



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**June 10, 2025
5:30 PM**

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

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

AMENDMENTS TO THE AGENDA

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

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

1. CONSENT CALENDAR

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

ACTION ITEMS:

- a. Meeting Minutes 2025-05-13

2. CITIZEN ISSUES

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

Commission cannot take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

4. PUBLIC HEARINGS

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

ACTION ITEMS:

- a. Harvest Meadows PUD & Subdivision File Nos PUD-25-4 & SUBD-25-1
- b. Painted Rock Annexation File No ANNX-25-3
- c. Text Amendment PPMC Title 18.24.020F File No TA-25-1

5. ADMINISTRATIVE / STAFF REPORTS

6. COMMISSION COMMENT

7. ADJOURNMENT

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

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

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



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**May 13, 2025
5:30 PM**

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

5:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

None

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

None

AMENDMENTS TO THE AGENDA

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

None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

None

1. CONSENT CALENDAR

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ACTION ITEMS:

- a. Meeting Minutes April 8, 2025
- b. The Arc Subdivision Reasoned Decision SUBD-24-10

Motion by Planning and Zoning Commissioner Walton to accept the Consent Calendar as presented.

Second by Planning and Zoning Commissioner Carey.

Vote:

**Carey - Yes, Walton - Yes, Kimball - Yes, Steffensen - Yes, Schreiber - Yes, Wilhelm - Yes
Moved**

2. CITIZEN ISSUES

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None

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

None

4. PUBLIC HEARINGS

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

ACTION ITEMS:

None

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

None

7. ADJOURNMENT

5:34 PM

Date: _____

Chair: _____

Attest: _____

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

DATE: May 22, 2025

TO: POST FALLS PLANNING AND ZONING COMMISSION

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

SUBJECT: STAFF REPORT FOR THE JUNE 10, 2025, P&Z COMMISSION MEETING
HARVEST MEADOWS PUD & SUBDIVISION

Harvest Meadows Subdivision/File No. SUBD-25-4

APPLICANT: Merle Van Houten, 401 ½ E. Sherman Ave. Ste 208, Coeur d'Alene, ID 83814

REQUESTED ACTION: The Planning & Zoning Commission is being asked to review and approve the proposed PUD & Subdivision modifications determining that it meets the requirements of the PFMC.

PROJECT LOCATION: The property is generally located between Guy Rd. and Spokane St., southwest of the intersection of N. Brookie Dr. and N. Spokane St.

Vicinity Map:



PARCEL INFORMATION:

Property Size: 11.2 acres consisting of 3 contiguous parcels

Current Land Use: Vacant

Current Zoning: Medium Density Residential (R-2)

Proposed Land Use: The proposed subdivision will serve a single-family residential housing development that is within a PUD.

Surrounding Land Use: Located to the north is the Greenside Vistas single-family residential subdivision. Directly west of the subject site, across N. Guy Road, is agricultural property. The Peregrine Place single-family residential subdivision is located south of the subject site. To the east across N Spokane St. the uses include the Grayling Estates single-family residential subdivision and a golf course.

Surrounding Zoning Districts: The properties to the north, east, and south are zoned single family residential. To the west are large lot county zoned properties.

Water Provider: East Greenacres Irrigation District

Sewer: City of Post Falls

PUD REVIEW CRITERIA (Post Falls Municipal Code Title 18.20.080, Subsection E):

The Planning and Zoning Commission will hold a public hearing to consider the proposed PUD plan following the quasi-judicial hearing procedures contained in section [18.20.060](#) of this chapter. In order to approve a proposed PUD plan, the commission must determine that the proposal meets each of the following approval criteria:

1. The proposed PUD provides for adequate utilities, services, and parking to service the proposed development by:

- a. Providing a public water supply system that has adequate supply to serve the proposed development; and

Staff Response: The project is proposing to connect to the existing East Greenacres Irrigation District facilities (Exhibit A-5).

- b. Providing a public wastewater collection system that is designed in accordance with the City's adopted Wastewater Master Plan and has sufficient capacity to accommodate the proposed sewer flows; and

Staff Response: Sanitary Sewer is adjacent to the site in Guy Road, Tennessee Avenue and Spokane Street. The proposed layout is in general conformance with City Design Standards and the existing system has adequate capacity to accommodate the project as proposed. The proposed phasing of the project works with the City's timeline for downstream improvements at the Fisher Lift Station and the removal of the Guy Road Lift Station. The site is not subject to any sewer surcharges or Local Improvement Districts.

- c. Providing adequate accommodation for other utilities necessary to support the proposed development; and

Staff Response: The application identifies corridors for other utilities in easements along the private and public roadways and alleyways.

- d. Providing sufficient parking throughout the development to adequately meet the parking needs of all uses proposed in the PUD.

Staff Response: The applicant intends to provide 2 off-street parking stalls for each residence as required per Post Falls Municipal Code (PFMC). Additionally, On sheet C.5 of Exhibit A-3: Harvest Meadows PUD and Subdivision Preliminary Plan the applicant intends to create an additional 122 on-street parking opportunities for the 92 proposed lots.

2. The proposed PUD provides for an integrated transportation network that adequately serves the proposed development by:

- a. Providing for the continuation of arterial and collector streets, meeting City standards for traffic volume, in a manner consistent with the City's adopted Transportation Master Plan; and

Staff Response: The proposed layout of improvements provides connection to and extension of existing local residential roadways. A new connection, via the extension of Tennessee Avenue, will connect with Spokane St. (Major Collector) and provide additional emergency access to the developments in the area. Phase I improvements will complete missing pedestrian, bicycle and roadway improvements for Spokane St. Spokane St. has sufficient capacity to handle the proposed development through and beyond the current 2035 master planning window. Current projections indicate 30% useable roadway capacity remaining in the build out conditions for 2035.

- b. Providing a local street network that allows adequate traffic circulation and snow storage throughout the entire development; and

Staff Response: The internal local street network is a combination of public and private roadways which include parking on at least one side. Proposed roadway widths are in conformance with City Design Standards to accommodate parking. A private alley with no parking is proposed for the lots abutting Spokane St.

- c. Providing a pedestrian and bicycle system designed to provide adequate circulation throughout the entire development and to all open space areas.

Staff Response: The Development has an internal pedestrian network of sidewalks that connects to existing sidewalks in Tennessee Avenue and Guy Road. Pedestrian facilities will tie into a multi-use trail on Spokane St., which also has bicycle lanes. Sidewalk along the private roadway is proposed to be on one side only, which complies with City Code.

3. The proposed PUD provides enhanced community design by:

- a. Conserving and incorporating the sites significant natural, scenic and/or historical features in the development, if any; and

Staff Response: There is no known significant natural, scenic and/or historical features on this site. The subdivision would be required to provided 6' fencing along the rail corridor.

- b. Integrating a mix of compatible land uses in the development and adequately buffering and/or separating any incompatible uses in the development; and

Staff Response: The proposed use would be considered compatible with the adjacent Single-Family Residential (R-1) zoned subdivisions as this PUD is also proposing additional detached single family residences; albeit at greater densities in the (R-2). The proposed PUD is providing Open Space and equivalent on-street parking to that of most R-1 zoned subdivision.

- c. Locating the proposed uses and lot sizes in the proposed PUD in a manner that blends with the surrounding uses, neighborhoods and public facilities located in the City;

Staff Response: The surrounding uses, neighborhoods and public facilities located in the City provide for detached single family residences. The applicant is applying for detached single-family cottage type product with the following modifications through a Planned Unit Development as cited in Exhibit A-2 and graphically per Exhibit A-3. As cited in the applicants' narrative,

The project's direct connection to Spokane St. will serve as the point of ingress and egress for nearly all new vehicle trips.

The following design deviations are made as part of this PUD application:

1. Reduction in minimum lot size from 4,000 sf to 2,800 sf (not to exceed 8.0 lots/ac)
 2. Vehicular access to lots of forty-five (45) feet or less may be front loaded.
 4. Reduction in right-of-way width of a local residential road with parking on both sides from 65 feet to 60 feet. See typical sections, Sheet C5.0.
 5. Building setbacks in lots 53 and 69 at private road tract boundary shall be reduced from 15 feet (flanking street) to 5 feet (side) where Tract B is wider than 30 feet.
- d. Providing at least ten percent (10%) of the gross land area for open space that meets the recreational needs of the users of the development and provides for a variety of recreational uses;

Staff Response: Per Exhibits A-2 and A-3 the applicant proposes 1.32-acres of open space divided among two tracts, which equates to approximately 11.7% open space.

4. The proposed PUD provides for timely development of the property and security for future completion and maintenance by:

- a. Ensuring that each development block contains all the necessary element to exist independently from future blocks; and

Staff Response: The proposed development plan would meet this criterion, as it is being completed in 3 phases or less per Exhibit A-2 and Exhibit A-3.

- b. Ensuring that each building in the development lot has sufficient access around the structure to allow for continual maintenance of the building and access for emergency services.

Staff Response: Referring to the attached exhibits, this project plans to meet all zoning and subdivision design standards to provide sufficient access around the structure to allow for continual maintenance of the building and access for emergency services. Additionally, all buildings will be required to meet all applicable building and fire codes.

- c. Ensuring that a funding mechanism exists to adequately maintain common areas that are not publicly maintained.

Staff Response: This Subdivision and PUD will be required to have a Homeowners Association (HOA) to maintain all common areas, including the corresponding frontages.

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

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

Staff Response: Water service to the development would be provided by East Greenacres Irrigation District. A will serve letter from the water district has been provided to the City stating the water district has the capacity, willingness and intent to serve the proposed subdivision (Exhibit A-5).

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

Staff Response: The City of Post Falls has adequate capacity to provide service to the subdivision as proposed. The conceptual layout of the sanitary sewer system as proposed shows the ability to be served and shall be designed and constructed to City Standards.

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

Staff Response: The subdivision and proposed layout (Exhibit A-3) are consistent with the City's Transportation Master Plan.

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

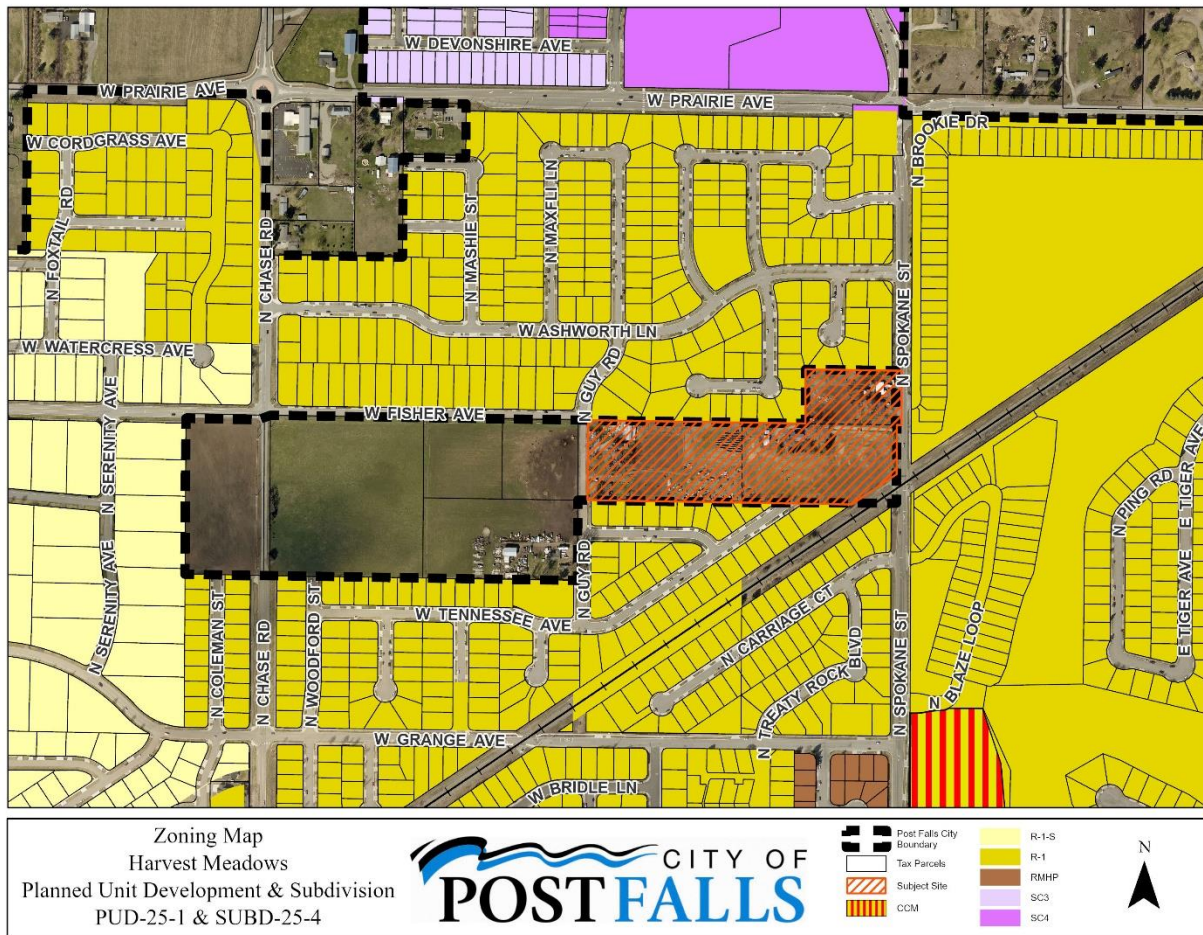
The Homeowners Association for the project will be responsible for maintenance of private roads and for landscaping and irrigation, including snow removal from sidewalks/trail, for the public rights-of-way adjoining open space tracts within the project.

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

Staff Response: This subject property is located over the Rathdrum Prairie Aquifer. No other soil or topographical conditions have been presented that could present hazards.

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

Staff Response: Single Family detached homes are allowed through the Land Use Table (18.20.030) within the Medium Density Residential (R-2) zoning district (Exhibit S-2). This PUD is being applied for due to the proposed modifications to the standards within City Code as detailed within the PUD review criteria regarding how the PUD provides enhanced community design. If PUD is approved the proposed subdivision would be consistent and conforming with the zoning of the proposed use.



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

Staff Response: Impact fees will be assessed and collected on individual building permits to assist in mitigating the off-site impacts to parks, public safety, multi-modal pathways, streets and Kootenai County Fire and Rescue and Kootenai County Emergency Management Services.

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

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

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

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

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

Notice of the proposed PUD and Subdivision was sent to appropriate jurisdictions and mailed to property owners within 300 feet of the proposed project on May 20, 2025. Notice has been published in the Coeur d'Alene Press on May 22, 2025. The property will be posted by May 30, 2025.

MOTION OPTIONS FOR THE PUD: The Planning and Zoning Commission shall make a reasoned decision of approval as presented, approval with conditions or modifications, or disapproval of the proposed PUD. Should the Commission need additional information or wish to hear additional testimony, it may wish to move to continue the public hearing to a date certain. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

MOTION OPTIONS FOR THE SUBDIVISION: The Planning and Zoning Commission shall approve as presented, make an approval with conditions or modifications, or disapprove the proposed Subdivision. Should the Commission need additional information or wish to hear additional testimony, it may wish to move to continue the public hearing to a date certain. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

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

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

1. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.

2. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
3. The proposed subdivision must be completed in 3 phases or less.
4. The following design deviations are approved as part of this PUD application:
 - a. Reduction in minimum lot size from 4,000 sf to 2,800 sf (not to exceed 8.0 lots/ac)
 - b. Vehicular access to lots of forty-five (45) feet or less may be front loaded.
 - c. Reduction in right-of-way width of a local residential road with parking on both sides from 65 feet to 60 feet. See typical sections, Sheet C5.0.
 - d. Building setbacks in lots 53 and 69 at private road tract boundary shall be reduced from 15 feet (flanking street) to 5 feet (side) where Tract B is wider than 30 feet.
5. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
6. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflect the general ability to provide service. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
7. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards.
8. Direct vehicular access from residential lots to Spokane St. and N. Guy Rd. shall be prohibited on the face of the plat.
9. Direct vehicular access to Holstein for Lots 52 through 68 shall be prohibited on the face of the plat.
10. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. Street trees shall be planted by the developer in the spring and fall following construction of homes. The Urban Forester shall be notified prior to planting.
11. The Homeowners Association (HOA) for the project shall be required to maintain the common right-of-way frontage adjacent to open space tracts and along Guy Rd., south of Holstein Ave., including all landscaping, irrigation, and removal of snow from sidewalks and trails.
12. A 6-foot fence shall be constructed along the UPRR rights-of-way with the first phase and prior to final plat.

ATTACHMENTS:**Applicant Exhibits:**

Exhibit A-1A	PUD Application
Exhibit A-1B	Subdivision Application
Exhibit A-2	Narrative
Exhibit A-3	Preliminary Plan
Exhibit A-4	Letter of Authorization

Exhibit A-5 East Greenacres Irrigation District Water Will Serve Letter

Staff Exhibits:

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



May 22, 2025

PUD-25-1 PUD Application Status: Active Submitted On: 4/17/2025	Primary Location 47.741678, -116.949053 Owner No owner information	Applicant Merle Van Houten 208-930-4000 merle@vanhoutencd.com 401 1/2 E. Sherman Ave. Ste. #208 Coeur d'Alene, ID 83814
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Applicant Information

Applicant Type* Engineer	Application Type* Preliminary PUD
Applicant Name* Merle Van Houten	Company Van Houten Consulting and Design, LLC
Phone* 2089304000	Email* merle@vanhoutencd.com
Address* 401 1/2 E Sherman Ave STE #208	City, State, Zip Code Coeur d'Alene, ID 83814

Owner Information

Name* Ben Steckman	Company Name Blackwell Homes and Development
Phone* 2086615871	Email* ben.steckman@blackwellhomesllc.com

Address*	City, State, Zip Code
2229 Dakota Ave	Hayden, ID 83835

Site Information

PUD Name*	Size of Site
Harvest Meadows	11.6 Acres

Number of Lots	Average Lot Size
92	0.071

Existing Zoning	Adjacent Zoning
R-2	R-1

Current Land Use	Adjacent Land Use
Residential	Residential

Density
7.95 Lots/Acre

Description of Project*
Harvest Meadows will be a 92 Lot subdivision consisting of single-family homes and a couple of open space park areas. Tennessee Ave will be extended to Spokane Street and two new roads, one of them public, will be coconstructed in three phases.

Application Certification

I (We) understand that any decision made by the Planning and Zoning Commission on this PUD application is final; unless appealed by myself, by adjoining property owners, or by other affected persons. All the information, statements, attachments and exhibits transmitted herewith are true to the best of my knowledge. I hereby certify that I am the owner of contract buyer of the property upon which the PUD is to be located or that I have been vested with the authority to act as agent for the owner or contract buyer. *



The applicant (or representative) must be present at the meeting to represent this proposal or the application will not be heard. All exhibits will need to be identified at the meeting, will be entered into the record, and retained in the file. *



I (We) certify that all information and drawing herein contained and/or attached are true and exact.*

✓ Merle Van Houten
Apr 17, 2025

SUBD-25-4 Subdivision Application Status: Active Submitted On: 4/17/2025	Primary Location 47.741686, -116.949128 Owner No owner information	Applicant  Merle Van Houten  208-930-4000  merle@vanhoutencd.com  401 1/2 E. Sherman Ave. Ste. #208 Coeur d'Alene, ID 83814
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Application Information

Did a Subdivision Pre-app take place?* Yes	Applicant Type* Engineer
Proposed Subdivision Name* Harvest Meadows	Number of Lots* 92
Size of Site 11.6	Average Size of Lots 0.071
Existing Zoning R-2	Adjacent Zoning R-1
Current Land Use Residential	Adjacent Land Use Residential
Density 7.95 Lots/Acre	

Description of Project*

Harvest Meadows will be a 92 lot subdivision consisting of single-family housing and two open space park areas. Tennessee Ave will be extended to Spokane Street and two roads, one of them public, will be constructed in three phases.

Site Information

Comprehensive Plan Designation

The property is located in the "Low Density Residential" land use area according to the future land use map. The comprehensive plan specifies a maximum density of 8 lots per acre.

Location of Proposed Access to Site

The site is accessed via Spokane Street to the east, Tennessee Ave to the south, and Guy Road to the west. Tennessee Ave will be extended to connect with Spokane Street, and a new public road will be constructed to connect to Guy Road.

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

Spokane Street R.O.W. width: 80 feet, Pavement width: 48 feet

Guy Road R.O.W. width: 40 feet, Pavement width: 20 feet

Tennessee Ave R.O.W. width: 65 feet, Pavement width: 32 feet

Holstein Ave (new public road) R.O.W. width: 60 feet, Pavement width: 32 feet

Ayrshire Lane (new private road) R.O.W width: 30 feet, Pavement width: 24 feet

Size & Point of Water Connection

Water will connect from the 8" main in Tennessee Ave, and loop into the 8" main in Guy Road.

Size & Point of Sewer Connection

Sewer will be gravity fed via an 8" main to Manhole #1925 in Spokane Street, and the 8" main in Guy Road

Name & Location of Nearest School

Post Falls Middle School, 301 E 16th Ave, Post Falls, ID 83854

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

Kootenai County Fire and Rescue Station 2, 4320 W Seltice Way, Post Falls, ID 83854

Physical Description of Site (topography, cover, features)

Currently, several homes and detached garages are scattered throughout the site, otherwise it is mostly open grass prairie, with some trees on the east end. The site slopes gradually from the south east down to the north.

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

No

Water District*

East Greenacres Water District

Owner Information

Name*

Ben Steckman

Company

Blackwell Homes and Development

Phone*

2086615871

Email*

Ben.Steckman@BlackwellHomesLLC.com

Address*

2229 Dakota Ave

City, State, Zip Code

Hayden, ID 83835

Application Certification

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

*



Merle Van Houten

Apr 17, 2025

Exhibit A-2

Project Narrative

HARVEST MEADOWS PUD

R-2 Subdivision and Planned Unit Development of:
Parcel #51N05W-227-2950, 0-3020-27-021-AA, & 0-3020-27-022-AA
Kootenai County, Idaho

For:

Blackwell Homes, LLC
2229 W Dakota Ave
Hayden, ID 83815

Prepared by:

Merle Van Houten, P.E., LEED AP



Van Houten Consulting and Design, LLC
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April 17th, 2025
(Updated April 30th, 2025)

Project Narrative For Harvest Meadows PUD

Project Overview:

Existing Conditions

The proposal consists of three contiguous parcels totaling approximately 11.6 acres located in the City of Post Falls within an R-2 zoning designation. The properties lie between Spokane Street and Guy Road, with Greenside Estates to the north and Peregrine Place to the south. The Union Pacific Railroad Right-of-Way borders the property on the southeast corner. A few existing structures, consisting of homes and detached garages, are present within the parcels. Otherwise, the terrain gradually inclines toward the southeast, with mostly grass cover and a few scattered trees on the west side.

The City's Traffic Master Plan designates the adjacent portion of Spokane St as a major collector road and Guy Road as a local residential road. Both roads are currently not built to the standards of their respective classifications. The only other means of access to the properties is via Tennessee Ave, a local residential road which dead ends into the southern boundary of the parcels.

East Greenacres Irrigation District (EGID) is the water purveyor. There is an 8" PVC water main stubbed at the end of Tennessee Ave, and another 8" PVC water main within Guy Road. No EGID owned water main exists in Spokane Street between the railroad crossing and the intersection at Ashworth Lane. A 6" AC water main is currently still in use at the residence at 3599 Spokane Street, the pipe runs along the north edge of parcel #0-3020-27-022AA east from Guy Road into parcel #0-3020-27-21AA.

The City of Post Falls is the wastewater purveyor. There is an 8" sewer main that runs along Guy Road toward the Fisher Ave sewer lift station. Two other 8" sewer mains currently dead end near the project's boundary, one within Spokane Street and the other in the Tennessee Ave.



Caption: Looking west from Spokane St along the northern parcel boundary.



Looking west from Spokane St along the southern parcel boundary.



View along southeast edge of property along the Union Pacific Railroad toward Spokane Street



Looking East from Guy Road at northwest boundary



Looking West from the interior of parcel #0-3020-27-22-AA toward Guy Road



Existing Conditions Aerial Image

Summary of Planned Development

Harvest Meadows PUD will feature a total of 92 residential lots. Each with a single-family residence with an attached garage. The development will help address the need for affordable housing in Post Falls by putting homes on the housing market that are below the median home value in Kootenai County. The developer has also engaged with the Panhandle Affordable Housing Alliance (PAHA) to deed restrict a certain percentage of the housing created to ensure they will be made available to those who would otherwise be priced out of realizing the dream of homeownership.

Conditions placed on the development at the time of annexation included a maximum density of 8.0 units per acre and detached single family residences only. Duplexes, twin homes and other housing types with a shared wall are not allowed. The smaller lots achieved with the conditioned density is what will allow the developer to bring the homes to the market below the median value. City Council decided at the time of annexation that the conditioned density and housing type would maintain compatibility with the surrounding neighborhoods.

Harvest Meadows will provide a total of 1.32 acres of open space divided among two tracts. This equates to 11.7% of the total subdivision area. Open space Tract D will be located in the SE corner of the development and border Spokane Ave, Railroad ROW, Peregrine Place Subdivision and Tennessee Ave. Tract D was seen as an ideal location for an open space tract to provide a buffer from the railroad and create a transition along Tennessee Ave from one development to the next. The location also provides an opportunity to construct a 10' wide multi-use path that will connect the path on Spokane Ave to the sidewalk on Tennessee and enhance pedestrian movements for those people who commute or recreate by bike or foot. Landscaped areas and lighting will flank the pathway. Tract D will also feature a 6' tall privacy fence and landscaped buffer along the full border of the railroad right of way as well as rolling grassy terrain to provide a scenic aesthetic. The other open space tract is designated as Tract C and is directly across Tennessee Ave from Tract D. The location of Tract C is also meant to provide a transition from the neighboring development to the south. It will feature an expansive level grassed area conducive to allowing children to run and play. Tract C will be bordered by sidewalk on three sides and feature two park benches as well as a few trees to provide shade.

Harvest Meadows will be developed in three phases. The first will feature 25 lots, open space Tract D, Spokane St improvements and the connection of Tennessee Ave to Spokane Ave. Six of the lots in this phase will front Spokane St, necessitating the creation of an alley for vehicular access. Phase 2 will improve Guy Road and create 27 more lots, open space Tract C and a new public road connecting Guy Rd to Tennessee Ave. The final phase of development will be a private road serving 40 lots. Further details, including the phasing of utilities can be found in the PUD drawings.

Spokane Ave and Guy Rd will both be improved to their respective classifications. Tennessee Ave and the new public road (Holstien Ave) will meet the city's standards for local residential roads. The new private roads (Ayrshire Ln and Tract A) will be 29' wide with parking and sidewalk on one side. Stormwater and snow storage areas have been dedicated and the east and west ends of Ayrshire Lane next to Lots 69 and 53, respectively.

