | 100%  |
| Employed and Living in ZIP Code Area             | 4,581                      | 33%   | 5,428          | 52%   | 10,059           | 54%   | 6,803                           | 19%   |
| Employed in but Living outside the ZIP Code Area | 9,490                      | 67%   | 5,038          | 48%   | 8,686            | 46%   | 28,750                          | 81%   |
| Living in ZIP Code Area                          | 20,358                     | 100%  | 10,854         | 100%  | 16,058           | 100%  | 26,152                          | 100%  |
| Living and Employed in ZIP Code Area             | 4,581                      | 23%   | 5,428          | 50%   | 10,059           | 63%   | 6,803                           | 26%   |
| Living in but Employed outside the ZIP Code Area | 15,777                     | 77%   | 5,426          | 50%   | 5,999            | 37%   | 19,349                          | 74%   |

**Source:** Census OnTheMap



# COMMUTING PATTERNS

In 2021, most the Post Falls Area (83854) residents (61%) and workers (62%) had commutes of less than 10 miles, suggesting that a significant portion of the workforce lives nearby. Another 22% of residents and 20% of workers commuted between 10 and 24 miles, while a smaller portion, 11% of residents and workers, commuted over 50 miles.

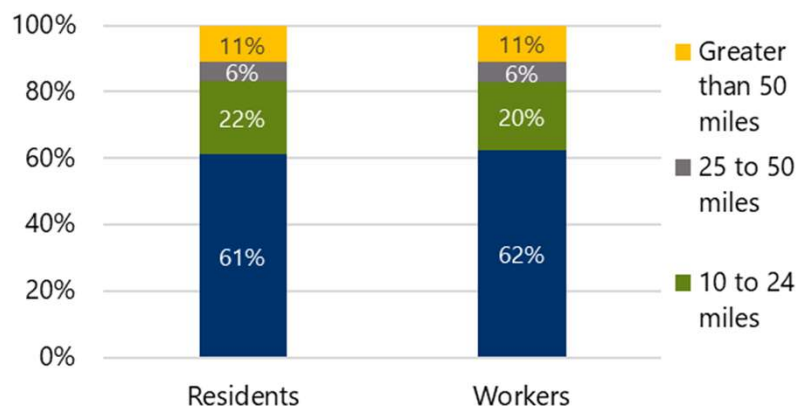
This commuting pattern reflects a strong local employment base within a relatively short distance, which could reduce commuting time and improve work-life balance for many. However, the presence of a small share of long-distance commuters indicates the potential for targeted housing or job opportunities closer to the Post Falls Area (83854), which could further support local retention of both residents and workers.

**Commuting Distance for Post Falls Area (83854)  
Residents and Workers, 2021**

|                       | Residents |       | Workers |       |
|-----------------------|-----------|-------|---------|-------|
|                       | Count     | Share | Count   | Share |
| Less than 10 miles    | 12,435    | 61%   | 8,788   | 62%   |
| 10 to 24 miles        | 4,489     | 22%   | 2,867   | 20%   |
| 25 to 50 miles        | 1,165     | 6%    | 864     | 6%    |
| Greater than 50 miles | 2,269     | 11%   | 1,558   | 11%   |

Source: Census OnTheMap

**Commuting Distance for Post Falls (83854)  
Residents and Workers, 2021**



Source: Census OnTheMap



# WHERE RESIDENTS WORK

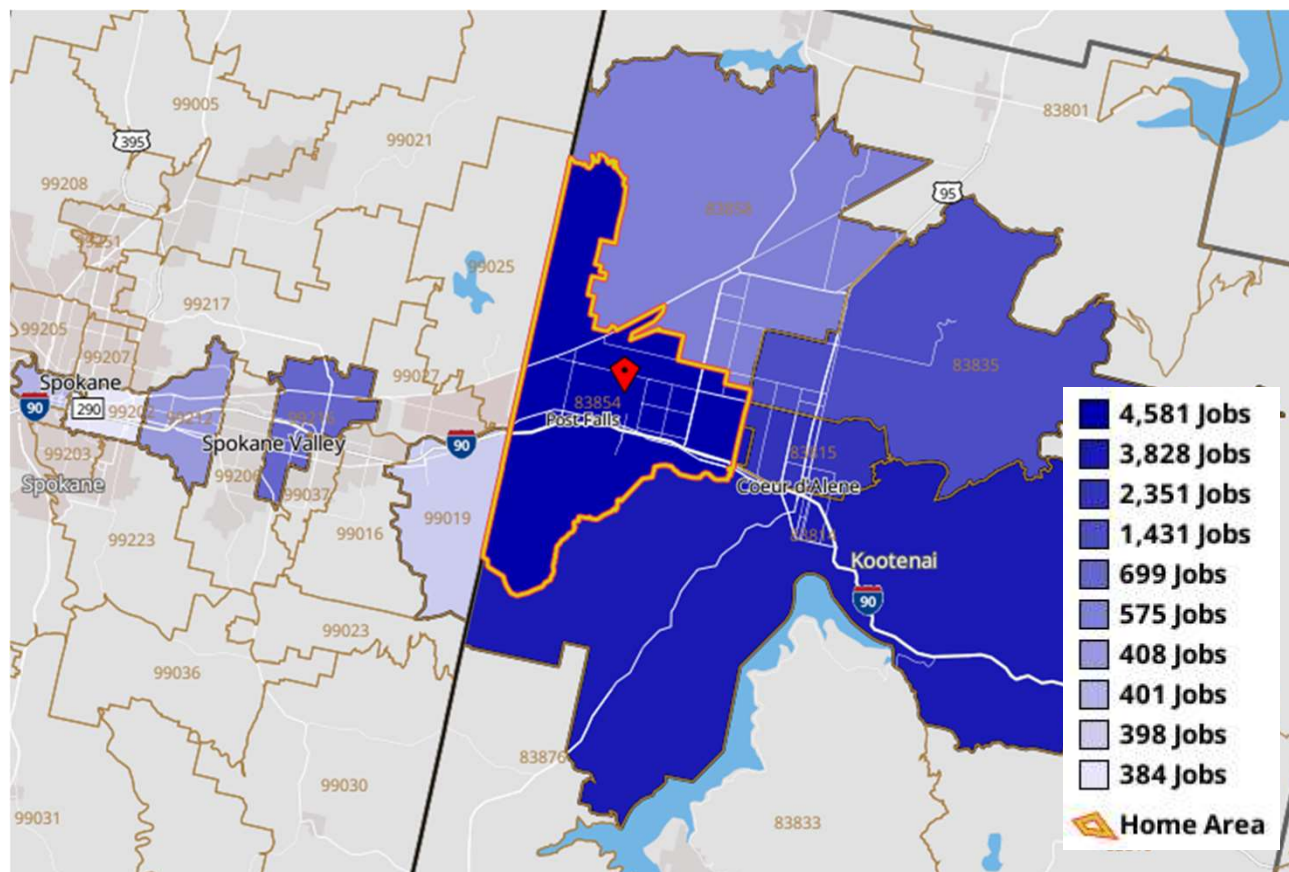
In 2021, 22% of the Post Falls Area (83854) residents worked within the city, while 30% commuted to nearby Coeur d'Alene. Other common employment destinations included Hayden (7%), Spokane (6%), Spokane Valley (3%), Rathdrum (3%), and Liberty Lake (2%). The remaining 26% of residents were employed in various other locations.

This distribution indicates that while a significant portion of the Post Falls Area (83854) residents work locally or in nearby cities, many also commute to a broader range of locations. This pattern underscores the importance of regional connectivity. It highlights potential opportunities to expand local job offerings within the Post Falls Area (83854), which could reduce commuting distances and support economic growth within the community.

## Where Post Falls Area (83854) Residents Work, 2021, Primary Jobs

| ZIP Code                          | Count         | Share       |
|-----------------------------------|---------------|-------------|
| Coeur d'Alene, ID (83814, 83815)  | 6,179         | 30%         |
| Post Falls, ID (83854)            | 4,581         | 22%         |
| Hayden, ID (83835)                | 1,431         | 7%          |
| Spokane, WA (99212, 99201, 99202) | 1,193         | 6%          |
| Spokane Valley, WA (99216)        | 699           | 3%          |
| Rathdrum, ID (83858)              | 575           | 3%          |
| Liberty Lake, WA (99019)          | 398           | 2%          |
| All Other Locations               | 5,302         | 26%         |
| <b>Total</b>                      | <b>20,385</b> | <b>100%</b> |

Source: Census OnTheMap



# WHERE WORKERS LIVE

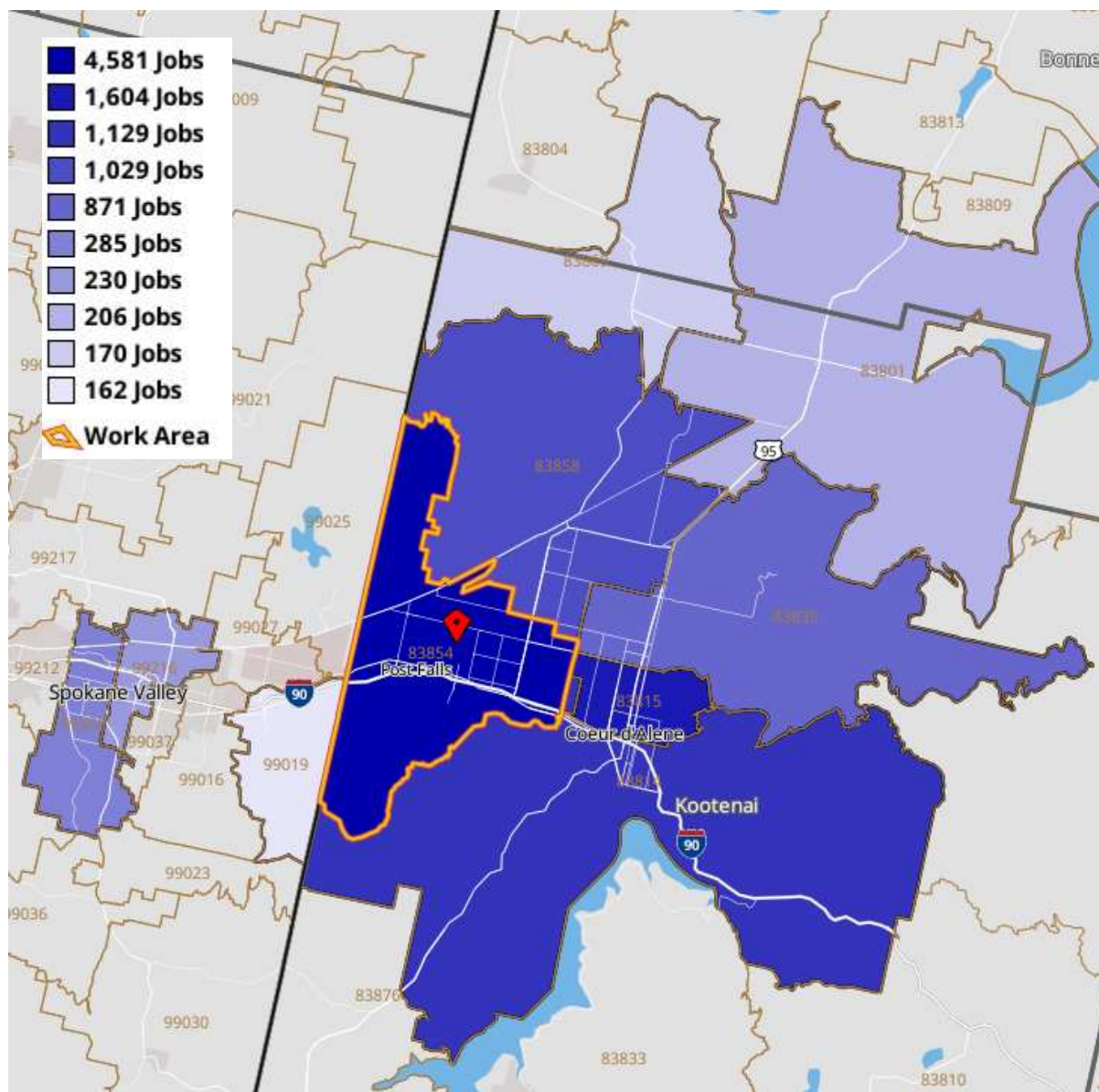
In 2021, a significant portion (33%) of workers employed in the Post Falls Area (83854) also lived in the city, reflecting a strong local workforce base. The next largest group resided in Coeur d'Alene (19%), followed by Rathdrum (7%) and Hayden (6%). Smaller shares of Post Falls workers lived in Spokane Valley (4%), Athol (1%), Spirit Lake (1%), and Liberty Lake (1%). The remaining 27% resided in various other locations.

This distribution indicates that while the Post Falls Area (83854) attracts a local workforce, many workers commute from neighboring cities. Enhancing local housing options and amenities could further support the retention of workers within the Post Falls Area (83854), reducing commuting distances and fostering a stronger community workforce presence.

## Where Post Falls Area (83854) Workers Live, 2021, Primary Jobs

| ZIP Code                          | Count         | Share       |
|-----------------------------------|---------------|-------------|
| Post Falls, ID (83854)            | 4,581         | 33%         |
| Coeur d'Alene, ID (83815, 83814)  | 2,733         | 19%         |
| Rathdrum, ID (83858)              | 1,029         | 7%          |
| Hayden, ID (83835)                | 871           | 6%          |
| Spokane Valley, WA (99206, 99216) | 515           | 4%          |
| Athol, ID (83801)                 | 206           | 1%          |
| Spirit Lake, ID (83869)           | 170           | 1%          |
| Liberty Lake, WA (99019)          | 162           | 1%          |
| All Other Locations               | 3,804         | 27%         |
| <b>Total</b>                      | <b>14,071</b> | <b>100%</b> |

Source: Census OnTheMap



# TOTAL JOBS

In 2023, the Post Falls Area (83854) had 18,342 jobs, with projections reaching 19,862 by 2028. Kootenai County, which includes the Post Falls Area (83854), had 81,411 jobs in 2023 and is expected to grow to 88,093 by 2028. In Spokane County, jobs will increase from 277,588 in 2023 to 301,484 by 2028. Idaho shows strong job numbers, with 971,551 jobs in 2023, projected to exceed 1 million by 2028.

Job growth in the Post Falls Area (83854) has been robust, with a 15% increase from 2018 to 2023 and a further 8% growth expected from 2023 to 2028. This trend is consistent across Idaho and Kootenai County, experiencing similar growth rates of 15% from 2018 to 2023 and expected growth of 8-9% through 2028. Spokane County has slightly slower growth, at 7% from 2018 to 2023 and an anticipated 9% from 2023 to 2028.

Nationally, job growth has been more moderate, with a 4% increase from 2018 to 2023 and a projected 6% by 2028. These strong job counts and growth rates emphasize the Post Falls Area (83854) and the broader Idaho region as high-growth areas, likely fueling demand for workforce housing, infrastructure, and local services to accommodate the expanding workforce.

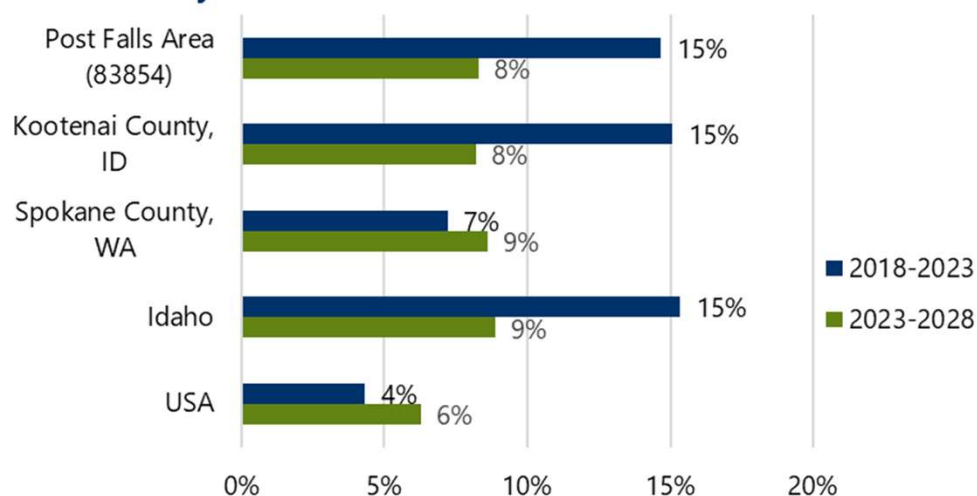
This trend underscores the region's economic potential and attractiveness as a destination for employers and residents.

## Job Change by Region

| Region                  | 2018 Jobs   | 2023 Jobs   | 2028 Jobs   |
|-------------------------|-------------|-------------|-------------|
| Post Falls Area (83854) | 15,999      | 18,342      | 19,862      |
| Kootenai County, ID     | 70,743      | 81,411      | 88,093      |
| Spokane County, WA      | 258,932     | 277,588     | 301,484     |
| Idaho                   | 842,322     | 971,551     | 1,057,600   |
| USA                     | 165,133,784 | 172,265,362 | 183,047,822 |

Source: Lightcast

## Pct. Change in Jobs by Geography, Historic & Projected



Source: Lightcast





# AVERAGE EARNINGS

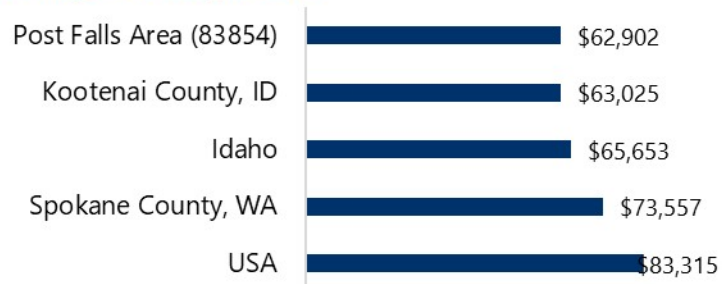
In 2023, the average earnings per job in the Post Falls Area (83854) were \$62,902, slightly lower than Kootenai County (\$63,025) and Idaho (\$65,653), and notably below the national average (\$83,315). Spokane County, WA, recorded higher average earnings at \$73,557, indicating a regional variation in income levels.

Within the Post Falls Area (83854), the highest-paying sectors in 2023 were Mining, Quarrying, and Extraction (\$202,719) and Information (\$111,075), followed by Management of Companies (\$92,807) and Finance & Insurance (\$92,326). Other well-compensated sectors included Wholesale Trade (\$90,995) and Professional, Scientific, and Technical Services (\$89,598).

In contrast, sectors such as Accommodation & Food Services (\$28,587) and Educational Services (\$36,058) had lower average earnings, reflecting typical industry wage trends. These earnings patterns suggest that higher-income opportunities are available primarily in specialized industries, while more common service-oriented roles offer comparatively lower wages.

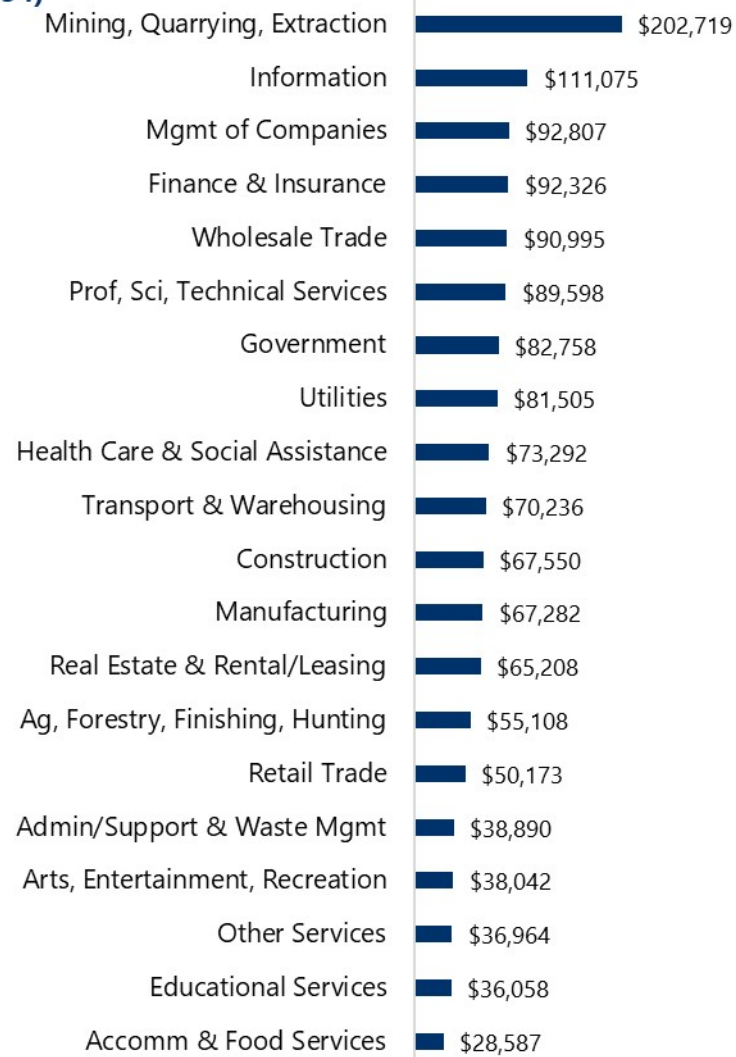
This income distribution highlights the potential for targeted economic development efforts to attract or expand high-paying industries within the Post Falls Area (83854), thereby supporting higher earnings and contributing to economic growth in the community.

## Average Earnings, 2023



Source: Lightcast

## Average Earnings per Job, 2023, Post Falls Area (83854)



Source: Lightcast





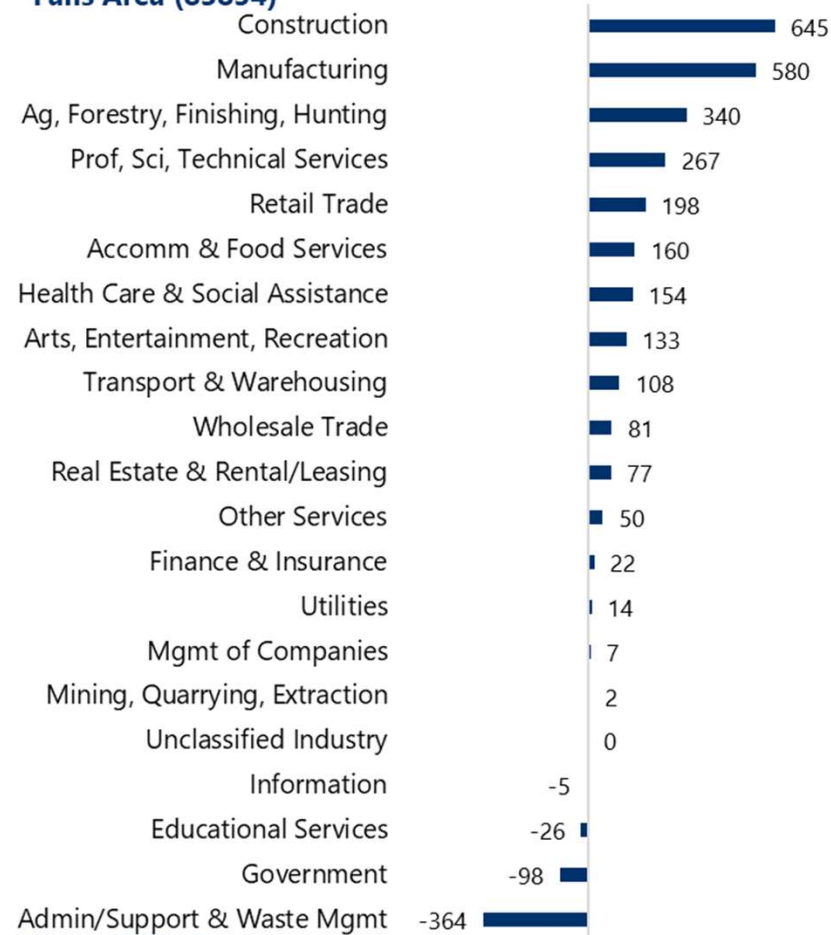
# EMPLOYMENT GROWTH BY INDUSTRY

Between 2018 and 2023, the Construction sector in the Post Falls Area (83854) saw the largest increase in jobs, adding 645 positions. Manufacturing followed closely, with a growth of 580 jobs. Other sectors with notable job growth included Agriculture, Forestry, Fishing, and Hunting (340 jobs), Professional, Scientific, and Technical Services (267 jobs), and Retail Trade (198 jobs). These increases reflect strong expansion in both construction and industrial activities, as well as professional services.

Conversely, certain sectors experienced declines. Administrative Support and Waste Management saw the largest reduction, losing 364 jobs, while Government lost 98 positions, and Educational Services decreased by 26 jobs. Information also saw a slight decline with a loss of 5 jobs.

The growth in Construction and Manufacturing highlights increased demand for labor in these areas, potentially driven by regional development and economic expansion. However, the declines in Administrative Support and Government roles suggest shifts in local workforce needs, potentially impacting demand for specific types of workforce housing and support services in the Post Falls Area (83854).

**Change in Jobs by Sector, 2018-2023, Post Falls Area (83854)**



Source: Lightcast



# EMPLOYMENT – DETAILED INDUSTRIES

In 2023, the largest job sectors in the Post Falls Area (83854) were Education and Hospitals (Local Government) (1,458 jobs), Restaurants and Other Eating Places (1,170 jobs), and Individual and Family Services (675 jobs). Support Activities for Crop Production saw exceptional growth, rising 1846% since 2018, while Employment Services declined by 24%.

High-paying industries include Offices of Physicians (\$153,697) and Computer Systems Design (\$123,705). Support Activities for Crop Production and Automobile Dealers showed strong local concentration, indicating potential areas for targeted economic development to leverage existing strengths.

**Top 20 4-Digit NAICS Industries by Job Count, Post Falls Area (83854)**

| NAICS | Description                                                            | 2023 Jobs | 2018-2023 Pct. Change in Jobs | 2023 Avg. Earnings Per Job | 2023 Location Quotient | 2018-2023 Competitive Effect |
|-------|------------------------------------------------------------------------|-----------|-------------------------------|----------------------------|------------------------|------------------------------|
| 9036  | Education and Hospitals (Local Government)                             | 1,458     | (3%)                          | \$84,199                   | 1.6                    | (51)                         |
| 7225  | Restaurants and Other Eating Places                                    | 1,170     | 16%                           | \$25,875                   | 1.0                    | 142                          |
| 6241  | Individual and Family Services                                         | 675       | 35%                           | \$40,135                   | 2.0                    | 72                           |
| 5613  | Employment Services                                                    | 520       | (24%)                         | \$38,760                   | 1.4                    | (149)                        |
| 9039  | Local Government, Excluding Education and Hospitals                    | 496       | (8%)                          | \$77,794                   | 0.8                    | (45)                         |
| 2383  | Building Finishing Contractors                                         | 434       | 19%                           | \$60,152                   | 3.2                    | 71                           |
| 6211  | Offices of Physicians                                                  | 425       | (13%)                         | \$153,697                  | 1.3                    | (115)                        |
| 4552  | Warehouse Clubs, Supercenters, and Other General Merchandise Retailers | 418       | 11%                           | \$46,528                   | 1.7                    | 9                            |
| 4411  | Automobile Dealers                                                     | 417       | 16%                           | \$89,393                   | 3.0                    | 65                           |
| 2382  | Building Equipment Contractors                                         | 405       | 80%                           | \$72,836                   | 1.4                    | 153                          |
| 4451  | Grocery Stores                                                         | 370       | 10%                           | \$36,424                   | 1.2                    | 25                           |
| 2389  | Other Specialty Trade Contractors                                      | 351       | 38%                           | \$64,386                   | 2.9                    | 74                           |
| 2381  | Foundation, Structure, and Building Exterior Contractors               | 335       | 31%                           | \$64,602                   | 2.6                    | 63                           |
| 1151  | Support Activities for Crop Production                                 | 325       | 1846%                         | \$49,903                   | 6.1                    | 309                          |
| 7211  | Traveler Accommodation                                                 | 310       | (1%)                          | \$39,086                   | 1.6                    | 19                           |
| 3399  | Other Miscellaneous Manufacturing                                      | 303       | 16%                           | \$63,975                   | 8.6                    | 38                           |
| 2361  | Residential Building Construction                                      | 294       | 84%                           | \$61,697                   | 1.9                    | 109                          |
| 5415  | Computer Systems Design and Related Services                           | 261       | 61%                           | \$123,705                  | 0.9                    | 74                           |
| 8121  | Personal Care Services                                                 | 250       | 40%                           | \$34,364                   | 1.7                    | 66                           |
| 6212  | Offices of Dentists                                                    | 233       | 3%                            | \$68,854                   | 2.0                    | (12)                         |

Source: Lightcast



# EMPLOYMENT - DETAILED OCCUPATIONS

In 2023, the top occupations in the Post Falls Area (83854) by job count included General and Operations Managers (691 jobs), Helpers—Extraction Workers (665 jobs), and Military-only occupations (608 jobs). General and Operations Managers saw the highest growth at 131% since 2018, while Food Preparation Workers grew by 51%.

Median hourly earnings were highest for Desktop Publishers (\$38.15) and General and Operations Managers (\$32.01). Occupations with a high local concentration included Helpers—Extraction Workers and Small Engine Mechanics, suggesting areas of specialization within the workforce.

The strong growth in management and extraction roles indicates expanding opportunities in leadership and resource-related fields. In contrast, the demand for skilled trades and technical roles supports the Post Falls Area's (83854) economic diversity.

**Top 20 4-Digit SOC Occupations by Job Count, Post Falls Area (83854)**

| SOC     | Description                                                 | 2023<br>Jobs | 2018-2023<br>Pct. Change<br>in Jobs | 2023                         | 2023                 | 2018-2023             |
|---------|-------------------------------------------------------------|--------------|-------------------------------------|------------------------------|----------------------|-----------------------|
|         |                                                             |              |                                     | Median<br>Hourly<br>Earnings | Location<br>Quotient | Competitive<br>Effect |
| 11-1020 | General and Operations Managers                             | 691          | 131%                                | \$32.01                      | 1.8                  | 244                   |
| 47-5080 | Helpers--Extraction Workers                                 | 665          | 34%                                 | \$15.17                      | 1.5                  | 86                    |
| 55-9990 | Military-only occupations                                   | 608          | (4%)                                | \$16.13                      | 1.5                  | 73                    |
| 53-7070 | Pumping Station Operators                                   | 429          | 0%                                  | \$14.97                      | 1.2                  | 35                    |
| 51-7020 | Furniture Finishers                                         | 377          | (17%)                               | \$13.64                      | 0.9                  | (31)                  |
| 43-9030 | Desktop Publishers                                          | 313          | (1%)                                | \$38.15                      | 0.9                  | (28)                  |
| 51-7030 | Model Makers and Patternmakers, Wood                        | 258          | (10%)                               | \$14.36                      | 1.1                  | 5                     |
| 53-7050 | Industrial Truck and Tractor Operators                      | 199          | 3%                                  | \$21.31                      | 1.4                  | 16                    |
| 51-9030 | Cutting Workers                                             | 187          | 14%                                 | \$16.25                      | 1.2                  | 44                    |
| 51-9020 | Crushing, Grinding, Polishing, Mixing, and Blending Workers | 180          | (1%)                                | \$16.49                      | 0.7                  | (3)                   |
| 53-6090 | Miscellaneous Transportation Workers                        | 170          | 50%                                 | \$13.22                      | 1.3                  | 75                    |
| 51-6040 | Shoe and Leather Workers                                    | 163          | 14%                                 | \$17.22                      | 1.0                  | 13                    |
| 35-2020 | Food Preparation Workers                                    | 160          | 51%                                 | \$29.95                      | 1.1                  | 54                    |
| 39-4030 | Morticians, Undertakers, and Funeral Arrangers              | 152          | 3%                                  | \$14.84                      | 1.1                  | 4                     |
| 49-3050 | Small Engine Mechanics                                      | 131          | 12%                                 | \$20.36                      | 1.6                  | (1)                   |
| 51-5110 | Printing Workers                                            | 129          | 61%                                 | \$17.76                      | 1.0                  | 31                    |
| 47-5090 | Miscellaneous Extraction Workers                            | 120          | 6%                                  | \$17.38                      | 0.8                  | 14                    |
| 35-3030 | Waiters and Waitresses                                      | 118          | 12%                                 | \$29.62                      | 1.1                  | 13                    |
| 15-1240 | Database and Network Administrators and Architects          | 117          | 100%                                | \$30.38                      | 0.7                  | 52                    |
| 51-9060 | Inspectors, Testers, Sorters, Samplers, and Weighers        | 105          | (18%)                               | \$16.50                      | 0.8                  | (22)                  |

Source: Lightcast







# HOUSING INVENTORY



# OVERVIEW

- The total number of housing units in the Post Falls Area (83854) increased from 10,366 in 2000 to 22,729 in 2024, with further growth projected to 24,920 by 2029, reflecting ongoing demand driven by population and economic expansion.
- The Post Falls Area's (83854) growth since 2000 has far surpassed Kootenai County, Spokane County, Idaho, and the national average. Increasing by 45.5% from 2000-2010, 30.7% from 2010-2020, and an additional growth of 15.4% from 2020–2024.
- Total Vacancy rates (including both owner and rental units) in the Post Falls Area (83854) peaked at 7.6% in 2010 but steadily declined to 5.4% in 2024, with further decreases to 5.2% projected by 2029.
- In 2022, 67% of housing units in the Post Falls Area (83854) were owner-occupied, higher than the national average (58%), while renter-occupied units made up 28%, lower than the national average (31%).
- Single-family detached homes dominate the housing stock in the Post Falls Area (83854), representing 69% of all housing units in 2022, significantly higher than the share of multifamily housing. Mobile homes account for 11% of housing units in the Post Falls Area (83854), indicating their role as a significant source of naturally occurring affordable housing.



# OVERVIEW

- The median home value in the Post Falls Area (83854) was \$516,789 in 2023. The largest share of homes by value in the Post Falls Area (83854) are between \$500,000–\$999,999 (44%), while homes valued under \$200,000 comprise only 6% of the housing stock, indicating affordability challenges for lower-income residents.
- Rental housing in the Post Falls Area (83854) equates to 18.2% of the city's median household income of \$79,350. Compared to 17.9% for Kootenai County, 16.5% for the State of Idaho, and 19% for the nation. Most rental units in the Post Falls Area (83854) fall in the \$1,000–\$1,499 range (26%), with a relatively even distribution across mid-level rental prices. High-end rentals priced above \$2,000 remain limited at 8%. Median gross rent was \$1,210 in 2022.
- Housing mobility is higher among renters in the Post Falls Area (83854), with 96% having moved into their current residence since 2010, compared to just 37% of owner households, reflecting a high-turnover for the rental population.
- The housing stock in the Post Falls Area (83854) is relatively modern, with 69% of units built since 1990 and a median construction year of 1999, reflecting the area's rapid growth in recent decades.
- Homeownership in the Post Falls Area (83854) is strongly correlated with income, as 85%+ of households with incomes of \$100,000 or more own their homes.



# HOUSING UNIT TOTALS

## Total Housing Units

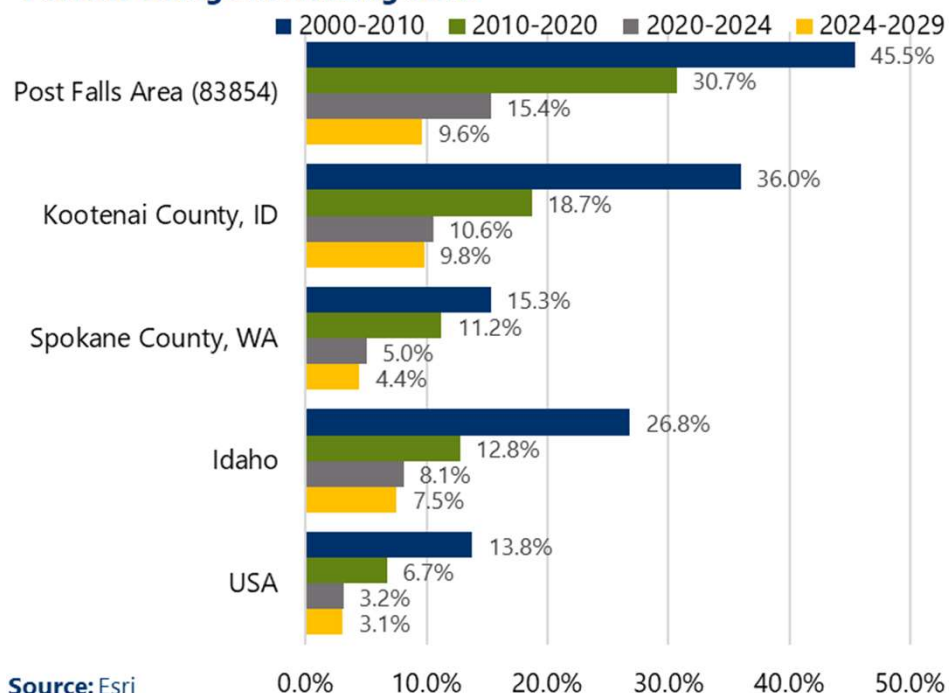
| Geography               | Housing Units |             |             |             |             | Percent Change |           |           |           |
|-------------------------|---------------|-------------|-------------|-------------|-------------|----------------|-----------|-----------|-----------|
|                         | 2000          | 2010        | 2020        | 2024        | 2029        | 2000-2010      | 2010-2020 | 2020-2024 | 2024-2029 |
| Post Falls Area (83854) | 10,366        | 15,079      | 19,704      | 22,729      | 24,920      | 45.5%          | 30.7%     | 15.4%     | 9.6%      |
| Kootenai County, ID     | 46,596        | 63,372      | 75,232      | 83,192      | 91,378      | 36.0%          | 18.7%     | 10.6%     | 9.8%      |
| Spokane County, WA      | 175,001       | 201,851     | 224,508     | 235,744     | 246,233     | 15.3%          | 11.2%     | 5.0%      | 4.4%      |
| Idaho                   | 527,822       | 669,482     | 755,085     | 816,618     | 878,142     | 26.8%          | 12.8%     | 8.1%      | 7.5%      |
| USA                     | 115,904,641   | 131,878,204 | 140,746,500 | 145,184,826 | 149,659,377 | 13.8%          | 6.7%      | 3.2%      | 3.1%      |

Source: Esri

The Post Falls Area (83854) has experienced rapid growth in housing units, with a 45.5% increase between 2000 and 2010, significantly outpacing Kootenai County (36%), Idaho (26.8%), and the national average (13.8%) during the same period. From 2010 to 2020, growth slowed but remained strong at 30.7%, well above other geographies, and from 2020 to 2024, it continued at 15.4% over just four years, reflecting sustained strong demand. Overall since 2000, housing units have increased by 119% in the Post Falls Area (83854). Between 2024 and 2029, growth is projected to grow by 9.6%, surpassing the projected growth in Spokane County (4.4%), Idaho (7.5%), and the nation (3.1%).

This strong historical and projected housing growth highlights the Post Falls Area (83854) position as a fast-expanding community. The high growth rates also indicate potential pressure on infrastructure, public services, and affordability, emphasizing the importance of strategic housing and development planning to ensure sustainable growth.

## Percent Change in Housing Units



Source: Esri



# POPULATION VS HOUSING UNITS

Between 2000 and 2024, the Post Falls Area (83854) more than doubled in number of households, rising from 9,880 to 21,501, while total housing units grew from 10,366 to 22,729. Projections for 2029 indicate that households will reach 23,614 and housing units will total 24,920, marking slower but continued growth in both metrics.

Vacant housing peaked in 2024 at 1,228 units, with an increase to 1,306 units expected by 2029. However, given total unit increases, the vacancy rate has dropped from 7.6% in 2010 to 5.4% in 2024, signaling a tightening housing market.

The decline in vacancy rates suggests an increasing need for housing that aligns with population and workforce growth. While the current trends point to efficient housing absorption, the challenge remains to ensure adequate supply without exacerbating affordability pressures.

Post Falls Area (83854), Population vs Housing Units

|               | Count  |        |        |        |        | Change    |           |           |           |
|---------------|--------|--------|--------|--------|--------|-----------|-----------|-----------|-----------|
|               | 2000   | 2010   | 2020   | 2024   | 2029   | 2000-2010 | 2010-2020 | 2020-2024 | 2024-2029 |
| Population    | 27,046 | 37,439 | 48,972 | 56,799 | 62,398 | 10,393    | 11,533    | 7,827     | 5,599     |
| Households    | 9,880  | 13,912 | 18,518 | 21,501 | 23,614 | 4,032     | 4,606     | 2,983     | 2,113     |
| Housing Units | 10,366 | 15,059 | 19,422 | 22,729 | 24,920 | 4,693     | 4,363     | 3,307     | 2,191     |
| Vacant Units  | 486    | 1,147  | 904    | 1,228  | 1,306  | 661       | -243      | 324       | 78        |
| Vacancy Rate  | 4.7%   | 7.6%   | 4.7%   | 5.4%   | 5.2%   | 2.9%      | -3.0%     | 0.7%      | -0.2%     |

Source: Esri





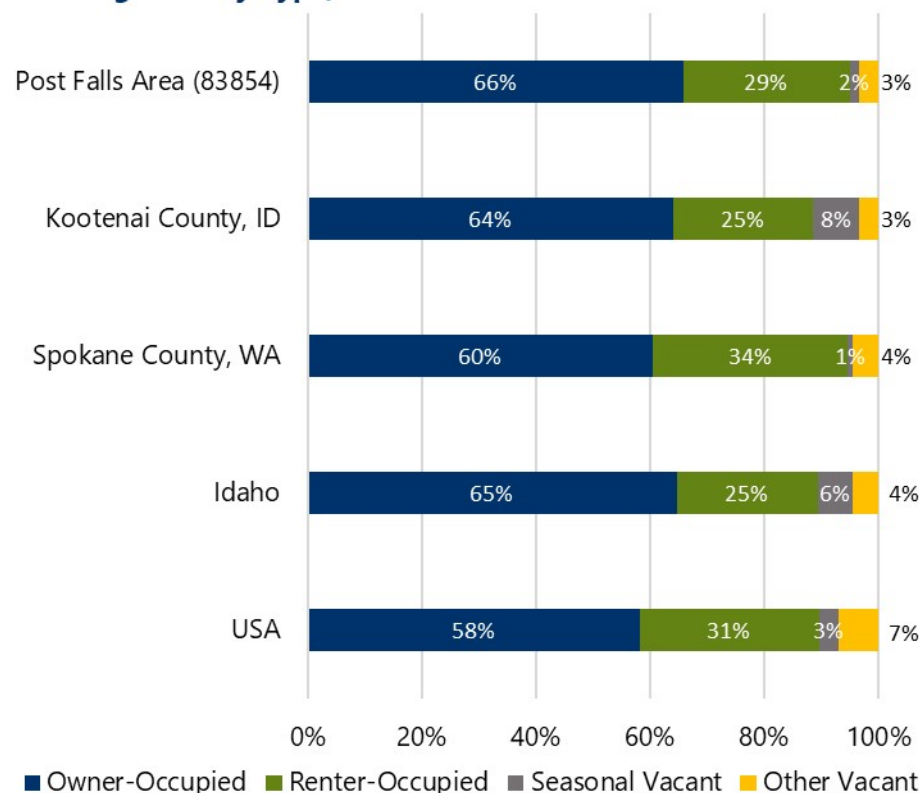
# HOUSING TENURE

In 2023, 66% of housing units in the Post Falls Area (83854) were owner-occupied, higher than Kootenai County (64%), Idaho (65%), Spokane County (60%), and the national average (58%). Renter-occupied units accounted for 29% of housing stock in the Post Falls Area (83854), lower than Spokane County (34%) and the national average (31%) but higher than Kootenai County and Idaho (both at 25%).

Seasonal vacant units represented a minimal 2% of the Post Falls Area (83854) housing, significantly lower than Kootenai County (8%), Idaho (6%), and the national average (3%). Other vacant units accounted for 3% of housing in the Post Falls Area (83854), aligning with Kootenai County and below the national average of 7%.

These patterns highlight the Post Falls Area's (83854) stable residential base and limited stock of seasonal housing. Expanding the rental market could attract a broader demographic and provide affordable options for the city's growing workforce, balancing the predominantly owner-occupied housing profile.

**Housing Units by Type, 2023**



Source: ACS 2023, 5-year estimates

**Housing Units Overview, 2023**

| Geography               | Owner-Occupied |       | Renter-Occupied |       | Seasonal Vacant |       | Other Vacant |       | Total Housing Units |       |
|-------------------------|----------------|-------|-----------------|-------|-----------------|-------|--------------|-------|---------------------|-------|
|                         | Count          | Share | Count           | Share | Count           | Share | Count        | Share | Count               | Share |
| Post Falls Area (83854) | 13,445         | 66%   | 5,978           | 29%   | 326             | 2%    | 691          | 3%    | 20,440              | 100%  |
| Kootenai County, ID     | 49,901         | 64%   | 19,203          | 25%   | 6,257           | 8%    | 2,652        | 3%    | 78,013              | 100%  |
| Spokane County, WA      | 137,926        | 60%   | 77,953          | 34%   | 2,142           | 1%    | 10,135       | 4%    | 228,156             | 100%  |
| Idaho                   | 502,140        | 65%   | 191,681         | 25%   | 48,149          | 6%    | 34,713       | 4%    | 776,683             | 100%  |
| USA                     | 82,892,037     | 58%   | 44,590,828      | 31%   | 4,855,213       | 3%    | 9,994,798    | 7%    | 142,332,876         | 100%  |

Source: ACS 2023, 5-year Estimates



# HOUSING VACANCY

In 2023, the Post Falls Area (83854) had a total of 1,017 vacant housing units, with 27% classified as "sold, not occupied," and 15% listed as "other vacant." Units vacant "for sale only" accounted for 14%, while 11% were "for rent." Seasonal or recreational vacancy made up 32% of the total, with 68% of vacant units categorized as non-seasonal.

In contrast, Kootenai County had 8,909 vacant units, with a higher share (70%) dedicated to seasonal or recreational use. Non-seasonal vacancies accounted for 30%. The "other vacant" category in Kootenai County represented 11%, while vacancies "for sale only" and "sold, not occupied" were lower at 4% and 5%, respectively.

Kootenai County's vacant housing leaning heavily toward seasonal use underscores the county's appeal as a recreational destination. The Post Falls Area's (83854) lower share of seasonal properties positions it as a year-round community, though the prevalence of non-seasonal vacancies points to opportunities for improving housing utilization.

## Vacancy Status, 2023

| Vacancy                                       | Post Falls Area (83854) |             | Kootenai County |             |
|-----------------------------------------------|-------------------------|-------------|-----------------|-------------|
|                                               | Count                   | Share       | Count           | Share       |
| <b>Total Vacant Units</b>                     | <b>1,017</b>            | <b>100%</b> | <b>8,909</b>    | <b>100%</b> |
| For rent                                      | 115                     | 11%         | 785             | 9%          |
| Rented, not occupied                          | 0                       | 0%          | 5               | 0%          |
| For sale only                                 | 142                     | 14%         | 360             | 4%          |
| Sold, not occupied                            | 278                     | 27%         | 485             | 5%          |
| For migrant workers                           | 0                       | 0%          | 0               | 0%          |
| Other vacant                                  | 156                     | 15%         | 1,017           | 11%         |
| For seasonal, recreational, or occasional use | 326                     | 32%         | 6,257           | 70%         |
| Vacant for reasons other than seasonality     | 691                     | 68%         | 2,652           | 30%         |

**Source:** ACS 2023, 5-year Estimates



# HOUSING UNITS IN STRUCTURE

In 2023, 70% of housing units in the Post Falls Area (83854) were single-family detached homes, slightly below Kootenai County's 74%. Mobile homes represented a notable 10% of housing units in the Post Falls Area (83854), higher than the county's 7%, reflecting the city's greater reliance on this housing type. Multifamily units (2 or more units in a structure) made up 19% of the Post Falls Area (83854) housing stock, higher than Kootenai County (16%).

Smaller multifamily buildings (3 or 4 units) accounted for 4% of the Post Falls Area (83854) housing stock, while larger structures (20 or more units) represented 4%. Other housing types, such as attached single-family homes and duplexes, contributed minimally to the overall housing mix, accounting for 1 and 3%, respectively.

The Post Falls Area (83854) housing mix illustrates a focus on traditional single-family homes, with mobile homes serving as a key affordable option. Increasing the diversity of affordable options on the market could provide affordable and flexible options for younger residents, members of the workforce, and smaller households.

**Housing Units by Units in Structure, 2023**

| Structure           | Post Falls Area (83854) |             | Kootenai County |             |
|---------------------|-------------------------|-------------|-----------------|-------------|
|                     | Count                   | Share       | Count           | Share       |
| 1-unit, detached    | 14,259                  | 70%         | 57,440          | 74%         |
| 1-unit, attached    | 286                     | 1%          | 2,078           | 3%          |
| Multi-Unit          | 3,864                   | 19%         | 12,527          | 16%         |
| 2 units             | 633                     | 3%          | 2,120           | 3%          |
| 3 or 4 units        | 833                     | 4%          | 2,519           | 3%          |
| 5 to 9 units        | 715                     | 3%          | 2,647           | 3%          |
| 10 to 19 units      | 777                     | 4%          | 1,870           | 2%          |
| 20 or more units    | 906                     | 4%          | 3,371           | 4%          |
| Mobile home         | 1,980                   | 10%         | 5,784           | 7%          |
| Boat, RV, van, etc. | 51                      | 0%          | 184             | 0%          |
| <b>Total</b>        | <b>20,440</b>           | <b>100%</b> | <b>78,013</b>   | <b>100%</b> |

Source: ACS 2023, 5-year Estimates



# HOUSING YEAR BUILT

In 2023, 24% of housing units in the Post Falls Area (83854) were built between 2010 and 2019, and 23% and 19% were constructed during each of the 2000-2009 and 1990-1999 periods. This highlights a relatively modern housing stock compared to Kootenai County, where similar shares (20% and 17%) were built during both 2000-2009 and 1990-1999. Only 4% of the Post Falls Area (83854) housing units were built in 2020 or later, consistent with the county's share of 3%. It is important to note that this data does not capture the likely significant construction activity in 2024.

Older housing units, built before 1970, make up a smaller share of the housing stock in the Post Falls Area (83854) (8%) compared to Kootenai County (15%), emphasizing the city's growth in recent decades. The median year built for the Post Falls Area (83854) housing is 1999, more recent than Kootenai County's median year of 1994.

The relatively modern housing stock reduces the immediate need for major renovations or upgrades. However, the city must prioritize infrastructure development to support new construction and meet the demands of its growing population.

**Housing Units by Year Structure Built**

| Year Built               | Post Falls Area<br>(83854) |             | Kootenai County |             | Coeur d'Alene<br>(83814, 83815) |             |
|--------------------------|----------------------------|-------------|-----------------|-------------|---------------------------------|-------------|
|                          | Count                      | Share       | Count           | Share       | Count                           | Share       |
| 2020 or Later            | 881                        | 4%          | 2,003           | 3%          | 406                             | 1%          |
| 2010-2019                | 4,868                      | 24%         | 13,962          | 18%         | 5,233                           | 17%         |
| 2000-2009                | 4,702                      | 23%         | 16,195          | 21%         | 6,207                           | 20%         |
| 1990-1999                | 3,795                      | 19%         | 14,795          | 19%         | 5,323                           | 17%         |
| 1980-1989                | 1,781                      | 9%          | 7,379           | 9%          | 2,904                           | 9%          |
| 1970-1979                | 2,869                      | 14%         | 11,616          | 15%         | 4,497                           | 14%         |
| 1960-1969                | 749                        | 4%          | 3,848           | 5%          | 1,655                           | 5%          |
| 1950-1959                | 310                        | 2%          | 2,605           | 3%          | 1,556                           | 5%          |
| 1940-1949                | 27                         | 0%          | 1,417           | 2%          | 965                             | 3%          |
| 1939 or Earlier          | 458                        | 2%          | 4,193           | 5%          | 2,599                           | 8%          |
| <b>Total</b>             | <b>20,440</b>              | <b>100%</b> | <b>78,013</b>   | <b>100%</b> | <b>31,345</b>                   | <b>100%</b> |
| <b>Median Year Built</b> | <b>1999</b>                |             | <b>1994</b>     |             | <b>1987</b>                     |             |

Source: ACS 2023, 5-year Estimates





# HOME VALUE

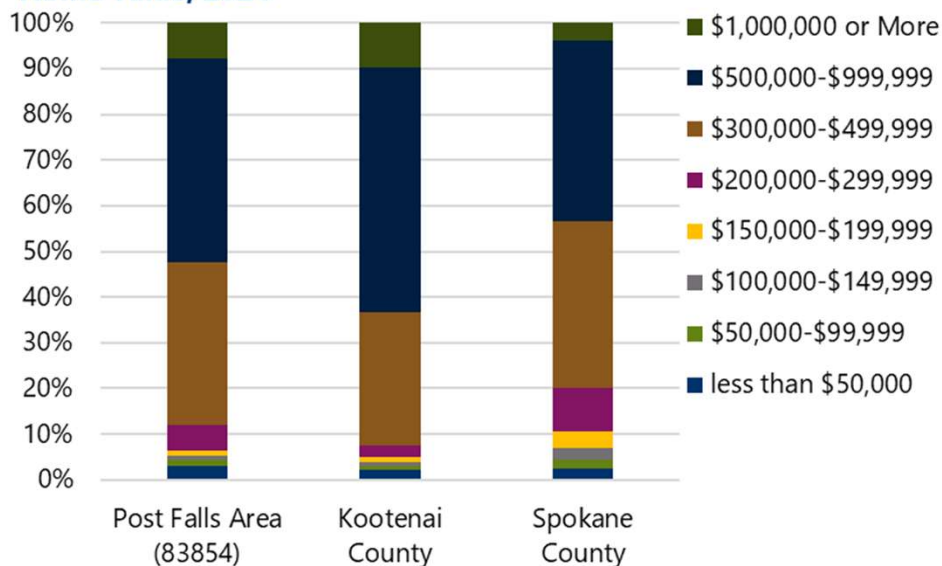
In 2024, the median home value in the Post Falls Area (83854) was \$516,789, lower than Kootenai County's \$588,944 but higher than both Spokane County (\$467,735) and the State of Idaho (\$458,011).

The largest share of homes in the Post Falls Area (83854) (44%) fell in the \$500,000-\$999,999 range, closely mirroring Kootenai County's 53% share in the same range. Homes valued between \$300,000 and \$499,999 accounted for 36% of the housing stock in the Post Falls Area (83854), compared to 29% in Kootenai County.

The Post Falls Area (83854) had a smaller share of high-value homes (\$1 million or more) at 8% compared to Kootenai County's 10%. Meanwhile, homes valued below \$200,000 were minimal, comprising just 5% of the Post Falls Area (83854) housing stock. These figures, which are based on self-reported data, reflect individual homeowner estimates of their property values, which may include subjective perceptions or local market influences.

These values reflect the challenges of affordability in the Post Falls Area (83854), where rising home values could constrain access for middle-income households. A greater focus on mid-range and affordable housing developments could alleviate pressure and expand access to homeownership for a wider demographic.

Home Value, 2024



Source: Esri

Median Home Value, 2024



Source: Esri



# IN-PLACE RENT

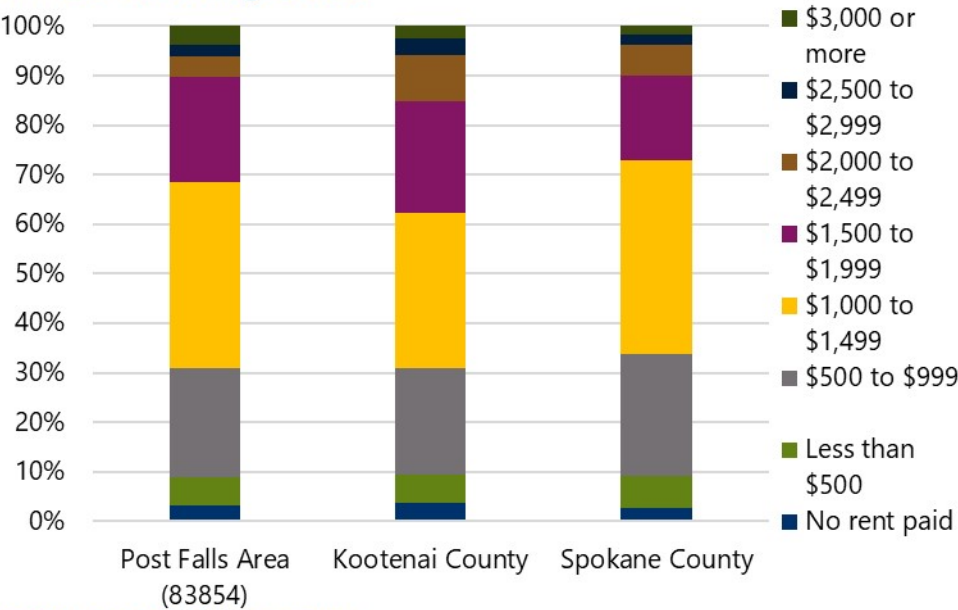
**In-Place Rent is the monthly amount of rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels (oil, coal, kerosene, wood, etc.). Median in-place rent is the midpoint of these costs across all renters.**

In 2023, the median in-place rent in the Post Falls Area (83854) was \$1,311, slightly lower than Kootenai County's \$1,330 but higher than Spokane County (\$1,200), Idaho (\$1,150), and below the national median of \$1,348.

The majority of rental units in the Post Falls Area (83854) fell into the \$1,000-\$1,499 range, comprising 37% of the total, similar to Kootenai County's share (39%). Units in the \$500-\$999 and \$1,500-\$1,999 ranges each accounted for 22% and 21%, reflecting a balanced distribution across mid-level rental prices. Higher-end rentals, priced at \$2,000-\$2,999, represented 2%, while units priced \$3,000 or more made up 4%, similar to Kootenai County's 3% and 2%, respectively. Rentals below \$500 accounted for 9%, slightly higher than Kootenai County's 8%.

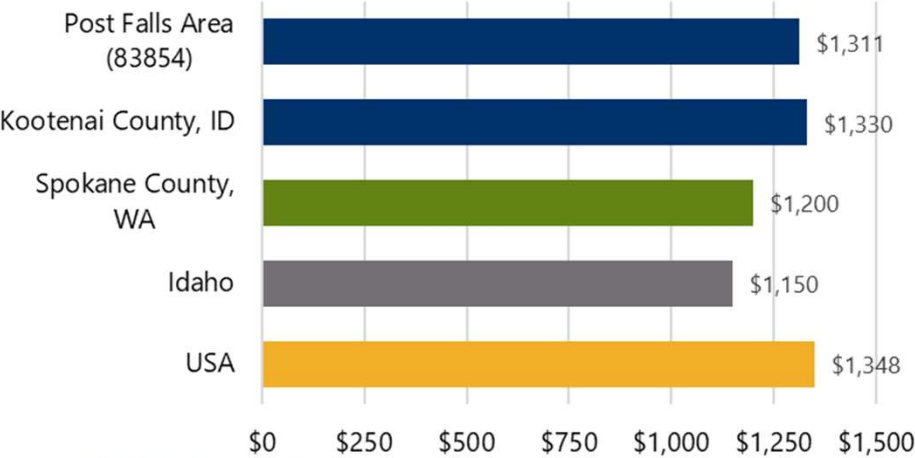
This distribution supports a range of income levels but highlights opportunities for growth in both upscale rentals and affordable options to meet evolving housing demands and attract a diverse workforce.

**In-Place Rent Ranges, 2023**



Source: ACS 2023, 5-year estimates

**Median In-Place Rent, 2023**



Source: ACS 2023, 5-year estimates



# HOUSING MOBILITY, POST FALLS AREA (83854)

In 2023, 42% of renter households in the Post Falls Area (83854) had moved into their current residence between 2018 and 2020, reflecting higher mobility than owner households, of whom only 26% had moved during the same period. Among renters, 35% moved between 2010 and 2017, and 21% moved in 2021 or later, while only 6% of owners moved in 2021 or later.

Owner households displayed greater long-term residency, with 15% moving in before 2000 and 18% moving between 2000 and 2009. In contrast, renters showed far less stability, with only 1% moving in before 2000. The average annual turnover for renter households from 2010 to 2022 was 33%, higher than the 23% turnover rate for owner households.

This mobility trend highlights the fluidity of the rental market and underscores the importance of maintaining an adequate supply of rental housing to accommodate the needs of a shifting population.

**Post Falls Area (83854) Housing Mobility, 2023**

| Year Moved In                             | Renter Households |             | Owner Households |             |
|-------------------------------------------|-------------------|-------------|------------------|-------------|
|                                           | Count             | Share       | Count            | Share       |
| 2021 or later                             | 1,236             | 21%         | 767              | 6%          |
| 2018 to 2020                              | 2,482             | 42%         | 3,437            | 26%         |
| 2010 to 2017                              | 2,065             | 35%         | 4,821            | 36%         |
| 2000 to 2009                              | 135               | 2%          | 2,426            | 18%         |
| 1990 to 1999                              | 42                | 1%          | 1,450            | 11%         |
| 1989 or earlier                           | 18                | 0%          | 544              | 4%          |
| <b>Total</b>                              | <b>5,978</b>      | <b>100%</b> | <b>13,445</b>    | <b>100%</b> |
| <b>Avg. Annual Turnover 2010-2023</b>     | <b>445</b>        |             | <b>694</b>       |             |
| <b>Avg. Annual Turnover 2010-2022 (%)</b> |                   | <b>7.4%</b> |                  | <b>5.2%</b> |

Source: ACS 2023 5-year estimates



# HOUSING MOBILITY, KOOTENAI COUNTY

Similar mobility trends were observed in Kootenai County, where 41% of renters and 23% of homeowners moved in between 2018 and 2020. The county's lower turnover rates among owners (4.8%) compared to renters (7.1%) reflect its stable homeownership base while emphasizing the continued demand for rental housing options to support an evolving workforce.

## Post Falls Area (83854) Housing Mobility, 2023

| Year Moved In                             | Renter Households |             | Owner Households |             |
|-------------------------------------------|-------------------|-------------|------------------|-------------|
|                                           | Count             | Share       | Count            | Share       |
| 2021 or later                             | 1,236             | 21%         | 767              | 6%          |
| 2018 to 2020                              | 2,482             | 42%         | 3,437            | 26%         |
| 2010 to 2017                              | 2,065             | 35%         | 4,821            | 36%         |
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| 1990 to 1999                              | 42                | 1%          | 1,450            | 11%         |
| 1989 or earlier                           | 18                | 0%          | 544              | 4%          |
| <b>Total</b>                              | <b>5,978</b>      | <b>100%</b> | <b>13,445</b>    | <b>100%</b> |
| <b>Avg. Annual Turnover 2010-2023</b>     | <b>445</b>        |             | <b>694</b>       |             |
| <b>Avg. Annual Turnover 2010-2022 (%)</b> |                   | <b>7.4%</b> |                  | <b>5.2%</b> |

Source: ACS 2023 5-year estimates





# HOUSEHOLD INCOME LEVELS, POST FALLS (83854)

In 2024, the majority (73%) of households in the Post Falls Area (83854) are owner-occupied, with 27% renter-occupied. Ownership rates increase significantly with household income, with 86% of households earning \$100,000-\$149,999 and 90% of those earning \$150,000 or more owning their homes. Conversely, households earning less than \$15,000 are predominantly renters (60%), as are 43% of those earning \$25,000-\$34,999.

The data highlights a clear correlation between income levels and housing tenure, indicating that higher-income households dominate the ownership market, while lower-income households are more reliant on rental housing. This distribution underscores the importance of providing affordable housing options for lower-income residents to support diverse housing needs in the Post Falls Area (83854).

**Housing Tenure by Income Level, Post Falls Area (83854), 2024**

| Income Bracket      | Total Households | Percent Owners | Owner Households | Percent Renters | Renter Households |
|---------------------|------------------|----------------|------------------|-----------------|-------------------|
| less than \$15,000  | 1,235            | 40%            | 493              | 60%             | 742               |
| \$15,000-\$24,999   | 1,261            | 63%            | 790              | 37%             | 471               |
| \$25,000-\$34,999   | 1,372            | 56%            | 766              | 44%             | 606               |
| \$35,000-\$49,999   | 2,368            | 62%            | 1,474            | 38%             | 894               |
| \$50,000-\$74,999   | 3,675            | 62%            | 2,268            | 38%             | 1,407             |
| \$75,000-\$99,999   | 3,693            | 63%            | 2,326            | 37%             | 1,367             |
| \$100,000-\$149,999 | 5,123            | 86%            | 4,427            | 14%             | 696               |
| \$150,000+          | 2,774            | 90%            | 2,500            | 10%             | 274               |
| <b>Total</b>        | <b>21,501</b>    | <b>70%</b>     | <b>15,044</b>    | <b>30%</b>      | <b>6,457</b>      |

**Source:** Esri, ACS 5-year estimates, 2023



# HOUSEHOLD INCOME LEVELS, KOOTENAI COUNTY

Kootenai County's ownership trends mirror those of Post Falls, with 74% of households owning their homes in 2024. Lower-income households were more likely to rent, highlighting the importance of expanding affordable rental and ownership options to meet the needs of a diverse population while supporting equitable housing access across the county.

**Housing Tenure by Income Level, Kootenai County, 2024**

| Income Bracket      | Total Households | Percent Owners | Owner Households | Percent Renters | Renter Households |
|---------------------|------------------|----------------|------------------|-----------------|-------------------|
| less than \$15,000  | 4,556            | 52%            | 2,384            | 48%             | 2,172             |
| \$15,000-\$24,999   | 3,583            | 56%            | 2,019            | 44%             | 1,564             |
| \$25,000-\$34,999   | 4,969            | 51%            | 2,538            | 49%             | 2,431             |
| \$35,000-\$49,999   | 7,458            | 59%            | 4,422            | 41%             | 3,036             |
| \$50,000-\$74,999   | 13,360           | 70%            | 9,382            | 30%             | 3,978             |
| \$75,000-\$99,999   | 12,001           | 77%            | 9,201            | 23%             | 2,800             |
| \$100,000-\$149,999 | 16,186           | 86%            | 13,951           | 14%             | 2,235             |
| \$150,000+          | 13,395           | 92%            | 12,306           | 8%              | 1,089             |
| <b>Total</b>        | <b>75,508</b>    | <b>74%</b>     | <b>56,203</b>    | <b>26%</b>      | <b>19,305</b>     |

**Source:** Esri, ACS 5-year estimates, 2022





# MARKET CONDITIONS

FOR RENT  
NORTH IDAHO  
RENTAL Co.  
664-4308



# OVERVIEW

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- The Post Falls Area (83854) housing market saw 801 homes sold and 1,208 new listings in 2024, with a median sale price of \$497,500 and a median list price of \$549,900. The sell-to-list price ratio of 90.5% reflects strong demand and competitive market conditions.
- Median sale prices in the Post Falls Area (83854) increased by 155.9% over the decade, rising from \$194,381 in 2015 to \$497,500 in 2024. The largest single-year growth occurred in 2021, with a 33.8% increase driven by pandemic-era demand.
- New and sold listings peaked in 2019, with 1,838 new listings and 1,480 sold. However, activity slowed in subsequent years, with 2024 reflecting lower transaction volumes, likely influenced by constrained inventory and changing market dynamics.
- Months of inventory peaked at over 9 months in early 2015, signaling a buyer's market. Inventory tightened to under 2 months in late 2021, reflecting a seller's market, before stabilizing at 4-6 months in 2024, indicating a more balanced environment.
- From 2015 to 2024, the Post Falls Area (83854) issued 7,451 residential building permits, with 53% for single-family units and 47% for multifamily units. Permit activity peaked in 2020 but has moderated in recent years.





# OVERVIEW

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- Multifamily units in the Post Falls Area (83854) increased from 1,686 in 2015 to 5,299 units across 101 buildings in 2024. This expansion supports the rising demand for rental housing in the area.
- Asking rents for multifamily units increased by 27% between 2015 and 2024, reaching \$1,474 per unit. Rent per square foot grew to \$1.51, reflecting ongoing demand and market competition.
- Vacancy rates for multifamily units ranged from lows of 3.7% in 2016 to highs of 12.7% in 2019 and 11.6% in 2022, and an 8.5% vacancy rate in 2024, indicating variable supply and demand dynamics.
- Multifamily rental absorption peaked in 2020 and 2023, with over 500 units absorbed each year. Slower absorption in 2024 highlights a need to align new developments with market demand.
- The multifamily market includes a mix of garden-style, low-rise, and historic properties, reflecting the city's efforts to meet diverse housing needs while maintaining affordability.
- The city's ongoing development and balanced housing market make it a desirable location for both buyers and renters, underscoring its role as a growing residential destination.



# RESIDENTIAL HOUSING MARKET TRENDS

In 2024, the Post Falls Area (83854) residential housing market demonstrated robust activity, with 801 sold listings and 1,208 new listings recorded. The median sell price stood at \$497,500, while the median list price was \$549,900, indicating market conditions where homes often sell for less than the initial asking price, with this dynamic further reflected in the sell-to-list price ratio of 90.5%.

Homes in the Post Falls Area (83854) averaged 92 days on the market before being sold, with an additional 53 days required to close, underscoring a moderately paced market where buyers and sellers have time to negotiate but still face relatively quick turnaround times. These metrics illustrate a thriving housing market fueled by high demand, positioning the Post Falls Area (83854) as an attractive location for both buyers and sellers.

## Post Falls Area (83854) Residential Housing Market Trends, 2024

| Key Metrics            | 2024      |
|------------------------|-----------|
| Sold Listings          | 801       |
| New Listings           | 1,208     |
| Median Sell Price      | \$497,500 |
| Median List Price      | \$549,900 |
| Sell to List Ratio     | 90.5%     |
| Average Days on Market | 92        |
| Average Days to Close  | 53        |

**Source:** Coeur d'Alene Multiple Listings Service, Inc



# RESIDENTIAL HOUSING MARKET TRENDS

Between 2014 and 2024, the residential housing market in the Post Falls Area (83854) experienced significant growth in home prices, with the median sale price rising from \$194,381 in 2015 to \$497,500 in 2024, reflecting a cumulative increase of 155.9% over the decade. The most notable annual increase occurred in 2021, when the median sale price surged by 33.8%, a trend likely driven by pandemic-era housing demand and migration patterns.

New and sold listings fluctuated over the years, peaking at 1,838 new listings and 1,480 sold listings in 2019, before declining in subsequent years. By 2024, the market showed 801 sold listings and 1,208 new listings year-to-date, indicating a slower pace compared to previous years, possibly due to constrained inventory or shifting market dynamics.

While both sale and list prices have risen markedly, the sale-to-list ratio has trended downward from its peak in 2022, easing slightly from over 97.2% to 90.5% in 2024. This suggests a moderation in buyer competition, although elevated home prices continue to define the market.

**Post Falls Area (83854) Annual Residential Housing Market Trends (2014-2024)**

| Year     | Sold Listings | New Listings | Median Sale Price | Median List Price | Sale to List Ratio | Annual Change in Sales Price (2014-2024) | Cummulative Change in Sales Price (2014-2024) |
|----------|---------------|--------------|-------------------|-------------------|--------------------|------------------------------------------|-----------------------------------------------|
| 2015     | 1,100         | 1,553        | \$194,381         | \$207,500         | 93.7%              | -                                        | -                                             |
| 2016     | 1,306         | 1,758        | \$208,986         | \$224,900         | 92.9%              | 7.5%                                     | 7.5%                                          |
| 2017     | 1,312         | 1,705        | \$234,750         | \$255,000         | 92.1%              | 12.3%                                    | 20.8%                                         |
| 2018     | 1,417         | 1,715        | \$268,410         | \$275,000         | 97.6%              | 14.3%                                    | 38.1%                                         |
| 2019     | 1,480         | 1,838        | \$292,500         | \$309,545         | 94.5%              | 9.0%                                     | 50.5%                                         |
| 2020     | 1,496         | 1,566        | \$340,000         | \$349,900         | 97.2%              | 16.2%                                    | 74.9%                                         |
| 2021     | 1,438         | 1,599        | \$454,997         | \$479,000         | 95.0%              | 33.8%                                    | 134.1%                                        |
| 2022     | 1,058         | 1,445        | \$525,000         | \$539,900         | 97.2%              | 15.4%                                    | 170.1%                                        |
| 2023     | 918           | 1,322        | \$485,070         | \$515,000         | 94.2%              | -7.6%                                    | 149.5%                                        |
| 2024 YTD | 801           | 1,208        | \$497,500         | \$549,900         | 90.5%              | 2.6%                                     | 155.9%                                        |

**Source:** Coeur d'Alene Multiple Listings Service, Inc

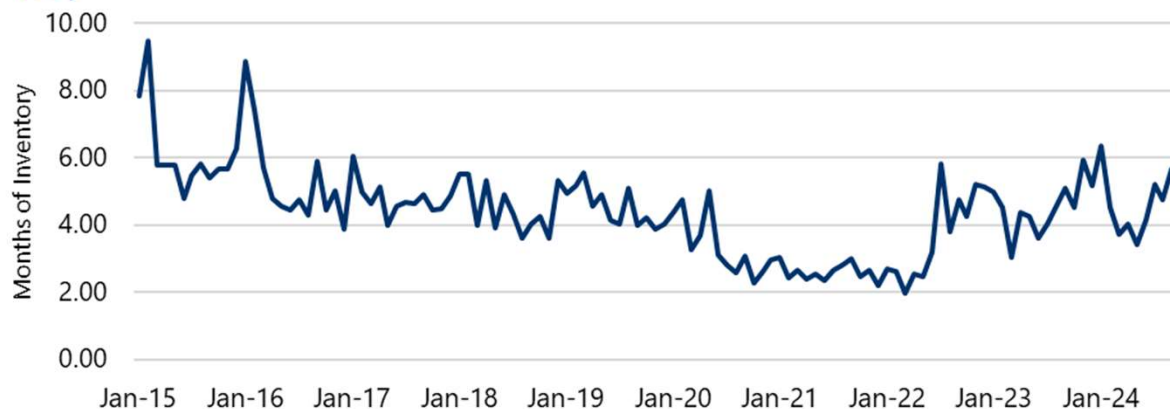


# RESIDENTIAL HOUSING MARKET TRENDS

Between 2015 and 2024, the months of inventory in the Post Falls Area (83854) housing market fluctuated significantly, reflecting changing market conditions. Inventory levels were highest in early 2015, peaking at over 9 months, indicating a buyer's market with abundant housing supply. However, as the market tightened, inventory levels dropped steadily, reaching a low of less than 2 months in late 2021, reflecting a seller's market driven by strong demand and limited supply during the pandemic era.

Since 2022, inventory levels have gradually increased, stabilizing around 4-6 months in 2024, suggesting a move toward a more balanced market. This trend indicates that while housing supply remains constrained compared to historical highs, the market may be experiencing some easing of demand pressures or an uptick in new listings. The fluctuations in inventory highlight the dynamic nature of the Post Falls Area (83854) housing market and the importance of monitoring supply trends to meet housing demand effectively.

**Post Falls Area (83854) Months Supply of Inventory (2015-2024 YTD)**



**Source:** Coeur d'Alene Multiple Listings Service, Inc





# CITY OF POST FALLS BUILDING PERMITS

Between 2015 and 2024, the City of Post Falls issued 7,480 building permits, reflecting sustained residential growth. Single-family units accounted for the majority, with 4,001 permits (53%), while multifamily units comprised 3,479 permits (47%). Permit issuance peaked in 2020 with 1,363 units, driven by a surge in multifamily construction (897 units).

Since 2021, permit activity has moderated, with 539 units permitted in 2023 and 387 units in 2024. The steady issuance of permits over the decade demonstrates the City of Post Falls' continued development and capacity to support both single-family and multifamily housing needs. This activity reflects the city's efforts to meet increasing housing demand while diversifying its housing stock.

Note that building permit data is not available at the ZIP code level; therefore, the data provided here is at the City level.

**Building Permits, City of Post Falls**

| Year         | Single-Family Units | Multi-Family Units | Total Units  |
|--------------|---------------------|--------------------|--------------|
| 2015         | 265                 | 170                | 435          |
| 2016         | 341                 | 352                | 693          |
| 2017         | 349                 | 232                | 581          |
| 2018         | 533                 | 164                | 697          |
| 2019         | 523                 | 638                | 1,161        |
| 2020         | 466                 | 897                | 1,363        |
| 2021         | 454                 | 381                | 835          |
| 2022         | 447                 | 342                | 789          |
| 2023         | 290                 | 249                | 539          |
| 2024         | 333                 | 54                 | 387          |
| <b>Total</b> | <b>4,001</b>        | <b>3,479</b>       | <b>7,480</b> |

**Source:** SOCDS Building Permits, Department of Housing and Urban Development Office of Policy Development and Research



# KOOTENAI COUNTY BUILDING PERMITS

Between 2015 and 2024, Kootenai County issued 20,636 building permits, reflecting sustained residential growth. Single-family units accounted for the majority, with 14,336 permits (69%), while multifamily units comprised 6,301 permits (31%). Permit issuance peaked in 2020 with 2,929 units, driven by a surge in multifamily construction (1,260 units).

The City of Post Falls played a prominent role in this growth, contributing 36% of the total permits issued in Kootenai County over the decade, accounting for 28% of single-family permits and 55% of multifamily permits.

Since 2021, permit activity has moderated, with 2,042 units permitted in 2023 and 1,606 units in 2024. Again, the steady issuance of permits over the decade demonstrates Kootenai County's continued development and capacity to support single-family and multifamily housing needs.

## Building Permits, Kootenai County

| Year         | Single-Family Units | Multi-Family Units | Total Units   |
|--------------|---------------------|--------------------|---------------|
| 2015         | 1,090               | 324                | 1,414         |
| 2016         | 1,296               | 370                | 1,666         |
| 2017         | 1,415               | 363                | 1,778         |
| 2018         | 1,658               | 552                | 2,210         |
| 2019         | 1,577               | 949                | 2,526         |
| 2020         | 1,669               | 1,260              | 2,929         |
| 2021         | 1,629               | 797                | 2,426         |
| 2022         | 1,206               | 833                | 2,039         |
| 2023         | 1,406               | 637                | 2,042         |
| 2024         | 1,390               | 216                | 1,606         |
| <b>Total</b> | <b>14,336</b>       | <b>6,301</b>       | <b>20,636</b> |

**Source:** SOCDS Building Permits, Department of Housing and Urban Development Office of Policy Development and Research

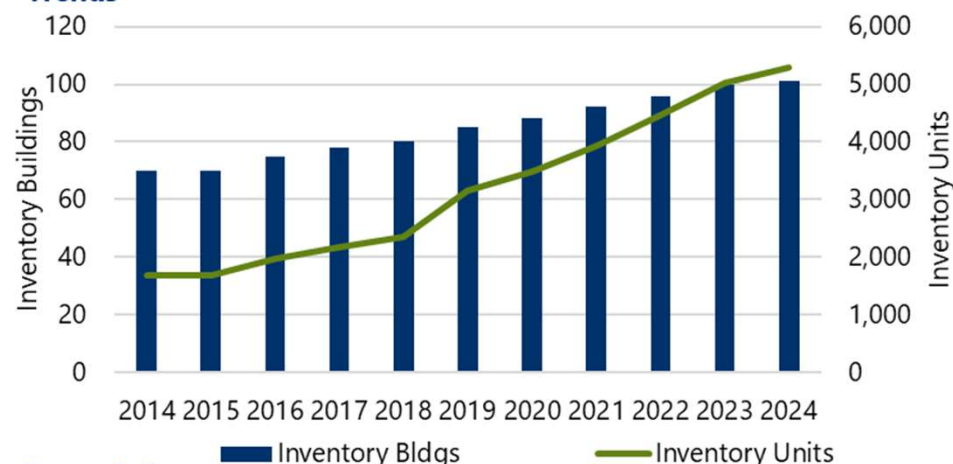


# POST FALLS AREA (83854) RENTAL INVENTORY TRENDS

From 2015 to 2024, the Post Falls Area (83854) witnessed a substantial expansion in multifamily rental inventory, with units increasing from 1,686 to 5,299 and buildings rising from 70 to 101. This steady growth reflects the city's proactive efforts to address rising rental demand driven by rapid population growth, shifting demographics, and a growing need for diverse housing options.

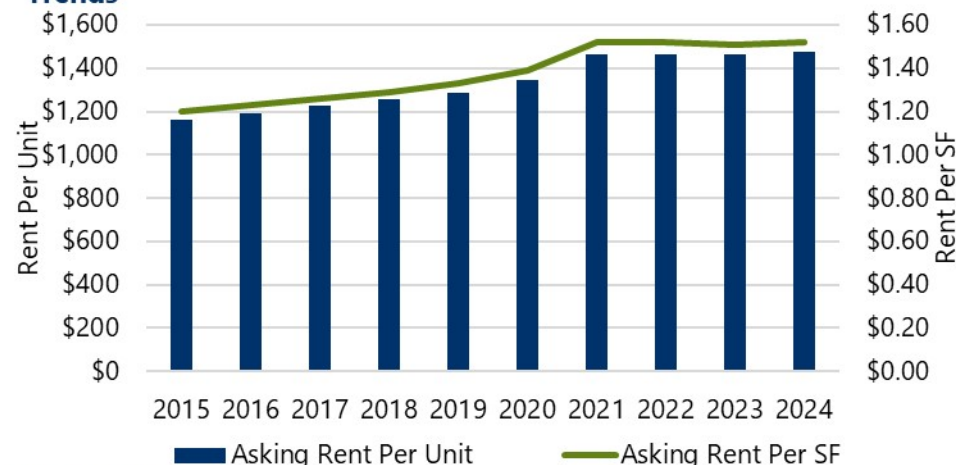
Over the same period, asking rents **(the initial rent landlords or property managers advertise for available units but may not reflect the final agreed-upon rent after negotiations or concessions)** for multifamily units in the area increased by 27%, reaching \$1,474 per unit, while rent per square foot grew by 27% to \$1.51. However, rent growth has notably leveled off since 2021, coinciding with the increase in new units. This trend suggests that the increase in housing supply has helped temper further rent escalation, supporting greater affordability. Despite this, rising rental rates since 2015 may still present challenges for low- and moderate-income households, emphasizing the importance of balanced housing strategies to meet the needs of all residents.

**Post Falls Area (83854) Multifamily Rental Inventory Trends**



Source: CoStar

**Post Falls Area (83854) Multifamily Asking Rent Trends**



Source: CoStar

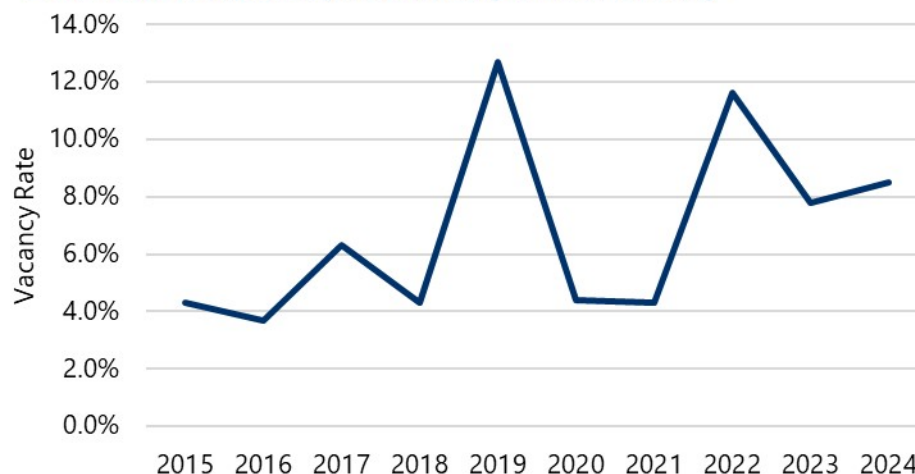


# POST FALLS AREA (83854) RENTAL INVENTORY TRENDS

Vacancy rates for multifamily rentals in the Post Falls Area (83854) have fluctuated significantly. Rates were stable around 4-6% from 2015 to 2017, spiked to over 12% in 2019, and dropped to 4.3% in 2021 before spiking again to 11.6% in 2022. As of 2024, rates have come down to 8.5%. These trends reflect shifts in demand and supply, with the recent increase suggesting easing market tightness and potential challenges for property owners.

Multifamily rental absorption in the Post Falls Area (83854) has been variable, with peaks in 2019 and 2020 exceeding 500 units and a rebound to nearly 700 units in 2023. Absorption fell sharply in 2022 and tapered again in 2024. These spikes coincided with substantial increases in delivered units, highlighting the market's responsiveness to new supply. These trends underscore the importance of aligning development with market dynamics to sustain a balanced rental market.

**Post Falls Area (83854) Multifamily Rental Vacancy**



Source: CoStar

**Post Falls Area (83854) Multifamily Rental Absorption**



Source: CoStar

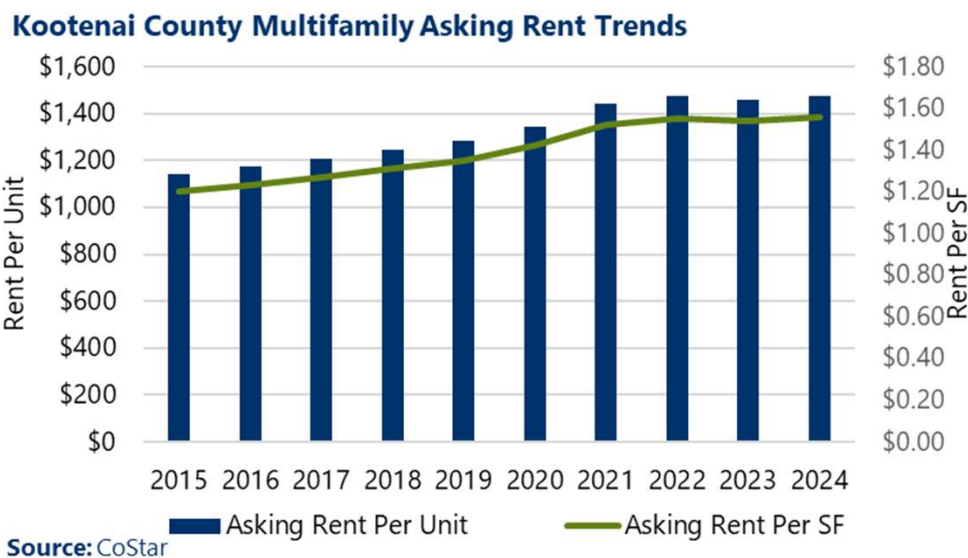
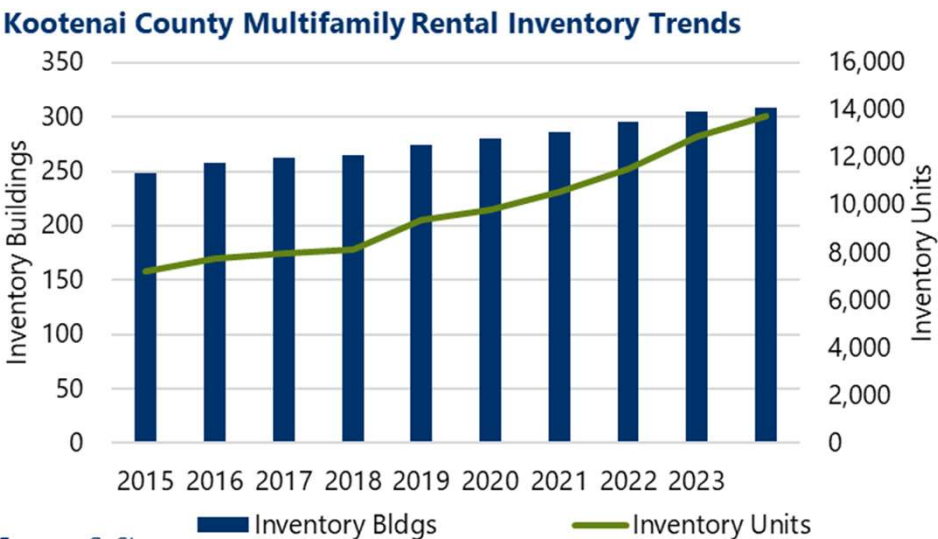




# KOOTENAI COUNTY RENTAL INVENTORY TRENDS

Kootenai County has seen consistent growth in multifamily rental inventory, with units increasing from 7,200 in 2015 to 13,774 in 2024. The number of buildings has also risen steadily, reaching 309 in 2024. This growth highlights robust demand for multifamily housing in the county, driven by population and economic expansion. The Post Falls Area (83854) has accounted for 54% of delivered units since 2015.

Multifamily asking rates in Kootenai County have experienced consistent increases, with per unit asking rents rising from \$1,141 in 2015 to \$1,476 in 2024. Asking rents per square foot have followed a similar trend, reaching \$1.56 per square foot in 2024. This upward trajectory reflects strong demand, limited supply, and the county's growing appeal as a residential location.

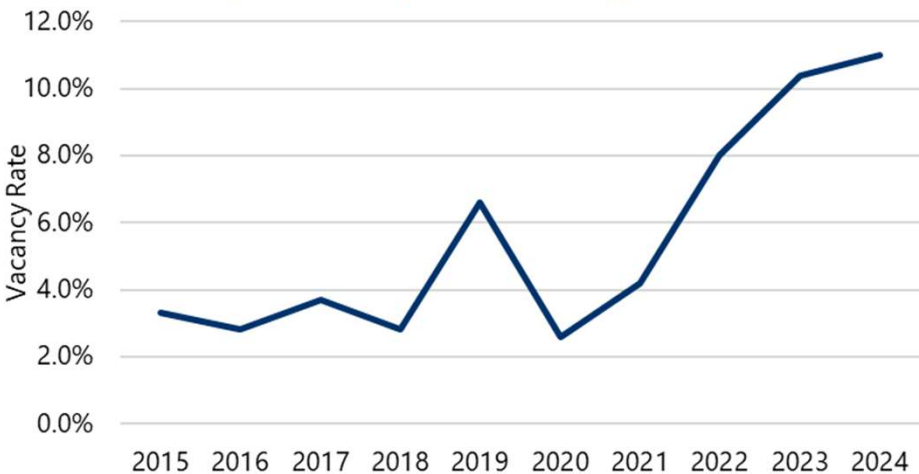


# KOOTENAI COUNTY RENTAL INVENTORY TRENDS

The multifamily rental vacancy rate in Kootenai County remained low between 2015 and 2018, fluctuating between 2% and 4%. A sharp increase occurred in 2019, with vacancy rates peaking at 6.6%, before declining significantly to 2.6% in 2020. However, since 2021, vacancy rates have been steadily climbing, reaching 11.0% in 2024. This upward trend suggests a growing surplus in inventory or potentially softening demand in the market. These changes highlight the need to closely monitor the balance between new construction and rental demand to maintain market stability.

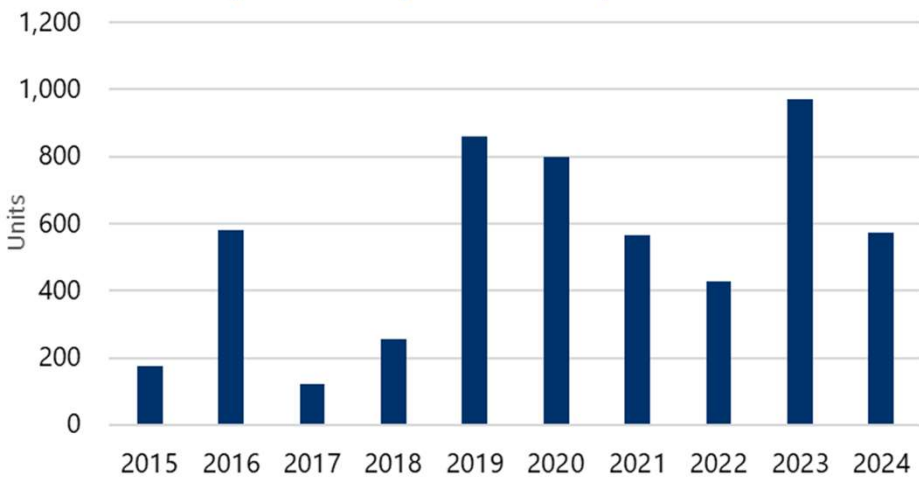
Multifamily rental absorption in Kootenai County has varied significantly over the past decade, peaking in 2019 and 2023, with over 800 units absorbed during each of those years. In contrast, periods like 2017 and 2022 saw lower absorption rates, reflecting slower market activity or an excess of new supply. In 2024, absorption levels moderated following the surge in 2023, indicating a potential stabilization in the market. These trends underscore the importance of aligning new developments with consistent demand to avoid oversupply and mitigate rising vacancy rates.

Kootenai County Multifamily Rental Vacancy



Source: CoStar

Kootenai County Multifamily Rental Absorption Units



Source: CoStar



# POST FALLS AREA (83854) RENTAL INVENTORY

The Post Falls Area (83854) multifamily housing market comprises 101 buildings and 5,299 units, primarily featuring garden-style and low-rise properties. The inventory includes a mix of historic structures dating back to 1910 and modern developments completed as recently as 2024. This range reflects the city's evolving housing stock and growing demand for multifamily options.

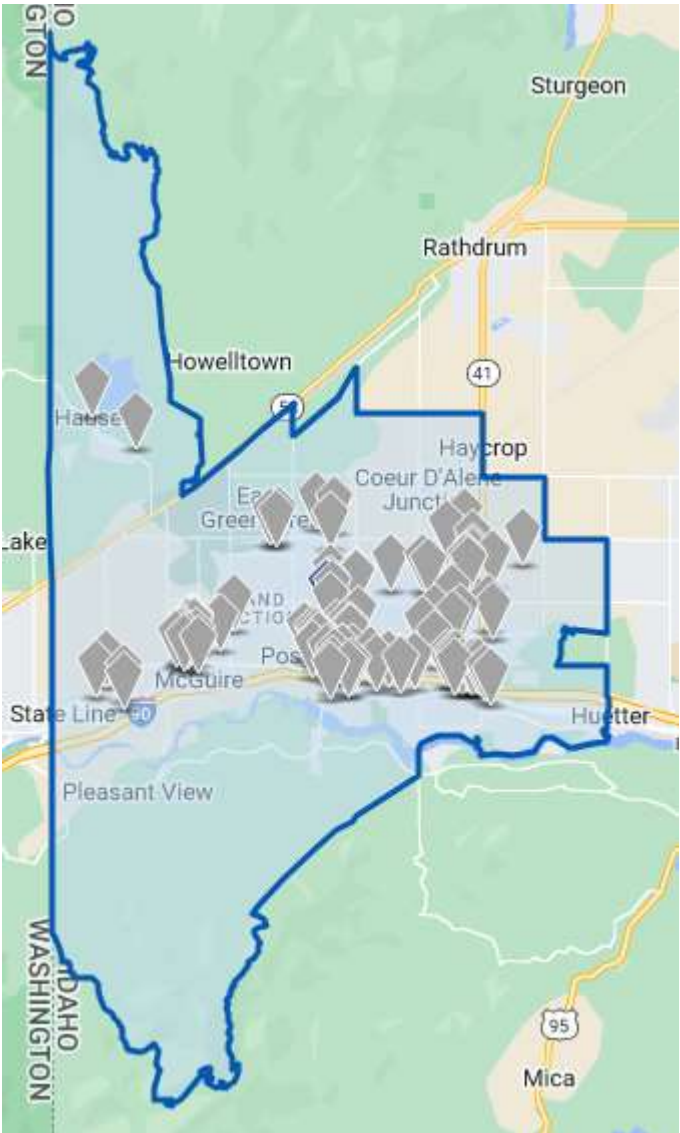
Vacancy rates and rent levels across the market demonstrate steady demand, with properties catering to a variety of household sizes and income levels. The diversity in property types and unit sizes highlights the city's capacity to accommodate both affordability and modern living standards. The ongoing development underscores Post Falls Area's (83854) growing appeal as a residential destination.

Full description of the properties on the following slides.

## Post Falls Area (83854) Multifamily Market Summary

| Buildings | Units | Property Types          | Average Unit Size | Range Year Built |
|-----------|-------|-------------------------|-------------------|------------------|
| 101       | 5,299 | Garden, Low-Rise, Other | 52                | 1910-2024        |

Source: CoStar



# POST FALLS RENTAL INVENTORY

A list of the rental properties in the Post Falls Area (83854) is provided in the tables on the following slides. Note that the vacancy rates provided are estimated by CoStar and are based on available market data and may not fully reflect the current, on-the-ground conditions.

## Existing Post Falls Area (83854) Multifamily Properties (Tracked by CoStar)

| Property Address             | Units | Year Built | Vacancy Rate | Avg Unit SF | Rent Per Unit | Rent Per SF | Style      | Rent Type  |
|------------------------------|-------|------------|--------------|-------------|---------------|-------------|------------|------------|
| 5150 W Expo Pky              | 270   | 2024       | 43.4%        | 1,015       | \$1,591       | \$1.57      | Garden     | Market     |
| 5072 E Hope Ave              | 153   | 2022       | 18.3%        | 1,697       | \$2,569       | \$1.51      | Garden     | Market     |
| 5130 W Expo Pky              | 396   | 2023       | 18.2%        | 1,060       | \$1,637       | \$1.54      | Low-Rise   | Market     |
| 501 E Mullan Ave             | 6     | 1943       | 17.0%        | 1,000       | \$816         | \$0.82      | Low-Rise   | Market     |
| 1810 N Keystone Ct           | 32    | 1994       | 15.3%        | 1,040       | \$1,462       | \$1.40      | Garden     | Market     |
| 3611 E Killdeer Ave          | 120   | 2019       | 14.1%        | Insf. Data  | \$1,075       | Insf. Data  | Garden     | Market     |
| 570 N Idahline Rd            | 72    | 1994       | 13.9%        | 798         | \$1,344       | \$1.68      | Garden     | Market     |
| 1124 E 4th Ave               | 330   | 2019       | 8.8%         | 787         | \$1,403       | \$1.78      | Garden     | Market     |
| 4130 E 16th Ave              | 183   | 2018       | 7.1%         | 991         | \$1,437       | \$1.45      | Garden     | Market     |
| 3517-3539 E 2nd Ave          | 42    | 1994       | 6.8%         | 976         | \$1,295       | \$1.33      | Low-Rise   | Market     |
| 910 E 4th Ave                | 61    | 2,023      | 6.7%         | 822         | \$1,512       | \$1.84      | Garden     | Market     |
| 209-211 E 1st Ave            | 6     | 1980       | 5.9%         | 1,104       | \$733         | \$0.66      | Low-Rise   | Market     |
| 3831-3847 E 2nd Ave          | 8     | 1989       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Garden     | Market     |
| 420 E 4th Ave                | 16    | 2022       | 5.9%         | 874         | Insf. Data    | Insf. Data  | Low-Rise   | Market     |
| 110 W 6th Ave                | 7     | 1910       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data | Market     |
| 120-124 E 19th Ave           | 6     | 1990       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data | Market     |
| 1020 E 21st St               | 2     | 1996       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data | Market     |
| 1040 E 21st St               | 2     | 1996       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data | Market     |
| 1050 N 21st St               | 2     | 1996       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data | Insf. Data |
| 304-308 E 22nd Ave           | 8     | 1975       | 5.9%         | Insf. Data  | \$732         | Insf. Data  | Low-Rise   | Market     |
| 3570 Blaze Loop              | 4     | Insf. Data | 5.9%         | 1,520       | \$2,295       | \$1.51      | Insf. Data | Insf. Data |
| 10132-10176 N Cliff House Rd | 6     | 1980       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Garden     | Insf. Data |
| 1812 E Coeur D Alene Ave     | 3     | 2003       | 5.9%         | 1,122       | Insf. Data    | Insf. Data  | Insf. Data | Insf. Data |
| 703 N Compton St             | 10    | 1993       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Low-Rise   | Market     |

Source: CoStar





# POST FALLS RENTAL INVENTORY

## Existing Post Falls Area (83854) Multifamily Properties (Tracked by CoStar)

| Property Address         | Units | Year Built | Vacancy Rate | Avg Unit SF | Rent Per Unit | Rent Per SF | Style              | Rent Type         |
|--------------------------|-------|------------|--------------|-------------|---------------|-------------|--------------------|-------------------|
| 801 N Grant St           | 5     | 1,993      | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data         | Market            |
| 811 N Grant St           | 6     | 1993       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data         | Market            |
| 3385 W Lilac Ct          | 4     | 1994       | 5.9%         | 1,352       | Insf. Data    | Insf. Data  | Low-Rise           | Market            |
| 3398 W Lilac Ct          | 4     | 1994       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data         | Market            |
| 3419 W Lilac Ct          | 4     | 1994       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Low-Rise           | Market            |
| 3426 W Lilac Ct          | 4     | 1994       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Low-Rise           | Market            |
| 3442 W Lilac Ct          | 4     | 1995       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data         | Market            |
| 3446 W Lilac Ct          | 4     | 1994       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data         | Market            |
| 3447 W Lilac Ct          | 4     | 1994       | 5.9%         | Insf. Data  | \$814         | Insf. Data  | Insf. Data         | Market            |
| 3451 W Lilac Ct          | 4     | 1995       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Low-Rise           | Market            |
| 4301 E Maplewood Ave     | 38    | 1980       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data         | Insf. Data        |
| 937 N Maranatha Dr       | 39    | 1964       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data         | Market            |
| 307 E Mullan Ave         | 4     | 1993       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Low-Rise           | Market            |
| 810 N Siony Ln           | 4     | 1994       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Low-Rise           | Market            |
| 820 N Siony Ln           | 4     | 1994       | 5.9%         | 1,200       | Insf. Data    | Insf. Data  | Low-Rise           | Market            |
| 830 N Siony Ln           | 4     | 1994       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Low-Rise           | Market            |
| 835 N Siony Ln           | 4     | 1994       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data         | Market            |
| 840 N Siony Ln           | 4     | 1994       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data         | Market            |
| 845 N Siony Ln           | 4     | 1994       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data         | Market            |
| 1800-1810 N Spokane St   | 22    | 1992       | 5.9%         | 952         | \$996         | \$1.05      | Garden             | Market            |
| 204 E 15th Ave           | 6     | 1972       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Low-Rise           | Market            |
| 4238 N Brookie Dr        | 1     | 2010       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Single-Family Home | Market            |
| 3386 N Callary St        | 1     | 2018       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Single-Family Home | Market            |
| 1238-1254 N Celestine St | 2     | 2007       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Single-Family Home | Market            |
| 2265 W Compass Loop      | 60    | 2007       | 5.9%         | Insf. Data  | \$1,164       | Insf. Data  | Garden             | Market/Affordable |

Source: CoStar



# POST FALLS RENTAL INVENTORY

## Existing Post Falls Area (83854) Multifamily Properties (Tracked by CoStar)

| Property Address         | Units | Year Built | Vacancy Rate | Avg Unit SF | Rent Per Unit | Rent Per SF | Style              | Rent Type  |
|--------------------------|-------|------------|--------------|-------------|---------------|-------------|--------------------|------------|
| 545 N Garden Plz         | 120   | 2009       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Low-Rise           | Market     |
| 11776 N Hauser Lake Rd   | 31    | 1938       | 5.9%         | Insf. Data  | \$538         | Insf. Data  | Garden             | Insf. Data |
| 1356 N Highway 41        | 65    | 1946       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data         | Insf. Data |
| 580 Hydra Pl             | 29    | 2006       | 5.9%         | 1,350       | \$1,895       | \$1.40      | Garden             | Market     |
| 2152 E Knapp Dr          | 1     | 2013       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Single-Family Home | Market     |
| 2642-2648 N Madeira Loop | 2     | 2013       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Single-Family Home | Market     |
| 1206 N Monticello St     | 1     | 2008       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Single-Family Home | Market     |
| 371 N Post St            | 3     | 2000       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Low-Rise           | Market     |
| 1363 W Watercress Ave    | 1     | 2016       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Single-Family Home | Market     |
| 1448 W Watercress Ave    | 1     | 2016       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Single-Family Home | Market     |
| 1605 W Watercress Ave    | 1     | 2016       | 5.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Single-Family Home | Market     |
| 113-396 S Acer Loop      | 52    |            | 5.7%         | 1,358       | \$2,145       | \$1.58      | Low-Rise           | Market     |
| 352 N Beck Rd            | 132   | 2021       | 5.0%         | 1,005       | \$1,526       | \$1.52      | Garden             | Market     |
| 3733-3749 E 2nd Ave      | 67    | 1986       | 4.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Garden             | Affordable |
| 3947-3963 E 2nd Ave      | 6     | 1992       | 4.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Garden             | Affordable |
| 3834 E 3rd Ave           | 13    | 2004       | 4.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Garden             | Affordable |
| 202-204 W 7th Ave        | 25    | 1991       | 4.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Garden             | Affordable |
| 1710 N Cecil Rd          | 36    | 1974       | 4.9%         | 833         | Insf. Data    | Insf. Data  | Garden             | Affordable |
| 701 N Compton St         | 15    | 1975       | 4.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Low-Rise           | Affordable |
| 1201 E 3rd Ave           | 20    | 1984       | 4.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Low-Rise           | Affordable |
| 623 N Corbin Rd          | 32    | 2017       | 4.9%         | Insf. Data  | Insf. Data    | Insf. Data  | Garden             | Affordable |
| 1120 N Idaho St          | 35    | 2023       | 4.9%         | 600         | Insf. Data    | Insf. Data  | Low-Rise           | Affordable |
| 3619 W Tayjan Ln         | 41    | 2013       | 4.9%         | 828         | \$530         | \$0.64      | Low-Rise           | Affordable |
| 373 Spencer St           | 240   | 2021       | 4.2%         | 929         | \$1,052       | \$1.13      | Garden             | Affordable |
| 304 W 4th Ave            | 74    | 1994       | 4.1%         | 863         | \$1,449       | \$1.68      | Low-Rise           | Market     |
| 4185 E Poleline Ave      | 300   | 2022       | 3.9%         | 1,030       | \$1,805       | \$1.75      | Garden             | Market     |

Source: CoStar



# POST FALLS RENTAL INVENTORY

## Existing Post Falls Area (83854) Multifamily Properties (Tracked by CoStar)

| Property Address        | Units | Year Built | Vacancy Rate | Avg Unit SF | Rent Per Unit | Rent Per SF | Style              | Rent Type         |
|-------------------------|-------|------------|--------------|-------------|---------------|-------------|--------------------|-------------------|
| 3011 N Charleville Rd   | 84    | 2017       | 3.6%         | 1,005       | \$1,719       | \$1.71      | Garden             | Market            |
| 366 N Bay St            | 85    | 1995       | 3.5%         | 934         | \$1,493       | \$1.60      | Garden             | Market            |
| 214 E 3rd Ave           | 72    | 2023       | 2.8%         | 816         | \$1,563       | \$1.91      | Low-Rise           | Market            |
| 5791 W Expo Pky         | 75    | 2017       | 2.6%         | 1,040       | \$995         | \$0.96      | Garden             | Affordable        |
| 1090 N Cecil Rd         | 144   | 2020       | 2.1%         | 832         | \$1,409       | \$1.69      | Low-Rise           | Market            |
| 3642 W Chukar Cir       | 55    | 2007       | 1.7%         | Insf. Data  | \$587         | Insf. Data  | Garden             | Affordable        |
| 3698 E Hope Ave         | 132   | 2020       | 1.5%         | 954         | \$1,700       | \$1.78      | Garden             | Market            |
| 875 N Tubsgate Pl       | 66    | 2010       | 1.5%         | 893         | \$1,363       | \$1.53      | Garden             | Market            |
| 3156 N Guinness Ln      | 64    | 2019       | 1.5%         | 1,446       | \$2,268       | \$1.57      | Single-Family Home | Market            |
| 608 E 2nd Ave           | 12    | 2019       | 1.5%         | 876         | \$1,303       | \$1.49      | Garden             | Market            |
| 312 E Railroad Ave      | 53    | 2022       | 1.5%         | 1,034       | \$1,551       | \$1.50      | Garden             | Market            |
| 3797 E Carradale Ave    | 120   | 2010       | 1.4%         | 921         | Insf. Data    | Insf. Data  | Garden             | Market/Affordable |
| 3156 N Guinness Ln      | 84    | 2016       | 1.2%         | 1,015       | \$1,678       | \$1.65      | Garden             | Market            |
| 8060 N Crown Pointe St  | 264   | 2019       | 1.1%         | 1,017       | \$1,502       | \$1.48      | Garden             | Market            |
| 705 E 2nd Ave           | 12    | 2021       | 0.4%         | 891         | \$1,550       | \$1.74      | Low-Rise           | Market            |
| 3642-3891 W Seltice Way | 85    | 2007       | 0.4%         | 1,038       | Insf. Data    | Insf. Data  | Garden             | Affordable        |
| 1814-1818 N Spokane St  | 24    | 1990       | 0.2%         | Insf. Data  | \$937         | Insf. Data  | Low-Rise           | Affordable        |
| 3367 E 3rd Ave          | 65    | 2020       | 0.1%         | Insf. Data  | \$1,087       | Insf. Data  | Garden             | Market            |
| 1558 E Sweet Water Cir  | 208   | 2016       | 0.1%         | 896         | \$1,419       | \$1.58      | Garden             | Market            |
| 3720 W Tayjan Ln        | 42    | 2012       | 0.1%         | 813         | \$520         | \$0.64      | Low-Rise           | Affordable        |
| 3255 E 3rd Ave          | 72    | 2021       | 0.1%         | Insf. Data  | Insf. Data    | Insf. Data  | Garden             | Market            |
| 1614 E 3rd Ave          | 5     | 1992       | 0.0%         | 977         | Insf. Data    | Insf. Data  | Low-Rise           | Market            |
| 3452 W Lilac Ct         | 4     | 1994       | 0            | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data         | Market            |
| 501 W Mullan Ave        | 40    | 2005       | 0            | 900         | \$922         | \$1.02      | Low-Rise           | Market            |
| 3321 E Park Ridge Loop  | 54    | 2005       | 0            | 1,125       | \$1,204       | \$1.07      | Garden             | Affordable        |
| 102 E 4th Ave           | 64    | Insf. Data | 0            | Insf. Data  | Insf. Data    | Insf. Data  | Insf. Data         | Insf. Data        |

Source: CoStar



A photograph of a modern, multi-story apartment building with dark wood siding and balconies, viewed from a street corner. The building has a gabled roof and large windows. A white car is parked in the foreground on the left. The title "HOUSING AFFORDABILITY GAP ANALYSIS" is overlaid in white text across the center of the image.

# HOUSING AFFORDABILITY GAP ANALYSIS



# OVERVIEW

- The median home price in the Post Falls Area (83854) is \$497,500, with estimated monthly housing costs, including mortgage, taxes, insurance, and utilities, totaling \$4,423.
- To afford a median-priced home while keeping housing expenses at 30% of household income, a household would need an annual income of approximately \$176,925.
- The typical household in the Post Falls Area has a median income of \$79,350, resulting in an income gap of \$97,575 between what is needed to afford a median-priced home and the median household income.
- A household earning a median income of \$79,350 could afford a home priced at \$188,236, which creates a home price gap of \$309,264, highlighting the disparity between home prices and affordability.
- Rental housing is slightly more affordable. The 2023 in-person rent in the Post Falls Area is set at \$1,311, equating to an annual cost of \$15,732.
- A household would need an annual income of approximately \$52,440 to afford this median rent while keeping housing costs at 30% of income.
- The median income for renter households in the Post Falls Area is \$51,747, just below the affordability threshold, resulting in renter households spending 30.4% of their income on housing, slightly above the affordability benchmark.



# HOME AFFORDABILITY GAP

The median price of a home in the Post Falls Area (83854) is \$497,500. Monthly mortgage payments and associated housing costs for a home at this price are estimated at \$4,423, which includes principal, interest, insurance, taxes, and utilities. To comfortably afford a home at this price while keeping housing expenses to 30% of household income, a household would need an annual income of approximately \$176,925.

However, the typical household in the Post Falls Area falls significantly short of this threshold, with a median household income of \$79,350. This creates an income gap of \$97,575 between the required income for a median-priced home and the median household income.

Conversely, a household earning the median income of \$79,350 could comfortably afford a home priced at \$188,236. This results in a home price gap of \$309,264, highlighting the disparity between what median-income households can afford and the actual median home price in the area. These affordability gaps underscore the challenges many households face in accessing homeownership and the need for targeted strategies to address housing affordability.

## Home Affordability Gap: Housing Prices and Income Levels in Post Falls Area (83854)

| Income Gap                                                       | Post Falls Area<br>(83854) |
|------------------------------------------------------------------|----------------------------|
| Median Sale Price                                                | \$497,500                  |
| Down Payment of 10%                                              | \$49,750                   |
| Loan Amount                                                      | \$447,750                  |
| Principal and Interest Payment                                   | \$3,012                    |
| Estimated Insurance/Taxes/Utilities<br>Per Monthly Payment       | \$1,411                    |
| Total Monthly Payment                                            | \$4,423                    |
| Household Income Threshold                                       | \$176,925                  |
| Median Household Income                                          | \$79,350                   |
| <b>Income Gap</b>                                                | <b>\$97,575</b>            |
| Home Price Gap                                                   |                            |
| Median Household Income                                          | \$79,350                   |
| Affordable Payment with Median<br>Household Income               | \$1,984                    |
| Affordable Principal and Interest<br>(excl. insurance and taxes) | \$1,140                    |
| Affordable Home Price Based on<br>Median Income                  | \$188,236                  |
| Median Sale Price                                                | \$497,500                  |
| <b>Home Price Affordability Gap</b>                              | <b>\$309,264</b>           |

**Note:** Home prices and payments assume 7.11% mortgage rate and 10% down payment

**Source:** Camoin Associates, Esri, Coeur d'Alene Multiple Listings Service, Inc, [mortgagenewsdaily.com](http://mortgagenewsdaily.com)



# RENTAL AFFORDABILITY GAP

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A rental unit priced at the median in-place monthly rent of \$1,311 in the Post Falls Area (83854) will cost approximately \$15,732 annually. To maintain affordability, where housing costs do not exceed 30% of household income, a household would need an annual income of around \$52,440 to afford this median-priced rental unit comfortably.

The median household income for renters in the Post Falls Area is \$51,747, slightly below the income threshold needed for affordability. As a result, the typical renter household spends 30.4% of their income on housing costs, slightly exceeding the affordability benchmark.

This indicates that while rental rates in the area are relatively close to being affordable for the median renter household, some renters, particularly those earning below the median income, may still experience financial strain due to housing costs. Addressing this gap may involve strategies to increase rental affordability or provide support for lower-income renters.

## **Rental Affordability Gap: Gross Rents and Median**

|                                           |              |
|-------------------------------------------|--------------|
| Median In-Place Monthly Rent              | \$1,311      |
| Annualized Rent                           | \$15,732     |
| Household Annual Income Threshold         | \$52,440     |
| Hourly Wage Threshold (full-time)         | \$27.31      |
| Median Renter Household Income            | \$51,747     |
| <b>Median Rent Share of Median Income</b> | <b>30.4%</b> |

**Source:** Camoin Associates, ACS 5-year estimates 2023

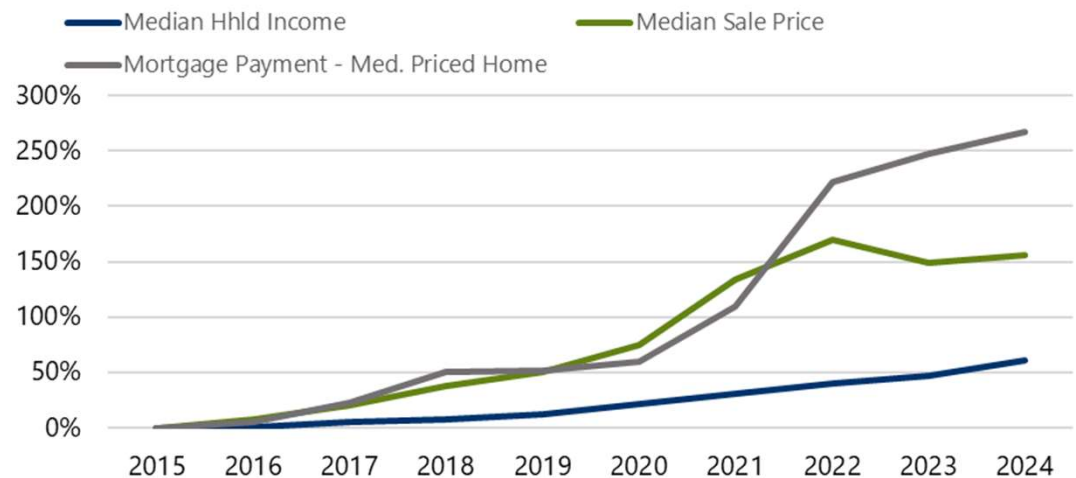


# OWNER AND RENTER COSTS RELATIVE TO INCOME

The cost of financing a new home in the Post Falls Area (83854) has surged dramatically. From 2015 to 2024, home prices have increased by 156%, significantly increasing mortgage payments, while household incomes lag significantly behind.

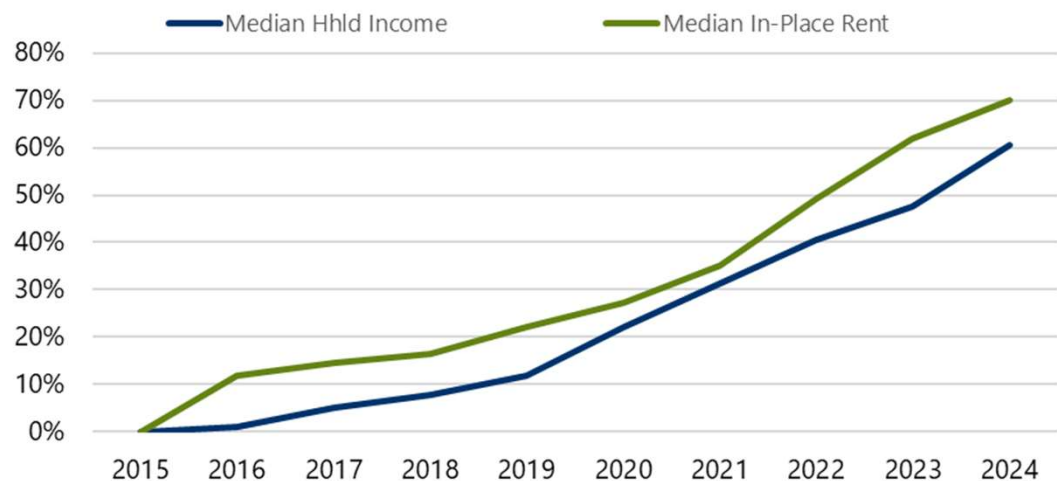
Meanwhile, rental rates in the Post Falls Area (83854) grew at a more measured, steady pace. Rental prices have increased by 70% since 2016, tracking with broader household income gains. However, rental increases have remained slower compared to the sharp rise in home prices and financing costs, offering relatively more affordability for residents.

**Cummulative Percent Change in Owner Housing Costs and Household Income in the Post Falls Area (83854) Since 2015**



Source: ACS, Esri, MLS

**Cummulative Percent Change in Renter Housing Costs and Household Income in the Post Falls Area (83854) Since 2015**



Source: ACS, Esri



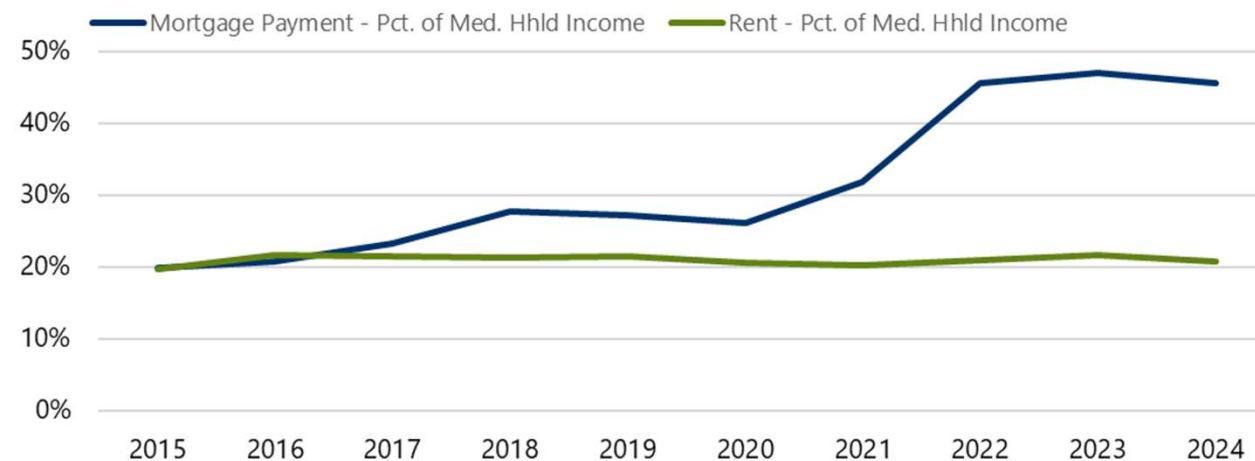


# MORTGAGE PAYMENT TO RENTAL RATE COMPARISON

Over the past decade, the share of income dedicated to rent in the Post Falls Area (83854) has remained steady, hovering around 20%, as household income growth has kept pace with rental rate increases.

In contrast, the share of income allocated to mortgage payments ranged from 20% to 32% between 2014 and 2021. However, rapid home price appreciation and rising interest rates caused this ratio to surge to 47% in 2023, reflecting a significant increase in the cost of homeownership. This sharp rise underscores the significant financial burden faced by prospective homeowners in recent years, driven by escalating home values and higher borrowing costs

**Monthly Housing Costs as a Share of Median Household Income in the Post Falls Area (83854)**



Source: ACS, Esri



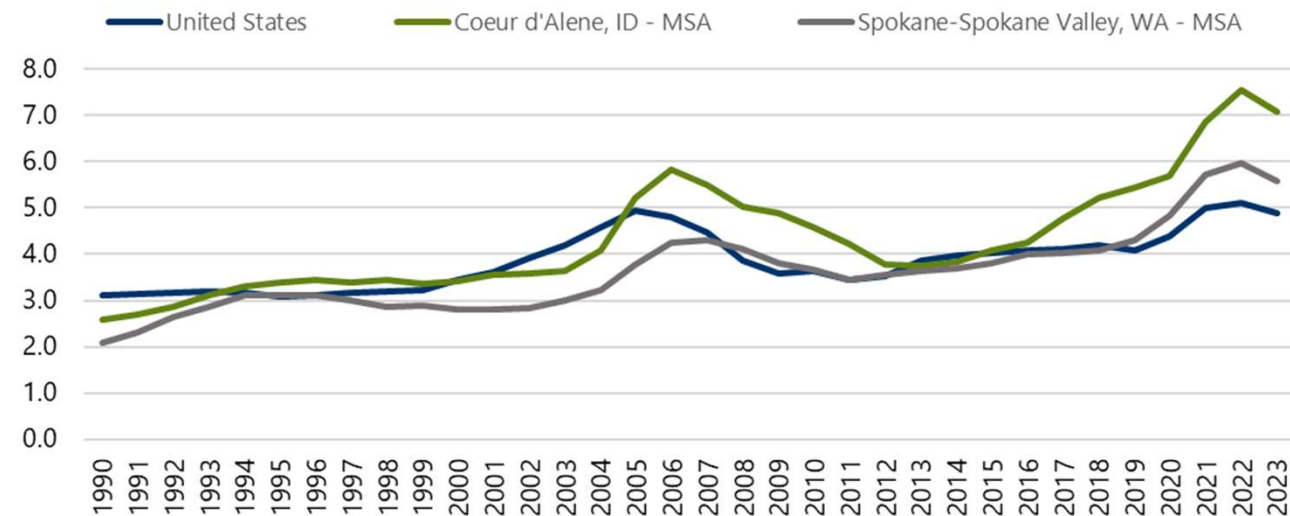
# MEDIAN HOME PRICE TO MEDIAN INCOME RATIOS

The median home price-to-median income ratio trends from 1990 to 2023 highlight significant affordability challenges, particularly in Coeur d'Alene, ID MSA. While the United States as a whole saw a gradual increase in the ratio from 3.1 in 1990 to a peak of 5.1 in 2022 before slightly declining, Coeur d'Alene MSA experienced much steeper growth, rising from 2.6 in 1990 to 7.5 in 2022.

This suggests a dramatic rise in home prices relative to income, making homeownership increasingly difficult in the area. Spokane-Spokane Valley, WA MSA followed a similar trend but at a slower pace, reaching a peak of 6.0 in 2022. Notably, both MSA markets had better affordability ratios than the national average in the early 1990s but have since surpassed the national figure, indicating rising demand and price pressures in these areas.

The recent slight decline in 2023 suggests potential market corrections but remains well above historical affordability levels.

**Median Home Price to Median Income Ratios, 1990-2023**



Source: Harvard Joint Center for Housing Studies



A photograph of a residential street scene. In the foreground, a paved road curves to the right. A concrete curb separates the road from a grassy area. A wooden utility pole stands in the grass. To the left, a diamond-shaped 'DEAD END' sign is mounted on a wooden post. In the background, a single-story house with a gabled roof and horizontal siding is visible. The house has a small front porch with a gabled roof. The address number '301' is visible above the porch. To the right of the house, there is a larger building with a corrugated metal roof. Several trees, including evergreens and bare deciduous trees, are scattered throughout the scene. The sky is clear and blue. The text 'HOUSING NEEDS ANALYSIS' is overlaid in large, white, sans-serif capital letters across the center of the image.

# HOUSING NEEDS ANALYSIS

# OVERVIEW

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- The Post Falls area will require 2,113 new housing units by 2029 to accommodate household growth (natural growth and net migration). This represents the largest portion of total housing demand in the area.
- An additional 249 housing units may be needed over the next five years to address units falling into disrepair, accounting for 1.10% of the current housing stock.
- The total residential demand for the Post Falls area is estimated at 2,362 units by 2029, with 1,878 owner-occupied and 484 renter-occupied units.
- Housing demand will be concentrated among households earning \$50,000–\$149,999, collectively accounting for over 90% of the total growth. Specific demand includes 776 units for households earning \$50,000–\$74,999, 536 units earning \$75,000–\$99,999, and 554 units earning \$100,000–\$149,999.
- Households earning less than \$50,000 are projected to decline by 183, primarily due to a reduction in owner households in this income group.





# OVERVIEW

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- Cost-burdened households, defined as those spending more than 30% of their income on housing, represent 34% of all households in the Post Falls area, totaling 6,631 households. Among these, 63% are renters.
- Overcrowded housing conditions impact 2.8% of households in the area, totaling 542 units. Renter-occupied units account for 337, representing 5.6% of all renter households.
- Substandard housing, defined as homes lacking complete plumbing or kitchen facilities, accounts for 429 units in the area. Renters are disproportionately affected, with 252 substandard renter-occupied units compared to 177 owner-occupied units.
- From 2024 to 2029, households earning \$200,000 or more are projected to grow by 282, signaling increased affluence in the region.
- Addressing housing needs in the Post Falls area will require balancing new development to meet future demand with policies to improve affordability and housing quality for current residents.



# PRIMARY RESIDENTIAL DEMAND

The housing market analysis for the Post Falls Area (83854) reveals several key elements shaping the primary need for new residential development over the next five years. These factors include:

**Household Growth:** The area is projected to require 2,113 new units to accommodate household growth over the five-year period. This accounts for the largest portion of the total housing demand.

**Replacement of Units in Disrepair:** An additional 249 units will be needed to replace existing housing stock falling into disrepair. This reflects the housing market's ongoing maintenance needs to ensure quality living conditions for residents.

Combining these factors, the total residential demand in the Post Falls area is estimated to reach 2,362 new units by 2029, comprising 1,878 owner-occupied units and 484 renter-occupied units.

The demand will be evenly distributed among several income brackets. Households earning \$50,000–\$74,999 will require 776 new units, followed by those earning \$75,000–\$99,999 (536 units) and \$100,000–\$149,999 (554 units).

**Households earning under \$50,000 represent an exception, with a projected reduction in the number of units needed. This is primarily driven by an anticipated decline in this income group, as some households face displacement while others experience income growth, shifting them into higher brackets. This dynamic offsets the need for replacement units among these households.**

## Primary Residential Demand in the Post Falls Area (83854) - 2024 to 2029

| Source of Demand           | Owner Units  | Renter Units | Total Units  |
|----------------------------|--------------|--------------|--------------|
| Household Growth*          | 1,748        | 365          | 2,113        |
| Units Due for Replacement* | 130          | 119          | 249          |
| <b>Total</b>               | <b>1,878</b> | <b>484</b>   | <b>2,362</b> |

\*Note: Five-year cumulative demand

Source: Camoin Associates

## Primary Residential Demand in the Post Falls Area (83854) by Income - 2024 to 2029

| Income Level            | Owner Units  | Renter Units | Total Units  |
|-------------------------|--------------|--------------|--------------|
| <\$50,000               | -56          | 4            | -52          |
| \$50,000-\$74,999       | 527          | 249          | 776          |
| \$75,000-\$99,999       | 430          | 106          | 536          |
| \$100,000-\$149,999     | 465          | 89           | 554          |
| \$150,000-\$199,999     | 241          | 18           | 259          |
| \$200,000+              | 271          | 17           | 288          |
| <b>Total Households</b> | <b>1,878</b> | <b>484</b>   | <b>2,362</b> |

Source: Camoin Associates



# ADDITIONAL RESIDENTIAL DEMAND

In addition to primary housing demand provided on the previous slide, which focuses on new household formation and replacement needs, secondary sources of demand emphasize the challenges faced by households already housed but struggling with affordability, quality, or overcrowding. These factors highlight the importance of improving existing housing conditions rather than solely addressing future demand.

In the Post Falls Area (83854), several key populations face unmet housing needs:

**Cost-Burdened Households:** These households experience significant financial strain due to high housing costs, driving demand for 6,631 units. This need is divided between 3,752 owner-occupied and 2,879 renter-occupied units.

**Households Living in Overcrowded Conditions:** Overcrowding creates a need for 542 additional units, with renters representing the majority of this demand (337 units compared to 205 for owner-occupied housing).

**Households in Substandard Units:** Poor or unsafe housing conditions result in demand for 429 units, including 177 owner-occupied and 252 renter-occupied units.

Addressing the needs of these populations is critical to achieving a balanced and equitable housing market. While there may be overlap among these groups or with previously identified sources of demand, their unique challenges call for targeted interventions and policy responses to ensure access to safe, affordable, and appropriately-sized housing.

## **Additional Residential Demand in the Post Falls Area (83854)**

| <b>Source of Demand</b>         | <b>Owner<br/>Units</b> | <b>Renter<br/>Units</b> | <b>Total<br/>Units</b> |
|---------------------------------|------------------------|-------------------------|------------------------|
| Cost-Burdened Households        | 3,752                  | 2,879                   | 6,631                  |
| Overcrowded Households          | 205                    | 337                     | 542                    |
| Households in Substandard Units | 177                    | 252                     | 429                    |
| <b>Total Additional Demand</b>  | <b>4,134</b>           | <b>3,468</b>            | <b>7,602</b>           |

**Source:** Camoin Associates



# HOUSEHOLD GROWTH PROJECTIONS\*

The total number of households in the Post Falls Area (83854) is projected to grow steadily from 2024 to 2029, with an increase of 2,113 households, representing an overall growth of approximately 10%. Most of this growth will come from owner households, with a net increase of 1,748 households (83% of the total growth). This indicates a continued preference for homeownership in the region. Renter households are expected to grow by 365, accounting for 17% of the total increase.

Households earning \$50,000–\$149,999 will see the largest increases, collectively contributing over 90% of the total growth. These groups reflect the strongest demand for owned and rented housing in the area. The number of households earning less than \$50,000 is projected to decline by 183, primarily due to a reduction in owner households (-122) within this income group. Households earning \$200,000 or more are projected to grow by 282, signaling a rise in economic diversity and affluence in the area.

\*Projections based on input from the economic analysis firm, Esri. Forecast household growth by income level is based on historic population trends, household formation rates, and housing development data in conjunction with machine learning, econometric modeling, and localized economic factors.

**Households Growth by Tenure and Income Post Falls Area (83854) - 2024 - 2029**

|                     | 2024          |              |               | 2029          |              |               | Change       |            |              |
|---------------------|---------------|--------------|---------------|---------------|--------------|---------------|--------------|------------|--------------|
|                     | Owners        | Renters      | Total         | Owners        | Renters      | Total         | Owners       | Renters    | Total        |
| <\$50,000           | 3,864         | 2,372        | 6,236         | 3,742         | 2,312        | 6,053         | (122)        | (61)       | (183)        |
| \$50,000-\$74,999   | 2,237         | 1,438        | 3,675         | 2,737         | 1,662        | 4,399         | 500          | 224        | 724          |
| \$75,000-\$99,999   | 2,826         | 867          | 3,693         | 3,245         | 957          | 4,202         | 419          | 90         | 509          |
| \$100,000-\$149,999 | 3,973         | 1,150        | 5,123         | 4,423         | 1,231        | 5,654         | 450          | 81         | 531          |
| \$150,000-\$199,999 | 1,272         | 65           | 1,337         | 1,506         | 81           | 1,586         | 234          | 15         | 249          |
| \$200,000+          | 1,289         | 148          | 1,437         | 1,556         | 163          | 1,719         | 267          | 15         | 282          |
| <b>Total Change</b> | <b>15,461</b> | <b>6,040</b> | <b>21,501</b> | <b>17,209</b> | <b>6,405</b> | <b>23,614</b> | <b>1,748</b> | <b>365</b> | <b>2,113</b> |

Source: Esri BAO





# RESIDENTIAL UNITS AGING INTO OBSOLESCENCE

A study by HUD estimates that Western states experience an annual residential removal rate of 0.22%, meaning that, on average, 2 out of every 1,000 housing units are removed from the housing stock each year due to obsolescence or disrepair.

Over the next five years, it is projected that 1.10% of the current housing stock in the Post Falls Area (83854) will fall into disrepair and require replacement. This equates to approximately 249 residential units becoming candidates for removal from the area’s housing inventory.

HUD data further highlights that housing units occupied by lower-income households face higher removal rates. Based on this research, over half (52%) of the distressed units in Post Falls are expected to be among those occupied by households earning less than \$50,000 annually.

## Post Falls Area (83854) Housing Stock Due for Replacement - 2024 to 2029

|                            |            |
|----------------------------|------------|
| Total Housing Units (2024) | 22,729     |
| Annual Removal Rate*       | 0.22%      |
| Five Year Removal Rate     | 1.10%      |
| <b>Five Year Removals</b>  | <b>249</b> |

\*Note: HUD removal rate by Tenure

Source: HUD; ACS; Camoin Associates

## Post Falls Area (83854) Five-Year Projected Units due for Replacement by Tenure and Income Bracket - 2024 to 2029

|                     | Owner Units | Renter Units | Total      |
|---------------------|-------------|--------------|------------|
| <\$50,000           | 66          | 65           | 131        |
| \$50,000-\$74,999   | 27          | 25           | 52         |
| \$75,000-\$99,999   | 11          | 16           | 27         |
| \$100,000-\$149,999 | 15          | 8            | 23         |
| \$150,000-\$199,999 | 7           | 3            | 10         |
| \$200,000+          | 4           | 2            | 6          |
| <b>Total Change</b> | <b>130</b>  | <b>119</b>   | <b>249</b> |

Source: HUD; ACS; Camoin Associates



# COST-BURDENED HOUSEHOLDS

Households spending more than 30% of their total income on housing are classified as “cost-burdened,” signifying a heightened risk of financial strain that can make it difficult to meet other essential needs, such as food, healthcare, and transportation. In the Post Falls Area (83854), over one-third (34%) of households fall into this category, totaling 6,631 households.

This financial pressure is notably higher among renters, with 63% of renter households being cost-burdened, compared to 28% of owner households. Lower-income households bear the greatest burden, representing 63% (4,178 households) of the cost-burdened population. Within this group, households earning less than \$20,000 face the most severe challenges, with 1,649 households struggling to meet housing costs.

While the prevalence of cost burden decreases as income levels rise, the issue is not limited to lower-income households. A significant number of middle- and higher-income households—2,453 earning \$50,000 or more—also experience housing-related financial pressures, underscoring the broader reach of affordability challenges in the area.

**Cost Burdened Households by Income Level, 2023**  
**(Households with Housing Costs at 30% or More of Household Income)**

| Household Income Level     | Post Falls Area (83854) |                 |              |
|----------------------------|-------------------------|-----------------|--------------|
|                            | Owner Occupied          | Renter Occupied | All Occupied |
| Less than \$20,000         | 787                     | 862             | 1,649        |
| \$20,000 to \$34,999       | 859                     | 496             | 1,355        |
| \$35,000 to \$49,999       | 713                     | 461             | 1,174        |
| \$50,000 to \$74,999       | 988                     | 741             | 1,729        |
| \$75,000 or more           | 405                     | 319             | 724          |
| <b>Total</b>               | <b>3,752</b>            | <b>2,879</b>    | <b>6,631</b> |
| <b>Total &lt; \$50,000</b> | <b>2,359</b>            | <b>1,819</b>    | <b>4,178</b> |

Source: ACS 2023 5-year estimates



# OVERCROWDED HOUSEHOLDS

In some homes, the number of residents exceeds the capacity of available rooms, leading to overcrowding. For example, a family of five living in a four-room apartment would have an occupant-to-room ratio of 1.25, exceeding the threshold for overcrowding, defined as more than 1.01 persons per room.

In the Post Falls Area (83854), 2.8% of households meet the definition of overcrowded, totaling 542 housing units. Renter-occupied units are disproportionately affected, with 337 overcrowded units representing 5.6% of all renter-occupied housing in the area. Overcrowding among owner-occupied households is less prevalent, with 205 units affected, accounting for 1.5% of owner-occupied housing.

**Post Falls Area (83854) Overcrowded Households, 2023**

| Housing Units             | Owner<br>Occupied | Renter<br>Occupied | All<br>Occupied |
|---------------------------|-------------------|--------------------|-----------------|
| Overcrowded Units         | 205               | 337                | 542             |
| Percent Overcrowded Units | 1.5%              | 5.6%               | 2.8%            |

**Source:** ACS 2023 5-year estimates



# HOUSEHOLDS IN SUBSTANDARD HOUSING

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Substandard households, as defined by the US Census Bureau, are households living in housing units that lack essential facilities for safe and adequate living conditions. Specifically, the Census considers a housing unit substandard if it lacks complete plumbing facilities or complete kitchen facilities.

**Complete plumbing facilities include hot and cold running water, a flush toilet, and a bathtub or shower,** all located within the unit.

**Complete kitchen facilities include a sink with running water, a stove or range, and a refrigerator.**

The Census collects this information through questions on the American Community Survey (ACS). Respondents are asked: (1) "Does this house, apartment, or mobile home have complete plumbing facilities?" and (2) "Does this house, apartment, or mobile home have complete kitchen facilities?"

A "no" response to either question classifies the household as lacking the respective facility and, therefore, as substandard. However, it's important to note that a "no" response reflects the conditions when the survey is conducted and may not represent a permanent situation.

Housing conditions can change due to repairs, renovations, or changes in occupancy, meaning that a household classified as substandard in one survey period may not be considered substandard in the future. These indicators help policymakers and researchers assess housing quality and target resources for improving living conditions.





# HOUSEHOLDS IN SUBSTANDARD HOUSING

In the Post Falls Area (83854), a total of 429 housing units fall into this category, comprising 2.2% of the area's occupied housing stock. In terms of plumbing facilities, 50 owner-occupied units (0.37%) lack complete plumbing, indicating that most owner-occupied homes meet basic standards. However, renters face a higher prevalence of plumbing deficiencies, with 84 units (1.43%) lacking complete plumbing facilities. Kitchen facility deficiencies are slightly more common. Among owner-occupied units, 127 homes (0.95%) are without complete kitchen facilities. The issue is more pronounced in renter-occupied units, where 168 homes (2.89%) lack complete kitchen facilities.

Overall, renters are disproportionately impacted, accounting for 252 of the 429 substandard units (59%), while owner-occupied homes represent 177 units (41%).

## Post Falls Area (83854) Substandard Housing, 2023

|                                             | Owner Occupied | Renter Occupied | Total Occupied |
|---------------------------------------------|----------------|-----------------|----------------|
| Total Occupied Housing Units                | 13,445         | 5,978           | 19,423         |
| <b>Plumbing Availability</b>                |                |                 |                |
| Units with complete plumbing                | 13,395         | 5,894           | 19,289         |
| Units without complete plumbing             | 50             | 84              | 134            |
| Percent without complete plumbing           | 0.37%          | 1.43%           | 0.69%          |
| <b>Kitchen Availability</b>                 |                |                 |                |
| Units with complete kitchen facilities      | 13,318         | 5,810           | 19,128         |
| Units without complete kitchen facilities   | 127            | 168             | 295            |
| Percent without complete kitchen facilities | 0.95%          | 2.89%           | 1.54%          |
| <b>Minimum Number of Substandard Units</b>  | <b>177</b>     | <b>252</b>      | <b>429</b>     |

**Note:** Includes Vacant Units

**Source:** ACS 2023 5-year estimates



# PRIMARY HOUSING DEMAND SUMMARY

Several segments of residential demand in the Post Falls Area (83854) are distinct and non-overlapping, providing a clear estimate of the new development required to address base-level housing needs over the next five years.

Natural household growth is projected to generate a need for 2,113 additional housing units in the Post Falls Area (83854) by 2029. The replacement of units that have fallen into disrepair is expected to create demand for another 249 units as older housing stock becomes unusable. Combined, these factors indicate a total demand for 2,362 new housing units in the Post Falls Area (83854) within the next five years.

This projection aligns closely with recent development trends. Between 2020 and 2024, a total of 3,884 housing units were permitted for construction in the area. To meet the projected level of demand, construction activity would need to maintain a similar pace over the next five years, ensuring that the area keeps up with its growing population and housing replacement needs.

### Primary Residential Demand in the Post Falls Area (83854) - 2024 to 2029

| Source of Demand           | Owner<br>Units | Renter<br>Units | Total<br>Units |
|----------------------------|----------------|-----------------|----------------|
| Household Growth*          | 1,748          | 365             | 2,113          |
| Units Due for Replacement* | 130            | 119             | 249            |
| <b>Total</b>               | <b>1,878</b>   | <b>484</b>      | <b>2,362</b>   |

\*Note: Five-year cumulative demand

Source: Camoin Associates



# PRIMARY HOUSING DEMAND SUMMARY BY INCOME

The estimated residential demand over the next five years in the Post Falls Area (83854) calls for approximately 2,362 housing units to meet the needs arising from various factors. These units will be distributed across tenure types, with a slightly higher proportion (approximately 79%) anticipated to be owner-occupied (1,878 units) compared to renter-occupied (484 units).

The demand will be fairly evenly distributed among several income brackets. Notable segments include households earning \$50,000–\$74,999, which will require 776 new units, followed by those earning \$75,000–\$99,999 (536 units) and \$100,000–\$149,999 (554 units). These three income groups collectively represent the bulk of the projected demand.

Conversely, households earning less than \$50,000 are projected to see a net decline in demand of 52 units. This decline is driven by a combination of negative household growth in this income bracket and unit replacement needs. Specifically, while there is a projected decrease of 183 households in this income category, 131 units will still need to be replaced. However, the overall negative demand suggests a shift in the composition of the local population, likely influenced by factors such as economic mobility, rising housing costs, and demographic changes. Some lower-income households may transition into higher income brackets due to wage growth or job changes, while others may leave the area due to affordability pressures. While the net demand is negative for this income group, ensuring adequate, affordable housing options remains critical to prevent displacement and support existing residents facing financial constraints.

**Primary Residential Demand in the Post Falls Area (83854) by Income - 2024 to 2029**

| Income Level            | Household Growth |            |              | Units Due for Replacement |            |            | Net          |            |              |
|-------------------------|------------------|------------|--------------|---------------------------|------------|------------|--------------|------------|--------------|
|                         | Owner            | Renter     | Total        | Owner                     | Renter     | Total      | Owner        | Renter     | Total        |
| <\$50,000               | -122             | -61        | <b>-183</b>  | 66                        | 65         | <b>131</b> | -56          | 4          | <b>-52</b>   |
| \$50,000-\$74,999       | 500              | 224        | <b>724</b>   | 27                        | 25         | <b>52</b>  | 527          | 249        | <b>776</b>   |
| \$75,000-\$99,999       | 419              | 90         | <b>509</b>   | 11                        | 16         | <b>27</b>  | 430          | 106        | <b>536</b>   |
| \$100,000-\$149,999     | 450              | 81         | <b>531</b>   | 15                        | 8          | <b>23</b>  | 465          | 89         | <b>554</b>   |
| \$150,000-\$199,999     | 234              | 15         | <b>249</b>   | 7                         | 3          | <b>10</b>  | 241          | 18         | <b>259</b>   |
| \$200,000+              | 267              | 15         | <b>282</b>   | 4                         | 2          | <b>6</b>   | 271          | 17         | <b>288</b>   |
| <b>Total Households</b> | <b>1,748</b>     | <b>365</b> | <b>2,113</b> | <b>130</b>                | <b>119</b> | <b>249</b> | <b>1,878</b> | <b>484</b> | <b>2,362</b> |

**Source:** Camoin Associates



# ADDITIONAL HOUSING DEMAND SUMMARY

In addition to the primary segments of residential demand, additional factors highlight significant challenges and opportunities within the Post Falls Area (83854) housing market.

A total of 6,631 households are classified as cost-burdened, with 3,752 owner-occupied and 2,879 renter-occupied units. These households face significant financial strain, spending more than 30% of their income on housing costs. Overcrowding affects 542 households, including 205 owner-occupied and 337 renter-occupied units. These households experience a mismatch between the number of residents and available living space. A total of 429 units, split between 177 owner-occupied and 252 renter-occupied units, lack essential facilities such as complete plumbing or kitchens, indicating substandard living conditions.

These additional factors represent a combined demand of 7,602 housing units, reflecting the need for improved housing quality, expanded availability, and greater affordability.

Addressing these challenges could involve the development of new residential units, as identified in primary demand estimates, alongside targeted interventions such as rehabilitation of existing housing stock, rental assistance programs, and policies aimed at improving housing quality and accessibility.

## Additional Residential Demand in the Post Falls Area (83854)

| Source of Demand                | Owner Units  | Renter Units | Total Units  |
|---------------------------------|--------------|--------------|--------------|
| Cost-Burdened Households        | 3,752        | 2,879        | 6,631        |
| Overcrowded Households          | 205          | 337          | 542          |
| Households in Substandard Units | 177          | 252          | 429          |
| <b>Total Additional Demand</b>  | <b>4,134</b> | <b>3,468</b> | <b>7,602</b> |

**Source:** Camoin Associates





# APPENDIX

# GLOSSARY OF TERMS

---

**Total Population:** The number of people residing in a given geographic area, such as a city, state, or country, at a specific time.

**Age Distribution:** The proportion of individuals in different age groups within a population.

**Median Age:** The age that divides a population into two numerically equal groups; half the people are younger than this age, and half are older.

**Race/Ethnicity:** The categorization of a population based on shared physical or social qualities into groups generally viewed as distinct within a given society.

**Educational Attainment:** The highest level of education completed by individuals in a population.

**Total Households:** The number of households within a specific geographic area. A household consists of all the people who occupy a housing unit. This includes individuals living alone or a group living together, whether related or not.

**Average Household Size:** The average number of people living in a household within a specific geographic area.

**Household Income Distribution:** The spread of household incomes within a population, showing how many households earn certain amounts of income.

**Median Household Income:** The income level at which half the households earn more and half earn less.

# GLOSSARY OF TERMS

---

**Commuter inflow/outflow:** The number of people commuting into and out of a specific geographic area for work.

**Commuting Distance for Residents and Workers:** The distance that residents and workers travel for their daily commute.

**Where Residents Work/Where Workers Live:** The most common places where residents/workers come from or go to work.

**Current Jobs:** The number of available jobs within the specified industry or sector.

**Historic-Current # Change in Jobs:** The numerical change in the number of jobs from a past time to the current period within the specified industry or sector.

**Historic-Current % Change in Jobs:** The percentage change in the number of jobs from a past time to the current period within the specified industry or sector.

**Avg Earnings per Job:** The average earnings or wage per job within the specified industry or sector.

**NAICS Code:** A numerical code assigned to a specific industry under the North American Industry Classification System (NAICS), used to classify business establishments.

**NAICS Description:** A textual description of the industry corresponding to the NAICS code, providing details about the business activities conducted.

**SOC Code:** Standard Occupational Classification (SOC) code is a numerical system that classifies workers into occupational categories to collect, calculate, and disseminate data.

**SOC Description:** A textual description of the occupation corresponding to the SOC code, providing details about the business activities conducted.



# GLOSSARY OF TERMS

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**Total Housing Units:** The total number of residential units within a given geographic area, including all housing types such as single-family homes, apartments, and condos. A housing unit refers to the physical structure or space in which people live.

**Tenure – owner, renter, vacant:** number and share: The distribution and count of housing units categorized by ownership status (owner-occupied, renter-occupied) and vacancy status, along with their respective shares of the total housing units.

**Units in Structure – count and share by category:** The number and percentage of housing units categorized by the type of structure they are in, such as single-family homes, multi-family buildings, etc.

**Year Built – count and share by decade and median year:** The distribution and count of housing units categorized by the decade in which they were built, along with the median year of construction.

**Home Value – count and share by range and median value:** The distribution and count of owner-occupied housing units categorized by their market value and median home value.

**In-Place Rent:** The monthly amount of rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels (oil, coal, kerosene, wood, etc.) if the renter pays these. Median gross rent is the midpoint of these costs across all renters.

**Projected change in households by Income and Age:** The estimated change in the number of households over time is broken down by income levels and age groups. This includes projections for the current year and five years into the future, showing net changes by age and income cohorts.





# GLOSSARY OF TERMS

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**Housing Mobility:** The year the current owner and renter household moved into their current housing unit.

**Sold Listings:** The total number of residential properties that have been sold and closed within the specified time.

**New Listings:** The number of new residential properties that have been listed for sale during the given time period.

**Median Sell Price:** The midpoint price of all homes sold, meaning half of the homes sold for more and half sold for less.

**Median List Price:** The midpoint price of all homes listed for sale, with half listed above and half listed below this price.

**Sell-to-List Ratio:** This metric shows the final sale price as a percentage of the original list price.

**Average Days on Market:** The average number of days a property remains active on the market before going under contract.

**Average Days to Close:** The average number of days between a home going under contract and the final closing of the sale.

**Months of Inventory:** This metric represents the number of months it would take to sell all the current homes on the market at the current sales pace, assuming no new listings are added.

**Building Permits:** This refers to the number of permits issued by local authorities for the construction of new residential housing units.



# GLOSSARY OF TERMS

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**Inventory Units:** The total number of individual rental units within a defined market or property type. This includes all existing rental units, whether occupied or vacant, but excludes units under construction.

**Inventory Buildings:** The total number of rental properties (buildings) within a specified market. This metric counts each building as a single entity, regardless of how many units it contains.

**Asking Rent per Unit:** The advertised monthly rent for an individual rental unit, before any negotiations or concessions. It reflects the landlord's initial expectation for the rental price.

**Asking Rent per Square Foot (SF):** The asking rent expressed on a per-square-foot basis, usually calculated annually. This allows for easier comparison across units of different sizes.

**Vacancy Rate:** The percentage of total available units that are vacant and ready for lease.

**Absorption:** The net change in occupied units over a given period. It reflects the balance between units leased and units vacated.

**Delivered Units:** The number of newly completed rental units that have been finished and are ready for occupancy within a specific period.

**Income Gap:** The additional annual income a family would need to make for the median house (or median rent) to be affordable.

**Affordability Gap:** The price difference that would be necessary for a family to afford housing at the median price.



# GLOSSARY OF TERMS

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**Cost-Burdened Households** - Households spending more than 30% of their total income on housing are classified as "cost-burdened," signifying a heightened risk of financial strain that can make it difficult to meet other essential needs, such as food, healthcare, and transportation.

**Overcrowded Households** - Housing units occupied by more than 1.0 occupants per room.

**Substandard/Obsolete Housing** - Housing units lacking complete plumbing or kitchen facilities or in need of major renovations.



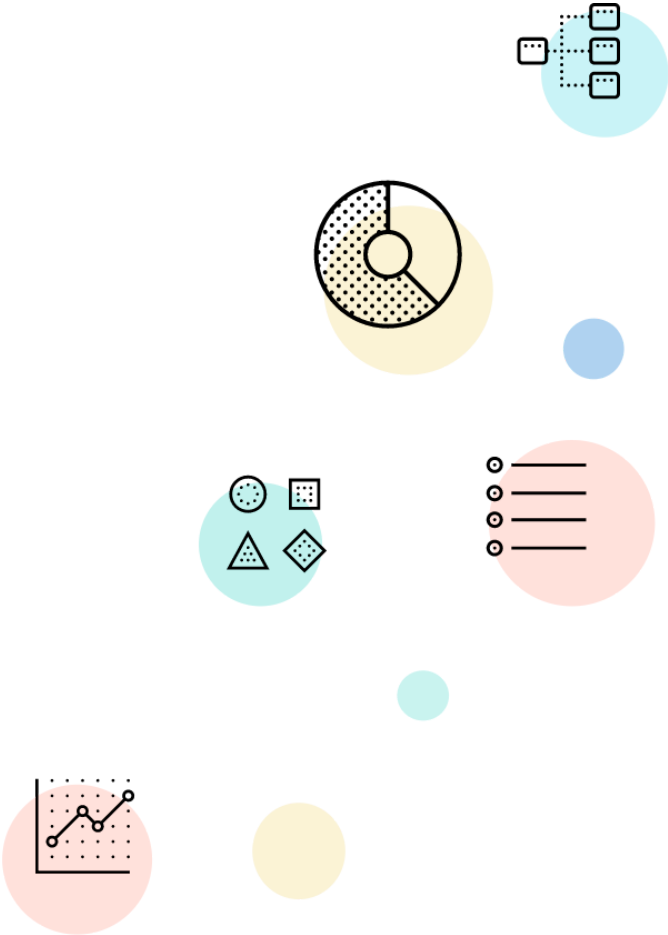
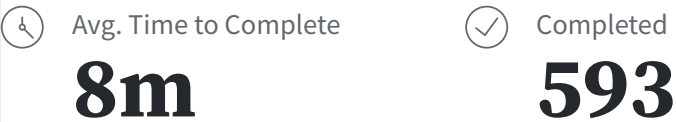
A black and white photograph of a group of people in a meeting room. A man in a dark jacket is leaning over a table, pointing at a document. Several other people are seated around the table, looking at the document or listening. There are water bottles and papers on the table. A whiteboard is visible in the background.

# PUBLIC SURVEY RESPONSES



# Default Report

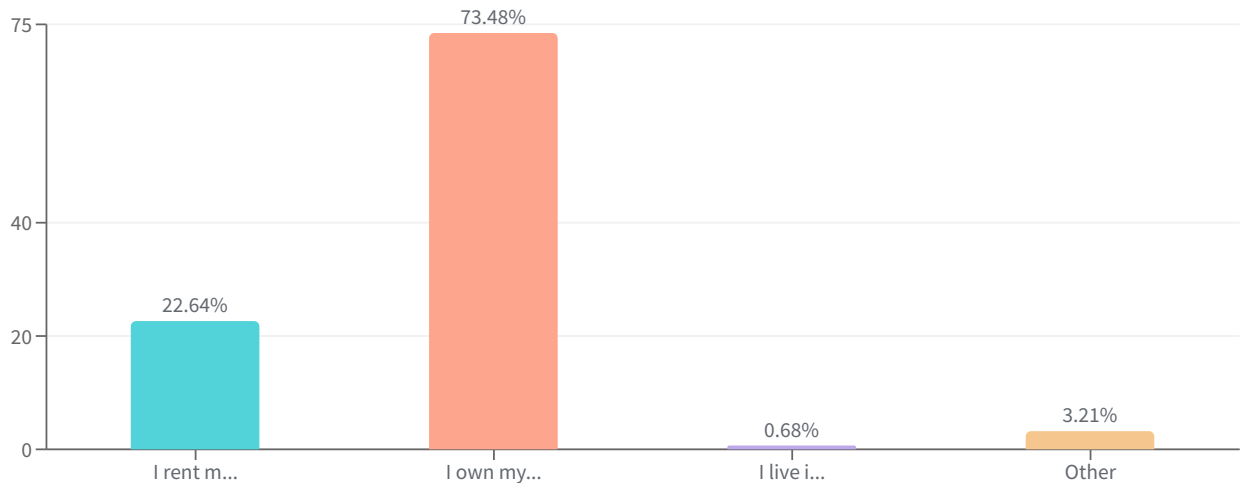
Explore the data behind your survey responses. Gain a better perspective of your survey data and uncover insights for further planning.



QUESTION 01 | MULTIPLE CHOICE

# What is your current housing situation?

Answered: **592**   Skipped: **1**



| ANSWER CHOICES ▾                                                                          | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|-------------------------------------------------------------------------------------------|-------------|-----------------------|
| I rent my housing.                                                                        | 134         | 22.64 %               |
| I own my home.                                                                            | 435         | 73.48 %               |
| I live in a shelter, transitional housing, motel/hotel, or do not currently have housing. | 4           | 0.68 %                |
| Other                                                                                     | 19          | 3.21 %                |

## OTHER RESPONSES

Anonymous  
W/ family

Anonymous  
Living with family

Anonymous  
Live in CDA but work in PF

Anonymous

**I live with my parents and my emo brother wannabe guitar player well he can actually sing but whatever who is making me take this survey after reading the article, because of a song he wrote**

---

Anonymous

**I live with my parents.**

---

Anonymous

**We own but answering this for our children who can't afford anything anymore.**

---

Anonymous

**I'm an adult born and raised in Post Falls. I still live with my parents because I cannot afford my own home.**

---

Anonymous

**I love with my parents.**

---

Anonymous

**Live with parents**

---

Anonymous

**living with family**

---

Anonymous

**Living with Relatives**

---

Anonymous

**Live with parents due to housing prices**

---

Anonymous

**I live at my parents house for free.**

---

Anonymous

**own mobile home rent lot**

---

Anonymous

**Live in RV park in my trailer.**

---

Anonymous

**Moved in with parent**

---

Anonymous

**Pending being able to build in land I own.**

---

Anonymous

**I rent a room**

---

Anonymous

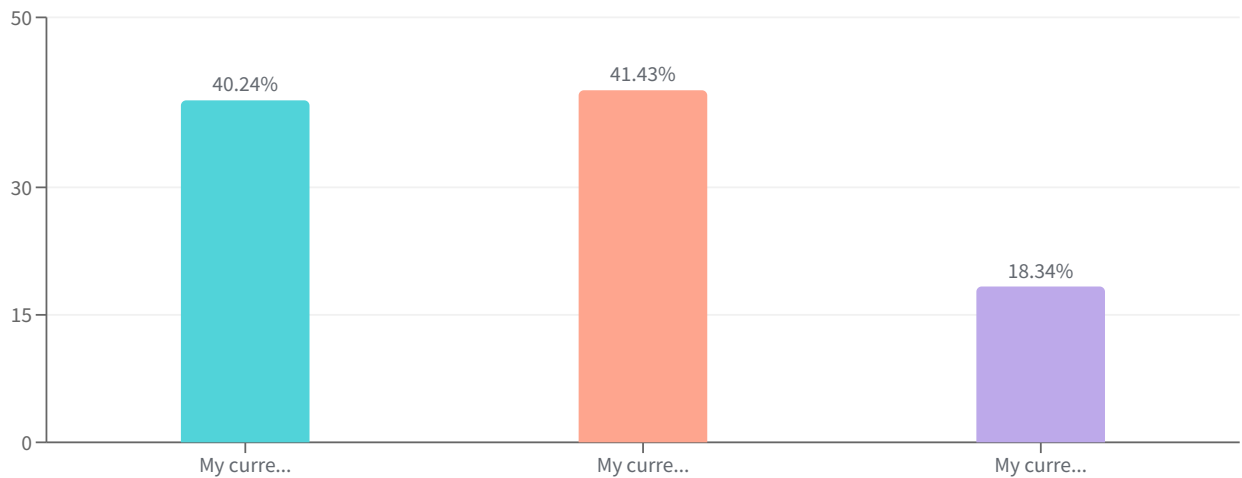
**On site manager**





# Does your current housing situation meet your needs?

Answered: **589**   Skipped: **3**



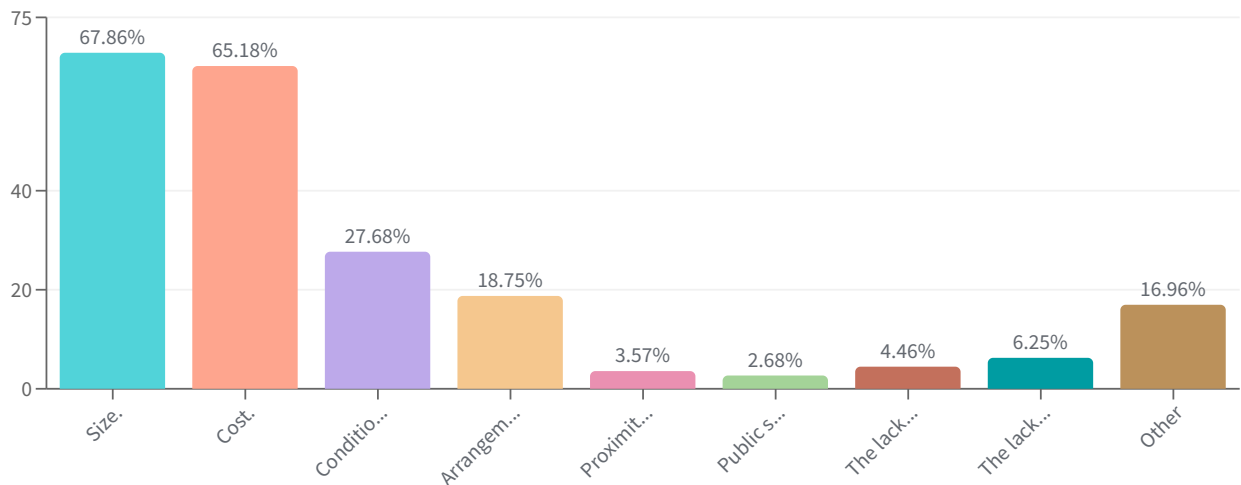
| ANSWER CHOICES ▾                                                     | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|----------------------------------------------------------------------|-------------|-----------------------|
| My current housing meets my anticipated needs for the next 10 years. | 244         | 41.43 %               |
| My current housing meets my needs today.                             | 237         | 40.24 %               |
| My current housing does NOT meet my needs today.                     | 108         | 18.34 %               |

**QUESTION 03** | MULTIPLE CHOICE

# My current housing does NOT meet my needs because of...

Select up to three.

Answered: **112**   Skipped: **0**



| ANSWER CHOICES ▾                                                                                   | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|----------------------------------------------------------------------------------------------------|-------------|-----------------------|
| Size.                                                                                              | 76          | 67.86 %               |
| Cost.                                                                                              | 73          | 65.18 %               |
| Condition/quality.                                                                                 | 31          | 27.68 %               |
| Arrangements (e.g., roommates, long-term availability, etc.).                                      | 21          | 18.75 %               |
| Other                                                                                              | 19          | 16.96 %               |
| The lack of access to amenities (e.g., parks, shops, recreation opportunities, green space, etc.). | 7           | 6.25 %                |
| The lack of access to essentials (e.g., groceries/healthcare).                                     | 5           | 4.46 %                |
| Proximity to work.                                                                                 | 4           | 3.57 %                |
| Public services (e.g., schools/public safety).                                                     | 3           | 2.68 %                |

## OTHER RESPONSES

Anonymous

**Running Hauser Lake Rd right in front of my house and property**

---

Anonymous

**My brother stinks ok 🤔 😊 seriously he cares and he's my older brother and even though I'm kind of a brat sometimes I know he's right. I mean where is the scene here? I guess we have to make one ughgh**

---

Anonymous

**Need more restaurants..not fast food, not food trucks, actual places to enjoy a meal. To many apartments packing in more people but services and roads do not support the growth.**

---

Anonymous

**Lot size too small, we are in Idaho there should be land with homes (all homes)**

---

Anonymous

**Renting want to own.**

---

Anonymous

**It is a rental. I want to own.**

---

Anonymous

**Being able to afford to buy groceries after paying rent and utilities**

---

Anonymous

**Travel time for options for groceries in town takes the same time as going to Coeur d'Alene. Lack of sit down restaurants.**

---

Anonymous

•

---

Anonymous

**Land**

---

Anonymous

**Rent increasing every year**

---

Anonymous

**I can't move because of the income requirement.**

---

Anonymous

**Non of your business**

---

Anonymous

**Would like to be a homeowner**

---

Anonymous

**Too crowded in this area**

---

Anonymous

**Unsafe for our property**

---

Anonymous

**only have microwave to cook with**

---

Anonymous

**Too close to a busy road and the lot is too small.**

---

Anonymous

**Size, single level and no 4 bedroom all upper floor plans**

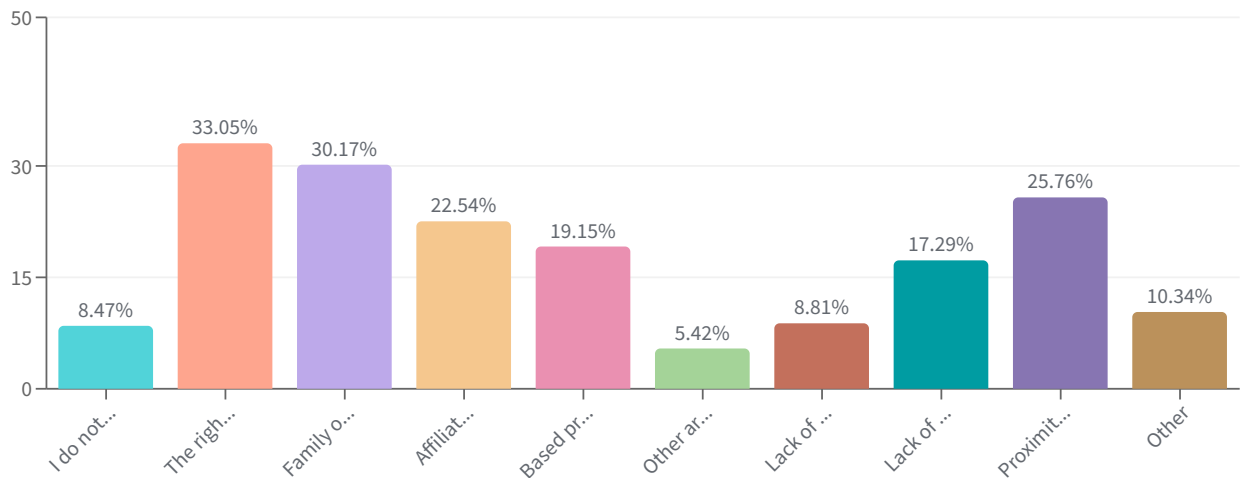


QUESTION 04 | MULTIPLE CHOICE

# What made you choose to live in Post Falls?

Select up to three.

Answered: **590**   Skipped: **3**



| ANSWER CHOICES ▼                                                                                 | RESPONSES ▼ | RESPONSE PERCENTAGE ▼ |
|--------------------------------------------------------------------------------------------------|-------------|-----------------------|
| The right home at the right price.                                                               | 195         | 33.05 %               |
| Family or social ties.                                                                           | 178         | 30.17 %               |
| Proximity to work.                                                                               | 152         | 25.76 %               |
| Affiliation (I grew up in Post Falls or have already lived here for a period of time).           | 133         | 22.54 %               |
| Based primarily on neighborhoods, community, and services (schools, parks, public safety, etc.). | 113         | 19.15 %               |
| Lack of affordable options in other markets.                                                     | 102         | 17.29 %               |
| Other                                                                                            | 61          | 10.34 %               |
| Lack of housing options in other markets.                                                        | 52          | 8.81 %                |
| I do not live in Post Falls.                                                                     | 50          | 8.47 %                |

## ANSWER CHOICES ▾

## RESPONSES ▾

## RESPONSE PERCENTAGE ▾

Other areas did not meet my needs.

32

5.42 %

## OTHER RESPONSES

Anonymous

We had very limited time to find a home and the options in our price range were limited.

Anonymous

Work in Post Falls

Anonymous

Small town but not so much anymore

Anonymous

Post Falls was half the size it is now.

Anonymous

I moved here from out of state due to the area and lack of apartments. Unfortunately there are too many apartments now and needs to be stopped

Anonymous

To live in a conservative red state values

Anonymous

Idahoan

Anonymous

I want to retire in Post Falls. The wife and I've been looking for a home there. We were going to buy a vacation home in Post Falls instead of CDA because CDA gets too crowded for me in the summer to deal with everyday. I'm 58, the wife is 54. I'm a doctor. She's a therapist. Though it looks like Post Falls is headed the same way. I like Post Falls because it doesn't seem quite as snobby as CDA. Then I thought, well, we might as well buy a home in Post Falls for retirement. But if we're going to sell our home it's going to be a hard sell to the wife. She is happy in our current craftsman. She likes Sandpoint, but loves a good bargain and is the persuasive type of gal who could get all her friends to live in the falls too. So then I was thinking maybe I should open up a practice in Post Falls even though it would be a pain in the ass. But I know there's a growing need for doctors. And therapists.

Anonymous

It was the only option I had at the time.

Anonymous

Born and raised here!

Anonymous

**We chose to live here mostly due to the lack of multi family structures which WILL bring congestion and crime to the area. People are not owed a place to live; they are owed an opportunity to earn the money needed for their chosen lifestyle. If they cannot afford what they want, they will have to move like myself and many others have done. DO NOT change other people's homes!**

---

Anonymous

**Lived here since the 1980's. Bought here to be in a small farming town atmosphere. There were 6700 people. Now the reason we bought, built and lived here for 40 years has been destroyed by the ridiculous over growth. So very sad.**

---

Anonymous

**20 years ago when I purchased my home, post falls was more affordable than surrounding areas**

---

Anonymous

**Wel left western Washington. And this is where we ended up**

---

Anonymous

**Political conservative I will never live in a blue Democrat city ever again it's a completely different experience in Idaho and we need to protect our city with the right values even when we disagree**

---

Anonymous

**Living next to gas stations is bad. Diesel smell is horrible here at times, so bad I can smell it inside my house after I walk in**

---

Anonymous

**Close to recreation**

---

Anonymous

**Easy access to the freeway and Coeur d Alene and Spokane**

---

Anonymous

**Proximity to church**

---

Anonymous

**Small tight knit community**

---

Anonymous

**Larger homes than I saw in CDA.**

---

Anonymous

**Born and raised here.**

---

Anonymous

**I had to flee Seattle because of COVID, and Post Falls is the closest to home.**

---

Anonymous

**When we bought current home Post Falls was Rural, it is becoming more Urban everyday!**

---

Anonymous

**Layout of house purchased**

---

Anonymous

**Post Falls has trees and isn't brown and dirty like Spokane**

---

Anonymous

**The smaller town feel. Which we are losing quickly.**

---

Anonymous

**Found land to build a home**

---

Anonymous

**Hunting**

---

Anonymous

**It was what was available from the rental agency.**

---

Anonymous

**We have been here for over 40 years since we got married.**

---

Anonymous

**Proximity to outdoor recreation, like minded people, and at the time growth was steady and smart. Too many apartments and high rises now. Give us LAND and SPACE! Minimum lot requirements of .25 acre would make PF even more attractive.**

---

Anonymous

**When we moved here the town was still small and prices were right. We raised our son here, and have come to love the city. We think there needs to be a stop on new residential now though!**

---

Anonymous

**Here to help family members**

---

Anonymous

**Hiding, Domestic Violence victim**

---

Anonymous

**Moved back to help a retired parent**

---

Anonymous

**A friend had a place to rent that cut our rent in 1/2**

---

Anonymous

**I pulled into my neighborhood and said this is where I want to live**

---

Anonymous

**My Husband's works for that Railroad and we transferred up here for his seniority.**

---

Anonymous

**Town size back in 01**

---

Anonymous

**Moved From Texas to a better life and was told Post Falls was a good opportunity for jobs and housing. I feel I was mislead its commercialized and low paying jobs and it's too expensive to live in Post Falls or CDA.**

---

Anonymous

**Moved to PF 1978 and don't want go anywhere else**

---

Anonymous

**was a must to live in a rural area**

---

Anonymous

**People with common values and concerns. Rule of law etc.**

---

Anonymous

**Location! PF is close to everything!**

---

Anonymous

**Moved from out of state for job with Harper's 1995.**

---

Anonymous

**The beautiful parks.**

---

Anonymous

**I own five acres 100 yards out of the city limits**

---

Anonymous

**No more apartment buildings! It creates crowding and a lack of neighborhood interest. The infrastructure in the area does not accommodate the need.**

---

Anonymous

**It used to be a more reasonable place to live, the increase in taxes, utilities and cost of living makes it harder for people who are elderly, disabled to afford to live comfortably. When mentioned we are told to leave. There is no more respect, compassion our beautiful prairie is housing now, the influx of people might be helping the developers but it's hurting everyone who has lived here, lifetime residents shouldn't have to worry about living here.**

---

Anonymous

**Political views**

---

Anonymous

**It was smaller when we moved here 11 years ago.**

---

Anonymous

**Political affiliations, small town feel (at the time, not so small anymore)**

---



Anonymous  
**I'm from there**

---

Anonymous  
**Was no longer wanting to pay sky high property taxes while being told I can't work due to Covid.**

---

Anonymous  
**Small town with conservative values**

---

Anonymous  
**Been in the city since 2004**

---

Anonymous  
**I liked the general area**

---

Anonymous  
**I WAS a nice small town with everything needed close by**

---

Anonymous  
**Smart Code Zoning**

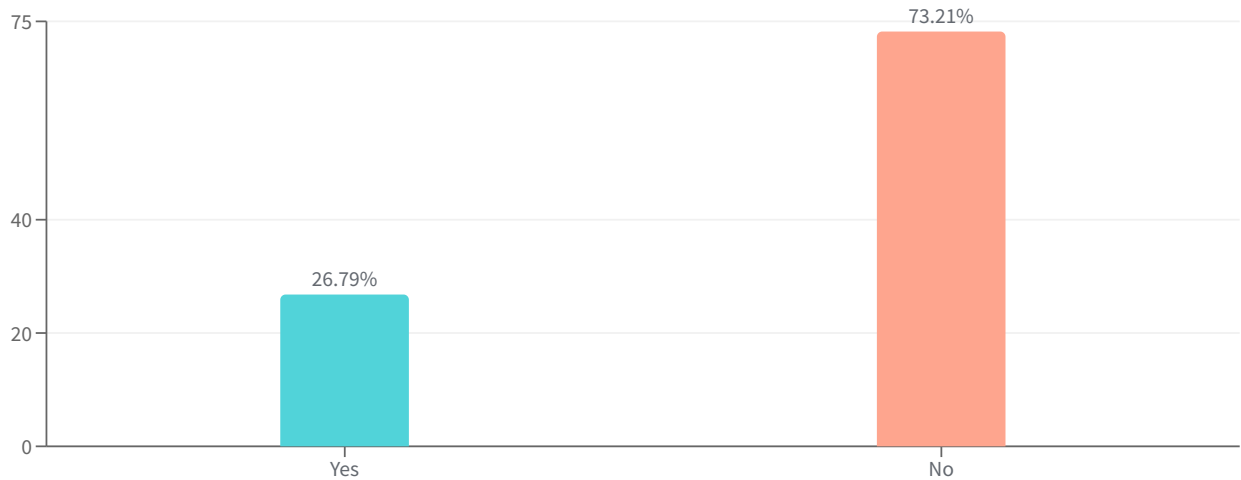
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Anonymous  
**We moved here in 1992 because we longed for a small town community and affordable housing. We left the big city because it was too expensive to live there and the big city atmosphere was full of crime and people did not talk to each other or have a community attitude. There was room to breathe here in Post Falls but that is no longer the case with all the apartments popping up in every small space that they can be crammed into. The apartments rent is astronomical and greedy. My children grew up here but even with good jobs cannot afford to rent or buy. It's very sad and pathetic what has happened to this town. We always knew it would grow but not that it would become as expensive as California. Something has to be done. The small businesses are closing and even some of the big restaurants. If service people can't afford to live in a town then they can't afford to work the service jobs and businesses close and there is nothing to enjoy.**

QUESTION 05 | YES OR NO

Are you looking to move in the next 12 months?

Answered: **586**   Skipped: **6**

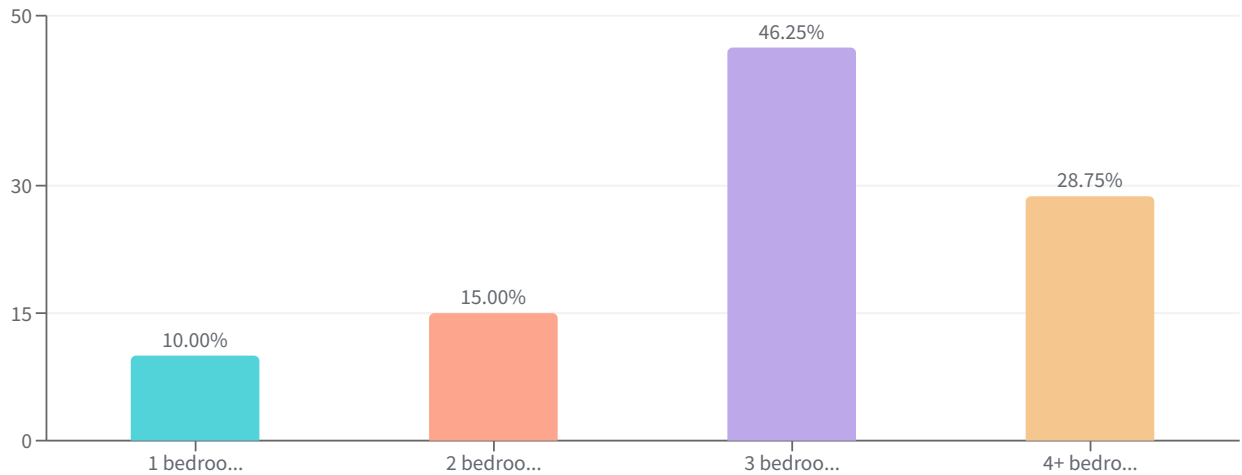


| ANSWER CHOICES ▾ | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|------------------|-------------|-----------------------|
| Yes              | 157         | 26.79 %               |
| No               | 429         | 73.21 %               |

QUESTION 06 | MULTIPLE CHOICE

If available in Post Falls, how many bedrooms would be ideal for your housing needs?

Answered: **160**   Skipped: **3**



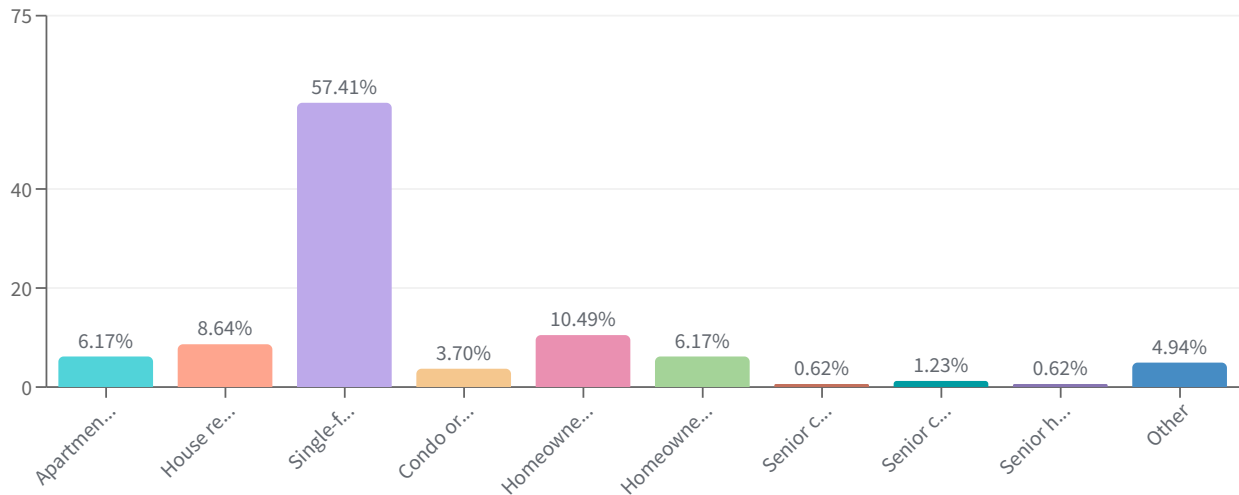
| ANSWER CHOICES ▾ | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|------------------|-------------|-----------------------|
| 3 bedrooms       | 74          | 46.25 %               |
| 4+ bedrooms      | 46          | 28.75 %               |
| 2 bedrooms       | 24          | 15.00 %               |
| 1 bedroom        | 16          | 10.00 %               |

**QUESTION 07** | MULTIPLE CHOICE

What would your ideal housing situation be? Assume all options below would fit your budget.

Select one.

Answered: **162**   Skipped: **2**



| ANSWER CHOICES ▾                                                                          | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|-------------------------------------------------------------------------------------------|-------------|-----------------------|
| Single-family house (owned).                                                              | 93          | 57.41 %               |
| Homeownership with an additional unit (ADU) for a relative.                               | 17          | 10.49 %               |
| House rental.                                                                             | 14          | 8.64 %                |
| Homeownership with additional unit(s) for extra income (ADU or owner-occupied multiunit). | 10          | 6.17 %                |
| Apartment rental.                                                                         | 10          | 6.17 %                |
| Other                                                                                     | 8           | 4.94 %                |
| Condo or homeowners' association for maintenance services (owned).                        | 6           | 3.70 %                |
| Senior community (unassisted) homeownership.                                              | 2           | 1.23 %                |

**ANSWER CHOICES** ▾**RESPONSES** ▾**RESPONSE PERCENTAGE** ▾

Senior home-share housing (carefully matched roommates in private homes).

1

0.62 %

Senior community (unassisted) rental.

1

0.62 %

**OTHER RESPONSES**

Anonymous

**I would move out of Post Falls. It's getting to big.**

Anonymous

**Cohousing or community based living with tiny homes**

Anonymous

**Not a city with a bunch of fucking apartments packed in. Fuck you mayor and city Council you are ruining this place Apartment city former River city**

Anonymous

**HOME OWNERSHIP. Just home ownership. No additional space. Just a regular home--stop trying to force the answer you want.**

Anonymous

**>1 acre, no neighbors**

Anonymous

**Home with land**

Anonymous

**Will be leaving Post Falls. We want to down size and unfortunately this beautiful Town is over priced.**

Anonymous

**manufactured home with reasonable space rent**

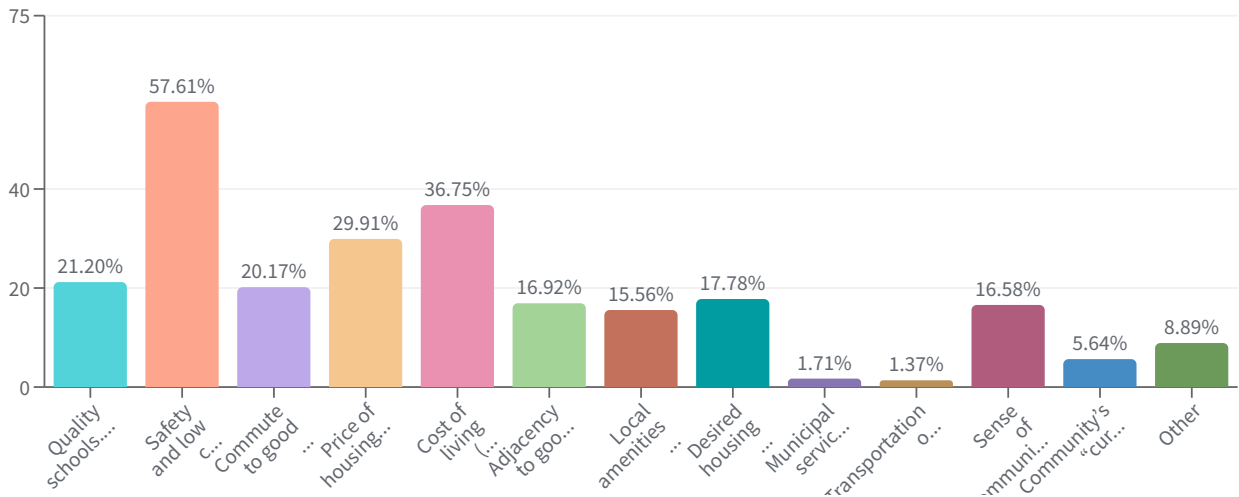


QUESTION 08 | MULTIPLE CHOICE

# What are the most valuable benefits you consider when moving to (or staying in) Post Falls?

Select up to three.