Harvest Meadows PUD exceeds the requirements of on-street parking set by city code. Public roads in the PUD will provide on-street parking on both sides of the street while private roads will provide on-street parking on one side. The PUD drawings include an on-street parking map which depicts extended areas of on-street parking unincumbered by driveway approaches. Areas where on-street parking will be located

between driveways have been highlighted on the map as well. The cumulative result is 122 on-street parking spots serving 92 lots.

The city is the wastewater system purveyor. EGID will supply domestic and irrigation water. The EGID will-serve letter for a 92-lot development accompanies this submittal package. Kootenai County Fire and Rescue has reviewed the subdivision layout and has no concerns with the development.

The following design deviations are made as part of this PUD application:

1. Reduction in minimum lot size from 4,000 sf to 2,800 sf (not to exceed 8.0 lots/ac)
2. Vehicular access to lots of forty-five (45) feet or less may be front loaded.
4. Reduction in right-of-way width of a local residential road with parking on both sides from 65 feet to 60 feet. See typical sections, Sheet C5.0.
5. Building setbacks in lots 53 and 69 at private road tract boundary shall be reduced from 15 feet (flanking street) to 5 feet (side) where Tract B is wider than 30 feet.

CITY REVIEW

The remaining sections of this report serve to provide a detailed accounting of compliance with all city review criteria for subdivisions and PUDs.

SUBDIVISION CRITERIA:

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

- Domestic water service will be supplied by East Greenacres Irrigation District. Van Houten Consulting and Design has been in correspondence with the irrigation district through which conceptual approval and a will serve letter for a 92-lot subdivision have been acquired. Several water mains will be extended and constructed to loop from the existing main ending in Tennessee Ave through the development to the existing main in Guy Road.

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

- Wastewater will be gravity fed to existing sewer mains in Spokane Street and Guy Road. Lots 1-3 and 7-19 in phase 1 will be routed into a main that feeds existing manhole #1925 in Spokane Street. A doghouse manhole will be installed on the existing sewer main in Guy Road for Phase 1 and a new 8" main will be extended across Phase 2 to serve Lots 4-6 and 20-25 in Phase 1. Preliminary engineering determined the combination of sewer depth and topographical constraints prohibited these lots from being served from the manhole in Spokane St.
- All remaining lots in phases 2 & 3 will be routed to the Guy Road sewer main. The existing sewer main in Tennessee Ave will not be utilized as part of this development.

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

- Improvements will occur to Spokane St during Phase 1 of the development, and to Guy Road during Phase 2. Phase 1 improvements will also feature the extension of Tennessee Ave to a connection point with Spokane St. An alley will be provided for

vehicular access to homes fronting Spokane St and a small private road tract will extend north from Tennessee Ave to serve Lots 4-6 and 20-22.

- A new public road will be constructed to connect Guy Rd and Tennessee Ave during Phase 2. A private road will be constructed during Phase 3. All public roads will feature on street parking on both sides. Private road tracts will offer on street parking on one side.

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

- The subdivision is in a relatively flat prairie area, and no known soil or topographical hazards are present in and around the subdivision boundary. The elevation change across the subdivision is minor and no significant challenges are expected at either the road connections, shared boundaries with surrounding subdivisions, or on the shared boundary with the railroad right-of-way.

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

- The parcels that make up the subdivision were annexed into the city as R-2. During annexation, conditions of approval placed on the development included a maximum density of 8 lots per acre and all dwellings must be detached single family homes. The proposed layout complies with all conditions of the Annexation Agreement. The PUD request does entail certain deviation requests which are discussed in the PUD section of this document.

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

- The developer understands the fees associated with development and is prepared to pay all impact fees and other fees.

PUD CRITERIA:

1. The proposed PUD provides for adequate utilities, services, and parking to service the proposed development by:

- a. Providing a public water supply system that has adequate supply to serve the proposed development; and
 - The project has received a will-serve letter from EGID.
- b. Providing a public wastewater collection system that is designed in accordance with the City's adopted Wastewater Master Plan and has sufficient capacity to accommodate the proposed sewer flows; and
 - The PUD drawings include a phased sewer layout which has been reviewed by city staff.
- c. Providing adequate accommodation for other utilities necessary to support the proposed development; and

- Connections for power, gas, phone, cable and internet are readily available and will be supplied throughout the subdivision.
- d. Providing sufficient parking throughout the development to adequately meet the parking needs of all uses proposed in the PUD.

- Harvest Meadows PUD exceeds the requirements of on-street parking set by city code. Public roads in the PUD will provide on-street parking on both sides of the street while private roads will provide on-street parking on one side. The PUD drawings include an on-street parking map which depicts extended areas of on-street parking unincumbered by driveway approaches. Areas where on-street parking will be located between driveways have been highlighted on the map as well. The cumulative result is 122 on-street parking spots serving 92 lots.
- Each residence will have, at a minimum, a one-car garage and a driveway capable of parking a second vehicle.

2. The proposed PUD provides for an integrated transportation network that adequately serves the proposed development by:

- a. Providing for the continuation of arterial and collector streets, meeting City standards for traffic volume, in a manner consistent with the City's adopted Transportation Master Plan; and
 - The adjacent portion of Spokane St will be widened and improved in a manner consistent with the City's Transportation Master Plan. Improvements will occur to Spokane St during Phase 1 of the development.
- b. Providing a local street network that allows adequate traffic circulation and snow storage throughout the entire development; and
 - Phase 1 improvements will also feature the extension of Tennessee Ave to a connection point with Spokane St. An alley will be provided for vehicular access to homes fronting Spokane St and a small private road tract will extend north from Tennessee Ave to serve Lots 4-6 and 20-22.
 - The adjacent portion of Guy Rd will be widened and improved in a manner consistent with the City's local residential road standards. Improvements will occur to Guy Road during Phase 2. A new public road will be constructed to connect Guy Rd and Tennessee Ave during Phase 2. A private road will be constructed during Phase 3. All public roads will feature on street parking on both sides. Private road tracts will offer on street parking on one side.
 - Many of the homes will be rear loaded from an alley or private road tract. This leaves long stretches of swale area located between the curb and sidewalk unincumbered by driveways which provides a better snow storage area than a typical residential road. Snow storage areas for the private road are designated at the east and west ends of the tract.
- c. Providing a pedestrian and bicycle system designed to provide adequate circulation throughout the entire development and to all open space areas.
 - This project will fill in gaps in pedestrian routes along Spokane St and Guy Rd where there currently are none. A pedestrian trail will also extend from Spokane St through an open space tract and connect with the project's interior sidewalks. This will

provide residents of this subdivision, and surrounding ones, with a more direct route to Spokane St.

- All new public roads will have sidewalks on both sides. All new private roads will have sidewalks on one side.

3. The proposed PUD provides enhanced community design by:

- a. Conserving and incorporating the sites significant natural, scenic and/or historical features in the development, if any; and
 - The properties were all previously used for agriculture. No significant natural or historical features are present. The street frontage and landscaping will be designed to match the surrounding residential subdivisions.
- b. Integrating a mix of compatible land uses in the development and adequately buffering and/or separating any incompatible uses in the development; and
 - The City's Comprehensive plan locates these properties within the Central Prairie Focus Area and states, "with land values increasing, new projects are more likely to integrate higher density housing with community amenities" and "future growth should embrace a variety of housing types and land uses, [and] maintain quality standards". One of the main goals of this proposal is to create affordable housing for the residents of Post Falls and it will be achieved by implementing the ideas defined in this focus area.
 - Harvest Meadows PUD will consist of single-family residences with a maximum density of 8 units per acre. These were conditions put on the project by the City Council during the Annexation Hearing to create a compatible use. Open space occupied by small parks and paths will provide further buffering and compatibility.
 - A six-foot-tall fence and a landscaped buffer of trees and shrubs will be constructed along The Union Pacific Rail R.O.W. bordering the southeast corner of the subdivision.
- c. Locating the proposed uses and lot sizes in the proposed PUD in a manner that blends with the surrounding uses, neighborhoods and public facilities located in the City; and
 - Harvest Meadows PUD presents a unique infill development opportunity. During the annexation process City Council conditioned housing type as detached single family only and maximum density as 8 units per acre to create an "R-2 Light" development which they decided was compatible with both the City's Comprehensive Plan and the surrounding neighborhoods. The project's direct connection to Spokane St. will serve as the point of ingress and egress for nearly all new vehicle trips. The extension of Tennessee Ave to Spokane St will likely reduce traffic volumes on some neighboring local roads.
- d. Providing at least ten percent (10%) of the gross land area for open space that meets the recreational needs of the users of the development and provides for a variety of recreational uses.
 - Harvest Meadows will provide a total of 1.32 acres of open space divided among two tracts. This equates to 11.7% of the total subdivision area. Open space Tract D will be located in the SE corner of the development an border Spokane Ave, Railroad ROW, Peregrine Place Subdivision and Tennessee Ave. Tract D was seen as an ideal location for an open space tract to provide a buffer from the railroad and create a transition along Tennessee Ave from one development to the next. The location also

provides an opportunity to construct a 10' wide multi-use path that will connect the path on Spokane Ave to the sidewalk on Tennessee and enhance pedestrian movements for those people who commute or recreate by bike or foot. Landscaped areas and lighting will flank the pathway. Tract D will also feature a 6' tall privacy fence and landscaped buffer along the full border of the railroad right of way as well as rolling grassy terrain to provide a scenic aesthetic. The other open space tract is designated as Tract C and is directly across Tennessee Ave from Tract D. The location of Tract C is also meant to provide a transition from the neighboring development to the south. It will feature an expansive level grassed area conducive to allowing children to run and play. Tract C will be bordered by sidewalk on three sides and feature two park benches as well as a few trees to provide shade.

4. The proposed PUD provides for timely development of the property and security for future completion and maintenance by:

- a. Ensuring that each development block contains all the necessary elements to exist independently from future blocks; and
 - The development has been divided into three phases with great consideration given to vehicular and pedestrian access, utility services and open space requirements so each phase can function independently and comply with city standards. For more detail of the phased construction of Harvest Meadows PUD, please refer to the project summary portion of this report and the PUD drawings.
- b. Ensuring that each building in the development lot has sufficient access around the structure to allow for continual maintenance of the building and access for emergency services.
 - The minimum setback requirements will be maintained for the R-2 zone code. Kootenai County Fire and Rescue has reviewed the subdivision layout and has no concerns with the development.
- c. Ensuring that a funding mechanism exists to adequately maintain common areas that are not publicly maintained.
 - A Homeowners Association shall be established for the funding and maintenance of common areas such as private tracts and open space.

CONTACT INFORMATION

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SHEET INDEX

SHEET #	DESCRIPTION
C0.0	SUBDIVISION OVERVIEW
C1.0	EXISTING CONDITIONS MAP
C2.0	PRELIMINARY PLAT
C3.0	PHASING OVERVIEW
C3.1	PHASE 1
C3.2	PHASE 2
C3.3	PHASE 3
C3.4	TYPICAL LOT DETAILS
C4.0	PRELIMINARY LANDSCAPE PLAN
C5.0	TYPICAL SECTIONS AND PARKING PLAN

PROJECT STATISTICS

ZONING: R-2 PUD
LOTS: 92
GROSS AREA: 11.57 AC
DENSITY: 7.95 LOTS/GROSS ACRE
SPOKANE ST R.O.W. DEDICATION: 0.303 AC (40' WIDTH FROM CENTERLINE)
GUY ROAD R.O.W. DEDICATION: 0.114 AC (35' WIDTH FROM CENTERLINE)
NET AREA: 11.16 AC
TENNESSEE AVE R.O.W.: 1.012 AC
HOLSTEIN AVE R.O.W.: 1.362 AC
INTERNAL PRIVATE ROADS/ALLEYS: 0.905 AC (TRACTS A, B AND E)
GREENSPACE REQUIRED (10% OF NET AREA): 48,600 SF; 1.116 AC
TOTAL COMMON GREENSPACE (TRACTS C AND D): 57,327 SF; 1.32 AC
TOTAL RESIDENTIAL AREA: 6.56 AC
AVERAGE LOT SIZE: 3,107 SF
SMALLEST LOT SIZE: 2,800 SF (LOTS 89, 90, AND 91)
LARGEST LOT SIZE: 5,400 SF (LOT 1)

PROJECT OVERVIEW

- ZONE: R-2 PUD
- SUBDIVISION APPLICATION FOR THE CREATION OF 92 RESIDENTIAL LOTS AND 5 OPEN SPACE/ROADWAY TRACTS.
 - ALL DWELLINGS SHALL BE A SINGLE FAMILY RESIDENCE WITH AN ATTACHED GARAGE.
 - OPEN SPACE TRACTS SHALL HAVE PATHWAY AND AMENITIES
 - THE 10' MULTI-USE TRAIL WILL BE EXTENDED ALONG SPOKANE STREET.
 - THE STREET NETWORK WILL CONSIST OF AN EXTENSION OF TENNESSEE AVE TO SPOKANE STREET AND A NEW PUBLIC ROAD (HOLSTEIN AVE) TO CONNECT TENNESSEE AVE TO GUY ROAD, AS WELL AS A PRIVATELY OWNED AND MAINTAINED ROAD (AYRSHIRE LANE).
 - R.O.W. SHALL BE DEDICATED AND FRONTAGE IMPROVEMENTS SHALL BE CONSTRUCTED ALONG SPOKANE STREET AND GUY ROAD TO MATCH SURROUNDING ADJACENT PARCELS AS PRESCRIBED BY THE CITY.
 - HARVEST MEADOWS WILL BE CONSTRUCTED IN THREE PHASES.

PROJECT DEVIATIONS

- THE FOLLOWING DEVIATIONS FROM EXISTING STANDARDS ARE REQUESTED:
- REDUCTION IN MINIMUM LOT SIZE FROM 4,000 SF TO 2,800 SF (NOT TO EXCEED 8.0 LOTS/AC)
 - VEHICULAR ACCESS TO LOTS OF FORTY-FIVE (45) FEET OR LESS MAY BE FRONT LOADED.
 - REDUCTION IN RIGHT-OF-WAY WIDTH OF A LOCAL RESIDENTIAL ROAD WITH PARKING ON BOTH SIDES FROM 65 FEET TO 60 FEET. SEE TYPICAL SECTIONS, SHEET C5.0.
 - BUILDING SETBACKS IN LOTS 53 AND 69 AT PRIVATE ROAD TRACT BOUNDARY SHALL BE REDUCED FROM 15 FEET (FLANKING STREET) TO 5 FEET (SIDE) WHERE TRACT B IS WIDER THAN 30 FEET.

CONDITIONS OF THE ANNEXATION AGREEMENTS

- DENSITY OF ALL AREAS WILL NOT EXCEED 8.0 UNITS PER GROSS ACRE.
 - ONLY SINGLE FAMILY UNITS ARE TO BE CONSTRUCTED
 - GARAGES SHALL NOT EXCEED 65% OF FRONT FACADE OF RESIDENCE
 - SIX-FOOT FENCE SHALL BE CONSTRUCTED ALONG THE BOUNDARY WITH THE UNION PACIFIC RAIL LINE
 - NO CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED FOR LOTS WITHIN EXISTING PARCEL
- #0-3020-27-022-AA UNTIL A ROAD CONNECTION TO SPOKANE STREET IS ESTABLISHED.

HARVEST MEADOWS PUD

SUBDIVISION OVERVIEW

PARCELS #51N05W-27-2950, #0-3020-27-021-AA & #0-3020-27-022-AA

ZONING INFO						
ZONE	MAX. HEIGHT (FT)	MINIMUM YARD SETBACKS (FT)				MAX. LOT COVERAGE
		FRONT	REAR	INTERIOR SIDE	FLANKING STREET	
R-2	35	15	10	5	15	70%

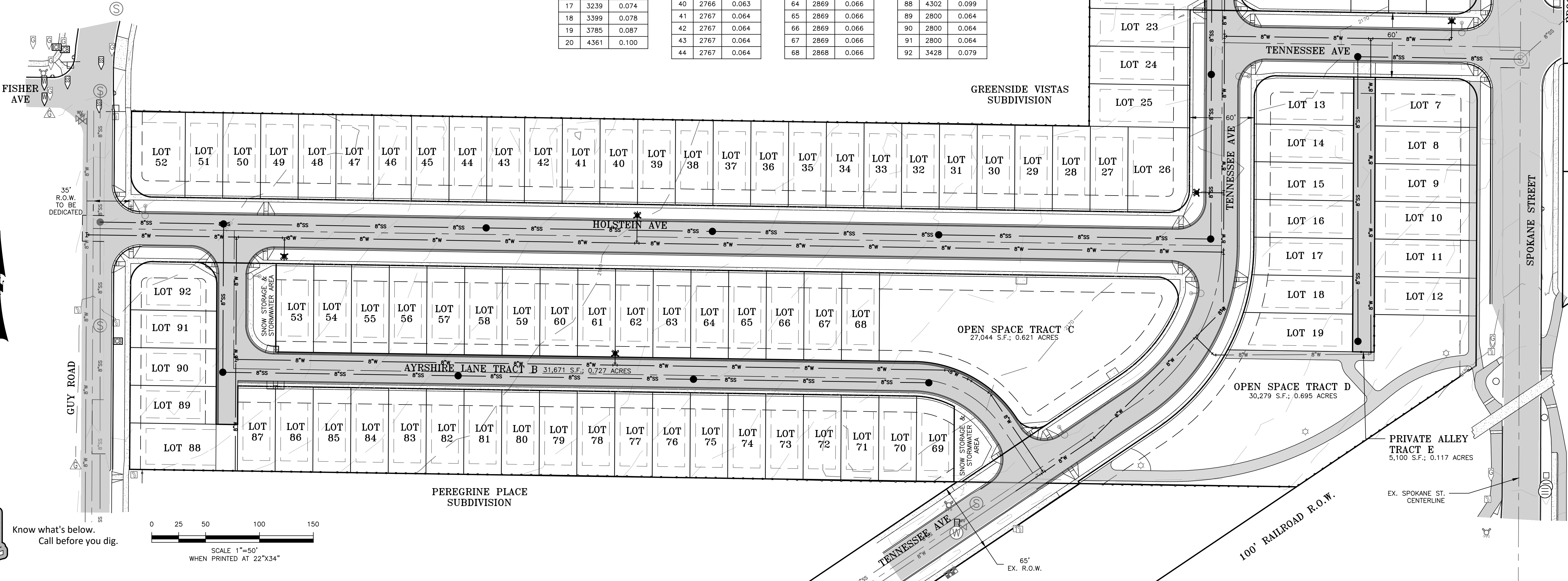
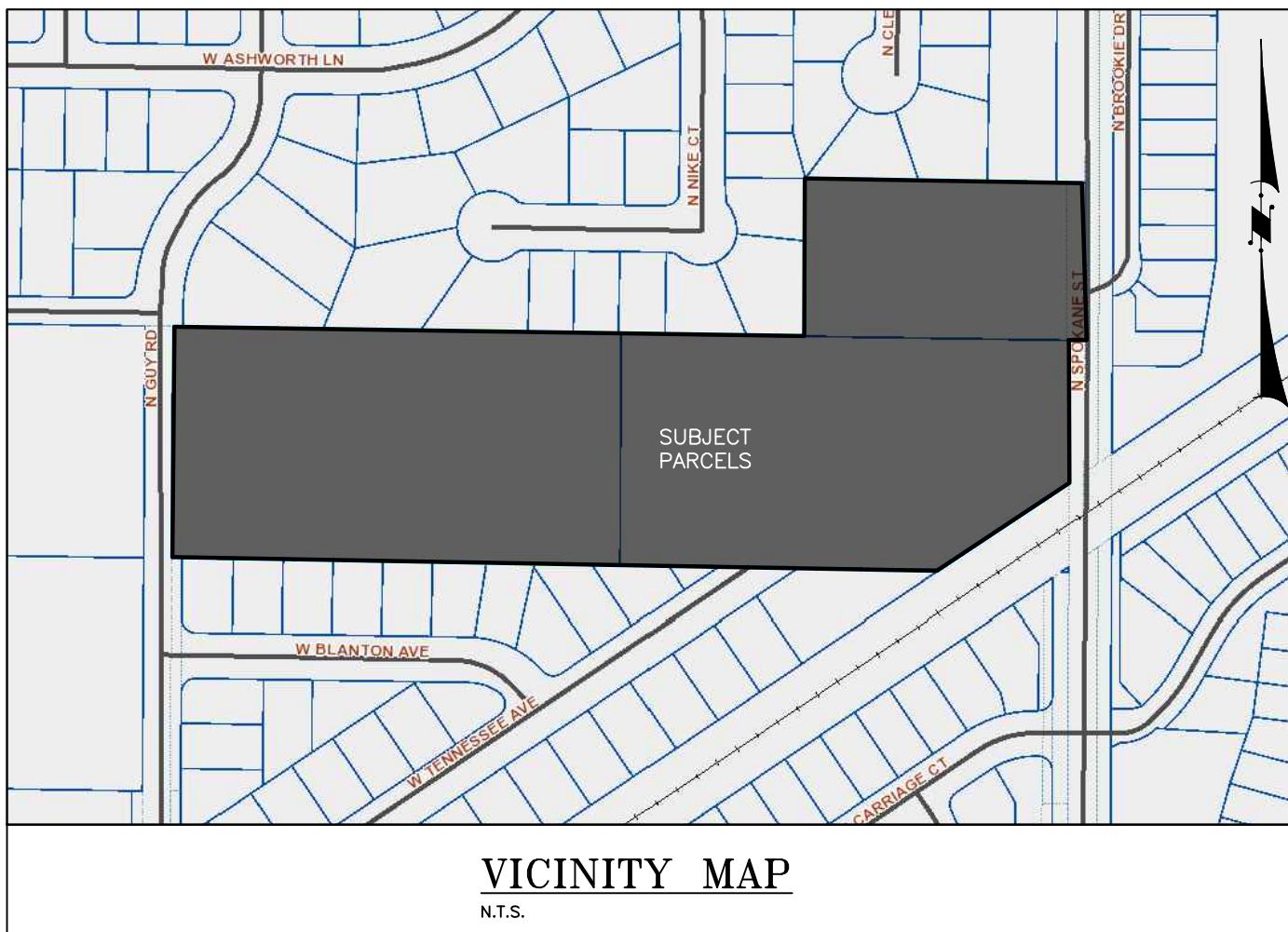
NOTE: THE FRONT YARD AND SIDE YARD SETBACK TO THE FRONT OF GARAGES IS A MINIMUM OF TWENTY (20) FEET MEASURED FROM THE FRONT OF THE GARAGE TO THE PROPERTY LINE OR THE EDGE OF THE SIDEWALK NEAREST THE STRUCTURE IF THE SIDEWALK HAS BEEN CONSTRUCTED OUTSIDE OF THE RIGHT-OF-WAY (IN AN EASEMENT), WHICHEVER IS CLOSER TO THE GARAGE.

LOT TABLE		
LOT	AREA (SF)	AREA (ACRES)
1	5400	0.124
2	4044	0.093
3	4044	0.093
4	4255	0.098
5	3631	0.083
6	4585	0.105
7	4175	0.096
8	3312	0.076
9	3312	0.076
10	3312	0.076
11	3312	0.076
12	3312	0.076
13	4057	0.093
14	3224	0.074
15	3224	0.074
16	3224	0.074
17	3239	0.074
18	3399	0.078
19	3785	0.087
20	4361	0.100

21	3735	0.086
22	4804	0.110
23	3263	0.075
24	3263	0.075
25	3679	0.084
26	4420	0.101
27	2763	0.063
28	2763	0.063
29	2764	0.063
30	2764	0.063
31	2764	0.063
32	2764	0.063
33	2765	0.063
34	2765	0.063
35	2765	0.063
36	2765	0.063
37	2766	0.063
38	2766	0.063
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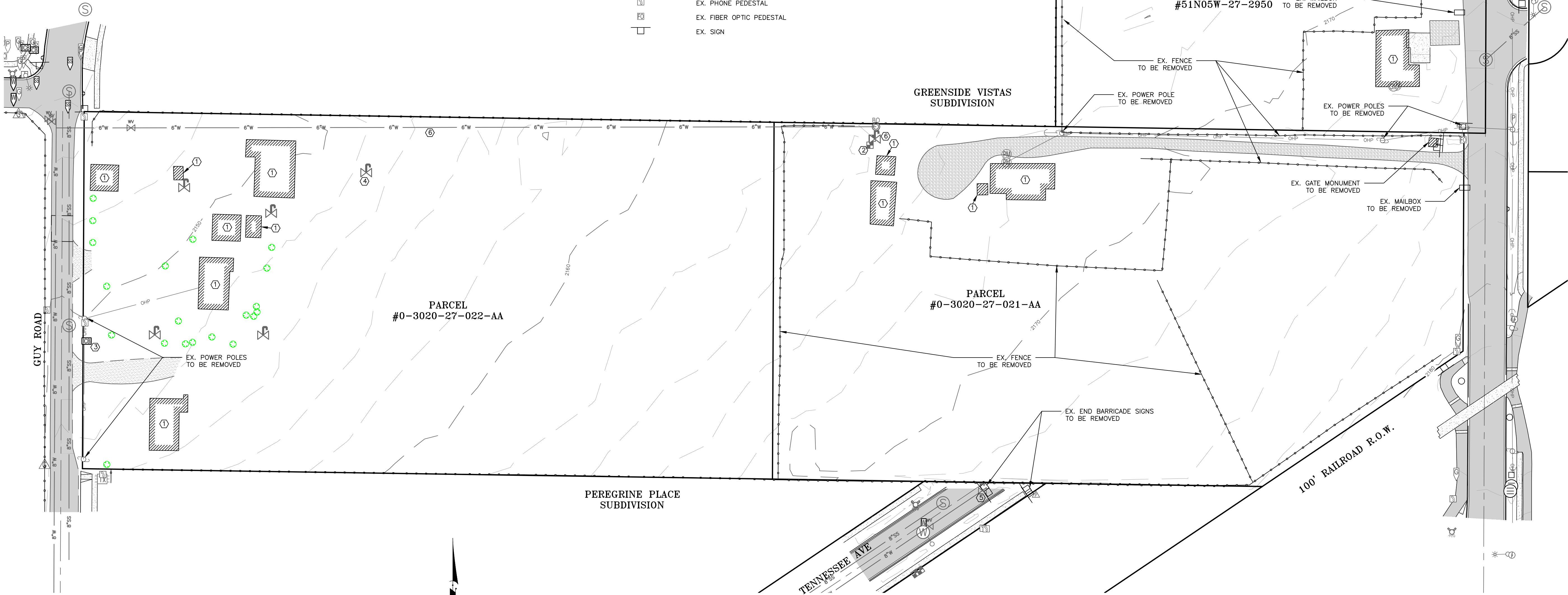
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47	2768	0.064
48	2768	0.064
49	2769	0.064
50	2769	0.064
51	2769	0.064
52	3873	0.089
53	2872	0.066
54	2872	0.066
55	2872	0.066
56	2871	0.066
57	2871	0.066
58	2871	0.066
59	2871	0.066
60	2870	0.066
61	2870	0.066
62	2870	0.066
63	2870	0.066
64	2869	0.066
65	2869	0.066
66	2869	0.066
67	2869	0.066
68	2868	0.066

69	2649	0.061
70	2763	0.063
71	2763	0.063
72	2763	0.063
73	2763	0.063
74	2763	0.063
75	2763	0.063
76	2763	0.063
77	2763	0.063
78	2763	0.063
79	2763	0.063
80	2763	0.063
81	2763	0.063
82	2763	0.063
83	2763	0.063
84	2763	0.063
85	2763	0.063
86	2763	0.063
87	2763	0.063
88	4302	0.099
89	2800	0.064
90	2800	0.064
91	2800	0.064
92	3428	0.079



REVISIONS		BY
NO.	DATE	DESCRIPTION

DATE: 4/30/2025	PROJECT: #24-0300
PARCEL: #51N05W-27-2950	DRAWN: MMH
CHECKED: MMH	DATE: 5/1/2025
PROJECTS/2024/24-0300 - 57/DESIGN/DWG/PRODUCTION DRAWINGS	



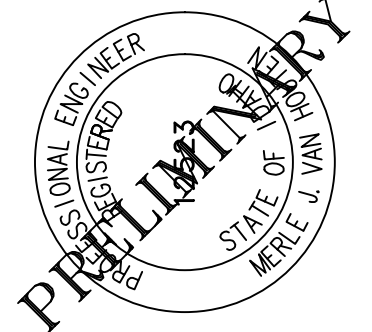
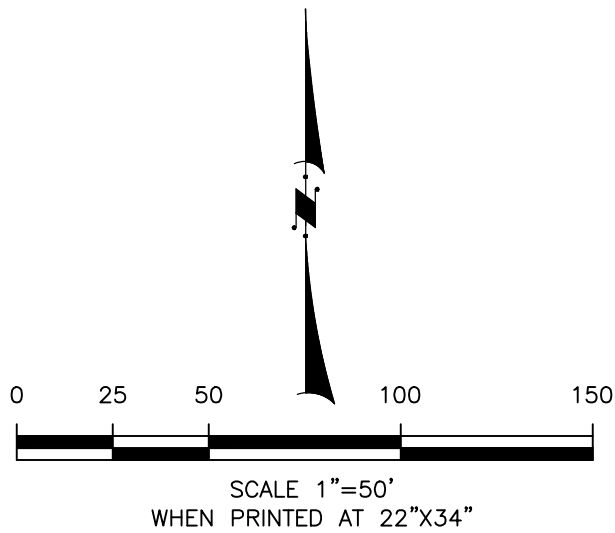
REFERENCE NOTES	
①	EXISTING STRUCTURE. TO BE DEMOLISHED
②	EX. WATER SERVICE METER. TO BE CAPPED AND ABANDONED PER EAST GREENACRES IRRIGATION DISTRICT REQUIREMENTS.
③	EX. IRRIGATION SERVICE METER. TO BE CAPPED AND ABANDONED PER EAST GREENACRES IRRIGATION DISTRICT REQUIREMENTS.
④	EX. YARD HYDRANT (TYP). TO BE REMOVED.
⑤	EX. BLOW OFF ASSEMBLY. LOCATION APPROXIMATE. TO BE REMOVED FOR CONNECTION TO EXISTING WATER SYSTEM
⑥	EX. 6" CONCRETE WATER LINE WITH BLOW-OFF ASSEMBLY AND METERS. COORDINATE DECOMMISSIONING WITH EAST GREENACRES IRRIGATION DISTRICT.