Answered: **585**   Skipped: **8**



| ANSWER CHOICES ▾                                    | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|-----------------------------------------------------|-------------|-----------------------|
| Safety and low crime rates.                         | 337         | 57.61 %               |
| Cost of living (manageable taxes, utilities, etc.). | 215         | 36.75 %               |
| Price of housing.                                   | 175         | 29.91 %               |
| Quality schools.                                    | 124         | 21.20 %               |
| Commute to good jobs.                               | 118         | 20.17 %               |
| Desired housing type.                               | 104         | 17.78 %               |
| Adjacency to goods and services.                    | 99          | 16.92 %               |
| Sense of community.                                 | 97          | 16.58 %               |
| Local amenities (parks, shops, etc.).               | 91          | 15.56 %               |
| Other                                               | 52          | 8.89 %                |

| ANSWER CHOICES ▾                    | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|-------------------------------------|-------------|-----------------------|
| Community's "curb appeal".          | 33          | 5.64 %                |
| Municipal services.                 | 10          | 1.71 %                |
| Transportation or mobility options. | 8           | 1.37 %                |

#### OTHER RESPONSES

Anonymous

**Family lives here**

Anonymous

**City Council is not as liberal as Coeur D'Alene**

Anonymous

**More rural feel.**

Anonymous

**It has potential. I have great memories of growing up here. I like walking from the river to get a burger and milkshake. But. There's not really a place here for someone like me unless I make myself small and I freaking WON'T**

Anonymous

**Ok so it's obv that you didn't think of young people when designing this survey and that's cringe but predictable. We're the future, or not?!?!!!**

Anonymous

**Can't afford it but want to stay here. Like small town feel.**

Anonymous

**Need larger lots**

Anonymous

**Church, KCA, Close to Work**

Anonymous

**Close to family**

Anonymous

**Family**

Anonymous

**Stopping if apartments being built**

Anonymous

**We want to enjoy small town living and charm with more walking distance to what we do everyday. We'll be retiring. Spokane is a little to urban. We still want a single family home. But we want to ride our bikes and be fit. Post Falls needs doctors. Maybe a chance to get involved more.**

---

Anonymous

**I'm close to work**

---

Anonymous

**Proximity to CDA restaurants and parks**

---

Anonymous

**Less apartment and dense housing. Want more houses and space.**

---

Anonymous

**You fucked the city up with a identity housing**

---

Anonymous

**My husband works for bnsf out of spokane**

---

Anonymous

**None**

---

Anonymous

**Family**

---

Anonymous

**mostly familys & working class people**

---

Anonymous

**family proximity, healthy forest recreation**

---

Anonymous

**Family**

---

Anonymous

**Post Falls needs to be aware of the stress on the aquifer and the infrastructure caused by this overdevelopment**

---

Anonymous

**Affordable land.**

---

Anonymous

**Too expensive to move elsewhere**

---

Anonymous

**no**

---

Anonymous

**Politically MAGA. That's the reason I moved here was the political climate.**

---

Anonymous

**Already lived here and bought before covid**

---

Anonymous

**Noise**

---

Anonymous

**I was born here. I am a 4th generation Idahoan.**

---

Anonymous

**We need a Winco, stores to buy clothes and shoes in, a Hobby Lobby would be nice. Stop the traffic and construction.**

---

Anonymous

**we have NO real bus service in post falls, live at Camelot estates and no bus service at all. can't get to the stores, doctors etc**

---

Anonymous

**It used to be a good community.**

---

Anonymous

**Traffic on the streets. It's more comfortable to live in a city that is easy to navigate and doesn't take 30 minutes to drive 2 miles home from the grocery store.**

---

Anonymous

**I don't want to live here because of the political climate.**

---

Anonymous

**All my family is here. (Parents, Children and grandchildren)**

---

Anonymous

**Close to Fairchild, but still in Idaho.**

---

Anonymous

**Not staying in Post Falls. It's becoming what I left in Texas. Commercialized .**

---

Anonymous

**No desire to move anywhere else ever**

---

Anonymous

**I don't live here**

---

Anonymous

**It was a small community, not a lot of traffic**

---

Anonymous

**It's been our lifetime home**

---

Anonymous

**It used to be quiet**

---

Anonymous

**Family is here so we need to stay**

---

Anonymous

**Four generations of my family live here**

---

Anonymous

**Family**

---

Anonymous

**I can't afford to move :( Otherwise I would and get out of our "county" home that is surrounded by apartments and new houses :(**

---

Anonymous

**There used to be few apartments. Now with so many going up, we'll move when the crime rate and traffic increase.**

---

Anonymous

**Lack of options in our price range elsewhere and size of homes available**

---

Anonymous

**Had slow growth years ago**

---

Anonymous

**Zoning. More Smart Code and Neighborhood Commercial Please. Walkable.**

---

Anonymous

**It used to be sense of community and open feel. Space to breathe. Now there are apartments crammed everywhere. In every nook and cranny. And a normal average person cannot afford to live here. Rent is astronomical and greedy. Businesses cannot thrive here with cost of living.**

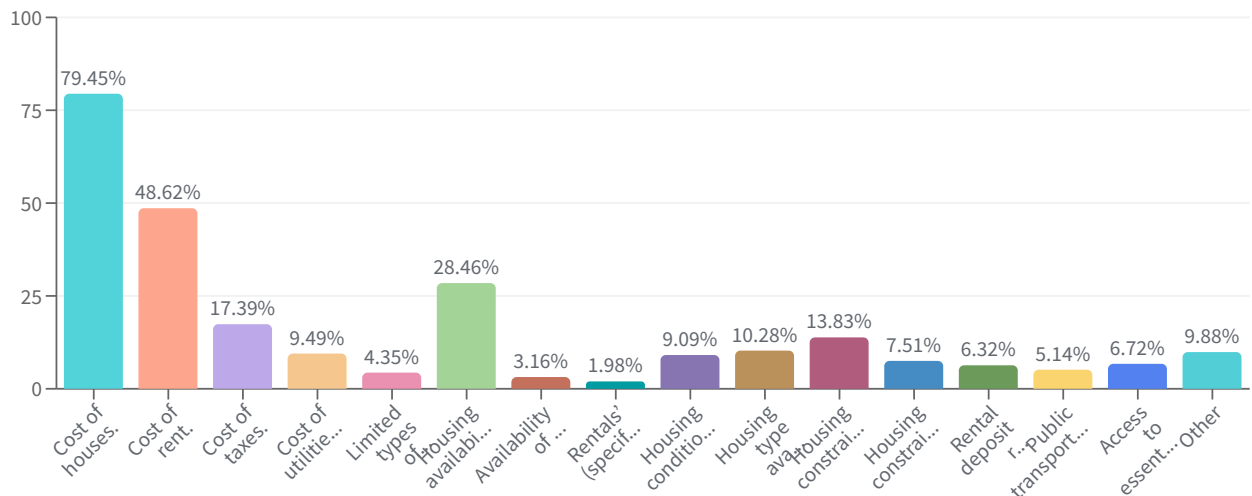


QUESTION 09 | MULTIPLE CHOICE

# What do you think are the top housing concerns in Post Falls?

Select up to three.

Answered: **253**   Skipped: **2**



| ANSWER CHOICES ▼                                                                                | RESPONSES ▼ | RESPONSE PERCENTAGE ▼ |
|-------------------------------------------------------------------------------------------------|-------------|-----------------------|
| Cost of houses.                                                                                 | 201         | 79.45 %               |
| Cost of rent.                                                                                   | 123         | 48.62 %               |
| Housing availability.                                                                           | 72          | 28.46 %               |
| Cost of taxes.                                                                                  | 44          | 17.39 %               |
| Housing constraints' effect on community (young people, seniors, families, diversity).          | 35          | 13.83 %               |
| Housing type availability (right size of housing, rental versus ownership, etc.).               | 26          | 10.28 %               |
| Other                                                                                           | 25          | 9.88 %                |
| Cost of utilities.                                                                              | 24          | 9.49 %                |
| Housing condition and quality.                                                                  | 23          | 9.09 %                |
| Housing constraints' effect on workforce (local workers commuting in, residents commuting out). | 19          | 7.51 %                |

| ANSWER CHOICES ▾                                                                          | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|-------------------------------------------------------------------------------------------|-------------|-----------------------|
| Access to essentials like groceries and healthcare services.                              | 17          | 6.72 %                |
| Rental deposit requirements (security deposit, application fees, prepaid rent, etc.).     | 16          | 6.32 %                |
| Public transportation for residents or transportation services for the mobility impaired. | 13          | 5.14 %                |
| Limited types of rentals.                                                                 | 11          | 4.35 %                |
| Availability of rentals.                                                                  | 8           | 3.16 %                |
| Rentals' (specifically) condition and quality.                                            | 5           | 1.98 %                |

#### OTHER RESPONSES

Anonymous

**The houses could be prettier**

Anonymous

**Larger lots**

Anonymous

**Growth has been and is WAY too fast. Streets, intersections, and traffic are WAY too congested. Nearby views of mountains are being blocked by multi-family two story apartment buildings. The overall vibe and pace is not moving in a direction that is enjoyable or positive.**

Anonymous

**There are too many new apartments and housing tracks being built. We don't need more apartments and cookie cutter homes.**

Anonymous

**Poor planning: Apartment complexes in single family home neighborhoods; Commercial properties and light industrial interspersed in apartment and SFH neighborhoods rather than designated industrial parks**

Anonymous

**Unchecked mayor and city Council letting the identity housing go in. Stop the fucking apartments!**

Anonymous

**ordinances against tiny homes**

Anonymous

**Lack of farm land**

---

Anonymous

**We are tired of everyone moving here and driving up the prices because they have money . Also you developers need to pay for schools, roads, and emergency services, where is locals are tired of it. Quit being on our faming land.**

---

Anonymous

**Too many apartments and traffic**

---

Anonymous

**Our neighborhood's HOA fees are too high**

---

Anonymous

**Too many apartments. The apartments are built in the middle of residential area. Does any thought go into where apartments are built?**

---

Anonymous

**Pro-growth city government**

---

Anonymous

**Stop building, we have enough and services are inundated**

---

Anonymous

**Crowding in 3-4 story mega apartments**

---

Anonymous

**Tall apartment complexes are being built all over PF and taking away our beautiful views. We are Idaho's River City and tall apartments take away from the beautiful landscape. Homes are packed tightly together and traffic is jammed. We need to grow slow and smart! More shopping, more big lots, less apartments and duplexes. Please!**

---

Anonymous

**Housing availability on plots of land 1/2 acre or larger.**

---

Anonymous

**City services severely lacking or outpaced by growth**

---

Anonymous

**Lack of jobs with competitive wages for the cost of living. Labor rates are too low cost of living it too high.**

---

Anonymous

**Down payments and interest rates**

---

Anonymous

**I don't know what "native Idahoans" do to afford current housing here. More education about how to become home owners is lacking in the community.**

---

Anonymous

**Uncontrolled growth without infrastructure has turned Post Falls into a place a person can live without a reason to live here**

---

Anonymous

**all the above**

---

Anonymous

**Dense housing neighborhoods ruining our town**

---

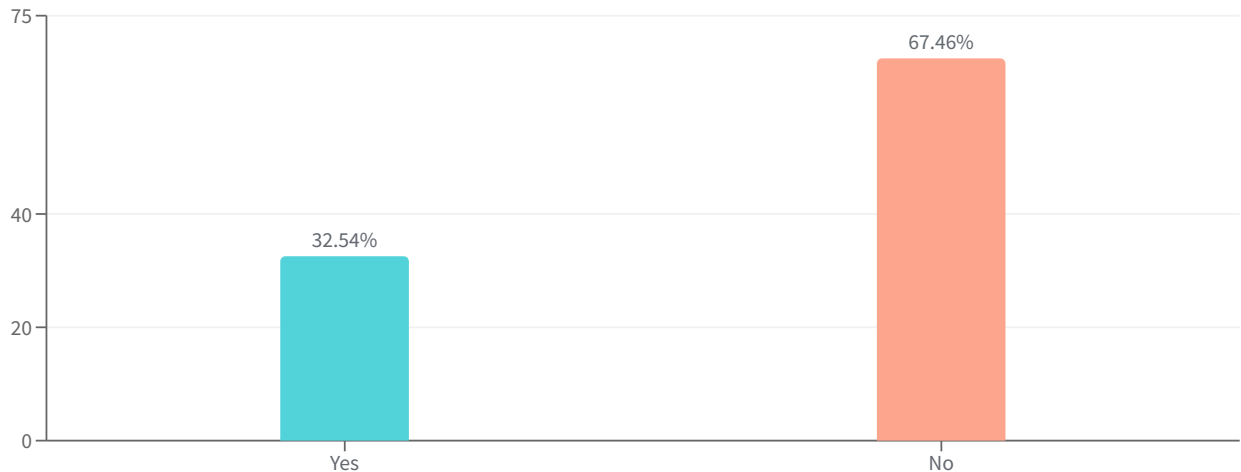
Anonymous

**The average person cannot afford to live here without sharing a dwelling with multiple people.**

**QUESTION 10** | YES OR NO

Are you currently looking or have you looked to buy a house in the last year and a half (since September 2023) in Post Falls?

Answered: **252**   Skipped: **3**



| ANSWER CHOICES ▾ | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|------------------|-------------|-----------------------|
| Yes              | 82          | 32.54 %               |
| No               | 170         | 67.46 %               |

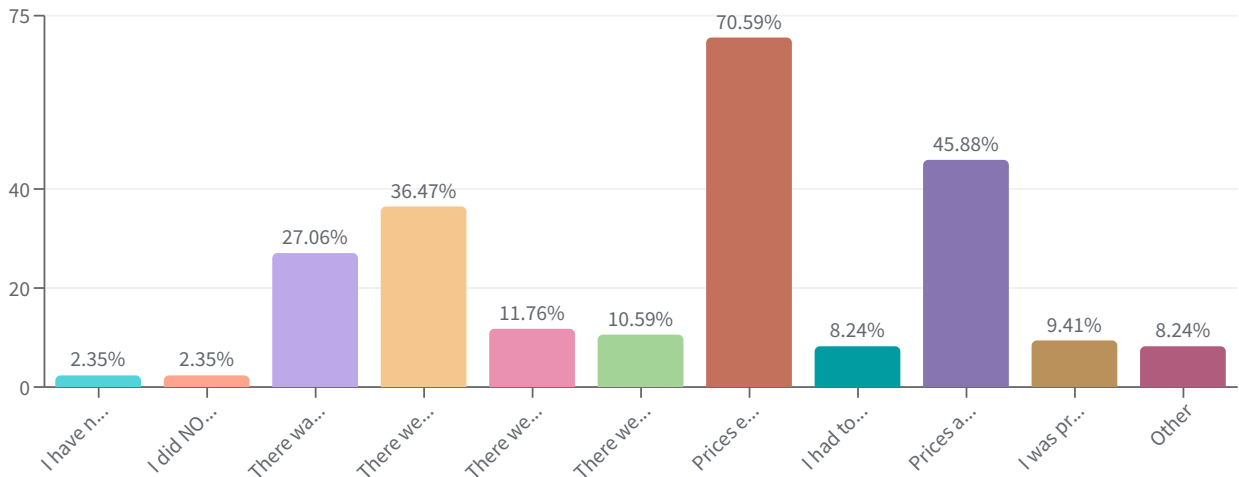


QUESTION 11 | MULTIPLE CHOICE

# What did you find in the Post Falls marketplace while you were looking?

Select up to three.

Answered: **85**   Skipped: **1**



| ANSWER CHOICES ▾                                                                                                                                | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------|
| Prices exceeded my expectations coming into the market.                                                                                         | 60          | 70.59 %               |
| Prices and bidding put my household finances at risk of becoming housing cost-burdened (spending more than 30% of household income on housing). | 39          | 45.88 %               |
| There were few choices on the market for my desired housing type.                                                                               | 31          | 36.47 %               |
| There was low inventory across the city for sale.                                                                                               | 23          | 27.06 %               |
| There were few choices on the market in my desired neighborhoods.                                                                               | 10          | 11.76 %               |
| There were few choices on the market in good condition or of high quality.                                                                      | 9           | 10.59 %               |
| I was prepared to “settle” -- to buy a house outside of my desired type, condition, or location.                                                | 8           | 9.41 %                |

| ANSWER CHOICES ▾                                                                      | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|---------------------------------------------------------------------------------------|-------------|-----------------------|
| Other                                                                                 | 7           | 8.24 %                |
| I had to stretch my budget in order to compete in bidding.                            | 7           | 8.24 %                |
| I did NOT encounter significant issues while buying a house in the Post Falls market. | 2           | 2.35 %                |
| I have not looked into buying a house in the last year and a half in Post Falls.      | 2           | 2.35 %                |

#### OTHER RESPONSES

Anonymous

Even though I make decent money there is no way I can afford a house in my hometown. Houses that used to be \$200k are now around \$700k. I have saved almost every penny I have made from being part of the workforce for 6 years and I still cannot afford a decent home. None of my jobs have been anywhere close to minimum wage and I am very frugal with my spending. I do not pay rent and even after all my saving there is no chance I can get a place of my own to call home. My boyfriend and I have been together for almost 5 years and with both of us working extremely hard to save our money we have decided not to get married yet because we don't want to be married and live with our parents. We feel our roots are here in Kootenai County and we do not want to move elsewhere but we may have to. It has been truly disappointing and a displeasure to be a young person trying to start my life and having to feel like it's impossible to do that in my hometown of Post Falls.

Anonymous

A bunch of trash, high density apartment housing, full of drug addicts, and Californians

Anonymous

You developers have destroyed our once small quit community.

Anonymous

Most lots are small and homes very close together.

Anonymous

Too many apartments, and the houses in neighborhoods lack adequate acreage.

Anonymous

I quit looking when I seen all of the commercialized building and all the local land owners selling and leaving Idaho.

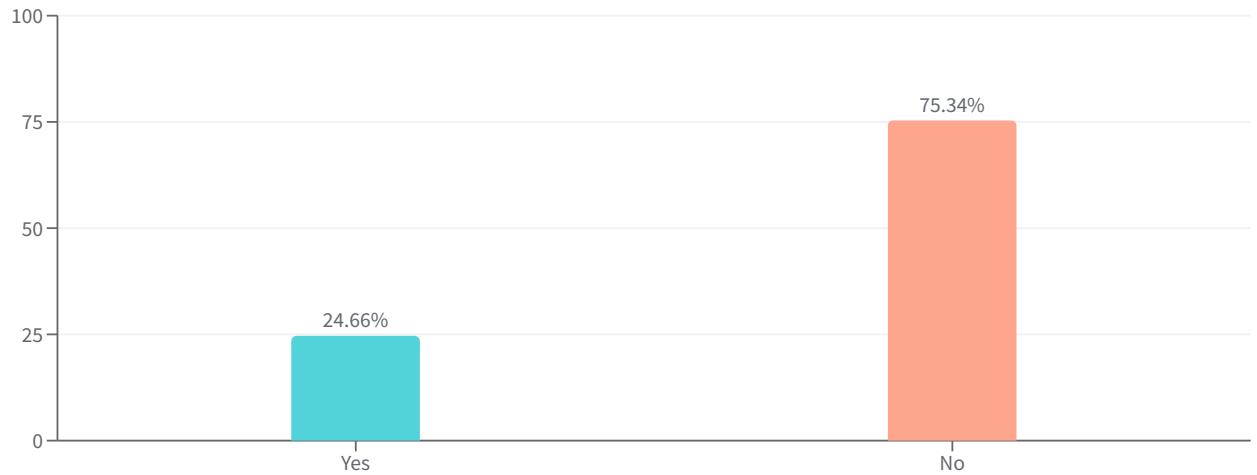
Anonymous

I immediately had to give up searching because everything is too far out of my price range.

**QUESTION 12** | YES OR NO

Have you looked for a rental in Post Falls in the last year and a half (since September 2023)?

Answered: **584**   Skipped: **6**



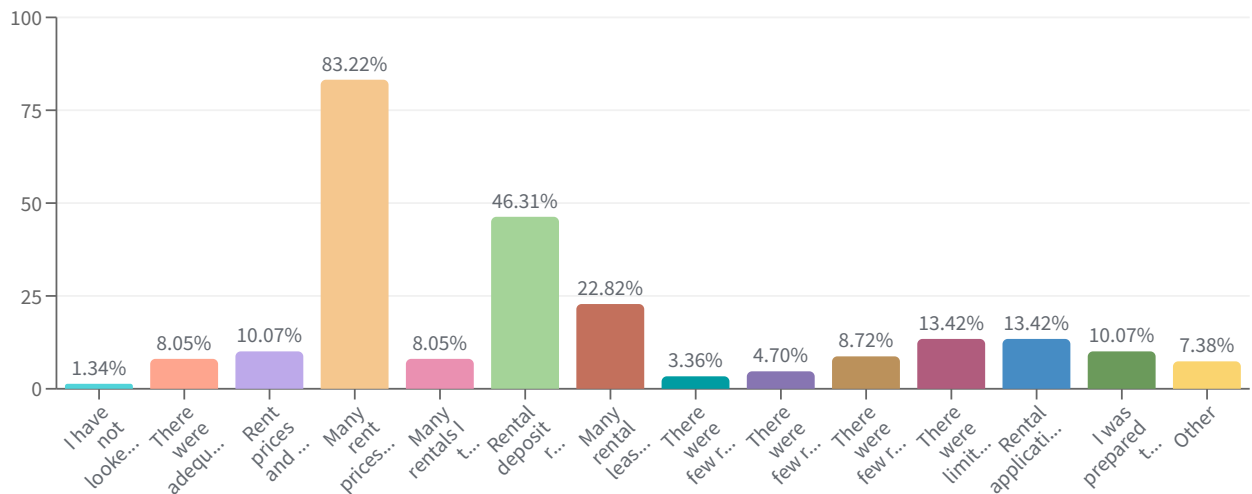
| ANSWER CHOICES ▾ | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|------------------|-------------|-----------------------|
| Yes              | 144         | 24.66 %               |
| No               | 440         | 75.34 %               |

QUESTION 13 | MULTIPLE CHOICE

# What did you observe in the rental market?

Select up to three.

Answered: **149**   Skipped: **2**



ANSWER CHOICES ▾

RESPONSES ▾

RESPONSE PERCENTAGE ▾

Many rent prices exceeded my budget and would put me at risk of becoming housing cost-burdened (spending more than 30% of my income on rent).

124

83.22 %

Rental deposit requirements (security deposit, application fees, prepaid rent, etc.) seemed burdensome.

69

46.31 %

Many rental lease policies were restrictive (detering children and pets).

34

22.82 %

Rental applications felt highly competitive, rushing me to make decisions.

20

13.42 %

There were limited rental options in total on the market.

20

13.42 %

I was prepared to "settle" -- to rent an apartment or house outside of my desired type, condition, or location.

15

10.07 %

Rent prices and policies were what I expected.

15

10.07 %

| ANSWER CHOICES ▾                                                              | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|-------------------------------------------------------------------------------|-------------|-----------------------|
| There were few rental options suited for families.                            | 13          | 8.72 %                |
| Many rentals I toured were in poor condition.                                 | 12          | 8.05 %                |
| There were adequate rental options of sufficient quality to choose from.      | 12          | 8.05 %                |
| Other                                                                         | 11          | 7.38 %                |
| There were few rental options in my desired neighborhood or school district.  | 7           | 4.70 %                |
| There were few rental options that met my specific mobility or support needs. | 5           | 3.36 %                |
| I have not looked into renting in the last year and a half in Post Falls.     | 2           | 1.34 %                |

#### OTHER RESPONSES

Anonymous

**Cost was insane**

Anonymous

**An unchecked government pumping high density housing and fucking our community up**

Anonymous

**Rent for daughter- not affordable**

Anonymous

**Lack of homes for people with pets**

Anonymous

**excessive rates, small square footage, too many apartments, no homes affordable to want to start a family.**

Anonymous

**Rent is too high for 1 bedrooms.**

Anonymous

**Post Falls has enough "High Density" housing options.**



Anonymous

**The income requirement screws everyone trying to move--we have to have two jobs in order to just qualify for a studio apartment.**

---

Anonymous

**Too many apartments**

---

Anonymous

**Renting is supposed to be a shot term solution.**

---

Anonymous

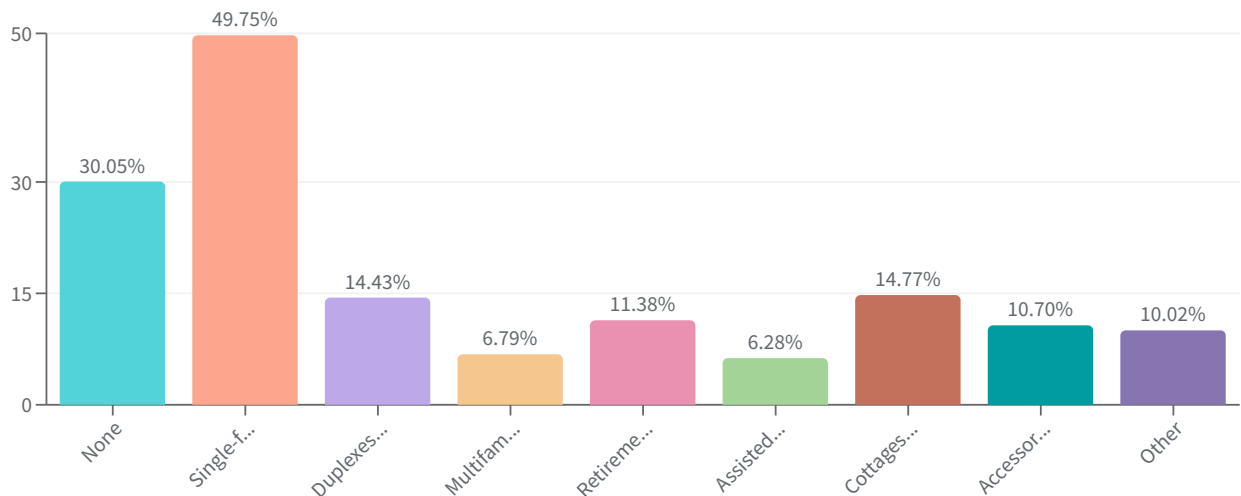
**Those on fixed income cannot rent here because of the income requirements.**

**QUESTION 14** | MULTIPLE CHOICE

# What type of housing do you think Post Falls needs more of?

Select up to two.

Answered: **589**   Skipped: **4**

**ANSWER CHOICES** ▾**RESPONSES** ▾**RESPONSE PERCENTAGE** ▾

Single-family homes

293

49.75 %

None

177

30.05 %

Cottages and tiny houses

87

14.77 %

Duplexes, threeplexes, fourplexes, etc.

85

14.43 %

Retirement communities

67

11.38 %

Accessory dwelling unit, in-law  
apartment, or carriage house

63

10.70 %

Other

59

10.02 %

Multifamily housing

40

6.79 %

Assisted-living facilities for seniors or  
others with disabilities

37

6.28 %

**OTHER RESPONSES**

Anonymous

**Larger parcels (.5 acre+)**

---

Anonymous

**Low cost starter homes for young families that they'll be able to sell in a few years as their family grows.**

---

Anonymous

**I don't know enough really to answer this question. How do I as a girl move out independently and safely and affordably? Getting hit on by gross people ☹️ or annoying roommates worse than my brother and parents? How does anyone get through college I need quiet. A tiny home just for me without nut job neighbors above me like my friends have.**

---

Anonymous

**How about community geared to young people? There's not much to do in Post Falls for us. There's enough retirement communities you know? I like the bookstore. We don't have enough cool stuff. It's all boring as hell. Dont tell me use my imagination it works great**

---

Anonymous

**Larger lots**

---

Anonymous

**Affordable but good quality senior housing**

---

Anonymous

**100% NO MORE Building!!!**

---

Anonymous

**Less density development; More requirements for parks, green spaces and multi-use paths away from traffic.**

---

Anonymous

**What kind of housing can the local infrastructure and aquifer support?**

---

Anonymous

**There is nothing wrong with a building moratorium except for the greedy politicians that are trying to make more money. I grew up in a town with a building moratorium and it was incredible.**

---

Anonymous

**Traditional housing that fits the area houses with a quarter acre not 10 fucking units per eighth of an acre**

---

Anonymous

**Less places with hoa**

---

Anonymous

**PARKS AND NATURAL WILDLIFE AREAS WITHIN OUR CITY PROMOTE E BIKES AND PATHS WALKING**

---

Anonymous

**No one is considering if our water sources will accommodate mass housing. Not one word since an article stating snow pack is low and climate changes. Will water run out?**

---

Anonymous

**Studio apartments and 1 bedrooms. Young people can't live on their own.**

---

Anonymous

**Single-family housing owned by locals**

---

Anonymous

**low cost housing**

---

Anonymous

**Farm land**

---

Anonymous

**Post Falls need to be a leader in protecting the aquifer and to stop the development that is causing the traffic and crime that has been a problem since the overdevelopment started.**

---

Anonymous

**Affordable housing**

---

Anonymous

**More single family homes with YARDS, not those 1/4 or 1/8 acre bits of garbage.**

---

Anonymous

**Get rid of the sardine can communities and stop urbanization**

---

Anonymous

**Single family homes on acreage to support 4h**

---

Anonymous

**Don't know.**

---

Anonymous

**affordable, low income housing**

---

Anonymous

**Farms**

---

Anonymous

**need housing with no hoa**

---

Anonymous

**Affordable housing**

---

Anonymous

**Farmlands are being scooped up and developers are building as many homes/apartments they can fit in the space. Does the city care how it looks aesthetically?**

---

Anonymous

**Large lot, non-HOA ,owner occupied homes.**

---

Anonymous

**AFFORDABLE single-family homes**

---

Anonymous

**Large lots, green space, no HOAs**

---

Anonymous

**Single-family homes on larger lots of 1/2 acre or larger.**

---

Anonymous

**Single family homes with acreage.**

---

Anonymous

**single family homes with property of 1 acre or more**

---

Anonymous

**Appropriately priced homes**

---

Anonymous

**There is too much growth. Losing our "small town" community. Traffic has increased greatly.**

---

Anonymous

**lower cost housing is the issue. Plenty of homes but way out of anyone's price range that is working and contributing to economy.**

---

Anonymous

**Affordable housing**

---

Anonymous

**Affordable housing and lower interest rates**

---

Anonymous

**none**

---

Anonymous

**Affordable housing and better paying job owned by locals other than big corporations. Big corporations raise taxes and bring in workers out side of the local aera.**

---

Anonymous

**Stop the building!!**

---

Anonymous

**Cheaper housing costs especially for seniors**

---



Anonymous

**Single family on decent size lots! Not cramped into tiny tin cans that you can touch from your window.**

---

Anonymous

**Affordable, more upscale, over 55 mobile home parks.**

---

Anonymous

**apartments**

---

Anonymous

**Need to stop building more houses and apartments without proper infrastructure improvements**

---

Anonymous

**Multigenerational housing setups**

---

Anonymous

**Smaller new homes. Not tiny house/trailer**

---

Anonymous

**Condominiums, higher density housing with homeownership opportunities for first time homebuyers.**

---

Anonymous

**Larger lots. More space.**

---

Anonymous

**Affordable housing**

---

Anonymous

**Mixed-use (commercial + multifamily)**

---

Anonymous

**Affordable, managed housing for families**

---

Anonymous

**We do not need more apartments!**

---

Anonymous

**Affordable condos for seniors**

---

Anonymous

**Smaller "starter homes" for first time buyers. Technically SF, but do not command the same price or footprint as your 3-4 BR, 3 car garage SF home that seems to be so prevalent, and without the drawbacks of ADUs or Tinyhomes that don't build equity.**

---

Anonymous

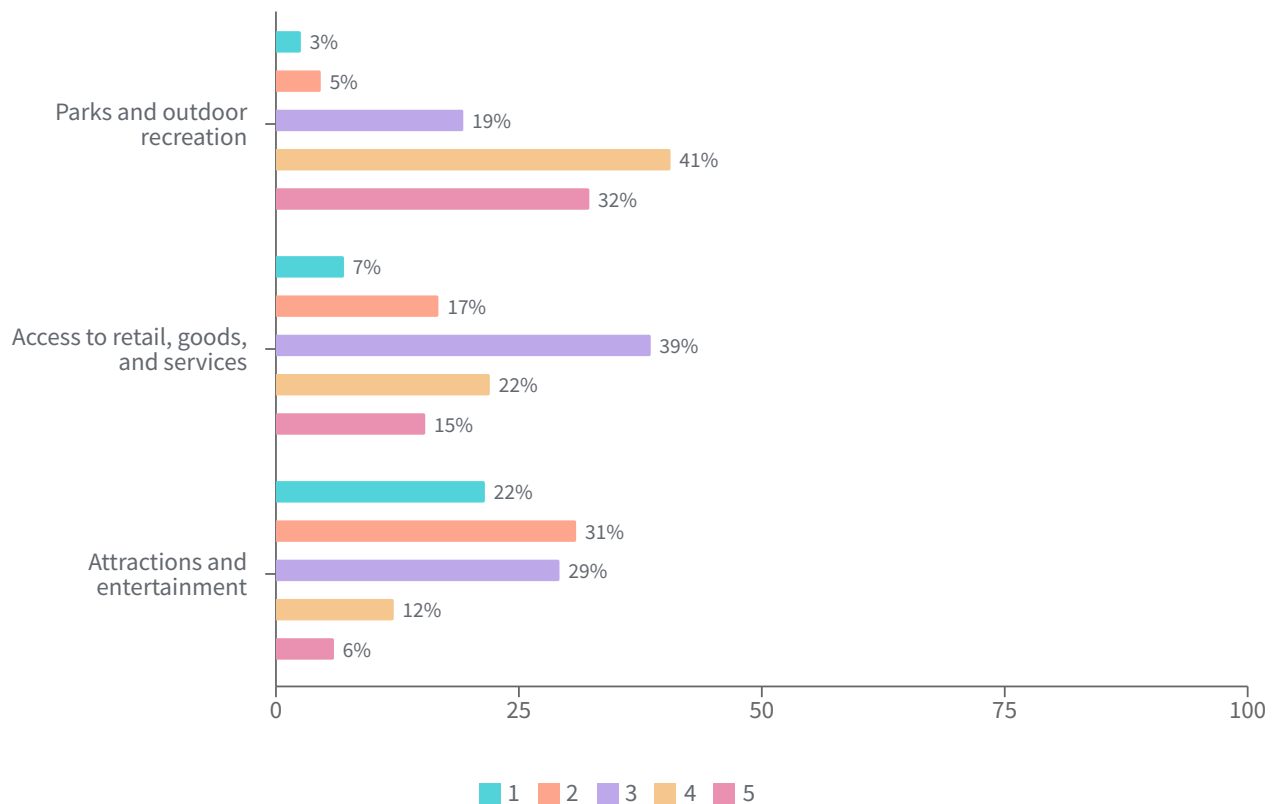
**Cottages and tiny houses do not help due to the fact that they too would be unaffordable. We don't need more. There is plenty already. The average person cannot afford the rents or costs of housing. Shoving more into Littles space isnt going to help.**



QUESTION 15 | MATRIX

Please rank each of the following in Post Falls on a scale of 1-5 with 1 being poor and 5 being excellent

Answered: 586 Skipped: 5



|                                       | 1                   | 2                   | 3                   |
|---------------------------------------|---------------------|---------------------|---------------------|
| Parks and outdoor recreation          | 15 (2.56%)          | 27 (4.61%)          | 113 (19.28%)        |
| Access to retail, goods, and services | 41 (7.00%)          | 98 (16.72%)         | 226 (38.57%)        |
| Attractions and entertainment         | 126 (21.50%)        | 181 (30.89%)        | 171 (29.18%)        |
| <b>Total</b>                          | <b>182 (10.35%)</b> | <b>306 (17.41%)</b> | <b>510 (29.01%)</b> |

4

5

Parks and outdoor recreation

238 (40.61%)

189 (32.25%)

Access to retail, goods, and  
services

129 (22.01%)

90 (15.36%)

Attractions and entertainment

71 (12.12%)

35 (5.97%)

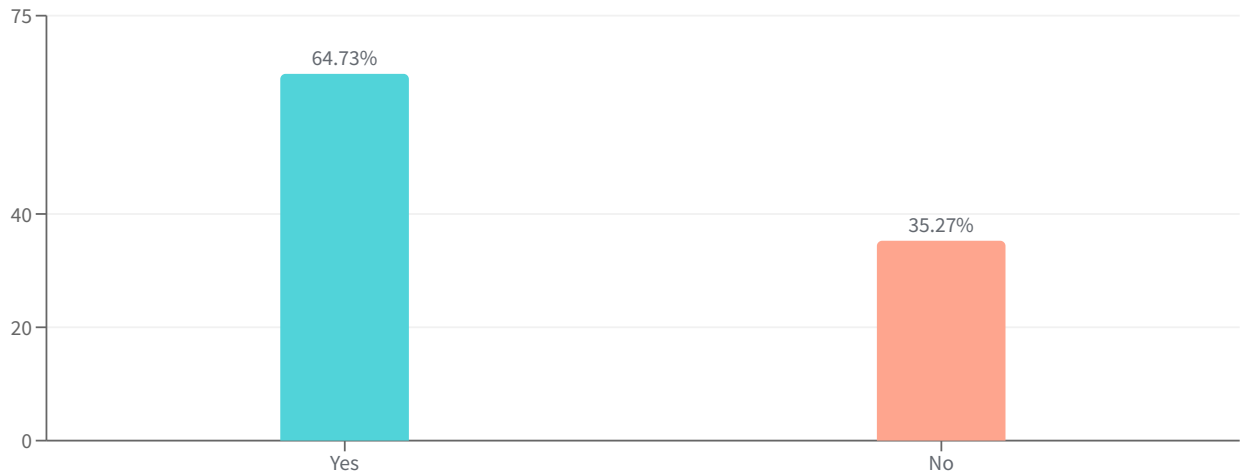
**Total****438 (24.91%)****314 (17.86%)**

**QUESTION 16** | YES OR NO

Do you think Post Falls's municipal government should be involved in the housing market to assist housing goals?

Answering "yes" does not commit you to "how", only that you think it is an appropriate role for the City to play .

Answered: **567**   Skipped: **26**



| ANSWER CHOICES ▾ | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|------------------|-------------|-----------------------|
| Yes              | 367         | 64.73 %               |
| No               | 200         | 35.27 %               |



QUESTION 17 | TEXT

Anything else you observe in the Post Falls housing market that you want to share?

Answered: **387**   Skipped: **201**



Anonymous

2 Months ago

Set up more favorably for people from out of state than people born and raised here.

Anonymous

2 Months ago

We don't want all this multi-family and mixed use building

Anonymous

2 Months ago

Too many apartments being built has created huge congestion on our roads. Starter homes would be better. Less trafficking and as affordable in monthly payments as apartments. People need yards. All the apartments also increases crime. Also squished together suburban developments should not be right across from 10 acre plots. A transition of larger lots, then smaller would be more appropriate.

Anonymous

2 Months ago

Make it low cost in permits to add a shop or ADU. Chickens should not be restricted. Slower growth of homes because the roads are not wide enough to handle the load. Other than that...Post Falls is an amazing place to live. It's a gem of the area.

**Anonymous**

2 Months ago

Building too many apartments and sub-divisions without adequate planning for other services. Need better zoning reviews to allow for mixed-use residential/commercial in high density areas to provide retail options in other areas.

**Anonymous**

2 Months ago

Housing is not problem for employees of the large organization that I work for.

**Anonymous**

2 Months ago

None

**Anonymous**

2 Months ago

The majority of those into city politics seem to be an older demographic reluctant to any change, whether good or bad, which hinders the ability for our community to adapt to demographic and economic changes. What many of these people don't realize is that, while housing supply restrictions are good on paper for their net worth, these housing restrictions disallows their children and grandchildren to live in this area.

The current approach to housing coupled with shifting demographic changes will continue to stifle economic growth, and exacerbate the employment crisis.

Many of the older neighborhoods that are zoned single family need to be rezoned to multifamily, and restrictions on ADU's need to be lifted.

Transit needs to be considered if the communities of North Idaho want to attract wealthy, educated workers.

**Anonymous**

2 Months ago

Compleitive Market. Makes it hard for local families to compete with out of town people

**Anonymous**

2 Months ago

Infrastructure can not handle traffic demand

**Anonymous**

2 Months ago

Honestly there needs to be an ample supply of my houses for under 300k for young people.

**Anonymous**

2 Months ago

Limit high density growth. Post Falls needs to maintain open space and single-family homes (not track homes). Not become filled with apartments and condos and a "bedroom community" for Spokane or CDA.

**Anonymous**

2 Months ago

The market is being overrun by people not in the labor force

**Anonymous**

2 Months ago

None

**Anonymous**

2 Months ago

No

---

**Anonymous**

2 Months ago

The new property development is horrible. Low quality materials, clear-cutting destroying micro ecosystems, ugly! Yes, we need more housing options, but we need to balance that with retaining green spaces and local flora, and not drastically revising the grading.

Apartments are not the answer to affordable housing. They are the gateway to crime and liberal policies, as there is zero pride of housing ownership and no investment in maintenance and upkeep.

We don't want to become California; stop following California development policies.

---

**Anonymous**

2 Months ago

It isn't affordable for the younger generation at all, no starter homes and no assistance for younger people who want to get married, own homes and start families and live traditionally

---

**Anonymous**

2 Months ago

Growth is out of control !

---

**Anonymous**

2 Months ago

Post Falls has been doing an excellent job allowing medium and high density development. This is critical to meeting housing demand and keeping costs low and quality high. Whatever you're doing, keep doing it and do more.

---

**Anonymous**

2 Months ago

Large housing developments leave the community with the costs (especially as the infrastructure ages), while the builder makes lots of money and is long gone by the time the bill comes due. If the city council is involved then I'd like to see choices made to help young families get their first home.

---

**Anonymous**

2 Months ago

High density housing is sometimes necessary, but should not be overdone, as it can clearly lead to more issues than it solves.

---

**Anonymous**

2 Months ago

It's wait too expensive for the median income. There need to be housing options for families under 200k or else family formation is going to be an issue for true locals (if not already). They simply cannot compete with the higher incomes of all the people who moved here in the last several years.

---

**Anonymous**

2 Months ago

can lex luthor not talk about the code being whimsically decided on one hand because of input from the community when these questions leave out a lot of important considerations? The code has been around for awhile but who really decides? Him? City council? The mayor? I'm 18 and am just realizing how much I dont know. But now I need to know. Who wrote these anyways? Why did that reporter jump from lex luthor saying whimsy to him talking about stock portfolios? That is a weird personal analogy. I just don't know how to build my home town or participate and change things.

---

**Anonymous**

2 Months ago

Yeah our parents are clueless. Well not all. But not everyone wants to go in a trade and live a life choosing ignorance. It's a narrow mindedness that doesn't let us progress because you're all stuck in the past!!! Not everyone wants to do a trade, get married at 20. Some of us want to stay here but don't love the boot of boring on our necks and lack of innovation and original thought. I'm sick of being told what to do by people who refuse to make room in their hearts for the future. I love the bookstore but what is there fur young people that we do ourselves? Like cool fashion, where is the music scene here, there's nothing. Post falls doesn't have anyone cool it's full of people who hate their jobs and complain and misery loves company but they don't have the courage to rock the boat.

---

**Anonymous**

2 Months ago

concern that leadership is anti development

---

**Anonymous**

2 Months ago

Stop building apartments and low income housing it is bringing in scum to the area increasing crime and freeloaders on welfare. People will turn down jobs because they pay to much and cause them to lose govt help. Build Jobs to allow people to live here.

---

**Anonymous**

2 Months ago

Stop letting these builders squeeze as many houses in as they possibly can

---

**Anonymous**

2 Months ago

Pricing has become much more expensive than Eastern Washington for same home

---

**Anonymous**

2 Months ago

Stop the developers from building more and tax the newcomers for the improvements they are forcing the necessity of!

---

**Anonymous**

2 Months ago

There is not enough water to service more housing and there is a denial about it within the city govt leaders. We can't keep building w/out sufficient infrastructure.

---

**Anonymous**

2 Months ago

The california style retail condos/apartments are going to RUIN the community culture in post falls. We are NOT coeur d alene!

---

**Anonymous**

2 Months ago

Would like to see more small pockets of businesses along Prairie.

---

**Anonymous**

2 Months ago

Concern for overbuilding our infrastructure

---

**Anonymous**

2 Months ago

Utilities are getting expensive

---

**Anonymous**

2 Months ago

The growth in our community is not affordable for local residents. Renting is not a great solution. Cost of rent is so high the workforce will no longer be able to live here. An apartment should not be \$1,700 a month with a massive waiting list. I keep saving to attempt to afford a down payment for a decent starter house but right now it seems hopeless. At this point I am disgusted to call this city home when it comes to the housing market. I feel the growth in this city was not managed appropriately and I have watched it get worse my whole life. All I see is prices of homes going up and more people moving in from other states. Something really needs to change because by the looks of it crime is going up, housing pricing continue to skyrocket and Post Falls is slowly becoming an embarrassment of a town. This is only a shell of the town I lovingly grew up and I'm truly distraught to watch this happen. My whole life and family is here. I completed my entire education system in Post Falls and I just want to start my young adult life in the town I have always been able to call home. I really hope some good changes come in the near future and all the local residents are not pushed out by unrealistic housing prices. I am rooting for Post Falls but I often feel like I'm rooting for a lost cause. I hope I am proven wrong and I can start my life here.

---

**Anonymous**

2 Months ago

STOP building please!!!!

---

**Anonymous**

2 Months ago

The taxes are becoming too high for those who own their homes and on a fixed income.

---

**Anonymous**

2 Months ago

Please do in fill development and stop doing developments out on the prairie aquifer

---

**Anonymous**

2 Months ago

Less building on every inch of every open space

---

**Anonymous**

2 Months ago

We can't move. We make over \$100k/year with no debt and still can't afford to buy a home. We couldn't even afford to rent here except that we are renting from family willing to give us a discount. We'd like to see more cottage or tiny homes in the sub \$300k range, townhomes in that sub \$300k range as well.

---

**Anonymous**

2 Months ago

Too many apartment buildings going in without enough retail businesses. For the growing population not enough grocery options

---



**Anonymous**

2 Months ago

Stop building apartments, blocking mountain views and roundabouts. Reduce housing costs.

---

**Anonymous**

2 Months ago

Infrastructure isn't keeping pace with growth. We NEED another high school. Developers should be paying for schools, fire stations, police stations, and the equipment to open them. We need improved roads and access to the highway. Save what little prairie we have left.

---

**Anonymous**

2 Months ago

To many apartments which are all overpriced

---

**Anonymous**

2 Months ago

Low income families need more options for housing

---

**Anonymous**

2 Months ago

Stop building, especially apartments. Post falls is now called the land of the apartments and it is embarrassing and not needed

---

**Anonymous**

2 Months ago

Please keep traffic flow in mind. Schools can get congested, and sightlines have been compromised.

---

**Anonymous**

2 Months ago

Have better inspections on homes there being built cheap and have problems.

---

**Anonymous**

2 Months ago

Post Falls is rapidly losing its desirable semi-rural, small town, north Idaho appeal - if the city's growth doesn't significantly slow, we may have to (disappointingly) find somewhere else to live

---

**Anonymous**

2 Months ago

No more storage building, they are popping up everywhere. No more apts, that's all you see driving down the highway. Post falls needs to take a step back on building. We are now getting mix use buildings and prices are sky rocketing to the point they we locals will be priced out. AirBnBs are taking over and all the water front homes/spaces are going for millions of dollars. We are already maxed out during summer when all the tourists take over post falls and cda. I'd rather see a Fred Meyer or restaurant options. Stop building apartments and new sub divisions!

---

**Anonymous**

2 Months ago

Home prices for first time buyers are outrageous and our kids that have been raised here cannot afford a home and are leaving or paying outrageous amounts for rent

---

**Anonymous**

2 Months ago

The biggest issue with the new subdivisions is the lack of homes that range from 1,000 sq.ft. to 1,400 sq.ft. we don't all want huge 2,400 sq.ft. houses. Single parents want who want to buy a home cannot afford a \$500,000 home on a single income but the homes available in the \$350,000 range are either complete tear downs or manufactured/mobile homes. More cottage, tiny and twin home options are needed immediately.

**Anonymous**

2 Months ago

No

**Anonymous**

2 Months ago

Affordable single family homes are scarce forcing many into apartments. The infrastructure does not support the local population. More higher end jobs need to be available in post falls as well instead of everyone going to spokane or coeur d alene for work

**Anonymous**

2 Months ago

We're getting over crowded and the available housing out there isn't affordable.

**Anonymous**

2 Months ago

more development of middle class priced homes

**Anonymous**

2 Months ago

Affordable housing is important, but we don't need to become an "apartment city".

**Anonymous**

2 Months ago

Cheaper housing for residents should not be apartments. Higher taxes for out of state buyers. Real estate taxes should be based on purchase price not on market value that fluctuates.

**Anonymous**

2 Months ago

We can afford it fine but would probably need to build from scratch for a home that's ideal. Seems like a lot of energy. I think the smart code is confusing though it sounds interesting and I'm a Dr used to dealing with bureaucratic nonsense. Going to chat with some folks who design and develop homes in Post Falls to see how many hoops they've jumped through, how long permits take. As a doctor, I don't have any patience for kissing ass I'm afraid. That's why I married my wife, not saying she kisses ass just saying she's way better at being gracious with people. Yes dear you know what I mean? If it wasn't for her I'd probably have had a damn heart attack by now.

**Anonymous**

2 Months ago

Bro does anyone have imagination? Boring ass houses looking like some psychopaths designed them so we all think the same it's creepy AF. I like it here because of the convenience but the houses are ugly.

**Anonymous**

2 Months ago

Too many apartments already, no more please. Apartments create overcrowding.

**Anonymous**

2 Months ago

Too many condos and apartments. Temporary housing units do not build community

---

**Anonymous**

2 Months ago

Please stop allowing building apartments and multistory, multi family, it is ruining the face of post falls and bringing more incidents and crime from across the border, as a first responder I see this daily. We now are the most apartment populated city in this county.

---

**Anonymous**

2 Months ago

Quit squeezing multi family into the middle of single family neighborhoods.

---

**Anonymous**

2 Months ago

There are not enough affordable housing opportunities for young adults just graduated

---

**Anonymous**

2 Months ago

Get all bicycle lanes connected in Post Falls

---

**Anonymous**

2 Months ago

Way too many new apartment buildings are destroying this town and the small town feel. Way too many investors building ridiculously modern buildings with zero concern for the city or the citizens who are negatively impacted by their greed. The new buildings with 20 + apartments and no parking is obscene and is destroying this city. Greed is an ugly thing and it is apparent that our city officials have no interest or respect for the citizens who have to deal directly with all of the new buildings and disrespectful residents.

---

**Anonymous**

2 Months ago

Locals are about to be priced out

---

**Anonymous**

2 Months ago

We've lived in many places/states. Our favorite homes were neighborhoods were built around a community area -small shops, cafes, entertainment or a large park. It brought people together that lived close by. Our young daughters at the time, had fun, safe places to walk to and the parents were able to meet other parents easily.

Look up Progress Ridge, Beaverton Oregon...the top of our list or the happiest countries in the world like Denmark. Community increases people's overall happiness as well as keeping crime down.

An indoor public pool would be incredible!!

---

**Anonymous**

2 Months ago

There are a lot of options available, everything is just so expensive and having to make 2.5 x the rent every month is so challenging.

---

**Anonymous**

2 Months ago

Require less density development with more parks, green spaces and multi-use walkways apart from traffic; Don't allow high density development of our city that will make it less livable for our citizens.

---

**Anonymous**

2 Months ago

Keep the trees!!! More green Space!

---

**Anonymous**

2 Months ago

If more apartment are built we need to first build and expand the infrastructure, roads access to freeway ect. The city is too quick to build apartment complexes.

---

**Anonymous**

2 Months ago

Stop green lighting all building. Conduct research on what population numbers the aquifer can support. Work with all other aquifer dependent cities to grow sustainably. The mass influx of people and building has put a huge strain on our whole infrastructure: roads, schools, dentists, pedestrians, doctors for routine care, outdoor spaces like the river and beach. Slow down and really start thinking about the future, decades out, on being a responsible sustainable community!!!!

---

**Anonymous**

2 Months ago

It's too much. The culture of this town has changed for the worse. Too many houses, Too much traffic.

---

**Anonymous**

2 Months ago

Way too many apartments, condos, etc

---

**Anonymous**

2 Months ago

The city should continue to let developers build more housing to meet the demand / supply pressures. Artificially constraining the market in an attempt to "control" growth is only causing housing costs to go up and residents will struggle to find housing for themselves or for their grown children. The commercial services in the city are already struggling to keep employees due to the lack of housing options across the spectrum. More rentals or for-purchase options need to be made available if the city is going to be able to thrive.

---

**Anonymous**

2 Months ago

I just want to note that the only reason that the costs are getting so high in Post Falls is because of the greedy politicians wanting to make more money in their own pockets and building 'up.' There is nothing wrong (and everything great) having a small community and if people cannot find housing here, they can move to somewhere else just like many others.

---

**Anonymous**

2 Months ago

There are too many apartment buildings

---

**Anonymous**

2 Months ago

We need more housing for low income seniors on ssi or disability. I live in St.Vincent DePaul housing which I am grateful for. But to try and find something better for my disability, a place with a dishwasher and washer and dryer I have found very difficult. Waiting lists are so long.

---

**Anonymous**

2 Months ago

Stop fucking our city up, stop fucking approving apartments. This is bullshit, you have destroyed this fucking community and it will never be the same. The mayor and city Council have destroyed the city, we have a major drug problem and influx of out of town. Idiots all over. And a major problem is the high density housing jammed into our neighborhoods that are fucking clogging up our roads all because the mayor and city council approved the zoning changes Fuck you

---

**Anonymous**

2 Months ago

The cost of apartments is absurd. Currently pay 1600 for a 1 bedroom, 1 bathroom apartment I'm stuck at because I can't afford another four thousand in down payments plus rent plus moving costs. You basically get trapped into living in a box for the cost of a mortgage.

---

**Anonymous**

2 Months ago

Too expensive for those over 55

---

**Anonymous**

2 Months ago

Government should require developers to pay for expansion costs of services to new developments, and also to set aside a certain percentage of EVERY new development as affordable housing.

---

**Anonymous**

2 Months ago

Post Falls is becoming overly populated for our roads and resources. It seems like the only people that can afford to buy homes now are those who move here from the big cities or have remote jobs in those big cities. Post Falls is losing its small town charm. I think we need more starter homes available so that young families can actually afford to buy a home.

---

**Anonymous**

2 Months ago

Overgrowth. We don't need to keep bring in out of new people from out of state. Our grandchildren who were born and raised here can't afford a home because of inflation of home prices due to new people moving here from California etc. enough is enough. Stop ruining our town. If you stop building they will stop coming. We need more doctors, hospitals, jobs, jail space and law enforcement let alone road congestion, and an overloaded smelly waste plant that we smell on a daily bases. Please stop the growth.

---

**Anonymous**

2 Months ago

Too many apartments. Leave the larger parcels. It's crazy how small lots are

---

**Anonymous**

2 Months ago

Nope

---

**Anonymous**

2 Months ago

More roads, walkways, multi-use trails, restaurants and parking are much needed.

---



**Anonymous**

2 Months ago

I believe we need to find ways to get the younger generation housing options. We are paying what people pay for mortgages in rent. Its unfair that our government is more concerned about making money then providing opportunities for the people who live in the great state of Idaho. We have allowed outsiders to rise housing prices and drive locals out of Idaho. I love Post Falls and this is where I want to raise my future kids but if things don't change in the market for me buying a home I will be forced to move somewhere more affordable!

**Anonymous**

2 Months ago

Let the market function.

**Anonymous**

2 Months ago

Please no more apartments.

**Anonymous**

2 Months ago

Post Falls is a great example of a well run city government!! I'm very impressed with the response to the growing population.

**Anonymous**

2 Months ago

Can't handle infrastructure.

**Anonymous**

2 Months ago

Create a downtown area and Create more wildlife areas that are not disruptive to progress and the protection of our natural resources by promoting healthy living with our our wildlife builders should should be involved and required to consider these and more ways to create quality living for most everyone while maintaining a good management of all resources

**Anonymous**

2 Months ago

Infrastructure needs to built at the same time as housing

**Anonymous**

2 Months ago

It is impossible to have a single family live with paying rent and taking care of a family off of a single income

**Anonymous**

2 Months ago

We need a walking and shopping area.

**Anonymous**

2 Months ago

Post Falls is getting overrun by apartments and multi family housing. It's sad that there's not more individual homes being built that people can afford. Post Falls also lacks entertainment options and places for people to buy clothing so it makes other cities more attractive to buyers.

**Anonymous**

2 Months ago

No more apartments. Ever.

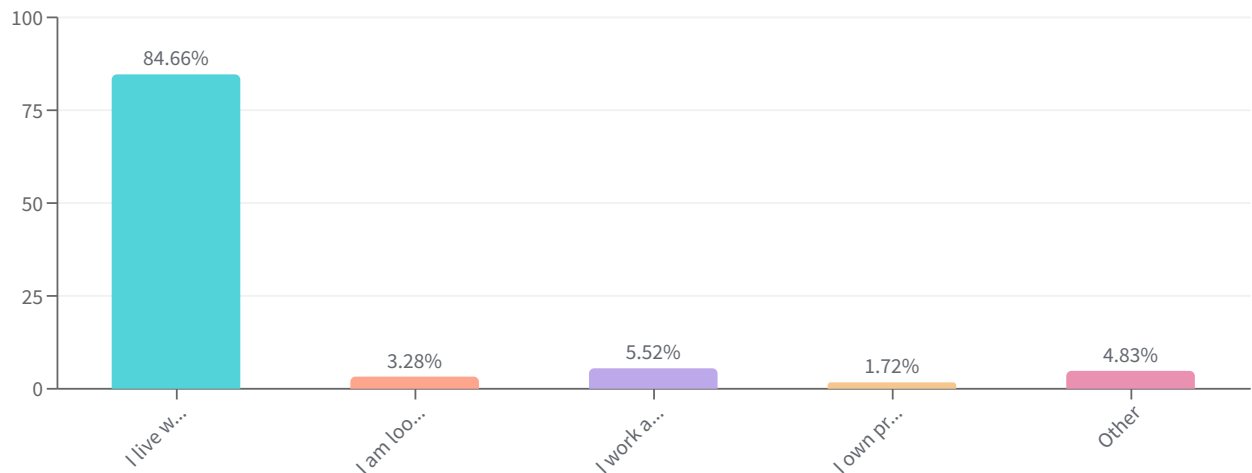
Recent 100 answers are shown above. For more please download each question individually from the report.

QUESTION 19 | MULTIPLE CHOICE

# What is your connection to the City of Post Falls

All answers are anonymous.

Answered: **580**   Skipped: **13**



| ANSWER CHOICES ▾                                                                                | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|-------------------------------------------------------------------------------------------------|-------------|-----------------------|
| I live within the City of Post Falls.                                                           | 491         | 84.66 %               |
| I work at or own a business in the City of Post Falls but I do not live within the city limits. | 32          | 5.52 %                |
| Other                                                                                           | 28          | 4.83 %                |
| I am looking for housing but do not live within the City of Post Falls yet.                     | 19          | 3.28 %                |
| I own property in the City of Post Falls but I do not live in the city.                         | 10          | 1.72 %                |

## OTHER RESPONSES

Anonymous

I have lived in Post Falls before but since moved to Coeur d'Alene and would like to move back to Post Falls in the future

Anonymous

**I'm in the unincorporated area of Post Falls.**

---

Anonymous

**Live outside city limits and own a business just outside city limits**

---

Anonymous

**I live in Post Falls but considered county resident and I own a business in PF.**

---

Anonymous

**I live and own a business in Post Falls.**

---

Anonymous

**I live in Post Falls county but not for long as the approval of rezoning is right up to our fence line of our mini farm. Not right!**

---

Anonymous

**We live in the county island in post falls**

---

Anonymous

**own home,lived in the city for last 18 yrs**

---

Anonymous

**I live south of Stateline out in the country, but identify Post Falls as home since 1969.**

---

Anonymous

**I have a Post Falls address but am just outside city limits, near Huetter.**

---

Anonymous

**Lived in and worked in PF for years; my kids and grandkids live there now. Could retire there if desired housing is available.**

---

Anonymous

**Had to buy in CDA because PF did not have enough housing in our range.**

---

Anonymous

**no**

---

Anonymous

**NOYDB**

---

Anonymous

**I live just outside the City of Post Falls and use Post Falls for services, recreation, and work.**

---

Anonymous

**I live very near post falls**

---

Anonymous

**I do not live in Post Falls, but work in Post Falls.**

---

Anonymous

**Live in county**

---

Anonymous

**I live in Hauser and share a zip code with PF so basically live here.**

---

Anonymous

**none**

---

Anonymous

**I live in the county of Post Falls**

---

Anonymous

**I live in the county part of Post Falls and also work within city limits**

---

Anonymous

**I work in Post Falls and rent a over priced apartment that is owned but a out of state company.**

---

Anonymous

**I live near post falls**

---

Anonymous

**I lived in Post Falls from 2019 until last summer when we purchased a home in CDA.**

---

Anonymous

**I live in the City's area of impact**

---

Anonymous

**Own property just outside the city of Post Falls**

---

Anonymous

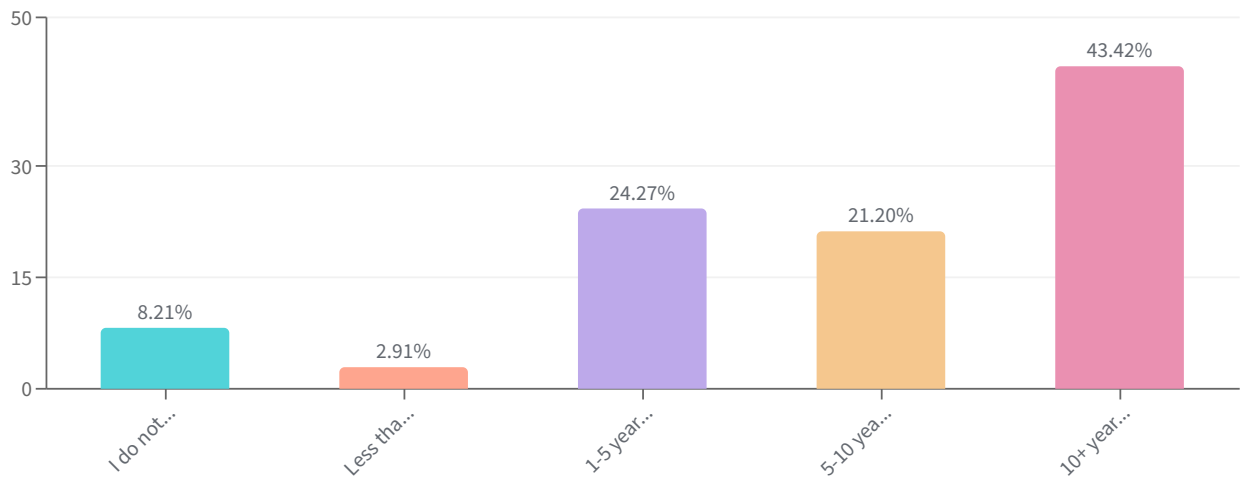
**I live in the county surrounded by the City of PF**



QUESTION 20 | MULTIPLE CHOICE

## How long have you lived in Post Falls?

Answered: **585**   Skipped: **8**

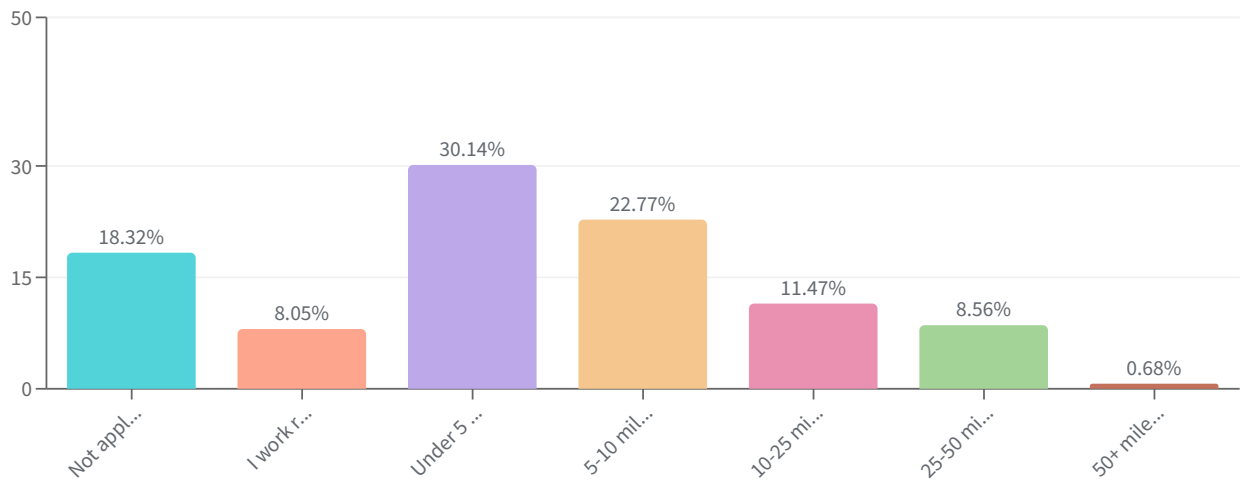


| ANSWER CHOICES ▾             | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|------------------------------|-------------|-----------------------|
| 10+ years.                   | 254         | 43.42 %               |
| 1-5 years.                   | 142         | 24.27 %               |
| 5-10 years.                  | 124         | 21.20 %               |
| I do not live in Post Falls. | 48          | 8.21 %                |
| Less than a year.            | 17          | 2.91 %                |

QUESTION 21 | MULTIPLE CHOICE

## How far is your commute to work (one way)?

Answered: **584**   Skipped: **9**



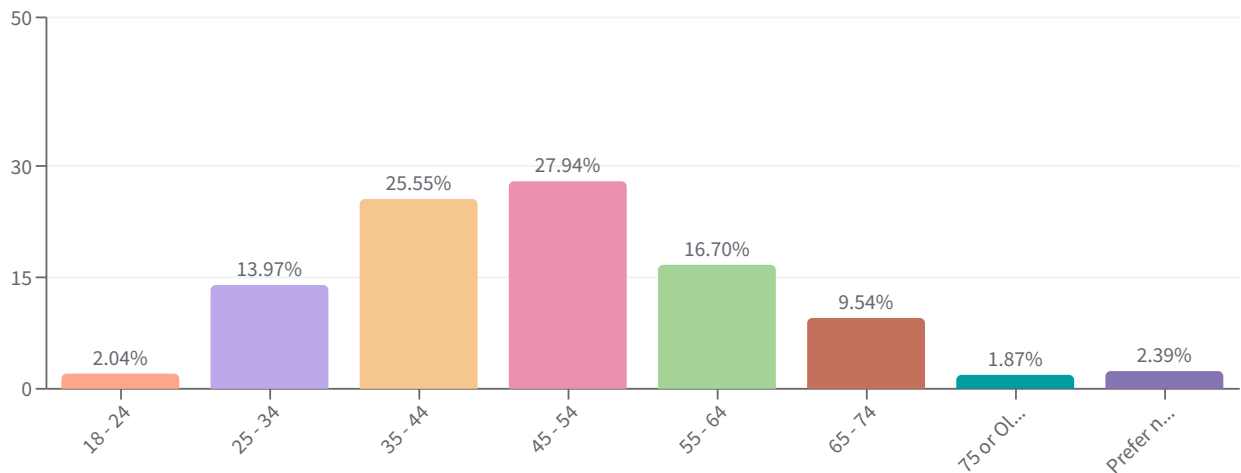
| ANSWER CHOICES ▾ | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|------------------|-------------|-----------------------|
| Under 5 miles.   | 176         | 30.14 %               |
| 5-10 miles.      | 133         | 22.77 %               |
| Not applicable.  | 107         | 18.32 %               |
| 10-25 miles.     | 67          | 11.47 %               |
| 25-50 miles.     | 50          | 8.56 %                |
| I work remotely. | 47          | 8.05 %                |
| 50+ miles.       | 4           | 0.68 %                |

QUESTION 22 | MULTIPLE CHOICE

## What is your approximate age?

All answers are anonymous.

Answered: **587**   Skipped: **6**



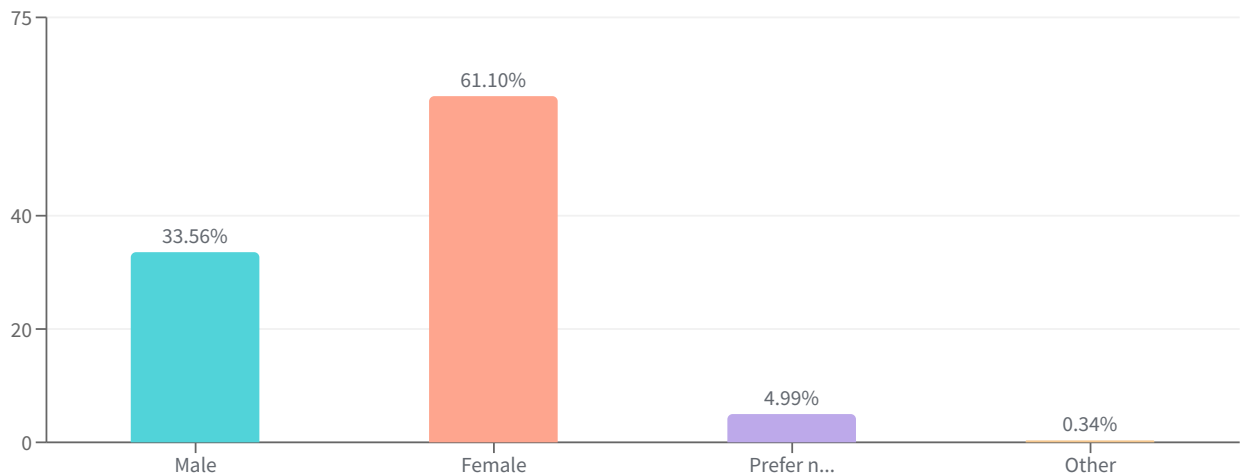
| ANSWER CHOICES ▾     | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|----------------------|-------------|-----------------------|
| 18 - 24              | 12          | 2.04 %                |
| 25 - 34              | 82          | 13.97 %               |
| 35 - 44              | 150         | 25.55 %               |
| 45 - 54              | 164         | 27.94 %               |
| 55 - 64              | 98          | 16.70 %               |
| 65 - 74              | 56          | 9.54 %                |
| 75 or Older          | 11          | 1.87 %                |
| Prefer not to answer | 14          | 2.39 %                |

QUESTION 23 | MULTIPLE CHOICE

# What is your gender?

All answers are anonymous.

Answered: **581**   Skipped: **12**



| ANSWER CHOICES ▾     | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|----------------------|-------------|-----------------------|
| Male                 | 195         | 33.56 %               |
| Female               | 355         | 61.10 %               |
| Prefer not to answer | 29          | 4.99 %                |
| Other                | 2           | 0.34 %                |

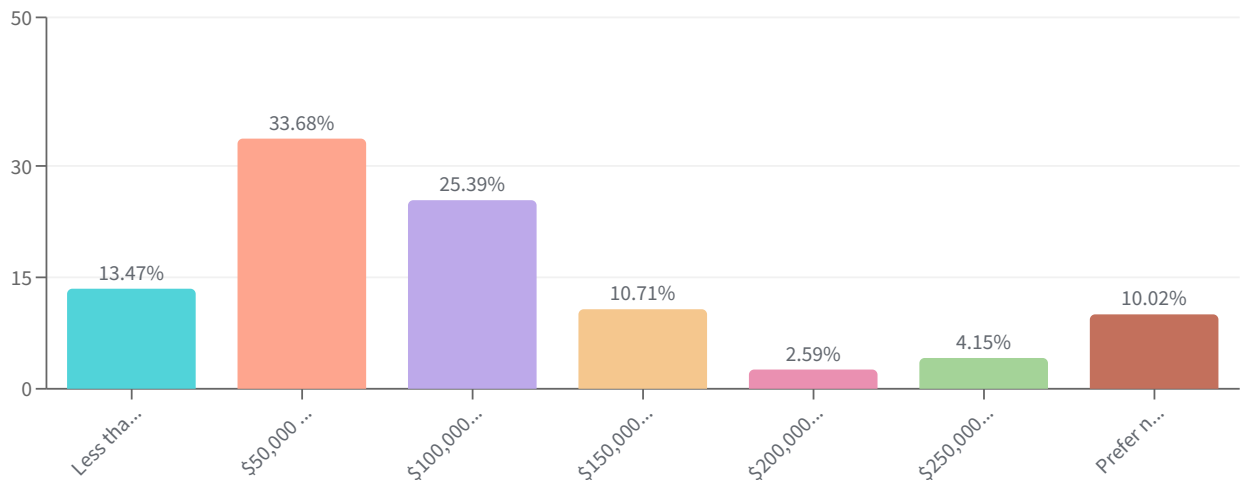
## OTHER RESPONSES

**QUESTION 24** | MULTIPLE CHOICE

# What is your approximate annual household income?

Accounting for all the members of your household. All answers are anonymous.

Answered: **579**   Skipped: **13**



| ANSWER CHOICES ▾      | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|-----------------------|-------------|-----------------------|
| Less than \$50,000    | 78          | 13.47 %               |
| \$50,000 - \$100,000  | 195         | 33.68 %               |
| \$100,000 - \$150,000 | 147         | 25.39 %               |
| \$150,000 - \$200,000 | 62          | 10.71 %               |
| \$200,000 - \$250,000 | 15          | 2.59 %                |
| \$250,000+            | 24          | 4.15 %                |
| Prefer not to answer  | 58          | 10.02 %               |

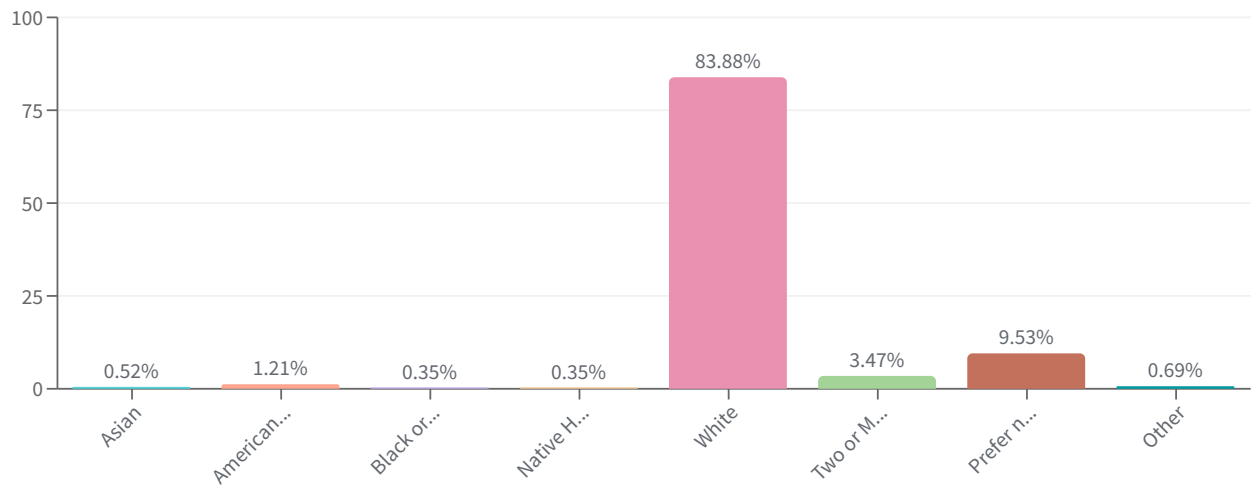


QUESTION 25 | MULTIPLE CHOICE

# Which of the following best describes you?

All answers are anonymous.

Answered: **577**   Skipped: **15**



| ANSWER CHOICES ▾                          | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|-------------------------------------------|-------------|-----------------------|
| White                                     | 484         | 83.88 %               |
| Prefer not to answer                      | 55          | 9.53 %                |
| Two or More Races                         | 20          | 3.47 %                |
| American Indian or Alaskan Native         | 7           | 1.21 %                |
| Other                                     | 4           | 0.69 %                |
| Asian                                     | 3           | 0.52 %                |
| Native Hawaiian or Other Pacific Islander | 2           | 0.35 %                |
| Black or African American                 | 2           | 0.35 %                |

## OTHER RESPONSES

Anonymous

American

Anonymous  
**I am an American**

---

Anonymous  
**Fuck you and your race baiting shit**

---

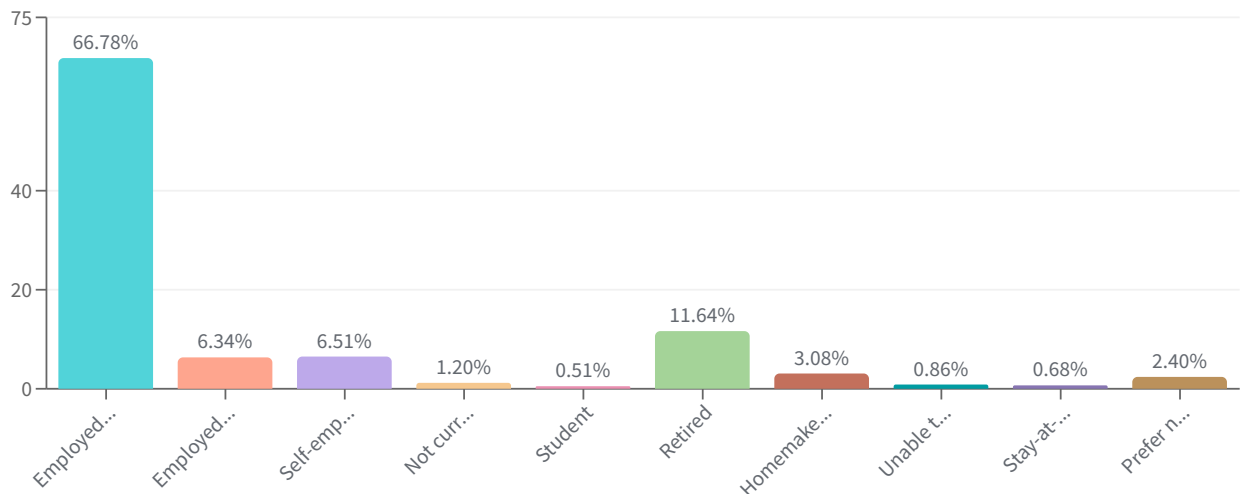
Anonymous  
**Hispanic**

QUESTION 26 | MULTIPLE CHOICE

# What is your employment status?

All answers are anonymous.

Answered: **584**    Skipped: **8**

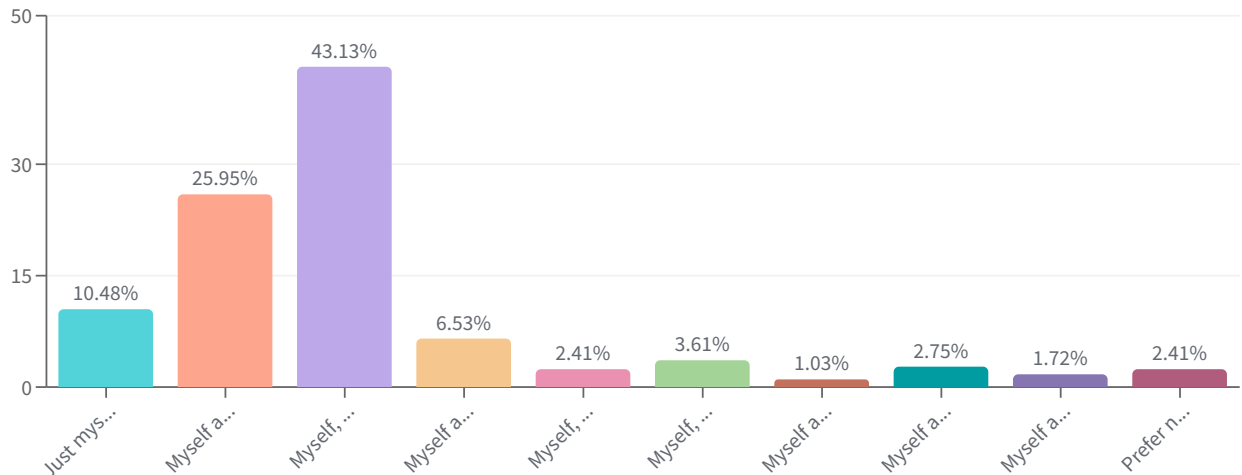


| ANSWER CHOICES ▾                                 | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|--------------------------------------------------|-------------|-----------------------|
| Employed full-time                               | 390         | 66.78 %               |
| Retired                                          | 68          | 11.64 %               |
| Self-employed                                    | 38          | 6.51 %                |
| Employed part-time                               | 37          | 6.34 %                |
| Homemaker                                        | 18          | 3.08 %                |
| Prefer not to answer                             | 14          | 2.40 %                |
| Not currently employed                           | 7           | 1.20 %                |
| Unable to work (e.g., disability or visa status) | 5           | 0.86 %                |
| Stay-at-home parent                              | 4           | 0.68 %                |
| Student                                          | 3           | 0.51 %                |

QUESTION 27 | MULTIPLE CHOICE

# How many people live in your home or apartment including you?

Answered: **582**   Skipped: **11**



| ANSWER CHOICES ▼                                             | RESPONSES ▼ | RESPONSE PERCENTAGE ▼ |
|--------------------------------------------------------------|-------------|-----------------------|
| Myself, my spouse/partner, and children.                     | 251         | 43.13 %               |
| Myself and a spouse/partner.                                 | 151         | 25.95 %               |
| Just myself.                                                 | 61          | 10.48 %               |
| Myself and child(ren).                                       | 38          | 6.53 %                |
| Myself, my spouse/partner, children, and adult dependent(s). | 21          | 3.61 %                |
| Myself and relatives sharing costs.                          | 16          | 2.75 %                |
| Prefer not to answer.                                        | 14          | 2.41 %                |
| Myself, my spouse/partner, and adult dependent(s).           | 14          | 2.41 %                |
| Myself and roommates or housemates sharing costs.            | 10          | 1.72 %                |

ANSWER CHOICES ▾

RESPONSES ▾

RESPONSE PERCENTAGE ▾

Myself and adult dependent(s).

6

1.03 %

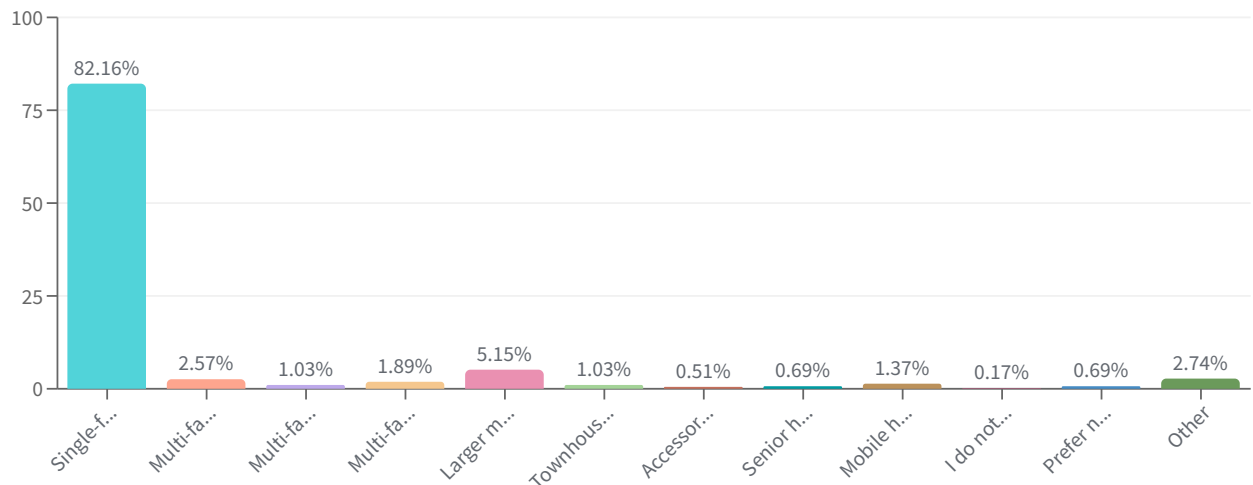


QUESTION 28 | MULTIPLE CHOICE

# What best describes the type of home you currently live in?

All answers are anonymous.

Answered: **583**   Skipped: **10**



| ANSWER CHOICES ▼                                                                                               | RESPONSES ▼ | RESPONSE PERCENTAGE ▼ |
|----------------------------------------------------------------------------------------------------------------|-------------|-----------------------|
| Single-family home                                                                                             | 479         | 82.16 %               |
| Multi-family (2-3 units)                                                                                       | 15          | 2.57 %                |
| Multi-family (4-9 units)                                                                                       | 6           | 1.03 %                |
| Multi-family (10-20 units)                                                                                     | 11          | 1.89 %                |
| Larger multi-family building (more than 20 units)                                                              | 30          | 5.15 %                |
| Townhouse or rowhome                                                                                           | 6           | 1.03 %                |
| Accessory Dwelling Unit, in-law apartment, or carriage house                                                   | 3           | 0.51 %                |
| Senior housing (unassisted)                                                                                    | 4           | 0.69 %                |
| Mobile home                                                                                                    | 8           | 1.37 %                |
| I do not have permanent housing (living with family, friends, motel/hotel, camping, or in a temporary shelter) | 1           | 0.17 %                |

| ANSWER CHOICES ▾     | RESPONSES ▾ | RESPONSE PERCENTAGE ▾ |
|----------------------|-------------|-----------------------|
| Prefer not to answer | 4           | 0.69 %                |
| Other                | 16          | 2.74 %                |

#### OTHER RESPONSES

Anonymous

**Two bedroom apartment**

Anonymous

**Apartment**

Anonymous

**Apartment**

Anonymous

**Apartment**

Anonymous

**Not the fucking shitty apartments you put in next-door full of fucking drug addict Californians**

Anonymous

**Apartment**

Anonymous

**Apartment**

Anonymous

**Apartment**

Anonymous

**Apartment**

Anonymous

**Farm**

Anonymous

**Apartment.**

Anonymous

**Duplex 2 units**

Anonymous  
**group home**

---

Anonymous  
**3 bedroom apartment 2k a month in rent and storage 1200 square feet living space.**

---

Anonymous  
**Apartment**

---

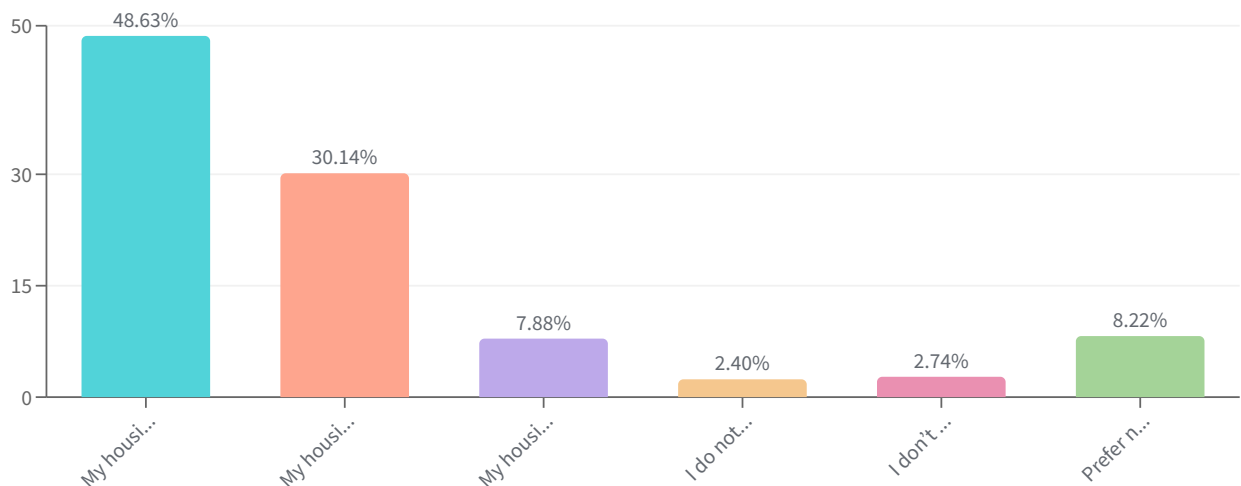
Anonymous  
**Rental Apartment**

**QUESTION 29 | MULTIPLE CHOICE**

## Last question: What best describes your housing cost-burden?

What it is: The percentage of your income you spend on housing, including rent or mortgage, property taxes, and utilities. This is based on your income before taxes. Example: Rent: \$1,000 per month Annual Rent: \$12,000 Annual Income: \$50,000 Cost Burden: 24% ( $\$12,000 \div \$50,000$ ) Definitions by HUD: Cost-Burdened: Spending 30% or more of your income on housing Severely Cost-Burdened: Spending 50% or more of your income on housing

Answered: **584** Skipped: **2**

**ANSWER CHOICES** ▾**RESPONSES** ▾**RESPONSE PERCENTAGE** ▾

My housing cost is less than 30% of my household's total income.

284

48.63 %

My housing cost is between 30%-50% of my household's total income.

176

30.14 %

My housing cost is greater than 50% of my household's total income.

46

7.88 %

I do not pay for my housing.

14

2.40 %

I don't know.

16

2.74 %

Prefer not to answer.

48

8.22 %

# Thank You !

We really appreciate your time and feedback.



# DATA SOURCES



**Lightcast** (formerly Emsi Burning Glass) is a global leader in labor market analytics, offering a data platform that gives a comprehensive, nuanced, and up-to-date picture of labor markets at all scales from national to local. Key components of the platform include traditional labor market information, job postings analytics, talent profile data, compensation data, and skills analytics. Lightcast integrates government data with information from online job postings, talent profiles, and resumes to produce timely intelligence on the state of the labor market. Job and compensation data is available by industry, occupation, educational program, and skill type. [Click to learn more.](#)



**Esri ArcGIS Business Analyst** combines proprietary statistical models covering demographic, business, and spending data with map-based analytics to offer insights on market opportunities for industries, businesses, and sites. Business Analyst integrates datasets covering a wide range of topics including demographics, consumer spending, market potential, customer segmentation, business locations, traffic counts, and crime indexes, which can be overlaid spatially to produce customizable maps and uncover market intelligence. Data can be pulled for standard and custom geographies, allowing for valuable comparison between places. [Click to learn more.](#)



The **American Community Survey** (ACS) is an ongoing statistical survey by the US Census Bureau that gathers demographic and socioeconomic information on age, sex, race, family and relationships, income and benefits, health insurance, education, veteran status, disabilities, commute patterns, and other topics. Mandatory to fill out, the survey is sent to a small sample of the population on a rotating basis. The questions on the ACS are different than those asked on the decennial census and provide ongoing demographic updates of the nation down to the block group level. [Click to learn more.](#)

## OnTheMap | US Census Bureau

**OnTheMap** is a tool developed through the US Census Longitudinal Employer-Household Dynamics (LEHD) program that helps to visualize Local Employment Dynamics (LED) data about where workers are employed and where they live. It offers visual mapping capabilities for data on age, earnings, industry distributions, race, ethnicity, educational attainment, and sex. [Click to learn more.](#)



# DATA SOURCES, CONTINUED

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Conducted every ten years in years ending in zero, the **US Decennial Census of Population and Housing** is a complete count of each resident of the nation based on where they live on April 1<sup>st</sup> of the Census year. The Constitution mandates the enumeration to determine how to apportion the House of Representatives among the states. The latest release of the 2020 Census contains data for a limited number of variables, including: total population by race/ethnicity, population under 18, occupied and vacant housing units, and group quarters population. [Click to learn more.](#)



**CoStar** is a comprehensive source of commercial real estate intelligence, offering an inventory of over 6.4 million commercial properties spanning 135 billion square feet of space in 390 markets across the US. CoStar covers office, retail, industrial, hospitality, and multifamily markets. Property- and market-level data on absorption, occupancy, lease rates, tenants, listings, and transactions are researched and verified through calls to property managers, review of public records, visits to construction sites, and desktop research to uncover nearly real-time market changes. [Click to learn more.](#)



ChatGPT is an advanced natural language processing tool designed to assist researchers and analysts. With its vast knowledge base and sophisticated language understanding capabilities, ChatGPT can be used to generate ideas, summarize research findings, automate routine tasks, and aid in data interpretation. By harnessing the power of artificial intelligence, researchers can leverage ChatGPT to streamline workflow, extract valuable insights from data, and enhance the quality of reports. [Click to learn more.](#)



**Apple Maps** Several bird's eye images of neighborhoods used on transition pages were derived from Apple Maps.



# ABOUT CAMOIN ASSOCIATES

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As the nation's only full-service economic development and lead generation consulting firm, Camoin Associates empowers communities through human connection backed by robust analytics.

Since 1999, Camoin Associates has helped local and state governments, economic development organizations, nonprofit organizations, and private businesses across the country generate economic results marked by resiliency and prosperity.

To learn more about our experience and projects in all of our service lines, please visit our website at [www.camoinassociates.com](http://www.camoinassociates.com). You can also find us on [LinkedIn](#), [Facebook](#), and [YouTube](#).

## The Project Team

Robert O'Brien  
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Tom Dworetsky  
Data Lead

Connor Allen  
Analyst









CITY OF  
POST FALLS

# HOUSING NEEDS ANALYSIS

March 2025

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# Acknowledgments



## Project Team

**Robert Seale**, Community Development Director, *City of Post Falls*

**Jon Manley**, Planning Manager, *City of Post Falls*

**Ethan Porter**, Former Associate Planner, *City of Post Falls*

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*Todd Prescott*

*Lori Weaver*

*Leslie Orth*

*Gynii Gilliam*

*Mayor Ronald Jacobson*

*Robert Jacobs*

*Wendy Anderson*

*Donna Brundage*

*James Casper*

*Pam Houser*

*Rick Rasmussen*

*Jesse Holderman*

*Alyssa Newcomb*

*Todd Kiesbuy*

*Jeryl Archer*

*Scott Krajack*

*Kevin Schneidmiller*

*John Beacham*

*Dan Selden*

*Dan Thomas*

## Post Falls City Council

*Samatha Steigleder*

*Aaron Plew*

*Joe Malloy*

*Nathan Ziegler*

*Randy Westlund*

*Ryan Davis*

## Post Falls Planning & Zoning Commission

*James Steffensen*

*Ray Kimball*

*Vicky Jo Carey*

*Ross Schlotthauer*

*Kibbee Walton*

*Bobby Wilhelm*

*Chris Schreiber*



# COMPONENTS OF STUDY

# COMPONENTS OF THE FULL REPORT

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## **Executive Summary**

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Engagement & Outreach Summaries

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and Economic Data

Housing Inventory

Market Conditions

Housing Affordability  
Gap Analysis

Housing Needs Analysis

## **Appendix**

Glossary of Terms

Public Survey Responses

Data Sources





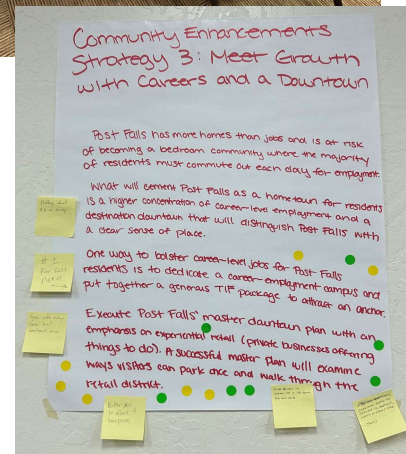
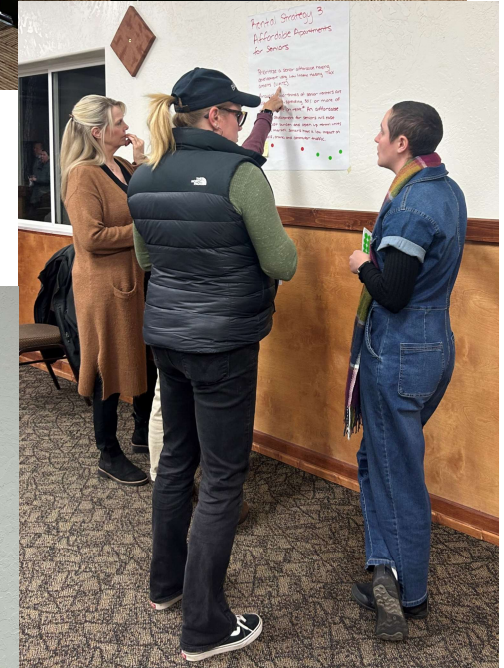
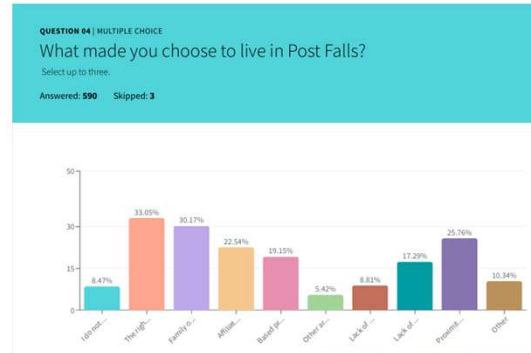


# PUBLIC ENGAGEMENT



# PUBLIC ENGAGEMENT ACTIVITIES

- **Public survey** on housing with 593 respondents.
- **Public listening session.**
- **Public workshop.**
- **Tour** of Post Falls.
- **Roundtable** interviews with officials and professionals.
- **Phone interviews** with different sector experts.





An aerial photograph of a suburban neighborhood, showing a dense arrangement of houses with dark roofs, interspersed with green trees. A network of winding roads and cul-de-sacs is visible, creating a complex street pattern. The overall scene is captured in a monochromatic blue-grey tone.

# KEY FINDINGS

## KEY FINDING 1: The City of Post Falls has experienced significant population growth

### Total Population, 2000-2029

| Geography              | 2000        | 2010        | 2020        | 2024        | 2029        |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| Post Falls, ID (83854) | 27,046      | 37,439      | 48,972      | 56,799      | 62,398      |
| Kootenai County, ID    | 108,659     | 138,461     | 171,362     | 192,249     | 211,857     |
| Spokane County, WA     | 417,934     | 471,180     | 539,339     | 566,310     | 590,666     |
| Idaho                  | 1,293,954   | 1,567,583   | 1,839,106   | 2,005,612   | 2,156,395   |
| USA                    | 281,421,906 | 308,745,538 | 331,449,281 | 338,440,954 | 344,873,411 |

**Source:** Decennial Census; Esri

## KEY FINDING 2: Post Falls' growth since 2000 has far surpassed Kootenai County, Spokane County, Idaho, and the national average

### Total Housing Units

| Geography              | Housing Units |             |             |             |             | Percent Change |           |           |           |
|------------------------|---------------|-------------|-------------|-------------|-------------|----------------|-----------|-----------|-----------|
|                        | 2000          | 2010        | 2020        | 2024        | 2029        | 2000-2010      | 2010-2020 | 2020-2024 | 2024-2029 |
| Post Falls, ID (83854) | 10,366        | 15,079      | 19,704      | 22,729      | 24,920      | 45.5%          | 30.7%     | 15.4%     | 9.6%      |
| Kootenai County, ID    | 46,596        | 63,372      | 75,232      | 83,192      | 91,378      | 36.0%          | 18.7%     | 10.6%     | 9.8%      |
| Spokane County, WA     | 175,001       | 201,851     | 224,508     | 235,744     | 246,233     | 15.3%          | 11.2%     | 5.0%      | 4.4%      |
| Idaho                  | 527,822       | 669,482     | 755,085     | 816,618     | 878,142     | 26.8%          | 12.8%     | 8.1%      | 7.5%      |
| USA                    | 115,904,641   | 131,878,204 | 140,746,500 | 145,184,826 | 149,659,377 | 13.8%          | 6.7%      | 3.2%      | 3.1%      |

**Source:** Esri



## KEY FINDING 3: In 2023, 66% of housing units in Post Falls were owner-occupied

### Housing Units Overview, 2023

| Geography               | Owner-Occupied |       | Renter-Occupied |       | Seasonal Vacant |       | Other Vacant |       | Total Housing Units |       |
|-------------------------|----------------|-------|-----------------|-------|-----------------|-------|--------------|-------|---------------------|-------|
|                         | Count          | Share | Count           | Share | Count           | Share | Count        | Share | Count               | Share |
| Post Falls Area (83854) | 13,445         | 66%   | 5,978           | 29%   | 326             | 2%    | 691          | 3%    | 20,440              | 100%  |
| Kootenai County, ID     | 49,901         | 64%   | 19,203          | 25%   | 6,257           | 8%    | 2,652        | 3%    | 78,013              | 100%  |
| Spokane County, WA      | 137,926        | 60%   | 77,953          | 34%   | 2,142           | 1%    | 10,135       | 4%    | 228,156             | 100%  |
| Idaho                   | 502,140        | 65%   | 191,681         | 25%   | 48,149          | 6%    | 34,713       | 4%    | 776,683             | 100%  |
| USA                     | 82,892,037     | 58%   | 44,590,828      | 31%   | 4,855,213       | 3%    | 9,994,798    | 7%    | 142,332,876         | 100%  |

Source: ACS 2023, 5-year Estimates



## KEY FINDING 4: 70% of Post Falls homes are less than 35 years old

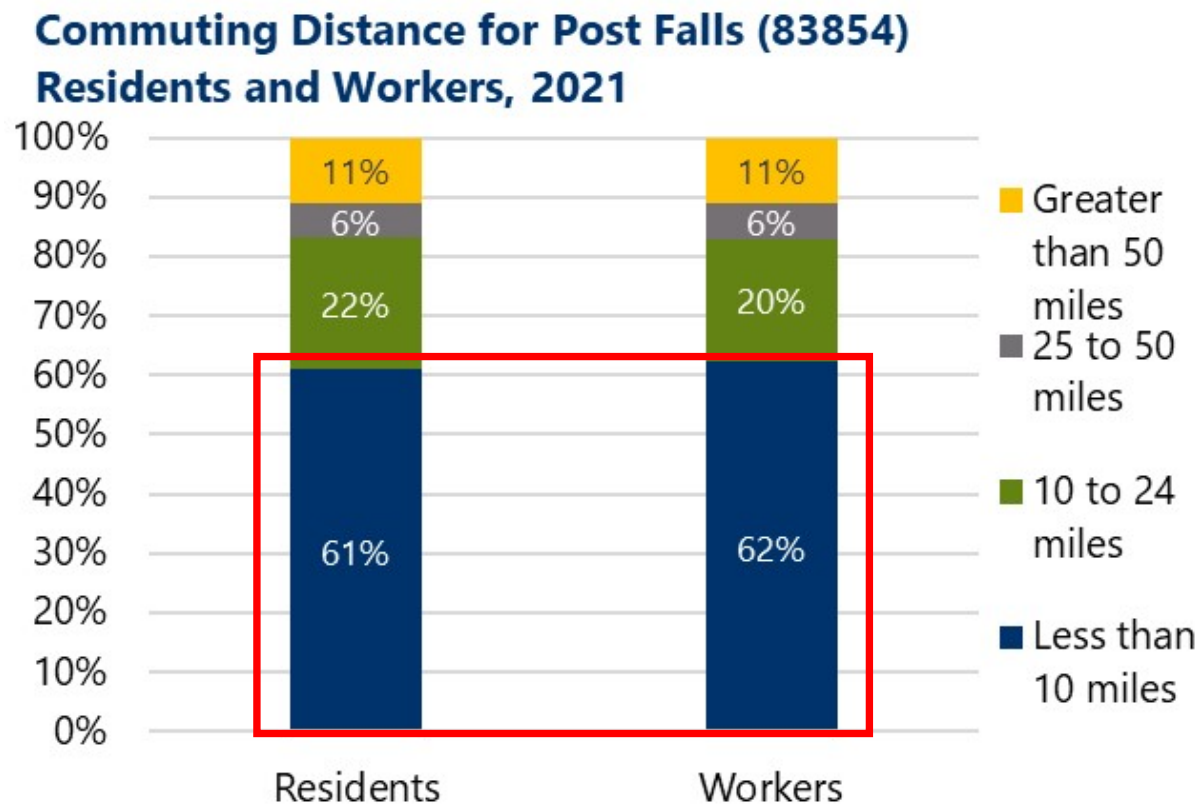
**Housing Units by Year Structure Built**

| Year Built               | Post Falls Area<br>(83854) |             | Kootenai County |             | Coeur d'Alene<br>(83814, 83815) |             |
|--------------------------|----------------------------|-------------|-----------------|-------------|---------------------------------|-------------|
|                          | Count                      | Share       | Count           | Share       | Count                           | Share       |
| 2020 or Later            | 881                        | 4%          | 2,003           | 3%          | 406                             | 1%          |
| 2010-2019                | 4,868                      | 24%         | 13,962          | 18%         | 5,233                           | 17%         |
| 2000-2009                | 4,702                      | 23%         | 16,195          | 21%         | 6,207                           | 20%         |
| 1990-1999                | 3,795                      | 19%         | 14,795          | 19%         | 5,323                           | 17%         |
| 1980-1989                | 1,781                      | 9%          | 7,379           | 9%          | 2,904                           | 9%          |
| 1970-1979                | 2,869                      | 14%         | 11,616          | 15%         | 4,497                           | 14%         |
| 1960-1969                | 749                        | 4%          | 3,848           | 5%          | 1,655                           | 5%          |
| 1950-1959                | 310                        | 2%          | 2,605           | 3%          | 1,556                           | 5%          |
| 1940-1949                | 27                         | 0%          | 1,417           | 2%          | 965                             | 3%          |
| 1939 or Earlier          | 458                        | 2%          | 4,193           | 5%          | 2,599                           | 8%          |
| <b>Total</b>             | <b>20,440</b>              | <b>100%</b> | <b>78,013</b>   | <b>100%</b> | <b>31,345</b>                   | <b>100%</b> |
| <b>Median Year Built</b> | <b>1999</b>                |             | <b>1994</b>     |             | <b>1987</b>                     |             |

**Source:** ACS 2023, 5-year Estimates



## KEY FINDING 5: Commuting patterns show that 61% of Post Falls residents and 62% of workers have commutes of less than 10 miles



Source: Census OnTheMap



**KEY FINDING 6:** Post Falls is expected to gain another 1,500 jobs in five years, adding demand for housing in the city

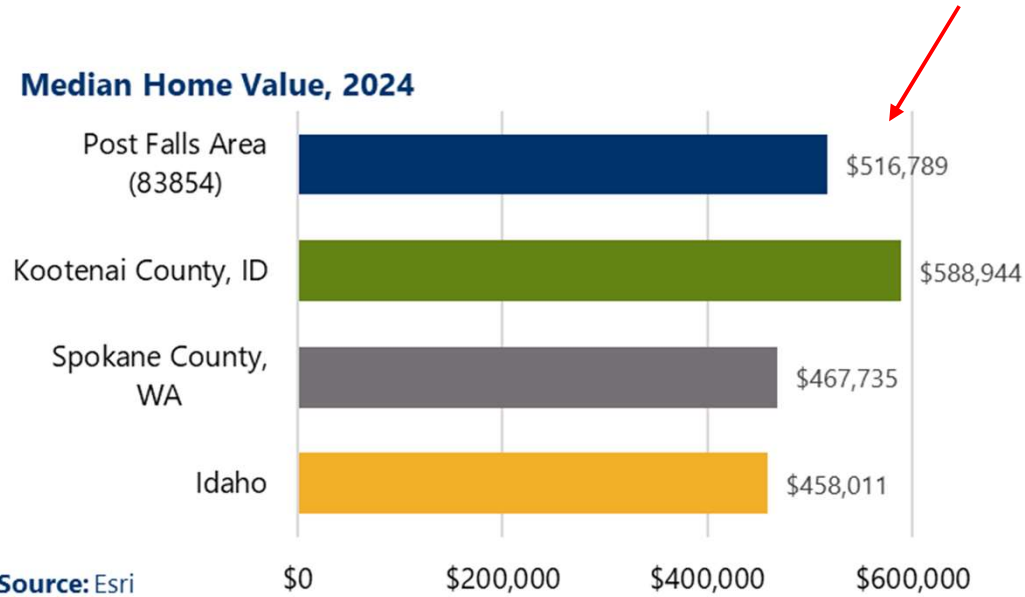
**Job Change by Region**

| Region                 | 2018 Jobs   | 2023 Jobs   | 2028 Jobs   |
|------------------------|-------------|-------------|-------------|
| Post Falls, ID (83854) | 15,999      | 18,342      | 19,862      |
| Kootenai County, ID    | 70,743      | 81,411      | 88,093      |
| Spokane County, WA     | 258,932     | 277,588     | 301,484     |
| Idaho                  | 842,322     | 971,551     | 1,057,600   |
| USA                    | 165,133,784 | 172,265,362 | 183,047,822 |

**Source:** Lightcast



**KEY FINDING 7:** Post Falls’ median home value of \$500,000 surpasses most other markets



**Post Falls Area (83854) Residential Housing Market Trends, 2024**

| Key Metrics            | 2024      |
|------------------------|-----------|
| Sold Listings          | 801       |
| New Listings           | 1,208     |
| Median Sell Price      | \$497,500 |
| Median List Price      | \$549,900 |
| Sell to List Ratio     | 90.5%     |
| Average Days on Market | 92        |
| Average Days to Close  | 53        |

Source: Coeur d'Alene Multiple Listings Service, Inc

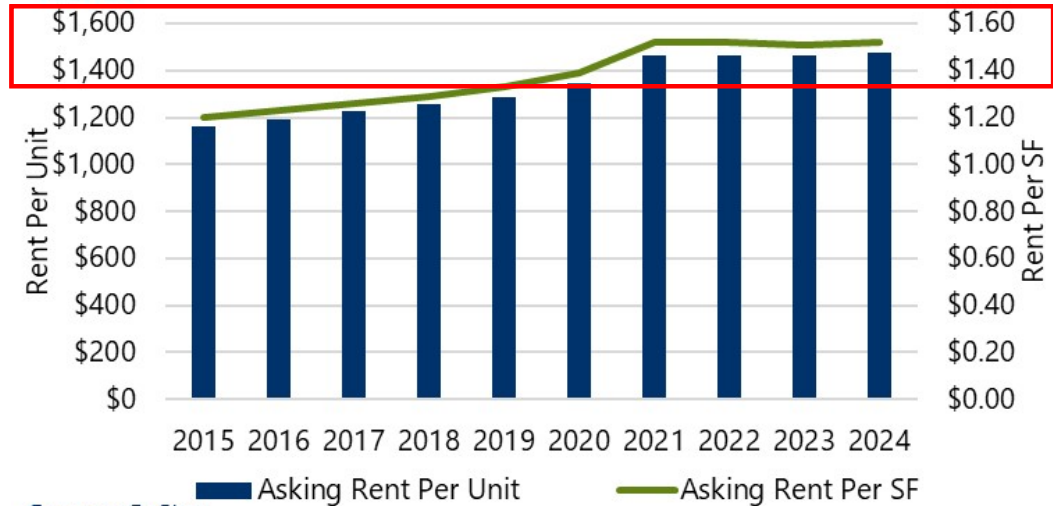
*Note: The US Median Sale Price was **\$419,200** as of Q4 of 2024, according to the Federal Reserve Bank of Saint Louis.*



**KEY FINDING 8:**  
Asking rents topped off at \$1,474 per month but have leveled off

**Post Falls Area (83854) Multifamily Asking Rent**

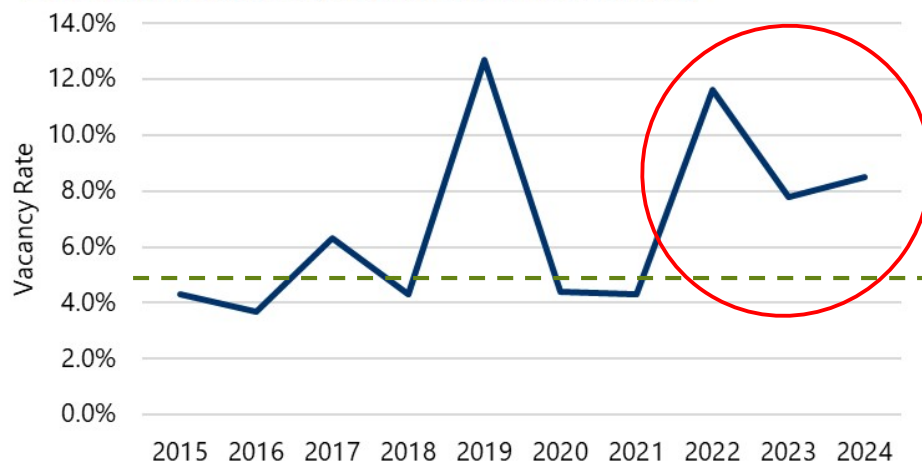
**Trends**



Source: CoStar

**KEY FINDING 9:** After several years of low vacancy rates, vacancy rates spiked and developers paused new rentals

**Post Falls Area (83854) Multifamily Rental Vacancy**



Source: CoStar

**Building Permits, City of Post Falls**

| Year         | Single-Family Units | Multi-Family Units | Total Units  |
|--------------|---------------------|--------------------|--------------|
| 2015         | 265                 | 170                | 435          |
| 2016         | 341                 | 352                | 693          |
| 2017         | 349                 | 232                | 581          |
| 2018         | 533                 | 164                | 697          |
| 2019         | 523                 | 638                | 1,161        |
| 2020         | 466                 | 897                | 1,363        |
| 2021         | 454                 | 381                | 835          |
| 2022         | 447                 | 342                | 789          |
| 2023         | 290                 | 249                | 539          |
| 2024         | 333                 | 54                 | 387          |
| <b>Total</b> | <b>4,001</b>        | <b>3,479</b>       | <b>7,480</b> |

Source: SOCDS Building Permits, Department of Housing and Urban Development Office of Policy Development and Research



# ABOUT RENTAL VACANCY RATES

Camoin Associates and the *Real Estate Report* both use CoStar

## The *Real Estate Report*

- excludes properties less than two years old
- lists data in calendar quarters
- good indicator of long-term rental market health

## Camoin Associates

- includes all properties
- shows annual data
- tracks how quickly new apartments get leased
- better read of current rental market conditions and short-term projections

CoStar estimates that in Q1 2025 the vacancy rate will fall to 7.7% from 8.5% in Q4 2024.



### Home Affordability Gap: Housing Prices and Income Levels in Post Falls Area (83854)

| Income Gap                                                    | Post Falls Area (83854) |
|---------------------------------------------------------------|-------------------------|
| Median Sale Price                                             | \$497,500               |
| Down Payment of 10%                                           | \$49,750                |
| Loan Amount                                                   | \$447,750               |
| Principal and Interest Payment                                | \$3,012                 |
| Estimated Insurance/Taxes/Utilities Per Monthly Payment       | \$1,411                 |
| Total Monthly Payment                                         | \$4,423                 |
| Household Income Threshold                                    | \$176,925               |
| Median Household Income                                       | \$79,350                |
| <b>Income Gap</b>                                             | <b>\$97,575</b>         |
| Home Price Gap                                                |                         |
| Median Household Income                                       | \$79,350                |
| Affordable Payment with Median Household Income               | \$1,984                 |
| Affordable Principal and Interest (excl. insurance and taxes) | \$1,140                 |
| Affordable Home Price Based on Median Income                  | \$188,236               |
| Median Sale Price                                             | \$497,500               |
| <b>Home Price Affordability Gap</b>                           | <b>\$309,264</b>        |

**Note:** Home prices and payments assume 7.11% mortgage rate and 10% down payment

**Source:** Camoin Associates, Esri, Coeur d'Alene Multiple Listings Service, Inc, mortgagenewsdaily.com

**KEY FINDING 12:** Most home prices are far out of reach for Post Falls workers, and rent is just barely affordable

### Rental Affordability Gap: Gross Rents and Median

|                                           |              |
|-------------------------------------------|--------------|
| Median In-Place Monthly Rent              | \$1,311      |
| Annualized Rent                           | \$15,732     |
| Household Annual Income Threshold         | \$52,440     |
| Hourly Wage Threshold (full-time)         | \$27.31      |
| Median Renter Household Income            | \$51,747     |
| <b>Median Rent Share of Median Income</b> | <b>30.4%</b> |

**Source:** Camoin Associates, ACS 5-year estimates 2023





## KEY FINDING 10: Two-thirds of Post Falls' senior renters are cost-burdened

### Share of Households by Age of Householder that are Cost Burdened, 2023

| Age               | Post Falls Area (83854) |                |                 |
|-------------------|-------------------------|----------------|-----------------|
|                   | All Occupied            | Owner Occupied | Renter Occupied |
| 15 to 24 years    | 49%                     | 0%             | 56%             |
| 25 to 34 years    | 38%                     | 33%            | 43%             |
| 35 to 64 years    | 31%                     | 27%            | 43%             |
| 65 years or older | 35%                     | 28%            | 66%             |
| <b>Total</b>      | <b>34%</b>              | <b>28%</b>     | <b>48%</b>      |

**Source:** ACS 2023 5-year estimates



## KEY FINDING 11: Nearly 2,400 new housing units needed in 5 years to accommodate population growth

### Primary Residential Demand in the Post Falls Area (83854) - 2024 to 2029

| Source of Demand           | Owner Units  | Renter Units | Total Units  |
|----------------------------|--------------|--------------|--------------|
| Household Growth*          | 1,748        | 365          | 2,113        |
| Units Due for Replacement* | 130          | 119          | 249          |
| <b>Total</b>               | <b>1,878</b> | <b>484</b>   | <b>2,362</b> |

\*Note: Five-year cumulative demand

Source: Camoin Associates





# HOUSING STRATEGY

# STRATEGY AREAS

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Rentals

Homeownership

Community  
Enhancements

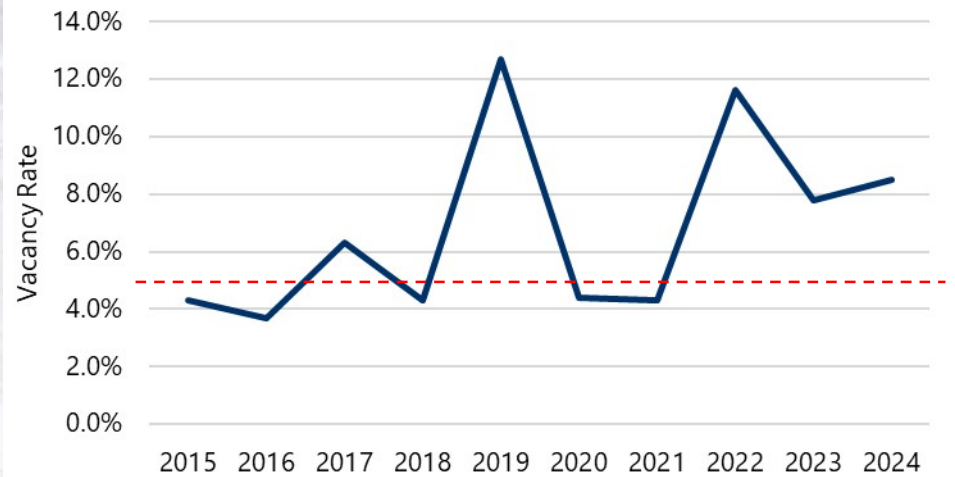




## Rental Strategy #1: Balance New Apartments with Vacancy Rates

- ✓ The private sector will self-adjust its delivery of new apartments according to market data – no action is necessary from the public sector.
- ✓ The public sector should track annual rental vacancy and absorption rates to be able to anticipate market activity.

**Post Falls Area (83854) Multifamily Rental Vacancy**



Source: CoStar

**Building Permits Post Falls Area (83854)**

| Year         | Single-Family Units | Multi-Family Units | Total Units  |
|--------------|---------------------|--------------------|--------------|
| 2015         | 265                 | 170                | 435          |
| 2016         | 341                 | 352                | 693          |
| 2017         | 349                 | 232                | 581          |
| 2018         | 533                 | 164                | 697          |
| 2019         | 523                 | 638                | 1,161        |
| 2020         | 466                 | 897                | 1,363        |
| 2021         | 454                 | 381                | 835          |
| 2022         | 447                 | 342                | 789          |
| 2023         | 290                 | 249                | 539          |
| 2024         | 304                 | 54                 | 358          |
| <b>Total</b> | <b>3,972</b>        | <b>3,479</b>       | <b>7,451</b> |

Source: SOCDS Building Permits, Department of Housing and Urban Development Office of Policy Development and Research



## ***Rental Strategy #2: Allow Rentals in Mixed-Type Neighborhoods***

- ✓ Post Falls will still need rentals to accommodate future population and job growth.
- ✓ One alternative to large-scale multifamily developments are small-scale rentals built in neighborhoods with forms that complement single-family houses.



### Share of Households by Age of Householder that are Cost Burdened, 2023

| Age               | Post Falls Area (83854) |                |                 |
|-------------------|-------------------------|----------------|-----------------|
|                   | All Occupied            | Owner Occupied | Renter Occupied |
| 15 to 24 years    | 49%                     | 0%             | 56%             |
| 25 to 34 years    | 38%                     | 33%            | 43%             |
| 35 to 64 years    | 31%                     | 27%            | 43%             |
| 65 years or older | 35%                     | 28%            | 66%             |
| <b>Total</b>      | <b>34%</b>              | <b>28%</b>     | <b>48%</b>      |

Source: ACS 2023 5-year estimates

## Rental Strategy #3: *Prioritize Affordable Housing for Seniors*

- ✓ Low-Income Housing Tax Credits (LIHTC) are the standard mechanism for building affordable housing for seniors.
- ✓ The “Tenant Selection Plan” for these developments can usually include priority for applicants with a Post Falls or Kootenai County connection.



# Homeownership Strategy #1: Starter Homes for Affordability

- ✓ Homebuilders tell us they can build starter homes at affordable prices without subsidies.
- ✓ Starter homes defined as around 1,000 sf on small lots (0.1 acres).
- ✓ The City has already updated its R2 zone to allow for smaller homes.
- ✓ Monitor the success of starter home construction and modify zoning accordingly to encourage more of it.

## Home Affordability Gap: Housing Prices and Income Levels in Post Falls Area (83854)

| Income Gap                                                    | Post Falls Area (83854) |
|---------------------------------------------------------------|-------------------------|
| Median Sale Price                                             | \$497,500               |
| Down Payment of 10%                                           | \$49,750                |
| Loan Amount                                                   | \$447,750               |
| Principal and Interest Payment                                | \$3,012                 |
| Estimated Insurance/Taxes/Utilities Per Monthly Payment       | \$1,411                 |
| Total Monthly Payment                                         | \$4,423                 |
| Household Income Threshold                                    | \$176,925               |
| Median Household Income                                       | \$79,350                |
| <b>Income Gap</b>                                             | <b>\$97,575</b>         |
| Home Price Gap                                                |                         |
| Median Household Income                                       | \$79,350                |
| Affordable Payment with Median Household Income               | \$1,984                 |
| Affordable Principal and Interest (excl. insurance and taxes) | \$1,140                 |
| Affordable Home Price Based on Median Income                  | \$188,236               |
| Median Sale Price                                             | \$497,500               |
| <b>Home Price Affordability Gap</b>                           | <b>\$309,264</b>        |

**Note:** Home prices and payments assume 7.11% mortgage rate and 10% down payment

**Source:** Camoin Associates, Esri, Coeur d'Alene Multiple Listings Service, Inc, mortgagenewsdaily.com







- 1: Duplexes
- 2: Single-family houses
- 3: Townhouses

## Homeownership Strategy #2: *Diverse Housing Types to Meet Needs*

- ✓ More housing needs by including more housing types.
- ✓ More housing types reduce competition for single-family houses.
- ✓ More housing types may allow existing homeowners to sell their single-family house in favor of more suitable housing.
- ✓ Developers like housing type diversity because it spreads risk and expands the buyer base.

## Homeownership Strategy #3: *Upkeep Older Neighborhoods*

**Housing Units by Year Structure Built**

| Year Built               | Post Falls Area<br>(83854) |             | Kootenai County |             |
|--------------------------|----------------------------|-------------|-----------------|-------------|
|                          | Count                      | Share       | Count           | Share       |
| 2020 or Later            | 482                        | 2%          | 908             | 1%          |
| 2010-2019                | 4,439                      | 23%         | 12,712          | 17%         |
| 2000-2009                | 4,317                      | 22%         | 15,178          | 20%         |
| 1990-1999                | 4,174                      | 22%         | 15,358          | 20%         |
| 1980-1989                | 1,704                      | 9%          | 7,777           | 10%         |
| 1970-1979                | 2,739                      | 14%         | 11,721          | 15%         |
| 1960-1969                | 584                        | 3%          | 3,521           | 5%          |
| 1950-1959                | 340                        | 2%          | 2,589           | 3%          |
| 1940-1949                | 71                         | 0%          | 1,551           | 2%          |
| 1939 or Earlier          | 448                        | 2%          | 4,371           | 6%          |
| <b>Total</b>             | <b>19,298</b>              | <b>100%</b> | <b>75,686</b>   | <b>100%</b> |
| <b>Median Year Built</b> | <b>1999</b>                |             | <b>1994</b>     |             |

Source: ACS 2022 5-year Estimates

- ✓ Houses are usually on 30-year cycles for renovations.
- ✓ After 60 years, if renovations weren't kept up, housing can become blighted.
- ✓ Post Falls' housing boom in the 1970s is approaching 60 years.
- ✓ There are standard, flexible federal funds (CDBG and HUD) used by municipalities across the country to address blighted housing conditions.





# Community Enhancements

## Strategy #1: *Service Centers in More Places*

- ✓ Public Listening Session and Public Workshop expressed strong support for local retail and service centers in more places around the city.
- ✓ More service centers around the city would reduce traffic congestion.
- ✓ Reinforces “activity nodes” recommendation in Comprehensive Plan.

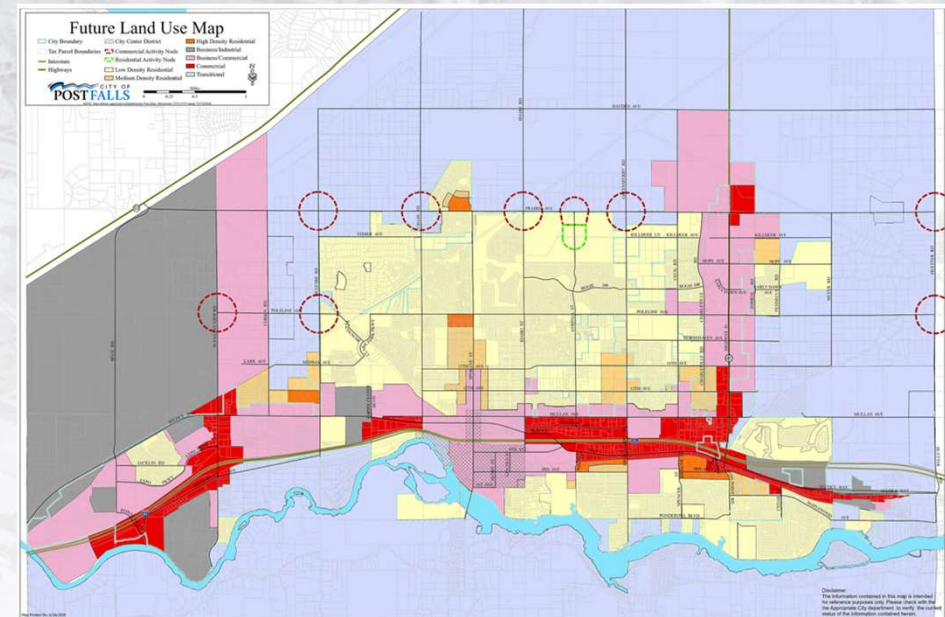


Figure 2.03 – Future Land Use Map

### Commercial Activity Node

**Purpose:** The Commercial Activity Node is intended to encourage commercial activities to occur at major transportation nodes to compliment the overall community. These nodes would consist of a variety of retail, office, other commercial services to be integrated into the nearby community with the intent to create a focal point of vibrancy conveniently located near neighborhoods and other commercial services along nearby arterial and collector streets.

### Neighborhood Activity Node

**Purpose:** The Neighborhood Activity Node is intended to allow for small-scale commercial activities within walking distance from residential neighborhoods. This node would consist of small-scale and pedestrian-oriented retail, office, commercial and residential centers integrated into the existing community with the intent to create a place of vibrancy conveniently located near neighborhoods and serve as a transition into a more intense commercial activity node that would be located at a major

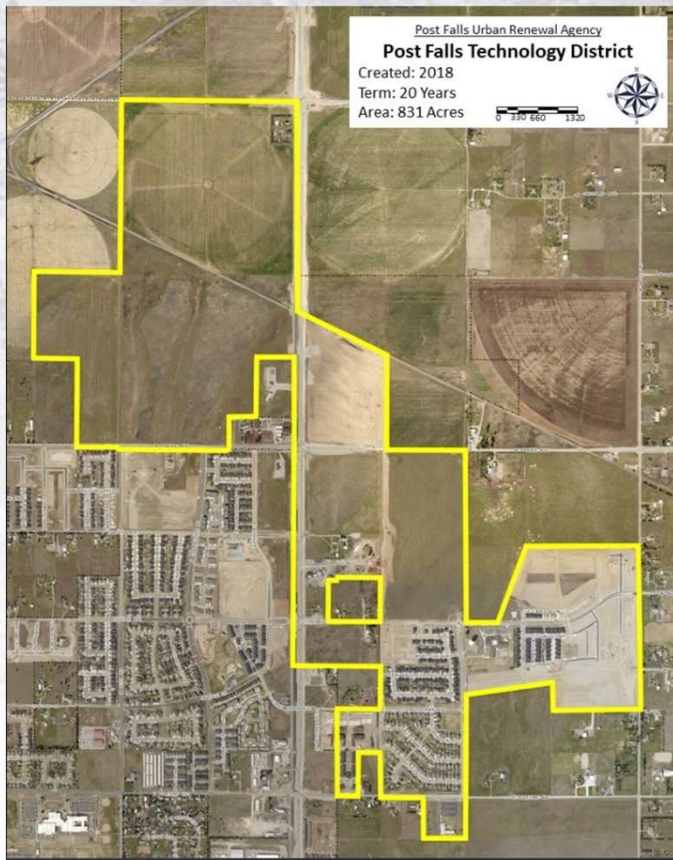


White Pine Park on North Spokane Street. (Image: Apple Maps).

## Community Enhancements Strategy #2: *Balance Recreational Assets with Housing Growth*

- ✓ The Listening Session exposed concerns about a disconnect between green space requirements in new developments and practical green space for residents.
- ✓ As economics and demand continue to drive denser housing development, green space will become increasingly important.
- ✓ Green space can be as simple as walking paths through neighborhoods, a single basketball or tennis court, or pocket park with some gardens and a bench.
- ✓ Map streets in the city that don't have a green space amenity within a half mile and focus investment in those blind spots.





## Community Enhancements Strategy #3: *Meet Growth with Careers and a Downtown*

- ✓ Most Post Falls residents commute outside of the city for work (77%). Few residents with median incomes can afford housing in Post Falls.
- ✓ Incentivize and pursue career-grade jobs as part of an economic development plan.
- ✓ Implement the city's downtown plan as a destination retail district to cement Post Falls' sense of place.

A blue-tinted photograph of a lake with a bridge and evergreen trees in the foreground. The text "THANK YOU" is centered in white.

# THANK YOU





**CITY OF POST FALLS**  
**AGENDA REPORT**  
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS  
**MEETING DATE: 3/18/2025**

---

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** John Beacham, Public Works Director

**SUBJECT:** Memorandum of Understanding with East Greenacres Irrigation District for Seltice Way Rehabilitation Project

---

**ITEM AND RECOMMENDED ACTION:**

Staff requests City Council approval of a Memorandum of Understanding with East Greenacres regarding responsibilities on the Seltice Way Rehabilitation Project. Council approval will authorize the Mayor to sign the Memorandum.

**DISCUSSION:**

In 2024, the City Council authorized design work toward the rehabilitation of Seltice Way between Chase Rd. and McGuire Rd. A major component of this project is to upgrade any pipelines under the roadway while the road is under construction. East Greenacres Irrigation District (EGID), which is a separate entity from the City, owns and operates the water system in this area and has existing pipelines within our project area. There is a contract between EGID and the City which outlines responsibilities when a construction project by one entity affects the infrastructure of the other.

The entity initiating construction (in this case, the City) is responsible to reimburse the other entity for any work necessary to protect their infrastructure during the project. Therefore, the City must reimburse EGID for work necessary to protect their existing waterlines. Because the waterlines are made of asbestos-concrete material, the industry practice is to remove the pipelines because it is often less expensive and than trying to support them when installing other infrastructure underneath the lines. There is also significantly less risk of a waterline break with this practice.

The City has also requested EGID to increase this size of one waterline and to relocate another section of waterline located within the Water Reclamation Facility (WRF) footprint. This will improve fire flow and minimize future conflicts by keeping the potable waterline appropriate distances from sewer pipelines. This will save money in future WRF projects.

EGID has indicated a preference to hire the same engineer used by the City, to streamline the design process. This will also allow EGID, at their own cost, to update elements of their infrastructure in the project area but not affected by the City's work.

Upon completion of design work, both EGID and the City will review the project plans and provide approval before moving forward with construction.

Public Works staff will provide a short presentation on this agreement.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

Engineering Services Agreement for the Seltice Way Rehabilitation and Pipeline Project – July 16, 2024

**APPROVED OR DIRECTION GIVEN:**

Items were reviewed and approved as applicable.

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

Funding for this work will be from the Seltice Way Rehabilitation capital project budget. The estimated cost for each component of work will be reviewed prior to construction. No new project costs are associated with this MOU; it simply outlines how those costs will be paid and how the work will be managed.

**BUDGET CODE:**

652-463.3229.95520

**ATTACHMENTS:**

1. Memorandum of Understanding
2. 1991 Crossing Agreement
3. 031825 PPT Seltice Way - EGID MOU

**Memorandum of Agreement**  
**Between**  
**East Greenacres Irrigation District**  
**and the City of Post Falls**

**This Memorandum of Agreement (MOA)** is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by and between East Greenacres Irrigation District, an Idaho irrigation district located in Kootenai County, Idaho (“District”), and the City of Post Falls, a municipal corporation located in Kootenai County, Idaho (“City”).

**Recitals**

1. The City and the United States, through the Bureau of Reclamation, entered into an Agreement for Reciprocal Crossing Rights and Relocation of Certain Facilities on August 13, 1991, setting forth the respective rights and responsibilities of the parties thereto, Contract No. 1-07-10-L1057 (“the Crossing Agreement”).
2. The District is under contractual obligation to the United States to operate and maintain the Reclamation facilities referenced in the Crossing Agreement that lie within the District’s boundaries.
3. The City has proposed to construct three (3) twenty (20) inch sewer force mains, to be installed side by side in Seltice Way, which will cross under water lines operated and maintained by the District (“the Project”).
4. The Project makes it necessary for the District to perform work (“Protection Work”) to protect its existing infrastructure located in the vicinity of the Project.
5. Consistent with the Crossing Agreement, the City has provided written notice to the District prior to construction of the Project.
6. The District desires to additional work (“Additional District Work”) not caused by the Project in advance of and/or in conjunction with the Project and in the same location.
7. The District and the City desire to set forth their understanding and agreement regarding the Project through this MOA, consistent with the Crossing Agreement.

**Understandings and Responsibilities**

- A. **Submittal and Approval of Plans.** Prior to construction of the Project, the Protection Work, and Additional District Work, the entity performing each project shall provide the other with a location map showing the work and plans for the facilities proposed to be constructed. The other entity shall review the plans for approval, which approval shall not be unreasonably withheld, A copy of the location maps and approved plans shall be appended to this agreement upon approval by the other entity.
- B. **Work to Protect District Infrastructure.** The District will be solely responsible for the design, construction, and inspection of all Protection Work necessary to protect its infrastructure from the effects of the Project.

- C. Reimbursement of Expenses to the District. Consistent with Article 14 of the Crossing Agreement, the City shall reimburse the District for its costs and expense to complete Protection Work to protect the Reclamation facilities affected by the Project. Consistent with Article 17 of the Crossing Agreement, the District shall submit a statement of the actual costs and expense of the work, including but not limited to all construction and engineering incurred by the District, and the City shall promptly pay the District no later than thirty (30) days after receipt of such statement.
- D. Costs not related to the Project. The District will pay all costs and expenses associated with Additional District Work. The District will secure the necessary traffic control plans required by the City of Post Falls to perform work in the City right of way.
- E. Applicable Provisions of Crossing Agreement. All other applicable provisions of the Crossing Agreement shall apply to the Project as if set forth fully herein.

### **Term and Termination**

- A. Effective Date. This MOU becomes effective upon signature by authorized representatives of both parties.
- B. Amendments. This MOU may be amended by mutual agreement in writing.
- C. Termination. Either party may terminate this MOU with 30 days written notice, provided all outstanding financial obligations are settled.

### **Liability and Indemnification**

- A. Each party shall be responsible for its actions and liabilities. Nothing in this MOU shall be construed to create additional liability or indemnification obligations.
- B. In case of a liability claim, each party shall defend its interests.

### **Limitations**

Nothing in this MOU shall be construed to create an employment relationship, joint venture, or partnership between the parties. Each party shall remain responsible for its liabilities and obligations.

### **Dispute Resolution**

If a dispute arises under this MOU, the parties agree to engage in good-faith negotiations to resolve the issue. If negotiation cannot achieve resolution, the parties may pursue mediation or other mutually agreed dispute resolution methods.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on the day and year set forth herein above.

MAYOR OF POST FALLS, IDAHO

ATTEST:

\_\_\_\_\_  
Ronald G. Jacobson, Mayor

BY: \_\_\_\_\_  
Shannon Howard  
City Clerk

Date: March \_\_\_\_, 2025

EAST GREENACRES IRRIGATION DISTRICT

\_\_\_\_\_  
SIGNATURE, TITLE

Date: March \_\_\_\_, 2025

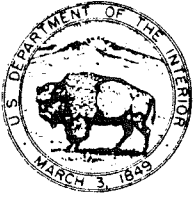
State of Idaho        )  
                              : ss  
County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of March, 2025 before me, a notary for the State of Idaho, personally appeared \_\_\_\_\_ who, being by me first duly sworn, declared that they are a \_\_\_\_\_ of \_\_\_\_\_ East Greenacres Irrigation District \_\_\_\_\_ that they signed the foregoing document as the authorized officer of the corporation, and that all statements therein contained are true.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written

\_\_\_\_\_  
Notary Public for the State of Idaho  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_





IN REPLY  
REFER TO:  
PN 427

*File: Post Falls City*

# United States Department of the Interior

BUREAU OF RECLAMATION  
PACIFIC NORTHWEST REGION  
FEDERAL BUILDING & U.S. COURTHOUSE  
BOX 043-550 WEST FORT STREET  
BOISE, IDAHO 83724-0043



AUG 15 1991

Ms. Hazel M. Day  
Department of Public Works  
City of Post Falls  
PO Box 789  
Post Falls ID 83854-0789

Subject: Agreement Between the Bureau of Reclamation and the City of Post Falls, Idaho, for Reciprocal Crossings Rights and Relocation of Certain Facilities - Contract No. 1-07-10-L1057 (Crossing Agreement)

Dear Ms. Day:

The subject agreement between the Bureau of Reclamation and the City of Post Falls has been fully executed to provide for reciprocal crossing rights and relocation of certain facilities when necessitated by our respective project operations. We appreciate the City's participation in this agreement. One copy of the signed agreement is enclosed for your records.

As provided in article 11, when either of our project operations require a crossing or relocation of the other party's facilities, the party initiating the action should submit plans for the proposed construction to the other party for approval prior to commencing construction. If you have any questions concerning the terms of this agreement, please contact Nancy Vinsonhaler at 334-1158.

Sincerely,

Regional Supervisor of  
Water, Power, and Lands

Enclosure

cc: East Greenacres Irrigation District  
2650 McGuire Road  
Post Falls ID 83854-8403  
(w/enclosure)

Post Falls Irrigation District  
PO Box 121  
Post Falls ID 83854-0121  
(w/enclosure)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF RECLAMATION

Rathdrum Prairie Project, Idaho

AGREEMENT WITH  
THE CITY OF POST FALLS, IDAHO  
FOR RECIPROCAL CROSSINGS RIGHTS  
and  
RELOCATION OF CERTAIN FACILITIES

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UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF RECLAMATION

Rathdrum Prairie Project, Idaho

AGREEMENT WITH THE CITY OF POST FALLS, IDAHO  
FOR RECIPROCAL CROSSING RIGHTS AND RELOCATION OF CERTAIN FACILITIES

THIS CONTRACT, made this 13th day of August, 1991, by and between the UNITED STATES OF AMERICA, hereinafter referred to as the United States, acting solely through the Bureau of Reclamation, Department of the Interior, represented by the official of the Pacific Northwest Region, Bureau of Reclamation, executing this contract, hereinafter referred to as the Contracting Officer, acting pursuant to the Act of June 17, 1902, (32 Stat. 388) and all acts amendatory thereof or supplementary thereto, all such acts being commonly known and referred to as the Federal Reclamation Laws, and the CITY OF POST FALLS, IDAHO, a body politic, hereinafter referred to as the City, acting by and through its City Council, represented by the official executing this contract;

WITNESSETH, THAT:

2. WHEREAS, the United States in connection with the Rathdrum Prairie Project, Idaho, (hereinafter referred to as Project) has constructed certain power, communication, and irrigation facilities for which the United States has acquired or will acquire certain land and land rights in Kootenai County, Idaho, including rights-of-way under the Act of Congress of August 30, 1890, (26 Stat. 391) or other Acts of Congress, and in the future may desire to construct additional facilities or appurtenances across certain right of way owned by the City; and
3. WHEREAS, the City has a network of public facilities, including roads, sewer systems, and water lines located adjacent to and within the area of said Project and in the future may desire to construct additional facilities or appurtenances across certain right of way owned by the United States; and
4. WHEREAS, the activities of each party in and adjacent to this project area may require the construction, operation and maintenance of facilities across land interests of the other party; and
5. WHEREAS, the construction, installation, maintenance or operation of such crossings may require the granting party to remove, alter, reconstruct, rearrange, or otherwise protect its facilities on its right of way at the points of crossing; and

6. WHEREAS, because of the activities of each party, it may become necessary to relocate in whole or in part certain facilities of the other party which conflict or interfere with said activities; and

7. WHEREAS, the parties hereto desire to enter into an agreement to provide for mutual crossings rights to avoid the burden of negotiating separate contracts for each such relocation or crossing.

NOW, THEREFORE, in consideration of the grants and agreements herein contained, the parties hereto grant and agree as follows:

#### DEFINITIONS

8. The following terms wherever used in this contract shall have the following respective meanings:

"Reclamation facility" shall mean any transmission line, communication structure, substation, switchyard, powerplant, stream gaging station, pipeline, drain, ditch, canal, lateral, sublateral, wasteway, siphon, or other waterway or water conduit, and any road required in connection with the construction or operation of such facilities, built or to be built within the City of Post Falls, Idaho.

"Right-of-Way" shall mean any lands the United States has or may hereafter obtain an interest in, pursuant to the Federal Reclamation Laws, including those rights-of-way reserved to the United States under the Act of August 30, 1890, (Stat. 391); or any lands the City has or may hereafter obtain an interest in.

"Irrigation District" shall mean that particular irrigation district under contractual obligation with the United States to operate and maintain the Reclamation facility to be crossed by the City facilities pursuant to the terms of this agreement.

"Public Facilities" shall mean any roadway, sewer system, water line, or other appurtenant facility built or to be built in connection with the public system of the City, including any right of way designated by the City as the site for its public facilities.

"Relocation" shall mean the removal of a facility from land or rights of way owned by a party to this contract and the reinstallation or reconstruction of such facility upon new land or rights of way.

#### RIGHTS GRANTED TO THE CITY

9. The United States hereby grants to the City subject to the provisions of this contract, a perpetual right to construct, reconstruct, operate and maintain City public facilities upon or across any Reclamation facility and appurtenant right-of-way within the Project area.

(a) Exercise of the rights in each instance shall require the prior approval of the United States and the Irrigation District, and shall be effective upon the date of approval of the City's application made under the provisions of Article 11 hereof.

(b) In any instance where the grant herein made is with respect to land in which the United States does not have fee simple title, the City shall obtain any additional grants or consents from the owners of such other interests in the land as may be necessary to permit full use of the land by the City for its purposes.

#### RIGHTS GRANTED TO THE UNITED STATES

10. The City hereby grants to the United States, subject to the provisions of this contract, a perpetual right to construct, reconstruct, operate and maintain Reclamation facilities upon or across any City public facility and appurtenant right of way within the City, and hereby ratifies and confirms the reservation under and by virtue of the Act of August 30, 1890, (26 Stat. 391) or other Acts of Congress, of the right-of-way across, along, or under any City public facility on land subject to such right of way.

(a) Exercise of the rights in each instance shall be effective from the date of approval of the application of the United States made under the provisions of Article 11 hereof.

(b) In any instance where the grant herein made is with respect to land in which the City does not have fee simple title, the United States shall obtain any additional grants or consents from the owners of such interest in the land as may be necessary to permit full use of the land by the United States for its purposes.

#### NOTICE OF EXERCISE OF RIGHTS AND APPROVALS

11. (a) The party desiring to exercise the rights granted under Articles 9 or 10 shall notify the other party in writing prior to the beginning of construction. Such notice shall be given a reasonable time before the rights are to be utilized by the construction of a crossing, and, in the case of the United States, the notice shall be given to the Contracting Officer or to his duly authorized representative, and in the case of the City, to the official executing this agreement, or his duly authorized representative. The notice shall be accompanied by a location map showing the proposed crossing and by plans for the facilities proposed to be constructed.

(b) The party receiving the notice shall promptly initiate action, including insofar as the United States is concerned consultation with the irrigation district, if any, on approval of reasonable plans submitted by the other party. Approval of such plans shall not be unreasonably withheld if such plans provide for a class of construction



equal or superior to the standard of construction used by the approving party itself for similar purposes. Approval of the plans shall be made in writing as follows:

(1) Approval of the United States shall be given by the Contracting Officer or his duly authorized representative.

(2) Approval of the City shall be given by the official executing this agreement, or his duly authorized representative.

#### COST OF CROSSINGS

12. The party desiring to construct or reconstruct a crossing pursuant to Article 11 hereof, shall be solely responsible for the cost and expense of construction and for the operation and maintenance of all parts of said crossing unless otherwise mutually agreed.

(a) Where a right for the City to cross a Reclamation facility or right-of-way has been approved under the provisions of Article 11, the City shall, at its sole expense, construct and install whatever crossing facilities are required and do whatever work is necessary to effect the crossing in accordance with the plans approved under Article 11.

(b) Where a right for the United States to cross a City public facility has been approved under the provisions of Article 11, the United States shall, at its sole expense, construct and install whatever crossing facilities are required and do whatever work is necessary to effect the crossing in accordance with the plans approved under Article 11.

#### CONSTRUCTION OF CROSSINGS

13. The parties hereto, in constructing or reconstructing a Reclamation facility or City public facility under a grant pursuant to the provisions of Articles 9 or 10 hereof, shall observe the following conditions:

(a) Neither party shall perform any construction or alteration of its facilities that would adversely interfere with the facility of the other party until the plans therefore have been approved by the other party.

(b) All construction work shall be conducted in a proper and workmanlike manner.

(c) Material removed from a Reclamation facility or City public facility area shall be replaced or renewed so that, upon completion of the crossing, the facility will be restored to a condition that is equal to or superior to the condition that existed prior to such construction work.

(d) The parties hereto shall not in any case or circumstance stop, impede, or interfere with the operation of the facilities of the other party, and in the event that either party constructs or reconstructs any facility authorized pursuant to the provisions of Articles 9 and 10 hereof, the party doing the construction shall provide such adequate temporary detour, ditch, siphon, pipe or other facility as directed and approved by the other party, for the purpose of preserving the operation of said facilities of the other party during the time of the construction.

#### ALTERATION AND PROTECTION OF FACILITIES

14. In the event either party alters one of its facilities, whether constructed prior to or subsequent to the execution of this contract, thereby making it necessary that the facility of the other party be altered, reconstructed, replaced, relocated or otherwise protected, the party initiating the alteration shall reimburse the other party for its costs and expense to perform such alteration or protection. Unless otherwise mutually agreed to between the parties hereto, the party owning the facility needing alteration or protection will perform such work, herein referred to as protection work, and will be reimbursed for the cost and expense thereof by the other party as hereinafter provided. The protection work will be performed in accordance with plans, specifications, and estimates of costs and expenses furnished by the party doing the work and approved by the other party. Estimates of costs and expenses shall include costs and expenses incurred preliminary to completion of the plans and specifications and necessarily connected with their preparation.

#### RELOCATION OF RECLAMATION FACILITIES

15. Whenever the construction or operation and maintenance of a City public facility necessitates the relocation of a Reclamation facility, the United States will with reasonable dispatch, upon the request of the City relocate such facility on land or rights of way to be selected and agreed to by the parties hereto. If mutually agreed to by the parties hereto, the City shall perform the relocation of such facilities in a manner to the satisfaction of the United States and the Irrigation District.

(a) The City shall convey or grant to the United States by instrument satisfactory in form and substance to the United States the land or right of way selected for the relocation by the parties hereto and concurrently therewith, the United States shall transfer to the City its interest in and to the property from which its facilities have been removed.

(b) Alternatively, if the parties hereto shall so agree, the United States shall itself acquire directly from the owners thereof the land or right of way selected for the relocation and the cost of such acquisition shall be included as an actual cost of "relocation" work hereinafter provided to be paid to the United States by the City. In such case, upon completion of the relocation and payment to the United States for all

amounts due it hereunder for such relocation, the United States shall transfer to the City its interest in and to the property from which its facilities have been removed.

(c) If the United States or its assigns perform the work of relocation of its facilities, such work shall be performed in accordance with plans, specifications and estimates of costs and expenses furnished by the United States and approved by the City. Estimates of costs and expenses shall include costs and expenses incurred preliminary to completion of the plans and specifications and necessarily connected with their preparation. Upon notice from the City, the United States shall transfer its operations to its relocation facilities as and when any portion thereof is complete and ready for operation and shall vacate the superseded locations of such facilities.

#### RELOCATION OF CITY FACILITIES

16. Whenever the construction or operation and maintenance of a Reclamation facility necessitates the relocation of a City public facility, the City will with reasonable dispatch, upon the request of the United States relocate such facility on land or rights of way to be selected and agreed to by the parties hereto.

(a) The United States shall convey or grant to the City by instrument satisfactory in form and substance to the City the land or right of way selected for the relocation by the parties hereto and concurrently therewith, the City shall transfer to the United States its interest in and to the property from which its facilities have been removed.

(b) Alternatively, if the parties hereto shall so agree, the City shall itself acquire directly from the owners thereof the land or right of way selected for the relocation and the cost of such acquisition shall be included as an actual cost of "relocation" work hereinafter provided to be paid to the City by the United States. In such case, upon completion of the relocation and payment to the City for all amounts due it hereunder for such relocation, the City shall transfer to the United States its interest in and to the property from which its facilities have been removed.

(c) The City shall perform the work of relocation of its facilities and shall perform such work in accordance with plans, specifications and estimates of costs and expenses furnished by the City and approved by the United States. Estimates of costs and expenses shall include costs and expenses incurred preliminary to completion of the plans and specifications and necessarily connected with their preparation. Upon notice from the United States, the City shall transfer its operations to its relocation facilities as and when any portion thereof is complete and ready for operation and shall vacate the superseded locations of such facilities.

### PAYMENT OF RELOCATION AND PROTECTION COSTS AND EXPENSES

17. (a) Whenever the activities of the City require the United States to perform protection work or relocation work of United States facilities under articles 14 and 15, the City shall pay to the United States the actual cost and expense of said "protection" or "relocation" work performed by the United States or its assigns.

(b) Whenever the activities of the United States required the City to perform protection work or relocation work of City facilities under articles 14 and 16, the United States shall pay to the City the actual cost and expense of said "protection" or "relocation" work performed by the City or its assigns.

(c) The actual cost and expense payable shall be such cost and expense as are allocable or chargeable to the work performed in accordance with regularly established practices of the party to be paid. Upon the completion of any protection work or relocation work, the party performing the work shall render to the other party a certified statement of the actual cost and expense of the work, showing the credit, if any, allowed for salvage. In the event a certified statement is submitted covering relocation or protection work at more than one location, items of costs and expense shall be listed separately for each location. Promptly after receipt of the statement, the other party will pay to the first party the cost and expense of the work performed. For audit purposes, each party will make available to the other, upon request, its accounts and records supporting the certified statements rendered.

### MAINTENANCE OF FACILITIES

18. The United States and the City shall maintain their respective facilities at their own expense including replacement as the necessity arises, and shall make such repairs as may be necessary to protect existing facilities from possible damage or interference. In this regard, it shall be the duty of the United States and of the City to maintain their respective facilities in such a manner as to be deemed safe and in good repair, consistent with customary management practices. Nothing in this article shall be construed, however, as releasing either party from responsibilities to the other party as contained in this agreement.

### ABANDONMENT OF FACILITIES

19. In the event either the United States or the City abandons <sup>the</sup> ~~it~~ facilities authorized under the terms of this agreement, that party shall at its sole cost and expense remove the facility and/or restore the area to a condition satisfactory to the other party.

#### UNITED STATES DOES NOT ASSUME LIABILITY

20. The United States and the Irrigation District shall not be responsible for, nor do they assume liability for, injury or damage to any person or property incident to or that may arise during and in connection with the exercise by the City and its officers, agents, and employees of the privileges granted by this instrument.

#### CITY DOES NOT ASSUME LIABILITY

21. The City does not, by reason of this contract, or by reason of any grants made pursuant to Article 10, assume any liability for injury or damage to any person or property incident to or that may arise during and in connection with the exercise by the United States and its officers, agents, and employees of the privileges granted by this instrument.

#### RIGHT TO ENTER ON OTHERS RIGHT OF WAY

22. The United States and the City, and their respective officers, agents, contractors and employees, shall at any and all times have the right to enter upon the rights of way of the other, granted as provided herein, for the purpose of doing anything necessary in connection with the construction, placing, repairing or maintenance of any portion or part of their respective works and facilities, including all structures and crossings which may be built in pursuance of the provisions of this contract.

#### CONTINGENT ON APPROPRIATIONS

23. The expenditure of any money or the performance of any work by the United States or the City herein provided for, which may require the appropriation or allotment of funds, shall be contingent on such appropriations or allotments being made. The failure to appropriate or allot funds shall not, however, relieve the United States or the City from any obligation theretofore accrued under this contract. No liability shall accrue against the United States or the City in case such funds are not so appropriated or allotted.

#### CONTRACT TERMINATION

24. This contract may be terminated upon mutual agreement of both parties hereto, provided that a mutual determination has been made concerning the future protection of the existing facilities. Provided further, that such termination shall not affect the completion and payment for any job approved prior to the effective date of said termination.



EXISTING CONTRACTS

25. This contract does not terminate existing contracts that were previously entered into between the parties hereto for crossing rights; however, upon mutual agreement between the parties hereto, this shall not preclude the use of this contract for all future crossing rights that would usually be authorized under those existing contracts.

OFFICIALS NOT TO BENEFIT

26. No Member of or Delegate to Congress, or Resident Commissioner shall be admitted to any share or part of this contract or to any benefit that may arise herefrom, but this restriction shall not be construed to extend to this contract if made with a corporation or company for its general benefit.

IN WITNESS WHEREOF, the parties have hereto signed their names the day and year first above written.

UNITED STATES OF AMERICA

By Max E. Van Den Berg  
Regional Supervisor of  
Water, Power, and Lands  
Bureau of Reclamation  
Pacific Northwest Region  
Box 043-550 West Fort Street  
Boise ID 83724

CITY OF POST FALLS, IDAHO

By James Hammond

Title MAYOR

Address: P.O. BOX 789,

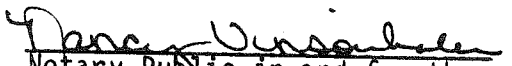
POST FALLS, ID. 83854

STATE OF IDAHO )  
: ss  
County of Ada )

On this 13th day of August, 1991,

personally appeared before me Max E. Van Den Berg  
to me known to be the official of the UNITED STATES OF AMERICA that executed  
the within and foregoing instrument and acknowledged said instrument to be  
the free and voluntary act and deed of said United States, for the uses and  
purposes therein mentioned, and on oath stated that he was authorized to  
execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
my official seal as of the day and year first above written.

  
Notary Public in and for the  
State of Idaho  
Residing at Boise  
My commission expires: 4-1-92

(SEAL)

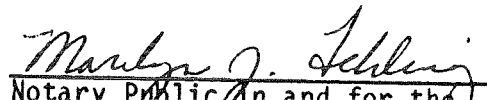
\* \* \* \* \*

STATE OF IDAHO )  
: ss  
County of KOOTENAI )

On this 1 ST day of AUGUST, 1991,

personally appeared before me JAMES C. HAMMOND  
to me known to be the official of the CITY OF POST FALLS, IDAHO, that  
executed the within and foregoing instrument and acknowledged said  
instrument to be the free and voluntary act and deed of said City for the  
uses and purposes therein mentioned, and on oath stated that he was  
authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
my official seal as of the day and year first above written.

  
Notary Public in and for the  
State of IDAHO  
Residing at POST FALLS  
My commission expires: LIFE

(SEAL)

# Seltice Way Rehabilitation

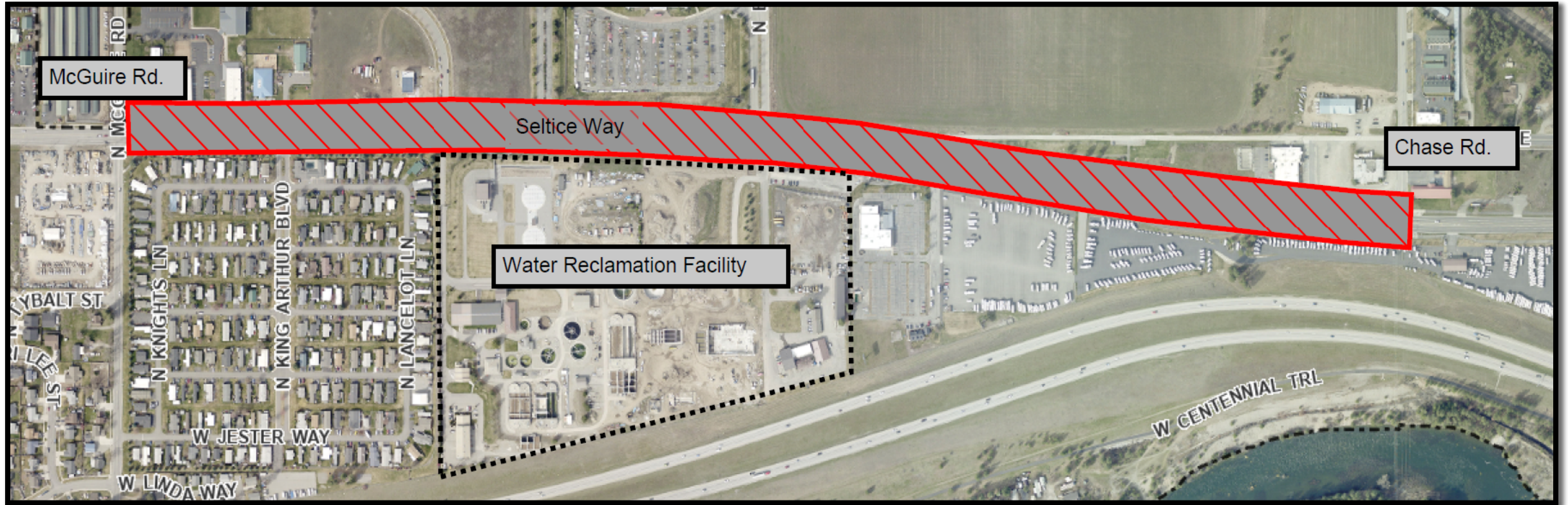
## Memorandum of Understanding with East Greenacres Irrigation District

John Beacham  
Director, Public Works Department  
March 18, 2025





# Project Limits

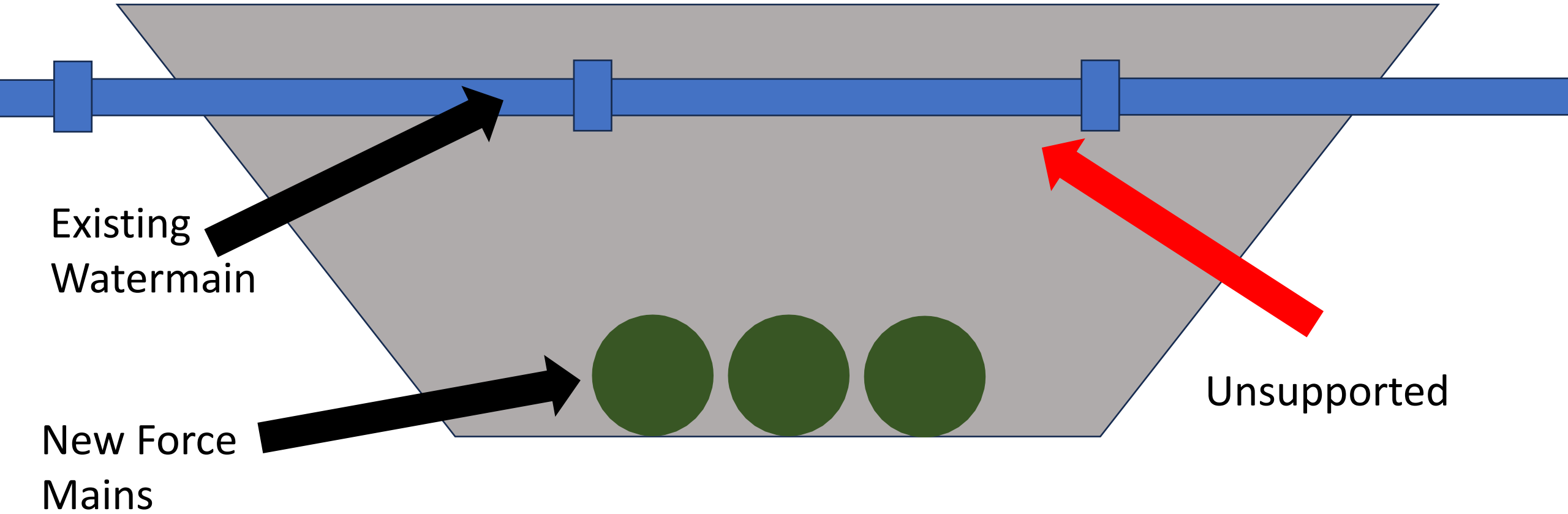


# Project Recap

- Repair road surface and underlying baserock
- Install wastewater collection pipelines and Class A line
- Estimated total construction cost: \$10 million
- Budgeted primarily through Wastewater and Streets Capital improvements budgets



# Protection Work



# MOU Summary

- EGID will design and construct necessary work
  - Prior to or during City project
- City will reimburse EGID
- EGID elected modifications will be at their expense
- Aligns with 1991 “Crossing Agreement”

# Next Steps

- Complete design for City work and EGID work
- Review and approve designs
- Both entities bid and construct work
  - EGID proceeds with work first

# Questions and Discussion

**CITY OF POST FALLS  
AGENDA REPORT  
NEW BUSINESS  
MEETING DATE: 3/18/2025**

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**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** Shelly Enderud, City Administrator

**SUBJECT:** C-PACE Financing Program

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**ITEM AND RECOMMENDED ACTION:**

Staff is seeking direction from the city council on whether to move forward with the Resolution of Intent to explore the feasibility of a C-PACE program for our community. This step would allow for further analysis and public input, ensuring that the program aligns with our economic and sustainability goals.

We look forward to discussing this opportunity further and welcome any questions or recommendations.

**DISCUSSION:**

Introduction

As the city explores opportunities for sustainable economic growth and development, we recommend the consideration of the Commercial Property Assessed Capital Expenditure (C-PACE) financing program as a valuable tool. This program, authorized under Idaho Code Chapter 38, Title 67, enables commercial property owners to secure financing for energy efficiency, water conservation, and renewable energy projects through voluntary property tax assessments.

Benefits of C-PACE Financing

- Encourages Economic Development
  - Supports commercial property improvements, making the city more attractive for business investment.
  - Facilitates renovations and new construction projects, increasing property values and tax revenue.
- Promotes Sustainability and Cost Savings
  - Funds projects that reduce energy consumption, lower public health risks, and improve water conservation.
  - Helps businesses achieve long-term cost savings through energy-efficient upgrades.
- Provides Accessible Long-Term Financing
  - It allows property owners to secure funding with no upfront costs, repaying through their property tax bills.
  - Terms are typically longer than traditional loans, making projects more financially feasible.
- Minimal Risk for Local Government
  - The city acts as a facilitator, not a lender. The financing is secured through a lien on the property, ensuring repayment.
  - The city may charge an administrative fee of 1%, providing a revenue stream for



program administration.

## Implementation Process

According to Idaho Code 67-3806, the city must follow a three-step process:

1. Resolution of Intent – Declare the public benefit of the program, define project eligibility, and set administrative guidelines.
2. Public Hearing – Engage the community and stakeholders to ensure transparency and alignment with economic goals.
3. Program Establishment – Formally adopt the C-PACE program, enabling property owners to apply for financing.

## Potential Projects & Impact

- Existing commercial buildings (e.g., the Buck Knives building) can receive upgrades like new roofing or HVAC improvements.
- New construction projects can incorporate energy-efficient designs from inception.
- Companies looking to locate in the city may find C-PACE an attractive incentive for development.

The Packet provided to the City of Coeur d' Alene city council during their discussion has been attached to provide additional information on the program.

### **ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

N/A

### **APPROVED OR DIRECTION GIVEN:**

N/A

### **FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

The program will require staff time to develop and manage. The city has the ability to offset this expense by charging a 1% administrative fee if the financing program is used.

### **BUDGET CODE:**

No revenue account has been established yet.

### **ATTACHMENTS:**

1. CDA C-Pace Documents
2. C Pace Presentation March 18 2025

## CITY COUNCIL STAFF REPORT

**DATE:** November 5, 2024  
**FROM:** Troy Tymesen, City Administrator; Katie Ebner, Finance Director; Randy Adams, City Attorney  
**SUBJECT:** C-PACE Program

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**DECISION POINT:** Should Council establish a C-PACE Program for the City and adopt the C-PACE Program Guidebook, together with the necessary Forms, as required for a C-PACE Program in Idaho?

**HISTORY:** On July 1, 2024, the Commercial Property Assessed Capital Expenditure (C-PACE) Act went into effect in the state of Idaho. The new Chapter 38 in Title 67 of the Idaho Code is intended to help owners of agricultural, commercial, industrial, or multifamily residential properties obtain low-cost, 100%, long-term financing for certain features of their developments. The availability of such financing will facilitate an increase in economic development, lower insurance costs, and decrease disaster and emergency response costs to local governments. C-PACE programs are also intended to decrease the energy and water costs of developments, while encouraging energy and water sustainability.

Providence Development, a real estate developer with two planned hotel projects in Coeur d'Alene, including the Marriott Hotel at 6<sup>th</sup> and Sherman, reached out to City staff inquiring whether there was interest in creating a C-PACE Program for Coeur d'Alene. The City Administrator investigated the economics of the Program and the Legal Department performed a detailed analysis of the new Act. From all of the information available, it was determined that the Program would generate significant funds for the City (\$500.00 per application *and* up to \$50,000.00 per project), with no risk and little cost in terms of money or time required on behalf of the City. In addition, the Program provides incentives for developers to create projects which have tangible environmental and economic benefits, not only for property owners but for the City as well. The reason why local governments are involved is that the financing under a C-PACE Program is repaid by means of a special assessment added to the property tax bill, imposed by the local government with the consent of the developer, recorded in the County records, and administered (at the option of the local government) by the lender. The special assessment, like other property taxes, is on the land and development, and can be enforced in the same manner as a deed of trust if delinquent. The security this system provides is an incentive to lenders to offer long-term low-interest loans.

On September 17, 2024, Council adopted Resolution No. 24-074 which expressed the intent to create a C-PACE Program for the City and set a public hearing for the adoption of the Program. This was the first step, required by Idaho Code § 67-3806(1)(a), for creating the Program. After the adoption of the Resolution of intent, staff began developing a Program Guidebook and the various forms needed for a C-PACE Program pursuant to the new Act. Staff was aided in this task with templates provided by Providence Development (a developer) and by

Petros Place Finance (a lender), both of which have experience with C-PACE Programs in Colorado and elsewhere. Additionally, templates from Whatcom County, Washington, were reviewed. Staff carefully compared the templates with Idaho law, and prepared the Guidebook and forms accordingly. The proposed Guidebook and forms have been reviewed by City staff and Petros Place Finance has affirmed that they meet the needs of prospective lenders.

The Program Guidebook, by definition, is a comprehensive document illustrating Program and establishing all of the elements required by Idaho law. Specifically, the Guidebook establishes how the Program will be administered, the eligibility requirements, the application and approval process, the Program fees, and the eight (8) forms required by Idaho law. The Guidebook contains a limitation on the City's liability and responsibility: "The City, its governing bodies, executives, or employees are not personally liable as a result of exercising any rights or responsibilities granted under this Program. The City shall not pledge, offer, or encumber its full faith and credit for any lien amount through a C-PACE program. No public funds may be used to fund or repay any C-PACE financing obligation between a capital provider and property owner."

**FINANCIAL ANALYSIS:** The City will realize a financial benefit in establishing this Program, consisting of an application fee of \$500.00 and up to \$50,00.00 per project, with little to no burden on Staff and no liability on the City except in cases of gross negligence, recklessness, or willful misconduct. Two projects in the City that could take advantage of this financing mechanism have already been identified, and other developers could be interested as well. Establishing the Program and adopting the Guidebook and Forms are necessary predicates to the use of C-PACE financing.

**PERFORMANCE ANALYSIS:** The City of Coeur d'Alene may well be the first local government in Idaho to adopt a C-PACE Program, but is certainly not the first in the country. Providence Development and Petros Place Finance are not the only developer and lender participating in a C-PACE Program. At least three other lenders, Idaho Central Credit Union, Nuveen Green Capital, and Dwight Green Finance, have reached out to staff and expressed interest in financing qualified improvements for developments in the City. Establishing a C-PACE Program for the City does not mean there is no going back. If the Program does not work as intended, or creates significant issues for the City, the Program can be abandoned at any time. Any approved financing would, of course, continue. According to the United States Environmental Protection Agency, as of 2022, more than 38 states plus the District of Columbia have C-PACE-enabling legislation and 30 states plus the District of Columbia have active programs. There has been more than \$4 billion in investment in over 2,900 commercial projects as of November 2022.

**DECISION POINT/RECOMMENDATION:** Council should establish a C-PACE Program in the City and adopt the C-PACE Program Guide, together with the necessary Forms, as required for a C-PACE Program in Idaho.

**PUBLIC COMMENTS RECEIVED PRIOR TO HEARING**



In Alliance with **Apollo**  
300 Colorado St., Ste 2000, Austin, TX 78701

October 23, 2024

VIA EMAIL

RE: Support of Commercial Property Assessed Clean Energy Program

Dear Honorable Mayor Woody McEvers and Honorable City Council Members,

I am writing on behalf of Petros PACE Finance, one of the nation's largest commercial PACE capital providers in the country, and a leader in developing and innovating commercial PACE policy and programs. We are writing in support of the resolution to create a strong commercial PACE program in the city of Coeur d'Alene.

Commercial PACE has seen tremendous growth across the country in the past few years. Communities in neighboring states such as Utah, Montana, Nevada, Washington, and Oregon and 30 others have launched programs, all wanting the economic development and other benefits that C-PACE capital brings. Just as importantly, it comes at no legal or financial cost or liability for the city, as all financial risk is borne by capital providers such as Petros.

We also want to inform you that we have been contacted by several property owners in Coeur d'Alene who wish to utilize C-PACE for their buildings, and we look forward to working with them once the program is implemented.

We urge your support for the resolution implementing the C-PACE program.

Sincerely

MICHAEL YAKI  
Senior Vice President & Sr. Counsel  
Policy and Programs  
Petros PACE Finance, LLC



# Adoption of C-PACE Program

Should Council adopt a C-Pace Program  
and Approve the Program Guidebook and Forms?



1

In 2024, the Idaho Legislature passed, and the Governor signed, a bill creating a new Chapter 38 in Title 67 of the Idaho Code. The stated intent of the Legislature is:

“to authorize the establishment of a commercial property assessed capital expenditure (C-PACE) program that local governments may **voluntarily implement** to ensure that **free and willing owners** of agricultural, commercial, industrial, or multifamily residential properties can obtain low-cost, long-term financing for qualifying improvements. The legislature finds that enabling local governments to adopt C-PACE programs **serves a valid public purpose** because the use of C-PACE programs **will increase economic development, lower insurance costs, and lower disaster and emergency response costs to local governments**. C-PACE programs will also **decrease energy and water costs and encourage energy and water sustainability**.”

Idaho Code § 67-3802

2

The United States Department of Energy has this to say about the C-PACE Program:

“The property assessed clean energy (PACE) model is an innovative mechanism **for financing energy efficiency and renewable energy improvements on private property**. . . . PACE programs allow a property owner to finance the up-front cost of energy or other eligible improvements on a property and then pay the costs back over time through a **voluntary** assessment. The unique characteristic of PACE assessments is that the assessment is attached to the property rather than an individual. . . . Property owners that **voluntarily** choose to participate in a PACE program repay their improvement costs over a set time period—typically 10 to 20 years—through property assessments, which are secured by the property itself and paid as an addition to the owners' property tax bills.”

<https://www.energy.gov/scep/slsc/property-assessed-clean-energy-programs>

3

The advantages of C-PACE financing include:

- ❖ Financing for 100% of direct and indirect costs;
- ❖ Fixed interest rates;
- ❖ Up to 30+ years to repay;
- ❖ Secured by a property lien (not a personal guarantee); and
- ❖ Non-accelerable in the event of default.

“In sum, C-PACE financing makes it easy for property owners to make improvements by eliminating upfront capital costs, providing competitive long-term financing for long-term capital improvements, and allowing property owners to transfer repayment obligations to a new owner upon sale.”

<https://c-pacealliance.org/>

4

Why adopt a C-PACE Program for Coeur d'Alene?

“C-PACE addresses a gap in the credit market for energy efficiency and resiliency projects. **Investing in commercial properties to use renewable energy sources, to be energy efficient, to save water, and to be more resilient and sustainable makes economic sense and generates environmental benefits.** Prior to C-PACE, the problem was that credit was not available based on traditional banking practices or the credit was too short-term to make financial sense, even for large businesses. C-PACE solves these issues by providing long term, fixed-rate credit that allows the cost savings to equal or exceed the debt service.”

<https://c-pacealliance.org/>

5

“Property owners can use C-PACE to finance 100% of project costs **related to energy efficiency, renewable energy, water conservation, and eligible resiliency.** Items such as HVAC, efficient windows and doors, control systems, roofing, elevators, and solar panels can be paid with C-PACE. On an existing building retrofit, PACE can often cover 100% of the cost of a project. On new construction, C-PACE financing usually represents 25-35% of total project costs. Examples of projects that can use C-PACE:

Completely modernizing a vacant Art Deco office building;

Redeveloping an abandoned factory as a business incubator;

Installing solar on an indoor soccer and recreational park; and

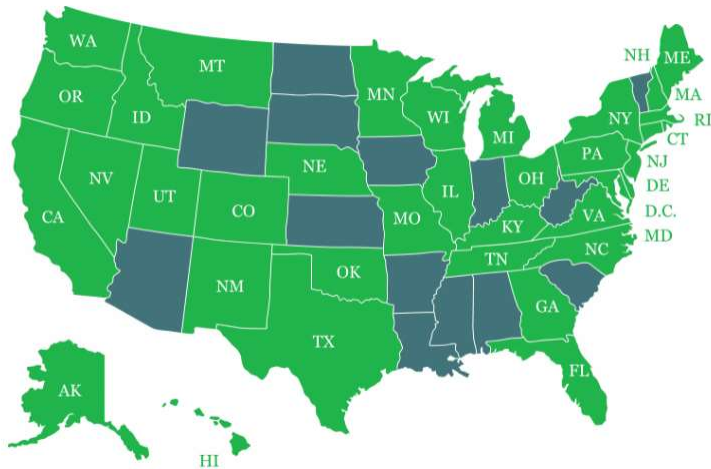
Constructing a new hotel with high-efficiency windows and water conserving systems.”

<https://c-pacealliance.org/#what>

6

Where are local governments authorized to implement a C-PACE Program?

7



38 states (in green) have adopted C-PACE Legislation.

<https://www.nuveen.com/greencapital/about-c-pace/where-we-lend>

8

C-PACE Programs have a track record of success.

Residential PACE authority was first established in 2007, and commercial PACE programs **began to appear in 2009**.

Since its inception, there have been 2,322 projects in 29 states with a value in excess of \$7.2 billion.

In 2023 alone, there were at least 247 projects in 24 states with a value of over \$2 billion.

<https://c-pacealliance.org/c-pace-program-volume/>

9

To enable a C-PACE Program in Idaho, Council must:

1. Adopt a Resolution of Intent. *Council did this on September 17, 2024, pursuant to Resolution 24-074.*
2. Set a public hearing on the proposed program. *Council did this in the same Resolution, setting the public hearing for today.*
3. Hold a public hearing to allow “the public to comment on the proposed program as outlined in the resolution of intent.” I.C. § 67-3806(1)(b). *This is happening tonight.*
4. Adopt a second Resolution to establish the Program and its terms. This is Resolution 24-091 before you tonight.
5. The terms of the Program are set out in a Program Guidebook, which Council would adopt by the same Resolution. See I.C. § 67-3803(8). The Program Guidebook also includes the “standard application forms consistent with the administration of a program pursuant to” law. *Id.*

10



Once the Program is adopted by Council, this is the result:

The City may place voluntary special assessments on property without any additional action by Council.

The City may also:

- ❖ Hire and set the compensation of a program administrator and program staff; or
- ❖ Delegate or contract for professional or administrative services necessary to administer the program on a nonexclusive basis.
- ❖ AND impose a fee of five hundred dollars (\$500) at the time of a property owner's application, as well as a servicing fee for approved applications calculated as one percent (1%) of the total amount financed, not to exceed fifty thousand dollars (\$50,000).

Idaho Code § 67-3806(3), (4), and (5).

11

Pursuant to the proposed Program Guidebook:

- ❖ The City Treasurer (Katie Ebner) is the Program Administrator.
- ❖ The Program Administrator receives and then reviews applications for the Program within 10 days; collects the \$500 application fee.
- ❖ The Program Administrator approves, conditionally approves, or disapproves an application.
- ❖ The Program Administrator signs the required documents on behalf of the City.
- ❖ The Program Administrator records the Notice of Assessment Interest and C-PACE lien with the County.
- ❖ The Capital Provider (Lender), with the Property Owner, prepares the application and supporting documents.
- ❖ After the application is approved and the documents are recorded, the Capital Provider disburses the funds, including the City's 1% fee.
- ❖ The Capital Provider bills, collects, and enforces the assessment.
- ❖ The City has no liability under the Program. No public funds are used to fund or repay C-PACE financing.

12

Staff recommends that Council approve Resolution No. 24-091, which establishes a C-PACE Program in Coeur d'Alene and adopts the Program Guidebook and Forms which govern the terms and conditions of the Program in order to ensure low-cost, long-term financing for qualifying improvements for a multitude of projects in the City in order to potentially lead to an increase in economic development, lower insurance costs, and lower disaster and emergency response costs to the City, in addition to decreasing energy and water costs and encouraging energy and water sustainability.

13

Questions?

14

RESOLUTION NO. 24-091

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ESTABLISHING A COMMERCIAL PROPERTY ASSESSED CAPITAL EXPENDITURE (C-PACE) PROGRAM, ADOPTING A PROGRAM GUIDEBOOK AND FORMS FOR USE IN THE PROGRAM, PURSUANT TO CHAPTER 38, TITLE 67, IDAHO CODE.

WHEREAS, the Commercial Property Assessed Capital Expenditure Act, Chapter 38, Title 67, Idaho Code, (the "Act") authorizes local governments in the state of Idaho to establish a Commercial Property Assessed Capital Expenditure Program (a "C-PACE Program") to assist in financing the costs of certain renewable energy, energy and water efficiency, and resiliency improvements, known as Qualified Improvements, for certain commercial, industrial, agricultural, or multifamily housing property projects through the levy of special assessments; and

WHEREAS, the City has determined that the financing of Qualified Improvements through special assessments is a valid public purpose; and

WHEREAS, the City previously adopted Resolution No. 24-074 on September 17, 2024, expressing its intent to establish a C-PACE Program and held a public hearing to receive input from the public with respect to the proposed C-PACE Program on November 5, 2024; and

WHEREAS, the City now desires to establish a C-PACE Program pursuant to the Act; and

WHEREAS, it is deemed to be in the best interests of the City of Coeur d'Alene and the citizens thereof that the C-PACE Program be established and that the Program Guidebook, setting forth the terms and condition of the Program, together with required forms, be adopted.

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that, pursuant to the Act, the City hereby establishes a C-PACE Program to facilitate the financing of Qualified Projects and to authorize Special Assessments, which will be entered into voluntarily by a qualifying Property Owner and the City by means of an Assessment Agreement for C-PACE Financing, to repay the financing for Qualified Projects obtained by the Property Owner.

BE IT FURTHER RESOLVED by the Mayor and City Council that the Program Guidebook and Forms, attached hereto as Exhibit "A" and incorporated herein, be adopted.

BE IT FURTHER RESOLVED that the Mayor, City Administrator, and City Attorney are hereby authorized to modify the Program Guidebook and Forms, provided that the substantive provisions of the Program and Guidebook remain intact.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its approval and adoption.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute any documents necessary to effectuate the C-PACE Program and Program Guidebook.

DATED this 5th day of November, 2024.

\_\_\_\_\_  
Woody McEvers, Mayor

ATTEST:

\_\_\_\_\_  
Renata McLeod, City Clerk

Motion by \_\_\_\_\_, Seconded by \_\_\_\_\_, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER ENGLISH                      Voted

COUNCIL MEMBER MILLER                      Voted

COUNCIL MEMBER GOOKIN                      Voted

COUNCIL MEMBER EVANS                      Voted

COUNCIL MEMBER WOOD                      Voted

COUNCIL MEMBER GABRIEL                      Voted

\_\_\_\_\_ was absent. Motion carried/failed.



# **PROGRAM GUIDEBOOK: C-PACE PROGRAM**

## **City of Coeur d'Alene, Idaho**

**Mayor  
Council**

Woody McEvers  
Dan Gookin  
Amy Evans  
Kiki Miller  
Dan English  
Christie Wood  
Kenny Gabriel

**City Administrator**

Troy Tymesen

**City Finance Director**

Katie Ebner

**City Attorney**

Randall Adams



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## **I. Introduction**

### **A. About C-PACE**

In 2024, the Idaho Legislature passed Commercial Property Assessed Capital Expenditure enabling legislation, creating a new Chapter 38 in Title 67 of the Idaho Code. This legislation allows local governments to establish C-PACE programs within their respective jurisdictions. A C-PACE Program permits owners of eligible commercial property to seek and obtain long-term financing from private Capital Providers for certain Qualified Improvements, including facilities and equipment to promote energy efficiency, renewable energy, water conservation, and resiliency for qualifying buildings. Improvements made to reduce lead in drinking water are also considered Qualified Improvements. In short, C-PACE programs help developers make buildings more efficient and resilient. Furthermore, a C-PACE Program allows a local government to levy and collect a voluntary assessment to repay the financing of the improvements, and to record a lien on the property to ensure repayment. This approach to financing has been used on thousands of properties in more than 30 states and the District of Columbia.

The City of Coeur d'Alene has created and administers a C-PACE Program pursuant to the C-PACE Act. Under this Program, financing is available in four categories: energy efficiency, renewable energy, water conservation, and resiliency improvements. Improvements that reduce greenhouse gas emissions would qualify, provided that the improvements also fall under one of the aforementioned categories. A C-PACE loan is secured by a first and prior lien on the property and paid back over time, which lien is a junior only to liens for City property taxes or ad valorem taxes. Like other assessments, C-PACE financing is non-accelerating, which means only current or past due payments can be collected, while future payments are the responsibility of the Property Owner at the time. The C-PACE repayment obligation transfers automatically to the next owner if the property is sold. In the event of default, only the payments in arrears are due. This arrangement spreads the cost of qualifying improvements – such as energy-efficient HVAC equipment, upgraded insulation, new windows, or solar installations – over the useful life of the improvements. The City's Program exists under Idaho's C-PACE legislation and the rules established by this Guidebook. No change in the Program or in Idaho's C-PACE legislation will affect a Property Owner's obligations to pay C-PACE assessments incurred under the Program prior to such change.

### **B. Idaho C-PACE Program Guidebook**

This Guidebook sets out the eligibility requirements for C-PACE projects in the City and the process for applying for C-PACE project approval.

## **II. Definitions**

- A. “Capital Provider” means a private third-party lender, including its designee, successor, and assigns, that provides or funds C-PACE financing, including refinancing, pursuant to Chapter 38, Title 67, Idaho Code.
- B. “City” means the City of Coeur d'Alene and its officials with authority over this Program.

- C. “Commercial Property” means:
1. Privately owned commercial, industrial, or agricultural real property; or
  2. Privately owned residential real property consisting of five (5) or more dwelling units.
  3. Property owned by nonprofit, charitable, or religious organizations; or
  4. One (1) or more owner-occupied or rental condominium units affiliated with a hotel.
- D. “C-PACE” means Commercial Property Assessed Capital Expenditure.
- E. “C-PACE Act” means the Commercial Property Assessed Capital Expenditure Act, codified as Chapter 38, Title 67, Idaho Code.
- F. “C-PACE Program” or “Program” means the program established by the City pursuant to the provisions of the C-PACE Act.
- G. “Eligible Property” means any privately-owned commercial, agricultural, industrial, or multi-family real property with five (5) or more dwelling units located within the boundaries of the City, including properties owned by nonprofit, charitable, or religious organizations, or one (1) or more owner-occupied or rental condominium units affiliated with a hotel.
- H. “Financing” means financing and refinancing for a Qualified Project pursuant to the C-PACE Act.
- I. “Financing Agreement” means a contract under which a Property Owner agrees to repay a Capital Provider for the Financing, including but not limited to details of finance charges, fees, debt servicing, accrual of interest and penalties, and terms relating to treatment of prepayment and partial payment, billing, collection, and enforcement of the Financing.
- J. “Program Administrator” means the City Treasurer or his or her designee, including a third party outside the City, to administer the Program in conformance with the administration procedures provided by the Program Guidebook.
- K. “Program Guidebook” or “Guidebook” means this document which establishes appropriate guidelines, specifications, underwriting and approval criteria, and application forms consistent with the administration of a Program pursuant to the C-PACE Act, including:
1. The form for an assessment contract between the City and the Property

- Owner for specifying the terms of assessment under the Program, Financing provided by a third party, and remedies for default or foreclosure;
2. The form for the notice of assessment and C-PACE lien; and
  3. The form for a notice of assignment of assessment and C-PACE lien between the City and a Capital Provider.
- L. “Project Application” means an application submitted to the Program Administrator to demonstrate that a proposed project qualifies for C-PACE financing and for a C-PACE assessment and lien.
- M. “Property Owner” means the legal owner of qualifying Eligible Property, which is the record owner of title to the Eligible Property or the owner of an estate for years created pursuant to a written lease agreement or similar agreement. The Property Owner must be current on any mortgage and property tax payments on the property, and cannot be insolvent or in bankruptcy proceedings. Title to the Eligible Property cannot be in dispute.
- N. “Qualified Improvement” means a permanent improvement installed and affixed to Eligible Property and intended to:
1. Decrease energy consumption or demand through the use of efficiency technologies, products, or activities that reduce or support the reduction of energy consumption;
  2. Support the production of renewable energy, including through the use of a product, device, or interacting group of products or devices on the customer’s side of the meter that provides thermal energy or regulates temperature;
  3. Decrease water consumption or demand, increase water conservation and storage, and address safe drinking water through the use of efficiency technologies, products, or activities that reduce or support the reduction of water consumption or increase the storage of water;
  4. Allow for the reduction or elimination of lead from water that may be used for drinking or cooking; or
  5. Increase water or wastewater resilience, including through storm retrofits, flood mitigation, and stormwater management, or increase wind resistance, energy storage, microgrids, or structures, measures, or other improvements that reduce land use impact, and other resilience projects approved by the City.
- O. “Qualified Project” means a project approved by the Program Administrator,



involving the installation or modification of a Qualified Improvement, including new construction or the adaptive reuse of Eligible Property with a Qualified Improvement. A Qualified Improvement installed and operational no more than three (3) years prior to the date of application is eligible as a Qualified Project.

- P. “Special assessment” means a voluntary assessment imposed by the City on Eligible Property located within the boundaries of the Program.

### **III. C-PACE Program Rules**

This Guidebook establishes the guidelines, eligibility, and approval criteria, and adopts forms for the administration of the Program in accordance with the C-PACE Act. The intent of the Program is to enable financing for Eligible Property owners to make certain Qualified Improvements, including energy efficiency, renewable energy, water conservation, and resiliency improvements as described in the C-PACE Act. Council finds that the Program serves a valid public purpose because it will increase economic development, lower insurance costs, lower disaster and emergency response costs, decrease energy and water costs, and encourage energy and water sustainability.

Qualified Improvements, including all eligible costs that are to be financed as described in a project application approved by the Program, constitute a Qualified Project. Property Owners may receive funding for their Qualified Improvements only from Capital Providers pursuant to a separate Financing Agreement negotiated between the Property Owner and Capital Provider.

#### **A. Establishment of C-PACE Program Boundaries**

The City Council adopted Resolution number [\_\_\_\_\_] on [\_\_\_\_\_] , establishing the C-PACE Program for all Eligible Properties. The Program boundaries are the Coeur d’Alene City limits.

#### **B. Administration of Program; Authorized Officials**

The City Treasurer is the Program Administrator, and is designated and authorized to review each Project Application to confirm that it is complete and contains no errors on its face. The City Treasurer may designate another City employee to act as the Program Administrator for a Project or the City Treasurer may designate a private third party, including a Capital Provider, to administer Program as provided by the Program Guidebook. The Program Administrator will execute the Assessment Agreement and C-PACE Lien documents on behalf of the City, and record the Notice of Assessment Interest and C-PACE Lien with the County.