LEGEND

	SUBDIVISION BOUNDARY		EX. ASPHALT PAVEMENT
	EX. ROAD CENTERLINE		EX. GRAVEL PAVEMENT
	EX. EDGE OF PAVEMENT		EX. CONCRETE PAVEMENT
	FENCELINE		
	EX. BUILDING FOOTPRINT		
	EX. TREE/SHRUB		
	EX. WATER MAIN		
	EX. WATER METER		
	EX. FIRE HYDRANT		
	EX. GATE VALVE		
	EX. YARD HYDRANT		
	EX. IRRIGATION METER		
	EX. DRYWELL		
	EX. SEWER MAIN		
	EX. SEWER MANHOLE		
	EX. SEWER CLEAN-OUT		
	EX. GAS METER		
	EX. GAS		
	EX. OVERHEAD POWER LINE		
	EX. POWER POLE		
	EX. POWER/UTILITY PEDESTALS		
	EX. POWER		
	EX. TRANSFORMER		
	EX. POWER		
	EX. LIGHT POLE		
	EX. PHONE PEDESTAL		
	EX. FIBER OPTIC PEDESTAL		
	EX. SIGN		



Know what's below.
Call before you dig.



HARVEST MEADOWS PUD
EXISTING CONDITIONS MAP

POST FALLS, IDAHO

REVISIONS		BY
NO.	DATE	

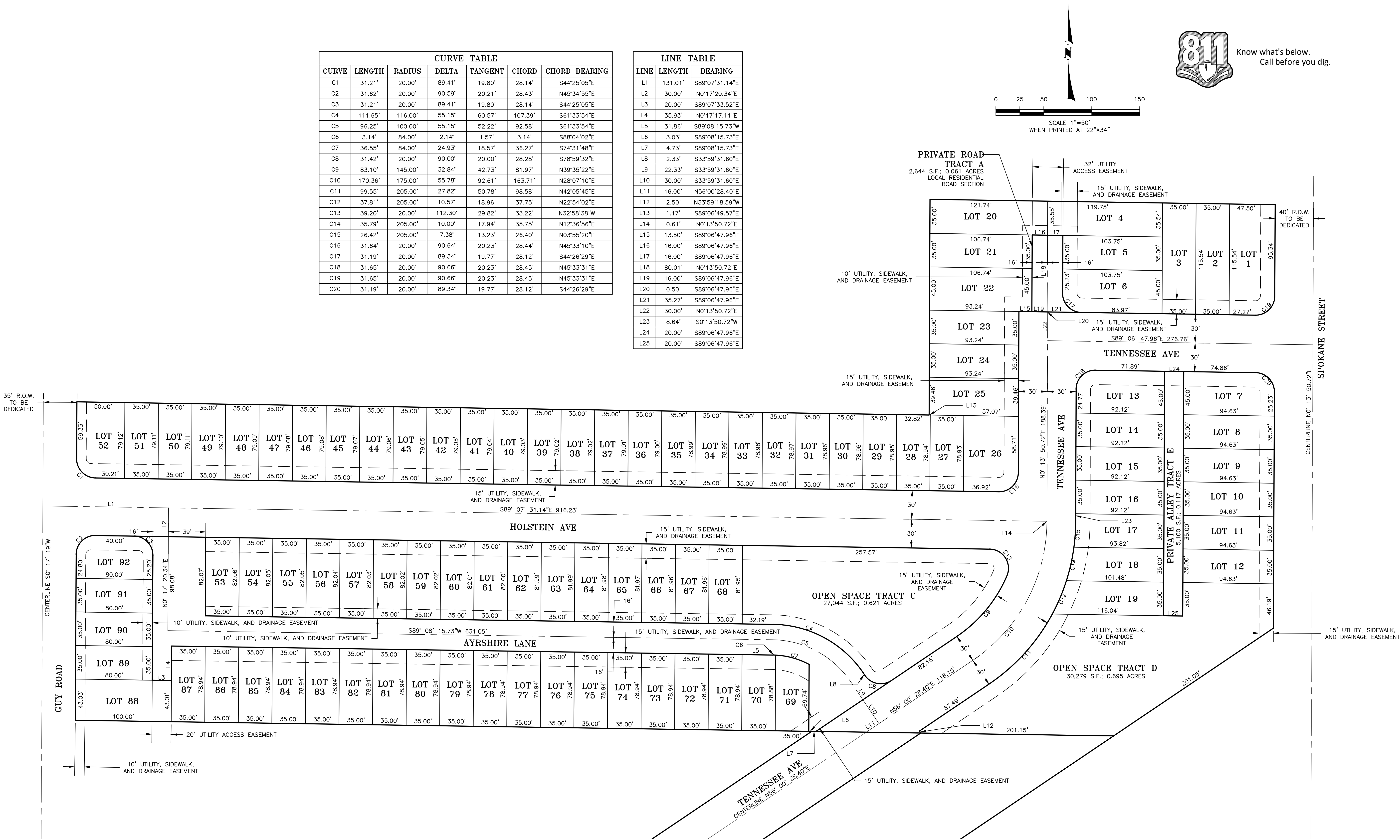
DATE 4/30/2025	PROJECT #24-0300
DRAWN JAH	PARCEL #51N05W-27-2950
CHECKED MMH	
DATE 5/1/2025	PROJECTS/2024/24-0300 - 51/DESIGN/DWG/PRODUCTION DRAWINGS

C1.0
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2 OF 10

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STRICTLY PROHIBITED.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	31.21'	20.00'	89.41°	19.80'	28.14'	S44°25'05"E
C2	31.62'	20.00'	90.59°	20.21'	28.43'	N45°34'55"E
C3	31.21'	20.00'	89.41°	19.80'	28.14'	S44°25'05"E
C4	111.65'	116.00'	55.15°	60.57'	107.39'	S61°33'54"E
C5	96.25'	100.00'	55.15°	52.22'	92.58'	S61°33'54"E
C6	3.14'	84.00'	2.14°	1.57'	3.14'	S88°04'02"E
C7	36.55'	84.00'	24.93°	18.57'	36.27'	S74°31'48"E
C8	31.42'	20.00'	90.00°	20.00'	28.28'	S78°59'32"E
C9	83.10'	145.00'	32.84°	42.73'	81.97'	N39°35'22"E
C10	170.36'	175.00'	55.78°	92.61'	163.71'	N28°07'10"E
C11	99.55'	205.00'	27.82°	50.78'	98.58'	N42°05'45"E
C12	37.81'	205.00'	10.57°	18.96'	37.75'	N22°54'02"E
C13	39.20'	20.00'	112.30°	29.82'	33.22'	N32°58'38"W
C14	35.79'	205.00'	10.00°	17.94'	35.75'	N12°36'56"E
C15	26.42'	205.00'	7.38°	13.23'	26.40'	N03°55'20"E
C16	31.64'	20.00'	90.64°	20.23'	28.44'	N45°33'10"E
C17	31.19'	20.00'	89.34°	19.77'	28.12'	S44°26'29"E
C18	31.65'	20.00'	90.66°	20.23'	28.45'	N45°33'31"E
C19	31.65'	20.00'	90.66°	20.23'	28.45'	N45°33'31"E
C20	31.19'	20.00'	89.34°	19.77'	28.12'	S44°26'29"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	131.01'	S89°07'31.14"E
L2	30.00'	N0°17'20.34"E
L3	20.00'	S89°07'33.52"E
L4	35.93'	N0°17'17.11"E
L5	31.86'	S89°08'15.73"W
L6	3.03'	S89°08'15.73"E
L7	4.73'	S89°08'15.73"E
L8	2.33'	S33°59'31.60"E
L9	22.33'	S33°59'31.60"E
L10	30.00'	S33°59'31.60"E
L11	16.00'	N56°00'28.40"E
L12	2.50'	N33°59'18.59"W
L13	1.17'	S89°06'49.57"E
L14	0.61'	N0°13'50.72"E
L15	13.50'	S89°06'47.96"E
L16	16.00'	S89°06'47.96"E
L17	16.00'	S89°06'47.96"E
L18	80.01'	N0°13'50.72"E
L19	16.00'	S89°06'47.96"E
L20	0.50'	S89°06'47.96"E
L21	35.27'	S89°06'47.96"E
L22	30.00'	N0°13'50.72"E
L23	8.64'	S0°13'50.72"W
L24	20.00'	S89°06'47.96"E
L25	20.00'	S89°06'47.96"E



REVISIONS		BY
NO.	DATE	DESCRIPTION

DATE 4/20/2025	PROJECT #24-0300
PARCEL #PDSW-27-2950	DRAWN IAH
CHECKED MWH	DATE 5/15/2025
57/DESIGN/PMC/PRODUCTION DRAWINGS	PROJECTS/2024/24-0300 -

UTILITY PURVEYORS

WATER PURVEYOR
EAST GREENACRES IRRIGATION DISTRICT
2722 N MCCUIRE ROAD
POST FALLS, ID 83854
PHONE: (208) 773-7579

SEWER PURVEYOR
CITY OF POST FALLS
PUBLIC WORKS
408 N SPOKANE ST
POST FALLS, ID 83854
PHONE: (208) 773-3511

POWER & GAS
AVISTA UTILITIES
1735 N 15TH ST
COEUR D'ALENE, ID 83814
PHONE: (208) 665-1972

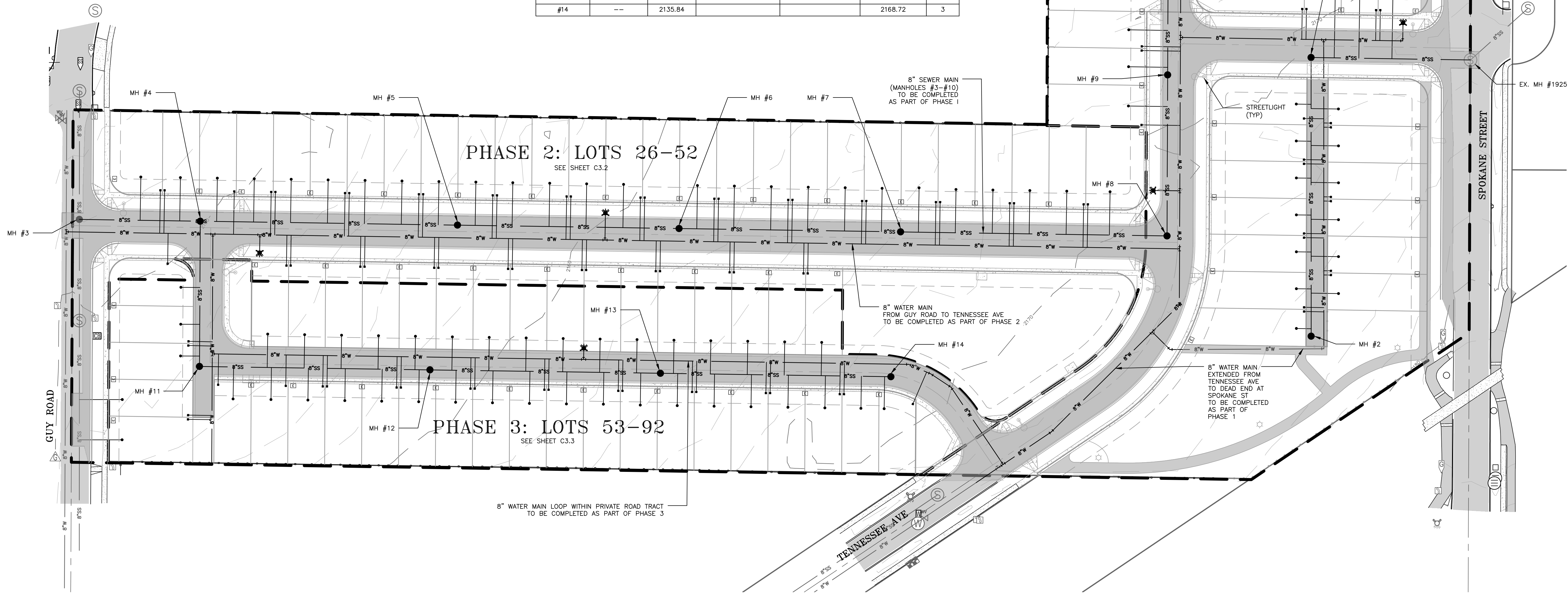
EASEMENT INFORMATION

- 15' UTILITY, SIDEWALK, AND DRAINAGE EASEMENTS WILL BE DEDICATED ALONG SPOKANE STREET, ALL INTERIOR PUBLIC RIGHT-OF-WAYS AND ALL PRIVATE ROAD TRACTS WHERE SIDEWALK IS PRESENT.
- 10' UTILITY, SIDEWALK, AND DRAINAGE EASEMENTS WILL BE DEDICATED ALONG GUY ROAD AND ALL PRIVATE ROAD TRACTS WHERE NO SIDEWALK IS PRESENT.
- PUBLIC WATER AND SEWER MAINS LOCATED IN PRIVATE ROAD TRACTS SHALL HAVE 20FT WIDE EASEMENTS DEDICATED FOR THAT PURPOSE CENTERED UPON THE RESPECTIVE MAIN.

SEWER INFORMATION

MANHOLE	INV IN	INV OUT	LENGTH (FT)	GRADE	EX. ELEVATION	PHASE
EX. #1925	2162.87	2162.77			2173.39 (EX. RIM)	--
#1	2162.56	2162.46	147.09	0.40%	2174.75	1
#2	--	2163.60	260.22	0.40%	2170.36	1
#3, DOGHOUSE	2131.89 (E, S)	2131.79 (N)	--	--	2147.99	1
#4	2132.43 (E, S)	2132.33 (W)	110.51 (E)	0.40% (E)	2149.89	1
#5	2133.49	2133.39	239.77 (E), 133.70 (S)	0.40% (E), 0.40% (S)	2156.83	1
#6	2134.41	2134.31	206.01	0.40%	2161.22	1
#7	2135.33	2135.23	206.01	0.40%	2166.15	1
#8	2136.42	2136.32	248.45	0.40%	2170.76	1
#9	2137.11	2137.01	148.72	0.40%	2168.02	1
#10	--	2137.71	150.21	0.40%	2165.56	1
#11	2133.06	2132.96	--	--	2152.34	3
#12	2134.02	2133.92	214.44	0.40%	2158.71	3
#13	2134.98	2134.88	214.44	0.40%	2163.47	3
#14	--	2135.84	214.44	0.40%	2168.72	3

- WASTEWATER GENERATED IN PHASE 1 WILL BE GRAVITY FED THROUGH 8" DIA. MAINS TO THE EXISTING 8" SEWER MAINS IN GUY ROAD AND SPOKANE STREET. WASTEWATER GENERATED IN PHASES 2 & 3 WILL BE GRAVITY FED THROUGH AN 8" DIAMETER MAIN TO THE EXISTING 8" SEWER MAIN IN GUY ROAD.
- WATER FOR FIRE SUPPRESSION, IRRIGATION AND DOMESTIC USE WILL BE SUPPLIED VIA 8" DIA. MAINS RUNNING UNDER THE ROADS. CONNECTIONS TO EXISTING WATER MAINS WILL BE MADE AT THE CURRENT END OF TENNESSEE AVE AND LOOPED THROUGH TO THE EXISTING 8" WATER MAIN IN GUY ROAD.
- BOTH OVERHEAD AND UNDERGROUND DRY UTILITIES RUN ADJACENT TO SPOKANE STREET AND GUY ROAD WHICH WILL PROVIDE SERVICE TO THE SUBDIVISION.



Consulting & Design

(208) 930-4000
MERLE@VANHOUTEND.COM
401 E. SHERMAN AVE. STE. #211
COEUR D'ALENE, ID 83814
WWW.VANHOUTEND.COM

VAN HOUTEN CONSULTING & DESIGN, LLC

REGISTERED PROFESSIONAL ENGINEER
STATE OF IDAHO
MERLE VAN HOUTEN
No. 12345

HARVEST MEADOWS PUD
PHASING OVERVIEW

POST FALLS, IDAHO

REVISIONS		BY
NO.	DATE	DESCRIPTION

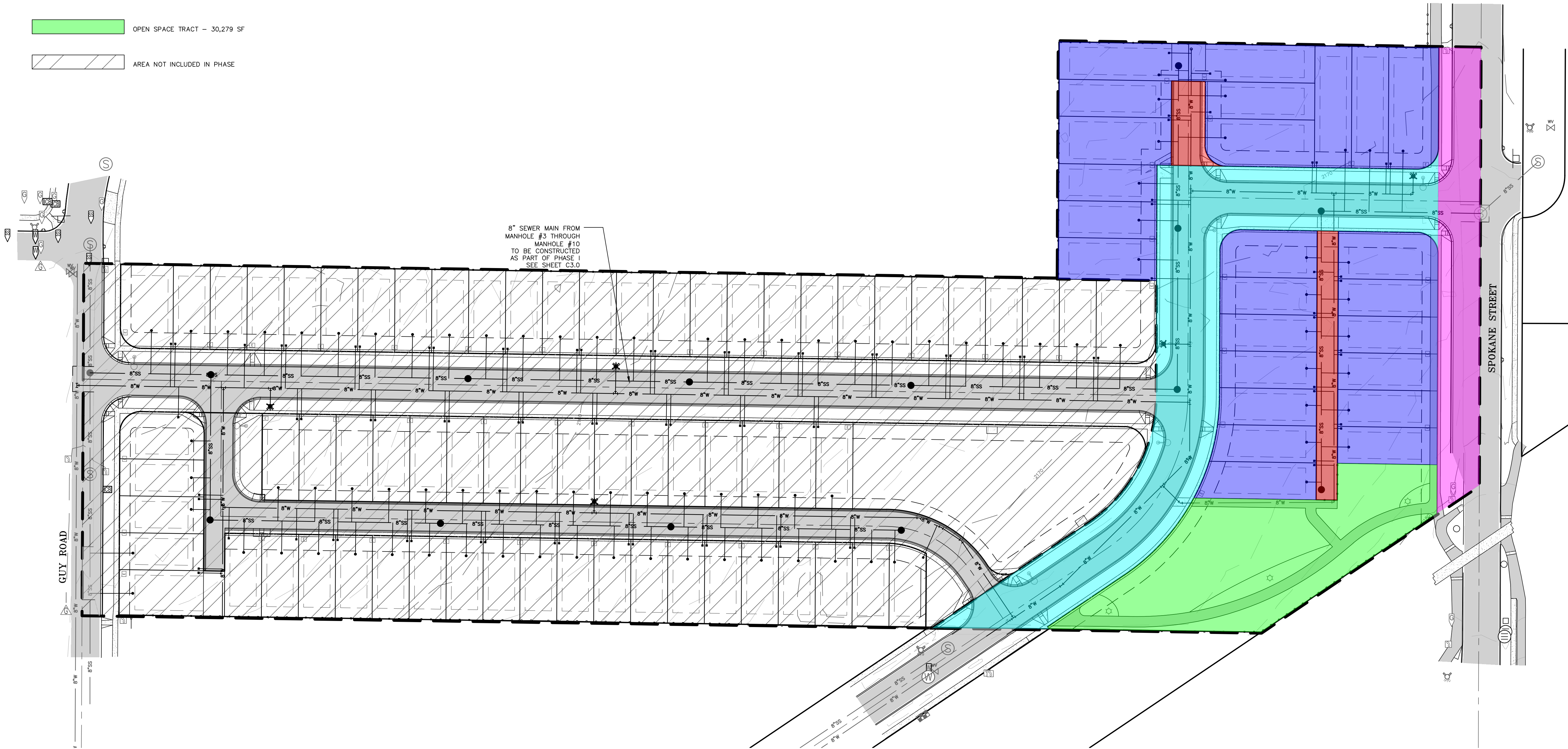
DATE 4/20/2025	PROJECT #24-0300
DRAWN IAH	PARCEL #FINSW-27-2950
CHECKED MMH	PROJECTS/2024/24-0300 -
DATE 5/1/2025	ST/DESIGN/OW/PRODUCTION DRAWINGS

C3.0
SHEET
4 OF 10

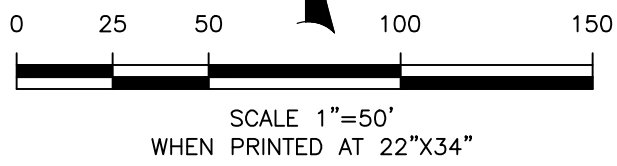
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LEGEND

- R.O.W. FRONTAGE IMPROVEMENTS – 13,199 SF R.O.W. DEDICATION
- RESIDENTIAL AREA (25 LOTS) – 93,958 SF
- PUBLIC ROAD R.O.W. (TENNESSEE AVE) – 44,135 SF
- PRIVATE ALLEY/ROAD TRACT – 7,744 SF TOTAL
- OPEN SPACE TRACT – 30,279 SF
- AREA NOT INCLUDED IN PHASE



Know what's below.
Call before you dig.