The Program Administrator will:

1. Accept Project Applications from Property Owners and Capital Providers;
2. Review the Project Application to determine conformance with the Project Application Checklist;

3. Approve, conditionally approve, or disapprove the Project Application and communicate the decision to the applicant;
4. Execute the Assessment Agreement, Notice of Assessment Interest, and C-PACE Lien; and
5. Record the Notice of Assessment Interest and C-PACE Lien.

### **C. Eligibility Requirements**

Any Property Owner of Eligible Property may apply for the Program. Qualifying costs that can be C-PACE financed include:

1. Materials and labor necessary for installation or modification of a Qualified Improvement;
2. Permit fees;
3. Inspection fees;
4. Lender fees;
5. Program application and administrative fees;
6. Project development and engineering fees;
7. Interest reserves;
8. Capitalized interest, in an amount determined by the Property Owner and Capital Provider; and
9. Other fees or costs that may be incurred by the Property Owner incidental or ancillary to the installation, modification, or improvement on a specific or pro rata basis, as determined by the City.

### **D. Application Process**

The Program Administrator will review the Project Application (Form 1) for proof of compliance with Idaho Code and Coeur d'Alene Municipal Code requirements that are necessary for the City to approve the application and execute the applicable documents for the proposed C-PACE transaction.

The process of obtaining financing under the Program starts when a Property Owner approaches a Capital Provider. The Capital Provider will work with the Property Owner to collect

a number of diligence items. Once all the items have been received, reviewed, and approved by the Capital Provider, the parties should settle on the loan terms.

The general flow of the C-PACE application process will be as follows:

1. The Property Owner and the Capital Provider prepare the Project Application, consisting of the Project Application Checklist and all supporting documents (described below). Applicants should review the Project Application Checklist accompanying the Project Application to ensure the types of information that the City will rely upon to verify compliance with the C-PACE Act and C-PACE Resolution are present in the completed Project Application.
2. The Program Administrator will have ten (10) business days to review and approve the Project Application. If there are an unusually high number of applications, or if review is delayed because of some force majeure event, the office may notify the applicant that the application review and approval will be delayed by no more than ten (10) additional business days.
  - a. The City application review process is confined to confirming that the Project Application is complete, and all attachments conform to these guidelines. ***City approval does not constitute endorsement of any representations that may be made with regard to the operation and any savings associated with the Qualified Improvements.*** The Program Administrator will review the Project Application for proof of compliance with the requirements of the C-PACE Act and C-PACE Ordinance that are necessary for the City to approve the Project Application and execute the applicable documents for the proposed C-PACE transaction.
  - b. If the Project Application and supporting documents comply with the Project Application Checklist, the Project Application will be approved, and the approval communicated in writing to the applicant. The Project Application may be conditionally approved if the application is complete but the attachment regarding lender consent is not yet available. Conditional approval will be treated the same as an approval, with exceptions noted below.
  - c. Incomplete Project Applications will be returned to the applicant, and the Program Administrator will notify the applicant about which items from the Project Application Checklist were not provided or are insufficient or inaccurate on their face.
3. Upon receipt of approval, the Capital Provider will draft the following “Closing Documents”: the Assessment Agreement (Form 2), the Notice of Assessment Interest and C-PACE Lien (Form 3), and the Assignment of

Notice of Assessment and C-PACE Lien and Assignment of Assessment Agreement (Form 4). At or before closing, at the request of the applicant, the designated and authorized official will execute Closing Documents. If the Project Application received conditional approval, the Closing Documents executed by the City may not be released from escrow unless and until all lender consents have been received and executed in accordance with the C-PACE Act and C-PACE Ordinance.

4. At closing, the City will record the Assessment Agreement, the Notice of Assessment Interest and C-PACE Lien, and the Assignment of Notice of Assessment and C-PACE Lien and Assignment of Assessment Agreement in the Kootenai County Recorder's Office.
5. Upon confirmation of recordation, the Capital Provider will disburse funds in accordance with the Financing Agreement.
6. The Property Owner begins making assessment payments per the Assessment Agreement and in accordance with the Financing Agreement.
7. After project completion, the Property Owner will submit the Certificate of C-PACE Improvements Completion (Form 5) to the City, which provides written verification provided by a licensed professional engineer or engineering firm stating that the qualified project was properly completed and is operating as intended.

#### **E. Application Documents**

The Project Application must be submitted with the following documents appended:

1. Project Application Checklist
2. Mortgage Holder Consent (Form 6)
3. Certificate of Compliance for Public Benefits (Form 7), which includes:
  - a. Certification that the project provides one or more of the following benefits to the public:
    - i. Energy or water resource conservation
    - ii. Reduced public health costs or risks
    - iii. Reduced public emergency response cost or risk
4. Certificate of Qualified Improvements (Form 8)

- a. A licensed Engineer or an authorized representative of a licensed engineering firm will certify the Qualified Improvements as applicable for the existing building or new construction. The certifying individual may hold additional licenses or qualifications demonstrating their qualifications, as listed on the form of Certificate of Qualified Improvements.
5. For Existing Buildings:
  - a. For Renewable Energy Improvements, Energy Efficiency Improvements, or Water Efficiency Improvements: A statement by the author of the energy analysis that the Qualified Improvements will or did result in either more efficient use or conservation of energy or water, or the addition of renewable sources of energy or water. The energy analysis must be performed by an Idaho licensed engineering firm or engineer.
  - b. For Resilience Improvements: A statement by the author of the analysis that the Qualified Improvements will or did result in improved water or wastewater resilience, including through storm retrofits, flood mitigation and stormwater management, or increase wind resistance, energy storage, microgrids, or structures, measures or other improvements that reduce land use impact. The analysis must be performed by an Idaho licensed engineering firm or engineer.
6. For New Construction: A certification that the proposed Qualified Improvements will enable the subject property's project to exceed the current building code requirements for energy efficiency, water efficiency, renewable energy, or renewable water. For resilience improvements, a certification that the proposed Qualified Improvements will enable the project to meet or exceed resilience standards for the local government's building codes or, if none are available, compliance with a nationally available and recognized resiliency standard. The certification must be provided by an Idaho licensed engineering firm or engineer.

## **F. Closing Documents**

The Program has adopted the following form Closing Documents, which require the signature of the Program Administrator and shall be part of the closing of any C-PACE transaction. A Property Owner and Capital Provider may adapt the forms to the needs of their particular transaction but must not modify or omit any material substantive terms contained in the forms.

1. Assessment Agreement
2. Notice of Assessment Interest and C-PACE Lien



3. Assignment of Notice of Assessment Interest and C-PACE Lien and Assignment of Assessment Agreement

#### **G. Recording**

The City shall:

1. File a written notice of assessment and C-PACE lien with the County Recorder. The notice shall contain:
  - a. The amount of the assessment;
  - b. The legal description of the property;
  - c. The name of each property owner;
  - d. A copy of the written assessment contract; and
  - e. A reference to this chapter authorizing the placement of the assessment and C-PACE lien on the property.
2. File and record each C-PACE lien with the County Recorder. The recording shall contain:
  - a. The legal description of the property;
  - b. The name of each property owner;
  - c. The date on which the lien was created;
  - d. The principal amount of the lien; and
  - e. The term of the lien.
3. Record the executed assignment of the assessment agreement, notice of assignment of assessment, and C-PACE lien.
4. The City may delegate the recording responsibilities set forth in this section to the Capital Provider receiving the assignment. If billing, collection, and enforcement are delegated to the capital provider, a copy of the assignment and delegation shall also be recorded with the County Recorder.

#### **H. Financing Requirements and Interest Rates**

Under the C-PACE Act, the amount of the assessment plus any existing indebtedness on the property cannot exceed ninety percent (90%) of the fair market value of the property as determined by a qualified appraiser. In addition, the amount of the assessment in the case of new construction cannot exceed thirty-five percent (35%) of the fair market value of the property as completed or as stabilized, and, in the case of a retrofit of existing property, cannot exceed twenty-five percent (25%) of the fair market value of the property as completed or as stabilized, all as determined by a qualified appraiser. The determination of fair market value will be established by a qualified appraisal completed no more than twelve (12) months prior to the time of application.

Interest rates are negotiated in a Financing Agreement between the Property Owner and the Capital Provider. The City has no role in reviewing, setting, or opining on such interest rates or other aspects of the Financing Agreement. Market forces – such as competition, the intended

use of the property, potential risk –will affect the terms negotiated by the Property Owners and Capital Providers.

#### **I. Billing, Collection, and Enforcement of C-PACE Liens**

Billing, collection and enforcement of C-PACE Liens and financing installment payments will be the responsibility of the Capital Provider. The Capital Provider will enforce the C-PACE Lien in the same manner as a deed of trust. In accordance with Chapter 15, Title 45, Idaho Code, delinquent installments of the assessment incur interest and penalties as specified in the financing agreement between the Property Owner and Capital Provider. In an enforcement action, assessments not yet due shall not be accelerated or eliminated by foreclosure of the past due amount of the lien.

#### **J. Program Fee**

To make the costs of administering the C-PACE Program cost-neutral, the City will collect a servicing fee equal to one percent (1%) of the total amount financed by the Property Owner, not to exceed fifty thousand and no/100 dollars (\$50,000.00). This fee is due at the time of disbursement of funds by the Capital Provider, or any portion thereof. An application fee of five hundred and no/100 dollars (\$500.00) will be paid with submission of the Program Application.

#### **K. Term of an Assessment**

The maximum term of an assessment may not exceed the useful life of the Qualified Improvement or weighted average useful life if more than one Qualified Improvement is included in the Qualified Project.

#### **L. Written Consent from Mortgage Holder(s) Required**

Before entering into an Assessment Agreement with the City, the Property Owner must obtain and furnish to the City the written consent to the placement of the assessment and C-PACE Lien from any holder of a mortgage or a deed of trust on the property.

#### **M. Provisions for Marketing and Participant Education**

This Guidebook will be made available to the public on the City's website. It is determined that there is no need for marketing and participant education at this time. It is presumed that Property Owners and Capital Providers understand the principles and processes associated with C-PACE financing and will look to the Guidebook for understanding and clarification of the Program.

#### **N. Government Has No Liability or Financial Responsibility**

The City, its governing bodies, executives, or employees are not personally liable as a result of exercising any rights or responsibilities granted under this Program. The City shall not pledge,

offer, or encumber its full faith and credit for any lien amount through a C-PACE program. No public funds may be used to fund or repay any C-PACE financing obligation between a capital provider and property owner.

#### **O. Amendments and Interpretation**

This Guidebook is intended to establish the general rules and procedures applicable to the Program. The Program Administrator is authorized to make such minor amendments to the rules and procedures as may be required. A minor amendment is one which is fully consistent with the purposes of the Program, as expressed by State law and this Guidebook, and which does not substantially impact a Property Owner, an applicant, or the City financially or impair a property right protected by law. Any major amendments must be presented to City Council for approval.

The Program Administrator is further authorized to interpret the rules and procedures set forth in this Guidebook if it becomes evident that any provision of the Guidebook is reasonably capable of being understood in more than one sense. In making such interpretation, the Program Administrator shall consider the intent, purposes, and plain language of the Guidebook, in light of State law. No provision of the Guidebook should be interpreted so as to render any other provision superfluous or ineffective.

## APPLICATION/CLOSING CHECK LIST

The Application/Closing Checklist is offered to the applicant as a means of checking the C-PACE Program Application to ensure that a complete Application is submitted, free from omissions and errors that could possibly lead to rejection of the Application. Check off in section I when completed and submit with the Application. Submission of a complete Application is solely the responsibility of the applicant. Check off in section II when completed and submit at the time of Closing. Completion of this form does not relieve the applicant of the responsibility for providing all documents needed for the Application and Closing.

### **I. Application** (documents needed for approval of Application):

- \_\_\_\_\_ 1. Are all blank spaces filled out on C-PACE Program Application?
- \_\_\_\_\_ 2. Is the Mortgage Holder Consent form completed and attached for each mortgagee or beneficiary of a deed of trust?
- \_\_\_\_\_ 3. Is the C-PACE Program Certificate of Compliance – Public Benefits attached?
- \_\_\_\_\_ 4. Is the Certificate of Qualified Improvement attached?
- \_\_\_\_\_ 5. Are authorized signatures properly affixed to the Application?

### **II. Closing** (documents needed before Closing):

- \_\_\_\_\_ 6. Is the Assessment Agreement completed and signed, with all required attachments?
- \_\_\_\_\_ 7. Is the Notice of Assessment and C-PACE Lien completed and signed, with all the required attachments?
- \_\_\_\_\_ 8. Is the Assignment of Notice of Assessment and C-PACE Lien and Assignment of Assessment Agreement completed and ready for the City's signature?
- \_\_\_\_\_ 9. Is all information which is necessary for Recording provided (*see* Program Guidebook at page 11)?

# FORMS



# **PROGRAM APPLICATION FORM 1**



**City of Coeur d'Alene**  
 Finance Department  
 710 E. Mullan Ave.  
 Coeur d'Alene, ID 83814  
 (208) 769-2284  
 kebner@cdaid.org

***For office use only***

Application Fee: \$500.00  
 Servicing Fee: \$ \_\_\_\_\_  
 Date Paid: \_\_\_\_\_  
 Approved by: \_\_\_\_\_  
 Date of Approval: \_\_\_\_\_

**C-PACE PROGRAM  
 APPLICATION**

*All blanks must be filled in. If the requested information does not apply,  
 indicate "Does Not Apply" or "N/A."*

|                             |        |
|-----------------------------|--------|
| Property Owner Name:        |        |
| Mailing Address:            |        |
| Physical Address:           |        |
| Telephone Number:           | Email: |
| Tax ID Number (EIN or SSN): |        |

|                                               |                                        |
|-----------------------------------------------|----------------------------------------|
| Project Name:                                 |                                        |
| Address of Project:                           |                                        |
| Legal Description:                            |                                        |
| Assessed Value and Date of Assessment:        | Appraised Value and Date of Appraisal: |
| Building Size:                                | Year Built (if applicable):            |
| Project Type (e.g. commercial, multi-family): |                                        |
| Total Amount Financed:                        |                                        |

|                   |        |
|-------------------|--------|
| Capital Provider: |        |
| Contact person:   |        |
| Mailing Address:  |        |
| Telephone Number: | Email: |

**Project Narrative** *(Briefly describe the overall project. Use additional sheets if necessary.):*

**Project Details** *(Describe the proposed Qualified Improvements applicable to the C-PACE Program, e.g., improvements that promote or support energy efficiency, renewable energy, water conservation, reduction or elimination of lead from water, water or wastewater resilience, etc. If the application is for improvements installed within the last three (3) years, include the date of installation of each improvement. Use additional sheets if necessary):*

*Please answer the following questions. You must answer “no” to each question to qualify for the C-PACE Program.*

|                                                                                                                                                                  | Yes | No |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|
| Is any mortgage or deed of trust payment past due?                                                                                                               |     |    |
| Are any property tax assessments past due?                                                                                                                       |     |    |
| Is the property owner insolvent?                                                                                                                                 |     |    |
| Is the property owner currently in bankruptcy proceedings?                                                                                                       |     |    |
| Is the total debt secured by the property, including any C-PACE assessment, in excess of 90% of the fair market value of the property as complete or stabilized? |     |    |
| For new construction, will the C-PACE assessment exceed 35% of the fair market value of the property as complete or stabilized?                                  |     |    |
| For a retrofit of existing property, will the C-PACE assessment exceed 25% of the fair market value of the property as complete or stabilized?                   |     |    |
| Was the appraisal setting the fair market value of the property (by a qualified appraiser) completed more than 12 months before the date of this application?    |     |    |
| Does the period of the proposed special assessment exceed the weighted average of the useful life of the qualified project that is the basis for the assessment? |     |    |
| Will the voluntary assessment under the C-PACE program constitute an event of default under any current mortgage or deed of trust on the property?               |     |    |

**The property owner must submit the following with this application:**

1. For an existing building, an energy analysis by a licensed engineering firm or engineer, which includes a statement that the improvements will result in more efficient use or conservation of energy or water or the addition of renewable sources of energy or water, OR that the improvements will result in improved resilience.
2. For new construction, a written certification by a licensed engineering firm or engineer, which includes a statement that the improvements will enable the project to exceed building code requirements for energy efficiency, water efficiency, renewable energy, and/or renewable water, or meet or exceed resilience standards in the City's building code or, if none, a nationally available and recognized resiliency standard.
3. A copy of the appraisal for the property.
4. A written statement from an authorized officer of each holder of a mortgage or deed of trust consenting to the assessment and indicating that the assessment does not constitute an event of default under the mortgage or deed of trust.
5. A written certification by the Capital Provider that the property owner and project meet the requirements of the C-PACE Act and Program Guidebook, and qualify for financing under this Program.

# **ASSESSMENT AGREEMENT FOR C-PACE FINANCING FORM 2**



## ASSESSMENT AGREEMENT FOR C-PACE FINANCING

This ASSESSMENT AGREEMENT for C-PACE FINANCING (the “Agreement”) is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, (the “Effective Date”) by and between the City of Coeur d’Alene, Kootenai County, Idaho, a municipal corporation organized and existing under the laws of the state of Idaho, (the “City”) and \_\_\_\_\_, the record owner(s) (the “Property Owner”) of the real property described in Exhibit “A” (the “Property”).

### RECITALS

WHEREAS, the City, on November 5, 2024, established the Commercial Property Assessed Capital Expenditure Program (the “Program”) through the adoption of Resolution No. 24-\_\_ (“C-PACE Resolution”) to allow the financing of certain renewable energy, energy and water efficiency, and resiliency improvements (“Qualified Improvements”), through the levy of contractual assessments pursuant to the Commercial Property Assessed Capital Expenditure Act, Title 67, Chapter 38, Idaho Code, (the “Act”) (as may be amended from time to time); and

WHEREAS, the City has designated the City Treasurer as the Program Administrator; and

WHEREAS, the purpose and method of approval of C-PACE financing under the Program are described in the Program Guidebook (the “Program Guidebook”), as the same may be amended from time to time prior to the Effective Date of this Agreement; and

WHEREAS, the City has consented to the participation in the Program by owners of eligible properties within the boundaries of the City; and

WHEREAS, the Property Owner’s Property is an eligible property within the boundaries of the City; and

WHEREAS, the Property Owner has submitted application materials (the “C-PACE Application”) including a description of the Qualified Improvements that will be acquired, constructed on and/or installed on the Property; and

WHEREAS, the City, through its Program Administrator, has reviewed the C-PACE Application of the Property Owner to assess compliance with the Act, the C-PACE Resolution, and Program Guidebook, and the City has determined that the project proposed by the Property Owner complies with such criteria and is approved for participation in the Program (the “Approved Project”); and

WHEREAS, the Approved Project is to be financed pursuant to a financing agreement (the “Financing Agreement”) between the Property Owner and \_\_\_\_\_ (the “Capital Provider”) pursuant to which the Property Owner agrees to repay such Capital Provider; and

WHEREAS, pursuant to the Act, the City and the Property Owner must enter into an agreement whereby the Property Owner voluntarily consents to have an assessment levied and a

lien placed on the Property in exchange for receiving and repaying C-PACE financing; and

WHEREAS, it is a condition to closing of the Financing Agreement that the Property Owner and the City enter into this Agreement; and

WHEREAS, the Property Owner voluntarily and willingly agrees to have an assessment levied on the Property and to enter into this Agreement in order to finance the installation of the Qualified Improvements on the Property contemplated as part of the Approved Project, all on the terms set forth in this Agreement and the Financing Agreement.

**NOW, THEREFORE,** in consideration of the covenants and agreements hereinafter contained, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Property Owner and the City enter into an Agreement as follows, with the intent to bind themselves and their respective successors and assigns.

**Section 1.**     Purpose. The Property Owner and the City are entering into this Agreement for the purpose of subjecting the Property to a C-PACE assessment to finance or refinance the purchase, installation, or construction of the Qualified Improvements identified in Exhibit “B” on the Property.

**Section 2.**     The Property. This Agreement relates to the real property identified in Exhibit “A.” The Property Owner has supplied to the City current evidence of his/her/their/its fee ownership or an estate for years created pursuant to a written lease agreement or similar agreement in the Property, and possesses all legal authority necessary to execute and deliver this Agreement.

**Section 3.**     Assessment and Lien.

a.       The Property Owner agrees that upon the execution and delivery of this Agreement by the parties, the Property Owner voluntarily and willingly consents to the placement of an assessment levied against the Property by the City pursuant to this Agreement and applicable law in the principal amount of \$ \_\_\_\_\_ (the “Assessment”), together with all interest, penalties, and fees as described in the Financing Agreement, Exhibit “C” attached hereto, and in the Assessment Schedule, Exhibit “D” attached hereto. Upon execution and delivery of this Agreement, the City will execute and cause to be recorded in the Kootenai County Recorder’s Office, together with a copy of this Agreement, pursuant to Idaho Code § 67-3808(3), the Notice of Assessment Interest and C-PACE Lien (“Notice of Assessment”), substantially in the form of Exhibit “E.” The recording of the Notice of Assessment will cause the Assessment to attach as a lien upon the Property for the benefit of the City and provide record notice to third parties of the existence of the lien.

b.       The execution and delivery of this Agreement by the parties authorizes and effectuates the levy of the Assessment by the City against the Property without any further action required by the parties.

c.       The Property Owner hereby promises to pay the Assessment over a period of \_\_\_\_ years on the due dates set forth in Exhibits “C” and “D” hereto. The Property Owner agrees

to pay the amount due in installments according to the Assessment schedule, each such installment to be paid by the Property Owner by its due date in order to avoid delinquencies and the accrual of interest and related penalties.

d. The Assessment shall be secured by the lien until paid in full. Failure to pay any installment, like failure to pay any property taxes pertaining to the Property, will result in penalties and interest accruing on the amounts due on the terms and provisions set forth in the Financing Agreement. In addition, under those circumstances, the lien may be subject to foreclosure in the manner of a deed of trust as set forth in Title 45, Chapter 15, Idaho Code.

e. The Property Owner hereby certifies to the City that:

- (1) the Property Owner is the legal owner of the Property;
- (2) the Property Owner is current on mortgage and property tax payments related to the Property;
- (3) the Property Owner is not insolvent or in bankruptcy proceedings;
- (4) title of the Property is not in dispute;
- (5) the amount of the Assessment plus any other existing indebtedness on the property does not exceed ninety percent (90%) of the fair market value of the Property as completed or stabilized, as determined by a qualified appraiser in an appraisal report completed no more than twelve (12) months prior to the date on which the application was submitted; and
- (6) if the Project constitutes a retrofit of existing property, the amount of the Assessment does not exceed twenty-five percent (25%) of the fair market value of the Property as completed or as stabilized, as determined by a qualified appraiser in an appraisal report completed not more than twelve (12) months prior to the date on which the application was submitted; and
- (7) if the Project constitutes new construction, the amount of the Assessment does not exceed thirty-five percent (35%) of the fair market value of the Property as completed or as stabilized, as determined by a qualified appraiser in an appraisal report completed not more than twelve (12) months prior to the date on which the application was submitted.

**Section 4.**     Collection of Assessment; Assignment of Rights; Private Foreclosure.

a. The Assessment installments shall be collected in the manner specified in the Program Guidebook.

b. The City hereby irrevocably assigns its right to receive all installments of the Assessment required to be paid by the Property Owner pursuant to this Agreement, whether in accordance with the Assessment schedule or upon prepayment of the Assessment in whole or in part in, and any and all sums collected pursuant to foreclosure and enforcement, together with all payments of interest due and payable, including penalty interest if delinquent, to the Capital Provider, its successors or assigns. The parties hereby acknowledge and agree that in the event an Assessment installment is not received by the due date as indicated in the Assessment schedule, the Capital Provider may enforce the lien as provided in the Act, in the same manner as that of a deed of trust, pursuant to Title 45, Chapter 15, Idaho Code, irrespective of whether real property taxes (or any other taxes, charges, or assessments) are due and owing at the time.

**Section 5.**     Term; Agreement Runs with the Land.

a. Except as may otherwise be set forth in this Agreement, this Agreement shall terminate upon the final payment or prepayment of the Assessment. Following such termination, the City at the direction of the Credit Provider shall cause to be executed, delivered, and/or recorded such instruments as are necessary in order to release the lien. The lien placed pursuant to this Agreement establishes rights and obligations that are for the benefit of the Property and, therefore, such rights and obligations run with the land.

b. The balance of the lien that has not yet become due is not accelerated or eliminated by a tax sale based upon the lien or any lien for taxes imposed by the state, a local government, or junior taxing district against the Property, or any other foreclosure of an indebtedness on the Property.

c. While any portion of the Assessment remains unpaid, the Property shall not be subdivided without the Capital Provider's prior written consent. In the event the Property is subdivided while any portion of the Assessment remains unpaid, the Assessment will be assigned to each of the newly created parcels on the basis of relative valuation at the time of the subdivision, unless the Financing Agreement provides that the Assessment should be allocated in an alternate manner.

d. The Property Owner hereby acknowledges and agrees that this Agreement constitutes written notice that the Property Owner may be responsible for the payment of any remaining principal balance of the Assessment upon the refinance or sale of the Property unless the remaining principal balance is assumed by the acquiring property owner.

**Section 6.**     Assignment of Assessment Billing, and Collection to Capital Provider. In accordance with Idaho Code § 67-3808(4):

a. The City shall, pursuant to an Assignment of Notice of Assessment Interest and lien and Assignment of Assessment Agreement ("Notice of Assignment"), delegate to the Capital Provider the sole responsibility for billing, collecting and enforcing the Assessment and the lien.

b. Delinquencies Private Foreclosure. After one (1) year from the date of any delinquency related to the Assessment, the Capital Provider shall enforce any delinquent Assessment installment as provided in the Act, in the same manner as a deed of trust, provided that any sale proceeds in excess of the amount of the overdue Assessment installment and related penalties and interest will be distributed by the Capital Provider in accordance with applicable law governing distribution of proceeds following the foreclosure of a deed of trust.

**Section 7.** Recordation of Documents. The City shall cause to be recorded, or will delegate to the Capital Provider to record, in the Kootenai County Recorder's Office the Notice of Assessment, which includes this Agreement as an attachment, the Notice of Assignment, and such other documents that are attached as Exhibits to this Agreement.

**Section 8.** Amendment.

a. This Agreement may be modified only by the written agreement of the City and the Property Owner, or any successor or assign of the parties.

b. The Property Owner agrees, from time to time, to execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required in order to carry out the expressed intention of this Agreement.

**Section 9.** Binding Effect; Assignment. This Agreement inures to the benefit of and is binding upon the City, the Property Owner, and their respective successors and assigns; Provided, however, that the City may not assign its rights and obligations under this Agreement without the prior written consent of the Capital Provider. The obligation to pay the Assessment set forth in this Agreement is an obligation of the Property and no agreement or action of the Property Owner (other than repayment of the Assessment in full in accordance with the terms of the Financing Agreement) will impair in any way the right to pursue a foreclosure with respect to the lien or the right to enforce the collection of the Assessment or any Assessment installment against the Property.

**Section 10.** No Liability of the City. Pursuant to the Act, so long as the City complies in good faith with the Act, the C-PACE Resolution, and its obligations under this Agreement, the City shall incur no liability as a result of any provision of this Agreement, nor shall any members of the governing body, employees, and officers of the City be personally liable for exercising any rights or responsibilities pursuant to or in furtherance of this Agreement. This provision shall inure only to the City, its governing body, employees, and officers, and not to the benefit of the City's successors or assigns of this Agreement.

**Section 11.** Indemnification. The Property Owner agrees to defend, indemnify, and hold the City, its governing body, employees, agents, and contractors harmless from any and all claims, including but not limited to reasonable attorney fees, demands, losses and liabilities to or by third parties arising from, resulting from, or connected with this Agreement, the Approved Project, the Assessment, and the lien. The Property Owner's duty to indemnify the City shall not apply to liability for damages to the extent caused by or resulting from the sole or contributory negligence or willful misconduct of the City, its governing body, employees, agents, or contractors. The

Property Owner agrees to defend, indemnify and hold the Capital Provider, its directors, officers, employees, agents, and representatives harmless hereunder in the same manner provided in the Financing Agreement.

**Section 12.** Governing Law; Venue. This Agreement is governed by and shall be construed in accordance with the laws of the state of Idaho. Any legal action brought under this Agreement must be instituted in the District Court of the State of Idaho, in and for the County of Kootenai.

**Section 13.** Severability. Each and every provision of this Agreement is, and shall be construed to be, a separate and independent covenant and agreement. If any term or provision of this Agreement or the application thereof shall to any extent be held to be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

**Section 14.** Counterparts. This Agreement may be executed in several counterparts, each of which is an original and all of which constitutes one and the same instrument.

**IN WITNESS WHEREOF,** the City of Coeur d'Alene and the Property Owner have caused this Agreement to be executed in their respective names by their duly authorized representatives, all as of the date first above written.

**CITY OF COEUR D'ALENE:**

By: \_\_\_\_\_  
Woody McEvers, Mayor

ATTEST:

\_\_\_\_\_  
Renata McLeod, City Clerk

**PROPERTY OWNER:**

By: \_\_\_\_\_  
Its: \_\_\_\_\_



## CITY'S ACKNOWLEDGEMENT

STATE OF IDAHO     )  
                             ) ss.  
County of Kootenai   )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, a Notary Public, personally appeared Woody McEvers and Renata McLeod, known to me to be the Mayor and City Clerk of the City of Coeur d'Alene, who executed the foregoing instrument and acknowledged to me that they executed the same with the authority of and on behalf of the City of Coeur d'Alene.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

Notary Public for Idaho  
Residing at \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

## PROPERTY OWNER'S ACKNOWLEDGEMENT

[illegible]

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, a Notary Public, personally appeared \_\_\_\_\_, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same with the authority of and on behalf of \_\_\_\_\_.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

Notary Public for Idaho  
Residing at \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

**EXHIBIT A**  
**PROPERTY LEGAL DESCRIPTION**

[To be inserted]

**EXHIBIT B**  
**LIST OF QUALIFIED IMPROVEMENTS**

[To be inserted]

**EXHIBIT C**  
**FINANCING AGREEMENT**

[to be inserted]

## EXHIBIT D

### ASSESSMENT SCHEDULE

| Period | Bill date | Delinquent<br>After Date | Payment | Interest | Principal | Principal<br>Remaining | Annual<br>Collection<br>Costs** | Total<br>Payment Due |
|--------|-----------|--------------------------|---------|----------|-----------|------------------------|---------------------------------|----------------------|
| 1      |           |                          |         |          |           |                        |                                 |                      |
| 2      |           |                          |         |          |           |                        |                                 |                      |
| 3      |           |                          |         |          |           |                        |                                 |                      |
| 4      |           |                          |         |          |           |                        |                                 |                      |
| 5      |           |                          |         |          |           |                        |                                 |                      |
| 6      |           |                          |         |          |           |                        |                                 |                      |
| 7      |           |                          |         |          |           |                        |                                 |                      |
| 8      |           |                          |         |          |           |                        |                                 |                      |
| 9      |           |                          |         |          |           |                        |                                 |                      |
| 10     |           |                          |         |          |           |                        |                                 |                      |
| 11     |           |                          |         |          |           |                        |                                 |                      |
| 12     |           |                          |         |          |           |                        |                                 |                      |
| 13     |           |                          |         |          |           |                        |                                 |                      |
| 14     |           |                          |         |          |           |                        |                                 |                      |
| 15     |           |                          |         |          |           |                        |                                 |                      |
| 16     |           |                          |         |          |           |                        |                                 |                      |
| 17     |           |                          |         |          |           |                        |                                 |                      |
| 18     |           |                          |         |          |           |                        |                                 |                      |
| 19     |           |                          |         |          |           |                        |                                 |                      |
| 20     |           |                          |         |          |           |                        |                                 |                      |
| 21     |           |                          |         |          |           |                        |                                 |                      |
| 22     |           |                          |         |          |           |                        |                                 |                      |
| 23     |           |                          |         |          |           |                        |                                 |                      |
| 24     |           |                          |         |          |           |                        |                                 |                      |
| 25     |           |                          |         |          |           |                        |                                 |                      |

## EXHIBIT E

### NOTICE OF ASSESSMENT INTEREST and C-PACE LIEN

INSTRUMENT PREPARED BY AND  
WHEN RECORDED, RETURN TO:

**CITY OF COEUR D'ALENE**  
710 E. Mullan Ave.  
Coeur d'Alene, ID 83814

#### NOTICE OF ASSESSMENT AND C-PACE LIEN

(GRANTEE) CITY OF COEUR D'ALENE

(GRANTOR) \_\_\_\_\_

Notice is hereby given that the City of Coeur d'Alene, Idaho, at the request of the Property Owner named below, is placing a C-PACE Lien pursuant to Idaho Code § 67-3810 on the described Property. In support of this lien the following information is submitted:

|                                                                                                                                |                                                            |
|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| 1. THE ASSESSMENT LIEN GRANTEE                                                                                                 | City of Coeur d'Alene, Idaho                               |
| 2. DATE ON WHICH THE ASSESSMENT AGREEMENT WAS SIGNED GRANTING THE RIGHT TO PLACE AN ASSESSMENT AND C-PACE LIEN ON THE PROPERTY |                                                            |
| 3. THE PROPERTY OWNER(s) GRANTING THE PLACEMENT OF THE ASSESSMENT AND C-PACE LIEN                                              |                                                            |
| 4. THE PROPERTY AGAINST WHICH THE ASSESSMENT AND C-PACE LIEN IS PLACED IS LOCATED AT THE FOLLOWING MUNICIPAL ADDRESS           |                                                            |
| 5. LEGAL DESCRIPTION OF THE PROPERTY IS AS FOLLOWS                                                                             | SEE EXHIBIT A TO THE ASSESSMENT AGREEMENT, ATTACHED HERETO |
| 6. ASSESSOR'S PARCEL NUMBER OF THE PROPERTY                                                                                    |                                                            |
| 7. PRINCIPAL AMOUNT OF ASSESSMENT SECURED BY C-PACE LIEN                                                                       |                                                            |



|                                                             |                                                                         |
|-------------------------------------------------------------|-------------------------------------------------------------------------|
| 8. TERMS AND LENGTH OF ASSESSMENT<br>SECURED BY C-PACE LIEN | SEE EXHIBITS C AND D TO THE<br>ASSESSMENT AGREEMENT,<br>ATTACHED HERETO |
| 9. COPY OF ASSESSMENT AGREEMENT                             | SEE EXHIBIT A TO THE<br>ASSESSMENT AGREEMENT,<br>ATTACHED HERETO        |

**IN WITNESS WHEREOF**, Grantee and Grantor have caused this Notice of Assessment Interest and C-PACE Lien to be executed in their respective names by their duly authorized representatives, all as of the date first above written.

**CITY OF COEUR D'ALENE**

By: \_\_\_\_\_  
\_\_\_\_\_, Mayor

ATTEST:

\_\_\_\_\_  
Renata McLeod, City Clerk

STATE OF IDAHO    )  
                              ) ss.  
County of Kootenai    )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, a Notary Public, personally appeared Woody McEvers and Renata McLeod, known to me to be the Mayor and City Clerk of the City of Coeur d'Alene, who executed the foregoing instrument and acknowledged to me that they executed the same with the authority of and on behalf of the City of Coeur d'Alene.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

**GRANTOR:**  
[PROPERTY OWNER]

By: \_\_\_\_\_  
\_\_\_\_\_

STATE OF IDAHO    )  
                              ) ss.  
County of Kootenai    )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, a Notary Public, personally appeared \_\_\_\_\_, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same with the authority of and on behalf of \_\_\_\_\_.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

**EXHIBIT A**  
**ASSESSMENT AGREEMENT**

[see attached]

# **NOTICE OF ASSESSMENT AND C-PACE LIEN FORM 3**

INSTRUMENT PREPARED BY AND  
WHEN RECORDED, RETURN TO:

**CITY OF COEUR D'ALENE**

710 E. Mullan Ave.  
Coeur d'Alene, ID 83814

**NOTICE OF ASSESSMENT AND C-PACE LIEN**

(GRANTEE) CITY OF COEUR D'ALENE, IDAHO

(GRANTOR) \_\_\_\_\_

Notice is hereby given that the City of Coeur d'Alene, Idaho, at the request of the Property Owner(s) named below, is placing a C-PACE Lien pursuant to Idaho Code § 67-3810 on the described Property. In support of this lien the following information is submitted:

|                                                                                                                                |                                                            |
|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| 1. THE ASSESSMENT LIEN GRANTEE                                                                                                 | City of Coeur d'Alene                                      |
| 2. DATE ON WHICH THE ASSESSMENT AGREEMENT WAS SIGNED GRANTING THE RIGHT TO PLACE AN ASSESSMENT AND C-PACE LIEN ON THE PROPERTY |                                                            |
| 3. THE PROPERTY OWNER(s) GRANTING THE PLACEMENT OF THE ASSESSMENT AND C-PACE LIEN                                              |                                                            |
| 4. THE PROPERTY AGAINST WHICH THE ASSESSMENT AND C-PACE LIEN IS PLACED IS LOCATED AT THE FOLLOWING MUNICIPAL ADDRESS:          |                                                            |
| 5. LEGAL DESCRIPTION OF THE PROPERTY IS AS FOLLOWS                                                                             | SEE EXHIBIT A TO THE ASSESSMENT AGREEMENT, ATTACHED HERETO |
| 6. ASSESSOR'S PARCEL NUMBER OF THE PROPERTY                                                                                    |                                                            |
| 7. PRINCIPAL AMOUNT OF ASSESSMENT SECURED BY C-PACE LIEN                                                                       |                                                            |

|                                                             |                                                                        |
|-------------------------------------------------------------|------------------------------------------------------------------------|
| 8. TERMS AND LENGTH OF ASSESSMENT<br>SECURED BY C-PACE LIEN | SEE EXHIBIT C AND D TO THE<br>ASSESSMENT AGREEMENT,<br>ATTACHED HERETO |
| 9. COPY OF ASSESSMENT AGREEMENT                             | SEE EXHIBIT A TO THE<br>ASSESSMENT AGREEMENT,<br>ATTACHED HERETO       |

**IN WITNESS WHEREOF**, Grantee and Grantor have caused this Notice of Assessment Interest and C-PACE Lien to be executed in their respective names by their duly authorized representatives, all as of the date first above written.

**CITY OF COEUR D'ALENE**

By: \_\_\_\_\_  
\_\_\_\_\_, Mayor

STATE OF IDAHO    )  
                              ) ss.  
County of Kootenai    )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, a Notary Public, personally appeared Woody McEvers and Renata McLeod, known to me to be the Mayor and City Clerk of the City of Coeur d'Alene, who executed the foregoing instrument and acknowledged to me that they executed the same with the authority of and on behalf of the City of Coeur d'Alene.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My Commission expires: \_\_\_\_\_



**GRANTOR:**  
[PROPERTY OWNER]

By: \_\_\_\_\_  
\_\_\_\_\_

STATE OF IDAHO    )  
                              ) ss.  
County of Kootenai    )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, a Notary Public, personally appeared \_\_\_\_\_, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same with the authority of and on behalf of \_\_\_\_\_.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

**EXHIBIT A**  
**ASSESSMENT AGREEMENT**

[see attached]

**ASSIGNMENT OF NOTICE OF  
ASSESSMENT AND C-PACE LIEN  
AND ASSIGNMENT OF  
ASSESSMENT AGREEMENT  
FORM 4**

INSTRUMENT PREPARED BY AND  
WHEN RECORDED, RETURN TO:

**CITY OF COEUR D'ALENE, IDAHO**

710 E. Mullan Ave.  
Coeur d'Alene, ID 83814

**ASSIGNMENT OF NOTICE OF ASSESSMENT AND C-PACE LIEN AND  
ASSIGNMENT OF ASSESSMENT AGREEMENT**

This ASSIGNMENT OF NOTICE OF ASSESSMENT AND C-PACE LIEN AND ASSIGNMENT OF ASSESSMENT AGREEMENT (the "Assignment") is dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by **the CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO**, a municipal corporation organized and existing by virtue of the laws of the state of Idaho, (the "Assignor") to \_\_\_\_\_, a \_\_\_\_\_ corporation, (the "Assignee").

For value received, Assignor hereby grants, assigns and transfers to Assignee, without recourse or warranty of any kind, express or implied, all of Assignor's rights in, title to, and interest under, that certain Notice of Assessment and C-PACE Lien, dated as of [\_\_\_\_], 20\_\_, by [\_\_\_\_] ("Property Owner") and Assignor, recorded on [\_\_\_\_], 20\_\_ as Instrument No. [\_\_\_\_] in the office of the Kootenai County Recorder, State of Idaho (the "Notice of Assessment Interest"), and the Assessment Agreement dated as of [\_\_\_\_], 20\_\_ (the "Assessment Agreement"), among Property Owner, Assignee and Assignor and attached to such Notice of Assessment Interest, together with the obligations secured by the C-PACE Lien (as such term is as defined in the Assessment Agreement) and all other instruments, documents and certificates executed in connection therewith. Assignee hereby accepts all of Assignor's rights in, title to, and interest under the Assessment Agreement, the Notice of Assessment Interest and the C-PACE Lien, together with the obligations secured by the C-PACE Lien and all other instruments, documents and certificates executed in connection therewith.

Consistent with Idaho Code § 67-3808(4), by accepting this Assignment, Assignee agrees for the benefit of Assignor that Assignee shall be solely responsible for the billing and collection of the Assessment and for enforcing the obligation of Property Owner to pay the Assessment described in the Assessment Agreement, including pursuing a foreclosure of the C-PACE Lien in accordance with Chapter 15 of Title 45, Idaho Code. Assignor shall have no obligation to pursue such foreclosure on behalf of Assignee, or to otherwise participate in such foreclosure, except to the extent that any action on the part of Assignor or any official of Assignor is required in order to allow Assignee to prosecute or effectuate the foreclosure under Chapter 15 of Title 45, Idaho Code, or to ratify or confirm any action of Assignee taken in furtherance of the foregoing. The Assignee may assign any or all of its rights under the Assessment Agreement without the consent of Assignor or the Property Owner, provided that the Assignee provides notice of the assignment to the Assignor and the Property Owner.

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the day and year first above written.

CITY OF COEUR D'ALENE

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Mayor

ATTEST:

\_\_\_\_\_  
Renata McLeod, City Clerk

STATE OF IDAHO    )  
                              ) ss.  
County of Kootenai    )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, a Notary Public, personally appeared Woody McEvers and Renata McLeod, known to me to be the Mayor and City Clerk of the City of Coeur d'Alene, who executed the foregoing instrument and acknowledged to me that they executed the same with the authority of and on behalf of the City of Coeur d'Alene.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for Idaho

Residing at \_\_\_\_\_

My Commission expires: \_\_\_\_\_

[CAPITAL PROVIDER]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF IDAHO    )  
                                  ) ss.  
County of Kootenai    )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, a Notary Public, personally appeared \_\_\_\_\_, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same with the authority of and on behalf of \_\_\_\_\_.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_

Residing at \_\_\_\_\_

My Commission expires: \_\_\_\_\_



**CERTIFICATE OF C-PACE  
IMPROVEMENTS COMPLETION  
FORM 5**



## **CERTIFICATE OF C-PACE IMPROVEMENTS COMPLETION**

Property Owner:

Property Address: \_\_\_\_\_

C-PACE application approval date:

C-PACE financing closing date: \_\_\_\_\_

I am an authorized representative of the Property Owner listed above and hereby certify that the Project under the above-approved C-PACE Application, attached as Exhibit “A” hereto, has been properly completed and all improvements are operating as intended.

Signature: \_\_\_\_\_

**NAME:**

Business name:

Business address:

Business contact email:

Business contact phone:

**EXHIBIT A**  
**C-PACE APPLICATION**

[See attached]

# **MORTGAGE HOLDER CONSENT FORM 6**

## MORTGAGE HOLDER CONSENT

**Date:** \_\_\_\_\_

**Mortgage Holder:**

BANK NAME: \_\_\_\_\_  
BANK ADDRESS: \_\_\_\_\_  
BANK CITY, STATE, ZIP: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_

**Loan Number(s):** \_\_\_\_\_

**Property Owner and Mailing Address:**

OWNER NAME: \_\_\_\_\_  
OWNER ADDRESS: \_\_\_\_\_  
OWNER CITY, STATE, ZIP: \_\_\_\_\_

**Property (as more particularly described in the attached Exhibit A):**

PROPERTY ADDRESS: \_\_\_\_\_  
PROPERTY CITY, STATE, ZIP: \_\_\_\_\_

**Recording Information:** [Date] and [Book] and [Page] or [Document No.]

This is a Mortgage Holder Consent (“Consent”) by the undersigned entity (the “Mortgage Holder”) with respect to the above-referenced loan(s) (the “Loan”) secured by the Property.

The Property Owner intends to finance the installation of eligible improvements in an amount of up to \$[\_\_\_\_\_] through the levy of a contractual assessment (the “Assessment”) pursuant to the Commercial Property Assessed Capital Expenditure Act, Title 67, Chapter 38, Idaho Code, (the “Act”) in order to reduce energy consumption, to reduce water consumption, to increase resiliency, or to install renewable energy systems on the Property by participating in the commercial property assessed capital expenditure (“C-PACE”) program (“Program”) authorized by the City of Coeur d’Alene in which the Property is located pursuant to the Act. Pursuant to the Program, the Property Owner agrees to the levying of the Assessment against the Property that will be collected in installments. In no circumstances will the amount owing on the assessment be accelerated on account of a payment default or for any other reason, but rather any proceeding to enforce the Assessment shall be limited to the collection of the amount then currently due with respect to the Assessment, including past-due interest, past-due fees, and costs of collection as permitted under the Act, state tax code, and contracts with local government governing the Program.

By signing below, Mortgage Holder hereby: (i) acknowledges and consents to the Assessment in the amount set forth above; (ii) agrees that the Assessment will not constitute an event of default or trigger the exercise of any remedies under the loan documents between Mortgage Holder and Property Owner, and (iii) acknowledges that this Consent is being relied on by all parties participating in, lending in or administering the Program.





**EXHIBIT A**  
**LEGAL DESCRIPTION**

**C-PACE PROGRAM  
CERTIFICATE OF COMPLIANCE  
Public Benefits  
FORM 7**



**C-PACE PROGRAM  
CERTIFICATE OF COMPLIANCE  
Public Benefits**

I, the undersigned, have reviewed the Project and hereby certify the following information with respect to the proposed Qualified Improvements described in the project proposal (e.g., equipment specifications; design drawings/modeling; permit applications; an ASHRAE Level 1 assessment/energy assessment; an ASHRAE Level 2 full building model):

*Please describe:* \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ (Use additional sheets if necessary.)

**I CERTIFY THAT THE PROPOSED QUALIFIED IMPROVEMENTS PROVIDE THE FOLLOWING BENEFITS TO THE PUBLIC FOR THE FOLLOWING REASONS** *(please check all that apply; use additional sheets if necessary):*

\_\_\_\_\_ Energy or water resource conservation

*Please*

*describe:* \_\_\_\_\_

\_\_\_\_\_ Reduced public health costs or risk

*Please*

*describe:* \_\_\_\_\_

\_\_\_\_\_ Reduced public emergency response cost or risk

*Please*

*describe:* \_\_\_\_\_

Signature: \_\_\_\_\_

**NAME:**

Business name:

Business address:

Business contact email:

Business contact phone:

# **CERTIFICATE OF QUALIFIED IMPROVEMENTS FORM 8**



## **CERTIFICATE OF QUALIFIED IMPROVEMENTS**

### **Energy, Water, Renewable Energy, Resilience**

I, the undersigned, hereby certify the following facts with respect to the proposed Qualified Improvements described in the project proposal:

1. I am either a licensed Professional Engineer or an authorized representative of a licensed engineering firm, whose registration number and stamp are shown below.
2. If applicable: I am accredited by or belong to a firm with an accreditation from (*please denote with an "X" or checkmark, and attach verification of professional accreditation*):

- ☐ Building Energy Assessment Professional (BEAP)
- ☐ Building Energy Modeling Professional (BEMP)
- ☐ Certified Building Energy Assessment Professional (BEAP) (offered by ASHRAE)
- ☐ Certified Energy Auditor (CEA) (offered by Association of Energy Engineers [AEE])
- ☐ Certified Energy Manager (CEM) (offered by AEE)
- ☐ Certified FORTIFIED Commercial™ Evaluator (offered by IBHS)
- ☐ Certified GeoExchange Designer (CGD)
- ☐ Certified High-Performance Building Design Professional (HBDP) (offered by ASHRAE)
- ☐ Certified Measurement and Verification Professional (CMVP) (offered by AEE and EfficiencyValuation Organization)
- ☐ Investor Confidence Project (ICP) Quality Assurance Assessor
- ☐ Investor Confidence Project (ICP) Project Developer
- ☐ LEED Accredited Professional
- ☐ Licensed Architect
- ☐ Water Quality Association Professional Certification
- ☐ North American Board of Certified Energy Practitioners (NABCEP)  
(*for solar PV only, a design specialist certification is acceptable*)

3. The application is for:
  - ☐ an existing building
  - ☐ new construction



4. Please describe your relationship to the project:  
\_\_\_\_ I am employed by the project applicant in my professional capacity  
\_\_\_\_ I am a contracted independent third-party reviewer
5. I reviewed the following information regarding the project (e.g., equipment specifications; design drawings/modeling; permit applications; an ASHRAE Level 1 assessment/energy assessment; an ASHRAE Level 2 full building model)  
*Please describe:* \_\_\_\_\_
6. The project proposal includes “Qualified Improvements”, as defined in Section 67-3803(11) of the Commercial Property Assessed Capital Expenditure Act, Chapter 38 of Title 67, Idaho Code and the Program Guidebook, and the estimated useful life of each Qualified Improvement (*please attach*).
7. The Qualified Improvements will be permanently affixed to the property.

#### **FOR AN EXISTING BUILDING**

##### **I CERTIFY** (*please check all that apply*):

- \_\_\_\_ I am the author of the energy analysis (*please attach*). The proposed Qualified Improvements will result in either the more efficient use or conservation of energy or water or the addition of renewable sources of energy or water.
- \_\_\_\_ The Qualified Improvements will result in (a) improved water or wastewater resilience, which may include, without limitation, flood mitigation, stormwater management and storm retrofits, or (b) increased wind resistance, energy storage, microgrids, or structures, measures, or other improvements that reduce land use impact.
- If other, please specify:*
- \_\_\_\_\_

#### **FOR NEW CONSTRUCTION**

##### **I CERTIFY:**

- \_\_\_\_ The proposed Qualified Improvements will enable the subject property’s project to exceed the energy efficiency, water efficiency, renewable energy or renewable water requirements of the jurisdiction’s current building code, or meet or exceed the resilience standards of the jurisdiction’s current building code or, if none is available, a nationally available and recognized resiliency standard.

Signature: \_\_\_\_\_

**NAME:**

Business name:

Business address:

Business contact email:

Business contact phone:

***IF APPLICABLE***

License No. \_\_\_\_\_

Stamp: \_\_\_\_\_

**ATTACHMENTS**

*(please denote using an "X" or checkmark, and attach to this Certificate of Compliance)*

\_\_\_ verification of accreditation *(if applicable)*:

\_\_\_\_\_

\_\_\_ project proposal with list of estimated useful life of Qualified Improvements

\_\_\_ energy analysis *(if applicable)*

\_\_\_ other *(please specify)*:

\_\_\_\_\_

\_\_\_ other *(please specify)*:

\_\_\_\_\_

# C-PACE

A New Financial Program for  
Commercial Developments in  
Idaho



Shelly Enderud, City Administrator  
Field Herrington, Legal Director  
March 18, 2025

# C-PACE

- HB 378 (2023) - Commercial property-assessed clean energy (CPACE) is a financing structure in which commercial building owners borrow money for certain energy and water related projects and make repayments via an assessment on their property tax bill.
- HB 627 (2024) - Commercial Property Assessed Capital Expenditure Act (CPACE) is a financing structure in which commercial building owners borrow money for certain energy and water related projects and make repayments via an assessment on their property tax bill.

# C-PACE

- The Commercial Property Assessed Capital Expenditure Act
  - Chapter 38, Title 67, Idaho Code
    - Effective July 1, 2024

## C-PACE Background:

- At least 37 states and the District of Columbia have authorizing statutes.
- City of CDA was the first local government in Idaho to have a C-PACE program.
- 2,900+ Commercial Projects
- \$4000,000,000+ in C-PACE Financing



## In Essence, C-PACE is:

- A loan:
  - For qualified energy efficiency or renewable energy improvements,
  - For certain projects on commercial properties
  - Secured by a lien on the property,
  - Repaid over time,
  - By means of a voluntary tax assessment.

## In Essence, C-PACE is:

- Loan may include:
  - Permit fees;
  - Inspection fees;
  - Lender fees;
  - Program application and administrative fees;
  - Project development and engineering fees;
  - Interest reserves;
  - Capitalized interest; and
  - Other incidental or ancillary fees or costs.

## In Essence, C-PACE is:

- Long-term financing:
  - To make energy-related upgrades in existing buildings.
  - To support new construction costs related to energy conservation.
  - To make renewal energy accessible and cost-effective.
- Improvements cause the property value to increase.
- The developer or property owner will pay more in property taxes.
- City may assess a 1% administrative fee.

## In Essence, C-PACE is:

- I.C. sec 67-3808(l)(a):
  - Energy or water resource conservation;
  - Reduced public health costs or risk; or
  - Reduced public emergency response cost or risk.
- I.C. sec 67-3808(l)(b) and (c):
  - Decrease energy consumption or demand;
  - Support the production of renewable energy;
  - Decrease water consumption or increase conservation;
  - Allow for the reduction or elimination of lead from water; or
  - Increase water or wastewater resilience.

## C-PACE Process:

- Idaho Code 67-3806 establishes a three-step process for a city or county to create a C-PACE program.
- Step One – Resolution of Intent.
- Step Two – Public Hearing.
- Step Three – Resolution establishing the program.

## C-PACE Step One – Resolution of Intent:

- A finding that there is a valid public purpose;
- A statement that the local government intends to authorize C-PACE financing;
- A statement that the local government intends to authorize special assessments;
- A description of the types of projects that may qualify for voluntary special assessments;
- A description of the boundaries of the region;



## C-PACE Step One – Resolution of Intent:

- A description of the proposed arrangement for administration of the program;
- The time and place for a public hearing on the proposed program; and
- A statement designating the local official, department, or employee charged with administering the program and executing written agreements with property owners to impose voluntary assessments on a property.

## C-PACE Considerations – Lots of Form:

- A description of the proposed arrangement for administration of the program;
- The time and place for a public hearing on the proposed program; and
- A statement designating the local official, department, or employee charged with administering the program and executing written agreements with property owners to impose voluntary assessments on a property.

## C-PACE Considerations – Lots of Form:

- A program application;
- The assessment agreement;
- A notice of assessment and C-PACE lien;
- An assignment of the notice of assessment and C-PACE lien; and assignment of assessment agreement;
- A certificate of C-PACE improvement completion;
- The mortgage holder consent;
- The program certificate of compliance; and
- A certificate of qualified improvements.

## C-PACE Considerations

- “The local government, its officers, and employees are not liable at law or equity for actions taken pursuant to this section, except in the cases of gross negligence, recklessness, or willful misconduct.”
- Idaho Code 67-3808(5)

# C-PACE Properties

- Commercial, industrial and agricultural property.
- Multifamily residential property.
- Condominium property.
- Nonprofit, charitable, and religious property.
- Potential Projects:
  - Improvements to properties:
    - Buck Knives building is in need a new roof.
  - New project considerations:
    - Condo project.
    - New Company looking to locate NE Highway 41.

**CITY OF POST FALLS  
AGENDA REPORT  
NEW BUSINESS  
MEETING DATE: 3/18/2025**

---

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** Robbie Quinn, Parks Planner  
**SUBJECT:** Foxtail Park Improvement Agreement

---

**ITEM AND RECOMMENDED ACTION:**

The parks department is seeking council approval for the mayor to sign an agreement with Coeur Development for the design and infrastructure construction of a city park in Foxtail Subdivision.

**DISCUSSION:**

On August 5, 2008, the city conditionally approved the Preliminary PUD and Subdivision for the Foxtail Subdivision subject to the conditions outlined in the findings of fact and conclusions of law. The parties entered into a subsequent master development agreement, recorded as Instrument #2239038000, incorporating the approvals and confirmed the parties' intention that the approval included the dedication of an 8.3-acre park to the city. The developer, Coeur Development, is submitting construction plans and seeking city approval for the Foxtail 13th Addition, which includes the design and partial construction of improvements, and dedication of the 8.3-acre public park to the city.

The parks department desires to have the developer construct certain infrastructure improvements to the park, concurrent to their subdivision infrastructure improvements. In general, the park improvements will include park construction documents, site mass grading, a parking lot with associated landscaping and irrigation, a 10' wide asphalt loop path, an asphalt sports court area, playground curbing and sidewalks, and site utilities. Upon completion, city inspection, and approval of improvements, Coeur Development will dedicate the park to the city, and the city will reimburse the developer \$670,511.01 out of park impact fees.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

N/A

**APPROVED OR DIRECTION GIVEN:**

N/A

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

670,511.01 Paid out of Park Impact Fees

**BUDGET CODE:**

038-443.0000.94080

**ATTACHMENTS:**

1. Foxtail Improvement Agreement
2. Foxtail PowerPoint Presentation



## CONSTRUCTION IMPROVEMENT AGREEMENT

### Foxtail Public Park

This Construction Improvement Agreement (“**Agreement**”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, between the **City of Post Falls** (hereinafter the “**City**”) and Coeur Development LLC (hereinafter “**Coeur**”), an Idaho limited liability company, which its principal place of business at 1221 W. Emma Ave., Ste. 300, Coeur d’Alene, Idaho 83814 to confirm the parties’ understanding of Coeur’s obligation to design, construct and dedicate the city park located in Foxtail subdivision and the City’s commitment for reimbursement for such costs. This Agreement is not binding upon either party unless and until all parties have executed and delivered this Agreement.

In consideration of the mutual covenants set forth in this Agreement and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Coeur and the City agree as follows:

#### RECITALS:

1. On August 5, 2008, the City conditionally approved the Preliminary PUD and Subdivision for the Foxtail Subdivision subject to the conditions outlined in the Findings of Fact and Conclusions of Law. The parties entered into a subsequent Master Development Agreement, recorded as **Instrument #2239038000**, incorporating the approvals and confirmed the parties’ intention that the approval included the dedication of an 8.3-acre park to the City, in addition to providing other private open space and neighborhood park improvements.
2. Coeur has continued development of the Foxtail Subdivision in subsequent development phases through approvals by the City.
3. Coeur is submitting construction plans and seeking City approval for the Foxtail 13<sup>th</sup> Addition which includes the design and partial construction of improvements, as further defined herein, (the “Park Improvements”) and dedication of the 8.3-acre public park to the City (“Foxtail Park”). The City desires to match the design of the Park Improvements to Coeur’s concurrent infrastructure improvements and utilize Coeur’s experience in the construction of the same and will reimburse Coeur for the costs of the design and construction of the same.
4. The parties now enter into this Agreement to formalize the parties’ understanding regarding Coeur’s obligation to design and construct the Park Improvements in Foxtail Park and the City’s commitment to reimburse the approved costs and acceptance of the dedication of Foxtail Park to the City.

#### AGREEMENT:

1. Recitals True: The Recitals are true and correct and hereby incorporated by this reference.
2. Coeur to Design and Construct Park: Coeur agrees to design and construct the Park Improvements in Foxtail Park located in the Foxtail Subdivision, 11<sup>th</sup> Addition. The Park Improvements in Foxtail Park will be constructed in compliance with the construction plan set approved by the City attached to this Agreement as **Exhibit “A”** which by this reference is incorporated herein (the “Approved Plans”). In general, the Park Improvements will include site mass grading, a parking lot with

associated landscaping and irrigation, a 10' wide asphalt loop path, asphalt sport courts area, playground curbing and sidewalks, and site utilities.

3. Cost Reimbursement: The parties agree that Coeur is entitled to a reimbursement from parks and recreation impact fees collected up to the date that reimbursement is requested, for the costs of constructing the approved Park Improvements of Foxtail Park as provided in the Approved Plans. The parties agree that the total maximum reimbursement amount that Coeur is entitled to request under this Agreement is not to exceed \$670,511.01, as itemized on the Bid Schedule attached hereto as **Exhibit “B.”** If there are insufficient parks and recreation impact fees collected to fully reimburse Coeur for those costs that are reimbursable under this Agreement, the parties agree that Coeur will be entitled to a credit against future parks and recreation impact fees for any unreimbursed costs up to that amount. The parties agree that any impact fee credit may not be transferred to any other party, without express written authorization from the City, and expires five (5) years after the date that impact fee reimbursement is requested by Coeur. The parties agree that this Agreement is entered into in good faith by both parties and is intended to comply with Idaho Code § 67-8209(4).

4. Coeur to Retain Engineer: Coeur agrees to retain a civil engineer and other necessary design professionals as may be needed (the “**Consultants**”) to design and complete the Park Improvements to Foxtail Park and to supervise its construction. The Consultants retained by Coeur to perform work under this Agreement will not be deemed an agent, employee, partner, or contractor of the City, or otherwise associated with the City. The parties agree that the Consultants retained by Coeur to design and supervise the construction and inspection of the work that is the subject of this Agreement are doing so for the benefit of Coeur and the City. The Consultant’s duties will include responsible and in-charge, fair, honest, and competent inspection of the work undertaken pursuant to this Agreement in accordance with the Approved Plans and applicable standards of practice for the respective professions of the Consultants.

5. Quality Assurance and General Standard of Workmanship: Coeur’s Consultants must coordinate with the City in performing their duties to provide for certification of all construction work. Coeur’s Engineer is responsible and in charge of the quality control/inspection activities. Coeur must construct all improvements in accordance with the Approved Plans and the terms, covenants, and conditions of this Agreement.

6. Cost of Documents: All plans, reports, drawings, or other documents that this Agreement requires to be provided to the City by Coeur will be furnished at Coeur’s expense, free of copyright.

7. Coordination and Approval of Design: Coeur agrees to require its Consultants to coordinate with the City on each phase of the design and construction. Coeur acknowledges and agrees that the final design must be approved by the City’s Park and Recreation Director whose approval shall not unreasonably withheld or delayed. All construction must be high quality workmanship and be completed consistent with current city standard drawings and notes.

8. Performance Guaranty: Coeur guarantees that it will construct the Park Improvements contemplated by this Agreement by October 31, 2026 Coeur agrees that if it fails to complete the improvements contemplated by this Agreement by that date that the City may withhold all development approvals for the area contained within the Foxtail Annexation (City File # P-08-03) including subdivision approval and building permits for any additional development until such time as Coeur completes the Park Improvements as outlined in this Agreement. Coeur waives any claim it may have and agrees to indemnify, defend (at the City’s option) and hold the City, its officers, employees and agents harmless from any and claims resulting from the City withholding development approvals consistent with this section.

9. Permits, Laws, and Fees: Prior to construction, Coeur will acquire and maintain in good standing all permits, licenses, platting approvals and other requirements necessary to its performance under this Agreement. All actions taken by Coeur under this Agreement must comply with all applicable statutes, ordinances, rules, and regulations. Coeur will pay all fees pertaining to its performance under this Agreement in accordance with this Agreement or with laws applicable to actions contemplated.

10. Standard Specifications: The Design Standards of the City of Post Falls, Idaho, Standards for Public Works Construction, Park Design, Construction and Renovation Standards, and any standards required by Federal or State regulatory agencies are incorporated herein by this reference as minimum construction standards for performance under this Agreement, except where this Agreement specifically provides otherwise.

11. Work in Rights-Of-Way: Coeur must comply with all ordinances and secure all necessary permits and authorizations pertaining to any work in public rights-of-way. Coeur will coordinate and supervise the installation and construction of all utility improvements, including those not otherwise covered by this Agreement, in a manner that will prevent any delays in any required City construction, inconvenience to the public or other damage to the City.

12. Required Reporting: Coeur must submit to the City, on a regular basis, written reports certified by the Engineer as required by this section. Express or implied approval by the City of any report or inspection does not authorize any deviation from Approved Plans from the terms of this Agreement unless such express approval notes such deviation.

12.1. A report describing the results of all tests and inspections required by the quality control program and all other test and inspection which Coeur may make.

12.2. If actual progress indicates that Coeur will not perform the work as scheduled, Coeur will prepare and submit a revised schedule for the City's reasonable approval.

12.3. Coeur will promptly furnish to the City copies of all final surveys and as-built drawings required for the completion of the Park Improvements in Foxtail Park.

12.4. At the completion of construction and prior to acceptance by the City, the Engineer must submit to the City a report certifying that the improvements were constructed in general conformance with the Approved Plans and that they meet standards established by the City. This certification must include a cover letter with the Engineer's professional stamp, followed by copies of all inspection records, test results, and construction quality control data.

13. Observance and Testing: The Consultant's or their representatives must attend regularly scheduled jobsite meetings with a City representative to review construction progress and inspection activities. The City may monitor the progress of the work and Coeur's compliance with this Agreement and perform any inspection or test, which it deems necessary to determine whether the work conforms to this Agreement. Such inspections or tests do not relieve Coeur from performing tests and inspections required by this Agreement. If Coeur fails to notify the City of inspections, tests and construction progress as required by this Agreement, the City may require, at Coeur's expense, retesting, exposure of previous stages of construction, or any other steps which the City reasonably deems necessary to determine whether the work conforms to this Agreement. Any monitoring, tests or inspections that the City orders or performs pursuant to this section are solely for the benefit of the City. The City does not undertake to test or inspect the work for the benefit of Coeur or any other person.

14. Stop Work Orders: If the City determines there is a substantial likelihood, based upon reasonable and substantial information, that Coeur will fail to comply, or if Coeur does fail to comply

with this Agreement or Coeur or the Coeur's Engineer fails to perform their inspection and quality control duties, the City may stop all further construction of the Park Improvements by issuing a stop work order regarding the nonconforming construction and notifying Coeur and its Engineer of the order. The stop work order will remain in effect until the City approves arrangements made by Coeur to remedy the nonconformity and Coeur provides reasonable assurances that future nonconformities will not occur. The issuance of a stop work order under this section is solely for the benefit of the City. The City does not undertake to supervise the work for the benefit of Coeur or any other person. No suspension of work under this section shall be grounds for any action or claim against the City or for an extension of time to perform the work.

15. Notice of Stop Work to Be Included in Contracts: Coeur will include in all contracts for work to be performed, or materials to be used under this Agreement, the following provision:

*The City of Post Falls, pursuant to an Improvement Agreement on file with the City Clerk and incorporated by reference herein, has the authority to inspect all work or materials under this contract and to stop work if the work performed under this Agreement fails to comply with any provision of such Improvement Agreement. If the City issues a stop work order, the contractor must immediately cease all work and await further instructions from Coeur and City.*

16. Repairs Prior to Acceptance: Coeur will repair or pay the cost of repairing damage to any Park Improvements in Foxtail Park that occurs prior to the City's final acceptance of Foxtail Park and related improvements, except for damage caused solely by the City, its agents, employees, or contractors. Coeur will give reasonable notice to the City before undertaking the repair of any damaged Park Improvements.

17. Operation of Improvements Prior to Final Acceptance: Before final acceptance, the City may enter upon, inspect, control, and operate any Park Improvements if the City determines that such action is necessary to protect the public's health, safety, and welfare, which will not constitute the acceptance of any improvement by the City, nor will such action affect, in any way, Coeur's warranty under this Agreement.

18. Survey Monuments: Upon completing the Park Improvements, Coeur must replace any lot corners and survey monuments as required by Idaho Code.

19. Inspection Prior to Acceptance: Upon receiving notice that Coeur has completed the Foxtail city Park Improvements, the City will schedule inspections of the improvements within 15 days. The City may inspect all Park Improvements and any other work in dedicated easements or rights-of-way within Foxtail 11<sup>th</sup> Addition. Utility providers may inspect any phase of work on Park Improvements of which it is to assume control. The City or the appropriate utility, will inform Coeur in writing of any deficiencies in the work found during the inspection. Coeur will, at its own expense, correct all deficiencies found. Upon receiving notice that the deficiencies have been corrected, the City, or the appropriate utility, will re-inspect the applicable Park Improvements within 15 days. Such re-inspections will continue until Coeur has corrected all deficiencies in the Park Improvements.

20. Requesting Acceptance: After a final inspection has determined that all Park Improvements and other related work meet City standards, Coeur may request in writing that the City accept the Park Improvements and reimbursement for any reimbursable work under this Agreement. The request must be accompanied by:

20.1. Certified as-built drawings that meets City standards.

20.2. A Certificate of Compliance signed and stamped by the Engineer establishing that the Park Improvements have been constructed in general conformance with the Approved Plans.

20.3. A certification that all contractors and vendors have been paid and no liens or other claims have been recorded, and certification that Coeur knows of no intent to file a claim or lien against Foxtail Park, the Park Improvements, the City or private utility improvements related thereto.

20.4. A detailed accounting identifying the basis for each reimbursement request.

21. Acceptance: Upon receipt of Coeur's request to accept Foxtail Park and the Park Improvements, the City will have fifteen (15) days to review the request along with all submitted documentation and if the request is complete and complies with all the requirements of this Agreement, the City will place acceptance of the Foxtail Park on the next available City Council agenda. If the request is not complete or does not fully comply with this Agreement, the City will return the request to Coeur noting the deficiencies. Thereafter, upon receipt of a request for acceptance from Coeur that is fully complete and compliant with this Agreement, the acceptance will be placed on the next available City Council agenda.

22. Consequences of Final Acceptance: Upon final acceptance and dedication of Foxtail Park and the Park Improvements, the City will maintain the park and all related improvements except regarding Coeur's warranty obligations under this Agreement.

23. Dedication to City: After acceptance of the Foxtail Park, the dedication of the same to the City as a public park will be noted on the final plat for the Foxtail 11<sup>th</sup> Addition.

24. Payment of Reimbursement: Once the City Council has accepted the dedication of the Foxtail Park, Coeur will submit an invoice for payment of its reimbursable costs and expenses under this Agreement. City will reimburse Coeur for its invoices submitted under this Agreement within ninety (90) days after receipt.

25. Warranty: Coeur must warrant the design, construction materials and workmanship of the Park Improvements in Foxtail Park against any failure or defect in design, construction, material or workmanship which is discovered for one (1) year. This warranty must cover all direct or indirect costs of repair or replacement, and damage to the property, improvements or facilities of the City or any other person, caused by such failure or defect or during repairs thereof, and any increase in cost to the City of operating and maintaining a City improvement resulting from such failures, defects or damages. The warranty period for the project shall begin upon Final Acceptance. Coeur's warranty will not extend to any failure or defect caused solely by changes in construction processes or materials required by the City (but excluding workmanship in implementing City required changes). The fact that the City takes any action, or omits to take any action, authorized in this Agreement including, but not limited to, operation or routine maintenance of the improvements prior to acceptance or surveillance, inspections, review or approval of plans, tests or reports shall in no way limit the scope of Coeur's warranty.

26. Warranty Guaranty: To secure Coeur's performance of the warranty under this Agreement, Coeur must provide a warranty guaranty using one of the following methods in an amount determined as follows:

| Actual Cost of All Improvements | Percent to Secure Warranty |
|---------------------------------|----------------------------|
| Less than \$500,000.00          | 10.0%                      |
| \$500,000.00 - \$1,000,000.00   | 7.5%                       |
| Over \$1,000,000.00             | 5.0%                       |

26.1. Bond. Coeur may provide a guaranty bond from a company qualified by law to act as a surety in the State of Idaho. The bond must be in a form approved by the City. The bond must name the City as the sole obligee and Coeur as the principal.

26.2. Escrow. Coeur's may deposit funds in an escrow account with a bank or financial institution qualified by law to do business in the State of Idaho. The disbursement of the escrowed funds will be governed by an escrow agreement in a form approved by the City.

26.3. Letter of Credit. Coeur may cause a bank or financial institution qualified by law to do business in the State of Idaho to issue an irrevocable letter of credit in a form approved by the City.

27. Warranty Claims: The City will notify Coeur in writing upon its discovery of any failure or defect covered by the warranty in Section 25. The City will notify Coeur and provide an opportunity for Coeur to inspect before conducting any test or inspections to determine the cause of the failure or defect and will notify Coeur of the results of all such tests and inspections. Coeur must correct or make a diligent effort to correct any failure or defect covered by the warranty within thirty (30) days of receiving notice of the failure or defect from the City. Coeur will correct the failure or defect at its own expense and to the satisfaction of the City. If Coeur fails to correct the failure or defects within the time allowed, the City may correct the failure or defect at Coeur's expense. If Coeur fails to pay the City for the corrective work within thirty (30) days of receiving the City's bill, the City may pursue any remedy provided by law or this Agreement to recover the cost of the corrective work, including calling upon Coeur's security. The City's attorney's fees in pursuit of such remedy shall be an allowed cost. In case of an emergency affecting public health and safety, the City may make immediate required repairs and notify Coeur and contractor as quickly as possible.

28. Default: The City may declare Coeur to be in default under the following circumstances:

28.1. If Coeur is adjudged bankrupt, makes a general assignment for the benefit of creditors, suffers a receiver to be appointed on account of insolvency, takes advantage of any law for the benefit of insolvent debtors.

28.2. If Coeur has failed in any material way to perform its obligations under this Agreement (except if delayed by an act or omission of the City, acts of God or the public enemy, fires, floods, epidemics, quarantine restrictions, strikes, labor disputes, shortage of materials, sabotage or freight embargoes), provided the City gives Coeur notice of the failure to perform and Coeur fails to correct the failure within twenty-eight (28) days of receiving the notice; or if the failure requires more than twenty-eight (28) days to cure, Coeur fails within twenty-eight (28) days of receiving the notice to commence and proceed with diligence to prosecute the cure. All such notices to Coeur must be in writing by certified mail, return receipt requested.

28.3. If the actions of Coeur have created a public hazard or conditions deemed an emergency by the City, the City may declare Coeur in default without providing prior notice and opportunity to cure.

29. Remedies for Default: Upon a declaration of default, and failure to cure under Section 28, the City may:

29.1. Perform any act required of Coeur under this Agreement, including drawing surety and construction of all or any part of the Park Improvements after giving formal notice in writing to Coeur. Coeur is liable to the City for any costs incurred. The City may deduct any costs incurred from the surety or any payments then or thereafter due Coeur from the City whether under this Agreement or



otherwise. No advance notice shall be required by the City to Coeur to remedy any defaults that fall under subsection 28.3.

29.2. Exercise its rights under any provision of this Agreement, or any performance or warranty guaranty securing Coeur's obligations under this Agreement.

29.3. Pursue any appropriate judicial remedy including, but not limited to, an action for specific performance, injunction, and civil penalties. City shall be entitled to its attorney's fees in any enforcement action necessary to enforce the terms of this Agreement.

30. General Provisions:

30.1. Notices. Notices under this Agreement must be in writing and, if personally delivered or sent by facsimile, will be effective when received. If mailed, a notice will be deemed effective on the second day after deposited as registered or certified mail, postage prepaid, directed to the other party. Notices must be delivered, mailed, or sent by facsimile to the following addresses and telephone numbers:

|        |                                                                                                                                             |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Coeur: | Coeur Development LLC<br>Attn: Melissa Wells<br>1221 West Emma Avenue<br>Coeur d'Alene, ID 83814<br><br>Email: melissa@thinklakeside.com    |
| City:  | City of Post Falls<br>Attn: Parks and Recreation Director<br>408 N. Spokane St. Post Falls, ID 83854<br><br>Email: dfair@postfallsidaho.org |

Either party may change its address for notices by at least fifteen (15) days' advance written notice to the other.

30.2. Time of Essence: Except as otherwise specifically provided in this Agreement, time is of the essence for each provision of this Agreement.

30.3. Indemnification: Coeur hereby agrees to indemnify and hold the City harmless from any claim, action, or demand arising from any act or omission related to its performance of duties pursuant to this Agreement. The liability assumed by Coeur pursuant to this section includes, but is not limited to, claims for labor and materials furnished for the construction of the Park Improvements. Coeur acknowledges that the work on the Park Improvements will take place on lands, which may be owned or otherwise subject to control by the City. Coeur will provide general liability insurance in amounts sufficient to satisfy the obligations of the City pursuant to the Idaho Tort Claims Act, but in no case less than one million dollars (\$1,000,000) per occurrence. City will be named as an additional insured respecting the premises and conduct of the work on the project including coverage for comprehensive general liability, premises liability and automobile liability. Coeur will hold the City harmless against any claims made by Coeur's contractors.

30.4. Non-Discrimination: In performing its obligations under this Agreement, Coeur must not discriminate against any person based on disability, race, creed, color, national origin, sex,

marital status, or age. Coeur agrees to incorporate this requirement in its agreements with the Consultants and any other contractor who works on Foxtail Park.

30.5. Approval and Consent: Wherever in this Agreement consent or approval of either party is required; consent or approval will not be unreasonably withheld or delayed. Nothing in this provision shall compromise the general police power authority in the City in matters governmental in nature.

30.6. Neutral Construction: This Agreement has been negotiated with each party having the opportunity to consult with legal counsel and will be construed without regard to which party drafted all or part of this Agreement.

30.7. Captions: The captions of the sections and paragraphs in this Agreement are used solely for convenience and are not intended to limit or otherwise modify the provisions of this Agreement.

30.8. Waiver: The failure of either party at any time to require performance of any provision of this Agreement will not limit the party's right to enforce the provision. Waiver of any breach of any provision will not be a waiver of any succeeding breach of the provision or a waiver of the provision itself or any other provision.

30.9. Subsequent Modifications: This Agreement and any of its terms may be changed, waived, discharged, or terminated only by a written instrument signed by the party against whom enforcement of the change, waiver, discharge, or termination is sought.

30.10. Saturdays, Sundays, and Legal Holidays: If the time for performance of any of the terms, conditions, and provisions hereof falls on a Saturday, Sunday, or legal holiday, then the time of the performance will be extended to the next business day thereafter.

30.11. Venue: In any action brought to interpret or enforce any of the provisions of this Agreement, the venue will be in Kootenai County, Idaho and any action may not be brought or removed to any other venue.

30.12. Applicable Law: This Agreement will be construed, applied, and enforced in accordance with the laws of the state of Idaho. All sums referred to in this Agreement will be calculated by and payable in the lawful currency of the United States.

30.13. Attorney Fees/Meet and Confer: Should either party need to resort to court proceedings to interpret or enforce provisions of this Agreement, the prevailing party in any such action is entitled to recovery of its reasonable attorney fees. No legal action shall begin, nor shall any attorney fees be recoverable, unless the parties have first met and conferred regarding the contested issues. Any party that refuses to meet and confer in good faith, shall not be entitled to recovery of its attorney fees.

30.14. Entire Agreement: This Agreement constitutes the entire agreement of the parties with respect to the design and construction of the subject Park Improvements and supersedes and replaces all written and oral agreements previously made or existing between the parties concerning Foxtail Park. All other obligations contained in other agreements between the parties, including, but not limited to, the Development and Annexation Agreement remain in full force and effect without modification.

30.15. Counterparts: This Agreement may be executed simultaneously or in counterparts, each of which will be deemed an original, but all of which together will constitute one and the same contract.

31. Additional Requirements of the State of Idaho: The clauses in this Section are required by the State of Idaho. The inclusion of these clauses in this Agreement by the City does not indicate the City's support or opposition to these clauses nor acknowledgment by the City that these clauses are relevant to the subject matter of this Agreement. Instead, these clauses are included solely to comply with Idaho state law.

31.1. Boycotting Israel: If payments under this Agreement exceed one hundred thousand dollars (\$100,000) and Coeur employs ten (10) or more persons, then the Consultant certifies that it is not currently engaged in and will not, for the duration of this Agreement, engage in a boycott of the goods or services of the state of Israel or territories under its control as those terms are defined in the "Anti-Boycott Against Israel Act" (Idaho Code § 67-2346).

31.2. Government of China: Coeur certifies that it is not and will not, for the duration of this Agreement, be owned or operated by the government of China as those terms are defined in Idaho Code Title 67, Chapter 23.

31.4. Contract with Abortion Providers: To the extent this Agreement is subject to the use of public funds, Coeur certifies that it is not, and will not, for the duration of this Agreement, become an abortion provider or an affiliate of an abortion provider as those terms are defined in the "No Public Funds for Abortions Act" (Idaho Code Title 18, Chapter 87).

31.5. Employment of Bona Fide Idaho Residents: If this Agreement contemplates public works construction, Coeur agrees to employ ninety-five percent (95%) bona fide Idaho residents, as that term is defined in Idaho Code 44-103, as employees on the work contemplated by this Agreement in order to comply with the requirements of Chapter 10, Title 44, Idaho Code. If Coeur employs less than fifty (50) employees on the work contemplated by this Agreement, Coeur may employ up to ten (10%) nonresidents on the work. In all cases, Coeur agrees to give a preference to bona fide Idaho residents. The parties agree that if the work contemplated by this Agreement involves the expenditure of federal aid funds, that this clause will not be enforced in a manner that conflicts with federal statutes prescribing a labor preference for veterans or prohibiting unlawful discrimination or preferences among United States citizens.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

**City of Post Falls**

**Coeur Development, LLC**

\_\_\_\_\_  
**Mayor Ronald G. Jacobson**

\_\_\_\_\_  
**Melissa Wells, Manager**

Date Executed: \_\_\_\_\_

Date Executed: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
**Shannon Howard, City Clerk**

State of Idaho            )  
                                      : SS  
County of Kootenai    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025 before me, a notary for the State of Idaho, personally appeared **Ronald G. Jacobson** and **Shannon Howard**, personally known, or identified to me to be the **Mayor** and **City Clerk** of the City of Post Falls, Kootenai County, Idaho whose names are subscribed to the within instrument, and acknowledged that the City of Post Falls executed the same.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written

\_\_\_\_\_  
Notary Public for the State of Idaho  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

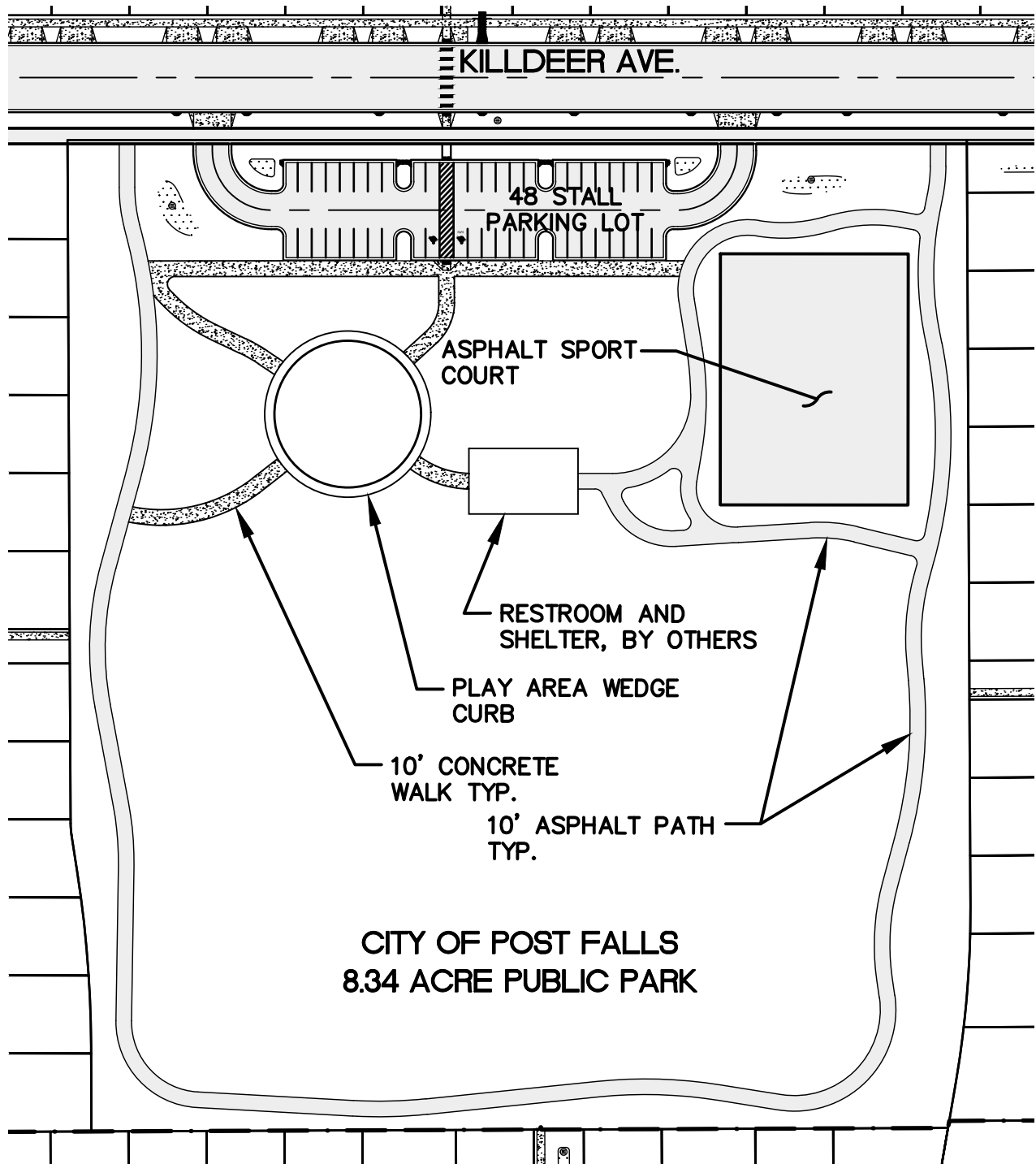
State of Idaho            )  
                                      : SS  
County of Kootenai    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025 before me, a notary for the State of Idaho, personally appeared **Melissa Wells** who, being by me first duly sworn, declared that she is the **Manager** of **Coeur Development LLC** and that they signed the foregoing document as a Manager of the company, and that all statements therein contained are true.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written

\_\_\_\_\_  
Notary Public for the State of Idaho  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

# EXHIBIT "A"



**COEUR**  
**DEVELOPMENT, LLC**

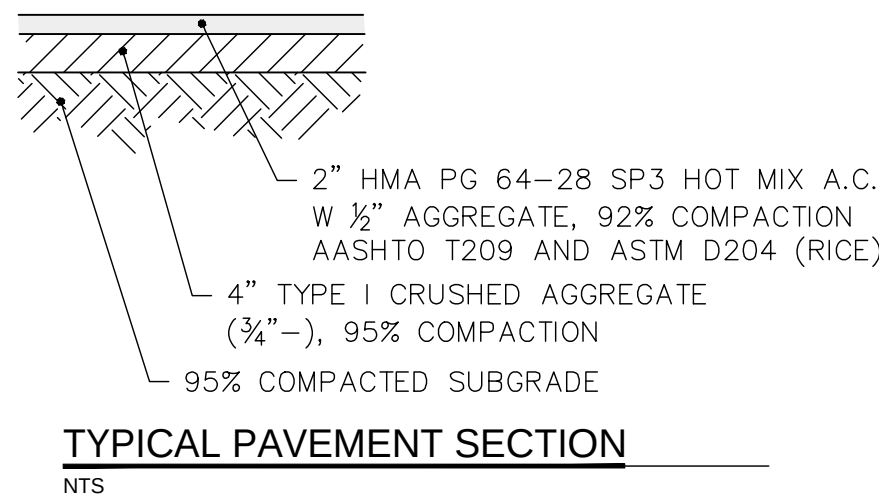
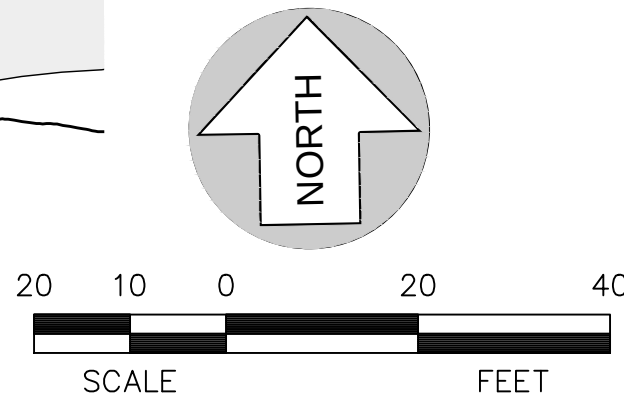
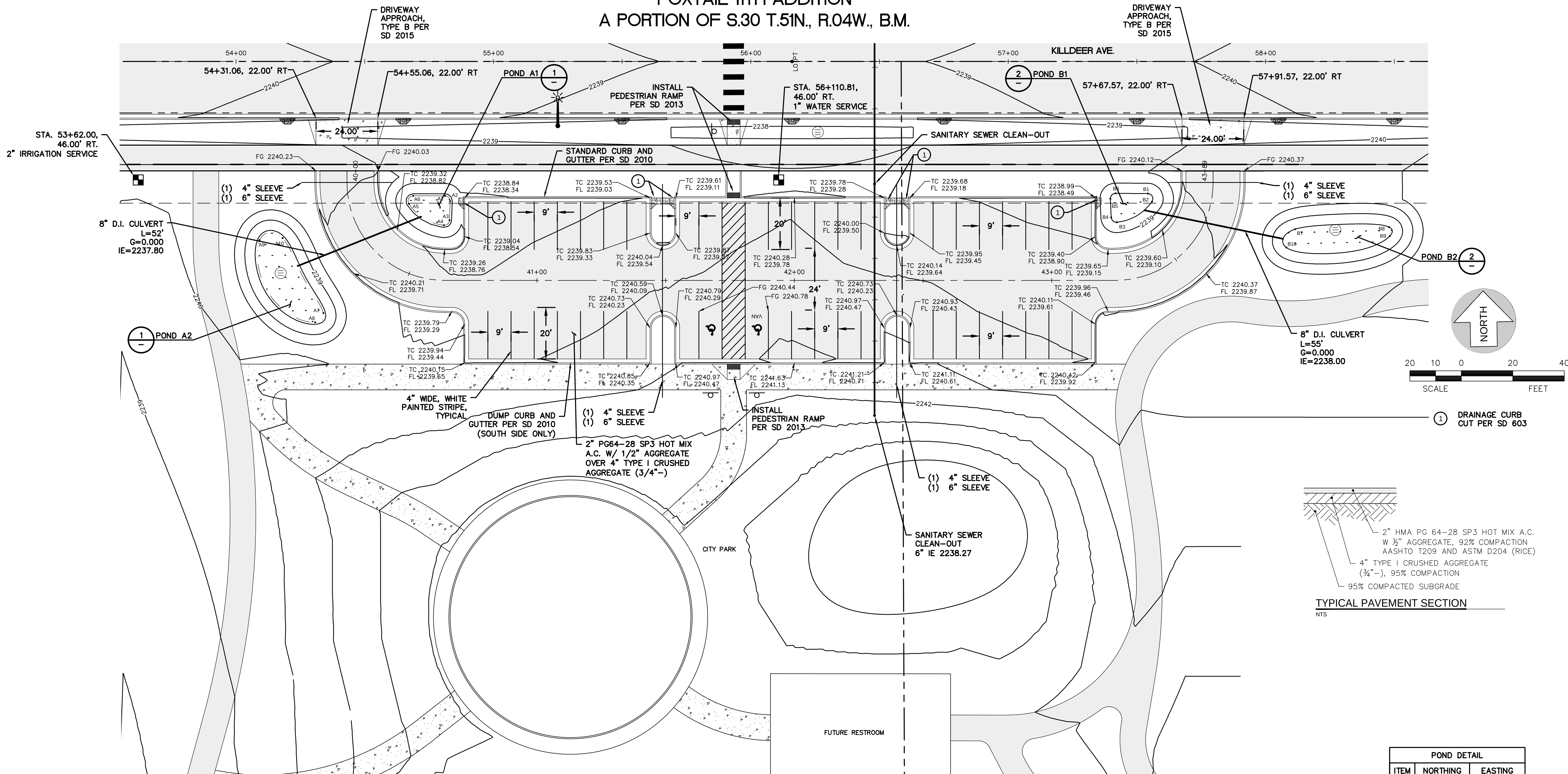
1859 LAKEWOOD DR. COEUR D'ALENE, ID 83814  
PHONE: (509) 991-9033

**FOXTAIL PUD AND  
SUBDIVISION**

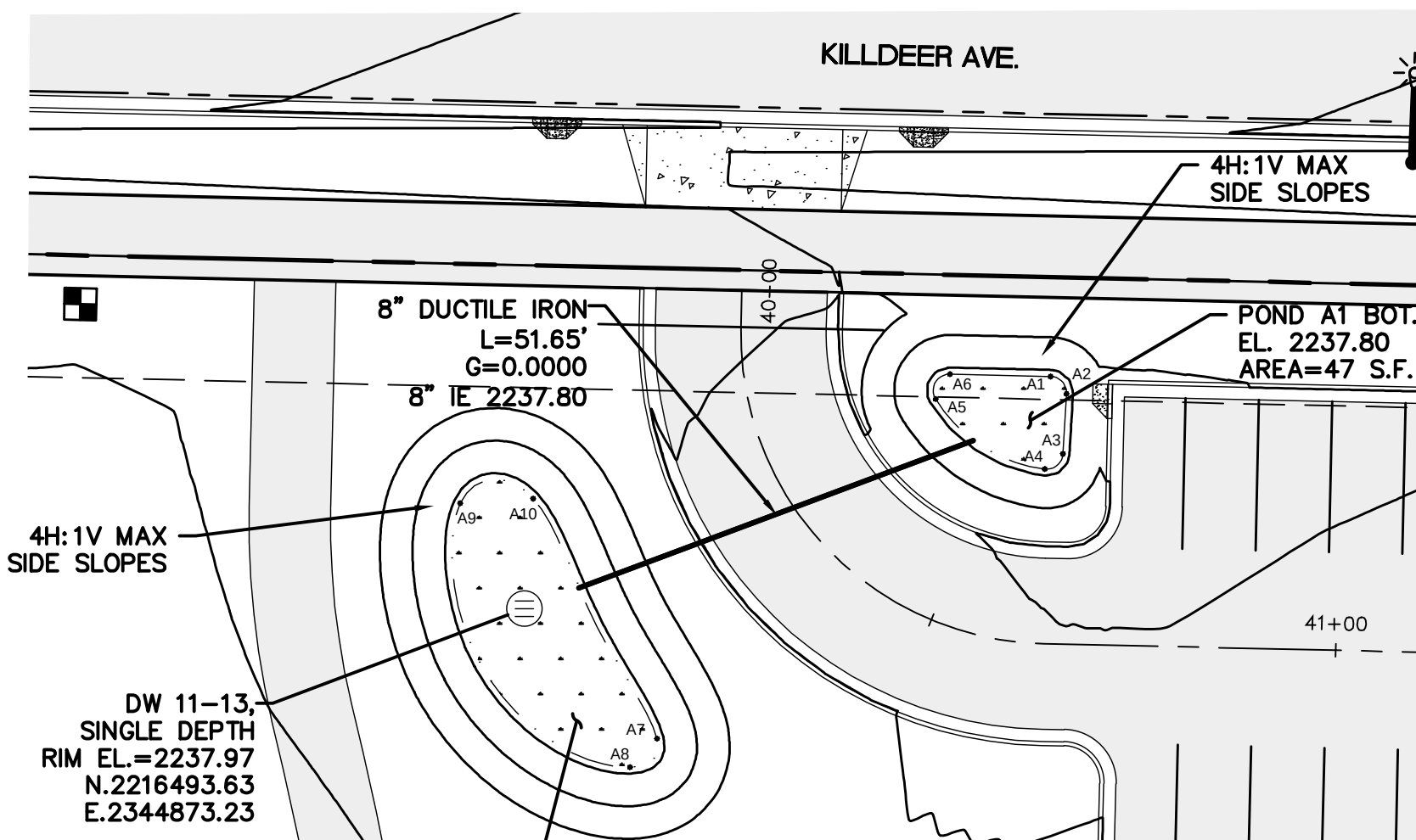
**PUBLIC PARK  
IMPROVEMENTS**



FOXTAIL 11TH ADDITION  
A PORTION OF S.30 T.51N., R.04W., B.M.

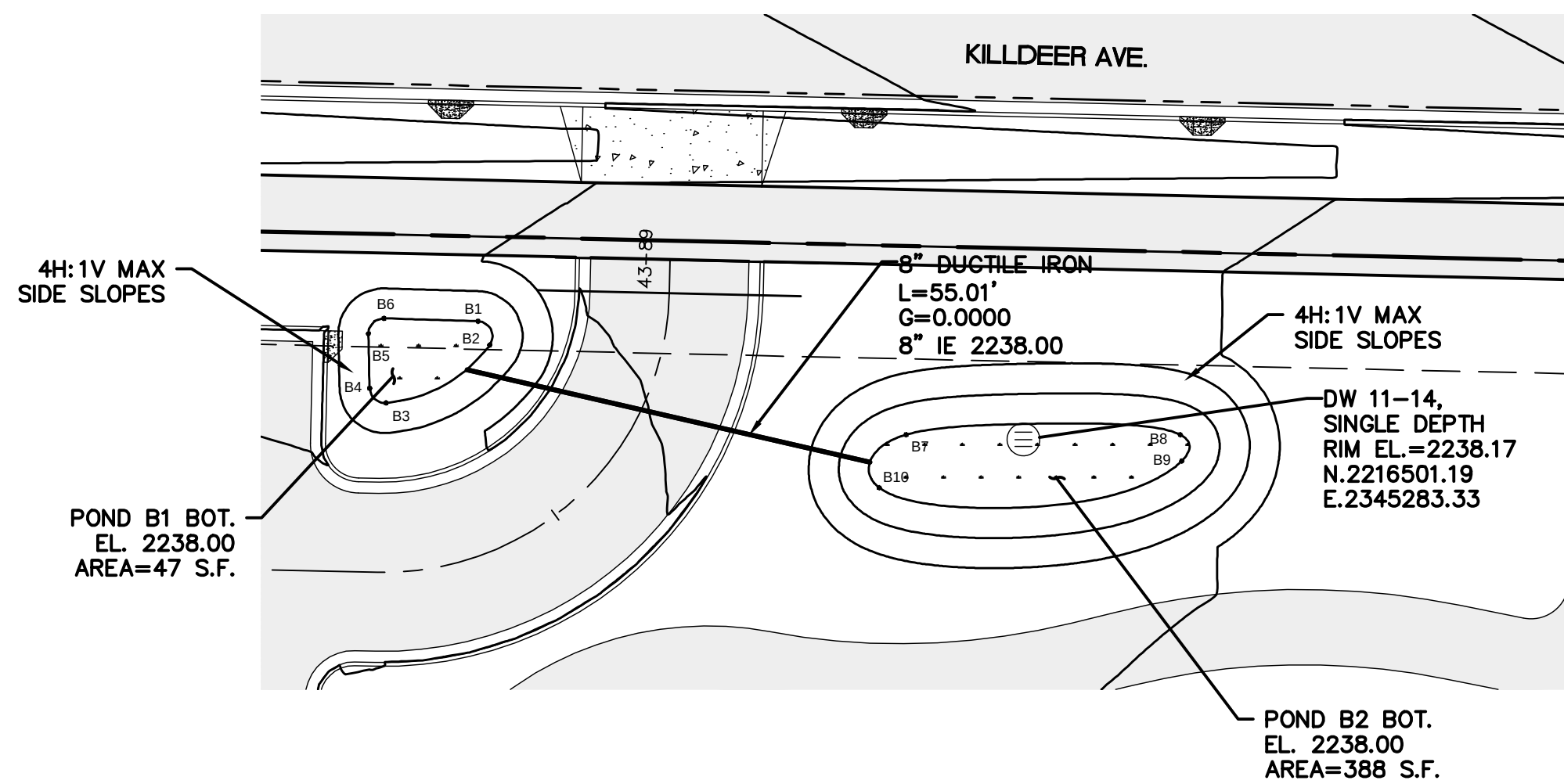


| POND DETAIL |            |            |
|-------------|------------|------------|
| ITEM        | NORTHING   | EASTING    |
| A1          | 2216522.15 | 2344937.78 |
| A2          | 2216520.04 | 2344939.74 |
| A3          | 2216512.66 | 2344939.31 |
| A4          | 2216510.79 | 2344937.07 |
| A5          | 2216519.39 | 2344923.69 |
| A6          | 2216522.43 | 2344925.44 |
| A7          | 2216477.71 | 2344889.52 |
| A8          | 2216474.21 | 2344886.19 |
| A9          | 2216506.60 | 2344865.37 |
| A10         | 2216507.16 | 2344874.31 |



POND PARK A DETAIL

SCALE 1"=20'



POND PARK B DETAIL

SCALE 1"=20'

| POND DETAIL |            |            |
|-------------|------------|------------|
| ITEM        | NORTHING   | EASTING    |
| B1          | 2216516.94 | 2345210.79 |
| B2          | 2216513.76 | 2345212.34 |
| B3          | 2216506.06 | 2345198.52 |
| B4          | 2216508.01 | 2345196.37 |
| B5          | 2216515.27 | 2345196.20 |
| B6          | 2216517.31 | 2345198.26 |
| B7          | 2216501.84 | 2345267.73 |
| B8          | 2216501.84 | 2345304.19 |
| B9          | 2216498.34 | 2345304.41 |
| B10         | 2216494.79 | 2345264.15 |



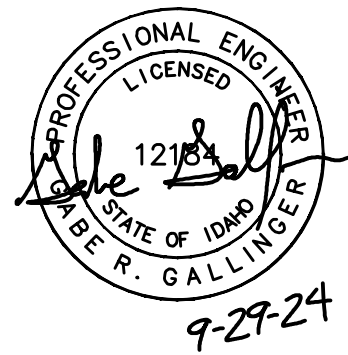
Know what's below.  
Call before you dig.

**UTILITY STATEMENT**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY AND EXISTING DRAWINGS. COEUR DEVELOPMENT, LLC MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

**COEUR DEVELOPMENT, LLC**  
1855 LAKEWOOD DR. COEUR D'ALENE, ID 83814  
PHONE: (509) 951-9033

FOXTAIL 11th ADDITION

CITY PARK PARKING LOT DETAIL



CITY OF POST FALLS PUBLIC SERVICES  
DEPARTMENT: ENGINEERING DIVISION  
408 N. SPOKANE STREET  
POST FALLS, ID 83854  
PHONE #: (208) 773-3511

**VERTICAL DATUM - NAVD 88**  
ALUMINUM CATCH BASINS TO BE APPROX. 150 FEET NORTH OF THE INTERSECTION OF CYPRESS FOX LOOP AND MARBLE FOX AVENUE

BY REVISION

DATE

SCALE  
HOR. 1"=20'  
VERT. N/A

CITY OF POST FALLS  
APPROVAL

APPROVED BY: \_\_\_\_\_  
CITY ENGINEER DATE

PROJECT #: 0097.11  
DESIGNED BY: KWE  
CHECKED BY: GRG

DETAIL

P1



| STANDARD PARK SEED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               | SPORTS GRASS SEED                                                                                                                                                                                                                                                                                                                                  |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------|---------------------|------------------------|------------------|--------------|------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------|-----------------------|-----------------------------|-----|----------------|-----|-----------------------------|-----|--------------------|-----|
| STANDARD PARK SEED SHALL BE "HARDY LAWN MIX" COMPOSED OF THE FOLLOWING GRASS SPECIES:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |               | SPORTS GRASS SEED SHALL BE "SELECT SPORTS FILED MIX" COMPOSED OF THE FOLLOWING GRASS SPECIES:                                                                                                                                                                                                                                                      |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 2px;">GRASS SPECIES</th> <th style="text-align: left; padding: 2px;">PERCENTAGE</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">SPF 30 KENTUCKY BLUEGRASS</td> <td style="text-align: center; padding: 2px;">30%</td> </tr> <tr> <td style="padding: 2px;">CHARIOT HARD FESCUE</td> <td style="text-align: center; padding: 2px;">30%</td> </tr> <tr> <td style="padding: 2px;">VNS SHEEP FESCUE</td> <td style="text-align: center; padding: 2px;">30%</td> </tr> <tr> <td style="padding: 2px;">ORACLE CREEPING FESCUE</td> <td style="text-align: center; padding: 2px;">10%</td> </tr> </tbody> </table>                                                                                                              | GRASS SPECIES | PERCENTAGE                                                                                                                                                                                                                                                                                                                                         | SPF 30 KENTUCKY BLUEGRASS | 30%           | CHARIOT HARD FESCUE | 30%                    | VNS SHEEP FESCUE | 30%          | ORACLE CREEPING FESCUE | 10%                  | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 2px;">GRASS SPECIES</th> <th style="text-align: left; padding: 2px;">PERCENTAGE</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">CHIPSHOT PERENNIAL RYEGRASS</td> <td style="text-align: center; padding: 2px;">40%</td> </tr> <tr> <td style="padding: 2px;">CHEWING FESCUE</td> <td style="text-align: center; padding: 2px;">20%</td> </tr> <tr> <td style="padding: 2px;">PARKLAND KENTUCKY BLUEGRASS</td> <td style="text-align: center; padding: 2px;">20%</td> </tr> <tr> <td style="padding: 2px;">KENTUCKY BLUEGRASS</td> <td style="text-align: center; padding: 2px;">20%</td> </tr> </tbody> </table> |                    | GRASS SPECIES | PERCENTAGE            | CHIPSHOT PERENNIAL RYEGRASS | 40% | CHEWING FESCUE | 20% | PARKLAND KENTUCKY BLUEGRASS | 20% | KENTUCKY BLUEGRASS | 20% |
| GRASS SPECIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PERCENTAGE    |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| SPF 30 KENTUCKY BLUEGRASS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 30%           |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| CHARIOT HARD FESCUE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 30%           |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| VNS SHEEP FESCUE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 30%           |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| ORACLE CREEPING FESCUE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10%           |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| GRASS SPECIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PERCENTAGE    |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| CHIPSHOT PERENNIAL RYEGRASS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 40%           |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| CHEWING FESCUE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 20%           |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| PARKLAND KENTUCKY BLUEGRASS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 20%           |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| KENTUCKY BLUEGRASS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 20%           |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| HYDROSEED AREAS AS INDICATED ON PLANS. RECOMMEND RATE FOR SEEDING: 6 LBS / 1,000 SQ. FT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               | HYDROSEED AREAS AS INDICATED ON PLANS. RECOMMEND RATE FOR SEEDING: 6 LBS / 1,000 SQ. FT.                                                                                                                                                                                                                                                           |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| FERTILIZER TO BE 16-16-16, WITH A MINIMUM 50% SLOW RELEASE. RECOMMEND RATE FOR SEEDING: 5 LBS / 1,000 SQ. FT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               | FERTILIZER TO BE 16-16-16, WITH A MINIMUM 50% SLOW RELEASE. RECOMMEND RATE FOR SEEDING: 5 LBS / 1,000 SQ. FT.                                                                                                                                                                                                                                      |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;">NATIVE SEED</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| NATIVE SEED SHALL BE "HOMESTEAD SEED INLAND NORTHWEST MIX" COMPOSED OF THE FOLLOWING GRASS SPECIES:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |               |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 2px;">GRASS SPECIES</th> <th style="text-align: left; padding: 2px;">PERCENTAGE</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">GARNETT MOUNTAIN BROME</td> <td style="text-align: center; padding: 2px;">35%</td> </tr> <tr> <td style="padding: 2px;">IDAHO FESCUE</td> <td style="text-align: center; padding: 2px;">20%</td> </tr> <tr> <td style="padding: 2px;">BLUEBUNCH WHEATGRASS</td> <td style="text-align: center; padding: 2px;">20%</td> </tr> <tr> <td style="padding: 2px;">SLENDER WHEATGRASS</td> <td style="text-align: center; padding: 2px;">15%</td> </tr> <tr> <td style="padding: 2px;">SHERMAN BIG BLUEGRASS</td> <td style="text-align: center; padding: 2px;">10%</td> </tr> </tbody> </table> |               |                                                                                                                                                                                                                                                                                                                                                    |                           | GRASS SPECIES | PERCENTAGE          | GARNETT MOUNTAIN BROME | 35%              | IDAHO FESCUE | 20%                    | BLUEBUNCH WHEATGRASS | 20%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | SLENDER WHEATGRASS | 15%           | SHERMAN BIG BLUEGRASS | 10%                         |     |                |     |                             |     |                    |     |
| GRASS SPECIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PERCENTAGE    |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| GARNETT MOUNTAIN BROME                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 35%           |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| IDAHO FESCUE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 20%           |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| BLUEBUNCH WHEATGRASS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 20%           |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| SLENDER WHEATGRASS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 15%           |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| SHERMAN BIG BLUEGRASS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 10%           |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| HYDROSEED AREAS AS INDICATED ON PLANS. RECOMMEND RATE FOR SEEDING: 1-2 LBS / 1,000 SQ. FT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| FERTILIZER TO BE 16-16-16, WITH A MINIMUM 50% SLOW RELEASE. RECOMMEND RATE FOR SEEDING: 1.5 LBS / 1,000 SQ. FT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>NOTES:</p> <ol style="list-style-type: none"> <li>THE SEED IS TO BE DELIVERED TO THE JOB SITE IN UNOPENED BAGS BEARING THE SEED SUPPLIER'S TAG SHOWING THE PROPORTIONS AND MIX COMPONENTS OF THE SEED CONTAINED IN EACH BAG, INCLUDING THE AREA TO BE COVERED.</li> <li>HYDROSEED - PROVIDE FRESH, CLEAN, NEW CROP SEED COMPLYING WITH TOLERANCES OF PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSIS OF NORTH AMERICA.</li> </ol> </div> <div style="width: 50%;"></div> </div>                                                                                                                                                                                                                                                                 |               |                                                                                                                                                                                                                                                                                                                                                    |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">APPROVED BY:</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> </div> <div style="border: 1px solid black; padding: 5px;">PARKS DIRECTOR</div> </div> <div style="width: 40%;"> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">01/04/21</div> <div style="border: 1px solid black; padding: 5px;">DATE:</div> </div> </div>                                                                                                                                                                                                                                                                                                           |               | <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">POST FALLS STANDARDS FOR PARKS CONSTRUCTION</div> <div style="border: 1px solid black; padding: 5px; font-size: 24px; font-weight: bold; margin-bottom: 5px;">TURF SEED MIXES</div> <div style="border: 1px solid black; padding: 5px;">STANDARD DRAWING NO. SD 3601</div> |                           |               |                     |                        |                  |              |                        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |               |                       |                             |     |                |     |                             |     |                    |     |

N.T.S.

N.T.S.

P-CO-11-FOXT0-17

**NOTES:**

1. SAFE, EFFICIENT PEDESTRIAN TRAVEL REQUIRES A MINIMUM OF 8 FT. OF CLEARANCE ABOVE THE SIDEWALK OR PATH.
2. SAFE, EFFICIENT VEHICLE TRAVEL REQUIRES A MINIMUM OF 12 FT. OF CLEARANCE ABOVE THE ROADWAY.
3. COMMERCIAL TREE WORK PERFORMED ON STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE DONE BY AN IS A CERTIFIED ARBORIST.
4. ALL TREE WORK PERFORMED ON STREET TREES WITHIN THE RIGHT-OF-WAY MUST BE DONE IN ACCORDANCE WITH CURRENT BEST MANAGEMENT PRACTICES FOR THE ARBORICULTURE INDUSTRY.
5. SEE THE POST FALLS TREE STANDARDS MANUAL FOR MORE INFORMATION.

APPROVED BY:

*[Signature]*

PARKS DIRECTOR

01/04/21

DATE:

POST FALLS STANDARDS FOR PARKS CONSTRUCTION

**STANDARD RIGHT-OF-WAY  
CLEARANCE**

**STANDARD DRAWING  
NO. SD 3510**

## 2

N.T.S.

P-CO-11-FOXT0-16

| SYMBOL                                                                              | DESCRIPTION                                                           | QTY       | DETAIL  |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------|---------|
|  | NIEGHBORING LOT PROPERTY LINE, TYPICAL.                               |           |         |
|  | UTILITY CLEAR ZONE - 10' RADIUS , TYPICAL.                            |           |         |
|  | STREET LIGHT CLEAR ZONE - 25' RADIUS , TYPICAL.                       |           |         |
|  | 40' CLEAR VIEW SIGHT TRIANGLE, TYPICAL.                               |           |         |
|  | 10' ASPHALT PATH, SEE CIVIL PLANS.                                    |           |         |
|  | DRAINAGE SWALE AREA, SEE CIVIL PLANS.                                 |           |         |
|  | INSTALL CONCRETE EDGE, PER DETAIL.                                    | 39 LF     |         |
|  | INSTALL 2'-3' LANDSCAPE BOULDERS, PER DETAIL.                         |           |         |
| SYMBOL                                                                              | DESCRIPTION                                                           | QTY       | DETAIL  |
|  | INSTALL HYDROSEED LAWN AREA PER DETAIL.                               | 12,670 SF | 1/LS101 |
|  | INSTALL GRAVEL MULCH AT 3" DEPTH OVER WEED BARRIER FABRIC PER DETAIL. | 1,059 SF  |         |

PHASE 1

KILDEER AVE.

PHASE 2

ZORRO'S STREET

ERNIE'S ROAD

N.T.S.

APPROVED BY: \_\_\_\_\_

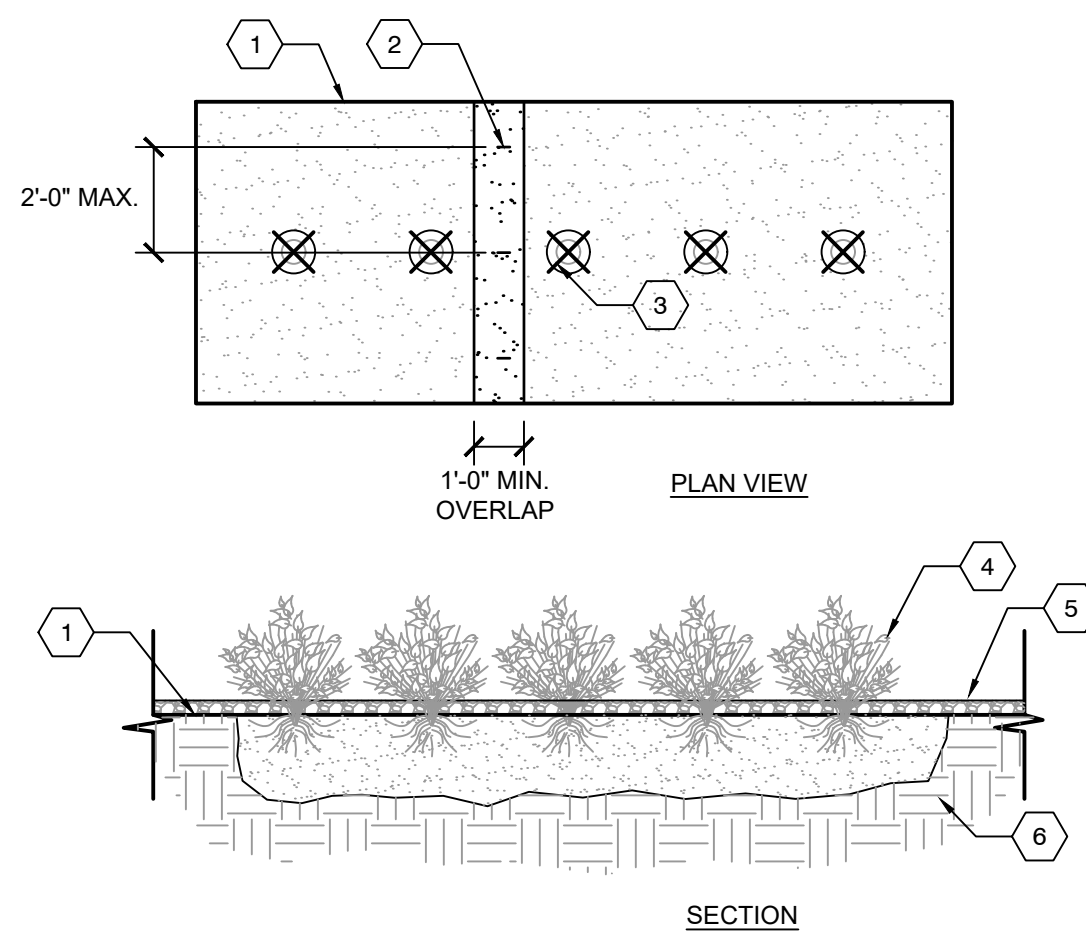
\_\_\_\_\_  
CITY ENGINEER

\_\_\_\_\_  
DATE

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>GENERAL CONTRACTOR TO PROVIDE 110-VOLT ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO IRRIGATION CONTROLLER.</p> <p>CONTRACTOR TO PROVIDE GALVANIZED STANDARD THREADED STUD WITH THREADED CAP IMMEDIATELY DOWNSTREAM OF IRRIGATION WATER SOURCE/METER.</p> <p>CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF ALL REQUIRED PERMITS AND INSPECTIONS. LOCAL CODES PREVAIL.</p> <p>UNLESS OTHERWISE NOTED, ALL DRAWINGS ARE BASED ON A LEGAL SURVEY DETERMINING SITE ELEMENTS WERE PROVIDED BY THE OWNER OR BY FIELD MEASUREMENTS OBTAINED ON-SITE. ADJUSTMENT OF LANDSCAPE IMPROVEMENTS MAY BE REQUIRED. NOTIFY LANDSCAPE ARCHITECT IF ANY DISCREPANCIES BETWEEN THE FOUR CORNERS AND EXISTING CONDITIONS.</p> <p>CONTRACTOR TO LOCATE UNDERGROUND UTILITIES, I.E., BURIED FIBER OPTIC LINE, CABLES, CONDUIT, GAS, WATER, SEWER, ETC. PRIOR TO DIGGING. CONTRACTOR TO BE RESPONSIBLE AND PAY FOR REPAIR TO ALL DAMAGES AT NO EXTRA COST TO THE OWNER. CALL BEFORE YOU DIG. TELEPHONE #861.</p> <p>GENERAL CONTRACTOR TO PROVIDE ROCK GRASS IN ALL LANDSCAPE AREAS WITHIN 0.10 FOOT OF GRADE SHOWN ON CIVIL DRAWINGS MINUS DEPTH OF SPECIFIED TOPSOIL.</p> <p>CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF FINAL PUNCHLIST WORK.</p> | <p>GENERAL CONTRACTOR TO CLEAR AND GRUB TRUFF AREAS AND PLANTING BEDS OF ALL WEEDS, ROCKS, ROOTS AND LIMBS OF DEAD TREES AND BRUSH. ALL MATERIALS TO BE CONTOURED AS SHOWN ON CIVIL DRAWINGS. ANY ROCK/DEBRIS LARGER THAN 1" X 1" TO BE REMOVED FROM TOP 12" OF SOIL AS MEASURED FROM FINISH GRADES SHOWN ON CIVIL DRAWINGS.</p> <p>CONTRACTOR TO LEGALLY DISPOSE OF (OFF-SITE) ALL MATERIALS REMOVED FROM THIS PROJECT NOT IDENTIFIED AS SALVAGED OR RE-PURPOSED.</p> <p>CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS. FIELD VERIFY WHEN NECESSARY.</p> <p>OWNER SHALL BE RESPONSIBLE FOR VERIFICATION OF PROPERTY LINES AND SETBACKS. CONTRACTOR SHALL COORDINATE THIS WORK WITH THE OWNER PRIOR TO BEGINNING ANY WORK.</p> <p>DRAIN LINES TO DRAIN AT 1" MINIMUM WITH SMOOTH CONTINUOUS FALL.</p> <p>ALL TOP SURFACES OF STEEP TRENDS TO SLOPE AT 1% FOR DRAINAGE.</p> <p>ALL PLANTED AREAS TO SLOPE TO SATCH BASINS AT 1-1/2% MINIMUM SLOPE UNLESS OTHERWISE NOTED.</p> <p>ALL PROPOSED GRASS SURFACES SHALL MEET EXISTING VALUING SURFACES WITH SMOOTH AND CONTINUOUS TRANSITION AND FLUSH ALONG ENTIRE EDGE.</p> <p>CONCRETE WALKS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND SHALL MEET ALL</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

1. ALL PLANT MATERIAL INSTALLED BY CONTRACTOR SHALL BE WARRANTY FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD AND/OR DYING PLANT MATERIAL (EXCEPT THOSE DUE TO VANDALISM OR NEGLIGENCE) WITH PLANT MATERIAL EQUAL TO THE INSTALLED MATERIAL. GUARANTEE TO BE WRITTEN, DATED, AND SIGNED BY CONTRACTOR ON CONTRACTOR'S LETTERHEAD.
2. ALL IRRIGATION SYSTEM MATERIALS INSTALLED BY CONTRACTOR SHALL BE WARRANTY FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MATERIAL, WORKSMANSHIP, AND ENSURE 100% HEAD TO HEAD COVERAGE. GUARANTEE TO BE WRITTEN, DATED, AND SIGNED BY CONTRACTOR ON CONTRACTOR'S LETTERHEAD.





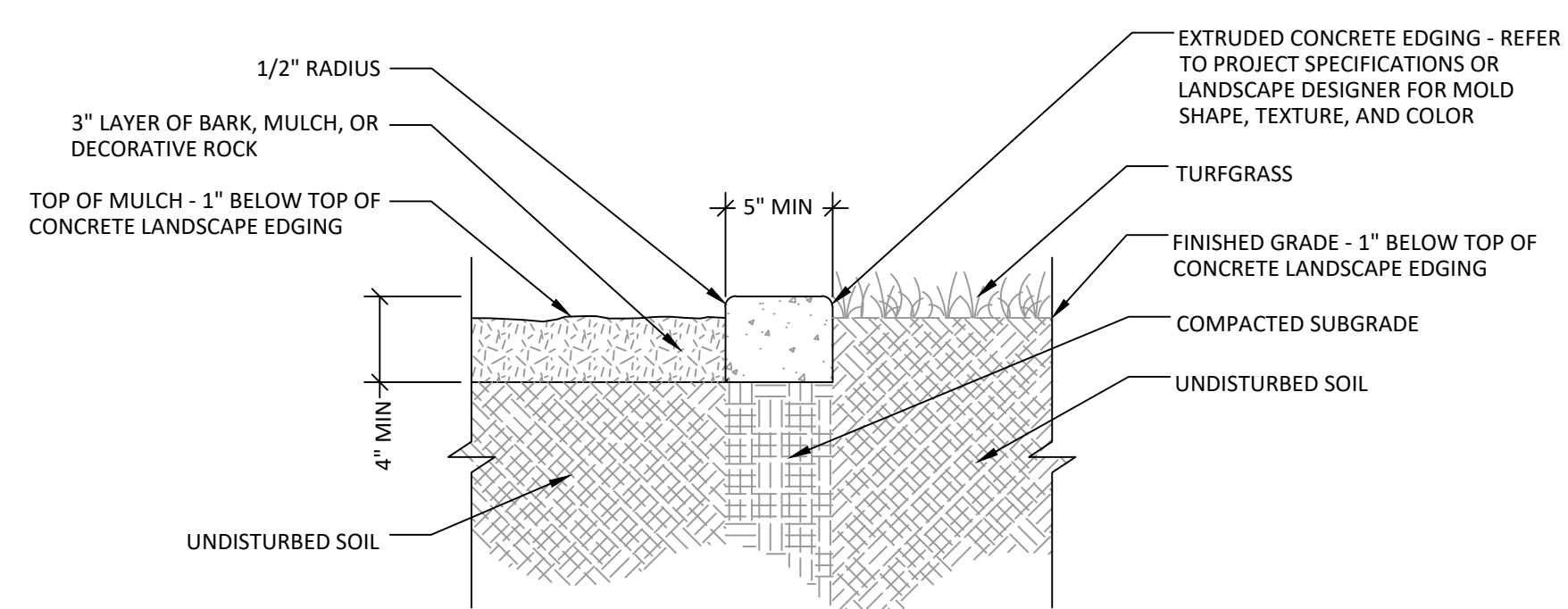
## KEYED NOTES

1. WEED BARRIER FABRIC.
2. 6" MIN. LANDSCAPE STAPLE, "U" SHAPED.
3. CUT "X" SLIT IN FABRIC NO LARGER THAN THE DIAMETER OF THE ROOTBALL.
4. PLANT MATERIAL, SEE PLANTING PLAN.
5. INSTALL MULCH OVER WEED BARRIER. SEE PLAN FOR TYPE AND DEPTH.
6. UNCOMPACTED / UNDISTURBED SOIL.

## WEED BARRIER FABRIC INSTALLATION

N.T.S

P-CO-11-FOXT0-40



APPROVED BY:

01/04/21  
DATE:

## POST FALLS STANDARDS FOR PARKS CONSTRUCTION

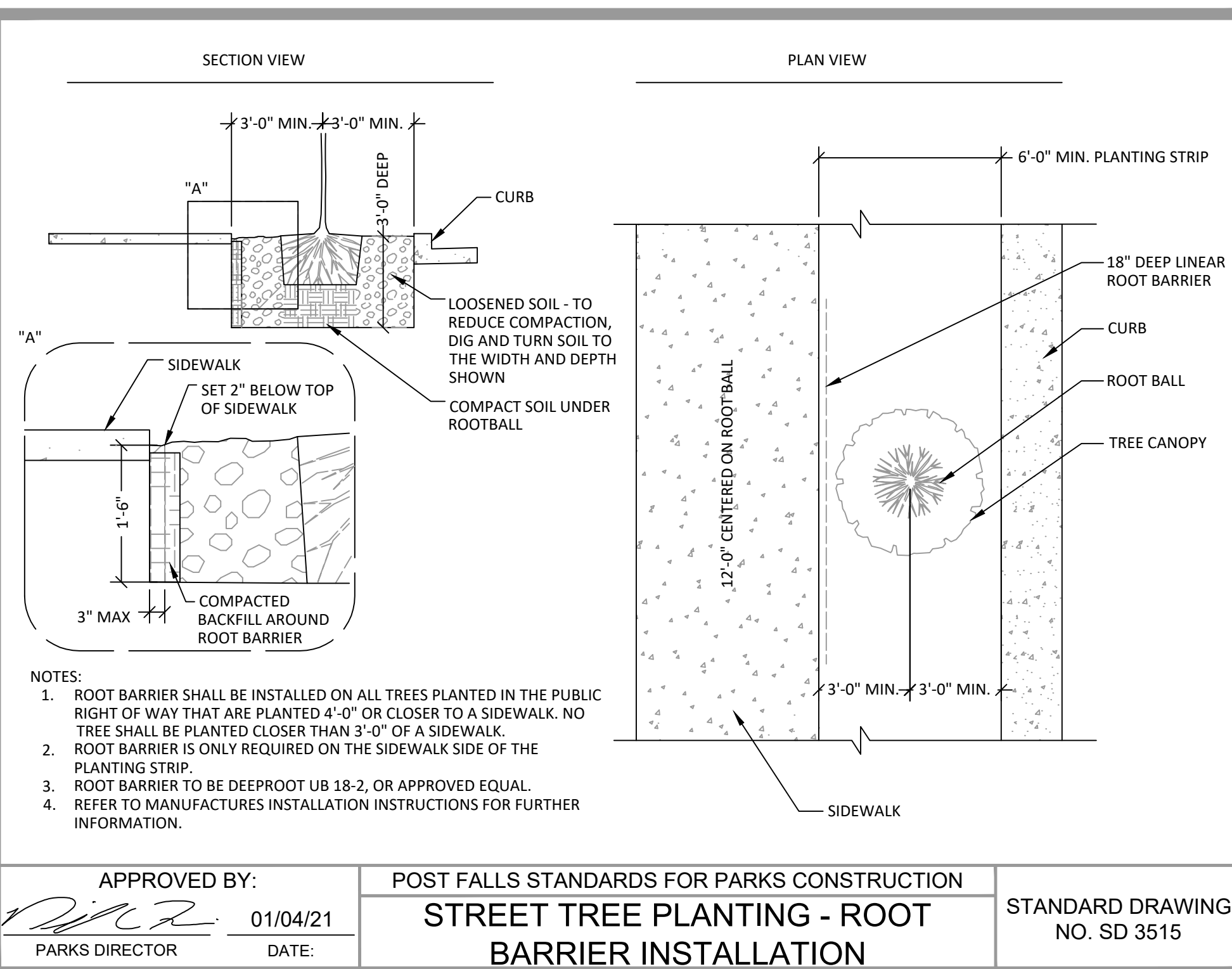
## CONCRETE LANDSCAPE EDGING

STANDARD DRAWING  
NO. SD 3503

## CONCRETE LANDSCAPE EDGING

N.T.S

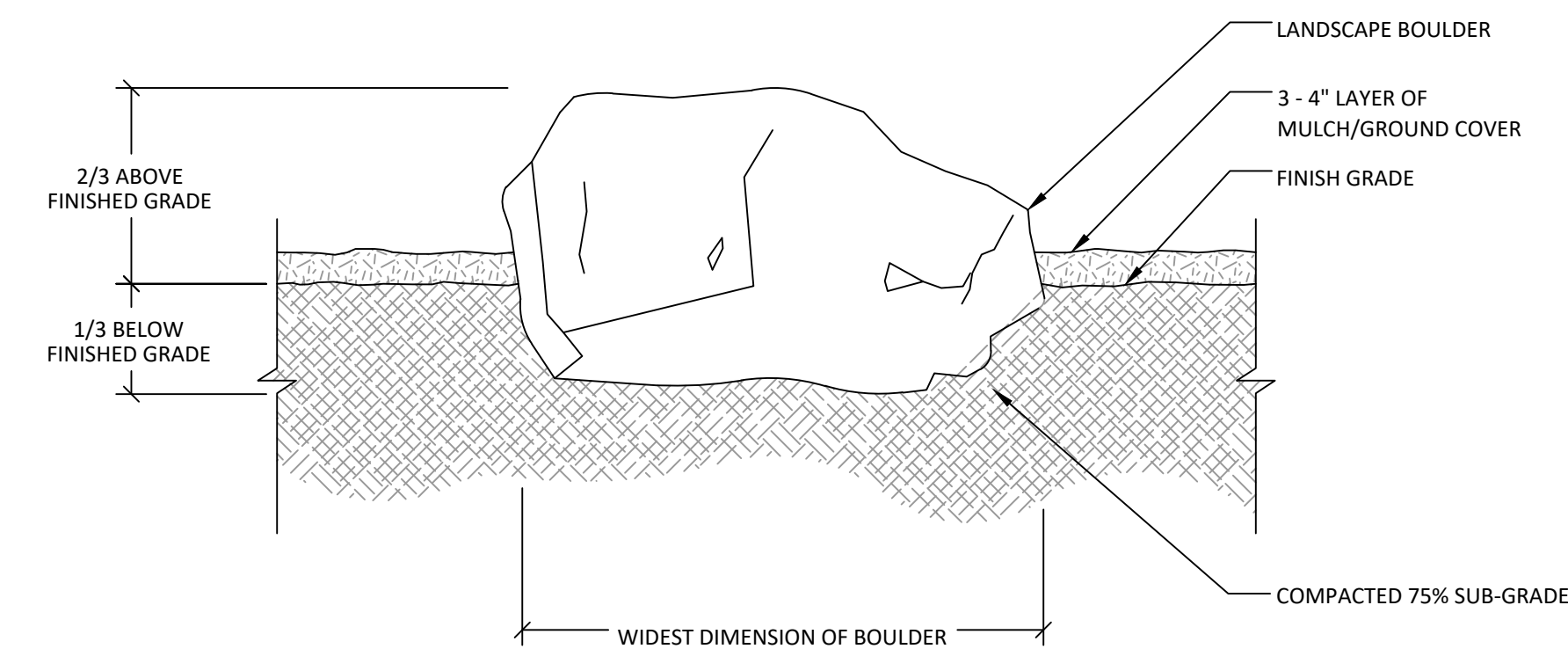
P-CO-11-FOXT0-41



## 2 STREET TREE PLANTING - ROOT BARRIER INSTALLATION

N.T.S

P-CO-11-FOXT0-42



NOTES:

1. SEE PLANS OR SPECS FOR TYPE, LOCATION  
SIZE, AND QUANTITY OF BOULDERS

APPROVED BY:

DATE: 01/04/21

## POST FALLS STANDARDS FOR PARKS CONSTRUCTION

LANDSCAPE BOULDER

STANDARD DRAWING  
NO. SD 3503

## LANDSCAPE BOULDER

N.T.S.

P-CO-11-FOXT0-43

PLACE  
LANDSCAPE ARCHITECTURE  
place-la.com (509) 570 2157

REGISTERED  
LANDSCAPE  
ARCHITECT NO.  
LA-16665

JOSHUA K. TRIPP  
STATE OF IDAHO

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# FOXTAIL CITY PARK - PERMIT

E. KILLDEER AVE.  
POST FALLS, IDAHO 83854  
PARCEL #· P705030005AA

PERMIT SET 07.30.2024

[illegible]

|          |            |
|----------|------------|
| PLACE #: | 24-036     |
| DATE     | 07-30-2024 |
| DRAWN    | EF         |
| REVIEWED | JCW        |

VERIFY SCALE BAR  
MEASURES ONE INCH ON  
ORIGINAL DRAWING

0  1"

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LANDSCAPE  
NOTES/DETAILS

# LS501

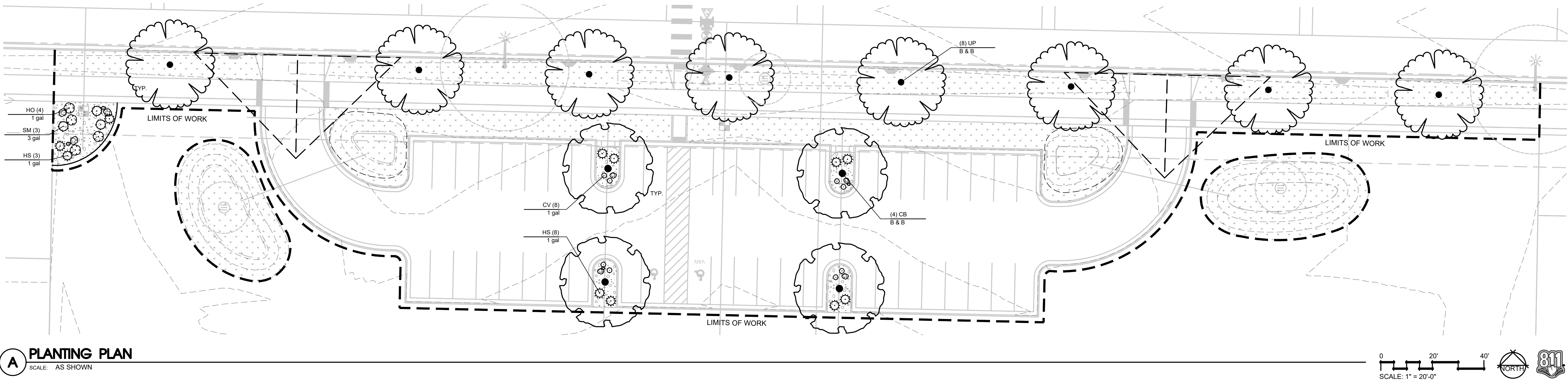
sheet: 02 of: 07

CITY OF POST FALLS  
APPROVAL

APPROVED BY \_\_\_\_\_

DAT





PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME                                 | CONT  | CAL      | DETAIL  |
|--------|------|-----|---------------------------------------------------------|-------|----------|---------|
| TREES  |      |     |                                                         |       |          |         |
|        | CB   | 4   | CARPINUS BETULUS<br>EUROPEAN HORNBEAM                   | B & B | 1.5' CAL | 1/LP101 |
|        | UP   | 8   | ULMUS PARVIFOLIA<br>LACEBARK ELM                        | B & B | 1.5' CAL | 1/LP101 |
| SHRUBS |      |     |                                                         |       |          |         |
|        | HS   | 11  | HELIOTRICHON SEMPERVIRENS<br>BLUE OAT GRASS             | 1 GAL |          | 2/LP101 |
|        | SM   | 3   | SPIRAEA X BUMALDA 'GOLDMOUND'<br>GOLD MOUND SPIREA      | 3 GAL |          | 2/LP101 |
|        | CV   | 8   | COREOPSIS VERTICILLATA 'MOONBEAM'<br>MOONBEAM TICKSEED  | 1 GAL |          | 2/LP101 |
|        | HO   | 4   | HEMEROCALLIS X 'STELLA DE ORO'<br>STELLA DE ORO DAYLILY | 1 GAL |          | 2/LP101 |

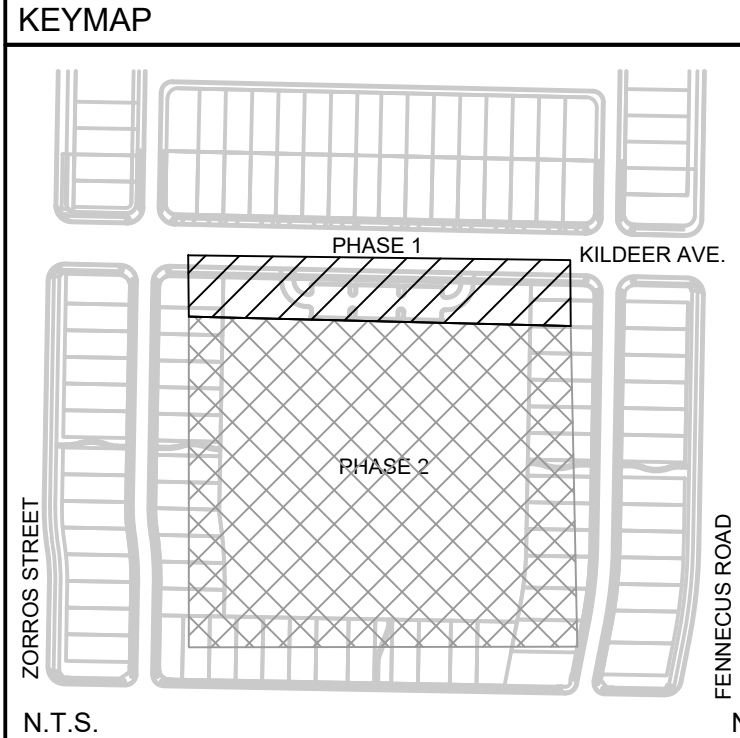
1 TREE PLANTING

- TREES IN RIGHT-OF-WAY NOTES:
- PRIOR TO STREET/PUBLIC TREE INSTALLATION, PRUNING OR REMOVAL OR ROOT EXCAVATION, PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETE PUBLIC TREE PERMIT APPLICATION AT LEAST 10 DAYS PRIOR TO WORK BEING PERFORMED FOR THIS PROJECT TO INCLUDE CERTIFIED ARBORIST INFORMATION AND START AND COMPLETION DATES. THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ENSURING THAT THE GENERAL CONTRACTOR IS AWARE AND COMPLIANT WITH THIS REQUEST.
  - NO SUBSTITUTIONS ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND URBAN FORESTRY.
  - THE CONTRACTOR SHALL PLANT ALL TREES AND SHRUBS ACCORDING TO DETAIL V-101 AND V-102. AFTER PLANTING IF TREES ARE UNSTABLE STAKING MAY BE USED BUT ONLY AS NECESSARY. AT 6 MONTHS ALL STAKING MATERIAL SHALL BE REMOVED. IF TREE IS STILL UNSTABLE AFTER 6 MONTHS TREE MAY NEED TO BE REPLACED.
  - NO TREE SHALL BE PLANTED WITHIN FIFTEEN (15) FEET OF ANY DRIVEWAY, ALLEY, STREET LIGHT, UTILITY POLE, UNDERGROUND UTILITY, NON-SAFETY STREET SIGN (EX. PARKING, STREET NAME), OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF A CRITICAL STREET SAFETY SIGN (EX. STOP, YIELD, OR PEDESTRIAN CROSSING). NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF A CURB DROP FOR STORM WATER. THE POTENTIAL PLACEMENT OF STREET SIGNS, STREET LIGHTS, AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICT WITH THE GROWTH OF EXISTING STREET TREES.

- PLANTING NOTES:
- IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
  - IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
  - THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND VINES, INCLUDING SEEDS AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS, THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS, THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
  - ALL INSTALLED PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMANS NATIONAL STANDARD SPECIFICATIONS AND BE WARRANTED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD AND/OR DYING PLANT MATERIAL (EXCEPT THOSE DUE TO VANDALISM OR NEGLIGENCE) WITH PLANT MATERIAL EQUAL TO THE INSTALLED MATERIAL. GUARANTEE TO BE WRITTEN, DATED, AND SIGNED BY CONTRACTOR ON CONTRACTOR'S LETTERHEAD.
  - GROUNDCOVER PLANTING (WHERE SPECIFIED) SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUB MASSES AS SHOWN ON PLAN.
  - ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
  - ALL SPECIMEN TREES SHALL BE SELECTED AND SPOTTED BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
  - NO SUBSTITUTIONS ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

2 SHRUB PLANTING

- CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD.
- AMEND PLANTING PITS WITH TOP SOIL AND NATIVE SOIL BLEND. TOP SOIL SHALL BE 3-WAY MIX OR BETTER.
- THE SOIL AMENDMENTS (IF SPECIFIED) ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR A SOILS AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY AND/OR ANY ADDITIONAL SPECIFICATION PROVIDED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS.
- CONTRACTOR TO PLACE TOP SOIL TO A DEPTH OF 4", UNLESS OTHERWISE NOTED. IMPORT TOPSOIL SHALL CONSIST OF SANDY LOAM, NONTOXIC, FREE OF NOXIOUS WEEDS, GRASS, BRUSH, STICKS, OR ROCKS GREATER THAN 1/2" IN DIAMETER UNLESS OTHERWISE NOTED. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT.
- CONTRACTOR TO RAKE FINISH GRADE SMOOTH AND NATURAL. NO SLOPE TO EXCEED 3:1.
- CONTRACTOR TO PLACE TWO APPLICATIONS OF PRE-EMERGENT HERBICIDE (ABOVE AND BELOW) TOP DRESSING (MULCH) IN PLANTER BEDS; PRE-EMERGENT TO CONSIST OF +/-2% ACTIVE INGREDIENT (A-A-A TRIFLORD-2, 6-DINTRO-N, N-DIPROPYL-P-TOLUIDINE) & +/-8% INACTIVE INGREDIENT. "GREEN GOLD" BY LEBANON CHEMICAL OR APPROVED EQUAL. DO NOT APPLY PRE-EMERGENT TO SOILS OR BEDS WHERE STREET TREES EXIST OR WILL BE PLANTED.
- FILTER FABRIC SHALL BE MIN. 4 OZ. NON-WOVEN NEEDLE-PUNCHED POLYPROPYLENE (DEWITT OR EQUIVALENT). OVERLAP ENDS 3" AND TURN DOWN EDGES 6".
- WEED BARRIER FABRIC SHALL BE MIN. 4 OZ. WOVEN POLYPROPYLENE (DEWITT 20 YEAR, OR EQUIVALENT), OVERLAP ENDS 3" AND TURN DOWN EDGES 6".
- ALL MULCHES TO BE PLACED OVER WEED BARRIER FABRIC. MULCH DEPTH SHALL BE AS NOTED ON PLAN. IF NO DEPTH IS LISTED, THE CONTRACTOR SHALL ENSURE A MINIMUM DEPTH OF 2" IS INSTALLED.
- TREES INSTALLED WITHIN TURF AND NATIVE SEED AREAS SHALL HAVE A 4" DEPTH OF SHREDDED WOOD MULCH WITHIN A 6' DIAMETER AREA AT THE BASE OF EACH TREE.



CITY OF POST FALLS  
APPROVAL

APPROVED BY: \_\_\_\_\_  
CITY ENGINEER DATE

**PLACE**  
LANDSCAPE ARCHITECTURE  
place-la.com (509) 570 2157

REGISTERED LANDSCAPE ARCHITECT NO. LA-16665  
JOSHUA K. TRIPP  
STATE OF IDAHO

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FOXTAIL CITY PARK - PERMIT

E. KILDEER AVE.  
POST FALLS, IDAHO 83854  
PARCEL #: P705030005AA  
PERMIT SET 07.30.2024

REVISIONS dd/molvr

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PLACE #: 24-036  
DATE: 07-30-2024  
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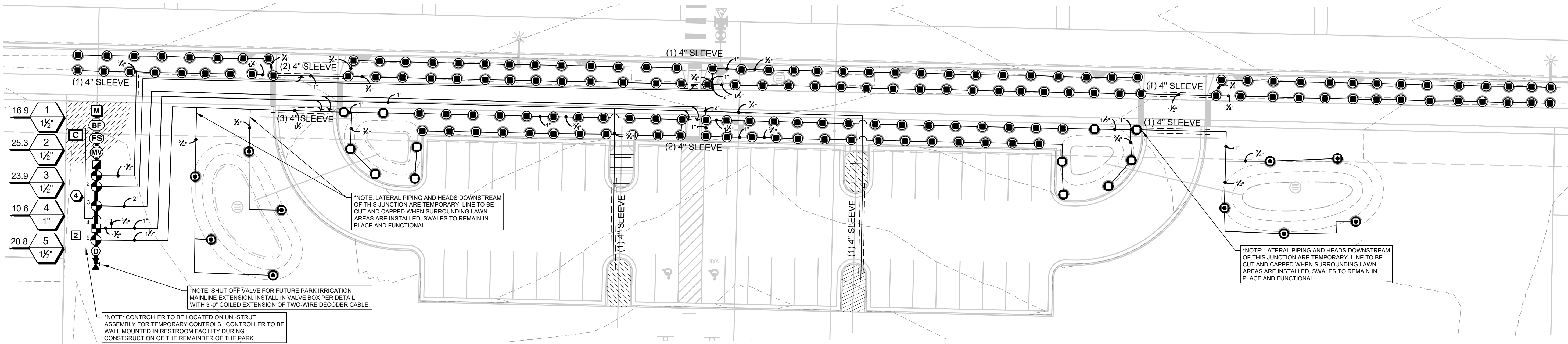
VERIFY SCALE BAR  
MEASURES ONE INCH ON  
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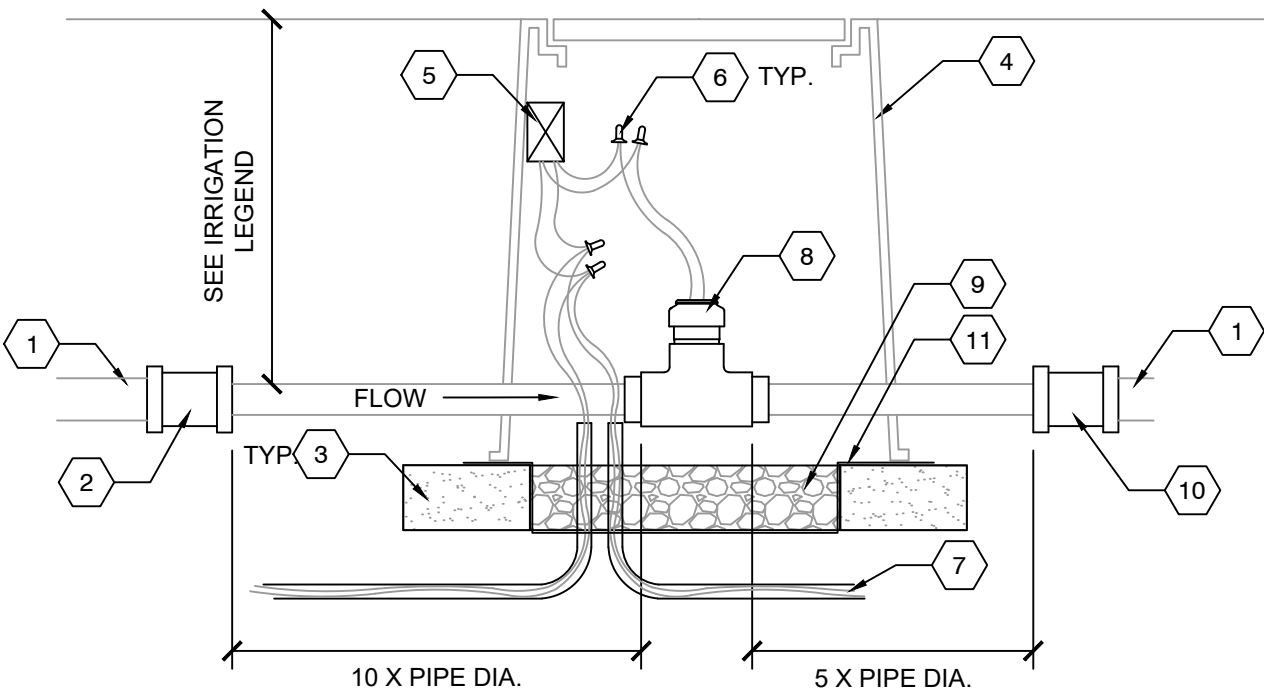
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## IRRIGATION PLAN

SCALE: AS SHOWN



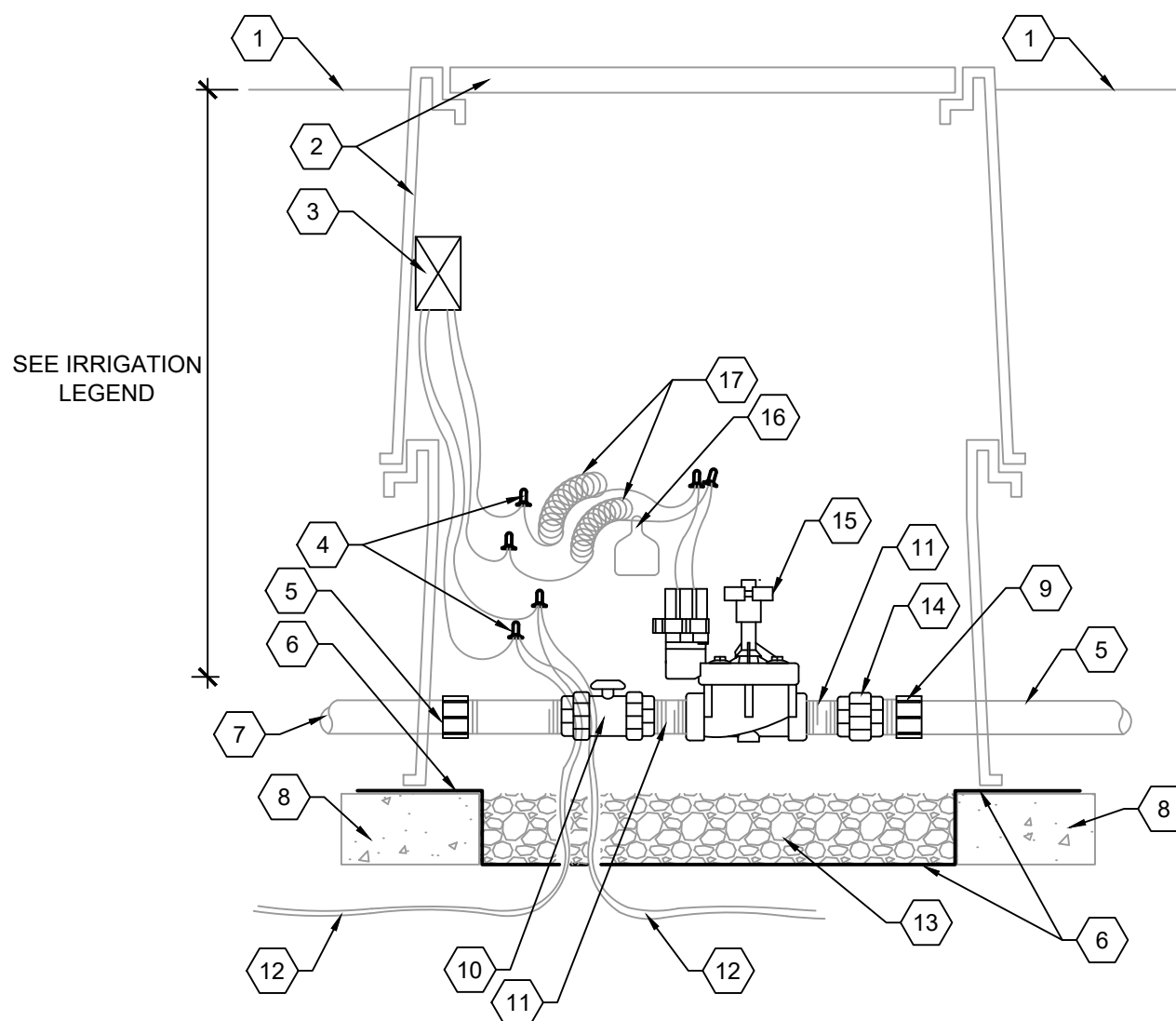
### KEYED NOTES

- PVC IRRIGATION MAINLINE. SEE PLAN.
- SIZE OR DIRECTION CHANGE AT DISTANCE EQUAL TO 10X PIPE DIAMETER FROM FLOW SENSOR.
- 8"x8"x16" SOLID CMU BLOCK - 4 PER VALVE BOX.
- APPLIED ENGINEERING PRODUCTS MODEL 1730 VALVE BOX WITH EXTENSIONS AS REQUIRED AND FLUSH BOLT-DOWN COVER.
- DECODER - SEE IRRIGATION LEGEND.
- WATERPROOF CONNECTIONS.
- SHIELDED 2-WIRE COMMUNICATION CABLE CONNECTED TO IRRIGATION CONTROLLER - SEE IRRIGATION LEGEND.
- FLOW SENSOR - SEE IRRIGATION LEGEND. TO BE LOCATED A MINIMUM OF 2" ABOVE WASHED ROCK.
- 1" DIAMETER WASHED ROCK, 6" DEPTH.
- SIZE OR DIRECTION CHANGE AT DISTANCE EQUAL TO 5X PIPE DIAMETER FROM FLOW SENSOR.
- FILTER FABRIC.

### 1 FLOW SENSOR - 2-WIRE INSTALLATION

N.T.S.

P-CO-11-FOXT0-33



### 2 MASTER VALVE ASSEMBLY - 2 WIRE INSTALLATION

N.T.S.

P-CO-11-FOXT0-32

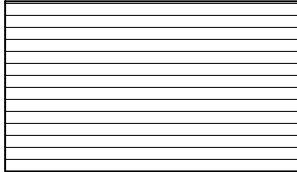
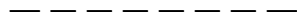
### KEYED NOTES

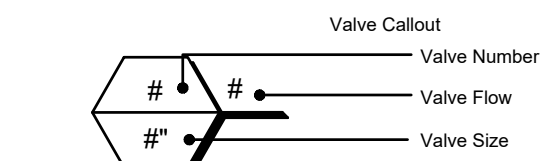
- FINISH GRADE.
- APPLIED ENGINEERING 1730-18P2P VALVE BOX W/ BOLT DOWN FLUSH COVER AND 8" EXTENSIONS (1730-XG) AS REQUIRED.
- DUAL DECODER AND SURGE ARRESTOR (SEE IRRIGATION LEGEND).
- WATERPROOF WIRE CONNECTOR.
- PVC MAINLINE.
- FILTER FABRIC.
- PVC MAINLINE FROM BACKFLOW.
- SOLID CMU BLOCK, FOUR PER BOX.
- MALE ADAPTER.
- SPEARS TRUE UNION SCH. 80 PVC BALL VALVE WITH UNIONS.
- SCH. 80 PVC NIPPLE - 3" LENGTH.
- DECODER CABLE.
- 6" DEPTH 1" WASHED GRAVEL, WITH 2" CLEARANCE TO BOTTOM OF VALVE ASSEMBLY.
- SPEARS SCH. 80 PVC UNION.
- REMOTE CONTROL VALVE, SEE IRRIGATION LEGEND.
- WATERPROOF VALVE TAG.
- 36" WIRE EXPANSION LOOPS.

### GENERAL NOTES

- A. CONTRACTOR SHALL INSTALL ONE AUTOMATIC VALVE ASSEMBLY PER VALVE BOX.

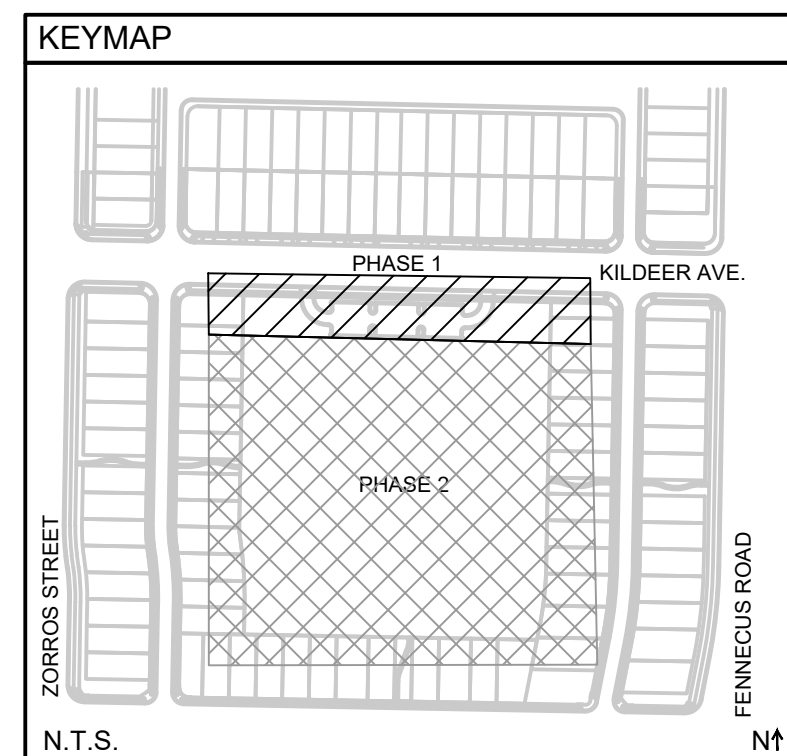
### IRRIGATION SCHEDULE

| SYMBOL                                                                                | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                                                                                     | QTY        | PSI | DETAIL  |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|---------|
|    | HUNTER MP1000 PROS-06-PRS40-CV<br>TURF ROTATOR, 6IN. POP-UP WITH CHECK VALVE, PRESSURE<br>REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY.<br>M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE<br>360 ARC.                                                                                    | 157        | 40  | 2/LI503 |
|    | HUNTER MP2000 PROS-06-PRS40-CV<br>TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE.<br>PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40<br>BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360<br>ARC.                                                                            | 12         | 40  | 2/LI503 |
|    | HUNTER MP3000 PROS-06-PRS40-CV<br>TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE.<br>PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40<br>BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360<br>ARC.                                                                           | 10         | 40  | 2/LI503 |
| SYMBOL                                                                                | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                                                                                     | QTY        |     | DETAIL  |
|  | HUNTER ICZ-101-25<br>DRIP CONTROL ZONE KIT, 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER 1<br>SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20<br>GPM. 150 MESH STAINLESS STEEL SCREEN.                                                                                                                  |            |     | 2/LI502 |
|  | AREA TO RECEIVE DRIPLINE<br>HUNTER HDL-06-12-R<br>HDL-06-12-R HUNTER DRIPLINE WITH 0.6 GPH FLOW, LIGHT BROWN<br>TUBING WITH PURPLE STRIPING. EMITTERS AT 12" O.C. DRIPLINE<br>LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR<br>TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC<br>FITTINGS. | 1,058 L.F. |     | 3/LI503 |
| SYMBOL                                                                                | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                                                                                     | QTY        |     | DETAIL  |
|  | HUNTER ICV-G<br>1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL<br>VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET,<br>FOR COMMERCIAL/MUNICIPAL USE.                                                                                                                                    | 4          |     | 1/LI503 |
|  | HUNTER HQ-3RC<br>QUICK COUPLER VALVE, YELLOW RUBBER COVER, RED BRASS AND<br>STAINLESS STEEL, WITH 1IN. NPT INLET, 1-PIECE BODY.                                                                                                                                                                                    | 1          |     | 1/LI502 |
|  | SHUT OFF VALVE<br>3" BRASS GATE VALVE                                                                                                                                                                                                                                                                              | 1          |     |         |
|  | HUNTER IBV 3"<br>1IN., 1-1/2IN., 2IN., AND 3IN. BRASS ELECTRIC MASTER VALVE, GLOBE<br>CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR<br>COMMERCIAL/MUNICIPAL USE.                                                                                                                                              | 1          |     | 2/LI101 |
|  | DRAIN VALVE<br>SIZE PER LINE, INTALL PER DETAIL.                                                                                                                                                                                                                                                                   | 1          |     |         |
|  | FEBCO 825Y 1"<br>REDUCED PRESSURE BACKFLOW PREVENTER                                                                                                                                                                                                                                                               | 1          |     | 2/LI501 |
|  | BASELINE BL-3200X<br>TWO-WIRE CONTROLLER IN LARGE 16-GAUGE POWDER-COATED WALL<br>MOUNT CABINET, EXPANDABLE TO 200 STATIONS.                                                                                                                                                                                        | 1          |     | 3/LI501 |
|  | BASELINE BL-5202<br>TWO STATION DIRECT BURIAL BICODER                                                                                                                                                                                                                                                              | 1          |     |         |
|  | BASELINE BL-5204<br>FOUR STATION DIRECT BURIAL BICODER                                                                                                                                                                                                                                                             | 1          |     |         |
|  | WATER METER 2"                                                                                                                                                                                                                                                                                                     | 1          |     |         |
|  | IRRIGATION LATERAL LINE: PVC SCHEDULE 40                                                                                                                                                                                                                                                                           | 3,390 L.F. |     |         |
|  | IRRIGATION MAINLINE: PVC SCHEDULE 40                                                                                                                                                                                                                                                                               | 563.0 L.F. |     |         |
|  | PIPE SLEEVE: PVC SCHEDULE 40                                                                                                                                                                                                                                                                                       | 202.1 L.F. |     |         |



### VALVE SCHEDULE

| NUMBER | MODEL                    | SIZE   | TYPE              | GPM   | WIRE | PSI  | PSI @ POC | PRECIP    |
|--------|--------------------------|--------|-------------------|-------|------|------|-----------|-----------|
| 1      | HUNTER ICV-G             | 1-1/2" | TURF ROTARY       | 16.93 | 27.7 | 44.6 |           | 0.5 in/h  |
| 2      | HUNTER ICV-G             | 1-1/2" | TURF ROTARY       | 25.33 | 32.0 | 46.3 |           | 0.52 in/h |
| 3      | HUNTER ICV-G             | 1-1/2" | TURF ROTARY       | 23.9  | 39.4 | 46.0 |           | 0.43 in/h |
| 4      | HUNTER ICZ-101-25        | 1"     | AREA FOR DRIPLINE | 10.58 | 48.0 | 32.0 |           | 0.96 in/h |
| 5      | HUNTER ICV-G Common Wire | 1-1/2" | TURF ROTARY       | 20.81 | 52.7 | 49.1 |           | 0.41 in/h |



CITY OF POST FALLS  
APPROVAL

APPROVED BY: \_\_\_\_\_  
CITY ENGINEER DATE

## FOXTAIL CITY PARK - PERMIT

E. KILDEER AVE.  
POST FALLS, IDAHO 83854  
PARCEL # : P705030005AA

PERMIT SET 07.30.2024

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PLACE #: 24-036  
DATE: 07-30-2024  
DRAWN: EP  
REVIEWED: JCW

VERIFY SCALE BAR  
MEASURES ONE INCH ON  
ORIGINAL DRAWING

0 1"  
IRRIGATION  
PLAN

LI101

sheet: 04 of: 07

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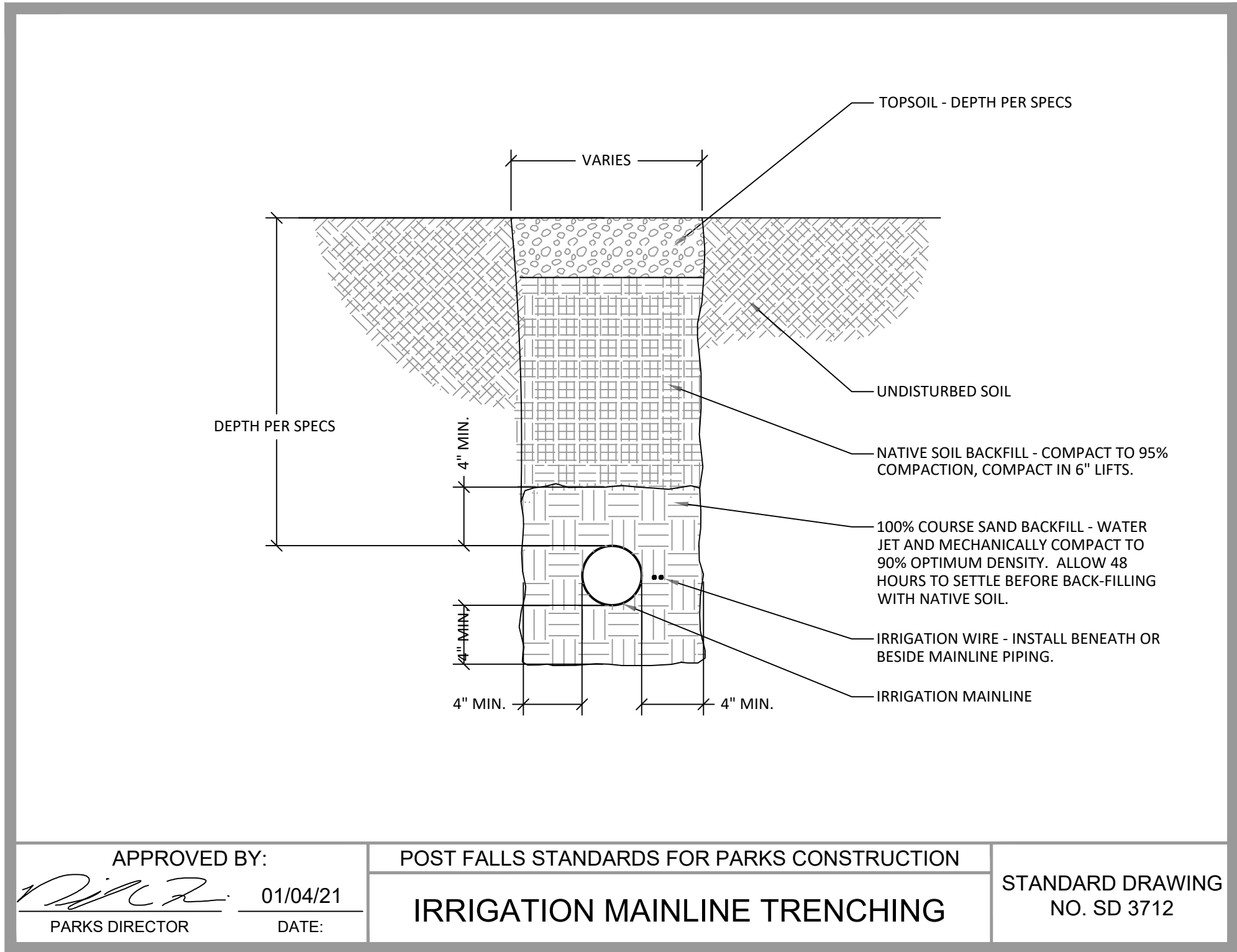
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ARCHITECT NO.  
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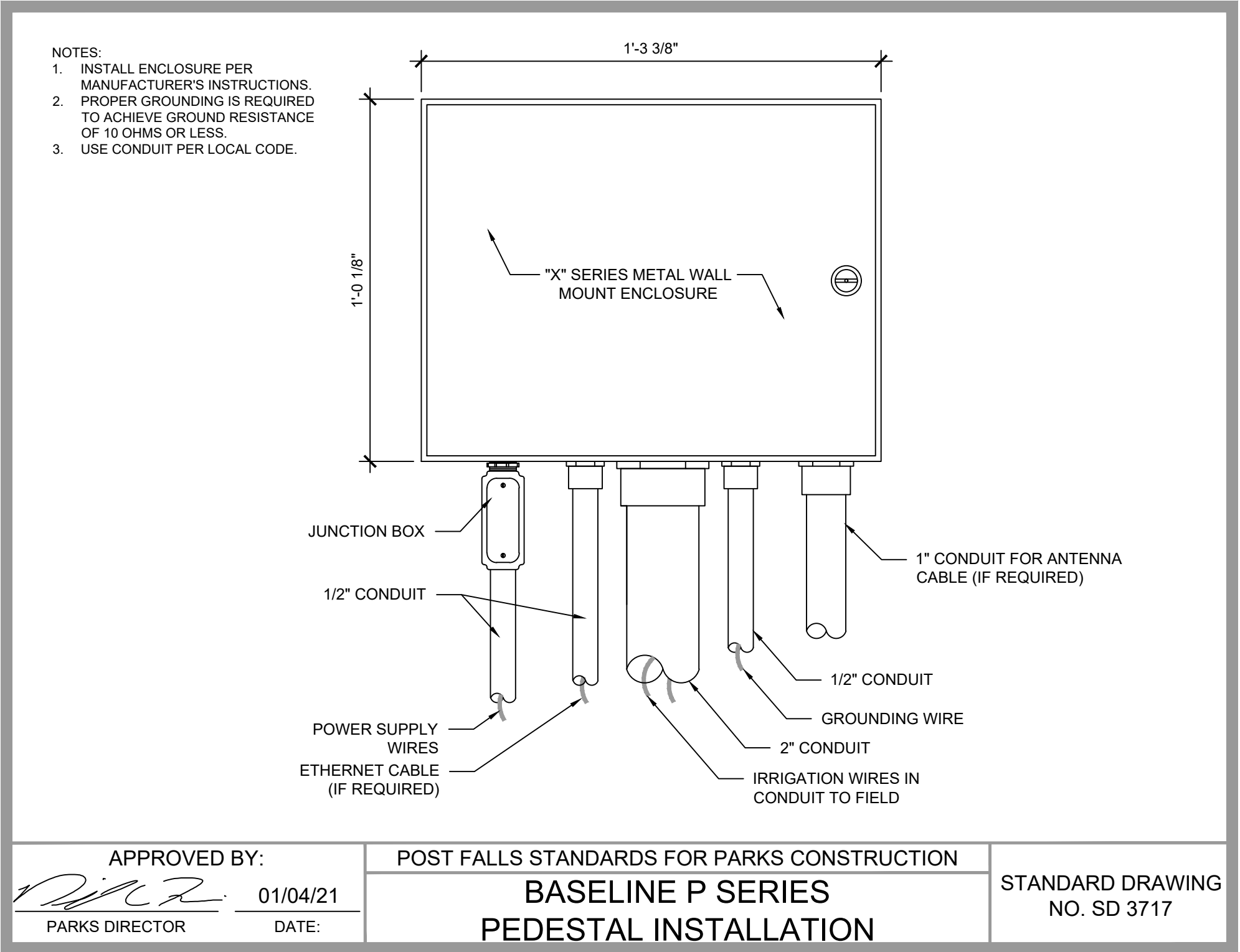


IRRIGATION NOTES:

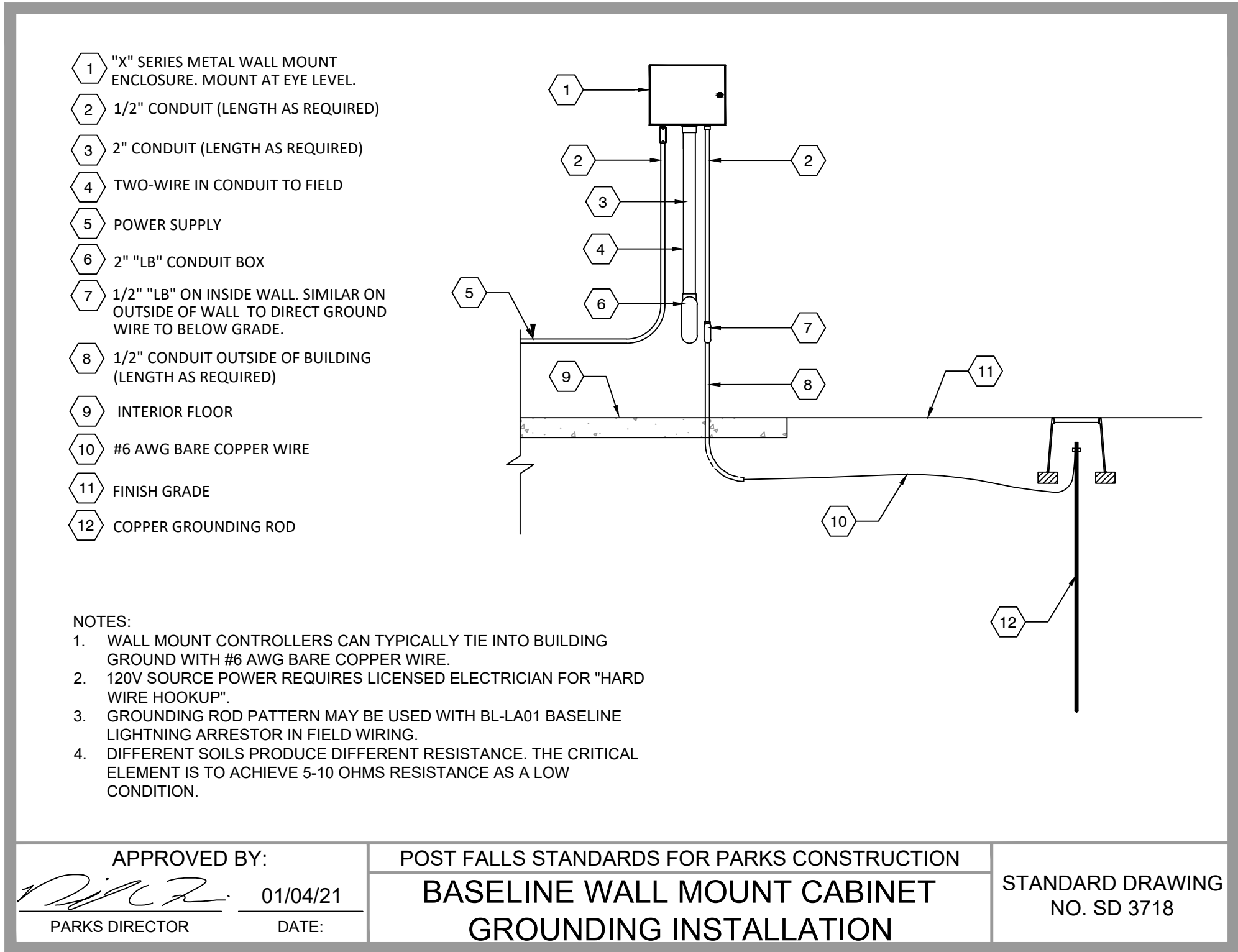
- IRRIGATION SYSTEM WAS DESIGNED AT A MINIMUM STATIC PRESSURE SHOWN ON PLAN/CRITICAL ANALYSIS SCHEDULE AT THE POINT OF CONNECTION. CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BEGINNING WORK.
- WHERE SLEEVING IS SHOWN ON THE PLAN, INSTALLATION SHALL BE COORDINATED WITH ALL TRADES TO ENSURE THAT PIPE AND SLEEVES ARE INSTALLED AT PROPER DEPTHS AND PRIOR TO INSTALLATION OF CURB AND GUTTER, ASPHALT PAVEMENT, SIDEWALKS, CONCRETE PADS, ETC.
- PROVIDE 4" DIAMETER (MINIMUM) SCH. 40 PVC IRRIGATION SLEEVES AS REQUIRED. ALL SLEEVES SHALL EXTEND A MIN. OF 18" BEYOND THE FEATURES THEY CROSS & SHALL BE CAPPED WITH DUCT TAPE TO PREVENT DEBRIS FROM PLUGGING THE ENDS. MARK SLEEVE LOCATIONS WITH SURVEY LATH, PAINTED FLORESCENT ORANGE AND LABELED WITH SIZE AND QTY INFORMATION.
- IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY NECESSARY SLEEVES AND CONDUITS UNDER ALL PAVED AREAS.
- CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT PROPOSED IRRIGATION SYSTEM IN ACCORDANCE WITH PLANS, WRITTEN SPECIFICATIONS (IF APPLICABLE), AND DETAILS.
- THE LOCATION AND SIZE OF IRRIGATION EQUIPMENT ON THE PLAN IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. THE LOCATION OF CONTROLLERS, PUMPS, BACKFLOW PREVENTERS, VALVES, ETC. SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE IN THE FIELD.
- IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- IRRIGATION CONTRACTOR TO PROVIDE A MEANS FOR SYSTEM BLOW-OUT AND WINTERIZATION PER BACKFLOW DETAIL.
- DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS/HER WORK AND PLAN THEIR WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
- THE LOCATION OF IRRIGATION MAIN AND LATERAL LINES ON THE PLAN IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. UNLESS OTHERWISE NOTED ON THE PLAN, ANY IRRIGATION LINES SHOWN IN HARDSCAPE AREAS IS FOR GRAPHIC CLARITY ONLY. IRRIGATION LINES SHALL BE LOCATED IN IMMEDIATELY ADJACENT LANDSCAPE AREAS.
- NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL FURTHER INSTRUCTIONS ARE OBTAINED.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA). AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. THEY SHALL COORDINATE THEIR WORK WITH THE GENERAL CONTRACTOR AND ALL OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
- ALL VALVE BOXES IN TURF OR SEED AREAS SHALL BE GREEN WITH GREEN BOLT-DOWN LIDS. VALVE BOXES IN MULCH AREAS SHALL BE TAN WITH TAN BOLT-DOWN LIDS.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ONE (1) 120-VOLT, 2.5 AMP SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER, COORDINATE WITH GENERAL CONTRACTOR. ALL WORK AND MATERIALS SHALL MEET LOCAL CODES AND THE NATIONAL ELECTRIC CODE (N.E.C.), REFERENCE ELECTRICAL PLANS.
- INSTALL A NEW BACK-UP BATTERY (IF REQUIRED) IN EACH CONTROLLER TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURE.
- OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 9:00 PM AND 5:00 AM TO MINIMIZE CONFLICTS WITH PEDESTRIANS AND VEHICULAR PARKING OR TRAFFIC.
- REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED.
- SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
- AIR RELEASE VALVE LOCATIONS ARE SHOWN SCHEMATICALLY ON THE PLAN AT HIGH POINTS IN ELEVATION. CONTRACTOR SHALL SURVEY FINAL LOCATIONS OF ALL AIR RELEASE VALVES PRIOR TO INSTALLATION TO ENSURE THAT THEY ARE LOCATED AT ACTUAL HIGH POINTS.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
- IN LOCATIONS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND EXCESS WATER, USE POP-UP SPRINKLER MODELS WITH INTEGRAL CHECK VALVE OR A KING BROS. CV SERIES CHECK VALVE ON SHRUB RISERS IN LIEU OF SCHEDULE 80 COUPLING.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- FOLLOWING FINAL ACCEPTANCE, SCHEDULE AND PERFORM A "WALK-THROUGH" WITH OWNER/OWNER REPRESENTATIVE TO INSTRUCT AS TO PROPER OPERATION, REPAIR, WINTERIZATION AND START-UP OF IRRIGATION SYSTEM.
- PROVIDE ONE (1) SHUT-DOWN AND/OR WINTERIZATION AND ONE (1) SPRING START UP, TO INCLUDE ADJUSTMENT OF ALL HEADS, REPAIR OF ANY LEAKS.
- GUARANTEE TOTAL IRRIGATION SYSTEM FOR ONE-YEAR PERIOD FROM DATE OF FINAL ACCEPTANCE BY OWNER. THIS GUARANTEE TO COVER MATERIAL, WORKMANSHIP AND 100% HEAD TO HEAD COVERAGE.
- PROVIDE LANDSCAPE ARCHITECT WITH ONE (1) SET OF "AS-BUILT" DRAWINGS, ONE (1) COPY OF OPERATIONS & MAINTENANCE MANUAL, AND ONE (1) COPY OF WRITTEN GUARANTEE, EACH IN ELECTRONIC PDF FORMAT.
- CONTRACTOR SHALL INSTALL SOLID CORE, DOUBLE-JACKETED TWO-WIRE CABLE FOR ALL WIRING BETWEEN CONTROLLER AND FIELD DECODERS AT VALVES AND BETWEEN CONTROLLER AND SENSOR DECODERS AT FLOW SENSORS. WATERPROOF WIRE CONNECTORS SHALL BE UTILIZED.
- CONTRACTOR SHALL INSTALL TWO-WIRE DECODERS AT MASTER VALVE AND ALL AUTOMATIC VALVES. TWO, FOUR, AND SIX-SOLENOID DECODERS ARE ACCEPTABLE FOR USE WHEN VALVES ARE LOCATED IN CLUSTERS AND WHERE THE PROXIMITY BETWEEN VALVES IS SUPPORTED BY THE DECODER WIRES. INSTALL DECODERS PER MANUFACTURER'S SPECIFICATIONS. WHERE MULTI-SOLENOID DECODERS ARE USED AT VALVE CLUSTERS, CONTRACTOR SHALL INSTALL TWO-WIRE CABLE IN FLEXIBLE CONDUIT BETWEEN VALVE BOXES.
- CONTRACTOR SHALL INSTALL SENSOR DECODER AT FLOW SENSOR TO COMMUNICATE WITH CONTROLLER.
- CONTRACTOR SHALL INSTALL SURGE PROTECTORS ON TWO-WIRE CABLE AS SHOWN ON PLAN. LOCATE SURGE PROTECTOR IN THE NEAREST VALVE BOX. INSTALL DECODER SURGE PROTECTION PER DETAIL AND ALL MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE ONE (1) DECODER PROGRAMMING UNIT TO OWNER AT COMPLETION OF PROJECT.
- CONTRACTOR SHALL PROVIDE DECODER CABLE FUSE DEVICES (DCFD) WHERE TWO-WIRE CABLE SPLITS IN DIFFERENT DIRECTIONS AND AT LONG STRAIGHT RUNS OF CABLE TO ISOLATE CABLE FOR TROUBLESHOOTING.
- CONTRACTOR SHALL PROVIDE SHOP DRAWING OF PROPOSED TWO-WIRE PATH, LOCATION OF CABLE SPLITS, AND TYPE AND LOCATION OF ALL DECODERS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.



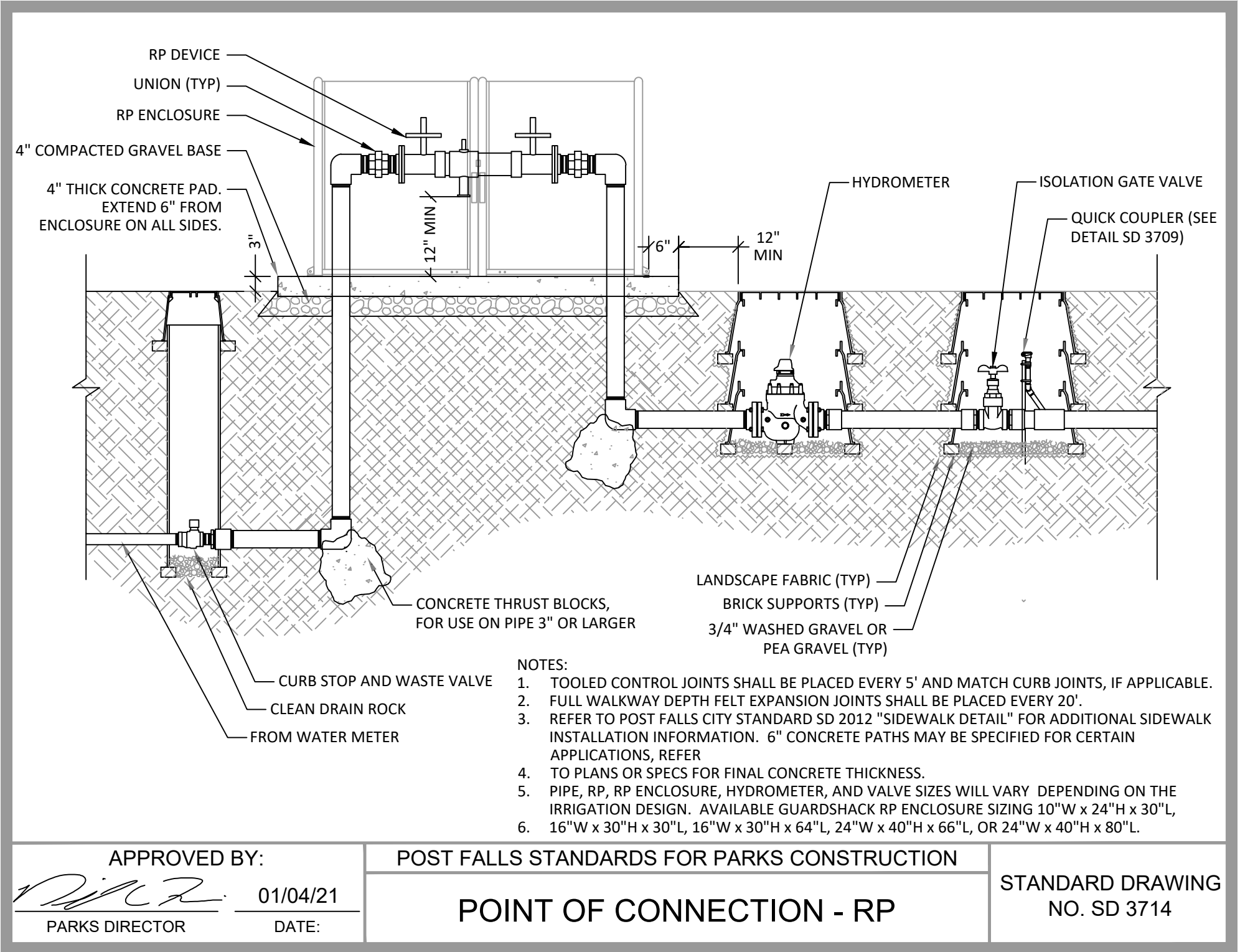
4 IRRIGATION MAINLINE TRENCHING  
N.T.S. P-CO-11-FOXT0-23



3 BASELINE X SERIES METAL WALL MOUNT CABINET  
N.T.S. P-CO-11-FOXT0-52



2 BASELINE WALL MOUNT CABINET GROUNDING INSTALLATION  
N.T.S. P-CO-11-FOXT0-51



1 POINT OF CONNECTION - RP  
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CITY OF POST FALLS APPROVAL

APPROVED BY: \_\_\_\_\_

CITY ENGINEER DATE

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PLACE #: 24-036  
DATE: 07-30-2024  
DRAWN: EP  
REVIEWED: JCW

VERIFY SCALE BAR  
MEASURES ONE INCH ON  
ORIGINAL DRAWING

0 1"

IRRIGATION  
NOTES/DETAILS

LI501

sheet: 05 of: 07



STANDARD IRRIGATION PRODUCT SPECIFICATIONS

| Category           | Product                                                                                     |
|--------------------|---------------------------------------------------------------------------------------------|
| Backflow Preventer | Varies, Depended on Size                                                                    |
| Backflow Enclosure | Guard Shack Enclosure, Size/Type Dependent on Backflow Size                                 |
| Flow Meter         | Baseline Hydrometer, BHM                                                                    |
| Controller         | Baseline BaseStation 3200                                                                   |
| Wire               | Two-Wire, 12 or 14 gauge Dependent on Wire Length                                           |
| Mainline           | Sch 40 PVC - 24" depth                                                                      |
| Laterals           | Sch 40 PVC - 12" depth                                                                      |
| Sleeving           | Sch 40 PVC                                                                                  |
| Valves             | Hunter PGV, ICV                                                                             |
| Drip Valve         | Hunter ICZ                                                                                  |
| Quick Coupler      | Hunter HQ44 - LRC                                                                           |
| Fittings           | Sch 40 PVC                                                                                  |
| Swing Joints       | - Rotors: Sch 80 PVC Nipple with Marlex Street Ells<br>- Rotary/Spray: Swing Pipe Tubing    |
| Rotors             | Hunter PGJ, PGP, I20, I25, I40                                                              |
| Rotary             | Hunter MP Rotator                                                                           |
| Spray              | Hunter Pro-Spray                                                                            |
| Drip Header/Footer | - Field installed PVC header with 12" Spacing<br>- Rainbird QF Dripline Header - XQF1012100 |
| Drip Line          | Netafim Techline CV - TLCV6-12                                                              |

NOTES:  
1. THIS LIST IS INTENDED TO SERVE AS STANDARD IRRIGATION PRODUCT SPECIFICATIONS. NOT ALL INSTALLATIONS MAY FOLLOWING THESE STANDARDS. REFER TO OTHER CITY OF POST FALLS STANDARD IRRIGATION DETAILS FOR FURTHER INSTALLATION INFORMATION.