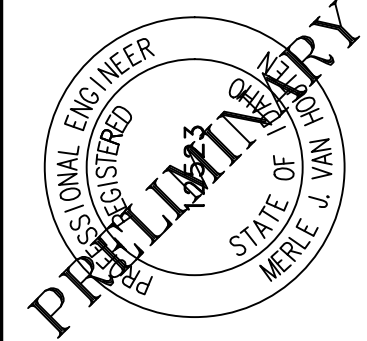
HARVEST MEADOWS PUD
PHASE 1 PLAN

REVISIONS					
NO.	DATE	DESCRIPTION	BY		

DATE 4/30/2025	PROJECT #24-0300
DRAWN JAH	PARCEL #JNSW-27-2950
CHECKED WH	DATE: PROJECTS 2024/24-0300 - 3035 SPOKANE
5/7/2025/PW/PRODUCTION DRAWINGS	

C3.1
SHEET
5 OF 10

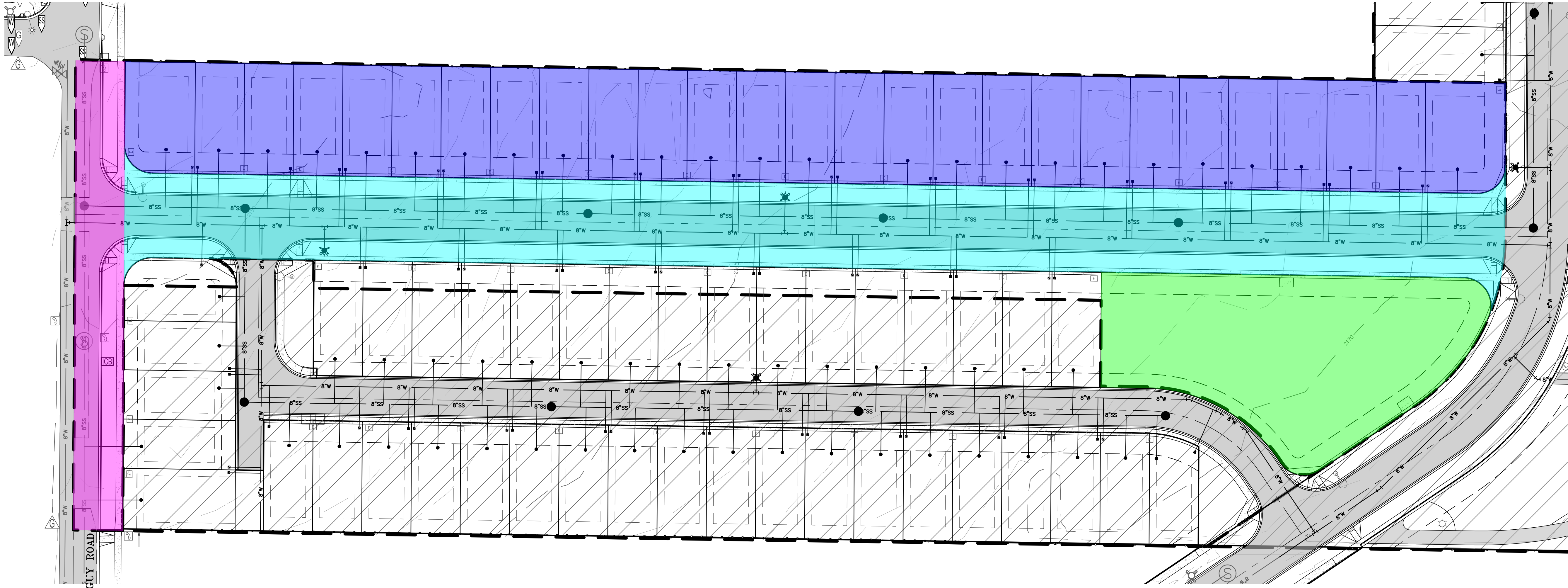
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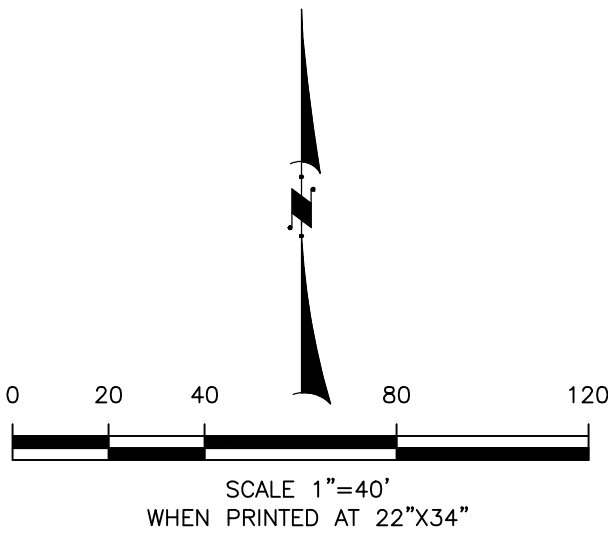
(208) 936-4000
MERLE@VANHOUTEND.COM
4014 E. SHERMAN AVE. STE. #211
COEUR D'ALENE, ID 83814
WWW.VANHOUTEND.COM

POST FALLS, IDAHO

VAN HOUTEN CONSULTING & DESIGN, LLC



- LEGEND**
- R.O.W. FRONTAGE IMPROVEMENTS – 4,966 SF R.O.W. DEDICATED
 - RESIDENTIAL AREA (27 LOTS) – 77,446 SF
 - PUBLIC ROAD R.O.W. (HOLSTEIN AVE) – 59,341 SF
 - OPEN SPACE TRACT – 27,044 SF
 - AREA NOT INCLUDED IN PHASE



REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 4/30/2025
PROJECT #24-0300
PARCEL #FINDSW-27-2950
DRAWN IAH
CHECKED MMH
DATE 5/1/2025
PROJECTS/2024/24-0300 -
517/DESIGN/2024/PRODUCTION DRAWINGS

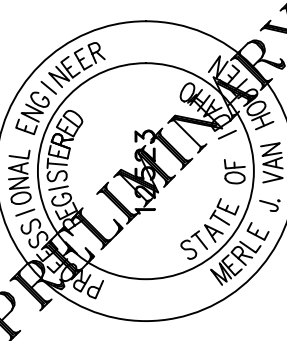
C3.2
SHEET
6 OF 10

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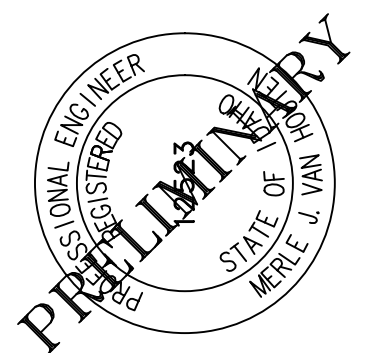
VH

Consulting & Design



HARVEST MEADOWS PUD
PHASE 2 PLAN

POST FALLS, IDAHO



HARVEST MEADOWS PUD
PHASE 3 PLAN

POST FALLS, IDAHO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

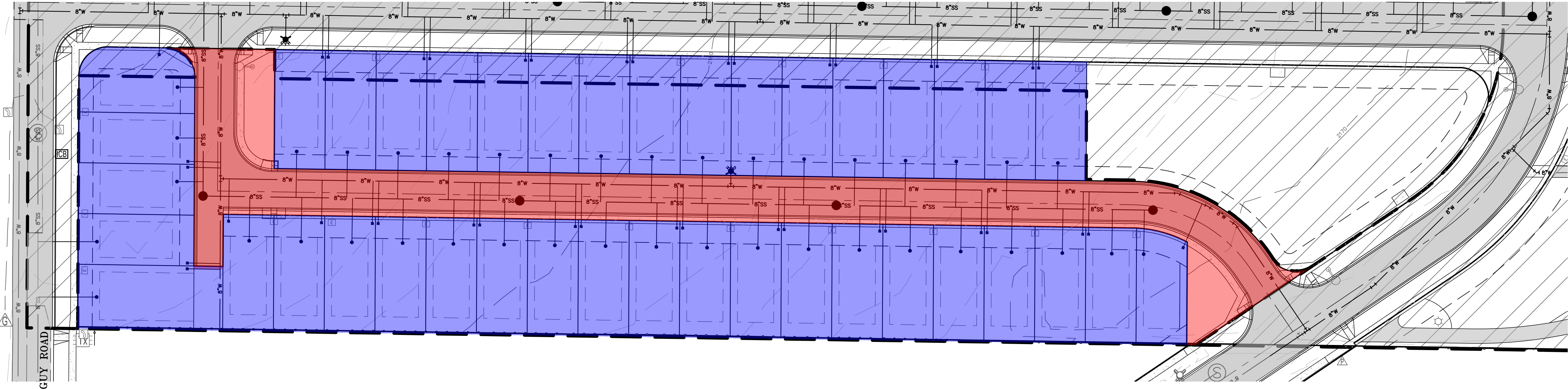
DATE 4/30/2025	PROJECT #24-0300
DRAWN IAH	PARCEL #FINDSW-27-2950
CHECKED MMH	
DATE 5/1/2025	PROJECTS/2024/24-0300 -
5/1/2025	ST/DESIGN/DWG/PRODUCTION DRAWINGS

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SHEET

7 OF 10

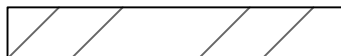
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LEGEND

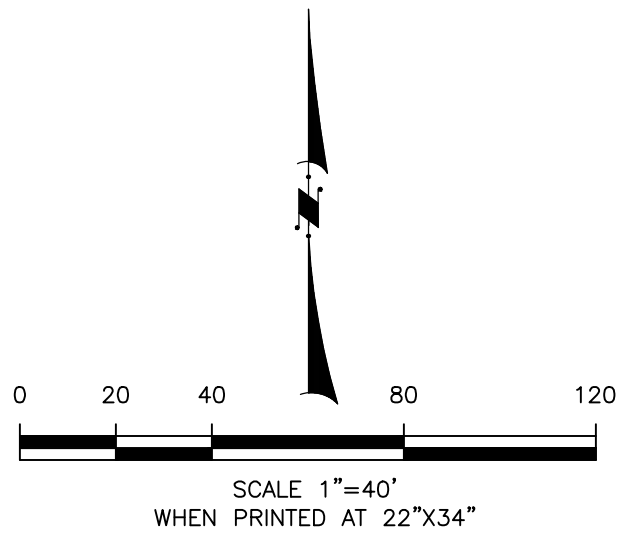
 RESIDENTIAL AREA (40 LOTS) – 115,322 SF

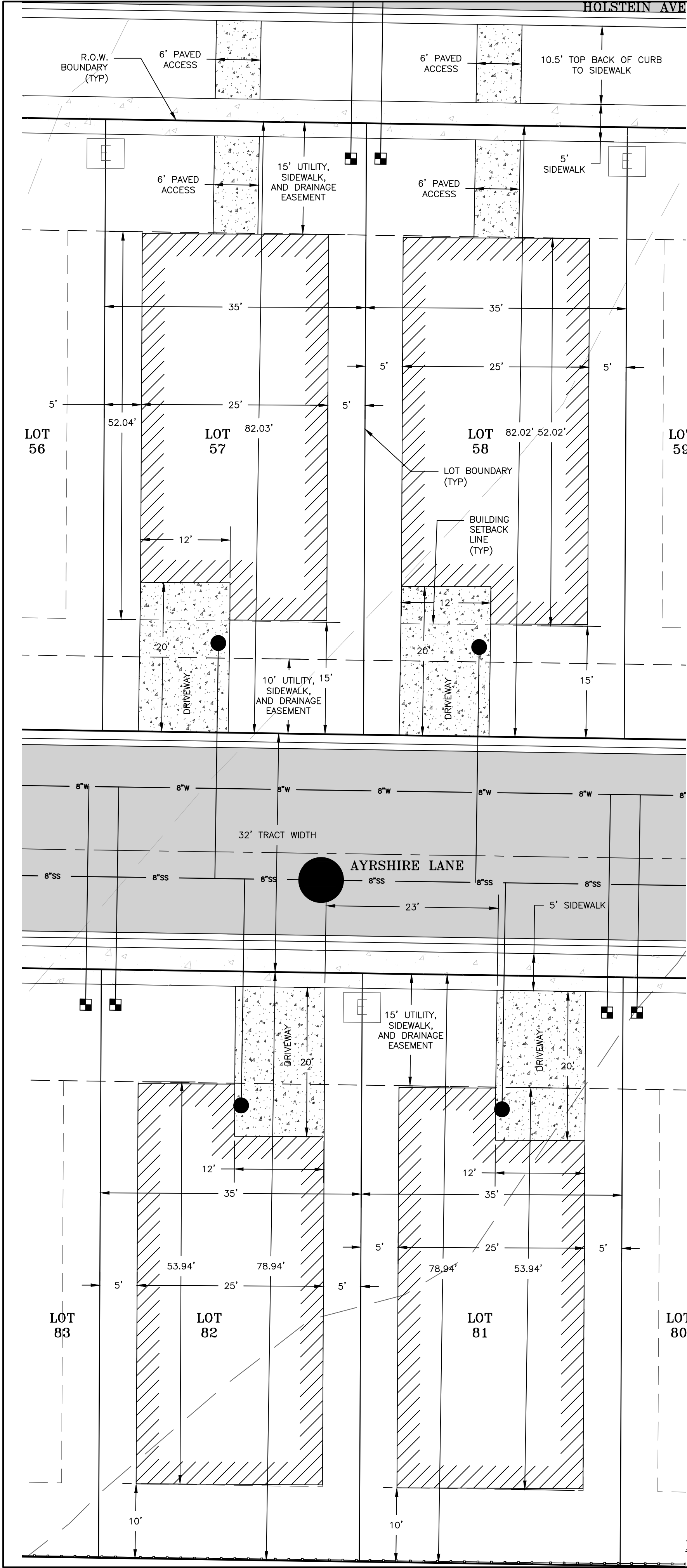
 PRIVATE ALLEY/ROAD TRACT (AYRSHIRE LANE) – 31,671 SF

 AREA NOT INCLUDED IN PHASE

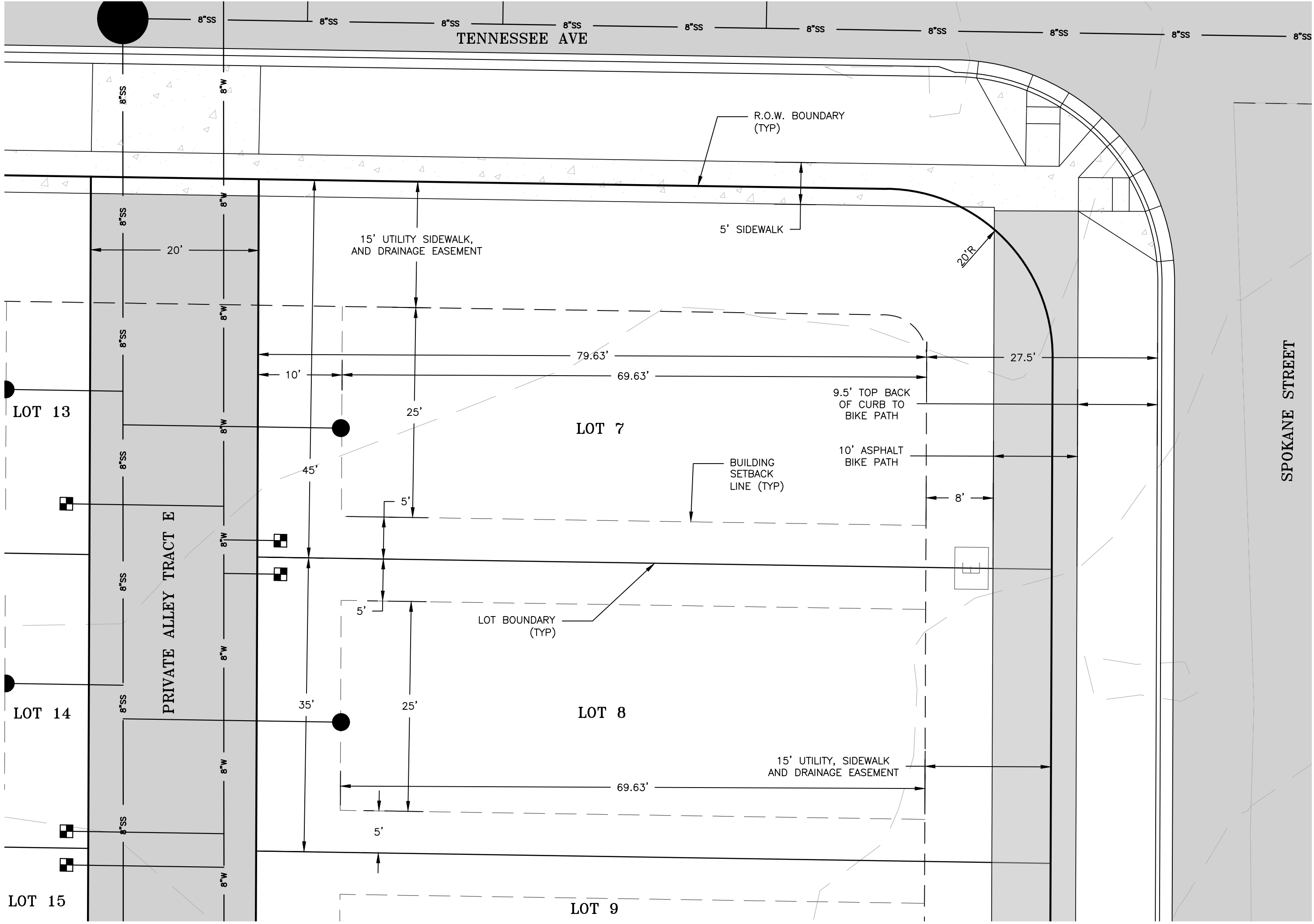


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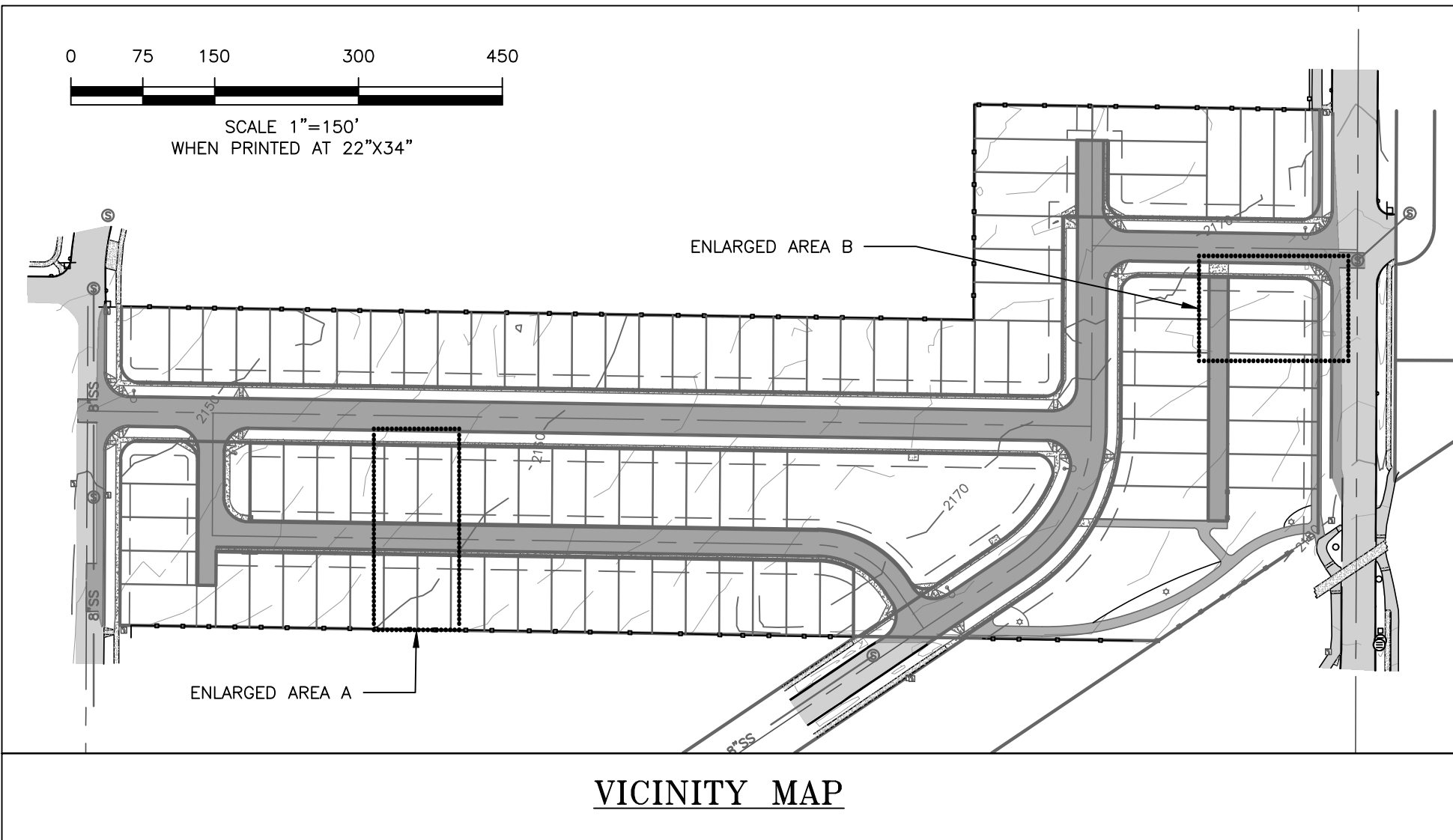
ENLARGED AREA A



ENLARGED AREA B

ZONING INFO							
ZONE	MAX. HEIGHT (FT)	MINIMUM YARD SETBACKS (FT)				MIN. LOT WIDTH (FT)	MAX. LOT COVERAGE
		FRONT	REAR	INTERIOR SIDE	FLANKING STREET		
R-2	35	15	10	5	15	30	70%

NOTE: THE FRONT YARD AND SIDE YARD SETBACK TO THE FRONT OF GARAGES IS A MINIMUM OF TWENTY (20) FEET MEASURED FROM THE FRONT OF THE GARAGE TO THE PROPERTY LINE OR THE EDGE OF THE SIDEWALK NEAREST THE STRUCTURE IF THE SIDEWALK HAS BEEN CONSTRUCTED OUTSIDE OF THE RIGHT-OF-WAY (IN AN EASEMENT), WHICHEVER IS CLOSER TO THE GARAGE.

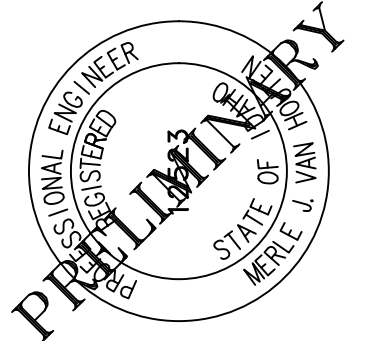
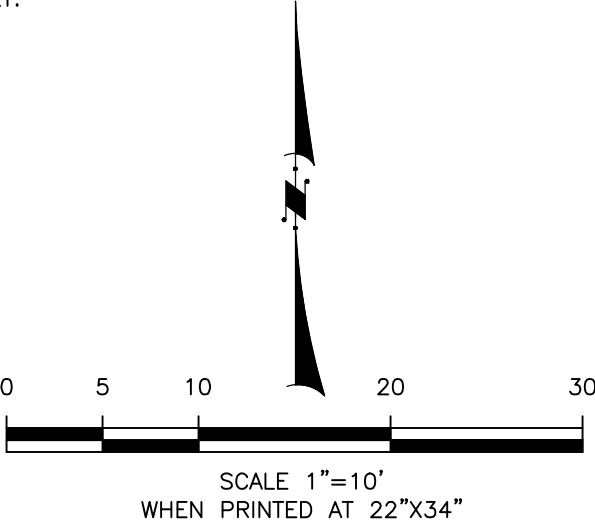


LOT STATISTICS

ZONE: R-2 PUD
LOTS: 92
GROSS AREA: 11.57 AC
TOTAL RESIDENTIAL AREA: 6.56 AC
AVERAGE LOT SIZE: 3,107 SF
SMALLEST LOT SIZE: 2,800 SF (LOTS 89, 90, 91)
LARGEST LOT SIZE: 5,400 SF (LOT 1)
DENSITY: 7.95 UNITS/ACRE (LOTS/GROSS DEEDED AREA)

LOT DEVIATIONS

- THE FOLLOWING DEVIATIONS FROM EXISTING STANDARDS ARE REQUESTED:
- REDUCTION IN MINIMUM LOT SIZE FROM 4,000 SF TO 2,800 SF (NOT TO EXCEED 8.0 LOTS/AC)
 - VEHICULAR ACCESS TO LOTS OF FORTY-FIVE (45) FEET OR LESS MAY BE FRONT LOADED.
 - REDUCTION IN RIGHT-OF-WAY WIDTH OF A LOCAL RESIDENTIAL ROAD WITH PARKING ON BOTH SIDES FROM 65 FEET TO 60 FEET. SEE TYPICAL SECTIONS, SHEET C5.0.
 - BUILDING SETBACKS IN LOTS 53 AND 69 AT PRIVATE ROAD TRACT BOUNDARY SHALL BE REDUCED FROM 15 FEET (FLANKING STREET) TO 5 FEET (SIDE) WHERE TRACT B IS WIDER THAN 30 FEET.

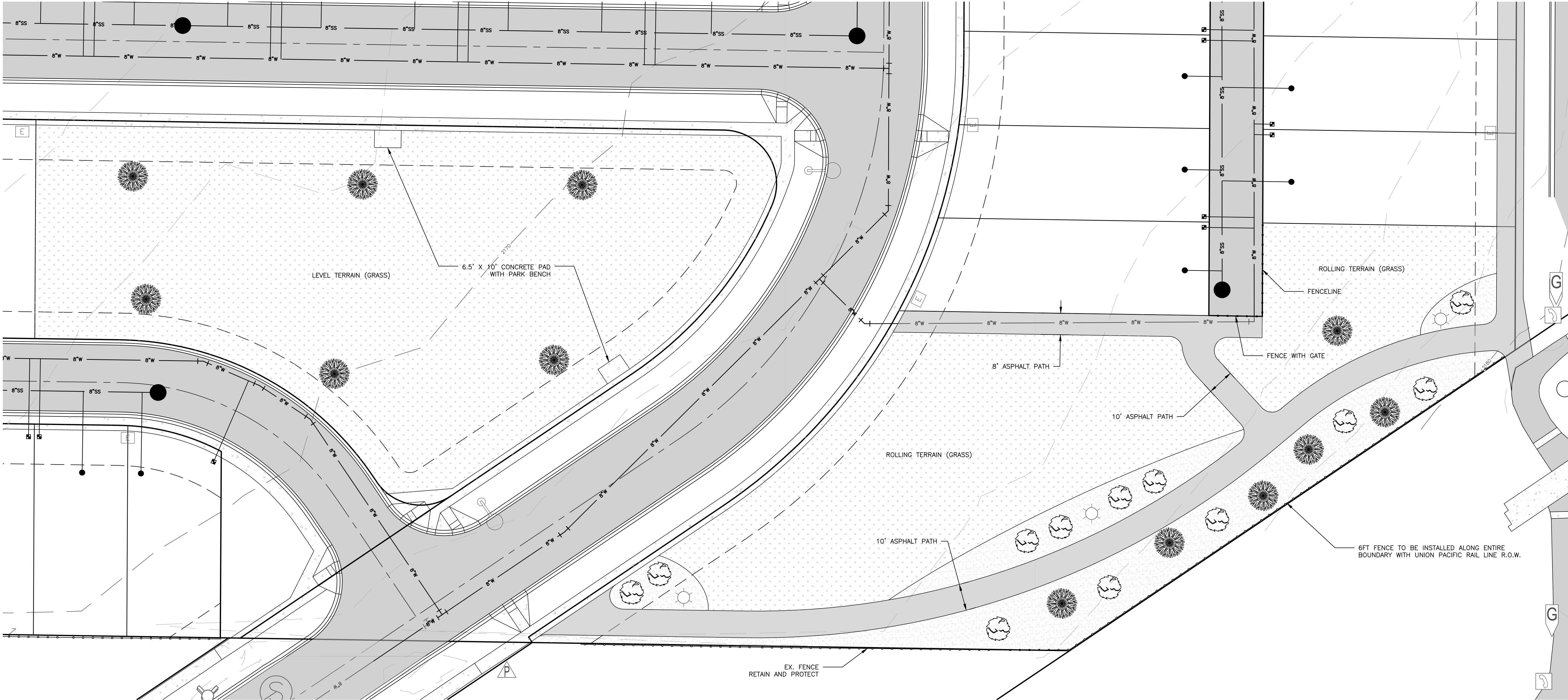


HARVEST MEADOWS PUD
LOT DETAILS

POST FALLS, IDAHO

REVISIONS		BY
NO.	DATE	

DATE: 4/20/2025	PROJECT: #24-0300	PARCEL: #10000-27-2950	CHECKED: MMH	DATE: 5/15/2025

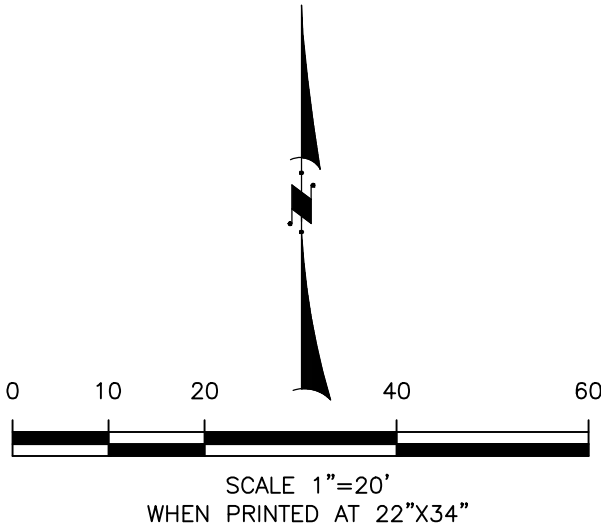


LEGEND

- GRASS AREA
- BARK/ROCK MULCH AREA
- ASPHALT PATH
- CONCRETE SIDEWALK
- "TOWN AND COUNTRY" LIGHT POLE
- "COBRA" STYLE STREET LIGHT
- TREE
- SHRUB