APPROVED BY:  01/04/21  
PARKS DIRECTOR DATE:

POST FALLS STANDARDS FOR PARKS CONSTRUCTION  
STANDARD IRRIGATION  
PRODUCT SPECIFICATIONS

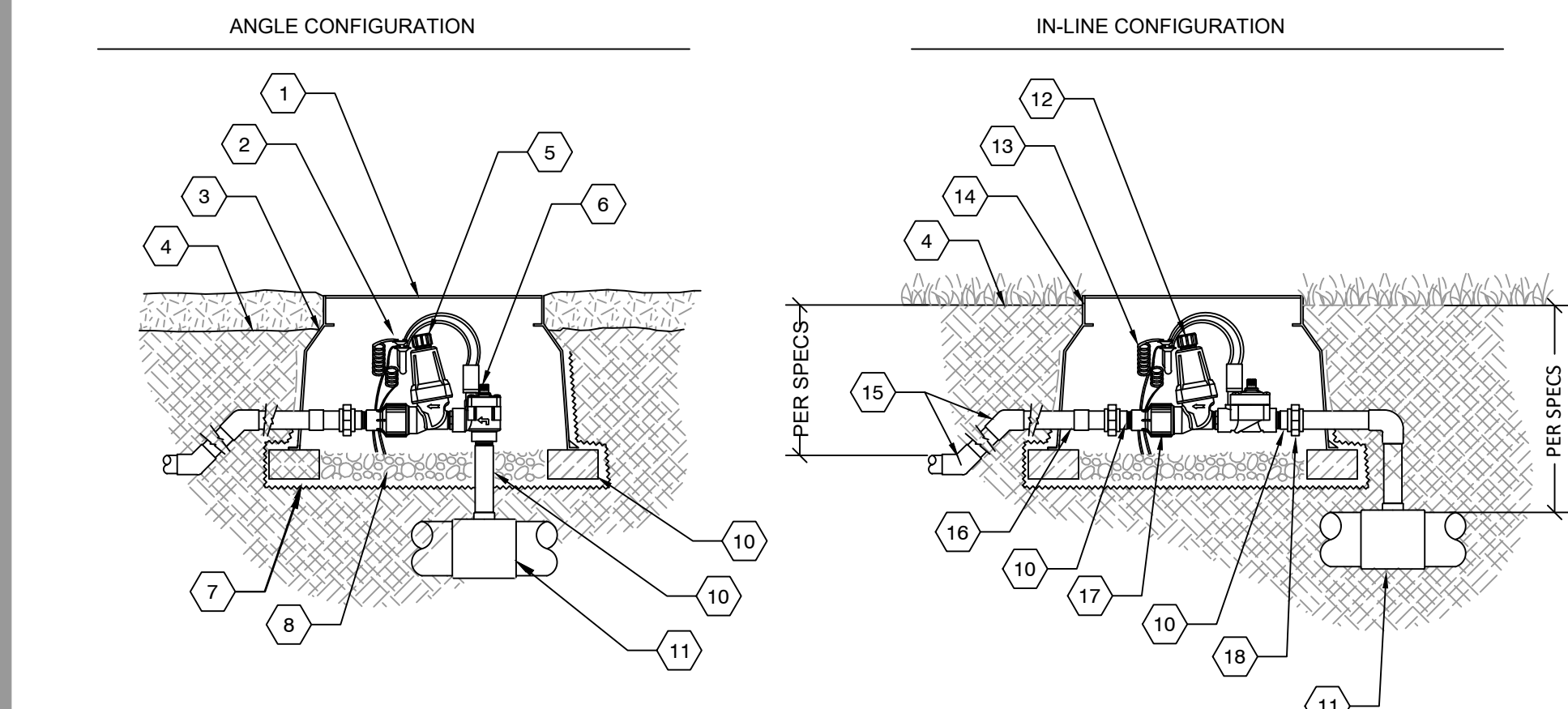
STANDARD DRAWING  
NO. SD 3701

4 STANDARD IRRIGATION PRODUCT SPECIFICATIONS

N.T.S. P-CO-11-FOXT0-19

ANGLE CONFIGURATION

IN-LINE CONFIGURATION



1. STANDARD/JUMBO VALVE BOX  
2. WATERPROOF CONNECTORS (2) - SEE DETAIL SD3714  
3. SET BOX 2" ABOVE FINISH GRADE IN MULCH AREAS  
4. FINISH GRADE  
5. TOP OF VALVE /FILTER 2"-4" BELOW BOX LID  
6. IRRIGATION VALVE ASSEMBLY  
7. FILTER FABRIC - WRAP BOX AND TAPE TO SECURE  
8. 3/4" DRAIN ROCK OR PEA GRAVEL (6" LAYER)  
9. BRICK SUPPORTS (4)  
10. SCH 80 NIPPLE  
11. MAIN LINE PIPE & FITTINGS, DEPTH PER SPECS  
12. IN-LINE "Y" FILTER  
13. 24" COILED WIRE  
14. SET BOX 3/4" ABOVE FINISH GRADE IN TURF AREAS  
15. 45 DOWN, AS NEEDED, TO OBTAIN LATERAL DEPTH PER SPECS  
16. OUTLET PIPE SAME SIZE AS VALVE, 24" MINIMUM TO FIRST FITTING  
17. IN-LINE PRESSURE REGULATOR  
18. PVC SLIP UNION

APPROVED BY:  01/04/21  
PARKS DIRECTOR DATE:

POST FALLS STANDARDS FOR PARKS CONSTRUCTION  
DRIP IRRIGATION VALVE INSTALLATION

STANDARD DRAWING  
NO. SD 3707

2 DRIP IRRIGATION VALVE INSTALLATION

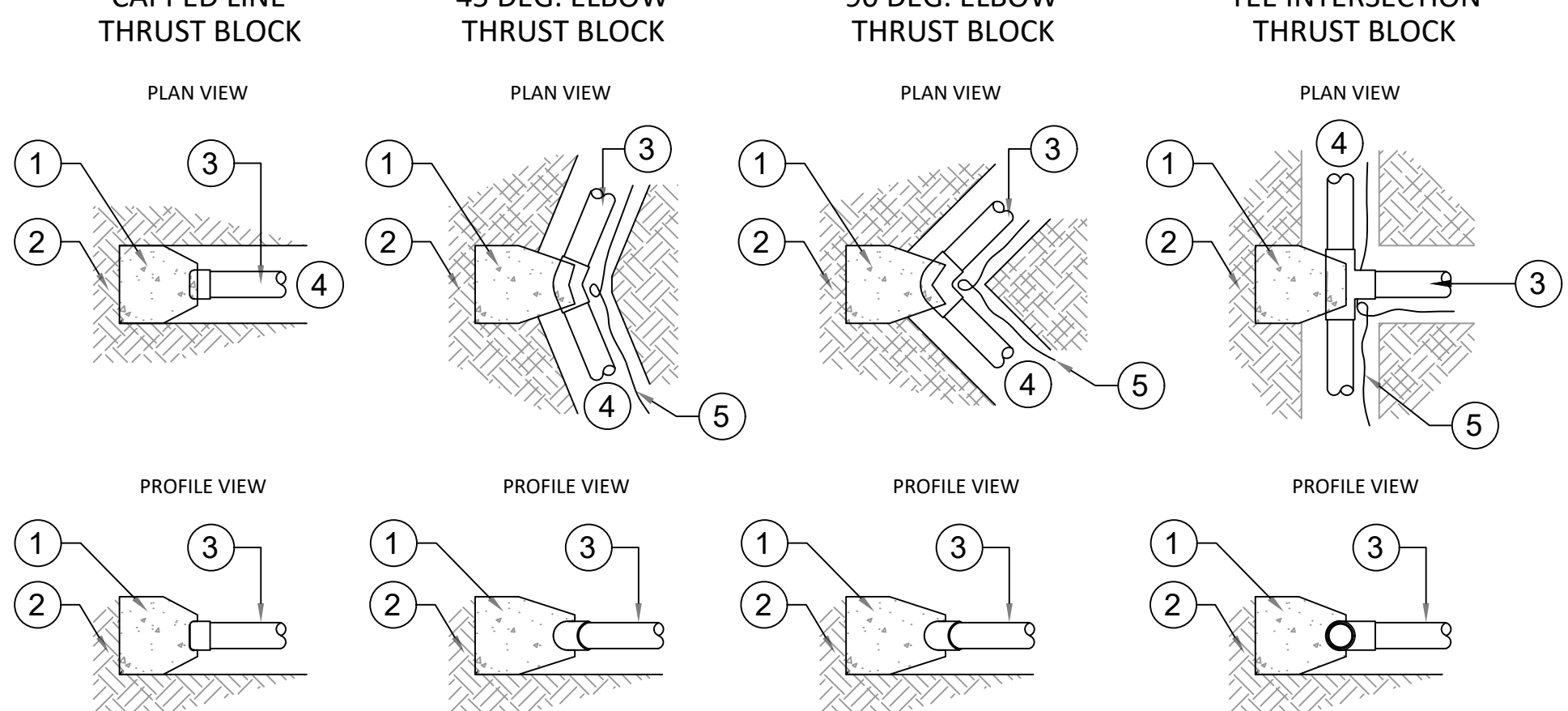
N.T.S. P-CO-11-FOXT0-48

CAPPED LINE THRUST BLOCK

45 DEG. ELBOW THRUST BLOCK

90 DEG. ELBOW THRUST BLOCK

TEE INTERSECTION THRUST BLOCK



1. THRUST BLOCK  
2. UNDISTURBED SOIL  
3. IRRIGATION MAIN LINE  
4. TRENCH  
5. IRRIGATION WIRE ON OPPOSITE SIDE OF THRUST BLOCK - TIE A 24" LOOP IN ALL WIRING AT CHANGES IN DIRECTION OF 30 DEGREES OR GREATER

NOTES:  
1. FOR IRRIGATION MAIN LINES MEASURING 4" DIAMETER OR GREATER, ALL ELBOWS AND INTERSECTIONS SHALL HAVE CONCRETE THRUST BLOCKING  
2. ALL THRUST BLOCKING SHALL BE PLACED AGAINST UNDISTURBED SOIL  
THRUST BLOCKS SHALL BE:  
-3000 PSI CONCRETE  
-POURED IN PLACE  
-SHALL NOT CONTAIN BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS  
-120 LBS MINIMUM  
3. DO NOT RUN ELECTRICAL THROUGH THRUST BLOCKS  
4. TRENCHES SHALL CONFORM TO STANDARD DRAWING SD 3710

APPROVED BY:  01/04/21  
PARKS DIRECTOR DATE:

POST FALLS STANDARDS FOR PARKS CONSTRUCTION  
IRRIGATION MAINLINE  
THRUST BLOCK

STANDARD DRAWING  
NO. SD 3713

3 IRRIGATION MAINLINE THRUST BLOCK

N.T.S. P-CO-11-FOXT0-22

8" ROUND VALVE BOX

TOP OF VALVE 2"-4" BELOW BOX LID

QUICK COUPLING VALVE ASSEMBLY - TWO-PIECE BODY WITH 1" INLET AND 1" KEY OUTLET (SEE NOTE BELOW)

FINISH GRADE - SET BOX 2" ABOVE FINISH GRADE IN MULCH AREAS

3/4" DRAIN ROCK OR PEA GRAVEL (6" LAYER)

BRICK SUPPORTS (3)

GALVANIZED NIPPLE - 1" (LENGTH AS REQUIRED)

PVC SCH 40 TEE OR ELBOW x 1"

PVC SCH 40 MAINLINE

1" GALVANIZED STREET ELBOW (2)

1" GALVANIZED ELBOW

#4 REBAR STAKE (OR EQUAL) WITH STAINLESS STEEL HOSE CLAMPS DRIVEN INTO GROUND AT LEAST 18" BELOW BOTTOM OF VALVE BOX

NOTES:  
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE

APPROVED BY:  01/04/21  
PARKS DIRECTOR DATE:

POST FALLS STANDARDS FOR PARKS CONSTRUCTION  
IRRIGATION QUICK COUPLING  
VALVE INSTALLATION

STANDARD DRAWING  
NO. SD 3711

1 IRRIGATION QUICK COUPLING VALVE INSTALLATION

N.T.S. P-CO-11-FOXT0-50

CITY OF POST FALLS  
APPROVAL

APPROVED BY: \_\_\_\_\_  
CITY ENGINEER DATE

| REVISIONS | dd/mo/yr |
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PLACE #: 24-036  
DATE: 07-30-2024  
DRAWN: EP  
REVIEWED: JCW

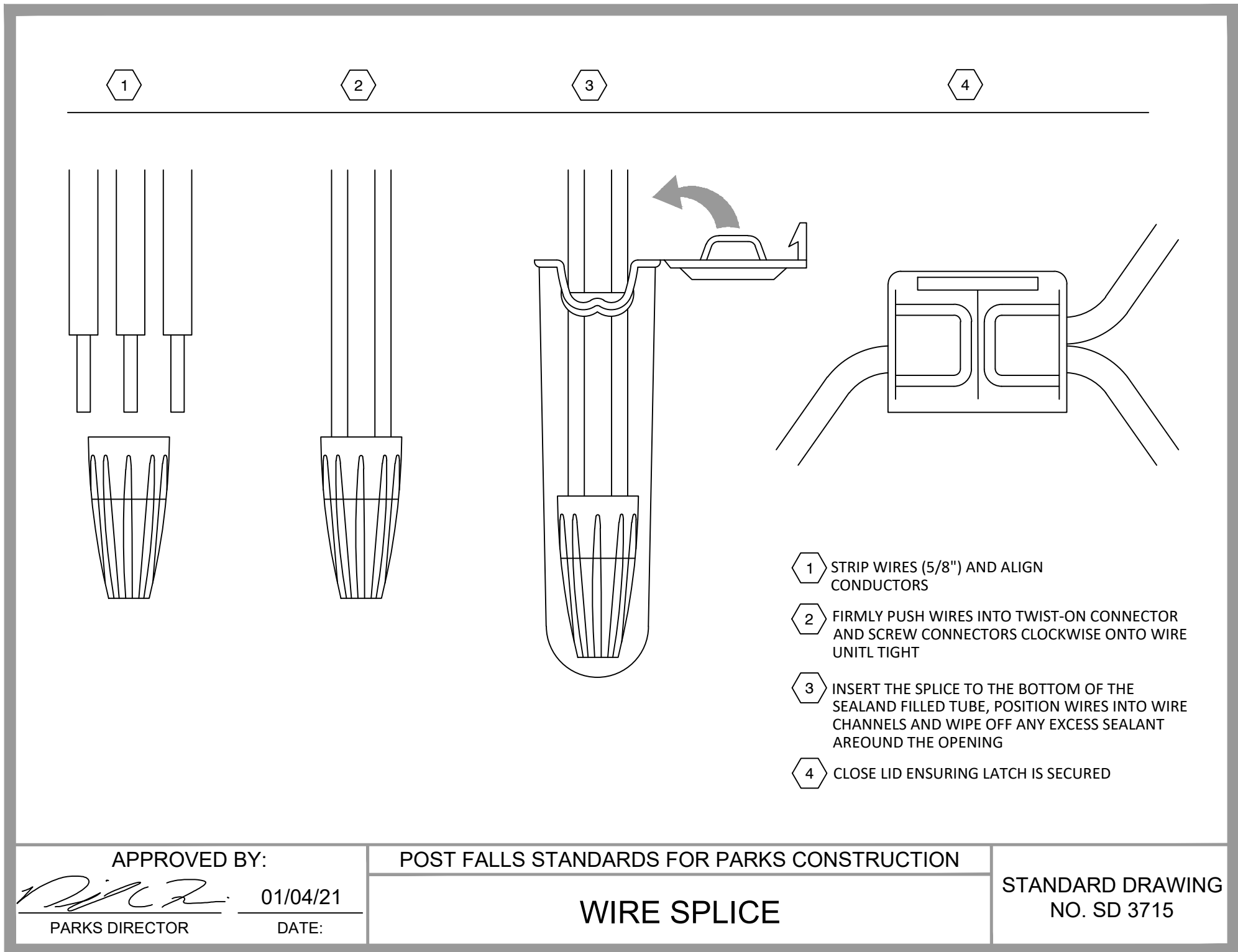
VERIFY SCALE BAR  
MEASURES ONE INCH ON  
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IRRIGATION  
NOTES/DETAILS

LI502

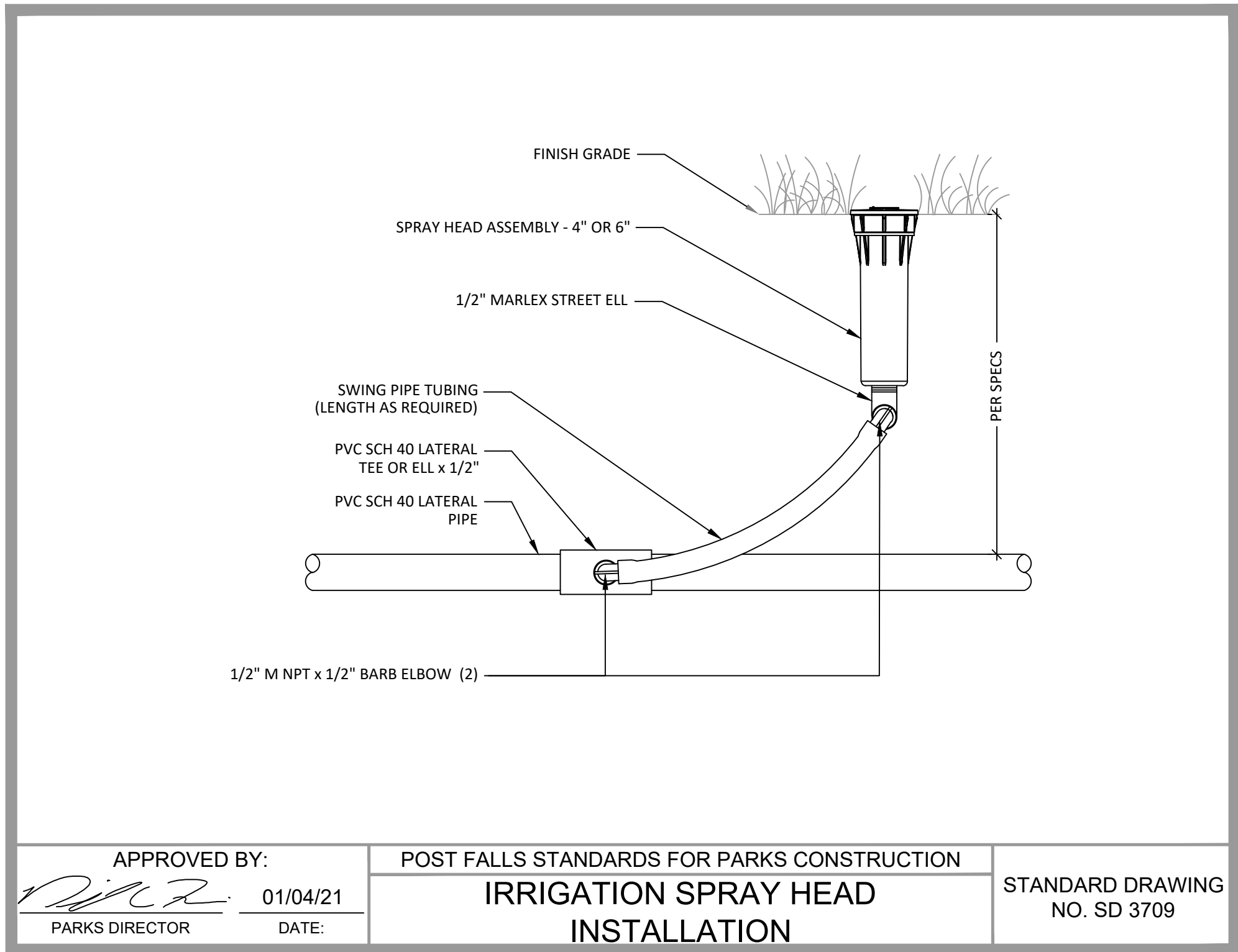
sheet: 06 of: 07





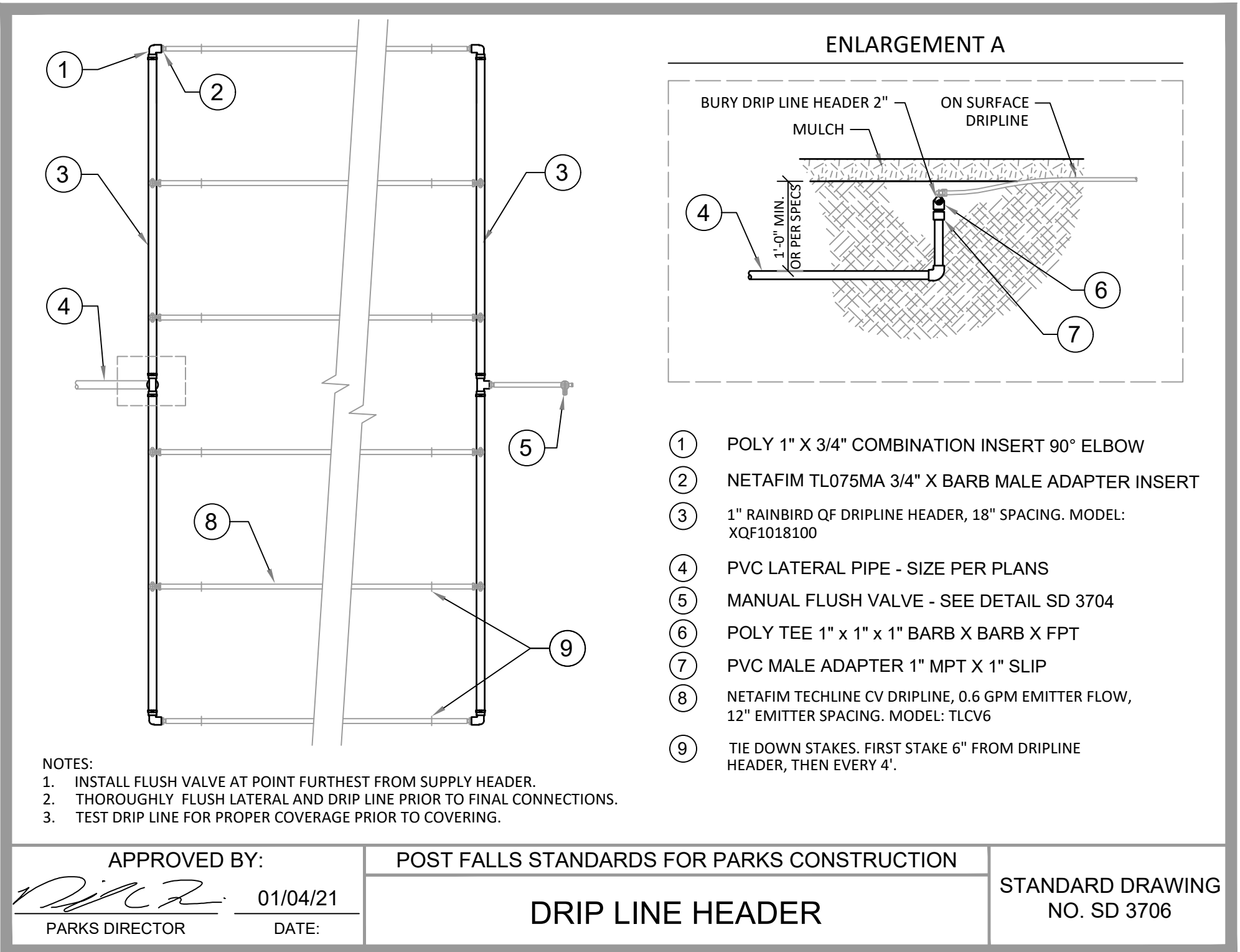
4 WIRE SPLICE  
N.T.S.

P-CO-11-FOXT0-45



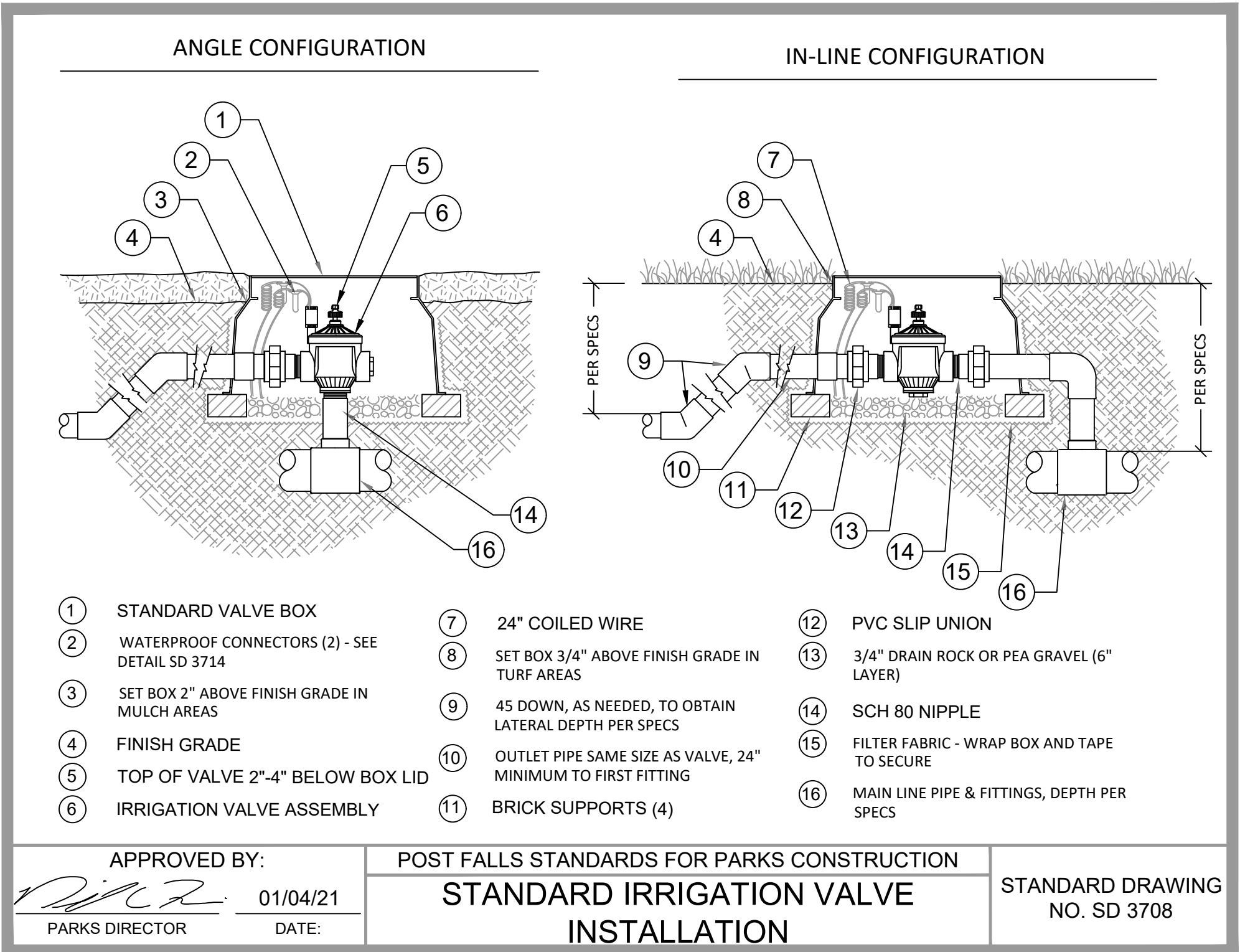
2 IRRIGATION SPARY HEAD INSTALLATION  
N.T.S.

P-CO-11-FOXT0-29



3 DRIPLINE HEADER  
N.T.S.

P-CO-11-FOXT0-08



1 STANDARD IRRIGATION VALVE INSTALLATION  
N.T.S.

P-CO-11-FOXT0-24

CITY OF POST FALLS  
APPROVAL

APPROVED BY: \_\_\_\_\_

CITY ENGINEER DATE

PLACE  
LANDSCAPE ARCHITECTURE  
place-la.com (509) 570 2157

REGISTERED  
LANDSCAPE  
ARCHITECT NO.  
LA-16665

JOSHUA K. TRIPP  
STATE OF IDAHO

FOXTAIL CITY PARK - PERMIT

E. KILLDEER AVE  
POST FALLS, IDAHO 83854  
PARCEL #: P705030005AA  
PERMIT SET 07.30.2024

| REVISIONS | dd/mo/yr |
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PLACE #: 24-036  
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VERIFY SCALE BAR  
MEASURES ONE INCH ON  
ORIGINAL DRAWING

0 1"

IRRIGATION  
NOTES/DETAILS

LI503

sheet: 07 of: 07

# EXHIBIT "B"

## Foxtail 13th Addition

### Bid Schedule (Public Park Design and Improvements)

March 6, 2025

#### Item Description & Cost Code

| No.                                                |                                                  | Quantity | Units | Unit Price  | Total Price        |
|----------------------------------------------------|--------------------------------------------------|----------|-------|-------------|--------------------|
| <b>6100 - Engineering/Planning/Platting</b>        |                                                  |          |       |             |                    |
| <b><u>6105 - Engineering/Surveying/Testing</u></b> |                                                  |          |       |             | <b>\$93,150.00</b> |
| 1                                                  | Civil Engineering Design                         | 1        | LS    | \$2,875.00  | \$2,875.00         |
| 2                                                  | Landscape Design                                 | 1        | LS    | \$86,825.00 | \$86,825.00        |
| 3                                                  | Construction Staking                             | 1        | LS    | \$1,725.00  | \$1,725.00         |
| 4                                                  | Compaction/Soil Testing                          | 1        | LS    | \$1,725.00  | \$1,725.00         |
| <b>6200 - Site Preparation/Grading</b>             |                                                  |          |       |             |                    |
| <b><u>6205 - Clearing &amp; Grubbing</u></b>       |                                                  |          |       |             | <b>\$16,905.58</b> |
| 1                                                  | Mobilization                                     | 1        | LS    | \$11,500.00 | \$11,500.00        |
| 2                                                  | Strip Topsoil                                    | 1,343    | CY    | \$4.03      | \$5,405.58         |
| <b><u>6210 - Excavation &amp; Grading</u></b>      |                                                  |          |       |             | <b>\$15,788.35</b> |
| 1                                                  | Structural Grading                               | 1,000    | CY    | \$4.60      | \$4,600.00         |
| 2                                                  | Parking lot Subgrade Prep                        | 1,888    | SY    | \$2.59      | \$4,885.20         |
| 3                                                  | Sport Court Subgrade Prep                        | 2,156    | SY    | \$2.59      | \$5,578.65         |
| 4                                                  | Finish Grading (screened topsoil on swale areas) | 60       | SY    | \$9.20      | \$552.00           |
| 5                                                  | Inlet Protection                                 | 2        | EA    | \$86.25     | \$172.50           |

**Foxtail 13th Addition****Bid Schedule (Public Park Design and Improvements)**

March 6, 2025

Item Description &amp; Cost Code

No.

Quantity

Units

Unit  
PriceTotal  
Price**6250 - Sewer****6250 - Sewer****\$16,330.00**

|   |                   |    |    |            |            |
|---|-------------------|----|----|------------|------------|
| 1 | 6" Sewer Services | 1  | EA | \$6,785.00 | \$6,785.00 |
| 2 | 6" Sewer pipe     | 95 | EA | \$46.00    | \$4,370.00 |
| 3 | 6" Cleanout       | 3  | EA | \$1,725.00 | \$5,175.00 |

**6300 - Stormwater****6300 - Stormwater****\$21,102.50**

|   |                                      |     |    |            |             |
|---|--------------------------------------|-----|----|------------|-------------|
| 1 | Drainage Curb Cut                    | 2   | EA | \$460.00   | \$920.00    |
| 2 | Parking Island Curb Cut pass through | 2   | EA | \$1,380.00 | \$2,760.00  |
| 3 | 8" PVC culvert pipe                  | 110 | LF | \$51.75    | \$5,692.50  |
| 4 | Drywell Type A (Single)              | 3   | EA | \$3,910.00 | \$11,730.00 |

**6350 - Water****6350 - Water System****\$13,886.25**

|   |                           |     |    |            |            |
|---|---------------------------|-----|----|------------|------------|
| 1 | 1" Water Service          | 1   | EA | \$5,750.00 | \$5,750.00 |
| 2 | 2" Irrigation Service     | 1   | EA | \$5,261.25 | \$5,261.25 |
| 3 | 1" 200psi Poly Water line | 100 | LF | \$28.75    | \$2,875.00 |

**Foxtail 13th Addition****Bid Schedule (Public Park Design and Improvements)**

March 6, 2025

**Item Description & Cost Code****No.****Quantity****Units****Unit  
Price****Total  
Price****6400 - Streets & Walkways****6405 - Streets, Curbs, & Gutter****\$217,257.77**

|   |                                         |       |    |         |             |
|---|-----------------------------------------|-------|----|---------|-------------|
| 1 | 2" AC over 4" Base (Public Parking Lot) | 1,888 | SY | \$28.69 | \$54,171.44 |
| 2 | 2" AC over 4" Base (Sport Court)        | 2,156 | SY | \$28.69 | \$61,861.03 |
| 3 | Standard Curb and Gutter (Hand Set)     | 972   | LF | \$52.90 | \$51,418.80 |
| 4 | Standard Vertical Curb (Hand Set)       | 563   | LF | \$46.00 | \$25,898.00 |
| 5 | 24" Wedge Curb (Play Area)              | 297   | LF | \$80.50 | \$23,908.50 |

**6410 - Sidewalks/Concrete****\$69,680.23**

|   |                          |       |    |            |             |
|---|--------------------------|-------|----|------------|-------------|
| 1 | 6" Driveway Approach     | 1,020 | SF | \$8.63     | \$8,797.50  |
| 2 | Cement Concrete Sidewalk | 8,442 | SF | \$6.61     | \$55,822.73 |
| 3 | Pedestrian Ramps         | 2     | EA | \$2,530.00 | \$5,060.00  |

**6415 - Pathways & Trails****\$82,653.38**

|   |                                             |       |    |         |             |
|---|---------------------------------------------|-------|----|---------|-------------|
| 1 | Asphalt Paths 10' wide (2" AC over 4" Base) | 2,590 | SY | \$29.33 | \$75,951.75 |
| 2 | Asphalt Path Subgrade Prep                  | 2,590 | SY | \$2.59  | \$6,701.63  |

**6450 - Dry Utilities****\$1,840.00**

|   |                         |     |    |        |            |
|---|-------------------------|-----|----|--------|------------|
| 1 | Dry Utilities Trenching | 200 | LF | \$9.20 | \$1,840.00 |
|---|-------------------------|-----|----|--------|------------|



**Foxtail 13th Addition****Bid Schedule (Public Park Design and Improvements)**

March 6, 2025

**Item Description & Cost Code****No.****Quantity****Units****Unit  
Price****Total  
Price****6500 - Landscaping, Signage, Striping, Mailboxes****6505 - Landscaping****\$115,131.96**

|    |                                              |        |    |             |             |
|----|----------------------------------------------|--------|----|-------------|-------------|
| 1  | Rough Grading and Shape Swale                | 24,325 | SF | \$0.14      | \$3,356.85  |
| 2  | Haul, Place, Grade 4" Screened Topsoil       | 65     | CY | \$17.25     | \$1,121.25  |
| 3  | Point of Connection (Backflow, Valves, ect.) | 1      | EA | \$10,695.00 | \$10,695.00 |
| 4  | Kootenai Electric Electrical Service         | 1      | EA | \$460.00    | \$460.00    |
| 5  | Ross Point Water Irrigaton Fee               | 24,325 | SF | \$0.53      | \$12,867.93 |
| 6  | Timer (Electrical Pesistal, Meter)           | 1      | EA | \$9,430.00  | \$9,430.00  |
| 7  | Booster Pump (complete install and setup)    | 1      | EA | \$24,150.00 | \$24,150.00 |
| 8  | Irrigation Zones (pipe, valves, heads, wire) | 5      | EA | \$4,600.00  | \$23,000.00 |
| 9  | Fabric                                       | 1,600  | SF | \$1.15      | \$1,840.00  |
| 10 | Rock Mulch                                   | 1,600  | SF | \$2.30      | \$3,680.00  |
| 11 | Trees                                        | 18     | EA | \$862.50    | \$15,525.00 |
| 12 | Shrubs                                       | 35     | EA | \$57.50     | \$2,012.50  |
| 13 | Lawn (Hydroseed)                             | 24,325 | SF | \$0.29      | \$6,993.44  |

**6520 - Signage****\$6,785.00**

|   |                  |   |    |            |            |
|---|------------------|---|----|------------|------------|
| 1 | Pavement Marking | 1 | LS | \$4,025.00 | \$4,025.00 |
| 2 | ADA Parking Sign | 2 | EA | \$1,380.00 | \$2,760.00 |

**TOTAL****\$670,511.01**

# Foxtail Neighborhood Park Construction Improvement Agreement

Robbie Quinn  
Parks Planner

03/18/24  
City Council Meeting





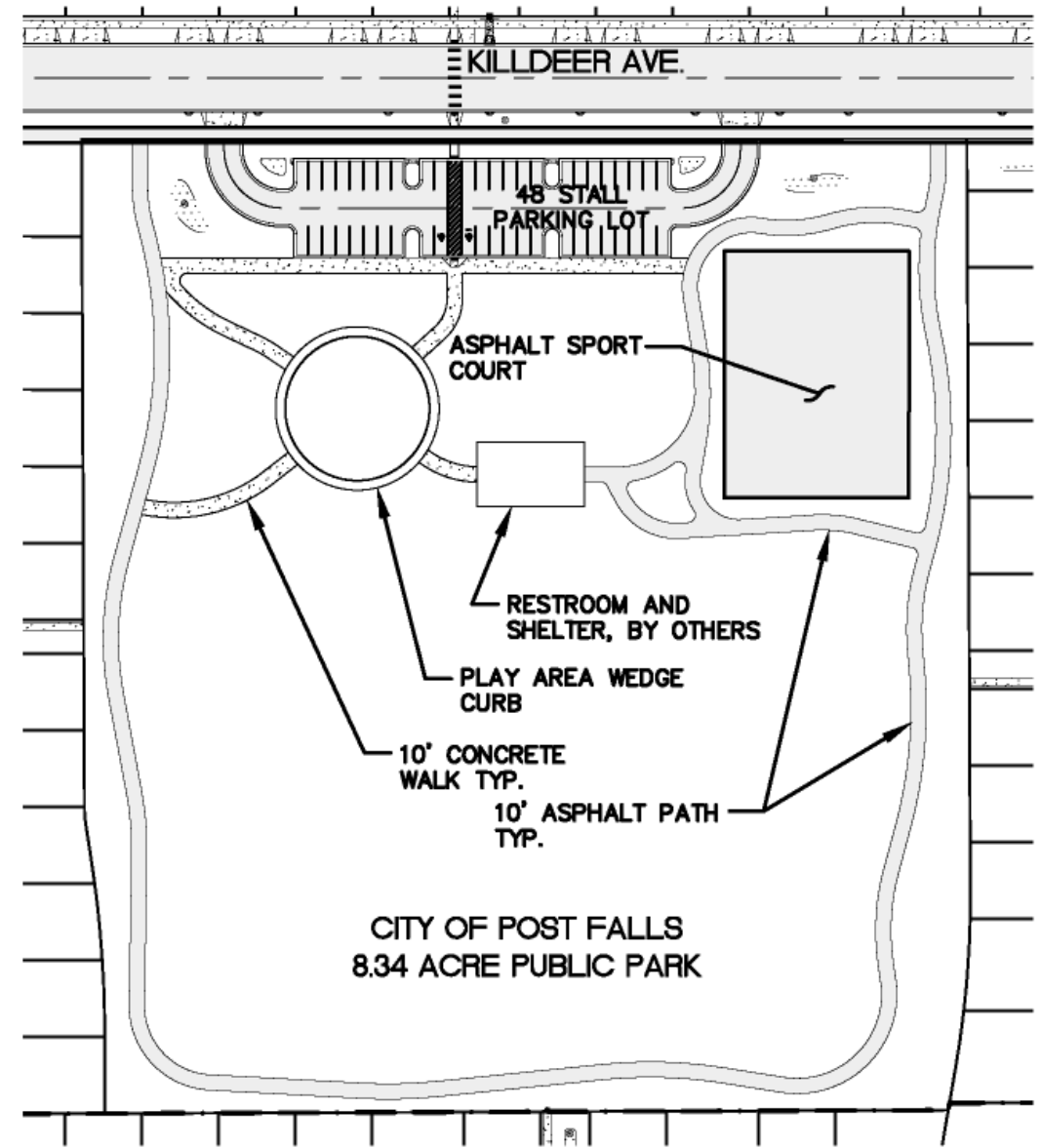
# PUD Requirement

- Recorded Master Development Agreement in 2009
  - Developer to donate land for a 8.3 acre city park



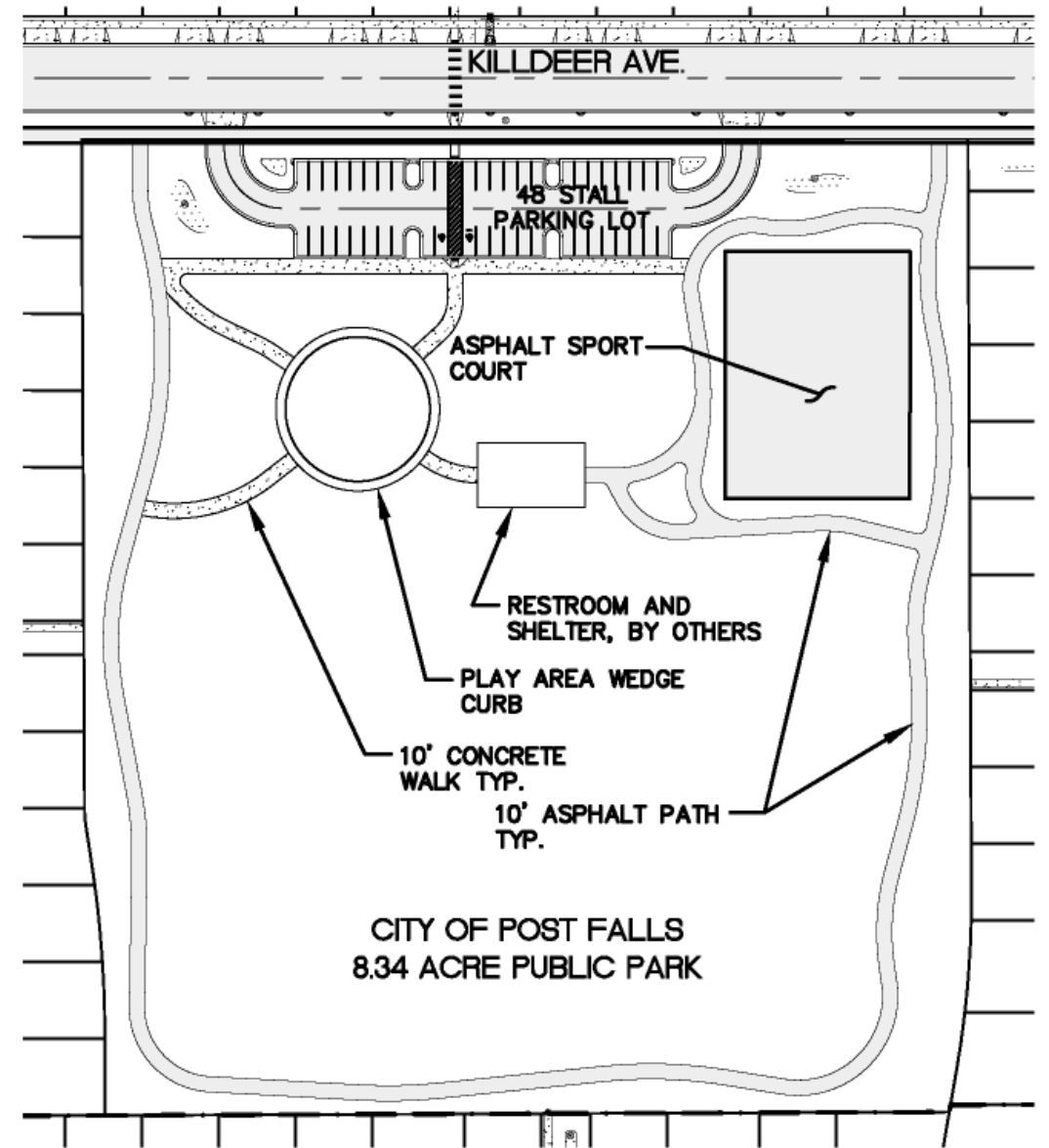
# Construction Improvement Agreement

- Construction of park infrastructure during subdivision construction.



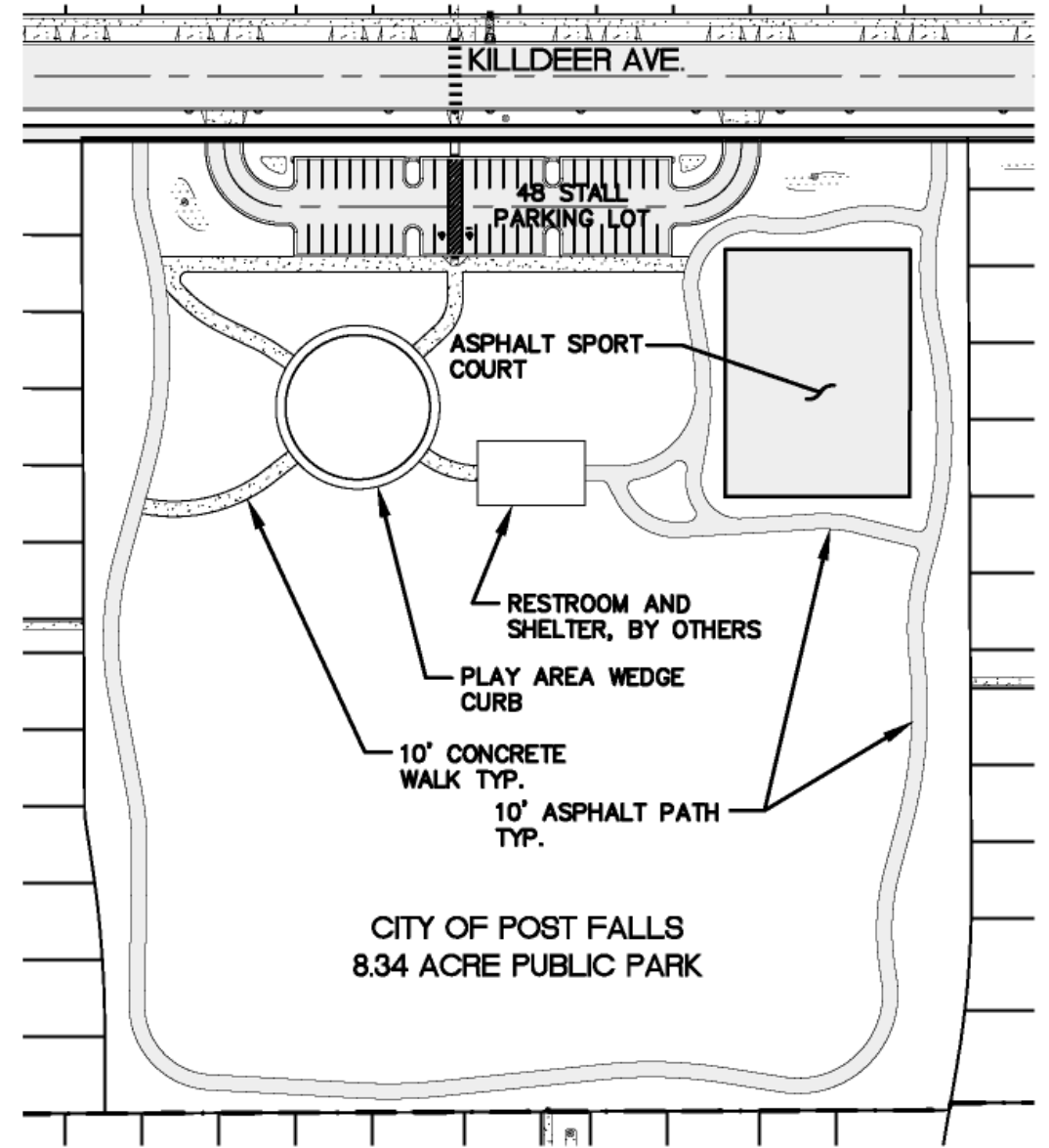
# Construction Improvement Agreement

- Engineering, Survey, & Testing
- Site Earthwork, Excavation, & Grading
- Site Utilities – Water, Sewer, Electrical
- Stormwater Drainage
- 48 Stall Parking Lot
  - Asphalt, curb, sidewalk, lighting, drainage, landscape and irrigation
- Asphalt and Concrete Walking Surfaces
- Playground Curbing
- Sports Court Paving



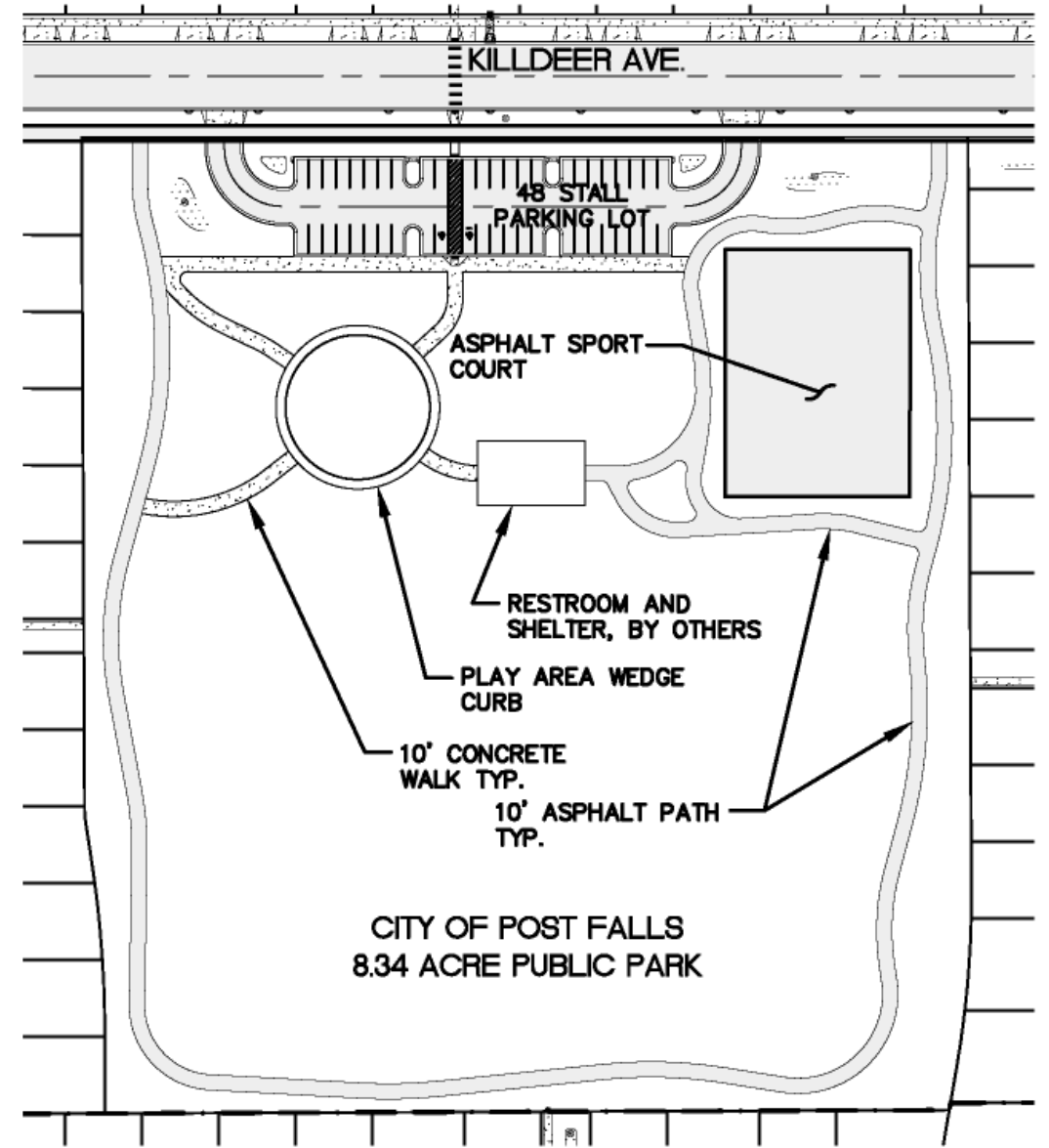
# Timeline

- Park Design Spring/Summer – 2025
- Park/Subdivision Construction – Spring 2026
  - Completed by October 2026



# Impact Fee Reimbursement

- The City will Reimburse the developer **\$670,511.01** for the design and infrastructure improvements, paid out of Park Impact Fees.
- Reimbursement will be request by the developer after final inspection and acceptance of the Park Improvements and with dedication of the park to the City.





# Questions?





**CITY OF POST FALLS  
AGENDA REPORT  
NEW BUSINESS  
MEETING DATE: 3/18/2025**

---

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** Bryan Myers, Park Manager

**SUBJECT:** Spokane Mountaineers MOU

---

**ITEM AND RECOMMENDED ACTION:**

With approval, City Council authorizes the Mayor to sign the memorandum of understanding with the Spokane Mountaineers.

**DISCUSSION:**

The attached document is a Memorandum of Understanding with the Spokane Mountaineers outlining the relationship between the two organizations, providing for the following: 1) Assistance by the Mountaineers to the city with regard to route development and stewardship of climbing and natural resources; 2) Permitting the Spokane Mountaineers to offer rock climbing instruction in the Post Falls Community Forest and Q'emiln Park.

The City of Post Falls boasts unique natural cliff areas suitable for recreational rock climbing activities within the Post Falls Community Forest and Q'emiln Park. The City has limited resources for the maintenance of access trails, belay areas and rock climbing anchors. To support these activities, individuals and groups have partnered with the City to maintain and further establish trails and install fixed climbing anchors in certain areas of the park to aid in these activities. Additionally, the city has partnered with various concessionaires to offer rock climbing classes and instruction to citizens. The Spokane Mountaineers organization has a history of offering high-quality volunteer-led instructional classes throughout the region, including within Q'emiln Park. This agreement attempts to memorialize these historic activities and define how each entity will work together for the community.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

N/A

**APPROVED OR DIRECTION GIVEN:**

N/A

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

None

**BUDGET CODE:**

N/A

**ATTACHMENTS:**

1. Spokane Mountaineers MOU

**MEMORANDUM OF UNDERSTANDING**  
**Between**  
**City of Post Falls**  
**And the**  
**Spokane Mountaineers**

THIS MEMORANUDM OF UNDERSTANDING (MOU) is hereby entered into by the City of Post Falls (“City”), a municipal corporation of the State of Idaho, with its principal address at 408 N. Spokane Street, Post Falls Idaho 83854 and the Spokane Mountaineers (“Mountaineers”), a Washington non-profit corporation with a mailing address of PO Box 1013, Spokane, Washington 99210.

WHEREAS, the City has within the area of Q’emlin Park and the Post Falls Community Forest various climbing trails leading off main hiking trials which provide access to natural climbing cliffs and areas (“Facilities”) which include sections of rough and unimproved terrain and topography. The access trails consist of the unimproved tracks and cleared-out belay stations located at the top and bottom of the climbing cliffs; and

WHEREAS, the access trails and stations require and require occasional clearing, maintenance, vegetation management and erosion control to ensure access is maintained and stewardship of the area is observed; and

WHEREAS, fixed climbing anchors have been installed in certain areas of the Park to aid in climbing; and

WHEREAS, the City has limited resources for maintenance of the access trails and belay areas and repair and replacement of the anchors; and

WHEREAS, the Mountaineers have both familiarity with the Park and its Facilities and are experienced in climbing techniques and regularly utilize the Facilities to provide instruction and training to its members; and

WHEREAS, the Mountaineers desire to participate in the maintenance of the access trails, landing areas and Facilities and guide new climbing route development through coordination with City staff; and

WHEREAS, the City and the Mountaineers desire to both preserve and maintain the existing trails, belay areas and Facilities, provide stewardship and also promote opportunities for new climbing route development and expansion of the climbing resources available within Q’emlin Park.

NOW, THEREFORE, in consideration of the above and subject to the limitations herein, the parties agree as follows:

A. The Mountaineers will provide the following:

- 1) An annual operations plan and report will be submitted to the City by January 31, outlining the plans and dates for instructional classes, anticipated site or route development, Facilities maintenance and clean up events. The report will also provide a summary of the previous year’s activities, including number of classes, locations, number of students and location and details of volunteer stewardship activities.
- 2) The Mountaineers intend to continue to conduct climbing courses for its members in Q’emlin Park. Approval for the specific timing and/or location of courses will be subject to the City’s park planning schedule and will be included in its annual operations plan.
- 3) The Mountaineers will promote and install new bolted route development with the City, and provide restoration plantings as needed to minimize adverse access trail impacts.

- 4) The Mountaineers will coordinate, and host volunteer clean up events annually. These may be in the form of formal specific advertised events for its whole membership, or periodic informal cleanups in conjunction with its instruction courses and usage of the Facilities.
- 5) The Mountaineers will encourage members and instructors utilizing the park to provide periodic observations of the fixed climbing anchors and utilize its best efforts to identify worn, broken, or missing equipment needs and provide recommendations to the City for remediation. The City and the Mountaineers will work cooperatively to repair and replace such equipment as necessary in accordance with industry standards.
- 6) The Mountaineers agree to provide the City training opportunities to participate in technical recreational rope rescue courses, as requested.
- 7) The Mountaineers will carry general liability insurance for its instructors and volunteers and name the City as an additional insured. Proof of current insurance will be provided to the City in the operations plan/report.

B. The City will provide the following:

- 1) General supervision of all proposed work projects, including providing approval of and inspection for new route development, hardware repair and replacement, and trail development and maintenance.

C. It is further agreed by all parties:

- 1) Nothing herein shall be construed to create a principal/agent or employer/employee relationship between the City and the Mountaineers or its members.
- 2) This MOU may only be modified by mutual written agreement and may be terminated by either party upon sixty (60) days written notice.
- 3) Each party will be liable for any claims, damages or suits arising from the acts, omissions or negligence of its own officers, agents and employees.

DATED THIS 20th day of February 2025

**CITY OF POST FALLS**

\_\_\_\_\_  
Ronald G. Jacobson, Mayor

**SPOKANE MOUNTAINEERS**

Authentisign  
 02/20/25  
\_\_\_\_\_  
John McKee, President

**ATTEST:**

\_\_\_\_\_  
Shannon Howard, City Clerk

**CITY OF POST FALLS  
AGENDA REPORT  
NEW BUSINESS  
MEETING DATE: 3/18/2025**

---

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** Jonathon Manley, Planning Manager

**SUBJECT:** Professional Service Agreement for 2025 Comprehensive Plan Update with SCJ Alliance

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**ITEM AND RECOMMENDED ACTION:**

The Planning Division is seeking approval of the attached Professional Service Agreement to complete the Comprehensive Plan Update with SCJ Alliance.

**DISCUSSION:**

On 4/11/24 the Community Development Department performed a workshop with City Council to discuss the potential of completing a Housing Needs Assessment and a Fiscal Impact Analysis (FIA) as part of a Comprehensive Plan Update. It is standard practice to update the Comprehensive Plan every 5 years, so we are scheduled to update the current 2020 Comprehensive Plan.

With the attached Scope of Services, SCJ Alliance intends to provide the following outcomes in 5 phases:

**Phase 01 Project Management**

Deliverables:

- Kickoff Meeting with City Staff
- Strategy Meetings with FIA and HNA Consultants
- Participation In Monthly Check-In Calls, Provide Monthly Invoices/Status Updates
- Establish a Public Engagement Program

**Phase 02 Inventory and Analysis**

Deliverables:

- Community Profile Report o Plan and Policy Inventory/Review
  - o Existing Conditions Infographics
  - o Incorporated Data/Findings from HNA & FIA
  - o Built Environment Assessment/Map
- Downtown Market Analysis

**Phase 03 Engagement**

Deliverables:

- Design and content for the project on the city website or create a standalone project website in coordination with city staff.
- Design and content for approximately 14 social media promotional posts in coordination with city staff.
- Up to approximately 16 orientation interviews conducted by the consultant remotely, with city staff providing a contact list and support for interviewee outreach, as necessary.
- Prepare and lead 2 initial community events with in-person engagement activities with support from city staff in reviewing draft engagement materials/structure and event logistics.
- Creation of an online survey for vetting existing goals and policies
- Creation of up to 3 future land use scenarios with data and forecasting incorporated from HNA and FIA consultants.

- Prepare for and facilitate up to 2 in-person future land use scenario community workshops with support from city staff in reviewing draft engagement materials/structure and event logistics. To solicit feedback, we will emphasize targeted focus areas of primary concern to the community and decision-makers.
- Create a graphical online survey for feedback on future land use scenarios
- prepare for and facilitate a future land use charette based on prior feedback obtained to refine a draft future land use vision/map with support from city staff in reviewing draft engagement materials/structure and event logistics.
- Prepare for and attend up to 10 public advisory committee, planning commission, and/or city council meetings.
- Engagement summary report

#### **Phase 04 Plan Drafting**

##### **Deliverables:**

- Draft Revised Vision, Goal, And Policy Framework
- Draft Revised Future Land Use Map and Area Descriptions
- Draft Comprehensive Plan, At 30%, 60%, And 90%
- Draft Implementation Matrix

#### **Phase 05 Plan Finalization and Adoption**

##### **Deliverables:**

- The Final Plan Refined and Prepped for Planning Commission Hearing
- Planning Commission Reception
- Planning Commission Public Hearing
- Refinements to Plan Based on Hearing Feedback
- Support with Adoption Process by the City Council

#### **ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

As stated above, this was reference within the 4/11/24 workshop.

#### **APPROVED OR DIRECTION GIVEN:**

Start process to update the 2020 Comprehensive Plan.

#### **FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

The total contract is \$179,600 plus a requested 10% contingency, to be funded by Annexation Fees.

#### **BUDGET CODE:**

017-410.0000.62040

#### **ATTACHMENTS:**

1. 2025 SCJ Consultant Contract Draft030525
2. SCJ Consultant Selection Powerpoint

**CITY OF POST FALLS:**

City of Post Falls Idaho  
C/O City of Post Falls Planning Division  
408 N. Spokane Street  
Post Falls, ID 83854

City Project Manager: Jon Manley, Planning Manager. Phone: (208) 457-3344.  
Email: jmanley@postfalls.gov

**CONSULTANT:**

(dba SCJ Alliance)  
108 N. Washington, Suite 300. Spokane, WA 99201  
Firm Principal-in-Charge: William Grimes, Phone: (509) 835-3770, ext. 254  
Email: bill.grimes@scjalliance.com

THIS AGREEMENT made and entered into by and between the City of Post Falls, a political subdivision of the State of Idaho, having offices for the transaction of business at 408 N. Spokane Street, Post Falls, Idaho 83854, hereinafter referred to as the “**City**,” and Shea, Carr & Jewell, Inc (dba SCJ Alliance) having offices for the transaction of business at 108 N. Washington, Suite 300. Spokane, WA 99201 hereinafter referred to as the “**Consultant**” jointly, hereinafter referred to along with the City as the “Parties.”

WITNESSETH:

WHEREAS, the City desires to obtain a Fiscal Impact Analysis within the City; and

WHEREAS, the Consultant has been selected by the City to prepare such.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions set forth herein, the Parties mutually agree as follows:

**ARTICLE 1. SUBJECT AND PURPOSE**

1.1. **PURPOSE:** The City hereby agrees to engage the Consultant, and the Consultant hereby agrees to perform the services hereinafter set forth, which are generally described within **Exhibit “A”**, which is incorporated herein by this reference.

**ARTICLE 2. SCOPE OF WORK AND PERSONNEL**

2.1. **PROJECT LOCATION:** This project will be in the City of Post Falls.

2.2. **SCOPE/STATEMENT OF WORK:** The Consultant will provide the professional services described in the Scope of Services attached hereto as **Exhibit “A”**, which is incorporated herein by



reference. All services required hereunder will be performed by the Consultant or under the Consultant's direct supervision, and all personnel engaged in the work shall be fully qualified and authorized under state and local law to perform such services. The Consultant must coordinate work with the City Project Manager or their representative.

**2.3. PERSONNEL:** The Consultant represents that it has or will secure all personnel required to perform its services at its own expense under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the City. It is expected that the Project Manager and other key employee(s) upon which the Consultant based its qualifications to perform the work will be the ones who perform the services on behalf of the Consultant. The Consultant may not replace the Project Manager or other key employee(s) without obtaining the City's approval, which the City will not unreasonably withhold. The written request for substitution must describe why the action is being requested and be accompanied by the documentation for the person(s) as called for in the Request for Qualification's criteria section dealing with the competence of personnel and any relevant specialized experience. Based upon the City's review of the Consultant's documentation, and any supplemental information that the City may request, the City may, at its sole option: (1) approve the Consultant's request in writing; or (2) deny the Consultant's request and call for other substitute(s) or replacement(s) to be submitted for review; or (3) terminate this Agreement for cause and remove the Consultant from the project.

**2.4. ASSIGNABILITY:** The Consultant may not assign or transfer any interest in this Agreement without the prior written consent of the City thereto. However, claims for money due or to become due to the Consultant from the City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. The Consultant must provide notice of any such assignment or transfer promptly to the City. Likewise, the Consultant may not delegate duties or otherwise subcontract work or services under this Agreement without the prior written approval of the City.

**2.5. RELATIONSHIP OF THE PARTIES:** The Consultant shall perform its obligations hereunder as an independent contractor of the City. The City may administer this Agreement and monitor the Consultant's compliance with this Agreement but shall not supervise or otherwise direct the Consultant except to provide recommendations and approvals according to this Agreement.

**2.6. TERM:** Services shall be performed as expeditiously as is consistent with professional skill and care and the orderly progress of the work. Upon request of the City, and subject to the City's approval, a schedule for the performance of the services, which may be adjusted as the project proceeds, shall be submitted for review and approval. The schedule shall include allowances for periods required for the City's review and the receipt of submissions by authorities having jurisdiction over the project.

### **ARTICLE 3. COMPENSATION**

**3.1. BASIS OF COMPENSATION:** Consultant will be paid at an hourly rate based on the rates listed in the budget section of **Exhibit "A"**. Total reimbursement to the Consultant, including reimbursable expenses, will not exceed \$179,402.00 without a change order approved in writing by both parties. Prices and rates shall remain firm for the duration of this Agreement unless formally amended or changed by Change Order to the Agreement.

**3.2. REIMBURSABLE EXPENSES:** Reimbursable expenses must have the prior written approval of

the City. Reimbursable expenses will be billed at cost unless otherwise approved in writing by the Contract Administrator. Such reimbursable expenses are subject to the total compensation limit addressed in Section 3.1 of this Article. Reimbursable expenses include costs by the Consultant and the Consultant's employees in the interest of the project.

**3.3. EXCLUSIONS FROM COMPENSATION:** Except as otherwise provided in this Agreement, the City shall not offer any additional compensation, payment, use of facilities, service, or other value to the Consultant in connection with the performance of this Agreement. The parties understand and agree that except as otherwise provided in this Article, administrative overhead, and other indirect or direct costs the Consultant may incur in the performance of its obligations under this Agreement, including but not limited to fees, licenses, and permits, have already been included in the computation of the Consultant's price and may not be charged to the City.

**3.4. TIME OF PAYMENT:** Payments will be made monthly based on an invoice for services rendered and costs incurred during the previous month. Each invoice will contain the project or contract number and be sequentially numbered beginning with "Pay Request 1". The invoice will be addressed to the Project Manager at the above address. The invoice will be paid within thirty (30) days of receipt by the City, contingent upon review and authorization by the City's Contract Administrator and Project Manager. Each monthly invoice must reflect the total work performed and approved to date. Past due amounts may bear a finance charge as stipulated by law not to exceed 1% of the past due amount per month.

**3.5. METHOD OF PAYMENT:** The City, in its sole discretion, may elect to make payment by warrant (check), Automated Clearing House (ACH), or Electronic Payment (E-payment or E-payables). The pricing submitted by the Consultant and accepted by the City includes applicable payment terms and any fees incurred by the Consultant through their financial institutions in taking any of the above-referenced payment methods. No additional fees or charges to the City shall apply unless otherwise pre-approved by the City.

**3.6. FINAL INVOICE:** For the Parties to close their books and records, the Consultant will state "final invoice" or other words to that effect on its final or last billing to the City for the work of the Agreement. Since this Agreement will be closed and any budget balances deleted, the Consultant agrees that any further charges not adequately included on this or previous billings will be waived in their entirety.

## **ARTICLE 4. INSURANCE**

**4.1. INSURANCE:** The Consultant will maintain, at a minimum, the insurance coverages outlined in this Article. Any exclusions must be pre-approved by the City of Post Falls Finance Department. Work under this Agreement may not commence until evidence of all required insurance is provided to, and approved by, the City's Legal Department. The Consultant's insurer must have a minimum A.M. Best's rating of A-VII and must be licensed to do business in the State of Idaho. Evidence of such insurance shall consist of a completed copy of the certificate of insurance, signed by the insurance agent for the Consultant. The insurance policy or policies will not be canceled, materially changed, or altered without forty-five (45) days prior notice submitted to the City. The policy must be endorsed, and the certificate must reflect that the City of Post Falls is named as an additional insured on the Consultant's general liability policy concerning activities under this Agreement. The policy must provide, and the certificate must reflect that the insurance afforded applies separately to each insured against whom a claim is made, or suit is brought

except with respect to the limits of the company's liability. Additionally, the policy must be endorsed, and the certificate must reflect that the insurance afforded therein shall be primary insurance for the Consultant. The certificate holder shall be City of Post Falls C/O City of Post Falls Planning Division, 408 N. Spokane Street, Post Falls, Idaho 83954. Any insurance or self-insurance carried by the City shall be excess and not contributory insurance to that provided by the Consultant.

**4.2. GENERAL LIABILITY INSURANCE:** The Consultant must have Commercial General Liability Insurance with limits of \$1,000,000.00 per occurrence, which includes general aggregate, products, completed operation, personal injury, and fire damage. The General Liability Insurance must state that the City of Post Falls, its officers, agents and employees, and any other entity required explicitly by the provisions of this Agreement will be specifically named additional insured(s) for all coverage provided by this policy of insurance and shall be fully and completely protected by this policy from all claims.

**4.3. AUTOMOBILE INSURANCE:** The Consultant must carry, for the duration of this Agreement, comprehensive automobile liability coverage of \$1,000,000.00 for any vehicle used in conjunction with the provision of services under the terms of this Agreement. The policy must provide that it will not be canceled, materially changed, or renewed without forty-five (45) days prior written notice to the City of Post Falls.

**4.4. WORKERS COMPENSATION:** The Consultant agrees to maintain Workmen's Compensation coverage on all employees, including employees of subcontractors, during the term of this Agreement as required by Idaho Code and to provide proof of Worker's Compensation coverage by providing its State Industrial Account Identification Number to the City. Should the Consultant fail to maintain such insurance during the entire term hereof, the Consultant will indemnify the City against any loss resulting from such failure, either by compensation or additional premium liability.

**4.5. PROFESSIONAL LIABILITY INSURANCE:** The Consultant will carry Professional Liability insurance coverage in the minimum amount of this Agreement or \$1,000,000.00, whichever is more.

**4.6. FAILURE TO COMPLY:** Failure of the Consultant to fully comply with the above insurance requirements during the term of this Agreement will be considered a material breach of this Agreement and could be cause for immediate termination of the Agreement at the City's sole discretion. Alternatively, the City may procure and maintain, at the Consultant's sole expense, insurance up to the amount of the required coverage(s). The City may offset the cost of such insurance against any payment due to the Consultant for work performed under this Agreement.

## **ARTICLE 5. CONTRACT TERMINATION**

**5.1. TERMINATION BY CONSULTANT:** This Agreement may be terminated by the Consultant upon thirty (30) days prior written notice to the City in the event of substantial failure by the City to perform under the terms of this Agreement through no fault of the Consultant.

**5.2. TERMINATION BY CITY:** The City may terminate this Agreement with or without cause immediately upon written notice to the Consultant. In the event of termination of a Contract through no fault of the Consultant, the City agrees to pay the Consultant for services rendered to the City's satisfaction up to the date of termination based upon actual costs and expenses incurred according to this Agreement. Payment

will be based upon the Consultant's itemized breakdown and documentation that services have been performed to the date of termination and acceptance of said documentation by the City. In the event of termination for cause, the Consultant must reimburse the City for all reasonable costs associated with the replacement of the Consultant with a different entity to complete the work that is the subject of this Agreement.

**5.3. CLOSE-OUT OF WORK:** Immediately after sending a Termination Notice to the City or receiving a Termination Notice from the City, and except as otherwise directed by the City, the Consultant must:

- (1) Stop work on the date and to the extent specified; and
- (2) Terminate and settle all orders and subcontracts relating to the performance of the terminated work; and
- (3) Transfer all work in process, completed work, and other material related to the terminated work to the City; and
- (4) Continue and complete all parts of the work that have not been terminated.

## **ARTICLE 6. INDEMNIFICATION**

**6.1. CONSULTANT TO INDEMNIFY CITY:** The Consultant agrees to indemnify, defend (at the City's sole option), and hold the City harmless from any and all claims, including but not limited to reasonable attorney fees, demands, losses and liabilities to or by third parties to the extent arising from, resulting from, a negligent act, error or omission of the Consultant performed under this Agreement by the Consultant, its agents or employees to the fullest extent permitted by law. The Consultant's duty to indemnify the City shall not apply to liability for damages arising from bodily injury to persons or damage to property caused by or resulting from the negligence of the City, its agents, or employees. The Consultant's duty to indemnify the City for liability for damages arising out of bodily injury to persons or damage to property caused by or resulting from the concurrent negligence of (a) the City, its agents or employees, and (b) Consultant, its agents or employees shall apply only to the extent of negligence of the Consultant or its agents or employees. Consultant's duty to defend (at the City's sole option), indemnify, and hold the City harmless shall include, as to all claims, demands, losses, and liability to which it applies, the City's personnel-related costs, reasonable attorney's fees, court costs, and all other claim-related expenses. The Consultant's defense obligation under the indemnity paragraph shall include only the reimbursement of reasonable defense costs to the extent of the Consultant's actual, proportional indemnity obligation as determined by a court of law.

**6.2. PROFESSIONAL LIABILITY:** The Consultant's professional liability to the City (including Consultant's officers, directors, employees, and agents) is limited to the amount payable under this Agreement or one million dollars (\$1,000,000), whichever is more. In no case will the Consultant's professional liability to third parties be limited in any way. This limitation applies to all lawsuits, claims, or actions identified under any legal theory related to the Consultant's services under this Agreement and any continuation or extension of such services.

**6.3. U.C.C., LIENS, ETC.** The Consultant's indemnification shall expressly include all claims for loss or liability because of wrongful payments under the Uniform Commercial Code or other statutory or contractual liens or rights of third parties, including taxes accrued or accruing as a result of this Agreement or work performed or materials furnished directly or indirectly because of this Agreement.

## **ARTICLE 7. INSTRUMENTS OF SERVICE/RECORDS**

**7.1. CITY OWNS INSTRUMENTS OF SERVICE:** Drawings and other documents, including those in electronic form, prepared by the Consultant and Consultant's subcontractors are Instruments of Service. The City shall own all rights, title, and interest in all of the Instruments of Service and all of the other materials conceived or created by the Consultant or its employees or subcontractors, either individually or jointly with others, which arise out of the performance of this Agreement, including any inventions, reports, studies, designs, drawings, specifications, notes, documents, software and documentation, computer-based training modules, electronically, magnetically or digitally recorded material, and other work in whatever form (hereafter "Materials"). All finished or unfinished Materials prepared by the Consultant under this Agreement shall be the property of the City whether or not the project is completed or this Agreement is canceled before expiration.

**7.2. CONSULTANT TO ASSIGN RIGHTS:** The Consultant hereby assigns to the City all rights, titles, and interests to the Materials. Upon request of the City, the Consultant will execute all papers and perform all other acts necessary to assist the City in obtaining and registering copyrights, patents, or other forms of protection provided by law for the Materials, such work being at additional expense to the City. The Materials created under this Agreement by the Consultant, its employees, or subcontractors, individually or jointly with others, shall be considered "works made for hire" as defined by the United States Copyright Act. All of the Materials, whether in a paper, electronic, or another form, shall be remitted to the City by the Consultant, its employees, and any subcontractors, and the Consultant shall not copy, reproduce, allow, or cause to have the Materials copied, imitated or used for any purpose other than the performance of the Consultant's obligations under this Agreement without the prior written consent of the City except that the Consultant may retain copies necessary for record-keeping, documentation and other such business purposes related to the Agreement.

**7.3. STANDARD ELEMENTS:** The preceding shall not be construed to mean that the City shall acquire an exclusive possessory right, by copyright or otherwise, to the exclusion of the Consultant, in standard elements found in the Materials (such as standard details) generated and authored by the Consultant for its regular, repeated and ongoing use in designs, plans and drawings for its customers in the ordinary course of its business. The City further waives any claim against the Consultant for errors or omissions arising specifically from changes made by the City or others to the Materials after completing the work provided by this Agreement. This waiver does not extend to errors or omissions in the Materials unrelated to any such changes by the City or others.

**7.4. INFRINGING ON OTHERS INTELLECTUAL PROPERTY:** The Consultant represents and believes that Materials produced or used under this Agreement do not and will not infringe upon any intellectual property rights of another, including but not limited to patents, copyrights, trade secrets, trade names, and service marks and names. The Consultant shall indemnify and defend (at the City's sole option) the City at the Consultant's expense from any action or claim brought against the City to the extent that it is based on a claim that all or part of the Materials infringes upon the intellectual property rights of another. The Consultant shall be responsible for payment of any and all such claims, demands, obligations, liabilities, costs, and damages, including, but not limited to, reasonable attorney fees arising out of this Agreement, amendments, and supplements thereto, which are attributed to such claims or actions. This

paragraph shall not apply to claims that arise from Materials specifically required by the City or to portions of the Materials which the City directed the Consultant to include within said Materials. If such a claim or action arises, or in the Consultant's or the City's opinion is likely to arise. In that case, the Consultant will, at the City's discretion, either procure for the City the right or license to continue using the Materials at issue or replace or modify the allegedly infringing Materials. This remedy shall be in addition to and shall not be exclusive to other remedies provided by law.

**7.5. FINDINGS CONFIDENTIAL:** Any reports, information, data, etc., given to or prepared or assembled by the Consultant under this Agreement which the City requests to be kept confidential shall not be made available to any individual or organization by the Consultant without the prior written approval of the City.

**7.6. MAINTENANCE OF RECORDS:** The Consultant will maintain, for at least three (3) years after completion of this Agreement, all relevant records concerning this Agreement. The Consultant shall make available to the City, at any time during their regular operating hours, all records, books, or pertinent information which the Consultant shall have kept in conjunction with this Agreement and which the City may be required by law to include or make part of its auditing procedures, an audit trail or which may be necessary for funding the services contracted for herein.

**7.7. APPROVAL OF DOCUMENTS:** The City's approval of documents resulting from the services provided by the Consultant does not relieve the Consultant from its responsibility to comply with the standard of care for the performance of its services outlined in this Agreement.

**7.8. ARTICLE APPLICABLE TO SUBCONTRACTORS:** The Consultant shall ensure that the substance of the preceding subsections is included in each subcontract for the work under this Agreement.

## **ARTICLE 8. GENERAL CONDITIONS**

**8.1. PAYMENT OF TAXES:** This Agreement is for the employment of the Consultant as an independent contractor. The Consultant acknowledges that they are an independent contractor doing business as listed above and is solely responsible for paying any and all taxes associated with the work of this Agreement, including but not necessarily limited to income and social security taxes.

**8.2. ENFORCEMENT COSTS:** If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any provisions of this Agreement, the successful or prevailing Party or Parties shall be entitled to recover reasonable attorney's fees, court costs, and all expenses (including taxes) even if not taxable as court costs (including, without limitation, all such fees, costs, and expenses incident to appeals), incurred in that action or proceeding, in addition to any other relief to which such Party or Parties may be entitled.

**8.3. COMPLIANCE WITH LAWS:** The Parties hereto expressly agree to observe federal, state, and local laws, ordinances, and regulations to the extent that they may have any bearing on either providing any money under the terms of this Agreement or the services provided under the terms of this Agreement.

**8.4. MODIFICATION:** No modification or amendment to this Agreement will be valid until the same is



reduced to writing, in the form of a change order, and executed with the same formalities as this present Agreement.

**8.5. VENUE STIPULATION:** This Agreement has and shall be construed as having been made and delivered in the State of Idaho, and the laws of the State of Idaho shall apply to the construction and enforcement of this Agreement or any provision hereto. Any civil action arising from this Agreement shall be brought in the District Court for the First Judicial District of the State of Idaho at Coeur d'Alene, Kootenai County, Idaho, and may not thereafter be removed to any other state or federal court.

**8.6. WAIVER:** No officer, employee, agent, or otherwise of the City has the power, right, or authority to waive any of the conditions or provisions of this Agreement. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. All remedies afforded in this Agreement or law shall be taken and construed as cumulative, in addition to every other remedy provided herein or by law. Failure of the City to enforce at any time any of the provisions of this Agreement or to require at any time performance by the Consultant of any provision hereof shall in no way be construed to be a waiver of such provisions, nor in any way affect the validity of this Agreement or any part thereof, or the right of the City to enforce every such provision hereafter.

**8.7. HEADINGS:** This Agreement's Article and Section headings have been inserted solely for convenience and ready reference. In no way do they purport to, and shall not be deemed to, define, limit, or extend the scope or intent of the Articles or Sections they appertain.

**8.8. OTHER EMPLOYMENT:** This Agreement is not an exclusive services agreement. The Consultant may take on other professional assignments while completing work under this Agreement.

**8.9. RECOVERY OF FUNDS:** Whenever, under this Agreement, any sum of money shall be recoverable from or payable by the Consultant to the City, the same amount may be deducted from any sum due to the Consultant under this Agreement or any other contract between the Consultant and the City including reasonable attorney fees and or any additional collection costs. The rights of the City are in addition and without prejudice to any other right the City may have to claim the amount of any loss or damage suffered by the City on account of the acts or omissions of the Consultant.

**8.10. SEVERABILITY:** In the event any term or condition of this Agreement or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other terms, conditions, or applications of this Agreement, which can be given effect without the invalid term, condition, or application. To this end, the terms and conditions of this Agreement are declared severable.

**8.11. NOTIFICATION:** All notices called for or provided for in this Agreement shall be in writing and must be served on any of the Parties either personally or by United States Mail to their respective addresses set forth above. All notices or other communications given hereunder and sent or delivered to the Party at the address set forth for such shall be deemed received: (1) when certified mail is deposited in the United States mail, postage prepaid; or (2) on the third day following the day on which the same have been mailed by first class delivery, postage prepaid; or (3) on the day such notices or other communications are received when sent by personal delivery, prepaid.

**8.12. INTEREST OF MEMBERS OF CITY AND OTHERS:** No officer, member, or employee of the City and no member of its governing body, and no other public official of the governing body shall participate in any decision relating to this Agreement which affects their interest or the interest of any corporation, partnership, or association in which they are, directly or indirectly, interested or has any personal or financial interest, direct or indirect, in this Agreement or the proceeds thereof.

**8.13. INTEREST OF CONSULTANT:** The Consultant covenants that they presently have no interest and shall not acquire any direct or indirect interest that would conflict in any manner or degree with the services required to be performed under this Agreement. The Consultant further covenants that in the performance of this Agreement, the Consultant shall employ no person having any such interest.

**8.14. PERMITS:** The Consultant shall acquire and maintain in good standing all permits, licenses, and other documents necessary to its performance under this Agreement.

**8.15. INTEGRATION:** This instrument and all appendices and amendments hereto embody the parties' entire Agreement. There are no promises, terms, conditions, or obligations other than those contained herein, and this Agreement shall supersede all previous communications, representations, or agreements, either oral or written, between the parties.

**8.16 NONDISCRIMINATION:** The Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Consultant shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such actions shall include, but not be limited to, the following: employment, upgrading, demotions, or transfers; recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; selection for training, including apprenticeship; and participation in recreational and educational activities. The Consultant agrees to post in conspicuous places available for employees and applicants for employment notices to be provided, setting forth the provisions of this nondiscrimination clause. The Consultant shall keep such records and submit such reports concerning the racial and ethnic origin of applicants for employment and employees as the City may require. The Consultant further agrees to comply with all the Nondiscrimination Requirements contained in Exhibit "B", which is incorporated herein by this reference.

**8.17. ADDITIONAL REQUIREMENTS OF THE STATE OF IDAHO:** The clauses in this Section are required by the State of Idaho. The inclusion of these clauses in this Agreement by the City does not indicate the City's support or opposition to these clauses nor acknowledgment by the City that these clauses are relevant to the subject matter of this Agreement. Instead, these clauses are included solely to comply with Idaho state law.

- a. **Boycotting Israel:** If payments under this Agreement exceed one hundred thousand dollars (\$100,000) and the Consultant employs ten (10) or more persons, then the Consultant certifies that it is not currently engaged in and will not, for the duration of this Agreement, engage in a boycott of the goods or services of the state of Israel or territories under its control as those terms are defined in the "Anti-Boycott Against Israel Act" (Idaho Code 67-2346).
- b. **Boycotting Certain Sectors:** If payments under this Agreement exceed one hundred thousand dollars (\$100,000) and the Consultant employs ten (10) or more persons, then the Consultant certifies that it is not currently engaged in and will not, for the duration

of this Agreement, engage in a boycott of the goods or services of companies engaged in or supporting the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or the manufacture, distribution, sale, or use of firearms as those terms are defined in Idaho Code 67-2347A.

- c. **Government of China:** Consultant certifies that it is not and will not, for the duration of this Agreement, be owned or operated by the government of China as those terms are defined in Idaho Code Title 67, Chapter 23.
- d. **Contract with Abortion Providers:** To the extent this Agreement is subject to the use of public funds, Consultant certifies that it is not, and will not, for the duration of this Agreement, become an abortion provider or an affiliate of an abortion provider as those terms are defined in the “No Public Funds for Abortions Act” (Idaho Code Title 18, Chapter 87).

## **ARTICLE 9. CONTRACT DOCUMENTS**

9.1. **CONTRACT DOCUMENTS:** The Contract Documents consist of this Agreement, the other documents listed below, and all modifications and change orders issued subsequent thereto. These form a contract; all are as entirely a part of the contract as if attached to this Agreement or repeated herein. In the event of any inconsistency between the provisions of this Agreement and the documents listed below, the provisions of this Agreement will control, and the order of precedence will be in the order listed. An enumeration of the contract documents is set forth below:

- 1. Change Orders; and
- 2. This Agreement; and
- 3. Exhibit “A” Scope of Work; and
- 4. Exhibit “B” Nondiscrimination Requirements; and
- 5. Consultant response to the Request for Proposal.

END OF ARTICLES

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on the day and year set forth herein above.

MAYOR OF POST FALLS, IDAHO

ATTEST:

Ronald G. Jacobson, Mayor

BY: \_\_\_\_\_

Shannon Howard

City Clerk

Date: March \_\_\_\_, 2025

CONSULTANT

Scott Sawyer

Scott Sawyer, Principal

SCJ Alliance

Date: March 10, 2025

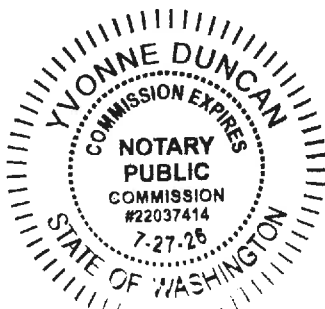
State of Washington )

: ss

County of Thurston)

On this 10<sup>th</sup> day of March, 2025 before me, a notary for the State of Washington, personally appeared Scott Sawyer who, being by me first duly sworn, declared that he is the Principal of (dba SCJ Alliance) and that he signed the foregoing document as the authorized officer of the corporation, and that all statements therein contained are true.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written



Yvonne Duncan

Notary Public for the State of Washington

Residing at: Olympia, WA

My Commission Expires: 7/27/26

## **Exhibit B Nondiscrimination Requirements**

This Attachment is to be inserted in every contract subject to Title VI of the Civil Rights Act of 1964 and associated Regulations.

During the performance of this contract, the contractor/consultant, for itself, its assignees and successors in interest (hereinafter referred to as the “contractor”) agrees as follows:

**1. Compliance with Regulations**

The Contractor shall comply with the Regulations relative to non-discrimination in federally assisted programs of United States Department of Transportation (USDOT), Title 49, Code of Federal Regulations, part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

**2. Non-discrimination**

The Contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, sex, or national origin in the selection and retention of sub-contractors, including procurement of materials and leases of equipment. The Contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.

**3. Solicitations for Sub-contracts, Including Procurement of Materials and Equipment**

In all solicitations either by competitive bidding or negotiations made by the Contractor for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-contractor or supplier shall be notified by the Contractor of the Contractor’s obligations under this contract and the Regulations relative to non-discrimination on the grounds of race, color, sex, or national origin.

**4. Information and Reports**

The Contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the contracting agency or the appropriate federal agency to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the Contractor shall so certify to ITD or the USDOT as appropriate, and shall set forth what efforts it has made to obtain the information.

**5. Sanctions for Non-compliance**

In the event of the Contractor’s non-compliance with the non-discrimination provisions of this contract, the contracting agency shall impose such contract sanctions as it or the USDOT may determine to be appropriate, including, but not limited to:

- Withholding of payments to the Contractor under the contract until the Contractor complies, and/or;
- Cancellation, termination, or suspension of the contract, in whole or in part.

### **Incorporation of Provisions**

The Contractor shall include the provisions of paragraphs (1) through (5) in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The Contractor shall take such action with respect to any sub-contractor or procurement as the contracting agency or USDOT may direct as a means of enforcing such provisions including sanctions for non-compliance.

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a sub-contractor or supplier as a result of such direction, the Contractor may request ITD enter into such litigation to protect the interests of the state and, in addition, the Contractor may request the USDOT enter into such litigation to protect the interests of the United States.

## Exhibit A

# City of Post Falls Comprehensive Plan Scope of Work

Below is an outline of phases and associated tasks to complete this effort. Please note that phases may run concurrently and are subject to alteration based on coordination with the City and input from the community and decision-makers through the process.

### Reviewing Draft Materials

The City will review the draft materials we provide, coordinating with all other commenting and reviewing staff to provide merged and organized revisions. The City will also provide a dedicated point of contact for the Consultant, who will provide the same.

### Managing Meetings, Events, Logistics and Advertising

The City will handle all logistical details for community events, including advertising, noticing, resolution/ordinance drafting for plan adoption, venue arrangements/setup/teardown support, audio/visual equipment, tables and chairs, refreshments, facility rental, or whatever else may be required. The consultant will provide design and content for outreach materials for staff feedback and propagation through media channels. The City will take the lead in running the Planning Commission, Advisory Committee, and City Council Meetings with the Consultant preparing for, presenting at, and helping to facilitate discussion and activities.



## Phase 01 Project Management

### 1.1 Staff Kickoff Meeting

The Consultant will begin the project by meeting with Post Falls staff to review the project scope, schedule, budget, and deliverables to ensure expectations are clear. That meeting will cover project communication protocols, including providing team members with information needed to deal effectively with issues, including whom to inform of a specific issue and whom to contact for assistance.

### 1.2 Coordination Meetings with FIA and HNA City Consultants

The Consultant will attend coordination meetings, as necessary, with the Fiscal Impact Analysis (FIA) consultants and Housing Needs Assessment (HNA) consultants to ensure work is not duplicated and that data is integrated appropriately into deliverables.

### 1.3 Engagement Program

The consultant will create a working engagement strategy and schedule that will run the course of the update process and identify key opportunities for engagement at critical process points. The detailed project schedule will identify milestones for internal coordination with City Departments, community outreach, and anticipated touchpoints with the Advisory Committee, Planning Commission, and City Council. SCJ will work with the City to design a program to build upon Post Fall's existing community engagement tools. It is understood that the program may evolve over time in response to community feedback and City needs.

### 1.4 Monthly Status Updates

The consultant team will participate in monthly check-in calls with the City's project manager and will provide monthly invoicing documenting the status of both progress and budget expenditures.

#### *Deliverables:*

- *Kickoff Meeting with City Staff*
- *Strategy Meetings with FIA and HNA Consultants*
- *Participation In Monthly Check-In Calls, Provide Monthly Invoices/Status Updates*
- *Public Engagement Program*

## Phase 02 Inventory and Analysis

This work establishes a baseline of understanding for Post Falls and an assessment of the existing comprehensive plan's policy, identifying those areas in the plan likely to be considered for revision in this process. We will generate a comprehensive GIS data library as part of this work, too, assembling available data to support plan analysis and mapping.

## 2.1 Existing Plans, Projects & Code Review

This task includes reviewing and analyzing existing plans, the City code, and other relevant planning documents, including the existing comprehensive plan, parks plan, 2021 Capital Facilities Plan, 2021 City Center Master Plan Addendum, the 2025 Transportation Master Plan, Post Falls Zoning and Subdivision Codes, and other related documents, to inventory what is on the books. We will then work with staff to identify what may need to be revised to capture changes since the comprehensive plan's adoption and reflect today's community needs.