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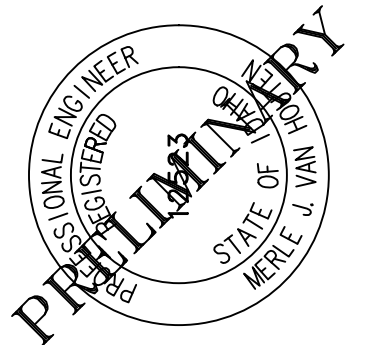


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HARVEST MEADOWS PUD
PRELIMINARY LANDSCAPE PLAN

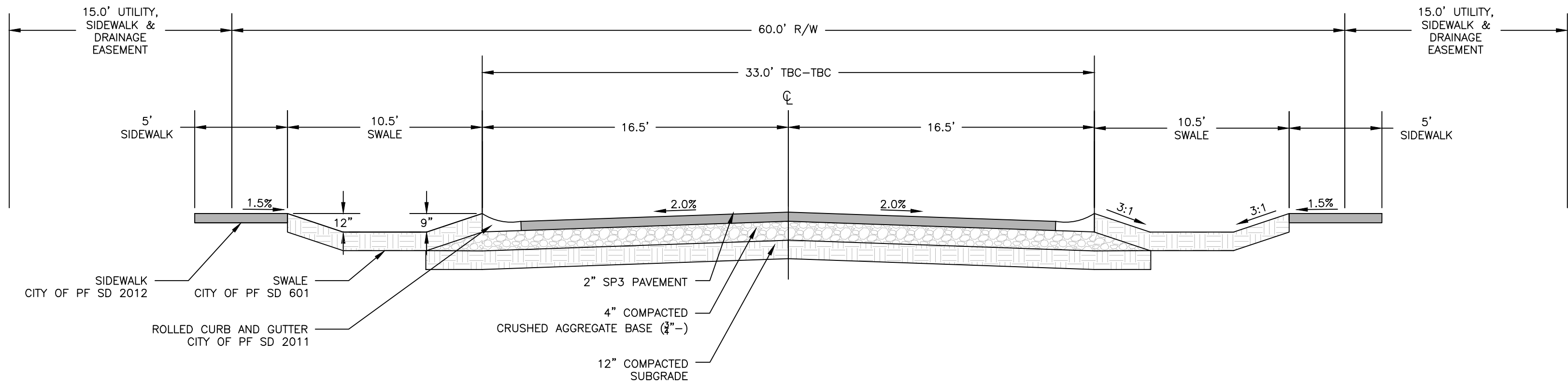
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REVISIONS		
NO.	DATE	DESCRIPTION

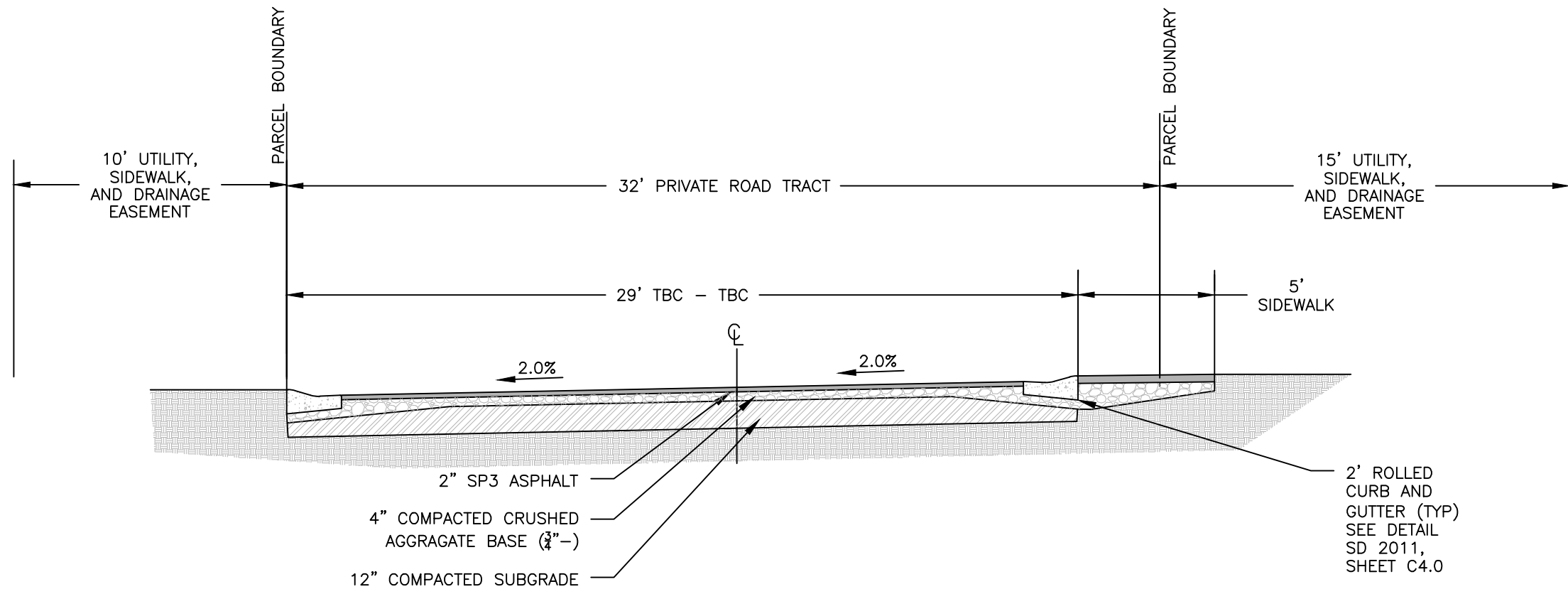
DATE 4/20/2025	PROJECT #24-0300
PARCEL #FINSW-27-2950	BY
DRAWN IAH	
CHECKED MMH	
DATE 5/1/2025	PROJECTS/2024/24-0300 -
517/DESIGN/DWG/PRODUCTION	DRAWINGS

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PUBLIC ROAD TYPICAL SECTION
(TENNESSEE AVE, HOLSTEIN AVE)

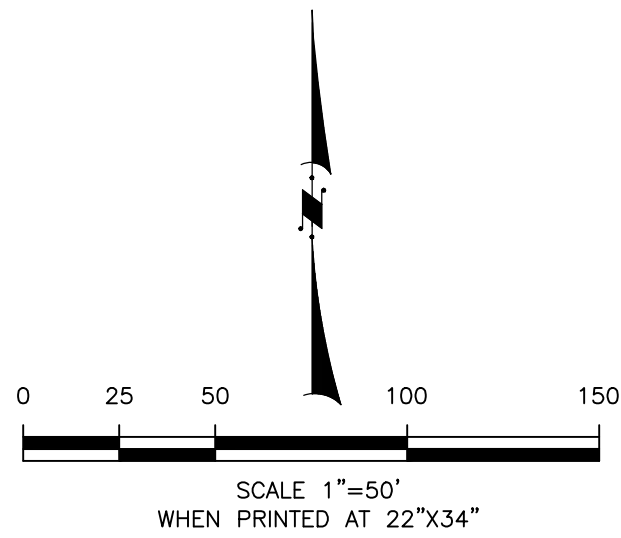


PRIVATE ROAD TYPICAL SECTION
(AYRSHIRE LANE, TRACT A)

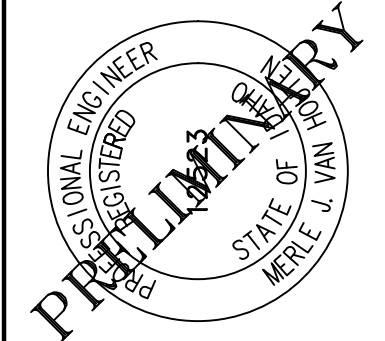
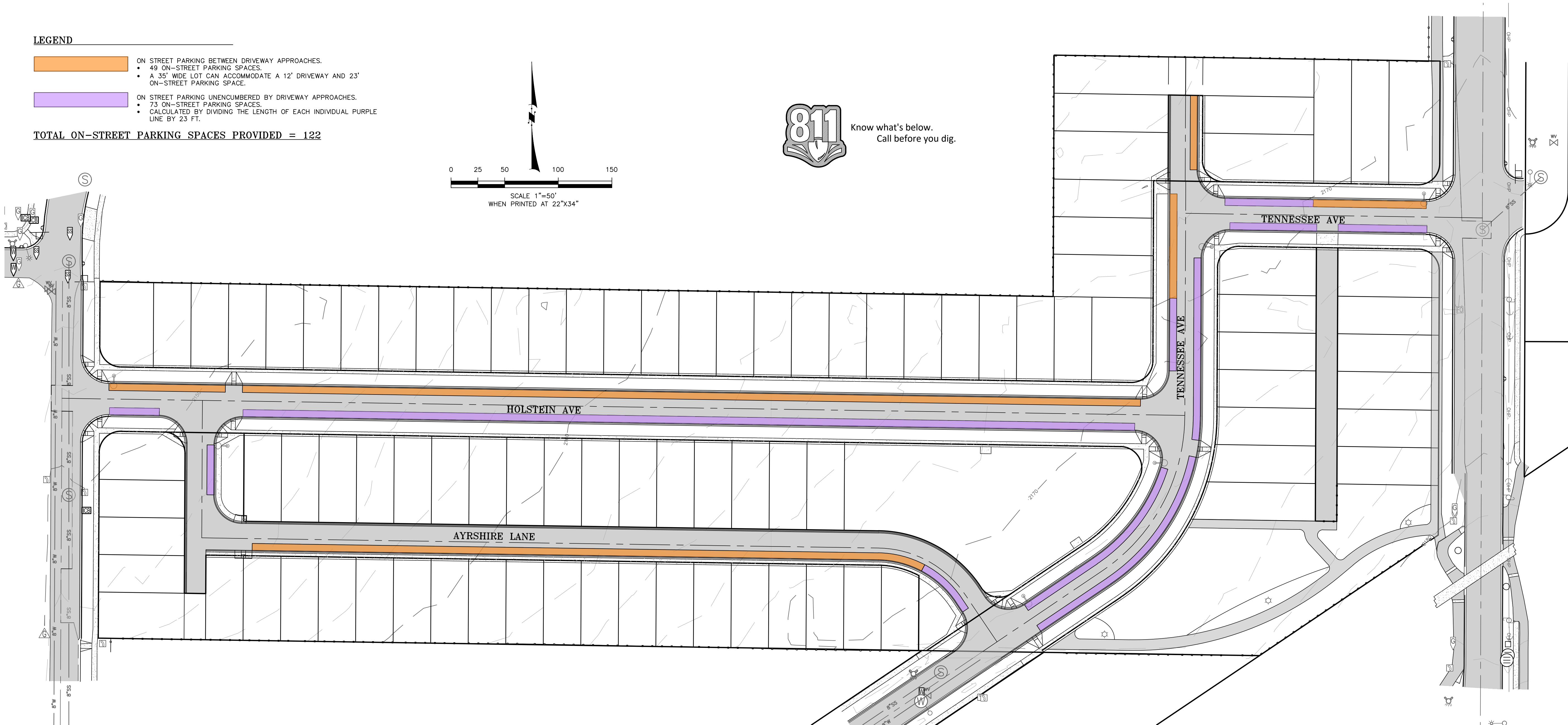
LEGEND

- ON STREET PARKING BETWEEN DRIVEWAY APPROACHES.
 - 49 ON-STREET PARKING SPACES.
 - A 35' WIDE LOT CAN ACCOMMODATE A 12' DRIVEWAY AND 23' ON-STREET PARKING SPACE.
- ON STREET PARKING UNENCUMBERED BY DRIVEWAY APPROACHES.
 - 73 ON-STREET PARKING SPACES.
 - CALCULATED BY DIVIDING THE LENGTH OF EACH INDIVIDUAL PURPLE LINE BY 23 FT.

TOTAL ON-STREET PARKING SPACES PROVIDED = 122



Know what's below.
Call before you dig.



HARVEST MEADOWS PUD TYPICAL SECTIONS AND PARKING PLAN

POST FALLS, IDAHO

REVISIONS			BY
NO.	DATE	DESCRIPTION	
1			

DATE 4/20/2025	PROJECT #24-0300
DRAWN IAH	PARCEL #FINSW-27-2950
CHECKED MMH	PROJECTS/2024/24-0300 -
DATE 5/1/2025	5/1/2025/DESIGN/PRODUCTION DRAWINGS

C5.0
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Exhibit A-4

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

December 2, 2024

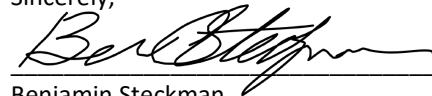
Re: Client Letter of Authorization

To Whom it May Concern,

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

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

Sincerely,



Benjamin Steckman
Managing Member
Blackwell Homes, LLC

12/2/2024

Date



EAST GREENACRES IRRIGATION DISTRICT

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

April 2, 2025

Van Houten Counselling & Design
Attn: Merle Van Houten
401 1/2 E Sherman
Coeur d'Alene, ID 83814
merle@vanhoutencd.com

RE: Blackwell Homes Subdivision, Conceptual Approval
Parcel IDs: 51N05W272950, 0302027021AA, 0302027022AA

Dear Mr. Van Houten:

The Subject received conceptual approval by the Board of Directors during our regular scheduled meeting held April 1, 2025. The project is located in Section 27, Township 51 N., Range 05 W., B.M. of Kootenai County, Idaho. The project is located within the boundary of EGID, and eligible to receive both Domestic and Irrigation water.

We have the capacity, willingness and intent to serve the Subject 92 lot residential subdivision conditional upon final review, and acceptance of the project drawings.

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

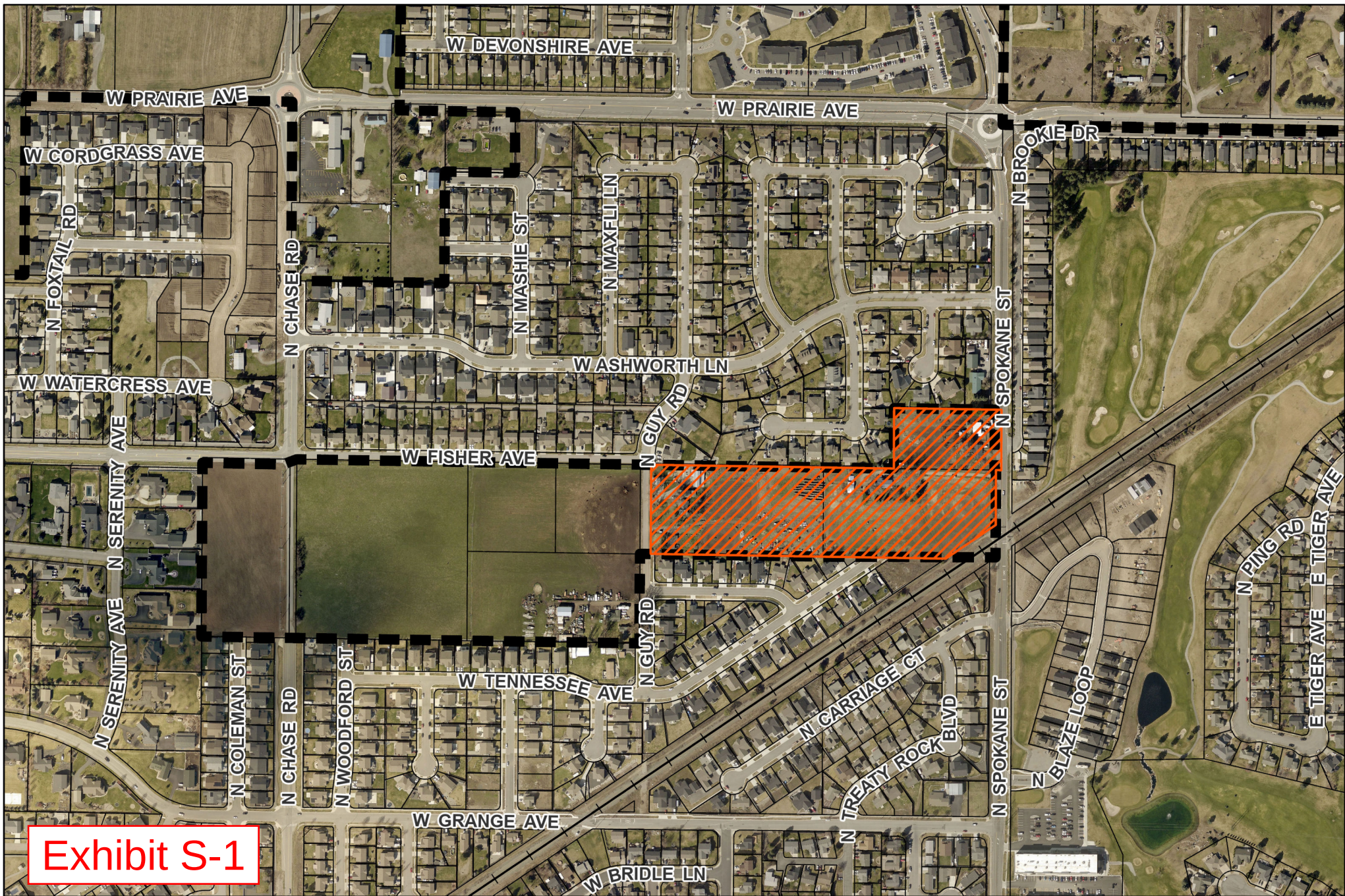
Should you have any questions, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Wilson'.

Ron Wilson
District Manager
ron@eastgreenacres.org

cc: Rob Palus – rpalus@postfalls.gov
Ben Steckman – ben.steckman@blackwellhomesllc.com



Vicinity Map
Harvest Meadows
Planned Unit Development & Subdivision
PUD-25-1 & SUBD-25-4



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site



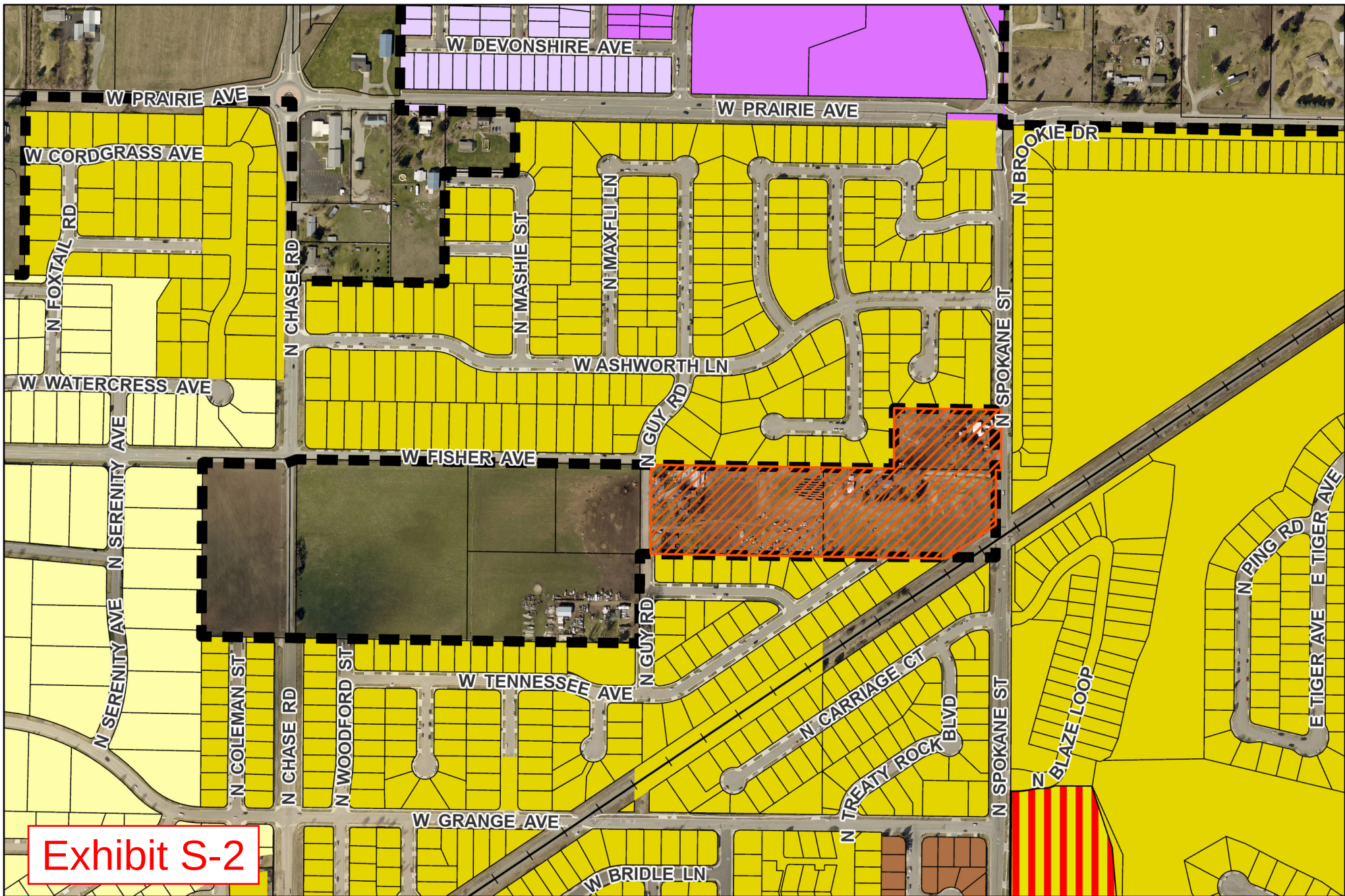


Exhibit S-2

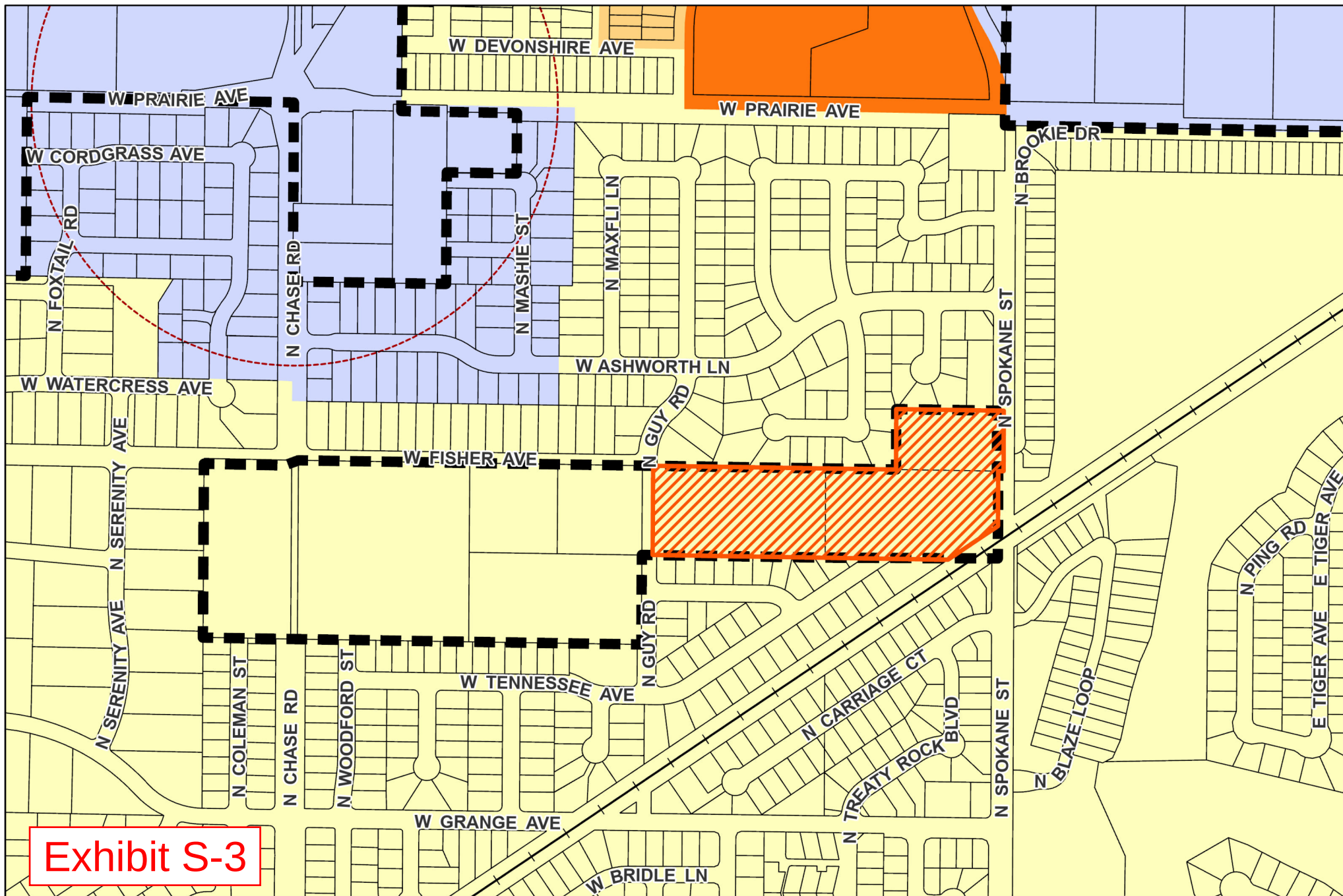
Zoning Map
Harvest Meadows
Planned Unit Development & Subdivision
PUD-25-1 & SUBD-25-4



- Post Falls City Boundary
- Tax Parcels
- Subject Site
- CCM

- R-1-S
- R-1
- RMHP
- SC3
- SC4





Future Land Use Map
Harvest Meadows
Planned Unit Development & Subdivision
PUD-25-1 & SUBD-25-4



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

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





POST FALLS

SCHOOL DISTRICT #273

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

October 17, 2024

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

Dear Bob,

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

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

January 18, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

RE: Notice to Jurisdiction Response

Nancy,

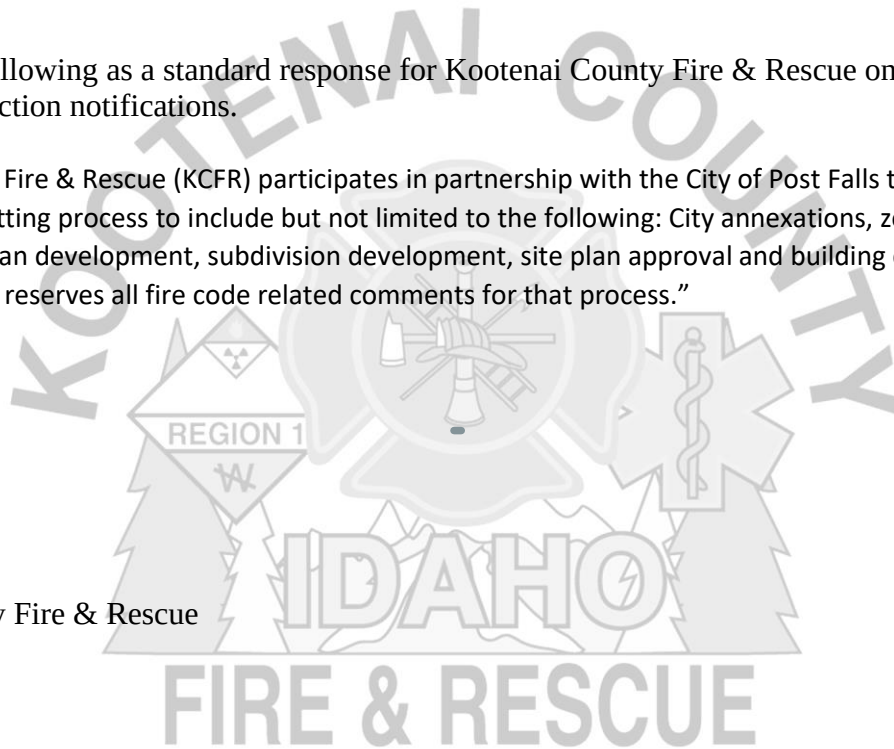
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

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

Respectfully,



Jeryl Archer II
Kootenai County Fire & Rescue
Division Chief
Fire Marshal



Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, May 22, 2025 2:22 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Harvest Meadows PUD & Subdivision File Nos PUD-25-1 & SUBD-25-4

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

Good Afternoon,

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

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, May 22, 2025 11:57 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carriann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrincac <Daniel.Mavrincac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin

From: [Robert Beachler](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdictions Harvest Meadows PUD & Subdivision File Nos PUD-25-1 & SUBD-25-4
Date: Tuesday, May 27, 2025 12:55:15 PM
Attachments: [image001.png](#)

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

The Idaho Transportation Department is neutral regarding PUD-25-1.

The subject parcel is currently zone R-1 – Low density residential and the proposed PUD will require a concurrent zoning change to R-2 Medium density. It appears that parcel number 51N05W-27-2950 easterly boundary extends into the middle of Spokane Street. Right-of-way dedication should include additional width to accommodate Spokane St road construction, maintenance and future bike and pedestrian facilities.

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, May 22, 2025 11:57 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <CarrieAnn.Hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer

<jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth
<Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville
<kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo
<krondo@phd1.idaho.gov>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley
<lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl
<mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan
<Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>;
Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>;
contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson
<Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff
<ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.com>; Tom Kearns
<tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>
Cc: Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cggabbert@postfalls.gov>;
Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington
<fherrington@postfalls.gov>; Hollis Staal <hstaal@postfalls.gov>; James Steffensen
<James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter
<jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley
<jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell
<krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Naomi Tierney
<ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball
<rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale
<rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard
<showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman
<sherman@postfalls.gov>; Tisha Gallop <tgallp@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>;
Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

Subject: Notice to Jurisdictions Harvest Meadows PUD & Subdivision File Nos PUD-25-1 & SUBD-25-4

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

Please find attached the Notice to Jurisdictions for Harvest Meadows PUD & Subdivision File Nos PUD-25-1 & SUBD-25-4 that is scheduled for the Planning & Zoning meeting June 10, 2025. The draft staff report will be on the city's website shortly.

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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

Privileged / confidential information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or send this message to anyone. In such case, you should destroy this message and kindly notify the sender by reply e-mail. Although this email has been scanned for the possible presence of computer viruses prior to dispatch, we cannot be held responsible for any viruses or other material transmitted with, or as part of, this email without our knowledge.

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Thursday, May 29, 2025 2:09 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions Harvest Meadows PUD & Subdivision File Nos PUD-25-1 & SUBD-25-4
Attachments: Exhibit PH-2 NTJ Harvest Meadows.pdf

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

Nancy,

Phillips 66 does not have any conflict with your attached project vicinity.
(Response 13003)

Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, May 22, 2025 11:57 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Martinez, Leo <Leo.Martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Patton, Michael M

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Monday, June 2, 2025 4:26 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Harvest Meadows PUD & Subdivision File Nos PUD-25-1 & SUBD-25-4

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

The PFHD has no comments.

Jonie Anderson
Post Falls Highway District
208.765.3717
contactus@postfallshd.com



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Thursday, May 22, 2025 11:57 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.com>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>
Cc: Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Hollis Staal <hstaal@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>;

Nancy Thurwachter

From: noreply@civicplus.com
Sent: Monday, June 2, 2025 1:49 PM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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

Submit Written Public Testimony

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

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

Review Criteria

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

First Name	Douglas
Last Name	Norman
Address	276 W. Blanton Ave.
Email Address	Field not completed.
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	Harvest Meadows Planned Unit Development (PUD) and Subdivision

Select Hearing Body	City Council
Please Provide Your Position on the Public Hearing	Opposed
Comments	To Post Falls City Council and Planning Division Re: Harvest Meadows Development We live in Peregrine Place subdivision, our home backed to propose project, with these homes being two stories and basically 10' apart and 10' from our fence to backside of proposed houses, we will have lost our view of mountains north of us, from our backyard we will be looking at walls I suggest the houses backing up Peregrine Place subdivision be one story's house only, by making these homes one story they will be more affordable for first time buyers and senior citizens looking to downsize without having stairs in their homes. We do not want to lose our view of mountains or be looking at at walls from our point of view it would would like the side of a warehouse building. Please reconsider one story's one on this side as then will cost less to build and be more affordable for buyers, as for the others houses they can be two stories Keep in mind that our parents and grandparents first homes were small and affordable Second thing we have noted is the loss of the trees along Guy Road, please consider keeping these trees as they are homes to many birds in this neighborhood You can relocate the lot home 88 to 92 where these trees are to " Open Space " tract showing on Harvest Meadow PUD Thank You Home Owner Douglas & Janet Norman

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

**CITY OF POST FALLS
STAFF REPORT**

DATE: May 22, 2025

TO: POST FALLS PLANNING AND ZONING COMMISSION

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

SUBJECT: STAFF REPORT FOR THE JUNE 10, 2025, P&Z COMMISSION MEETING
PAINTED ROCK ANNEXATION ANNX-25-3

INTRODUCTION:

Ray Kimball, on behalf of RYNO LAND, LLC the property owner, is requesting approval to annex approximately 4.67-acres into the City of Post Falls with a zoning request of Medium Density Residential (R2) per Exhibit A-2. The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action pertaining to the annexation. The approval criteria for establishing zoning are:

1. Is the proposed zoning district consistent with the Future Land Use Map and Focus Area contained in the currently adopted Post Falls Comprehensive Plan?
2. Is the proposed zoning district consistent with the goals and policies contained in the currently adopted Post Falls Comprehensive Plan that are relevant to the area under consideration.
3. Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city.

PROJECT INFORMATION:

Project Name / File Number: Painted Rock Annexation File No. ANNX-25-3

Owner(s): RYNO LAND, LLC, 16309 E. Marieta Ave., Spokane Valley, WA 99216

Applicant: Ray Kimball of Whipple Consulting Engineers, Inc

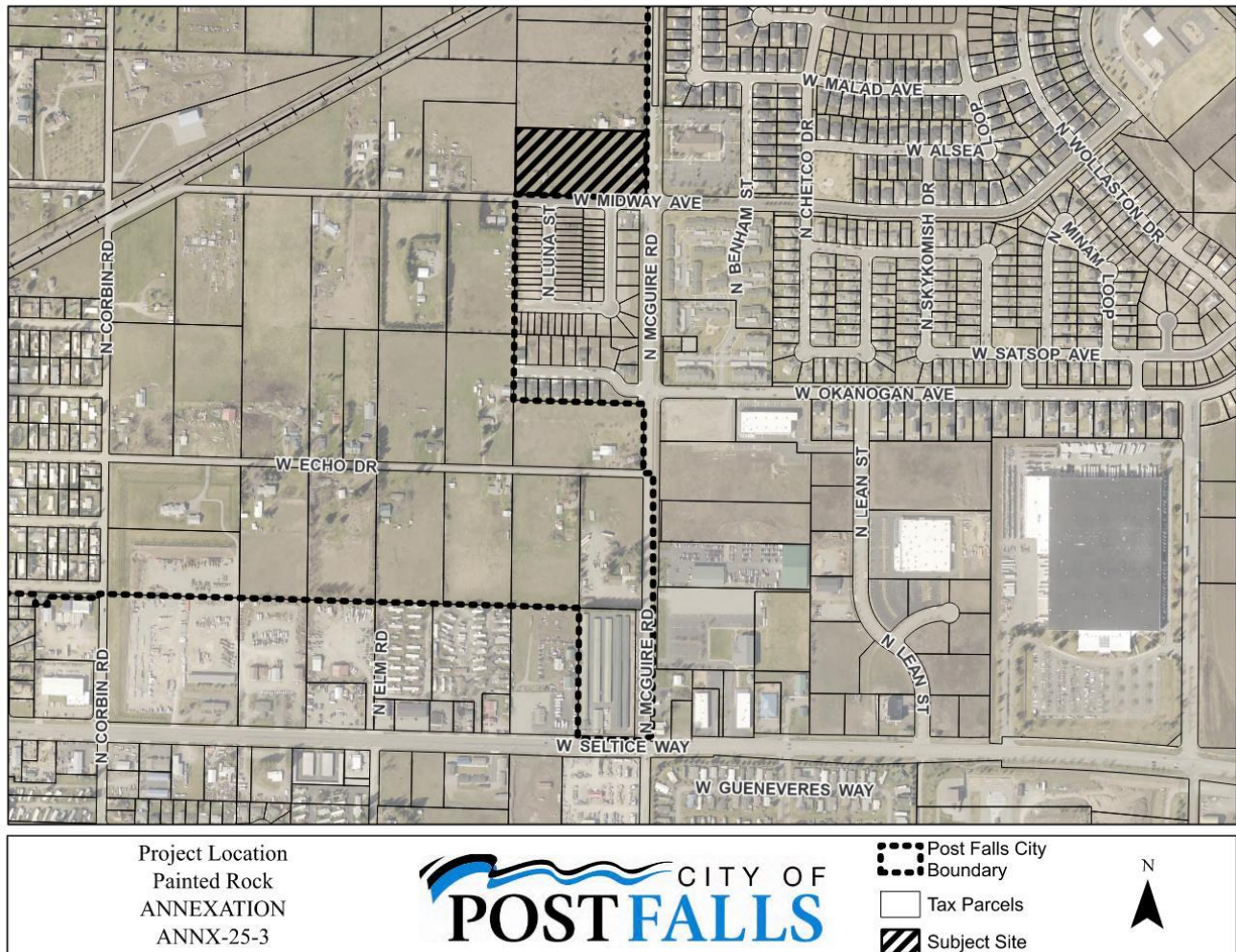
Project Description: Annex approximately 4.67-acres into the City of Post Falls with a zoning request of Medium Density Residential (R2) zoning.

Project Location: The property is generally at the northwest corner of the intersection of N. McGuire Rd. and W. Midway Ave. The proposed annexation area is directly north of a mixed Medium Residential (R-2) zoned project that fronts N. McGuire Rd.

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

Surrounding Land Uses: Surrounding the subject site is predominately single-family large lot residential within Kootenai County, except to the south where there is a Medium Density Residential (R-2) zoned project that fronts N. McGuire Rd. Across N. McGuire Rd. to the east is a religious institution.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

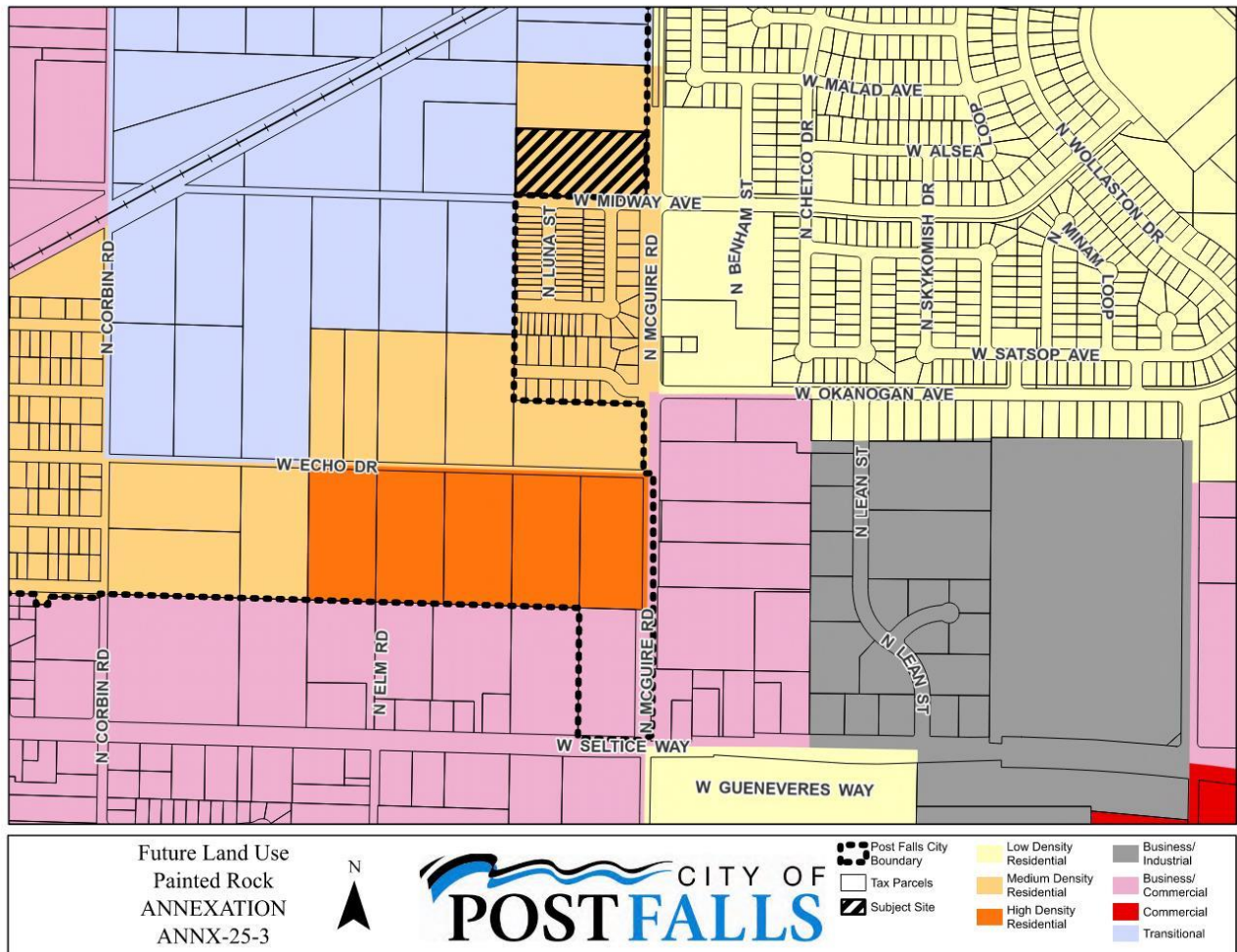
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria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

ZONE CHANGE REVIEW CRITERIA

1. Is the proposed zoning district consistent with the Future Land Use Map and Focus Area contained in the currently adopted Post Falls Comprehensive Plan?

The Future Land Use Map classifies this property with the land use designation of Medium Density Residential (See Following Image). This category encompasses all types of residential uses between five and 16 dwelling units per acre and supports land uses such as nursing care facilities, parks, schools, and public facilities. Densities may vary as appropriate to location, street and infrastructure capacities, planned development patterns and compatibility with existing development.

Implementing Zoning Districts **R-2**, **R-3**, **RM**, **SC4**, Per Focus Area



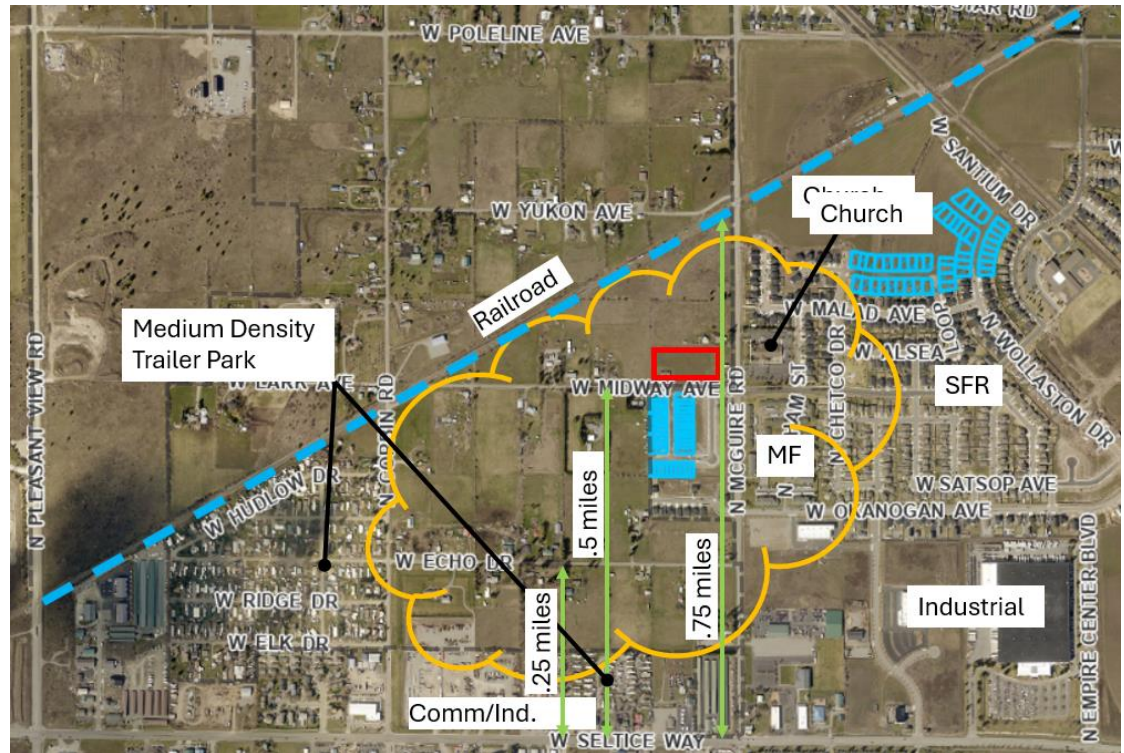
The proposed annexation is located within the West Prairie Focus Area, which states the following:

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

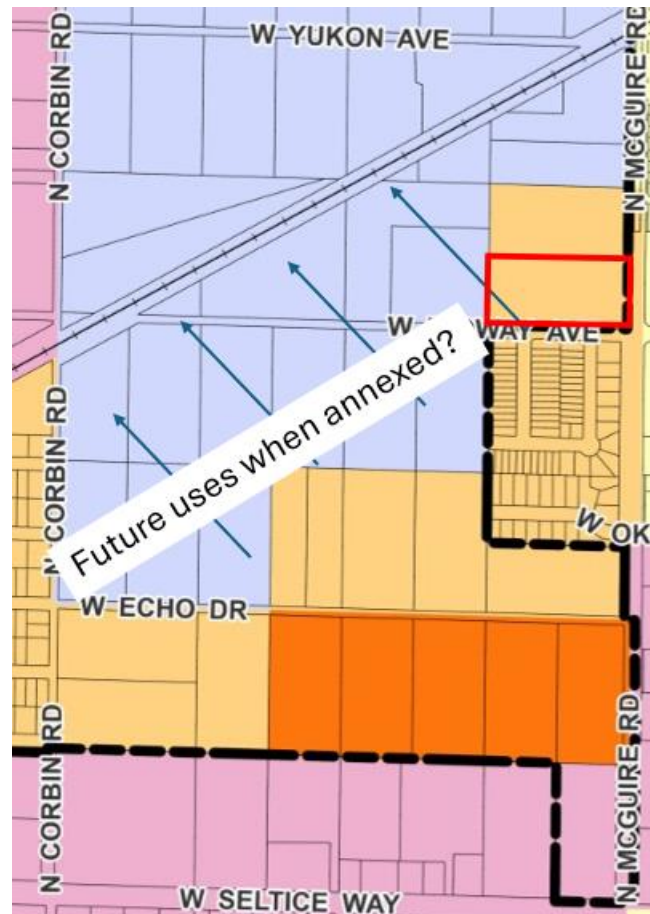
Mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials. This area may benefit from a subarea plan that examines lot and block development patterns to aid transition of five-acre lots.

Staff Comment: The proposed Medium Density Residential (R2) zone would be consistent with properties zoned and annexed property in the city to the south.

Referencing the following image, how is the area denoted in the orange cloud south of the railroad going to transition into the City? How should this proposed annexation denoted by the red box assist with this transition?



Many of the uses adjacent to this area that are in the City or the county are of the medium density residential (Trailer Parks) or higher. This area is bound by a busy rail corridor to the north. Seltice Way and McGuire Rd. have developed with commercial, industrial, multi-family and a church use. Seltice Way is a Principal Arterial and McGuire Rd. is a Minor Arterial. The farthest reach of this area bound by the orange cloud is $\frac{3}{4}$ of a mile from Seltice Way (a major commercial corridor running east/west through Post Falls). This area is not that far removed from more intense uses in the City. These matters were the basis within the current comp plan's (see following image-proposed annexation in red box) future land use designation. The goals and policies in the comp plan provide direction for what the future uses should be.



2. **Is the proposed zoning district consistent with the goals and policies contained in the currently adopted Post Falls Comprehensive Plan that are relevant to the area under consideration;**
Goals and Policies (listed by policy number) that may be relevant to this annexation request are shown below, followed by staff comments.

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

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

In seeking long-term prosperity, residents understand the need to build economic diversity – capitalizing on access to neighboring job centers as well as developing a strong business base with a supportive housing stock within City limits. The medium density residential (R2) zone can deliver attainable housing choices for the workforce in the form of a cottage home, tiny home, twinhome, or a townhome. Diversifying Post Falls housing stock may assist sustaining a balanced and resilient economy for Post Falls. Within the recent 2025 Housing Needs Analysis report, Homeownership Strategy #2 encourages the diversification of housing types to meet community needs.

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

Cities exercise considerable influence over land use, in turn influencing the type and character of development, patterns of growth, and the short and long-term financial impact of growth on the local economy. Consequently, the Comprehensive Plan supports the allocation of land use types, parks features and other areas sufficient to achieve overall plan objectives. As cited earlier, as this area (south of the railroad tracks, east of Corbin Rd., west of McGuire Rd., and north of the existing City limits) annexes into the City, it may be beneficial to take into account the surrounding built in the City and compliment these areas with compatible uses supporting community needs and the City's long-term sustainability. As stated in Goal 1, Within the recent 2025 Housing Needs Analysis report, Homeownership Strategy #2 encourages the diversification of housing types to meet community needs.

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

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

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

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service.

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

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

Staff Comment: Additional housing may help further long-term fiscal health of the City through supporting both the Industrial and Commercial employment/commerce objectives. Diversification of Post Falls housing stock may assist sustaining a balanced and resilient economy as this may assist maintaining and expanding the employment base residing in Post Falls. Businesses are attracted to areas with an educated, skilled, and available workforce, which available housing has a synergetic role.

- Maintain and enhance resident quality of life.

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

- Promote compatible, well-designed development.

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

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

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

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

- Future land use mapping.

Staff Comment: This has been addressed in Criteria 1.

- Compatibility with surrounding land uses.

Staff Comment: The proposed Medium Density Residential (R2) zone would be consistent with properties zoned and annexed property in the city to the southeast and not incompatible with the planned future land use designation to the east. The county properties in this area are planned to be annexed in the City and attain City zoning at some future date when applied for by the current or future landowner.

Infrastructure and service plans.

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

Existing septic systems would be required to be decommissioned with development, in conformance with Panhandle Health requirements.

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

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

- Existing and future traffic patterns.

Staff Comment: The property’s is adjacent to Midway Avenue, a classified Minor Collector roadway. Modeling within the current Transportation Master Plan indicate that less than 10% of the roadways current capacity is being utilized and approximately 80% of roadway capacity will still be available in 2035 with development of the requested property and surrounding area in accordance with the current future land use projections.

Midway Avenue would be widened along the projects frontage to meet the identified Minor Collector configuration required in the Transportation Master Plan to accommodate projected 2035 traffic volumes and distribution. Dedication of rights-of-way and easement for a Minor Collector roadway would be required as part of annexation.

- Rights-of-way: 40-foot ½ roadway, 20-foot dedication measured from the existing north line of Midway Avenue.
- Easement: 10-foot sidewalk, drainage and utility easement adjacent to

the rights-of-way dedication.

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

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

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

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

Staff Comment: Annexation of the subject site with the R2 zoning request would help provide land for future housing needs in an area projected to be incorporated into the city. Within the recent 2025 Housing Needs Analysis report, Homeownership Strategy #2 encourages the diversification of housing types to meet community needs.

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

Staff Comment: Additional rights-of-way(s) and easement(s) would need to be provided as part of annexation. Annexation shall include all rights-of-way adjoining the site currently within the County. The additional rights-of-way would assist with improving the east/west connectivity opportunities of Midway Avenue.

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

Staff Comment: Upon the development of the site, frontage improvements will be required to be completed. This allows for continuity of pedestrian pathways along Midway Ave.

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

Staff Comment: Upon the development of the site from a subdivision, roadway and pedestrian improvements will be required to be completed. This allows for continuity of roadways and pedestrian pathways along the subject property on Midway Ave. (Minor Collector) and McGuire Road (Minor Arterial).

Policy 45: Guide annexation decisions guided by and considering:

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

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

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

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

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

Staff Comment: The proposed area is within East Greenacres Irrigation District.

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

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

Agencies Notified:

Bonneville Power Administration	City Link	Post Falls Area Chamber
Post Falls Post Office	Post Falls Parks & Rec	PF Police Department
Post Falls School District	Post Falls Highway District	Utilities (W/WW)
Kootenai Electric	Kootenai County Fire	Department of Environmental Quality
Ross Point Water	East Greenacres Irr. District	Urban Renewal Agency
Idaho Department of Lands	Idaho Transportation Department	Panhandle Health District
KMPO	Kootenai County Planning	Yellowstone Pipeline Co.
Phillips 66 Pipeline Co. (Conoco)	NW Pipeline Corp.	BNSF

TC Energy (TransCanada GTN)	Avista Corp. (WWP-3)	TDS Telecom
Ziply Fiber	Spectrum	Coeur d'Alene Garbage
Coeur d'Alene Press		

PUBLIC PROCESS: Notice of the proposed annexation was sent to appropriate jurisdictions on May 22, 2025, and mailed to property owners within 300 feet of the proposed project on May 20, 2025. Notice has been published in the Coeur d'Alene Press on May 22, 2025. The property will be posted by May 30, 2025.