## 2.2 Downtown Market Analysis

The Consultant will work with Leland Consulting Group (sub-consultant to SCJ Alliance) to provide a downtown-centric market study. The geographic boundary of the study will be based on the existing impact fee boundary, the Urban Renewal Area boundary, or a combination. The study will identify place-based economic development opportunities and funding strategies, examine the downtown's existing regulatory framework, and identify partnership and catalyzing opportunities.

## 2.3 Review and Incorporate HNA / FIA findings

The Consultant will review and incorporate data and engagement findings from the City's HNA and FIA consultants into the community profile report.

## 2.4 Infographics

The consultant will provide easily readable infographics to support community engagement efforts online and/or at community events.

## 2.45 Built Environment Assessment & Mapping

The consultant will create GIS maps, as needed, which will include a map-based assessment of the existing built environment.

### *Deliverables:*

- *Community Profile Report*
  - *Plan and Policy Inventory/Review*
  - *Existing Conditions Infographics*
  - *Incorporated Data/Findings from HNA & FIA*
  - *Built Environment Assessment/Map*
- *Downtown Market Analysis*

## Phase 03 Engagement

This phase of work describes the types of engagement activities SCJ expects to design, inform, or run, ensuring the Post Falls community has an effective voice in this plan's development, priorities, and commitments. We believe what may be of particular value to this process is the inclusion of land use scenario workshops for key focus areas

(transitional areas and community node areas) with projected fiscal impacts developed for each scenario in concert with Urban3.

### 3.1 Promotional Content and Design

The Consultant will provide content and design services to support branding and outreach efforts, principally at key community touchpoints, such as for events and online surveys. This is anticipated to entail, primarily, the creation of a stand-alone website or content for the existing City website, along with graphical social media posts for the city to utilize via existing City and partner accounts. If needed, the consultant will create a standalone e-newsletter system to maintain engagement with community members who sign up for updates about the effort.

### 3.2 Orientation Interviews

The Consultant will conduct up to 16 remote orientation interviews with community leaders on a contact list provided by the City. The intent of the interviews is to understand from community members key issues or opportunities for the city and to bring awareness early to the process. The interviewees may be city staff members, agency staff, decision-makers, partner organization members, or involved community members.

### 3.3 Meetings and Community Events

The consultant will design and participate in person at key community events. While the overall engagement program is subject to refinement in working with city staff, this is anticipated initially to include booth setups at two existing community events earlier in the engagement process, following the community profile update. The goal of the first round of engagement will be to inform participants of existing conditions, vet existing city goals and policies, and establish community planning priorities through in-person polling and an initial online survey.

Up to three future land use scenarios will be created with support from the HNA and FIA consultants for a second round of in-person engagement. The purpose will be to solicit community feedback on challenges, tradeoffs, and opportunities for a range of future development possibilities, primarily for those areas not yet developed within the city, along with projected housing and fiscal implications. A second online survey for scenario input may also mirror the in-person engagement opportunity.

Following scenario feedback integrated both from online and the in-person event, and with support and feedback from the advisory committee and planning commission, a draft preferred land use scenario will be created.

An implementation drop-in charrette may then be hosted in-person to vet, further refine, and cement plan recommendations with policy/fiscal implications considered.

An evening presentation to the advisory committee and planning commission would then respond to the feedback received and provide the calibration needed to ensure feasibility of future land use and policy implementation.

The consultant also anticipates supporting or possibly attending other stakeholder group meetings throughout the process, such as at association or partner organization meetings.

### 3.4 Online Engagement

SCJ and the City will coordinate to provide graphically rich content or a dedicated website, along with social media content and/or newsletter email setup and content. The consultant anticipates the need for two heavily promoted online surveys. The first online survey will seek to establish planning priorities with the community and vet existing goals and policies. The second online survey will be more graphical in nature, providing a visual preference for future land use scenarios and indicating the tradeoffs that may be associated with them.

### 3.5 Advisory Committee, Planning and Zoning Commission, and City Council

Consultant anticipates preparing for and attending up to 12 public work sessions or hearings with the Advisory Committee, the Planning and Zoning Commission, and the City Council, tracking recommended changes to the profile update, scenario development, and revised goal/policy drafting as requested. It is understood that city staff will handle meeting logistics, agenda postings, and any legal notice requirements or ordinance/resolution drafting. The consultant will prepare content, present, and facilitate meetings with support from city staff, who will also provide consolidated feedback on draft content for workshops and meeting structures.

### *Phase 03 Deliverables:*

- *Design and content for the project on the city website or create a standalone project website in coordination with city staff.*
- *Design and content for approximately 14 social media promotional posts in coordination with city staff.*
- *Up to approximately 16 orientation interviews conducted by the consultant remotely, with city staff providing a contact list and support for interviewee outreach, as necessary.*
- *Prepare and lead 2 initial community events with in-person engagement activities with support from city staff in reviewing draft engagement materials/structure and event logistics.*
- *Creation of an online survey for vetting existing goals and policies*
- *Creation of up to 3 future land use scenarios with data and forecasting incorporated from HNA and FIA consultants.*
- *Prepare for and facilitate up to 2 in-person future land use scenario community workshops with support from city staff in reviewing draft engagement materials/structure and event logistics. To solicit feedback, we will emphasize targeted focus areas of primary concern to the community and decision-makers.*
- *Create a graphical online survey for feedback on future land use scenarios*
- *prepare for and facilitate a future land use charette based on prior feedback obtained to refine a draft future land use vision/map with support from city staff in reviewing draft engagement materials/structure and event logistics.*
- *Prepare for and attend up to 10 public advisory committee, planning commission, and/or city council meetings.*
- *Engagement summary report*

### **Phase 04 Plan Drafting**

This phase of work prepares the comprehensive plan update, revising the plan's structure, format, narrative, and policy to comply with new city guidance and advance the community's pursuit of its vision. The plan will incorporate work produced for the transportation plan, fiscal impact analysis, and housing needs assessment, ensuring policy compatibility, regional consistency, and strategically targeted and consistent implementation actions.

## 4.1 Vision, Goals, & Policies

The Consultant will produce a revised overall vision and set of goals and policies to reflect community concerns and aspirations, accommodate anticipated population and employment growth, and achieve the type, mix, and scale of development envisioned in regional policy.

## 4.2 Future Land Use

The Consultant will produce the final future land use vision/map, which shall include area descriptions with the appropriate level of detail to inform future zoning and subdivision code updates.

## 4.3 Plan Drafting

The Consultant will rewrite the comprehensive plan in a graphically rich Word doc format to respond to the updated vision, technical analysis, regional policy, and community aspirations. The Consultant will present to the City an early 30% version of the plan for the structure and overall message review. The Consultant will then revise the draft plan to the 60% level based on committee, commission, city staff, and agency review, confirming policy initiatives and incorporating continued community input.

## 4.4 Implementation Strategy

The Consultant will work with city staff to provide a draft implementation matrix for consideration by city decision-makers and associate agencies at the 60% level described above. The implementation matrix will link each action with applicable plan policies to underscore the relationships between proposed actions and the planning basis for each.

The Consultant will prepare a 90% plan draft, ensuring all required components are addressed and based on comments received for broad public distribution in advance of the planning commission's public hearing.

### *Phase 04 Deliverables:*

- *Draft Revised Vision, Goal, And Policy Framework*
- *Draft Revised Future Land Use Map and Area Descriptions*
- *Draft Comprehensive Plan, At 30%, 60%, And 90%*
- *Draft Implementation Matrix*

## Phase 05 Plan Finalization and Adoption

In this final phase, the Consultant will support the city in bringing the plan through to adoption by the Planning Commission and City Council. The Consultant will prepare for and attend a reception by the planning commission in the hours leading up to the public hearing to provide an informal opportunity for community members to ask questions prior to submitting formal comments. Following the public hearing, the Consultant will make any final edits prior to supporting city staff in bringing the plan through final adoption by the city council.



### *Phase 05 Deliverables:*

- *The Final Plan Refined and Prepped for Planning Commission Hearing*
- *Planning Commission Reception*
- *Planning Commission Public Hearing*
- *Refinements to Plan Based on Hearing Feedback*
- *Support with Adoption Process by the City Council*

### **Phase 06 Additional Engagement or Services as and if Needed**

If, through the process, it is determined that additional engagement is necessary, such as focus groups, additional events, surveys, etc., or for preliminary code drafting for plan implementation, this phase may be utilized with authorization from the city.

### **Phase 99 Expenses**

Expenses anticipated include copies, printing, and mileage.

### **Estimate by Phase**

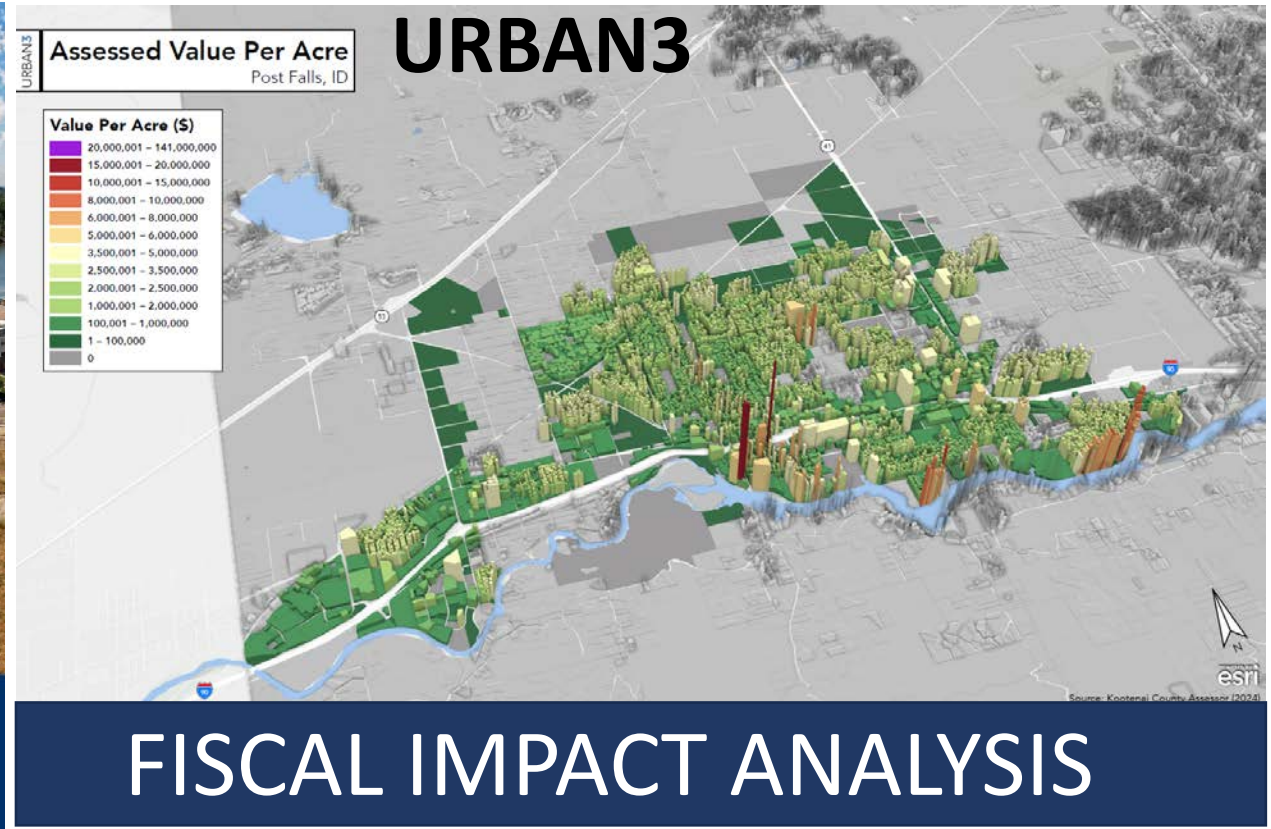
| <b>Phase</b>                                          | <b>Estimate</b>            |
|-------------------------------------------------------|----------------------------|
| <b><i>Phase 01 Project Management</i></b>             | <b><i>\$14,150.00</i></b>  |
| <b><i>Phase 02 Inventory and Analysis</i></b>         | <b><i>\$27,960.00</i></b>  |
| <b><i>Phase 03 Engagement</i></b>                     | <b><i>\$80,440.00</i></b>  |
| <b><i>Phase 04 Plan Drafting</i></b>                  | <b><i>\$41,600.00</i></b>  |
| <b><i>Phase 05 Plan Finalization and Adoption</i></b> | <b><i>\$13,700.00</i></b>  |
| <b><i>Phase 06 Add/Alt Services</i></b>               | <b><i>\$6,000</i></b>      |
| <b><i>Phase 99 Expenses</i></b>                       | <b><i>\$1,750.00</i></b>   |
| <b><i>TOTAL (without Phase 06)</i></b>                | <b><i>\$179,600.00</i></b> |
| <b><i>TOTAL (with Phase 06)</i></b>                   | <b><i>\$185,600</i></b>    |

# 2025 COMPREHENSIVE PLAN UPDATE CONSULTANT SELECTION



Consultant for the 2020 Comprehensive Plan

# Workshop on 4/11/24 – Housing Needs and Fiscal Impact Analysis



- Discussed benefits of completing a HNA and FIA as part of a Comprehensive Plan Update



# COMPLETED IN THE FOLLOWING PHASES:

- Phase 01 Project Management
- Phase 02 Inventory and Analysis
- Phase 03 Engagement
- Phase 04 Plan Drafting
- Phase 05 Plan Finalization and Adoption
- Phase 06 Additional Engagement or Services as and if Needed

# Project Management

- Kickoff Meeting with City Staff
- Strategy Meetings with FIA and HNA Consultants
- Participation In Monthly Check-In Calls, Provide Monthly Invoices/Status Updates
- Establish a Public Engagement Program

## PHASE 01 DELIVERABLES

# Inventory and Analysis

- Community Profile Report
  - Plan and Policy Inventory/Review
  - Existing Conditions Infographics
  - Incorporate Data/Findings from HNA & FIA
  - Built Environment Assessment/Map
- Downtown Market Analysis



# Engagement

- Design and content for the project website in coordination with city staff.
- Design and content for approximately 14 social media promotional posts in coordination with city staff.
- Up to approximately 16 orientation interviews.
- Prepare and lead 2 initial community events.

## PHASE 03 DELIVERABLES

# Engagement

- Create a graphical online survey for feedback on future land use scenarios
- Prepare for and facilitate a future land use charette based on prior feedback
- Prepare for and attend up to 10 public meetings
- Provide an Engagement summary report

# Engagement

- Creation of an online survey for vetting existing goals and policies
- Creation of up to 3 future land use scenarios with data and forecasting incorporated from HNA and FIA consultants.
- Prepare for and facilitate up to 2 in-person future land use scenario community workshops

## PHASE 03 DELIVERABLES

# Plan Drafting

- Draft Revised Vision, Goal, And Policy Framework
- Draft Revised Future Land Use Map and Area Descriptions
- Draft Comprehensive Plan, At 30%, 60%, And 90%
- Draft Implementation Matrix

## PHASE 04 DELIVERABLES

# Plan Finalization and Adoption

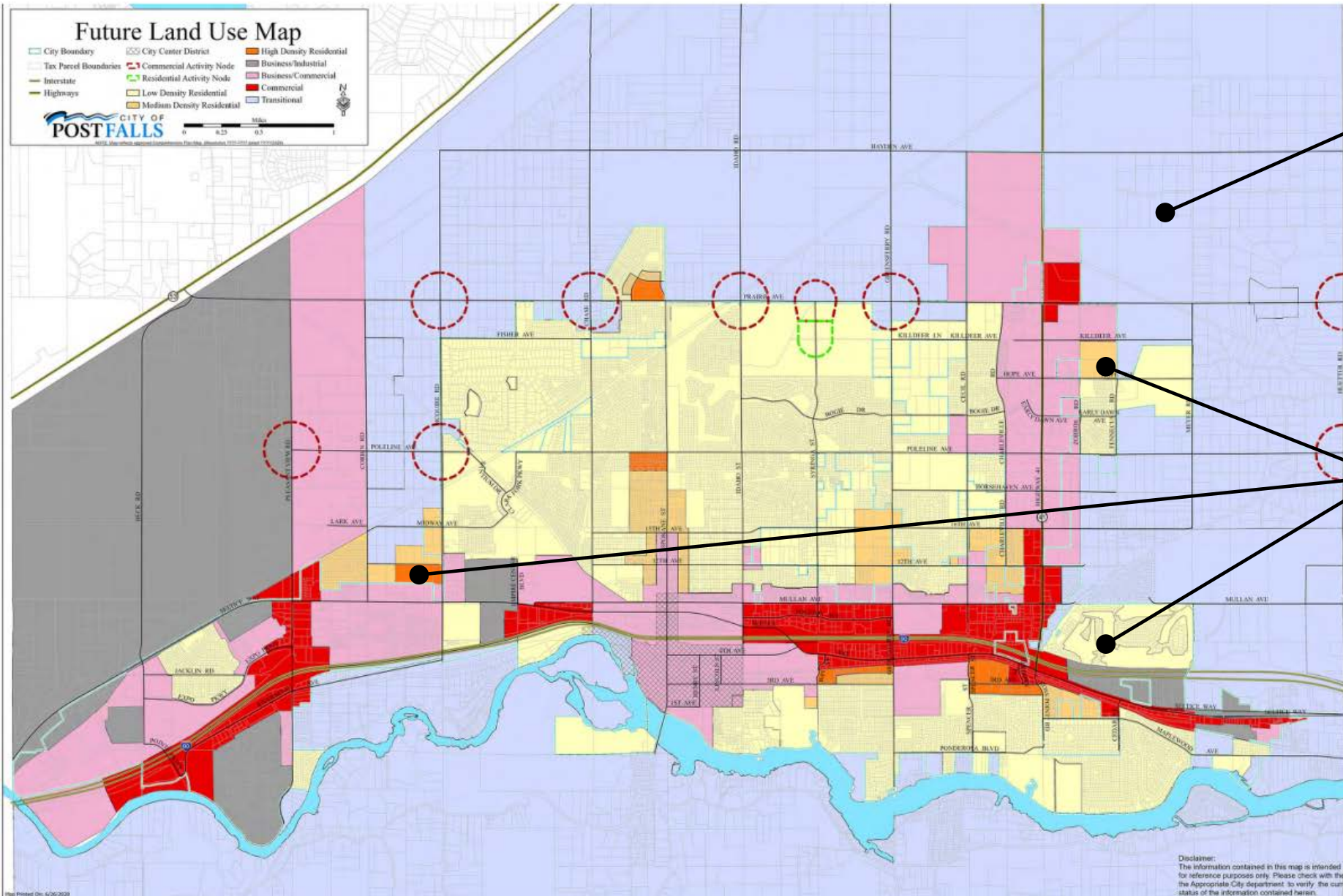
- The Final Plan Refined and Prepped for Planning Commission Hearing
- Planning Commission Reception
- Planning Commission Public Hearing
- Refinements to Plan Based on Hearing Feedback
- Support with Adoption Process by the City Council

## PHASE 05 DELIVERABLES

## Additional Engagement or Services (If Needed)

If, through the process, it is determined that additional engagement is necessary, such as focus groups, additional events, surveys, etc., or for preliminary code drafting for plan implementation, this phase may be utilized with authorization from the city.





**Transitional  
Land Use  
Designation?  
Discontinue?**

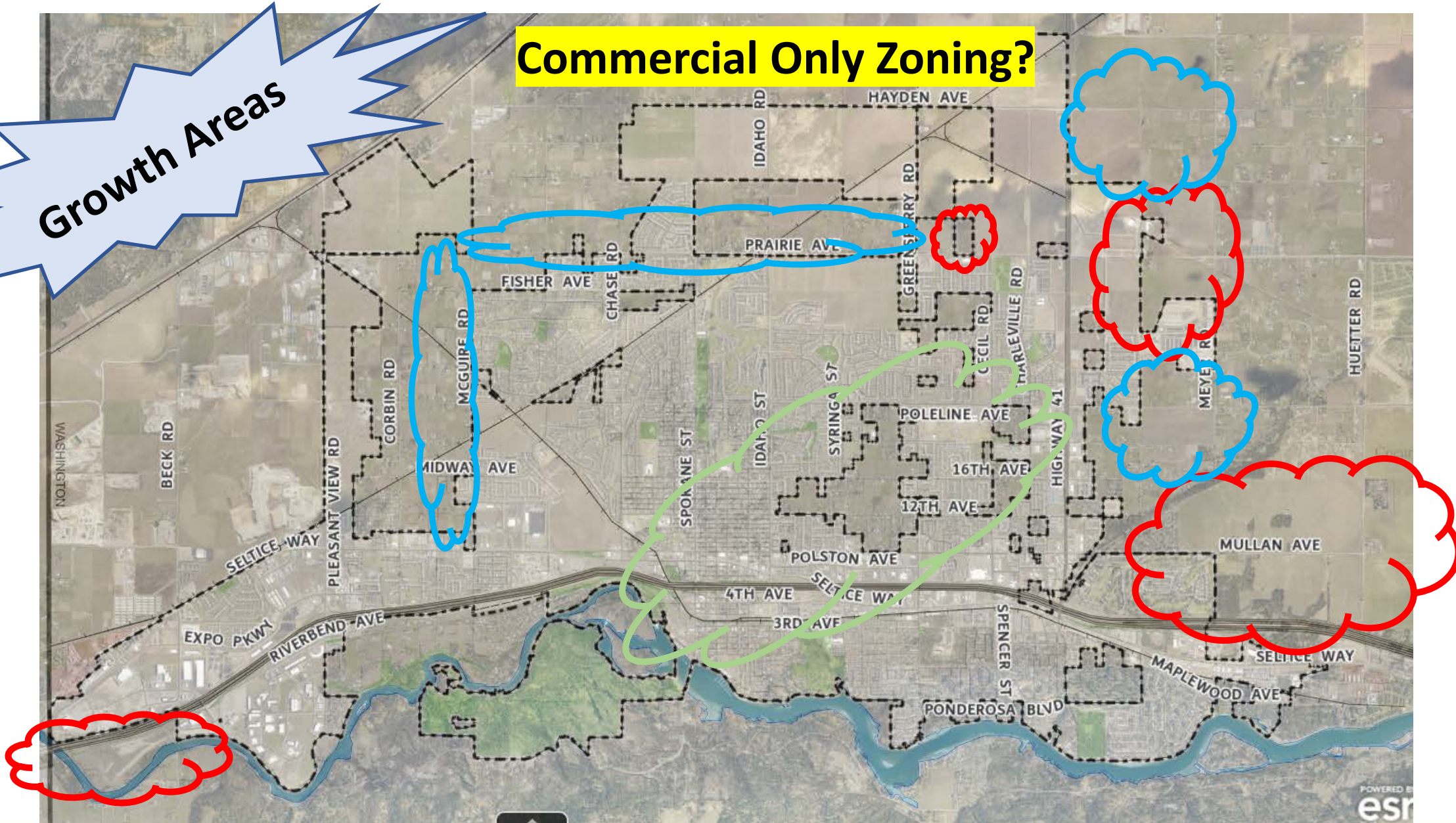
**Delineated  
Residential  
Designations?  
Discontinue?**

# Preliminary Comp Plan Update Questions



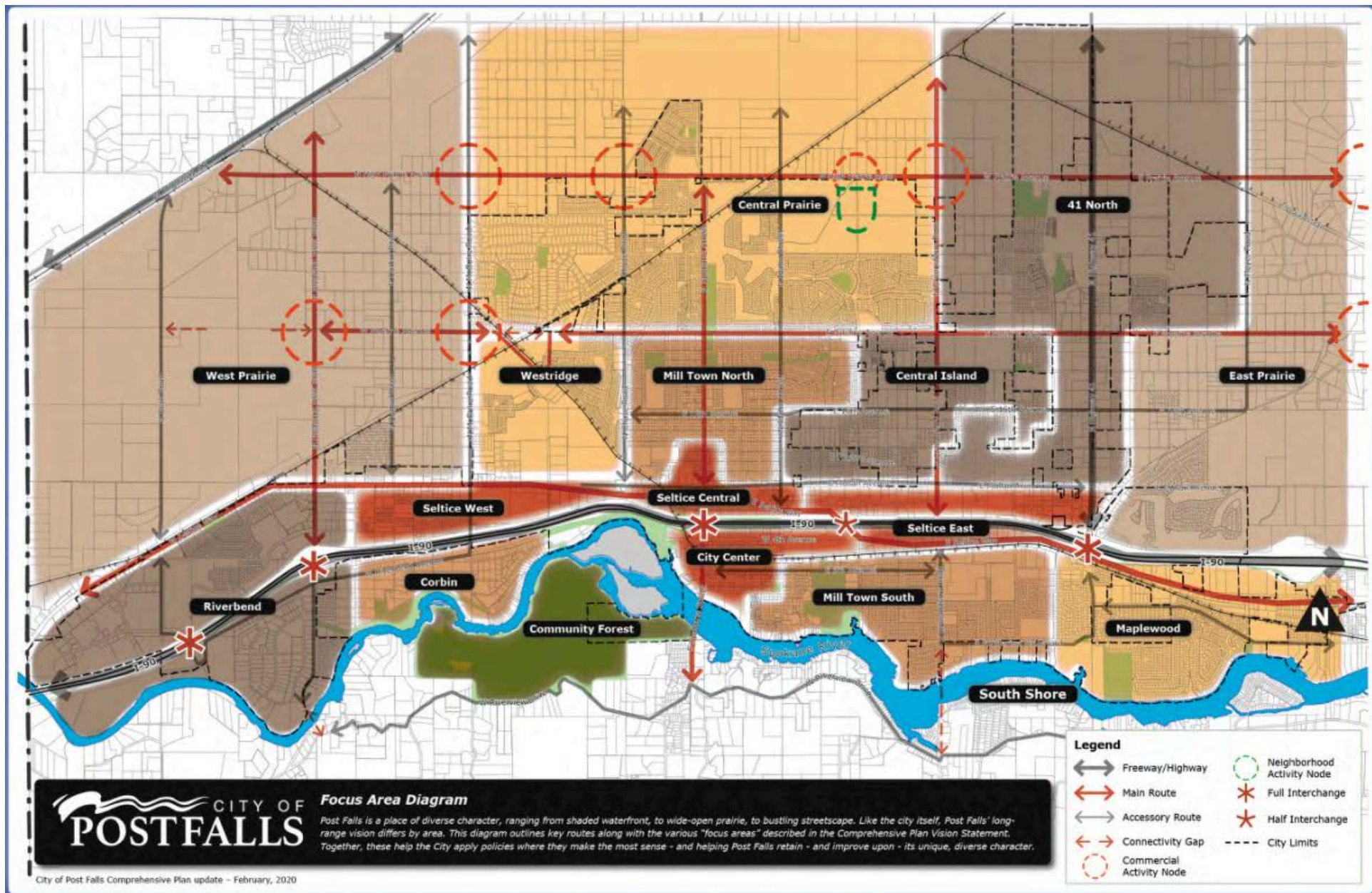
**Growth Areas**

**Commercial Only Zoning?**



**Preliminary Comp Plan Update Questions**





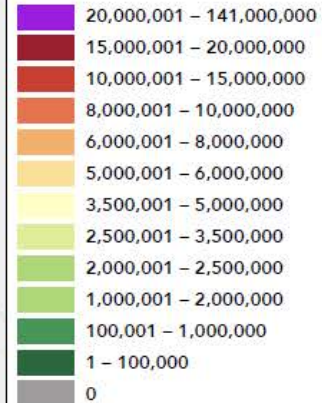
# Preliminary Comp Plan Update Questions



# Assessed Value Per Acre

Post Falls, ID

## Value Per Acre (\$)



## Preliminary Comp Plan Update Questions

## Estimate by Phase

| Phase                                          | Estimate            |
|------------------------------------------------|---------------------|
| <b>Phase 01 Project Management</b>             | <b>\$14,150.00</b>  |
| <b>Phase 02 Inventory and Analysis</b>         | <b>\$27,960.00</b>  |
| <b>Phase 03 Engagement</b>                     | <b>\$80,440.00</b>  |
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| <b>Phase 06 Add/Alt Services</b>               | <b>\$6,000</b>      |
| <b>Phase 99 Expenses</b>                       | <b>\$1,750.00</b>   |
| <b>TOTAL (without Phase 06)</b>                | <b>\$179,600.00</b> |
| <b>TOTAL (with Phase 06)</b>                   | <b>\$185,600</b>    |

- Funded through Annexation Fees
- Ask is for 179,600 with a 10% contingency for a total of 197,560



# QUESTIONS ?



source: <https://www.youtube.com/watch?v=yhGpMIqPFZg>

Staff is seeking approval of the submitted contract.



**CITY OF POST FALLS**  
**AGENDA REPORT**  
ADMINISTRATIVE / STAFF REPORTS  
**MEETING DATE: 3/18/2025**

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**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:**

**SUBJECT:** Transportation Master Plan - Traffic Planning

---

**ITEM AND RECOMMENDED ACTION:**

No recommended action. This will be an overview perspective of the City's roadway system and how data is utilized to guide City Council and Planning & Zoning on the potential impacts on the transportation network from proposed annexations and other land development actions.

**DISCUSSION:**

The City of Post Falls is in the process of updating the current (2017) Transportation Master Plan. Completion of the Master Plan update is being tentatively scheduled for consideration / adoption by the Council in October 2025. The Consultant has completed the collection of traffic data and updated existing model data for population and employment demographics. A public open house and Technical Advisory Group meeting were held in late 2023. A City Council workshop was held in February 2024.

In the upcoming months the Consultant will be scheduling and conducting additional meetings with the Technical Advisory Group, Public Open houses and an additional City Council Workshop.

In preparation for the next City Council Workshop, engineering staff will provide an overview perspective of the City's roadway system and how data is utilized to guide City Council and Planning & Zoning on the potential impacts on the transportation network from proposed annexations and other land development actions.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

Transportation Master Plan Workshop - February 06, 2024

**APPROVED OR DIRECTION GIVEN:**

N/A

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

N/A - The Transportation Master Plan is being funded by Transportation Impact Fees. No changes to the project scope or cost are being requested.

**BUDGET CODE:**

N/A

**ATTACHMENTS:**

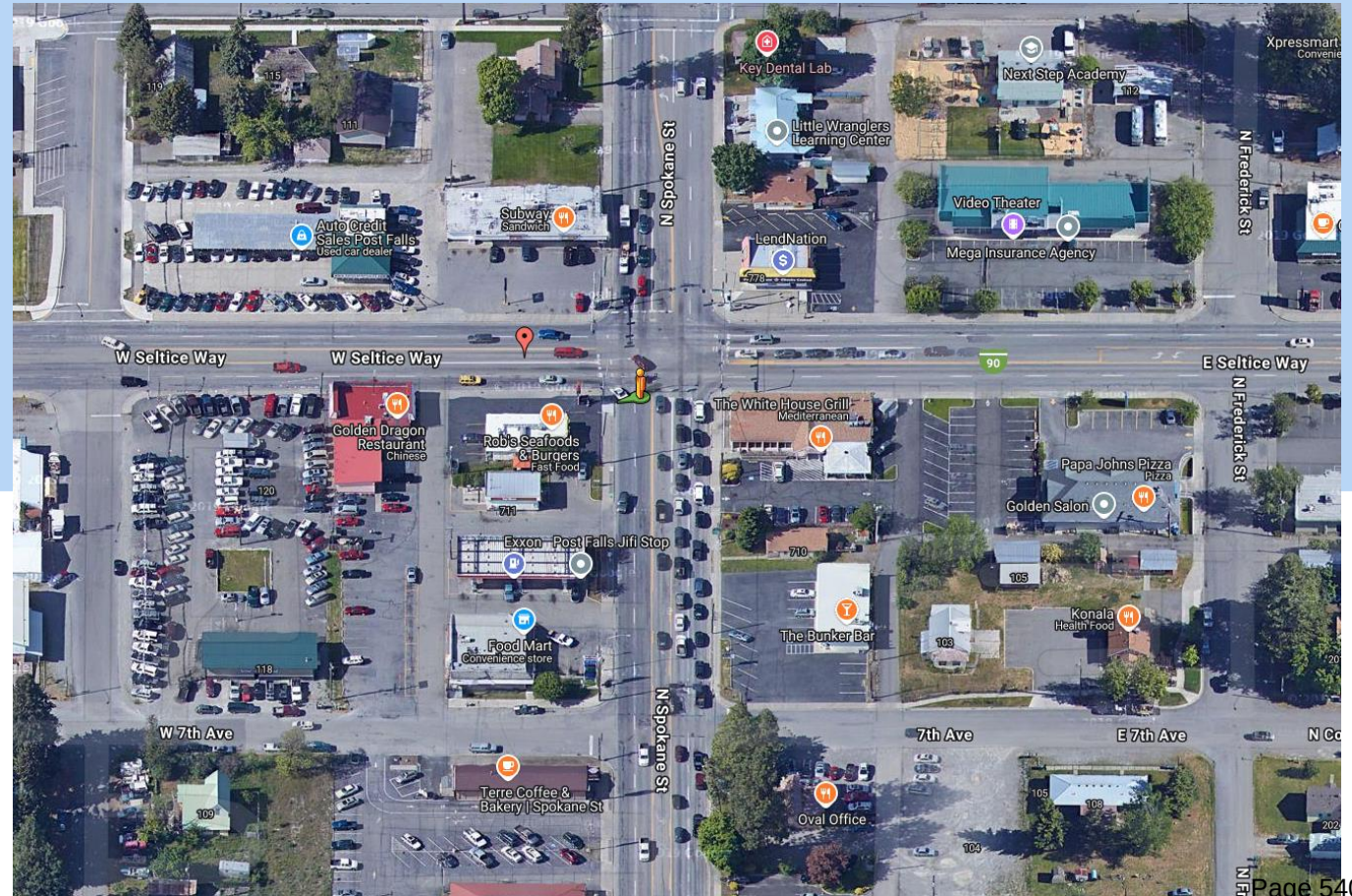
1. Master Plan traffic planning

# 2025 Transportation Master Plan - Traffic Planning

Robert S. Palus, PE –  
City Engineer

Community Development /  
Engineering

March 18, 2025







Total road miles:

\* Centerline 217

\* Lane 488

Minor Collector 16 miles

Major Collector 17 miles

Minor Arterial 23 miles

Principal Arterial 10 miles

Residential / Commercial 151 miles



Existing Conditions





## Traffic Systems

|                 |           |
|-----------------|-----------|
| Traffic Signs   | 8,000 +   |
| Roundabouts     | 14        |
| Traffic Signals | 20 (City) |
| Traffic Signals | 19 (ITD)  |



Total road miles:

|              |     |
|--------------|-----|
| * Centerline | 218 |
| * Lane       | 494 |

|                          |           |
|--------------------------|-----------|
| Minor Collector          | 16 miles  |
| Major Collector          | 17 miles  |
| Minor Arterial           | 23 miles  |
| Principal Arterial       | 10 miles  |
| Residential / Commercial | 152 miles |



## Existing Conditions

## Annexations

- How does the property fit into / access the existing roadway system
- What is the anticipated traffic generation from the proposed zoning / land use
- Does annexation supplement transportation corridors and transportation plans



Existing Conditions



## Subdivisions

- Are proposed streets consistent with the transportation element of the Comprehensive Plan
- Has the Developer made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services
  - Fees, land dedications, site improvements (on/off site)



Level of Service (LOS)  
Volume to Capacity (V/C)  
Roadway Capacity  
Roadway Functional Classification  
(City / Federal)  
Access Control  
Control Warrants



Traffic Jams & Congestion  
“Cut-Through” traffic  
Speeding  
Dangerous Intersections  
Residential / Commercial  
Traffic Safety for Pedestrian /  
Bicycle / Children

Existing Conditions





Traditional Grid Pattern

Roadway Hierarchy - Curvilinear Design vs. Grid Pattern



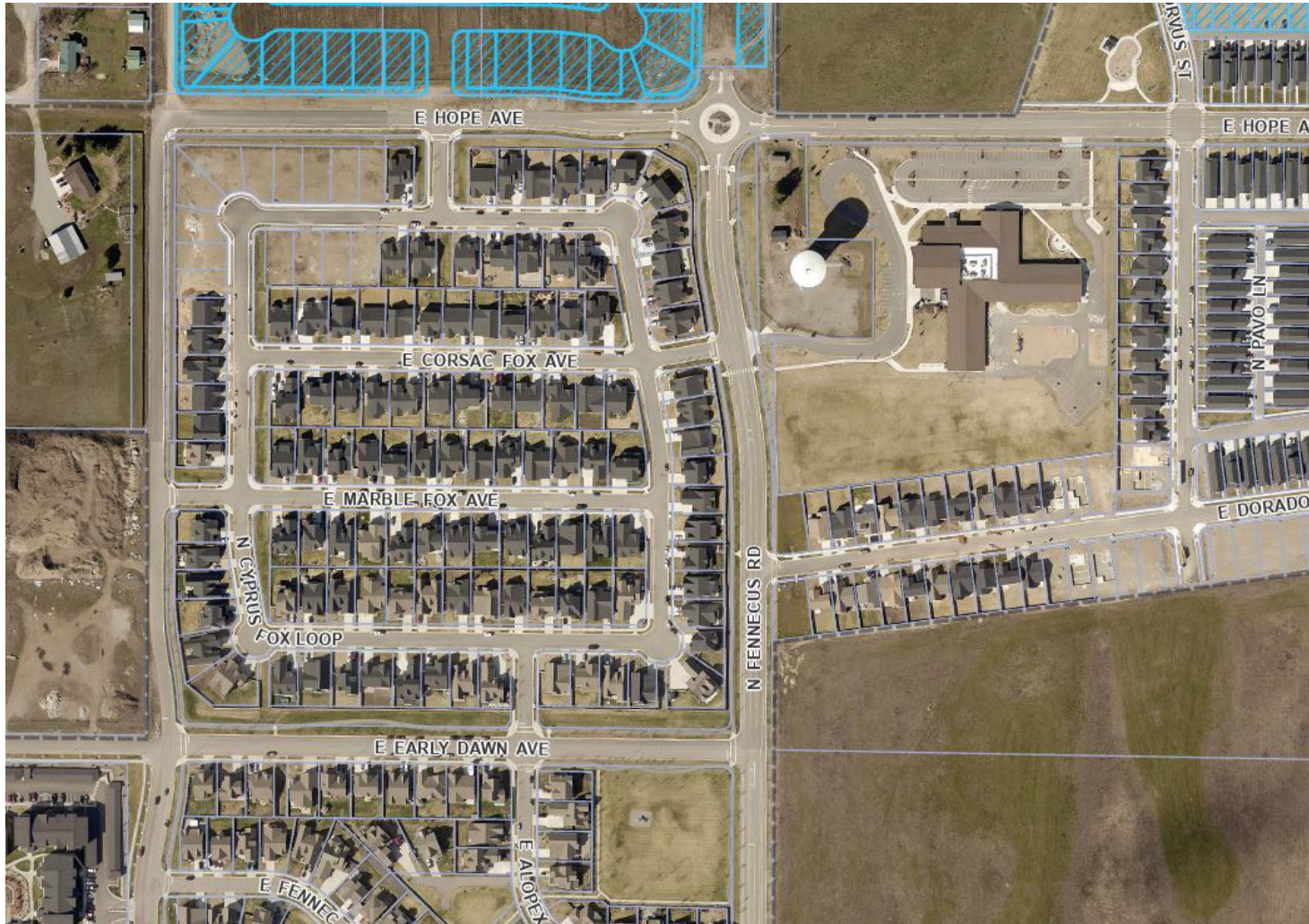
## Roadway Hierarchy - Curvilinear Design vs. Grid Pattern



Curvilinear Design



## Roadway Hierarchy - Curvilinear Design vs. Grid Pattern



Hybrid Design



# Local Residential

|                       |               |
|-----------------------|---------------|
| Lane Capacity         | 500 vph       |
| Desired range volume  | 0 - 2,500 vpd |
| Speed limit (typical) | 25 mph        |
| Access Controls       | per lot       |

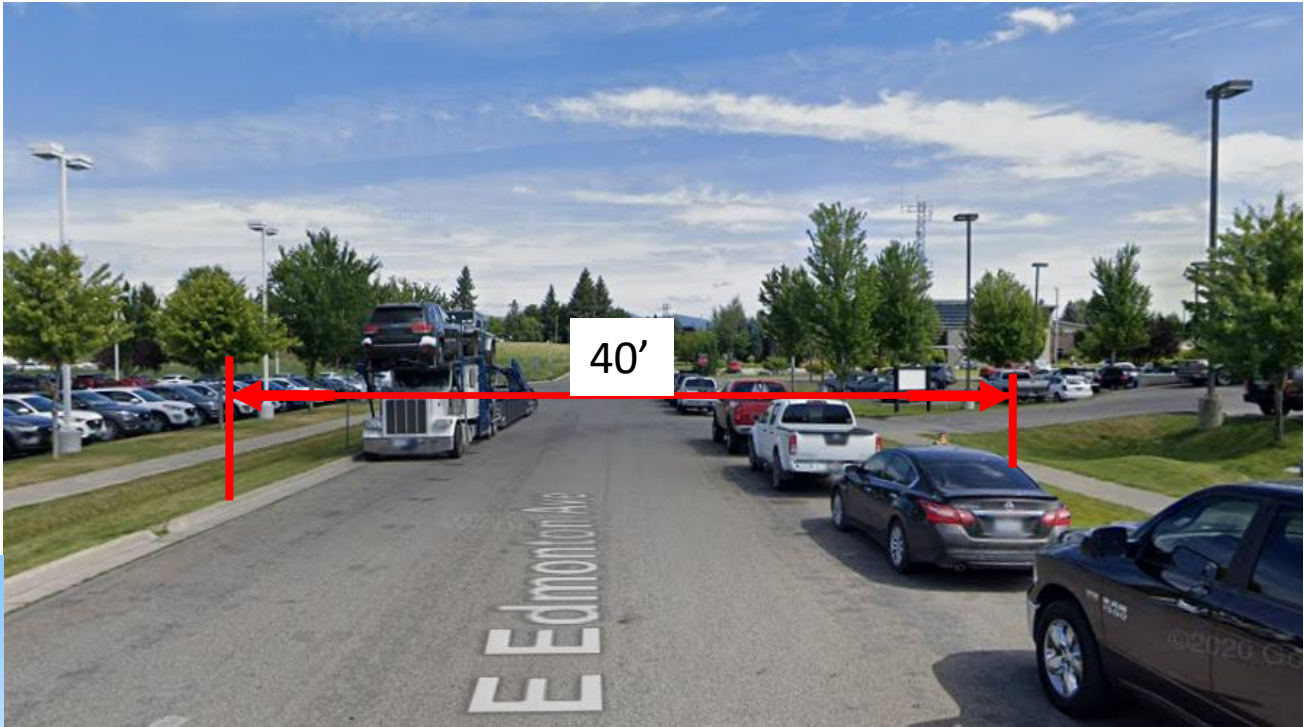


|                      |                  |
|----------------------|------------------|
| Rights-of-Way Width  | 60 - 70 feet     |
| Road Width           | 24 – 38 feet     |
| Lanes                | 2 (width varies) |
| Parking              | Yes (varies)     |
| Bike Lanes           | No               |
| Roadway Illumination | 600 feet         |



# Local Commercial

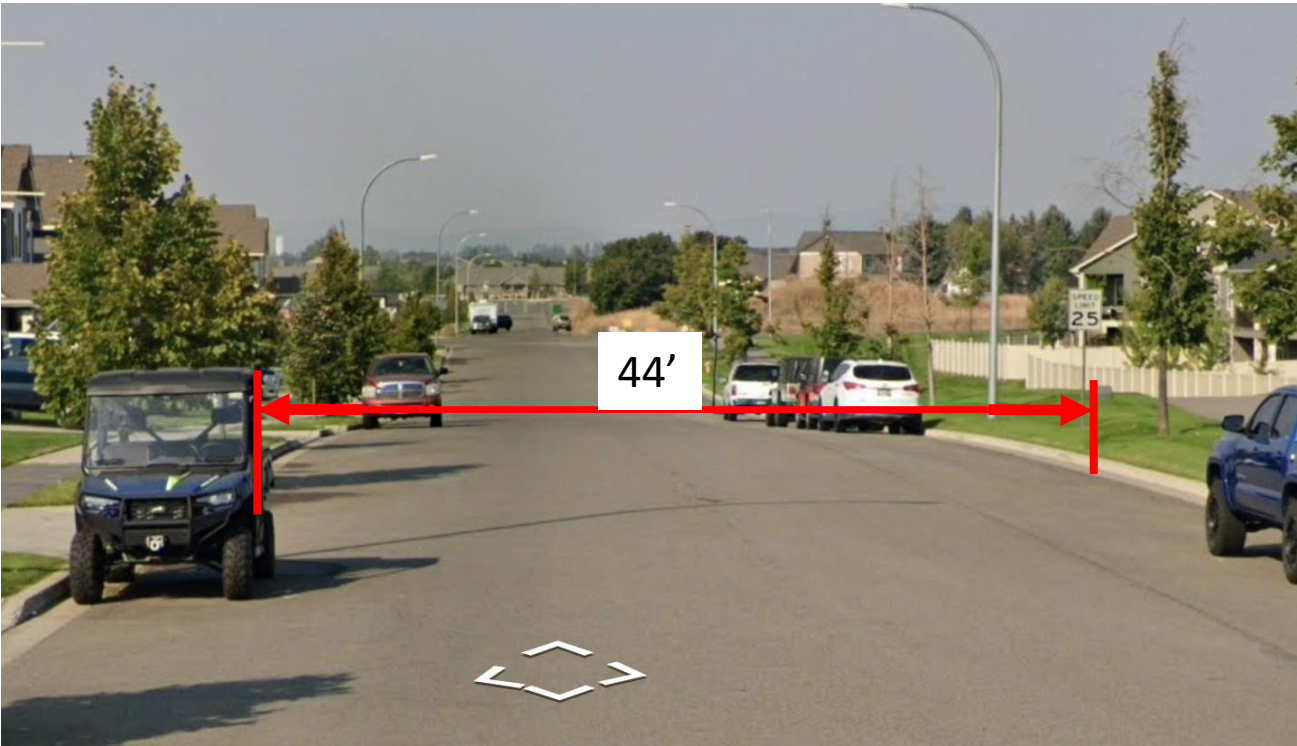
|                       |               |
|-----------------------|---------------|
| Lane Capacity         | 600 vph       |
| Desired range volume  | 0 - 2,500 vpd |
| Speed limit (typical) | 25 mph        |
| Access controls       | per lot       |



|                      |              |
|----------------------|--------------|
| Rights-of-Way Width  | 75 feet      |
| Road Width           | 40 feet      |
| Lanes                | 2 (12-foot)  |
| Parking              | Yes (8-foot) |
| Bike Lanes           | No           |
| Roadway Illumination | 150 feet     |

# Minor Collector

|                       |                        |
|-----------------------|------------------------|
| Lane Capacity         | 600 vph                |
| Desired range volume  | 1,500 - 5,000 vpd      |
| Speed limit (typical) | 25 -35 mph             |
| Access Controls       | restricted residential |

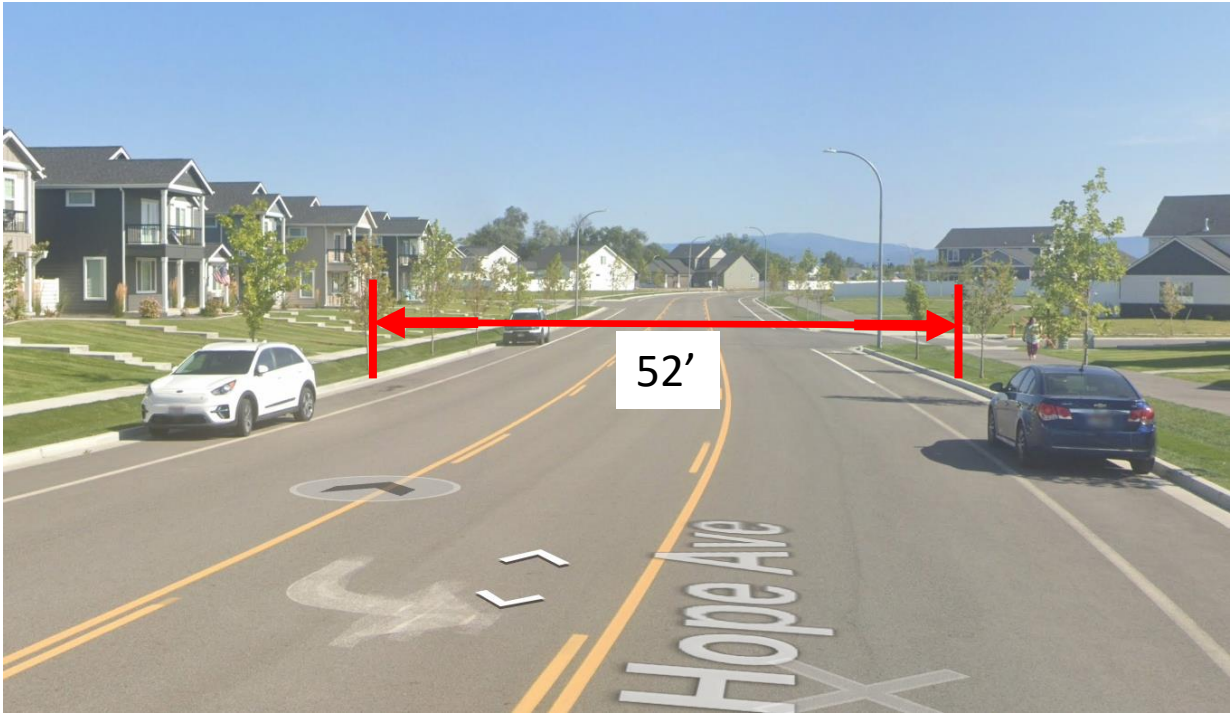


|                      |                  |
|----------------------|------------------|
| Rights-of-Way Width  | 80 feet          |
| Road Width           | 32 - 44 feet     |
| Lanes                | 2-3 (12-14 foot) |
| Parking              | Yes**            |
| Bike Lanes           | Yes**            |
| Roadway Illumination | 150 feet         |



# Major Collector

|                       |                    |
|-----------------------|--------------------|
| Lane Capacity         | 1,000 vph          |
| Desired range volume  | 4,000 - 12,000 vpd |
| Speed limit (typical) | 25 -35 mph         |
| Access Controls       | no residential     |

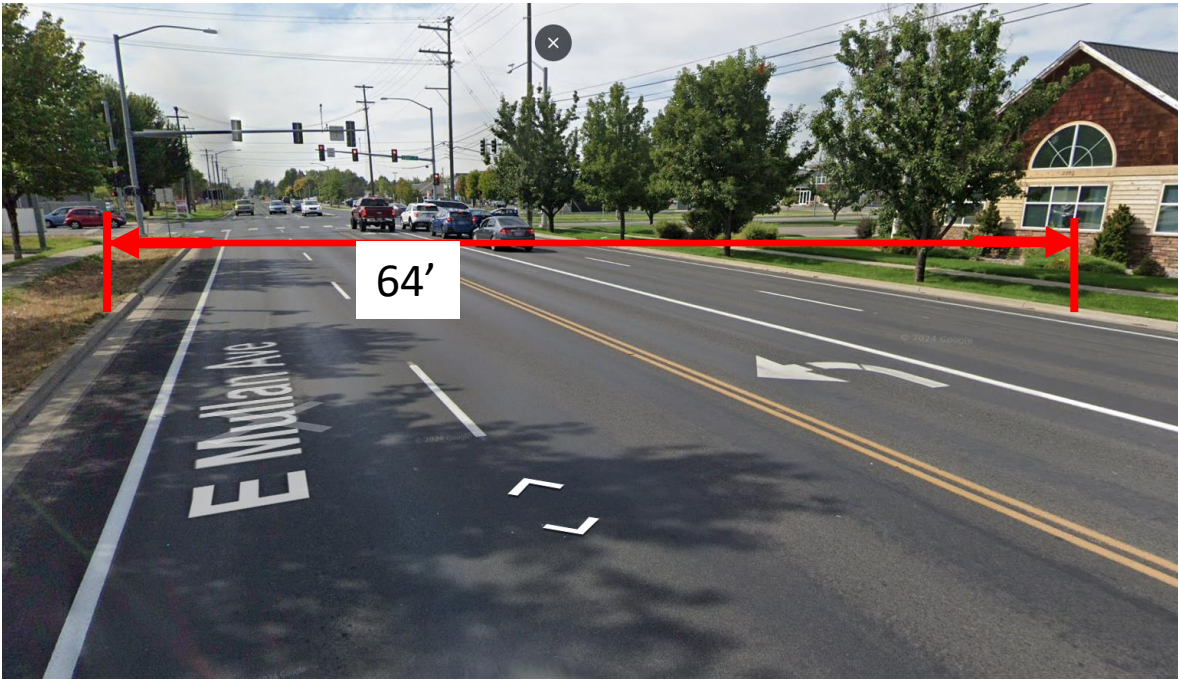


|                      |                  |
|----------------------|------------------|
| Rights-of-Way Width  | 85 feet          |
| Road Width           | 38 - 52 feet     |
| Lanes                | 2-3 (12-14 feet) |
| Parking              | Yes**            |
| Bike Lanes           | Yes              |
| Roadway Illumination | 150 feet         |



# Minor Arterial

|                       |                    |
|-----------------------|--------------------|
| Lane Capacity         | 1,200 vph          |
| Desired range volume  | 6,000 - 15,000 vpd |
| Speed limit (typical) | 25 -35 mph         |
| Access Controls       | Yes                |

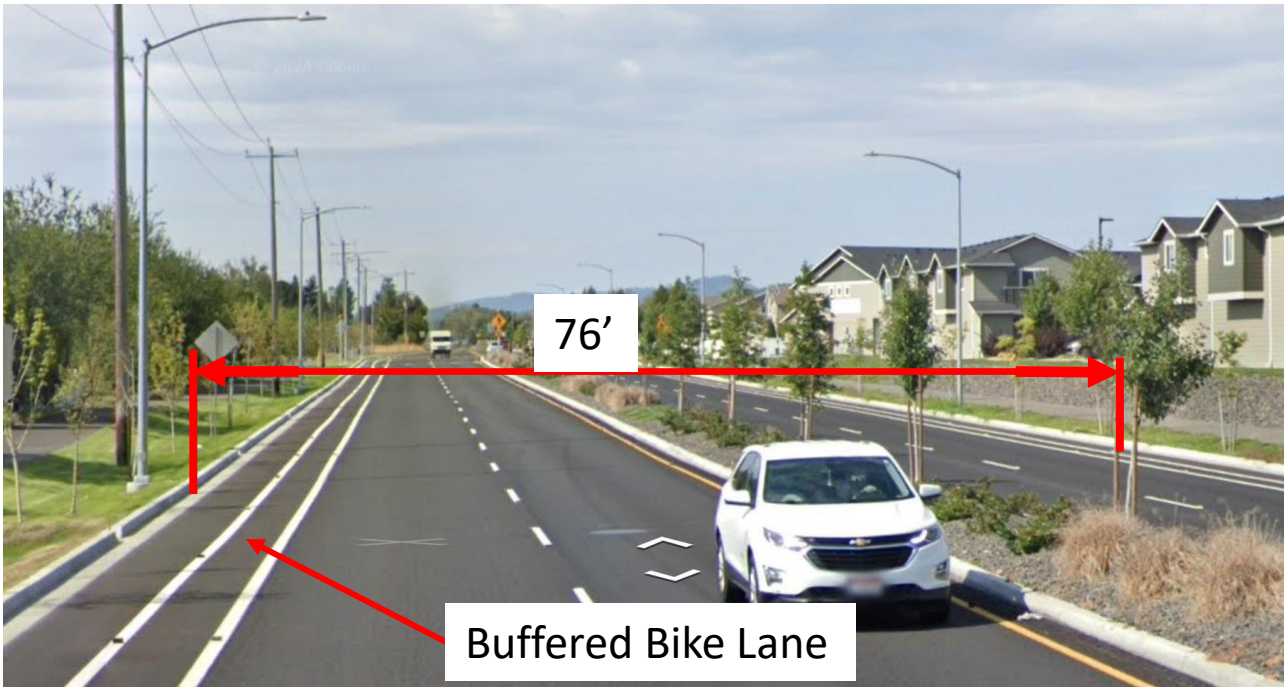
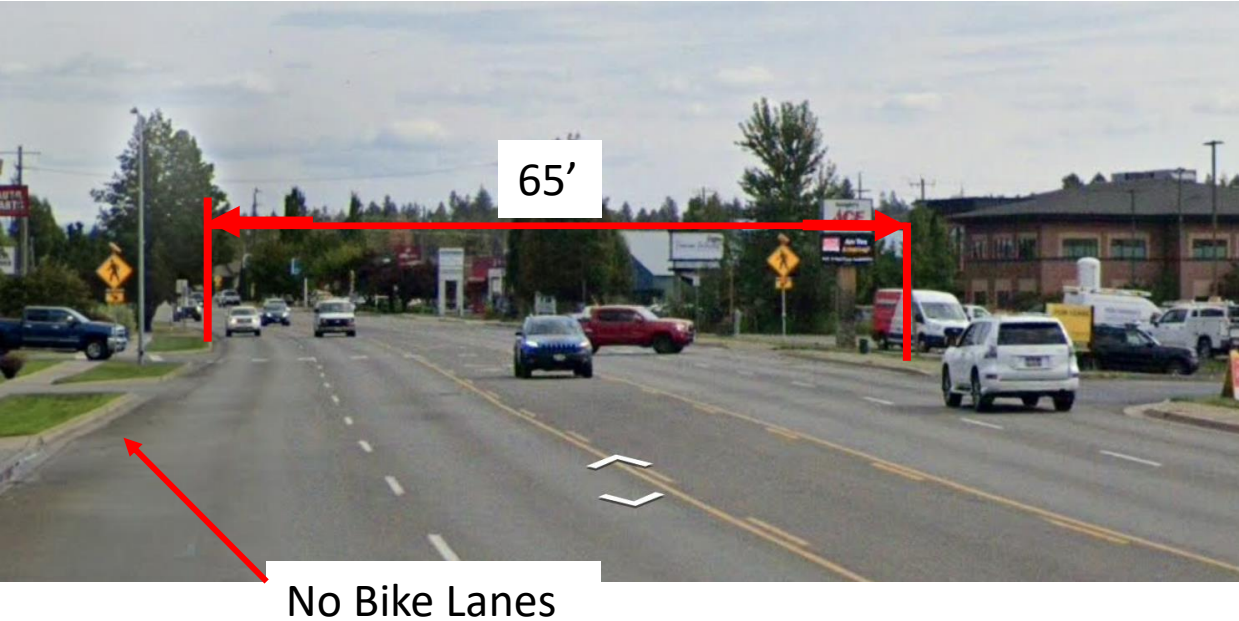


|                      |              |
|----------------------|--------------|
| Rights-of-Way Width  | 110 feet     |
| Road Width           | 34 - 76 feet |
| Lanes                | 2-5          |
| Parking              | No           |
| Bike Lanes           | Yes          |
| Roadway Illumination | 150 feet     |

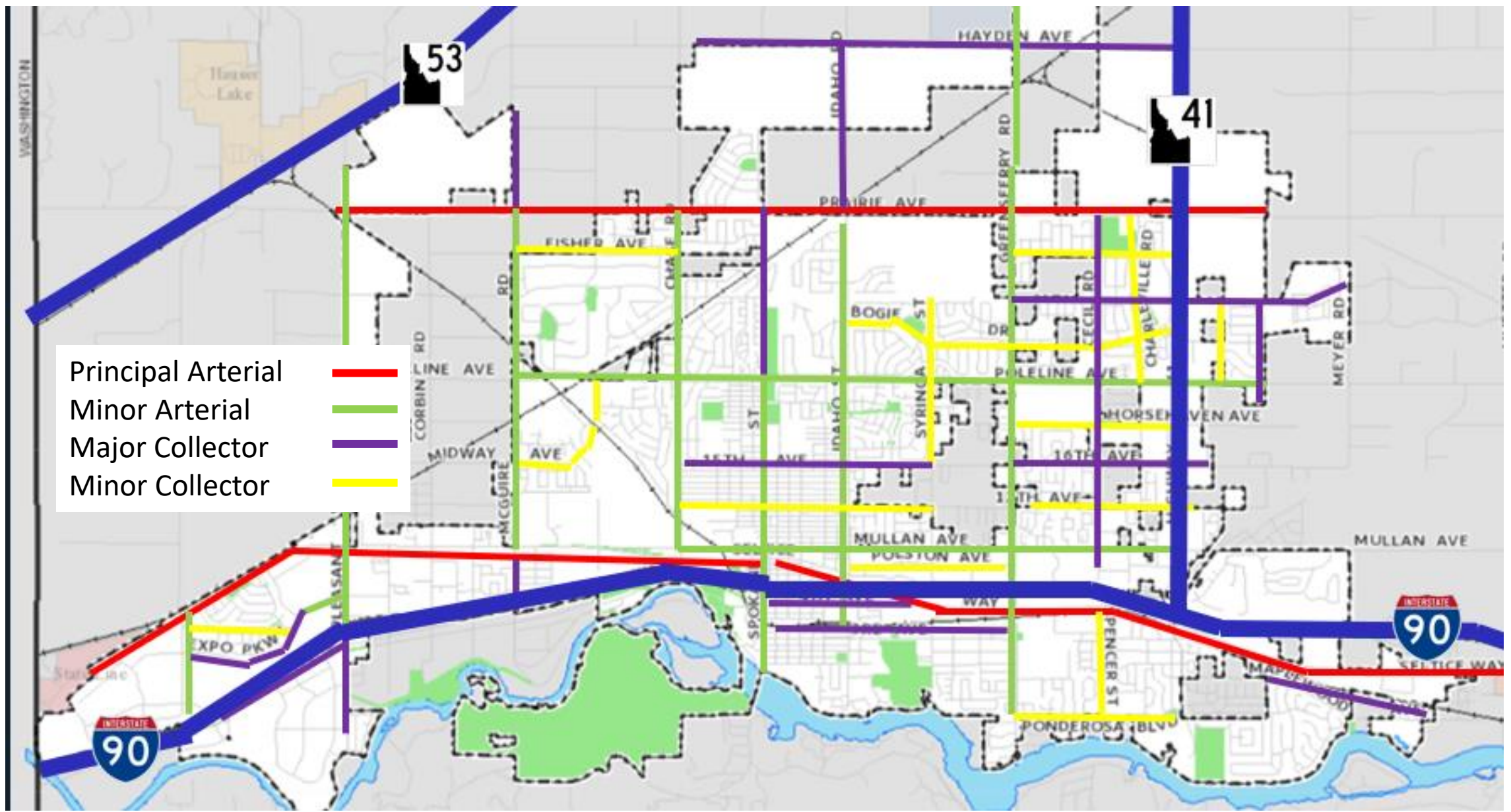


# Principal Arterial

|                       |                     |
|-----------------------|---------------------|
| Lane Capacity         | 1,600 vph           |
| Desired range volume  | 12,000 - 32,000 vpd |
| Speed limit (typical) | 35 - 45 mph         |
| Access Controls       | Yes                 |



|                      |          |
|----------------------|----------|
| Rights-of-Way Width  | 110 feet |
| Road Width           | 76 feet  |
| Lanes                | 5        |
| Parking              | No       |
| Bike Lanes           | Yes**    |
| Roadway Illumination | 150 feet |

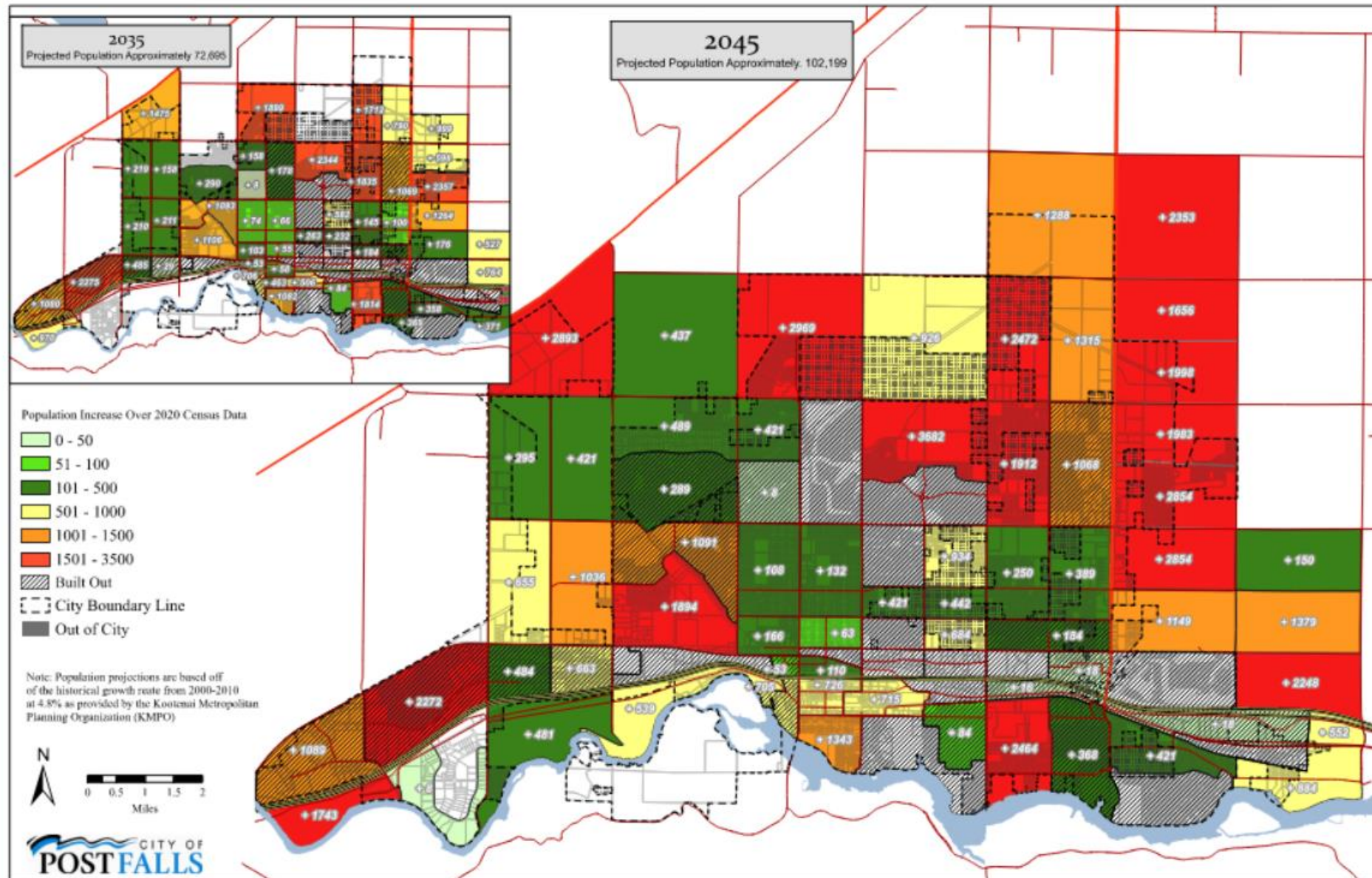


## Roadway Classifications









Projected Growth – thru 2045



# Levels of service



| Level of Service<br>(Signalized Intersections) | Average Vehicle Delay<br>at Intersection (seconds) |
|------------------------------------------------|----------------------------------------------------|
| A                                              | <10                                                |
| B                                              | >10 and <20                                        |
| C                                              | >20 and <35                                        |
| D                                              | >35 and <55                                        |
| E                                              | >55 and <80                                        |
| F                                              | >80                                                |

|                                          |                                          |                     |
|------------------------------------------|------------------------------------------|---------------------|
| <b>A</b>                                 | <b>B</b>                                 | <b>C</b>            |
|                                          |                                          |                     |
| Free flow                                | Reasonably free flow                     | Stable flow         |
| <b>D</b>                                 | <b>E</b>                                 | <b>F</b>            |
|                                          |                                          |                     |
| More restrictive movements for motorists | Delay to all motorists due to congestion | Complete congestion |

- LOS C – Stable flow / acceptable delay
- LOS D – Approaching Unstable flow, tolerable delay 1-2 cycles
- LOS E – Unstable flow 2+ cycles
- LOS F – “Traffic Jam”
- V/C less than 0.8 ample road capacity min congestion
- 0.8 – 1.0 potential for congestion and delay
- > 1.0 Severe congestion and delay

City of Post Falls – Roadway Standards (Current Master Plan)

Level Of Service (peak hour)

Traffic Signal / Roundabout

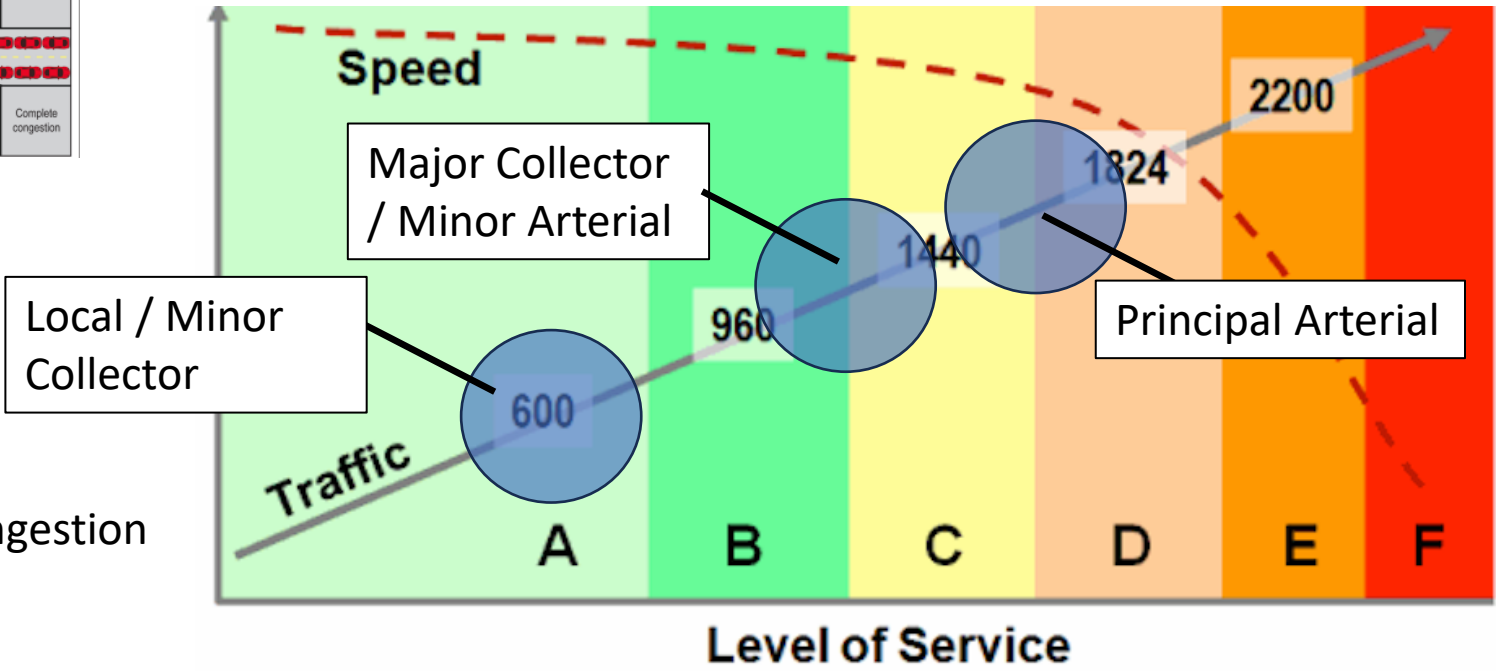
Unsignalized

LOS D

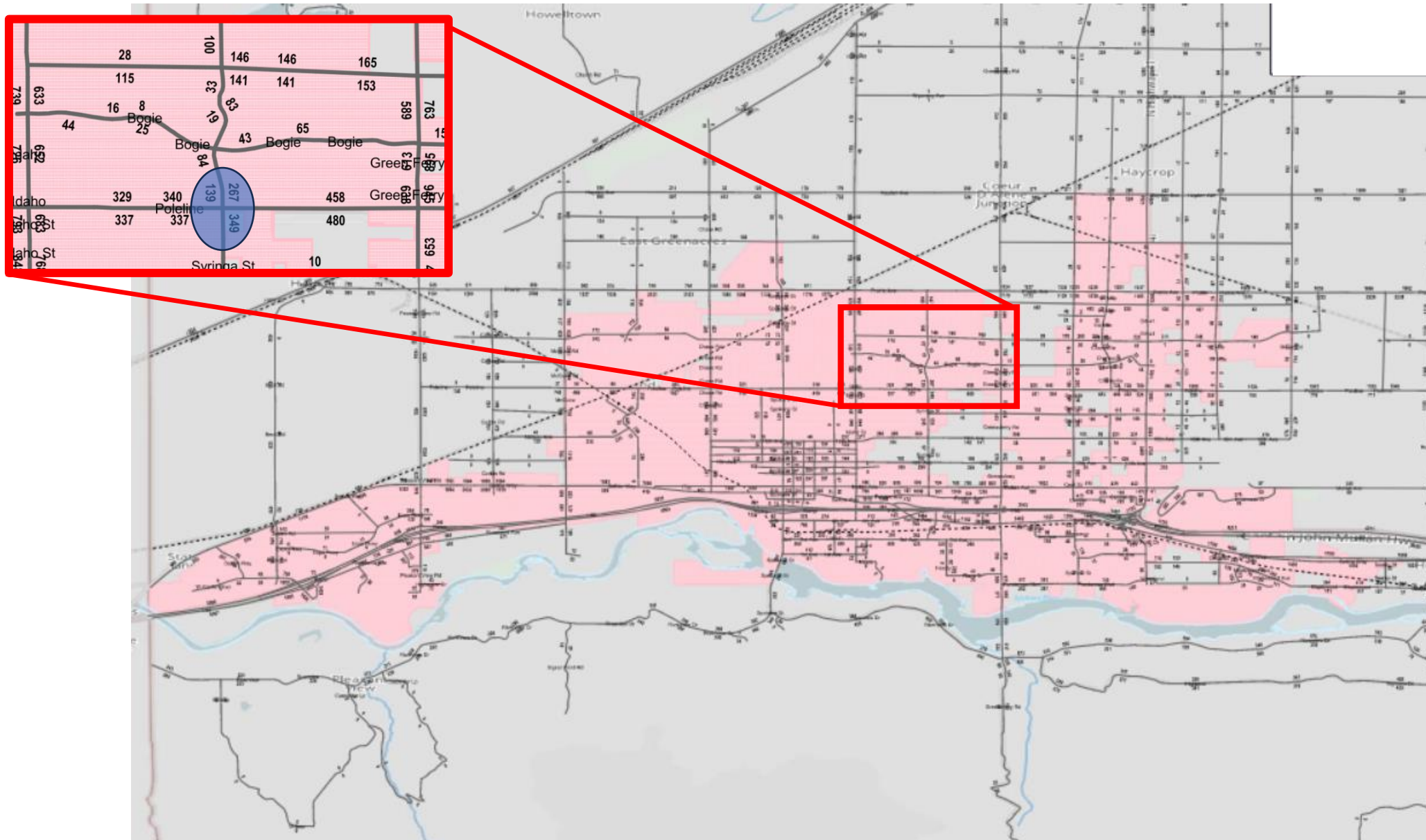
LOS E

Volume / Capacity (V/C)

0.9 or lower



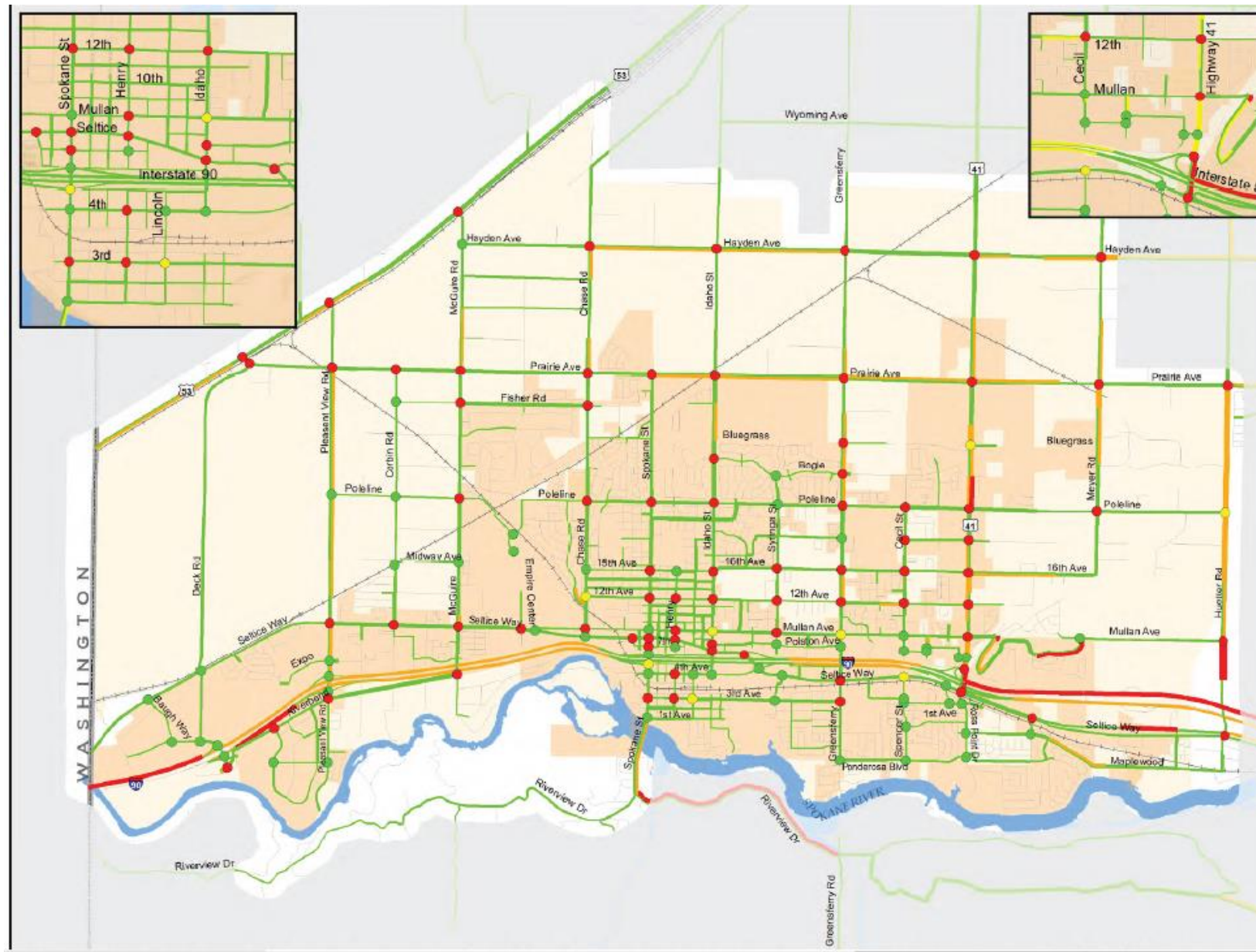
## Capacity Standards



2045 – Without Improvements  
PM Peak Hour



Poor  
Fair  
Good

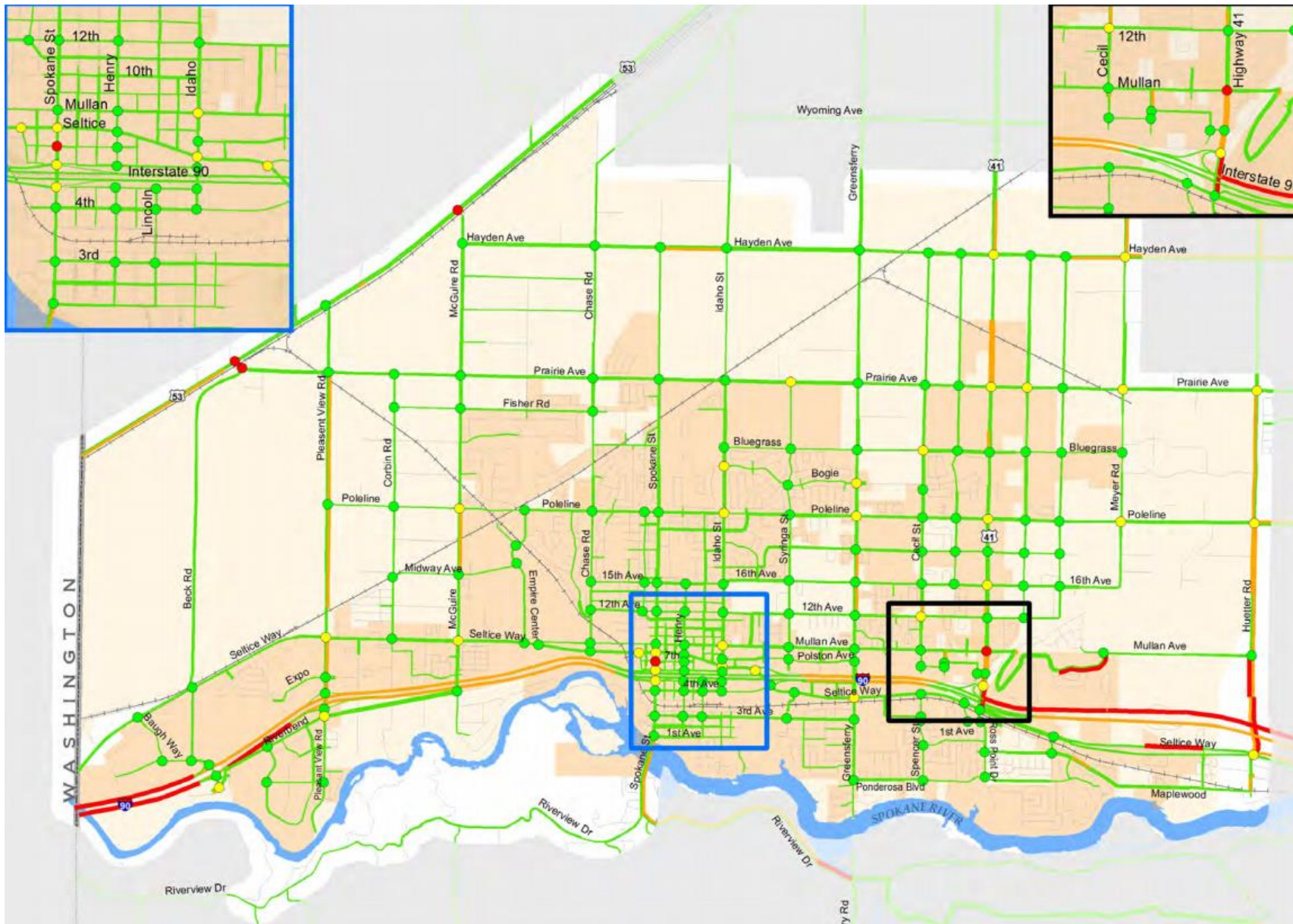


2035 – Without Improvements



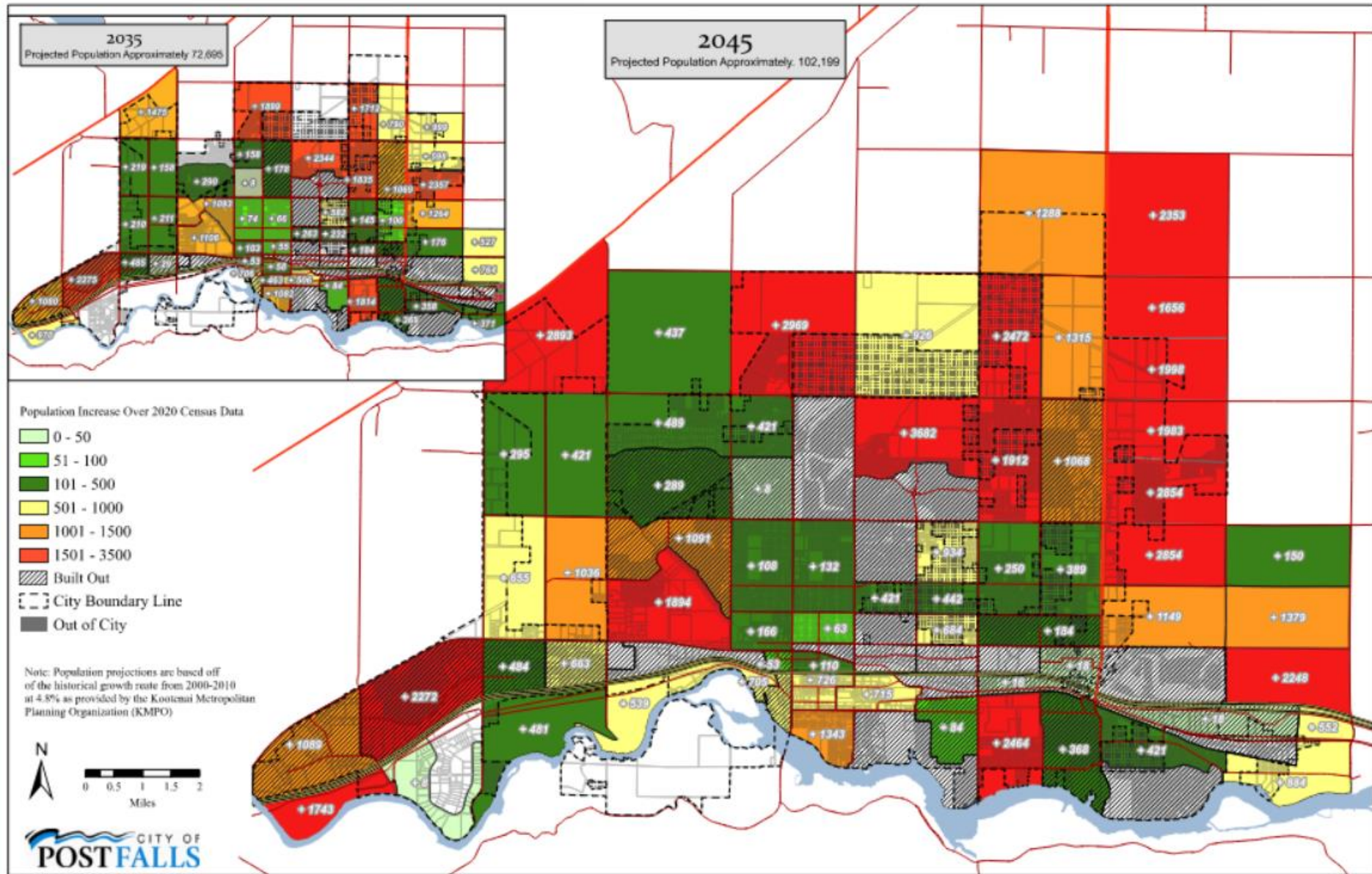


Poor  
Fair  
Good

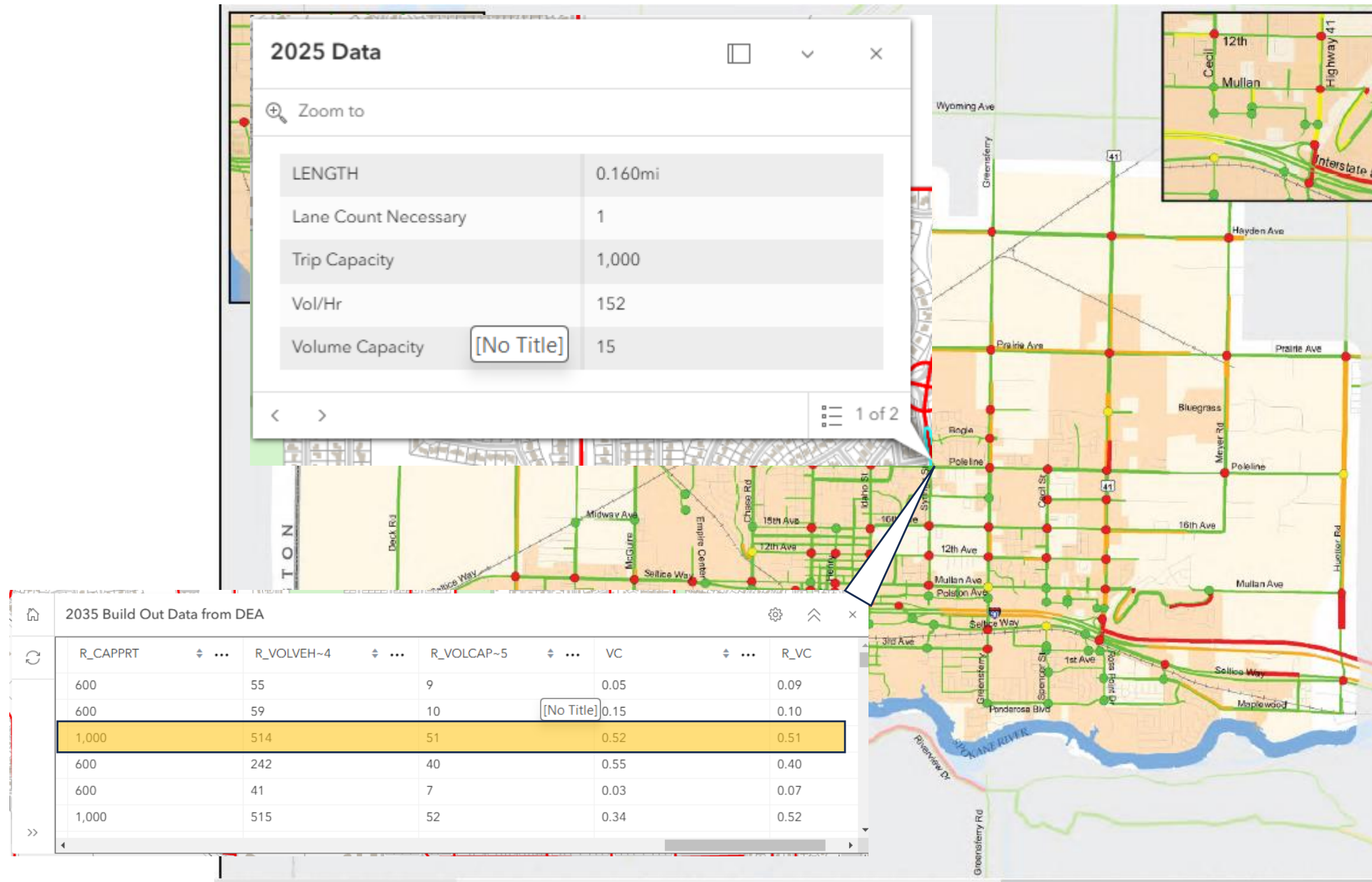


2035 – With Improvements

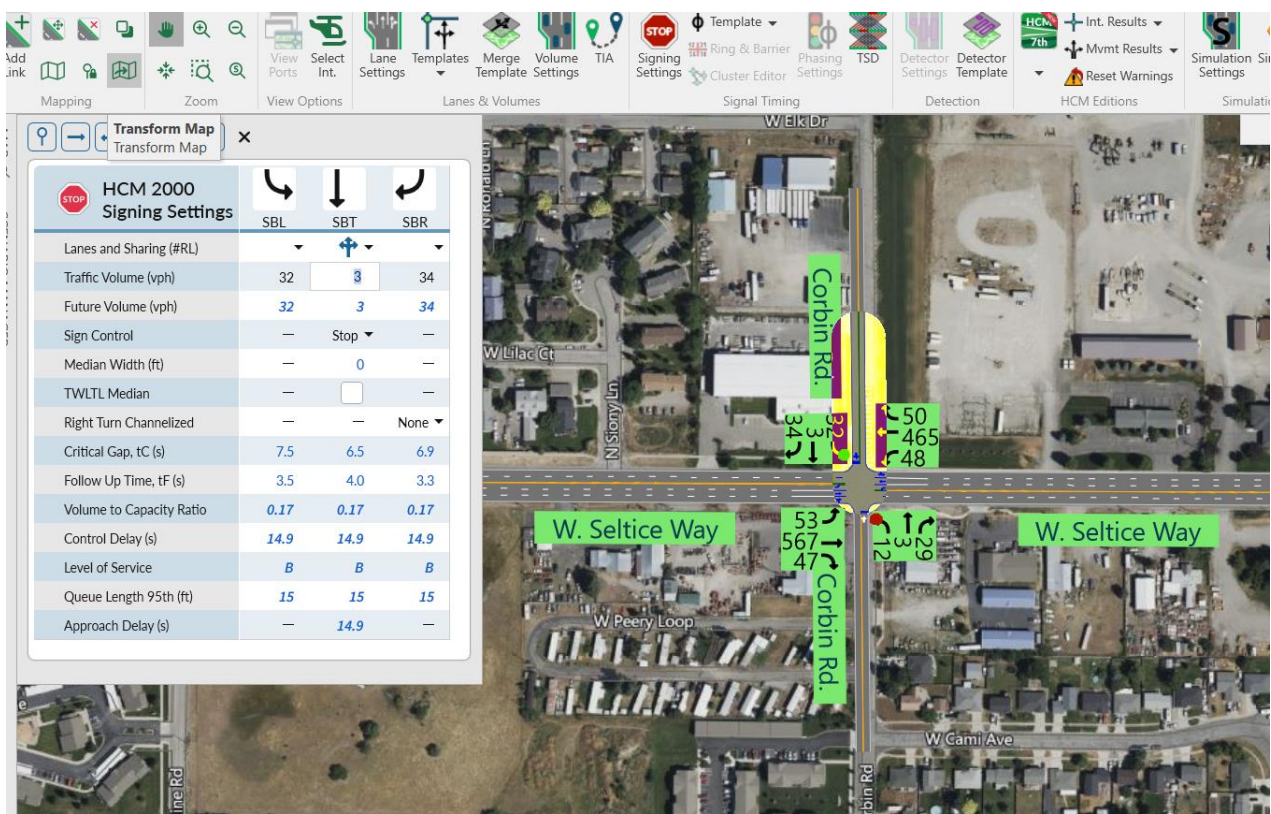








## Modeling Results



## Modeling Results



# 2025 Transportation Master Plan - Traffic Planning

Robert S. Palus, PE –  
City Engineer

Community Development /  
Engineering

March 18, 2025