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

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

1. Dedication of Rights-of-way and easements along Midway Avenue.
 - a. 20-foot rights-of-way dedication (measured from existing north line of Midway Avenue)
 - b. 10-foot sidewalk, drainage, and utility easement

ATTACHMENTS:

Applicant Exhibits:

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

Staff Exhibits:

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

ANNX-25-3 Annexation Status: Active Submitted On: 3/24/2025	Primary Location 47723580, -116.980929 Owner No owner information	Applicant  Raymond Kimball  509-893-2617  rkimball@whipplece.com  21 S. Pines Road Spokane Valley, WA 99206
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Application Information

Did an Annexation Pre-app take place?* Yes	Applicant Type* Engineer
Description of Project/Reason for Request* Annexation of 5 acres as r-2	
Existing Zoning* County AG	Adjacent Zoning* R-2/County AG
Current Land Use* Residential	Adjacent Land Use* Residential
Proposed Zone* R-2	

Owner Information

Name* Ryno Land, LLC	Company
--------------------------------	----------------

Phone*

509.241.3555

Email*

SCOTT@RYNBUILT.COM

Address*

16309 E. Marietta Ave

City, State, Zip Code

Spokane Valley, WA 99216

Application Certification

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

*



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



Raymond Kimball

Mar 10, 2025

Exhibit A-2



Whipple Consulting Engineers, Inc.

Painted Rock Annexation/Subdivision

The site of the proposed annexation is located in the Southeast ¼ of Section 32, T51N, R5W at 2555 W. Midway Ave. The property consists of one parcel with an existing home and several outbuildings. The applicant is requesting a City R-2 zoning and subdivision into 21 detached single family lots. See below for a Vicinity Map.

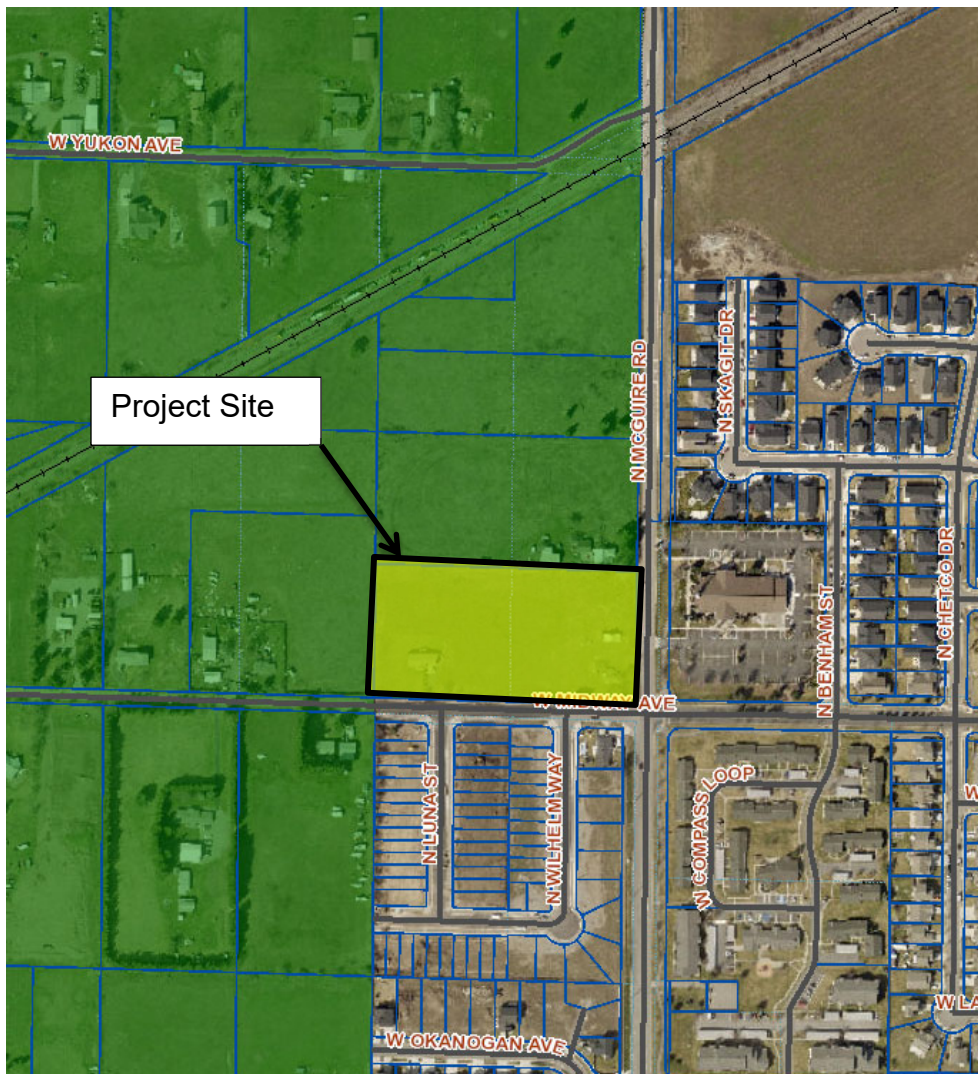


Figure 1: Vicinity Map

The subject property consists of a 4.67 acre parcel located at the northwest corner of Midway Avenue and McGuire Road. The Blue Spruce Estates and Wildflower Estates subdivisions are located directly to the south, and the Montrose subdivision is located across McGuire to the

east. Large lot residential properties adjoin on the North and West.

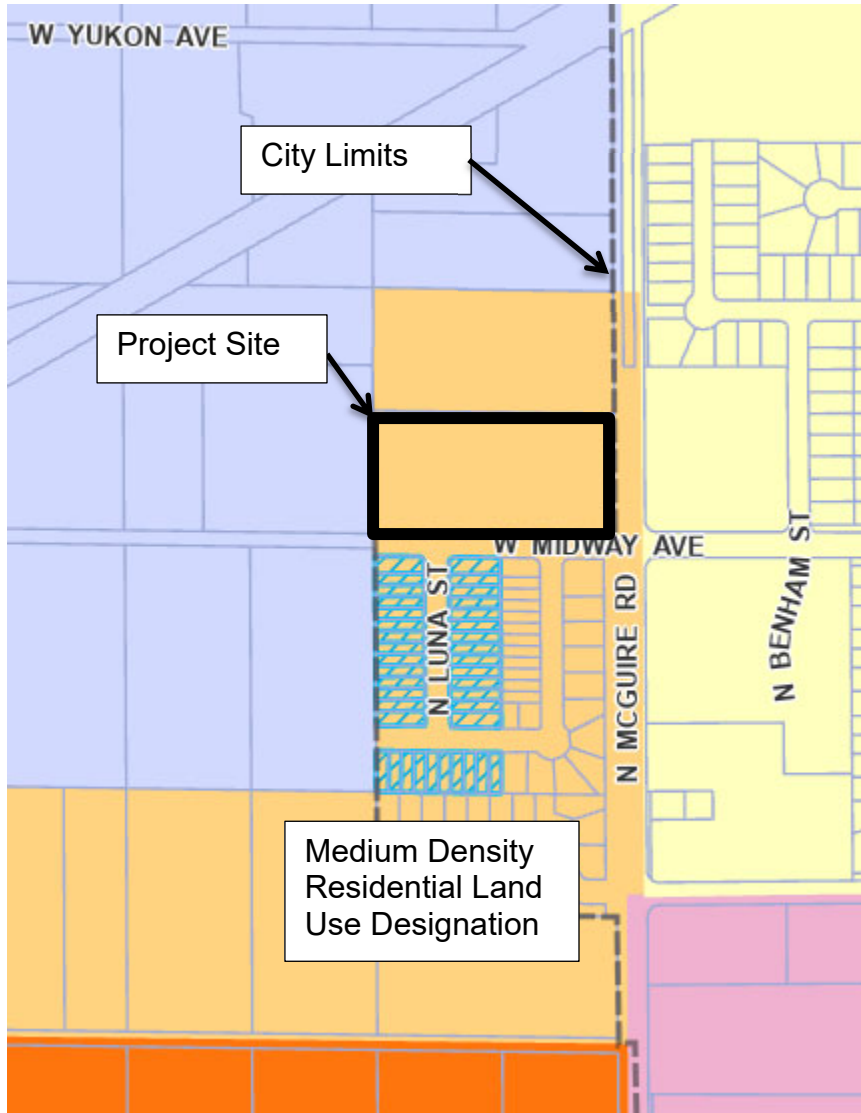
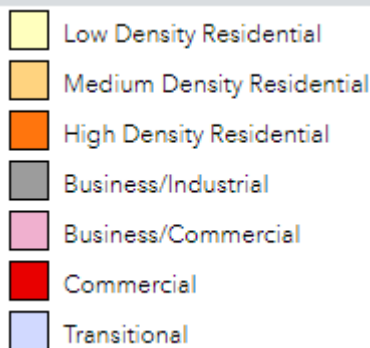


Figure 2: Future Land Use Map



Zoning:

As shown on the future land use map, the property has a medium density residential land use designation. This is consistent with the surrounding development patterns and annexation into the City with an R-2 Zoning is consistent with both the surrounding zoning as well as the future land use map. It is the intent of the developer to construct single family homes on small lots within this zone.

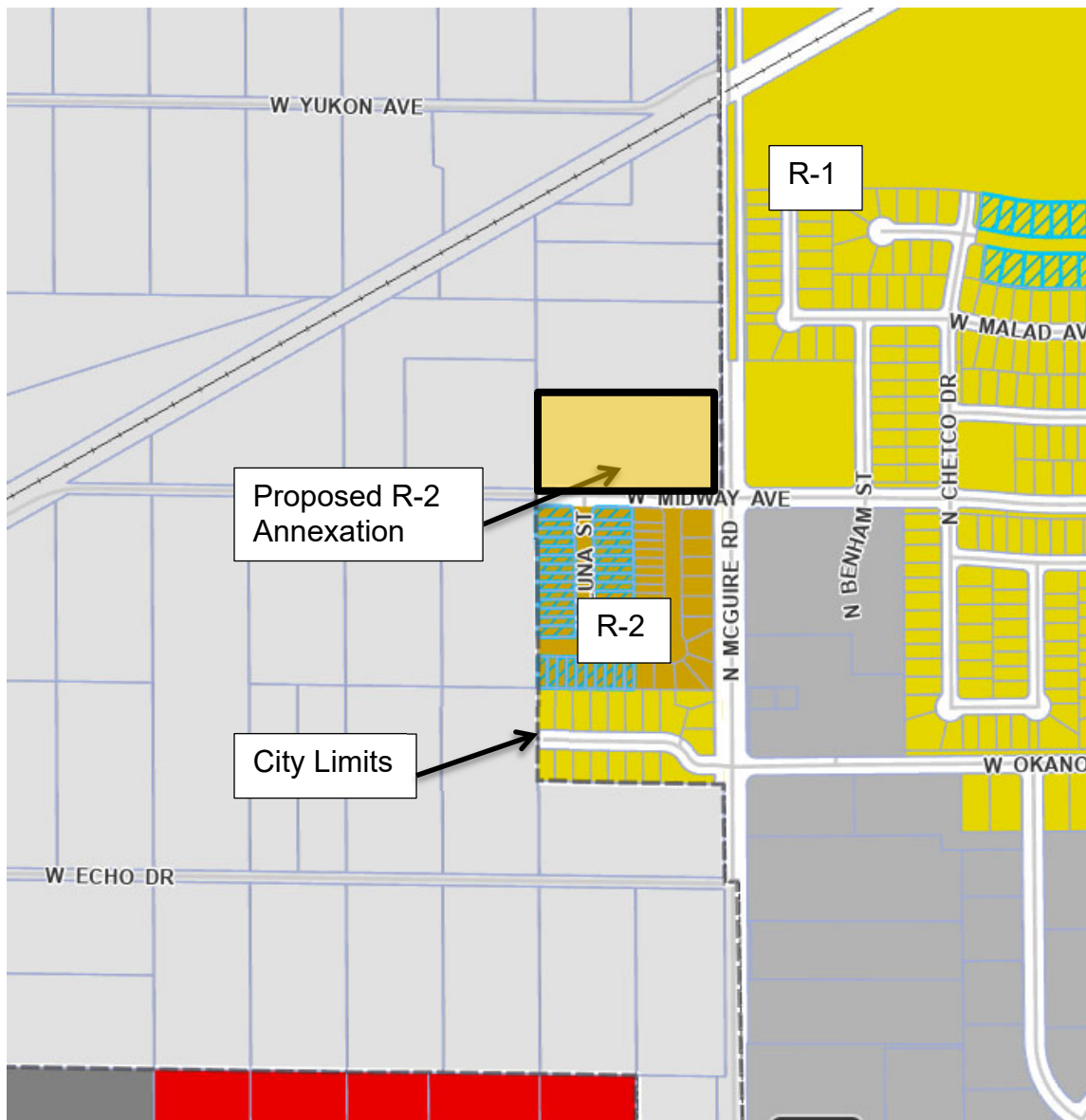


Figure 3: Zoning Map

When residential zoning is considered, it's important to consider both the existing and future

surrounding environment. The existing twin home residential subdivision to the south of the property has lot sizes in conformance with the R-2 zoning and the county property to the west of the subject site will likely follow suit at some time in the future. The single family subdivision to the east is compatible as well.

Utilities and Access:

Primary access to this property will be from Wilhelm Way which tees into Midway Ave. Connectivity to the north and west is provided with the extension of Wilhelm Way and Leahy Ave. Both streets are considered local access streets. There is one existing home on the site that currently gets access from Midway Avenue. It is the intent of this application for the access to remain as is and for the driveway for this home will be modified such that vehicles will not have to back out onto the street when leaving the property. Midway Avenue is considered collector streets within the City's Transportation Master Plan and will be widened accordingly. McGuire Road will be widened to Minor Arterial standards.

Both water and sewer mains are located in Midway Avenue. The Sewer will be extended into the project via Wilhelm Way. A water main is also located in Midway Avenue and will provide domestic water to the property. Water and sewer extensions will be stubbed to the north and west for future development. Dry utilities are also located on the property and available to serve any future development on site.

Subdivision:

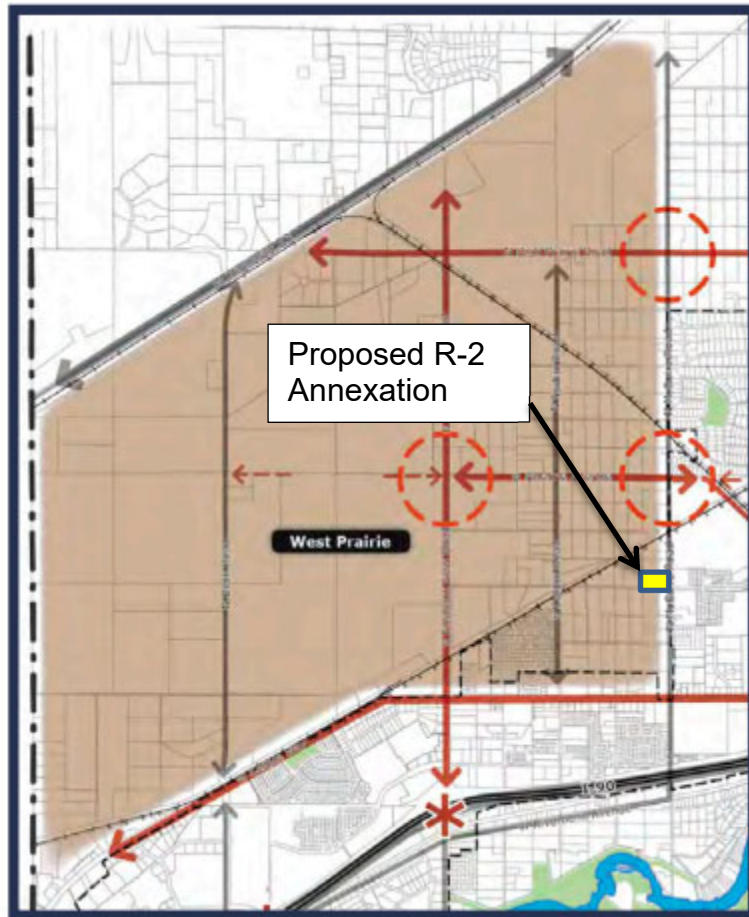
As shown on the attached subdivision plan, the proposed subdivision will result in 21 single family residential lots. The lots range in size from a minimum of 4,696 sf to a maximum of 9,825 sf with the average size in the neighborhood of 6,358 sf, and all lots meet the dimensional requirements of the R-2 zoning for single family development. Leahy Ave will extend west and Wilhelm Way will extend to the north. This will provide important connectivity to the adjacent undeveloped parcels and will allow for them to develop in the future should the land owners decide to do so. Right of way for the widening of Midway Avenue and McGuire Road will be dedicated and either improved or cashed out at the City's discretion.

As mentioned above, water and sewer are both immediately available and of adequate capacity to serve the proposed subdivision. There is approximately 3 feet of relief across the site, which will yield relatively flat lots for single family construction.

Comprehensive Plan Analysis:

This property is located within the West Prairie focus area, which is a "County Peninsula" and nearly surrounded by the City. This area is considered a priority for annexation and is

considered infill. The future land use map designates this area to be Medium Density Residential which encompasses all types of single family residential uses. The requested R-2 zone is an implementing zoning district in Medium Density Residential.



The proposed annexation and subdivision complies with the City's adopted comprehensive plan as follows (*policy goal in italics*):

Land Use:

G.05. Keep Post Falls' neighborhoods safe, vital, and attractive.

The proposed R-2 single family zoning and subdivision is intended to provide a safe and vibrant neighborhood ideal for the residents of Post Falls. Sidewalks will provide a safe pedestrian environment, and the connection of the streets to adjoining properties will allow for this neighborhood to grow in an orderly manner. Impact fees collected at building permit will provide for acquisition and construction of parks, off site transportation infrastructure, and public safety needs.

G.06. Maintain and improve Post Falls' transportation network, on pace an in concert

with need and plan objectives.

The proposed annexation and subdivision are located at the intersection of a minor collector (Midway Ave) and a minor arterial (McGuire Road). Annexation will provide for the dedication of the right of way for both of these streets along their respective frontages. The following subdivision will provide for the widening of those streets and an expansion of the pedestrian network in that area. As such, approval of this application will improve the capacity of the adjoining street network. The street layout contained in the subdivision application provides for connectivity to the adjoining properties to allow for orderly expansion of the residential street network, thus allowing for the orderly expansion of utilities as well as the transportation network without adding an undue number of approaches onto McGuire.

P.06 Encourage residential development patterns typically featuring:

- *Housing that faces the street edge;*
- *An interconnected grid or small-block streets network;*
- *Street sections designed for safety, traffic calming and aesthetic appeal, including narrower lanes, sidewalks, landscaping and lighting;*

The street network is designed for safety and will provide for an interconnected grid and small block street network. The streets are designed such that all homes will face the street. The existing home on the property has an existing driveway off of Midway which will be modified so that it is possible for the occupant of that home to exit the property without backing into traffic.

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

The residential housing mix in Post Falls is very diverse, but currently extremely limited in availability. A shortage in available and developable land coupled with an increase in demand has resulted in a sharp increase in home prices. High prices and limited availability make it difficult for the City to attract high paying employers to our community. Development of this property will increase the supply of available lots/homes which in turn supports the community need for mid-range housing.

This application meets the key policies of the West Prairie Focus Area as follows:

- *Mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials.*

This application allows for the beginning of a horizontal mix of residential uses where the higher density provided by the R-2 next to the arterial (McGuire Road), thus allowing for a transition to lower density as properties closer to Corbin Road annex.

Conclusion:

The proposed annexation and subdivision are both supported by the comprehensive plan as outlined in this narrative and the proposed subdivision meets the requirements of the City's subdivision ordinance, therefore we are requesting approval of the annexation and subdivision of the property as presented.

Exhibit A-3

Vicinity Map

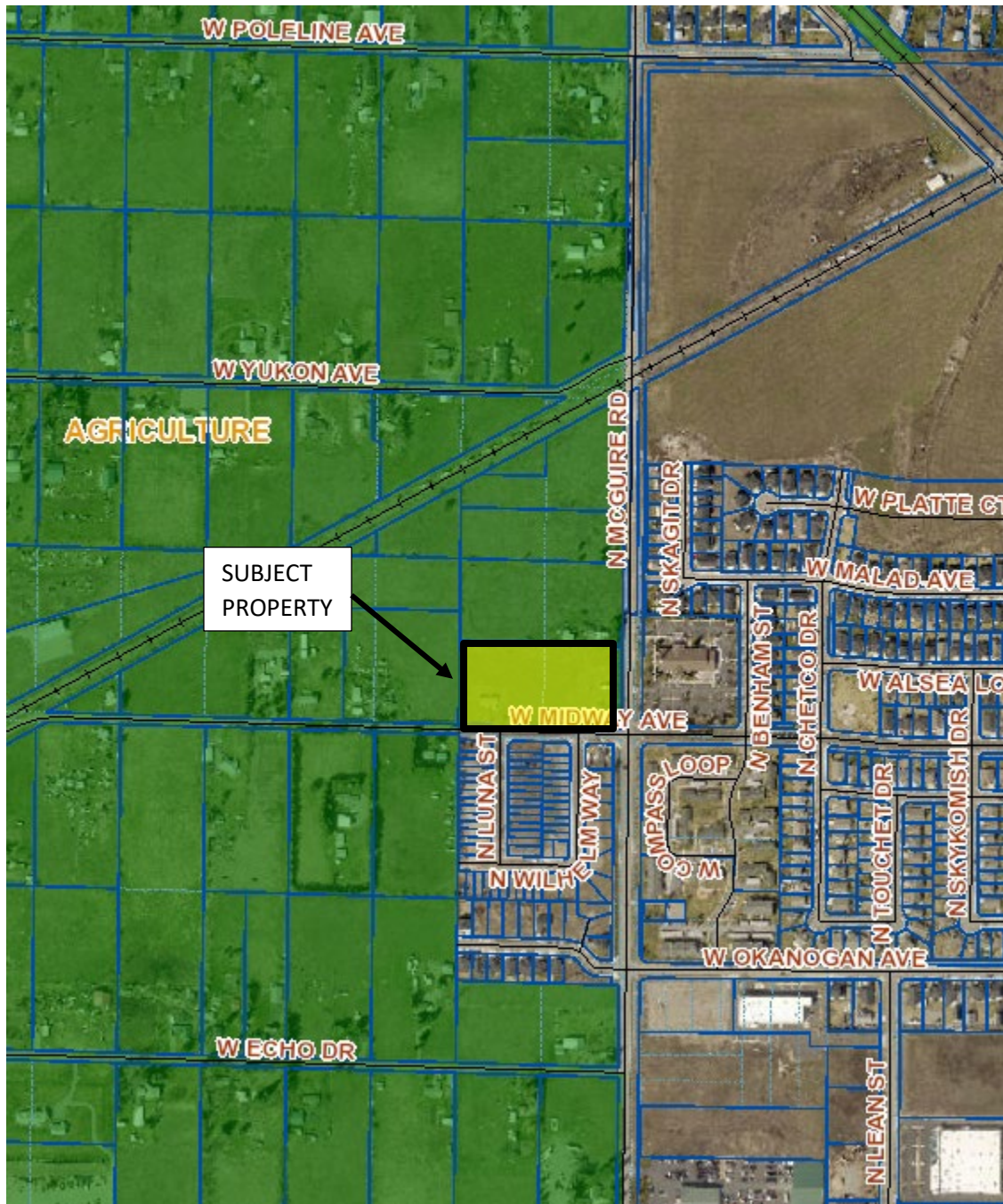


Exhibit A-4

March 10, 2025

To Whom It May Concern,

Until further notice, RYN Built Homes, LLC and RYNO Land, LLC hereby authorize Ray Kimball of Whipple Consulting Engineers to act as its agent and representative for the purposes of submitting land use actions and applications to Post Falls Idaho on its behalf.

Sincerely,

Scott Krajack

Scott Krajack

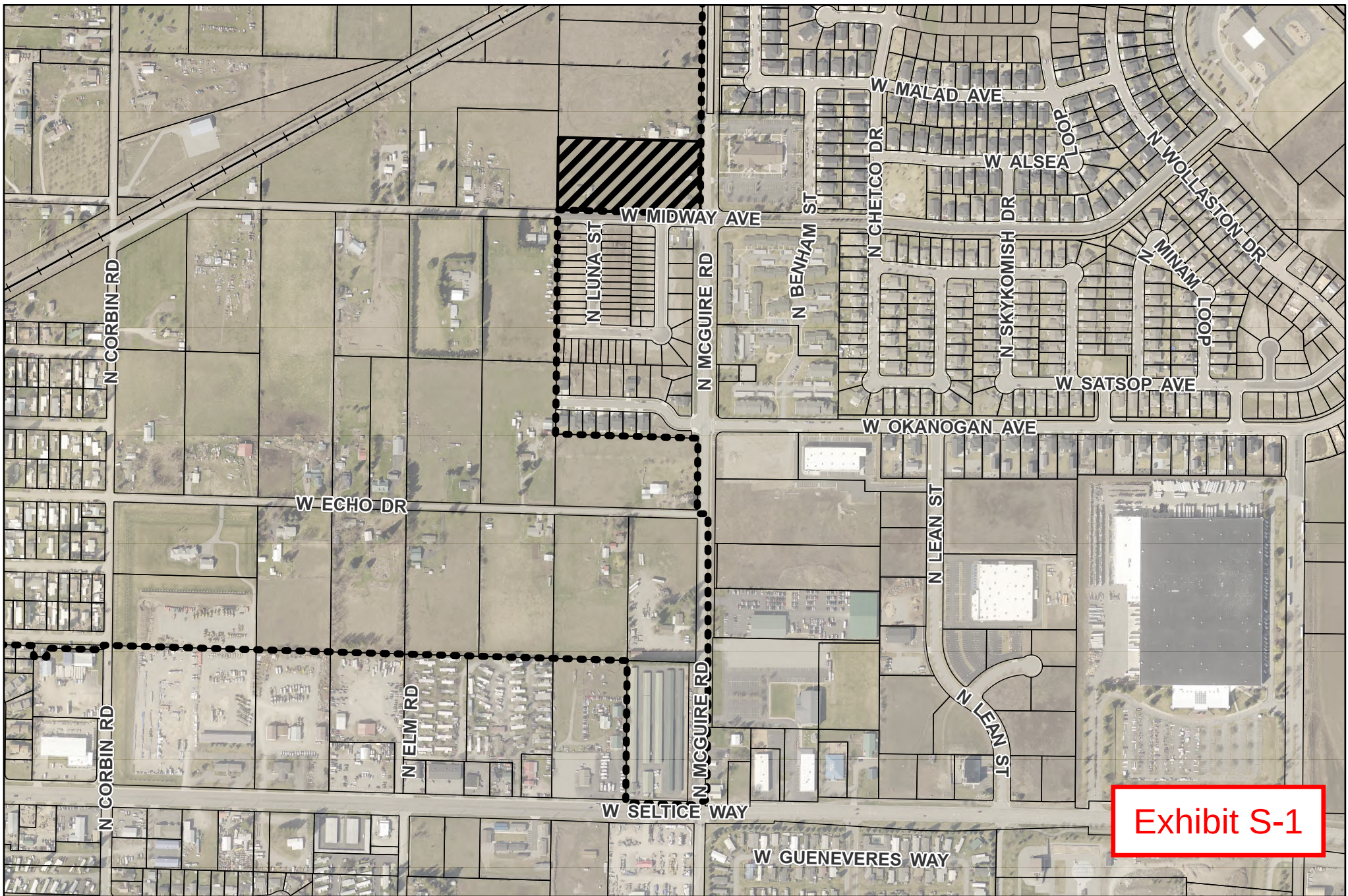
Land Development Director

scott@rynbuilt.com

208-659-4833

RYN Built Homes, LLC

RYNO Land, LLC



Project Location
Painted Rock
ANNEXATION
ANNX-25-3



Post Falls City
Boundary

Tax Parcels

Subject Site



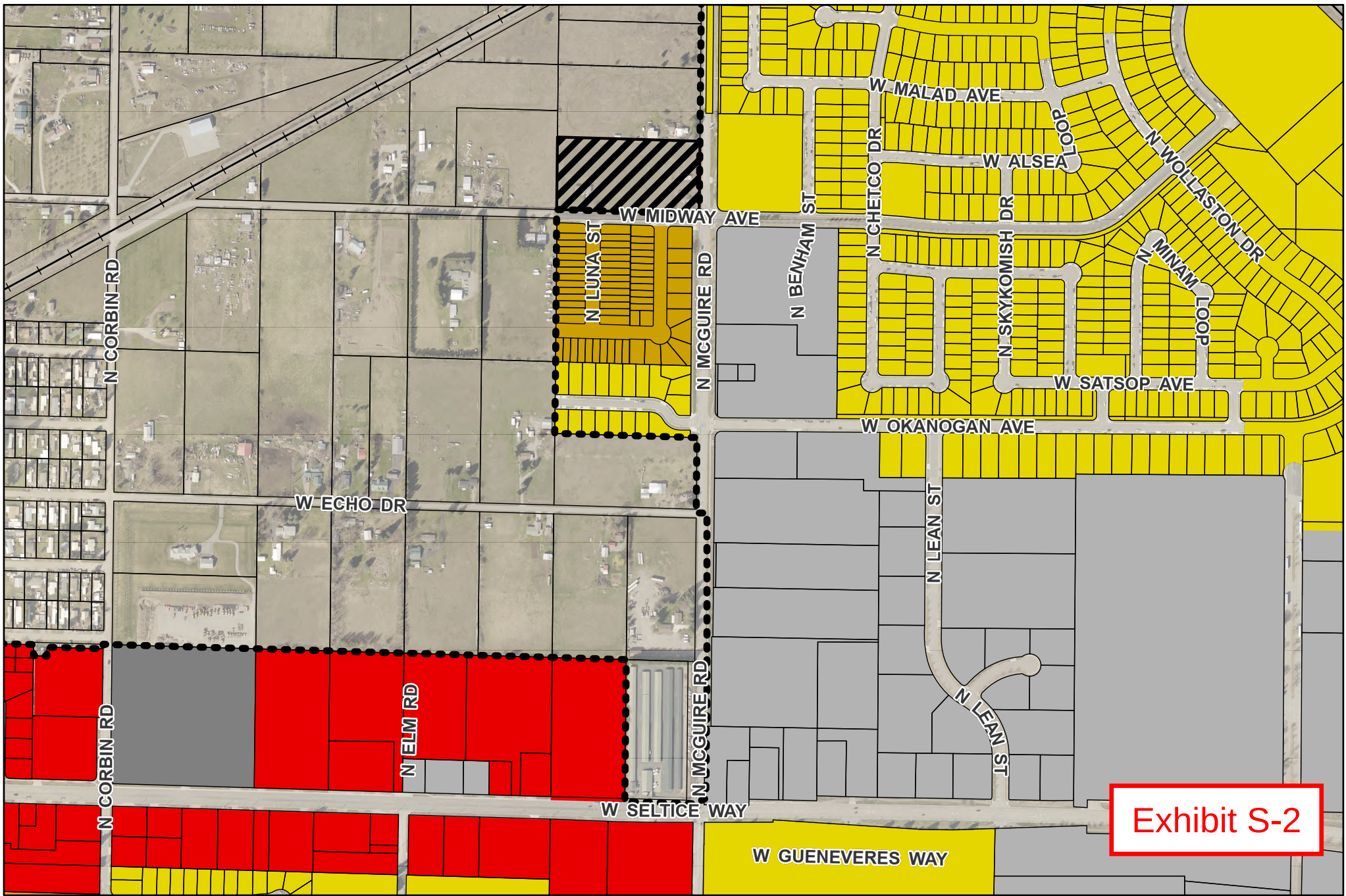


Exhibit S-2

Zoning Map
Painted Rock
ANNEXATION
ANNX-25-3



- Post Falls City Boundary
- Tax Parcels
- Subject Site
- CCS

- HI
- I
- R-1
- R-2
- R-3



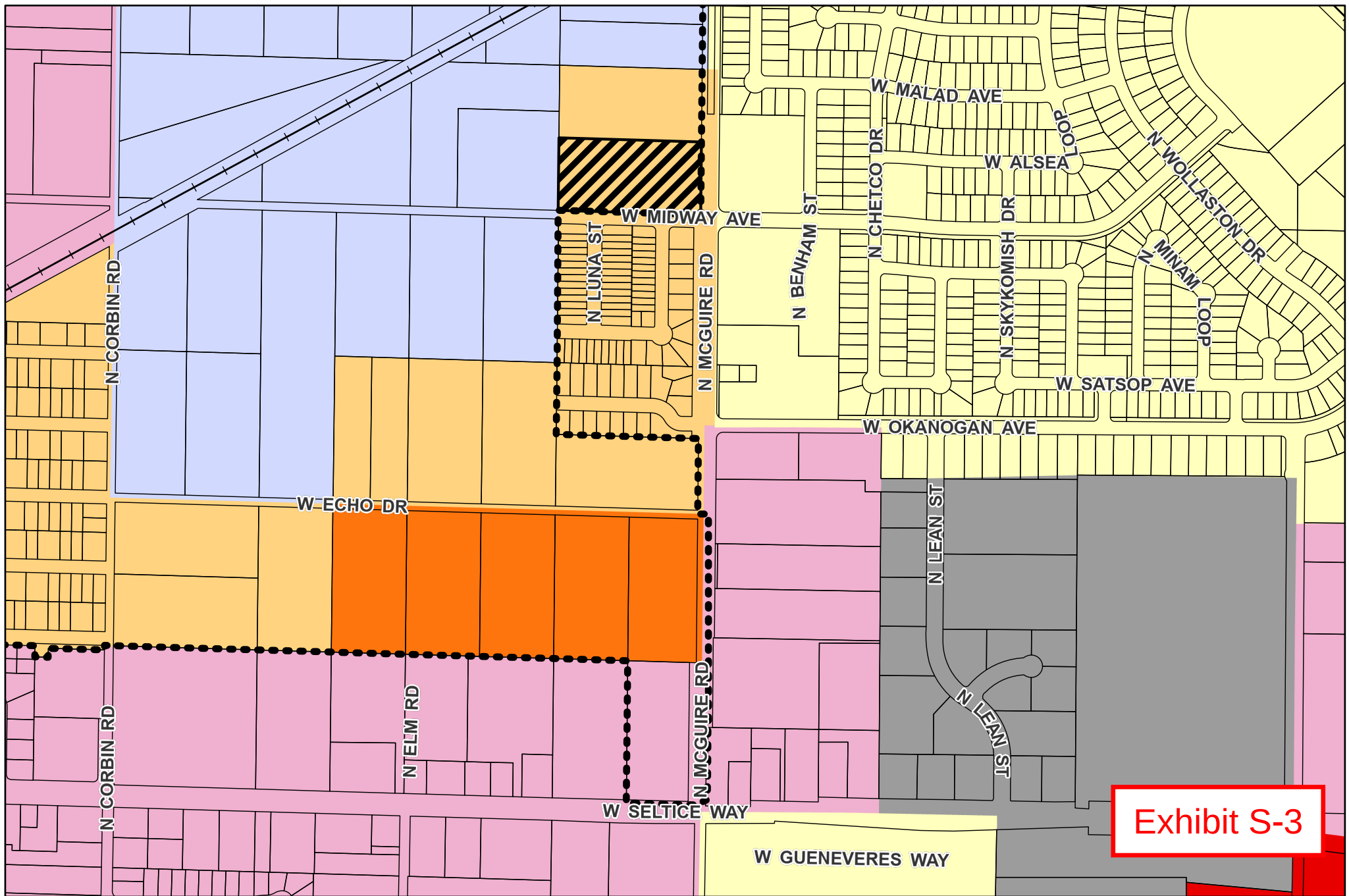


Exhibit S-3

Future Land Use
Painted Rock
ANNEXATION
ANNX-25-3



- Post Falls City Boundary
- Tax Parcels
- Subject Site

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

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



POST FALLS

SCHOOL DISTRICT #273

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

October 17, 2024

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

Dear Bob,

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

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

January 18, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

RE: Notice to Jurisdiction Response

Nancy,

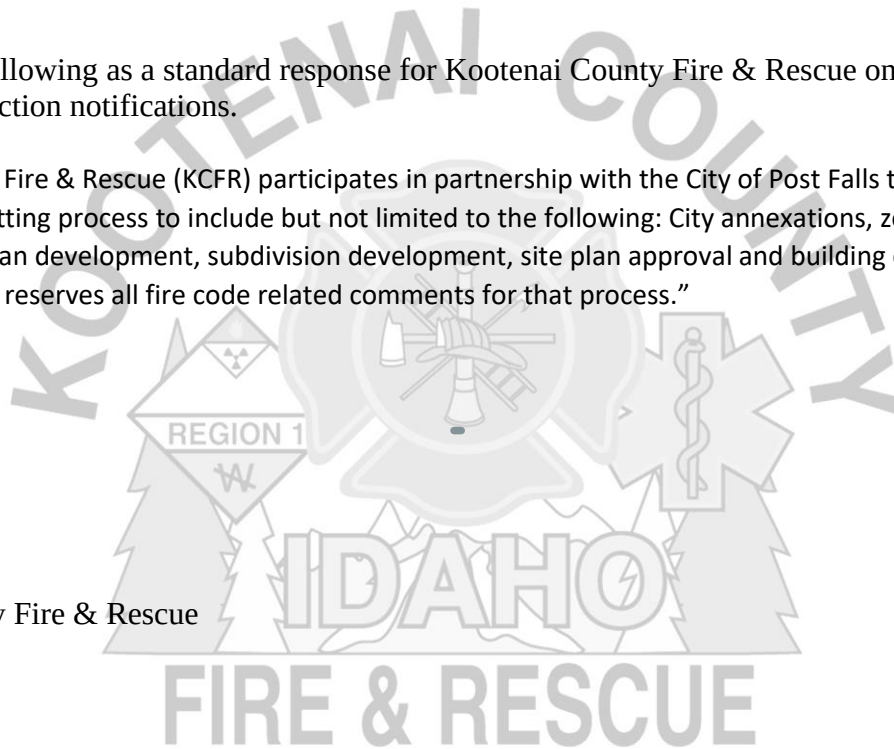
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

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

Respectfully,



Jeryl Archer II
Kootenai County Fire & Rescue
Division Chief
Fire Marshal



Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, May 22, 2025 2:22 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdiction Painted Rock Annexation File No ANNX-25-3

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

Good Afternoon,

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

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, May 22, 2025 12:06 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <robert.beachler@itd.idaho.gov>; Ron

Nancy Thurwachter

From: David Callahan <dcallahan@kcgov.us>
Sent: Thursday, May 22, 2025 1:43 PM
To: Nancy Thurwachter
Cc: Ben Tarbutton
Subject: RE: Notice to Jurisdiction Painted Rock Annexation File No ANNX-25-3

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

Hi Nancy,
Thank you for the opportunity to review.
We have no comments or concerns.

David Callahan, AICP
Director



Kootenai County
Community Development

451 N Government Way • P.O. Box 9000
Coeur d'Alene, Idaho 83816-9000

Phone: 208 446 1082 • Email: dcallahan@kcgov.us
Mobile: 208 660 3029

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, May 22, 2025 12:06 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; Chad Ingle <cingle@kcgov.us>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Morton

From: [Robert Beachler](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdiction Painted Rock Annexation File No ANN-25-3
Date: Tuesday, May 27, 2025 12:35:30 PM
Attachments: [image001.png](#)

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No Comment from the Idaho Transportation Department.

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, May 22, 2025 12:06 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <CarrieAnn.Hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cshneider@kec.com <cshneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan

<Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.com>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Zply.com>; URA <postfallsura@gmail.com>
Cc: Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Hollis Staal <hstaal@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallp@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>
Subject: Notice to Jurisdiction Painted Rock Annexation File No ANNX-25-3

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

Please find attached the Notice to Jurisdictions for Painted Rock Annexation File No ANNX-25-3 that is scheduled for the Planning & Zoning meeting June 10, 2025. The draft staff report will be on the city's website shortly.

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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

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Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Thursday, May 29, 2025 2:22 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdiction Painted Rock Annexation File No ANNX-25-3
Attachments: Exhibit PH-2 NTJ Painted Rock.pdf

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Hello Nancy,

Phillips 66 does not have any conflict with your attached project vicinity.
(Response 13004)

Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, May 22, 2025 12:06 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <dandr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Martinez, Leo <Leo.Martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Patton, Michael M <Michael.M.Patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Monday, June 2, 2025 4:27 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdiction Painted Rock Annexation File No ANNX-25-3

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

The PFHD has no concerns with this annexation.

Jonie Anderson
Post Falls Highway District
208.765.3717
contactus@postfallshd.com



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Thursday, May 22, 2025 12:06 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.com>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>
Cc: Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Hollis Staal <hstaal@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley

Nancy Thurwachter

From: noreply@civicplus.com
Sent: Tuesday, June 3, 2025 10:39 AM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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Submit Written Public Testimony

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

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

Review Criteria

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

First Name	Debi
Last Name	Vocca
Address	2893 W Echo Dr.
Email Address	dvocca@msn.com
City	Post Falls
State	Idaho
Zip Code	83854
Public Hearing	Painted Rock Annexation

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	The Future Land Use Map is outdated due to all the construction & development that has happened in the past 3-4 years. I disagree with R-2 Zone for this area. This area is better suited for single family homes with a design to fit in the rural farm area. The existing properties in this area are mostly small farms and home values are good, R-2 will lower the property values of these owners. Idaho Statutes support keeping land for agriculture opportunities as much as possible. Post Falls is now flooded with many multi-family dwellings and apartments and the developers seem to only be concerned with profits at the expense of destroying the beauty of this safe family town. Post Falls should look to preserving the land for future generations to enjoy and have opportunities to have animals & gardens which is what makes this area a great place. To continue allowing over-crowding of Post Falls will have a negative impact on the water treatment issue which is already a problem and other public services

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**CITY OF POST FALLS
STAFF REPORT**

DATE: May 22, 2025

TO: POST FALLS PLANNING & ZONING COMMISSION

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

SUBJECT: STAFF REPORT FOR THE JUNE 10, 2025 P&Z MEETING
TITLE 18 HOUSEKEEPING TEXT AMENDMENT

FILE NUMBER/NAME: TA-25-1 / TITLE 18 TEXT AMENDMENT

APPLICANT: City of Post Falls Planning Division

REQUESTED ACTION: The Planning Division is seeking amendments to Title 18 Post Falls Municipal Code (PFMC) for the following:

Establish parameters where upon certain developments, frontage improvements and right-of-way dedications would not be required providing that remaining sections of Post Falls City Code would be adhered to.

Historically, infill development of accessory buildings would trigger frontage improvements and right-of-way (ROW) dedications where City Staff at times would bring a frontage waiver request to City Council; thus, allowing for the construction of said structure without ROW improvements. Under advisement from the City's legal department, it was deemed that this process was not supported and could no longer be utilized. Since this determination there are a number of properties desiring an accessory building within infill lots in Post Falls with no adjoining improvements and are awaiting a process to avoid the cost burden of these improvements. This proposed code update addresses this concern and should assist facilitating additional infill development. The following represents the draft exceptions:

Dedication and frontage improvements are not required in the following circumstances:

1. For temporary or seasonal uses.
2. For residential accessory structures on lots that:
 - a. Are not located in a SmartCode Zone,
 - b. Do not front a collector or arterial roadway, and
 - c. Are smaller in square footage than the primary residence.
3. For infill development on pre-existing platted City lots creating up to three (3) additional cottage or tiny home housing units, through plat or site plan review, provided that:
 - a. The lots are not located in a SmartCode Zone, and
 - b. The lots do not front a collector or arterial roadway.

PROPOSED CHANGES: Exhibit S-1 (Draft Ordinance), see Section 1 that details the code sections that is being repealed and replaced. The proposed language is cited within this Section 1.

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

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

MOTION OPTIONS: The Planning Commission must provide a recommendation pertaining to the requested amendment to City Council, of which at a later date, an additional Public Hearing will be heard by City Council. Should the Commission need additional information or wish to hear additional testimony, it may wish to move to continue the public hearing to a later date certain. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a later date certain.

ATTACHMENTS:

Staff Submittals:

Exhibit S-1 Draft Title 18 Ordinance

ORDINANCE NO. [Category]

AN ORDINANCE OF THE CITY OF POST FALLS, KOOTENAI COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE REPEAL AND ADOPTION OF POST FALLS MUNICIPAL CODE SECTION 18.24.020.F TO PROVIDE RIGHT OF WAY DEDICATION AND FRONTAGE IMPROVEMENT REQUIREMENTS, STANDARDS AND EXCEPTIONS; PROVIDING THAT REMAINING SECTIONS OF POST FALLS CITY CODE SHALL REMAIN IN EFFECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW

WHEREAS, the Mayor and City Council find that it is in the city's best interest to amend City Code to provide standards for right-of-way dedication and frontage improvement requirements, standards and exceptions; and

WHEREAS, after public hearing on the hereinafter provided, and after recommendation of the Planning and Zoning Commission, it is deemed by the Mayor and City Council to be in the best interests of the citizens of the City of Post Falls that the following be adopted.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Post Falls as follows:

SECTION 1. That Post Falls Municipal Code Section 18.24.020.F is repealed and replaced as follows:

18.24.020: GENERAL STANDARDS:

F. Street Right-Of-Way Dedication and Frontage Improvements.

1. Applicability. Dedication of additional street rights-of-way, easements and the construction of frontage improvements are required in the following cases:

a. When establishing any use other than a temporary use.

b. When constructing or expanding a use on a lot by creating a new land use or expanding an existing use by twenty-five (25%) or more in floor area.

c. For primary residential structures with less than 850 sq. ft. of living area, rights-of-way and frontage improvements are required when expanding by thirty-five percent (35%) or more in floor area.

2. Requirements. Frontage improvements shall be to the centerline of existing fully developed roadways, or to centerline, plus ten feet (10') for undeveloped roadways, including transitions on both ends of the developing property, as determined by the City Engineer. For corner lots or lots with multiple frontages, only improvements on the collector or arterial frontage are required. Right-of-way dedication must align with the transportation element of the comprehensive plan, the transportation master plan, or other requirements specified by the City Engineer through site plan review or other applicable procedures. Private streets and associated streetlights may be permitted at the City's discretion but must adhere to City street and illumination standards.

3. Exceptions. Dedication and frontage improvements are not required in the following circumstances:

- a. For temporary or seasonal uses.
- b. For residential accessory structures on lots that:
 - 1. Are not located in a SmartCode Zone,
 - 2. Do not front a collector or arterial roadway, and
 - 3. Are smaller in square footage than the primary residence.
- c. For infill development on pre-existing platted City lots creating up to three (3) additional cottage or tiny home housing units, through plat or site plan review, provided that:
 - 1. The lots are not located in a SmartCode Zone, and
 - 2. The lots do not front a collector or arterial roadway.

SECTION 2. All provisions of the current Post Falls Municipal Code or ordinances of the City of Post Falls and parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 3. Neither the adoption of this ordinance nor the repeal of any ordinance shall, in any manner, affect the prosecution for violation of such ordinance committed prior to the effective date of this ordinance or be construed as a waiver of any license or penalty due under any such ordinance or in any manner affect the validity of any action heretofore taken by the City of

Post Falls City Council or the validity of any such action to be taken upon matters pending before the City Council on the effective date of this ordinance.

SECTION 4. The city clerk shall cause the Post Falls Municipal Code to be amended as provided by this ordinance and may renumber, re-letter, and rearrange the codified parts of this ordinance if necessary to facilitate the finding of the law.

SECTION 5. The city attorney may correct scrivener's errors in this ordinance by filing a corrected copy with the city clerk.

SECTION 6. The provisions of this ordinance are severable and if any provision, clause, sentence, subsection, word, or part thereof is held illegal, invalid, or unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this ordinance or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this ordinance would have been adopted if such illegal, invalid, or unconstitutional provision, clause sentence, subsection, word, or part had not been included therein, and if such person or circumstance to which the ordinance or part thereof is held inapplicable had been specifically exempt therefrom.

SECTION 7. After its passage and adoption, a summary of this Ordinance, under the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Post Falls, and upon such publication shall be in full force and effect.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Post Falls at a regular session of the City Council on May ____ 2025.

APPROVED, ADOPTED and SIGNED this day of May, 2025.

Ronald G. Jacobson, Mayor

ATTEST:

Shannon Howard, City Clerk

DRAFT

SUMMARY OF POST FALLS ORDINANCE NO. [Category]

AN ORDINANCE OF THE CITY OF POST FALLS, KOOTENAI COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE REPEAL AND ADOPTION OF POST FALLS MUNICIPAL CODE SECTION 18.24.020.F TO PROVIDE RIGHT OF WAY DEDICATION AND FRONTAGE IMPROVEMENT REQUIREMENTS, STANDARDS AND EXCEPTIONS; PROVIDING THAT REMAINING SECTIONS OF POST FALLS CITY CODE SHALL REMAIN IN EFFECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW

The City of Post Falls, Kootenai County Idaho hereby gives notice of the adoption of Post Falls Ordinance No. [Category], which repeals and adopts City Code to provide for exceptions to requirements of right-of-way dedications and frontage improvements; providing repeal of conflicting ordinances and providing severability. The ordinance is effective upon publication of this summary. The full text of Ordinance No. [Category] is available at Post Falls City Hall, 408 Spokane Street, Post Falls, ID 83854 in the office of the City Clerk. Dated this ____ day of May, 2025.

/s/

Shannon Howard, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Field K. Herrington, the legal advisor for the City of Post Falls, I have examined the attached summary of Ordinance No. [Category], which repeals and adopts City Code to provide for exceptions to requirements of right-of-way dedications and frontage improvements, and find it to be a true and complete summary of said ordinance and provides adequate notice of the contents to the public.

Dated this ____ day of May, 2025.

Field K. Herrington, City Attorney



POST FALLS

SCHOOL DISTRICT #273

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

October 17, 2024

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

Dear Bob,

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

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

January 18, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

RE: Notice to Jurisdiction Response

Nancy,

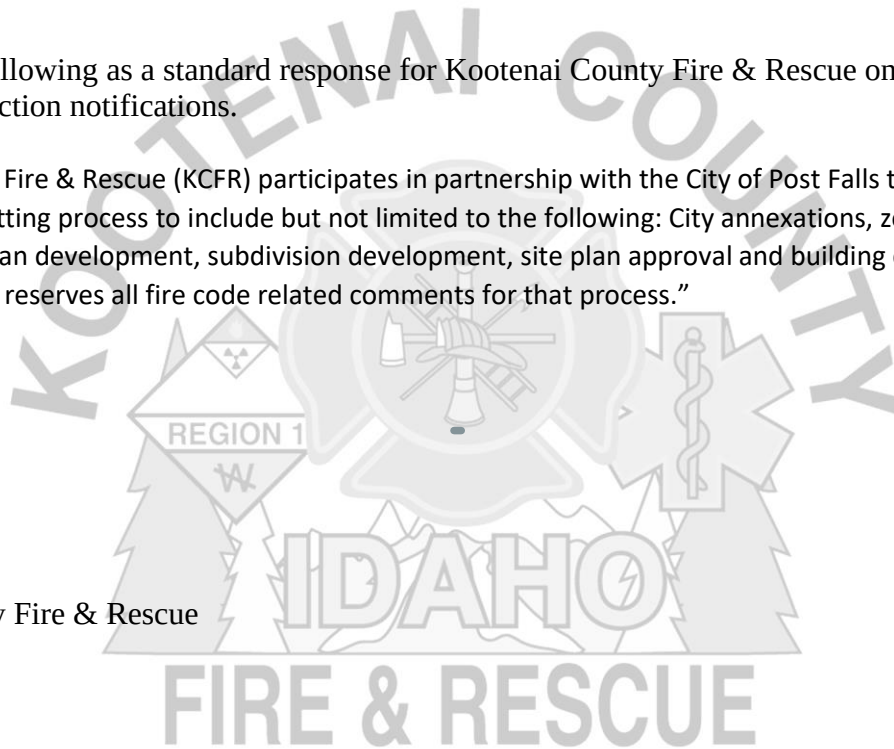
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

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

Respectfully,



Jeryl Archer II
Kootenai County Fire & Rescue
Division Chief
Fire Marshal



Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, May 22, 2025 2:22 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Text Amendment Right-of-Way and Frontage Improvement Requirements File No TA-25-1

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

Good Afternoon,

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

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, May 22, 2025 11:19 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krono@phd1.idaho.gov>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin

Nancy Thurwachter

From: David Callahan <dcallahan@kcgov.us>
Sent: Thursday, May 22, 2025 1:40 PM
To: Nancy Thurwachter
Cc: Ben Tarbutton
Subject: RE: Notice to Jurisdictions Text Amendment Right-of-Way and Frontage Improvement Requirements File No TA-25-1

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

Hi Nancy,
We have no comments or concerns.

David Callahan, AICP
Director



Kootenai County
Community Development

451 N Government Way • P.O. Box 9000
Coeur d'Alene, Idaho 83816-9000

Phone: 208 446 1082 • Email: dcallahan@kcgov.us
Mobile: 208 660 3029

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, May 22, 2025 11:19 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carriann.hewitt@itd.idaho.gov>; Chad Ingle <cingle@kcgov.us>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA

From: [Robert Beachler](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdictions Text Amendment Right-of-Way and Frontage Improvement Requirements File No TA-25-1
Date: Tuesday, May 27, 2025 12:59:23 PM
Attachments: [image001.png](#)

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

No Comment from the Idaho Transportation Department.

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, May 22, 2025 11:19 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <CarrieAnn.Hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl

<mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.com>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>
Cc: Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Hollis Staal <hstaal@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallop@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>
Subject: Notice to Jurisdictions Text Amendment Right-of-Way and Frontage Improvement Requirements File No TA-25-1

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

Please find attached the Notice to Jurisdictions for the Text Amendment Right-of-Way and Frontage Improvement Requirements File No TA-25-1 that is scheduled for the Planning and Zoning meeting on June 10, 2025. The draft staff report will be on the city's website shortly.

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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

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